

FIVE CORRECTIONAL FACILITY STRATEGIES THAT CUT CONSTRUCTION COSTS.



PLANNERS + ARCHITECTS + ENGINEERS

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Priority One: Cut Costs

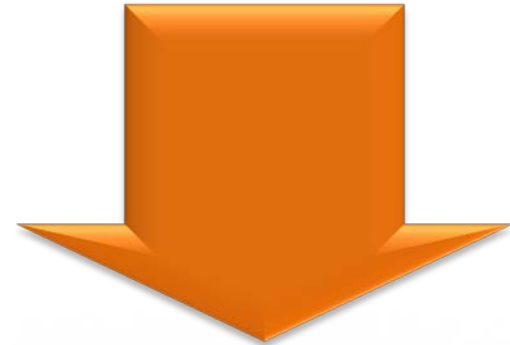
The past eight years have seen an incredible growth in the U.S. prison population. Since 2000, State and Federal prison populations have increased an average of 4.1% annually, almost 32% in eight years.

If you're involved in prison operations, private or public, then you are well aware of this growth and the challenges it has created on State budgets and State infrastructures.

Private prison operators stepped in with new infrastructure at a time when State infrastructure was eroding rapidly and State's simply didn't have the capital to rebuild their prison infrastructure. But the annual costs of outsourcing to private prison operators is now challenging State's that are reeling from the recession of 2008/09. This cost pressure is being directed straight at the private prison operator.

Priority one for both private and public prison operators is finding any way possible way to cut costs.

In this ebook, we offer five proven strategies for dramatically cutting correctional facility construction costs.



Strategy #1: Site Optimization

Optimizing the prison campus site prior to engaging in facility design can save hundreds of thousands of dollars in construction costs.

The two key actions that will save you the most are:

- 1. Footprint Optimization** – This is the process of analyzing and integrating the geometric shape of the property, usable land, and topography to identify the maximum usable square footage. This determines the facility capacity of the site and determines the type of facilities required. Too often, a rush to build results in a significant reduction in realized site capacity and a huge waste of land.
- 2. Share or Eliminate Infrastructure Costs** – Once again, a rush to build can result in missed financial support from the local community. Negotiating with local municipalities for infrastructure support and contributions can result in significant cost reduction. In some cases, the municipality will offer the infrastructure support at no cost in order to obtain the employment and tax revenue.



Strategy #2: End-Game Master Plan

Revenue driven organizations can be overwhelmed by the rush to build. We certainly understand the urgency to dig dirt on any project.

But as we've noted in Strategy #1, a little foresight can save huge dollars in the overall construction costs of the campus.

This is where creating an “end-game” master plan delivers huge savings. Here are the key advantages:

1. **Identify start-up capacity target** – What is the right number of beds and cells to optimize start-up cash-flow?
2. **Identify right-sized capacity growth stages** – What the most cost-efficient capacity expansion size? What is the projected expansion schedule?
3. **Identify end-game capacity** – Finally, what is the target capacity of the campus?



Strategy #3: Work Process Optimization

Post construction operational costs are as critical, if not more so, than construction costs. Significant operational savings can be achieved by following these steps prior to determining facility size and design:

- 1. Map Work Processes** – Analyze all work processes, staff traffic flow, proximity, tasks, etc. to create floor plans that reduce wasted time and maximize productivity.
- 2. Document Key Operational Technologies** – What technologies are required and for what purpose? Are they the best choice? Are there more productive technologies? Are there technologies that could reduce staff? How can technology improve productivity?
- 3. Map Traffic Patterns** – How do users move through the facility? When is flow heavy, light and in what areas? Special security considerations?
- 4. Document User Needs and Ideas** – What do the staff need and what ideas do they have? How can their ideas improve productivity without increasing construction costs?



Strategy #4: Modular Design

Prison operators miss huge cost savings opportunities when they build “unique” facilities for each location or community.

One of the most effective cost reduction strategies is to create a modular facility design that can be repeated in virtually any location with a few simple customizable “plug and play” components.

This thinking is often counter-intuitive and definitely conflicts with the creative nature of architects, even those dedicated to correctional facility work.



Strategy #5: Collaborate Early

The final and, in some cases, most important strategy is bringing all members of the construction team in early to the facility development process.

The traditional method is to fully design the facility before the construction team becomes involved. But this approach continues to prove highly inefficient and costly.

The cost-saving secret is by involving the construction team prior to facility design, everyone gains from their insight into construction cost savings, material selection, speed of construction and much more.



Performa Inc.

At Performa, we believe in taking a different approach to architectural design: ***We listen.***

We listen to owners and users. Really listen. And we ask the hard questions that are behind the need for brick and mortar.

Any firm can design a building, but it takes shared understanding to create an environment that will help a company achieve its strategic objectives today, tomorrow and in the future.

Everyone on our team, from ownership to clerical staff, is focused on achieving **mission clarity**-that deep level of understanding that empowers us to solve the challenges of our clients as if they were our own.

We listen. We engage. We understand. And then, and only then, do we pick up a pencil and begin designing. It is then that we can move to the Project Process and begin creating your vision.

Above all, Performa's promise to you is to deliver a facility solution that accelerates the achievement of your business objectives.

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