

## Southeastern Tennessee State Regional Correctional Facility

### Analysis and Development of Major Prison Expansion Plans, Cost Control, and Conceptual Design

#### Project Description:

After another very similar State of Tennessee prison project's construction bids came in at over 35% over budget, the State hired a team of justice facility experts to find ways to greatly decrease costs without reducing the number of beds or negatively impacting operations, programs, manageability, or security. Mark Goldman & Associates (MGA) with several sub-consultants was selected from a large field of nationally known planners, architects, cost consultants and program managers.

#### Services Delivered:

- Conducting an operational, architectural, and engineering evaluation of over 20 buildings comprising the existing 30+-year-old prison.
- Evaluating the previously developed design development documents for a 1,200-bed expansion of the prison – including sightlines, adequacy of spaces to support functions, staffing requirements, building and engineering systems, ability to control movement and sizes of inmate groups, and dozens of other factors.
- Value engineering the previous designs for maximum, medium, and minimum security housing units, and program and support buildings to reduce initial costs as well as energy, maintenance, staffing, and other operational costs.
- Evaluating the previous site plan and developing five alternative site plans – along with building plans -- that would better meet the State's needs and criteria – while significantly reducing costs.
- Developing operational plans and designs to better sub-divide the various inmate populations into small, manageable groups.
- Helping the State achieve its objectives pertaining to Direct Supervision.
- Comparing site and building options and helping the State select the optimal site configuration and building designs. ***The resulting selected site and building plans reduced initial costs by over \$30 million compared to the previous designs developed by another team.***



Proposed conceptual site plan  
for the major expansion of STSR