

Women's Correctional Facility
Summary as of
7/30/2015

- Original estimate significantly under budget.
- Typically design the facility first and based on the design and programming we are able to develop a good estimate.
- \$2.3 million appropriated to design the women's prison in FY 10-11 capital budget.
- Architectural firm contract withdrawn from G&C agenda until results of RFP's for privatization of the prison system were issued and reviewed.
- As part of the FY 14-15 capital budget process, in the fall of 2012 BPW submits estimate of \$44 million for women's prison for 328 inmates 115,738 square feet. \$380 sq. ft.
- Amount of inmates reduced to 224 and our estimate revised to \$41,905,000 to construct a 112,388 square foot facility. \$373 sq. ft.
- \$41 million not palatable BPW asked to reduce the total to \$38 million \$338 sq. ft. BPW stated budget very tight requested construction management approach to identify cost saving construction methods and incorporate them into the design to bring project within budget
- Contract with SMRT to provide architectural and engineering services approved by Governor and Executive Council on September 18, 2013, item 27F for \$2,438,300
- Construction manager selected through RFP process. Due to lack of design and location, construction cost was stipulated at approximately \$35 million including contingency to construct facility. Firms bid construction pre construction services, cm fee and general conditions on a percentage basis. Contract with Gilbane Building Company totaling \$37,672,800 was approved by Governor and Executive Council on January 15, 2014 item # 10A based on the lowest fees 7%
- The team began to put program together preliminary design. The design team visited two award winning prisons, one in Maine and one in North Carolina. North Carolina constructed in campus setting with main building housing more secure inmates and core services with outlying buildings providing housing for C-3 and C-2 inmates.
- Schematic design in late March 2014 Gilbane provided price estimate totaling \$57.5 million and SMRT provided a price estimate of \$52.5 million for a total square footage over 140,000 sq. ft. Commissioners Wrenn and Hodgdon met with SMRT and Gilbane and they were instructed to bring the design back to the original 113,000 square feet and budget by April 30, 2014.

- Design team was able to bring the design back to approximately 117,000 square feet adding in square footage to meet (Prison Rape Elimination Act) PREA requirements. The team continued with their design.
- Spring of 2014, while project was under design we reviewed several sites including the area behind the men's prison and a field across the street from the prison.
- Due to space constraints and the ability to share resources with the men's prison the area behind the men's prison in Concord was selected.
- May 13, 2014, Capital Budget Overview approves site design plan
- In order to keep the project moving we decided to complete some preliminary site work before winter and prepare the site to begin work in the spring of 2015.
- July 2014 DAS approved Guaranteed Maximum Price (GMP) # 1 with Gilbane for \$3.9 million dollars to complete the preliminary site work. This consisted of a pad for the building and ball field and the beginnings of a perimeter road. During this project we approved three change orders, one to crush stone on site while the crusher was in place to save remobilization costs in Phase II. The other change orders included the discovery of unsuitable soils that needed to be removed and drainage structure modifications which were required due to site conditions and engineering changes. The change orders totaled \$760,000 bringing the total preliminary site work to a total of \$4.65 million.
- Late August early September of 2014 received revised estimates from our architect and contractor. SMRT through a third party estimator provided a cost estimate of \$48.2 million and Gilbane provided a cost estimate totaling \$49 million. Based on their estimates we worked with the Governor's office to add \$12.6 million dollars to our FY 16-17 capital budget request or a total of \$50.6 million dollars. \$12.6 million includes additional request for \$1.4 million for fixtures, furniture and equipment to outfit the prison.
- In order to minimize cost increases we instructed our contractor to put the project out to bid in two phases. The first phase to begin in March of 2015 and include foundations, underground utilities and construction of the main building weather tight with minimal heat.
- Plan to begin construction in March and if the additional funding was approved by the legislature and G&C issuing a second notice to proceed in Sept of 2015 to complete the project.
- December 2014 bids released to subcontractors
- March 2, 2015 Gilbane submitted a Guaranteed Maximum Price of \$49.8 million to complete the project. This was approximately \$7.3 million over our budget not including any contingency.

- As a result we rejected the guaranteed maximum price and we are working with our architect and contractor to redesign the building to bring it within our request of \$50.6 million dollars.
- We have met several times with the design and construction team and we are making good progress to redesign the buildings in the most cost effective and efficient way to bring the project within budget while minimizing the amount of staff.
- We have consolidated the housing units (except for C2) into the main building to create as compact and efficient a structure as possible. We have modified the design for the C-3 and C-3 wellness units to minimize construction and operating expenses as well.
- We have reduced the amount of square footage by 16,000 square feet from 117,000 square feet to 101,000 square feet and made other value engineering modifications while ensuring that the building will meet all applicable codes and comply with all court decrees. We estimate that we have reduced the cost of the project by approximately \$8.3 million and we believe that we can reduce the cost by \$10 million to come within the revised budget for the project.
- We have met with NH Legal Assistance to ensure the new design meets the parity and programming requirements outlined in *Fiandaca v. Cunningham*, 1987 resurrected in *Woods et.a. v Wrenn*, 2012 in order to prevent future costly litigation to the State –
 - Court’s Order in *Fiandaca v. Cunningham*, 83-400-L D.N.H.) to provide female inmates “with a facility, conditions of confinement, and programs and services on parity with those provided to male New Hampshire State prisoners.”
- With approval from Governor and Council we are hoping to complete the redesign by November of 2015 and put the project out to bid. We are planning to have Gilbane Construction submit a guaranteed maximum price in early February and have a contract amendment for consideration by Governor and Council in March of 2016.

We are planning to have the facility completed by the fall of 2017