

Appleton Option

Determination

The state of Minnesota has a need for more prison beds based on the DOC's current needs of 589 beds and projected 1115 beds by 2023. Prairie Correctional Facility is ready to go with upgrades at a cost significantly less than other options. The State of Minnesota should either lease to own or purchase the facility to address its needs.

Timeline

- 1992** - Prairie Correctional Facility opened by City of Appleton (farm crisis)
- 1997** - Purchased by Corrections Corporation of America (CCA)
- 2010** - Closed for lack of contracts
- 2015** - Discussion between Rep. Miller and CCA on Appleton Option with MNDOC
- 2016** - MNDOC presents a request to the MN Senate for \$141 million general obligation bonds to build a 500 bed addition to Moose Lake with a plan of another 500 beds in the future.
- 2016** - Rep. Miller presents bill for state to lease, lease to own, or purchase Prairie Correctional Facilities. Multiple amendments on House floor to render Prairie Correctional Facility unusable in the State of Minnesota. Bill passes MN House, refused by Governor in conference committee.
- 2017** - Multiple amendments offered on House floor to render Prairie Correctional Facility unusable in the State of Minnesota. Study to assess Prairie Correctional Facility for use by MNDOC signed into law.
- 2018** - Report comes out identifying cost to purchase and renovate the 1600 bed Prairie Correctional Facility to be \$139 million (compared to \$141 million for 500 beds in 2016)

Fact vs. Fiction

Fiction – This will be a private prison under the plan or will return to a private prison under a Republican Governor.

Fact – Under a lease to own or purchase as proposed the State will own it and it will be operated by MNDOC with public union employees.

Fiction – Prairie Correctional Facilities is “run down” and “dilapidated”

Fact – According to the FEA report the facility is in “good” condition. Note – According to MNDOC report of 2018 only 34% of current state assets are classified as “good” or “excellent”. Also, Prairie Correctional Facilities is currently licensed by the MNDOC to operate. Correctional Corporation of America (now Core Civic) has full time staff maintaining the facilities and has invested millions of dollars in recent years in updates and improvements.

Fiction – The State of Minnesota has no population problem because of sentencing reform.

Fact – According to the FEA report and the MNDOC’s own reporting, there will be a need of 1,115 new beds by 2023 with current assets at 100% capacity (safety issue).

Fiction – The overpopulation can be addressed with county jails, which are actually saving the MNDOC money

Fact – The MNDOC is contracting with county jails currently at about \$55 a day per diem, cost to counties is higher. Also, no services in mental health, chemical dependency, and job training are being offered. Inmates are spending up to 23 hours a day locked in a cell. County jails are a short term solution to a long term problem.

Fiction – Prairie Correctional Facilities will cost a great deal more to operate than other state facilities.

Fact – Per diem costs for inmates are relatively similar across all facilities in Minnesota. There is no reason to believe there would be any sizable differences. No proof has ever been provided by the MNDOC to justify this claim.

Fiction – Prairie Correctional Facilities is “too far outside the system”.

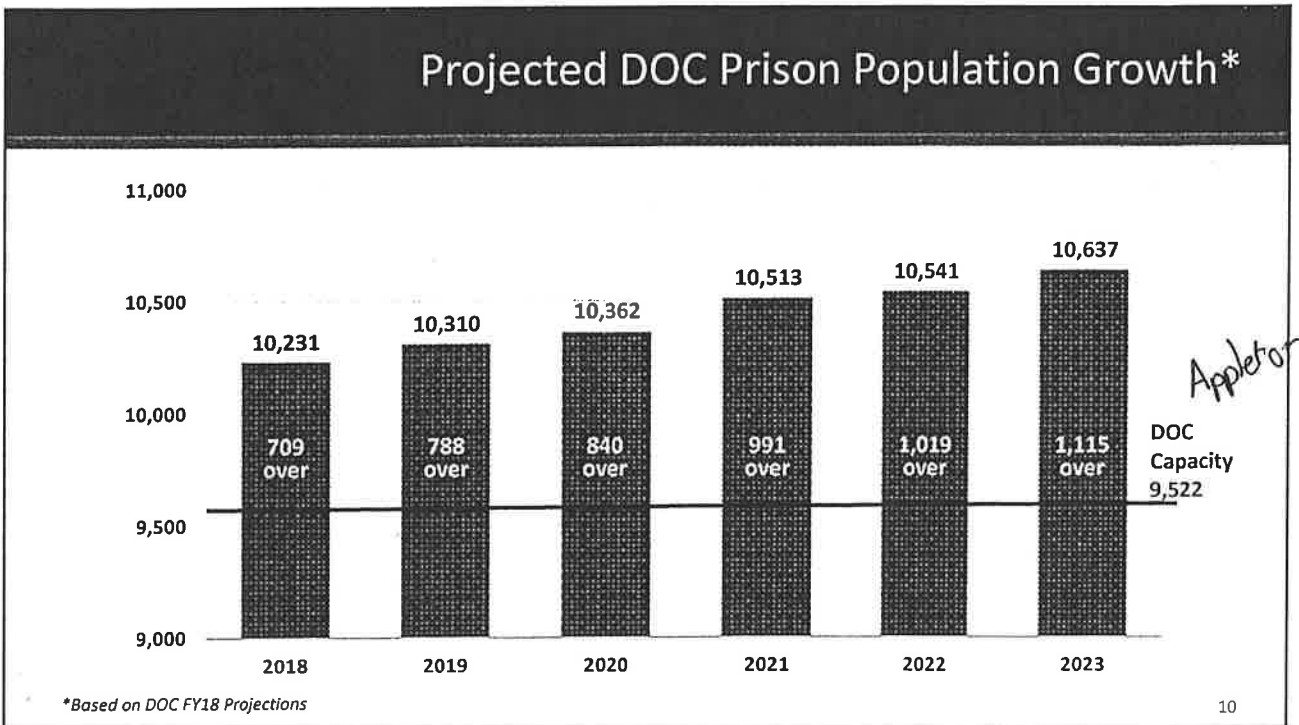
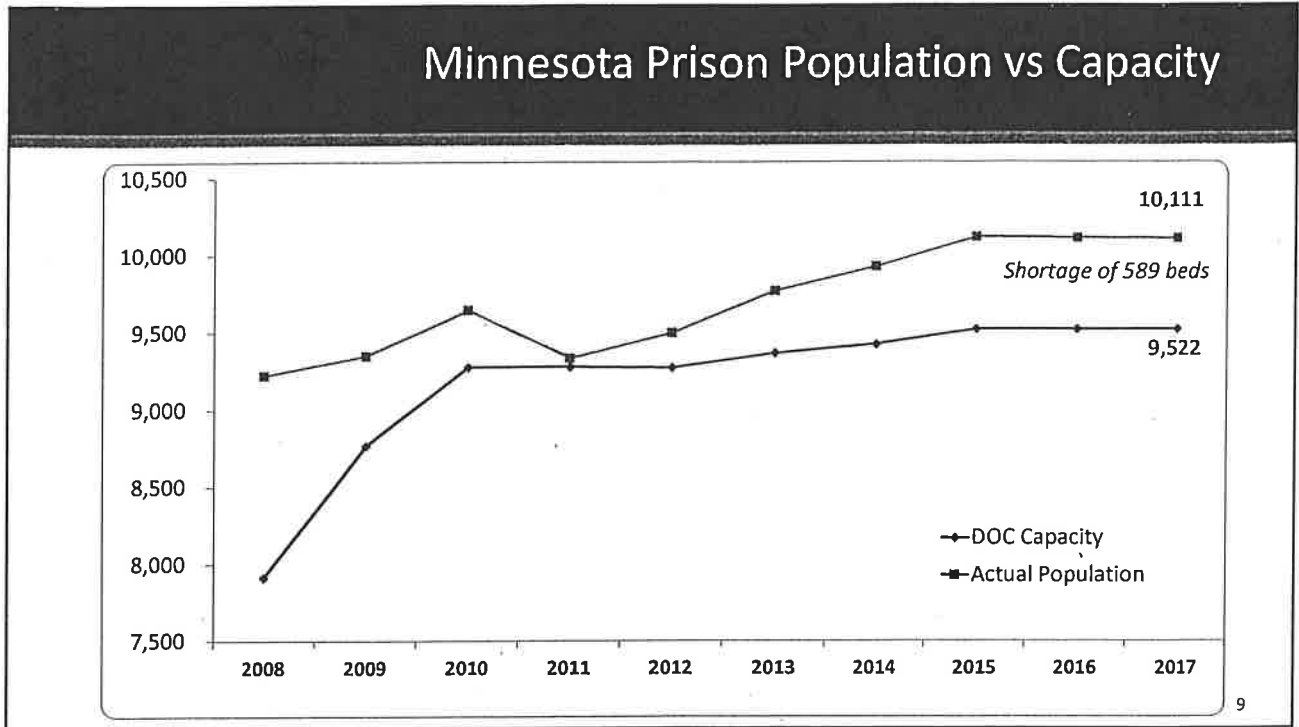
Fact – All inmates process through St. Cloud Correctional Facilities. Prairie Correctional Facility to St. Cloud Correctional Facility – 112 miles; St. Cloud to Faribault Correctional Facilities – 113 miles; St. Cloud to Stillwater Correctional Facilities – 81 miles.

Fiction – Appleton is too far from trauma one care.

Fact – Lifelink and North Memorial can have helicopter there in less than 20 minutes, to trauma one care in less than 15 minutes. Appleton has a full functioning ER and hospital.

Fiction – There is not enough labor in the region.

Fact – DEED provided a study in 2016 determining there is a sufficient labor force.



Corrections Overview

The Department of Corrections oversees the operation and maintenance of 11 prison facilities—more than 300 buildings, totaling over 6 million square feet. The age of the facilities range from 30 to 127 years and are experiencing several different stages of disrepair as established by the **Facility Condition Assessment**.

- 13 buildings in crisis condition
- 47 buildings in poor condition
- 148 buildings in average condition
- 93 buildings in good condition
- 15 buildings in excellent condition

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Asset Preservation

Agency
Priority **1**

\$40 million



MCF-Stillwater pipe

GOALS

- **Protect** state's investment
- **Reduce costly repairs**
- Ensure compliance with **health and safety** regulations
- **Ensure the safety** of correctional officers, staff, offenders, and the public
- **Create environmental safety** with adequate septic systems and improved plumbing systems

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Asset Preservation: Taking care of what we have

Requesting \$40 Million Legislative Investment

\$232 Million total needed in deferred maintenance to catch up

+ \$284 Million total needed in the next 10 years to renew and replace building systems that will reach the end of their useful life

\$516 Million total needed over next 10 years

\$171 Million 2018 request the investment needed per biennium to return facilities to good condition



Leaking sub tunnel

Forecast by Needs

DOC Forecasted Needs by Building Asset:

Estimated need by major building system categories for the \$40 million request



40%

Life, health, and safety code compliance: hazardous materials abatement, OSHA, security systems



24%

Heating, ventilation, and cooling (HVAC) replacements



20%

Building envelope: roof, walls, foundations, and window replacement and repairs



12%

Mechanical, plumbing, and electrical system upgrades



4%

Renewal and emerging needs

Summary of 2018 FEA study

Appleton Study

Physical condition of the facility is good.

Leasing costs

- \$8 million for the first year of the lease
- \$1.5 million for utilities
- \$9.5 million total
- \$98 dollars per day per offender cost
- \$32.927 million upgrade to Architectural Assessment recommendations

Short term cost to buy and upgrade:

- \$74.1 million purchasing price by CoreCivic
- \$21 million for facility condition repairs for the first 5 years
- \$32.927 million for Architectural Assessment repairs to bring up to ACA, ADA and PREA
- \$10.8 million for furniture, fixtures and equipment
- \$139 million total

Long term costs

- \$32 million needed for capital improvements in years 6-10
- \$26 million needed for capital improvements in years 11-15
- \$58 million long term cost over 15 years:
- All DOC facilities have long term deferred maintenance costs that are funded through asset preservation.

\$196.522 million building costs to purchase and upgrade over 15 years

Operating cost

Cost comparison to MCF-Stillwater based on same population.

- 511 staff will be needed
- \$48 million a year for staff (not including treatment, programming, or transportation)
- \$129 million over MCF-Stillwater in 15 years

Building needs

The current state of the facility is in need of updating to improve the overall safety for staff and the people who will be housed. There are a number of blind spots that will need additional cameras and staff to maintain safety. When it was run by Core Civic they had some trouble with improper sight lines leading to some incidents.

Lacks standards

The current structure does not meet the standards of the American Correctional Association, Americans with Disability Act or the Prison Rape Elimination Act. This all needs to be updated.

- ACA non-compliant in the dayrooms, lacking natural light, not enough showers and perimeter security out of compliance.
- Americans with Disabilities Act (ADA) non-compliance include restrooms, showers, door hardware, intercom heights, and cell door window height and door widths.

