

Project Delivery Considerations
For a
Scalable Correctional Facility

INITIAL CONSIDERATIONS:

1. Feasibility Study

A. Develop an RFP for a feasibility study

a. Select an Architectural and Engineering Firm to perform the feasibility work.

b. Develop a program for a scalable facility.

I 170 Beds

i. Program the site requirements.

ii. Program the core building / staff functions

iii. Program the living unit functions

iv. Program the additional programs needed at the facility

II 75 Beds

i. Program the site requirements.

ii. Program the core building / staff functions.

iii. Program the living unit functions

iv. Program the additional programs needed at the facility

III 850 Beds (Second Phase of buildout)

i. Program the site requirements

ii. Program the core building / staff functions

iii. Program the living unit functions

iv. Program the additional programs needed at the facility

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FUTURE CONSIDERATIONS:

1. Legislative Approval on which facility to develop
2. Site Selection for a stand-alone or 850 bed facility
 - A. Determine the amount of acreage needed for the facility
 - B. Determine the preferred location of the facility
 - C. Develop a land search document
 - D. Review town zoning
 - E. Review Act 250 (If existing)
 - F. Wetlands
 - G. Storm water implications
 - H. Complete Phase I & II (if needed) Environmental Site Assessment
 - I. Sewer capacity
 - a. Town / Septic
 - J. Water allocation
 - a. Town / Well (Possible Water Storage Tank)
 - K. Electric / Three phase power
 - L. Voice / Data / Fiberoptic
 - M. Public Transportation
 - N. Parking
 - O. Distance from the town center
 - P. Road Class
3. Legislative Approval to determine the site
4. Project Definition:
 - A. Project Objective
 - B. Performance Objectives
 - C. Criteria for Evaluation
 - D. Project Scope
5. Pre-Design Phase (to Design and Construction)
 - A. Have the Architectural and Engineering Firm visit and perform a site analysis to determine if the site is a suitable for the facility
 - B. Once the program is developed, work with the Architectural and Engineering Firm to create some rough sketches that incorporates the program and site selection. These sketches will help people see a building concept on the site (Conceptual Design)
 - C. Have the Architectural and Engineering Firm work on preliminary permit scoping, cost estimates, and schedule
 - D. Have the Architectural and Engineering Firm prepare presentation documents, cost estimates, and schedule for a presentation to the Legislature for their Approval.

6. Legislature Approval of the Project
7. Design Phase
 - A. Schematic Design Phase:
 - a. Procure Architectural and Engineering firm to perform Schematic Design phase level of drawings, permitting, cost estimate, and schedule
 - b. Project Acceptance from departments
 - B. Design Development Phase
 - a. Work with the Architectural and Engineering Firm to define a more detailed set of drawings.
 - b. Finalize Permitting and legal
 - I Act 250
 - II Federal Permits
 - III State Permits
 - c. Project Acceptance from departments.
 - C. Construction Documents
 - a. Finalize drawings, cost estimates, and schedule with the Architectural and Engineering Firm.
 - b. Project Acceptance from departments
8. Bid Phase
 - A. Prepare documents to be send an RFP for a contracting company.
 - B. Received bids back
 - C. Select the construction company
 - D. Have the construction company work with the architectural and engineering firms.
 - E. Work on Construction Permits
 - F. Determine Construction Schedule of project
 - G. Hiring sub consultants.
9. Construct Phase
10. Project Completion