

Memorandum



Project Name	Montana Department of Corrections	Prepared By	Erica Loynd
Date	8/14/2024	Project No.	26-23102-00
Purpose	Montana Women's Prison – Assumptions for replacement		
Location	Billings, MT		

Replacement of the Montana Women's Prison requires the complete redevelopment of staff and inmate areas that support the operations of the prison. DLR Group, Cushing Terrell, and R&N Systems Design assessed the existing Montana Women's Prison as part of the 2020-2022 Master Plan Report. During these assessments we reviewed the operations as well as physical/security conditions of the facility.

From that report, we itemized the existing programs and spaces that are provided for operation of the facility. These include the following:

- Facility Administration
- Staff Services & Training
- Central Control Room
- Custody Administration
- Visitation
- Counseling / Case Management
- Education / Library / Law Library
- Vocational / Technical Training
- Program Services
- Religious / Cultural Services
- Commissary
- Recreation
- Health Administration
- Outpatient Clinic / Pharmacy
- Dental Services
- Inpatient Infirmary
- Mental Health Services
- Food Service
- Laundry
- Maintenance
- Warehouse
- Central Plan
- Montana Correctional Enterprises.
- Housing
- Video Courtroom

The current classifications for housing units include segregation/special, mental health, high security, medium security, low security, community-based, and guest housing. Per the Master Plan Report, additional bed capacity is required of a new facility with focus on the special needs and medical/mental health focused units.

We estimated the square footage required for the facility based on national standards and current best practices. This baseline was used to create a Rough Order Magnitude (ROM) cost for a new facility based on the following assumptions.

- A new site, likely outside the downtown core but with proximity to existing utilities and services by the city, county, and/or state.
- Utility services include, but are not limited to, vehicular access, electricity, water, sewer, gas, etc.
- Approximately 30 acres of clear, flat land of which, 24 acres would be inside the security fencing.
- A secure perimeter would be required with a double fenced enclosure.
- A vehicular sallyport.

Review of State-owned land around Billings, MT has shown some properties that may accommodate these requirements but would need further assessment to determine the most appropriate location. Land development and utility access costs are estimated to be approximately \$500,000 per acre (as a ROM site development cost.)

The facility would be either a campus arrangement or a consolidated building. These facilities are made of secure enclosure materials and interior separation walls such as concrete or steel panels with concrete masonry units. Security controls, furnishings, cameras, etc. will be used throughout the facility. These construction types and technical components result in a higher cost-per-square-foot than other typical buildings. There are cost mitigation strategies that use commercial grade materials for spaces that may be more controlled by staff to reduce cost and complexity of the building wherever possible.

We have estimated both a 450-bed facility and a 500-bed facility to understand the scale of cost for each. We used a range for the overall building footprint as each bed in the facility requires an amount of area for programs, services, and support. Design of the facility based on these parameters range from 425–475 SF per bed.

Factors for the cost per square foot include security controls, extent of physical security materials, access to utilities and site infrastructure, proximity of departments to each other (campus layout versus a consolidated building), amount of programs and services included, etc. This estimate includes the current labor and material costs in Montana. This range is currently provided at \$850-\$1,000/SF.

We have included an escalation factor understanding that if approval of construction of a new facility is completed in the 2025 Legislative Session and design and construction would be procured immediately following. Escalation costs are estimated to the mid-point of construction which is about 3.5 years and would be in Quarter 4 in 2027 or Quarter 1 of 2028. If appropriated in 2025, the project would not complete construction until 2030.

On the following matrix, we have provided a breakout of the ROM costs for these facilities. We anticipate that a 450-bed facility could range from \$283M – \$365M and for a 500-bed facility, the cost range would be \$312M - \$403M. These cost amounts are total project development costs.

Land Development (Same for both options)

	Area (acre)	Cost/Acre	Hard cost	Soft Cost	Q3 2024 Dollars	Escalation (6%/year)	Subtotal
Either 450 or 500-Bed Facility	30	\$ 500,000	\$ 15,000,000	30%	\$ 19,500,000	6% * 3.5 years	\$ 23,921,556

450-Bed Facility

	Area/Bed	Bed Count	Facility Size	Cost/SF	Hard Cost	Soft Cost	Q3 2024 Dollars	Escalation (6%/year)	Subtotal
Low Range	425	SF 450	Beds 191,250	\$ 850	\$ 162,562,500	30%	\$ 211,331,250	6% * 3.5 years	\$ 259,249,867
High Range	475	SF 450	Beds 213,750	\$ 1,000	\$ 213,750,000	30%	\$ 277,875,000	6% * 3.5 years	\$ 340,882,178
Total Development Cost								Low Range	\$ 283,171,423
								High Range	\$ 364,803,734

500-Bed Facility

	Area/Bed	Bed Count	Facility Size	Cost/SF	Hard Cost	Soft Cost	Q3 2024 Dollars	Escalation (6%/year)	Subtotal
Low Range	425	SF 500	Beds 212,500	\$ 850	\$ 180,625,000	30%	\$ 234,812,500	6% * 3.5 years	\$ 288,055,408
High Range	475	SF 500	Beds 237,500	\$ 1,000	\$ 237,500,000	30%	\$ 308,750,000	6% * 3.5 years	\$ 378,757,976
Total Development Cost								Low Range	\$ 311,976,964
								High Range	\$ 402,679,532

Assumptions:

- Approved in June 2025, midpoint of construction in December 2028 (3.5 years)
- Construction completion in 2030.
- 450-500 beds
- New building on State-owned land
- Availability of utilities on new site location
- Site requirement of 30 acres, 24 acres within the secure perimeter
- Off-site costs excluded and assume utility availability at property line