



MAT-SU BOROUGH

PT. MACKENZIE CORRECTIONAL CENTER



July 2008 Monthly Status Report

Project History / Milestones Achieved

- **Senate Bill 65 signed into law** - In 2004, the Legislature passed and the Governor signed into law the enabling legislation for the Pt. MacKenzie Correctional Center (PMCC). This legislation authorizes the Department of Corrections (DOC) to enter into an agreement with the MSB to lease/purchase a prison of between 1,200-2,251 beds. The legislation includes many provisions governing the PMCC development.
- **Prison Program Development** - During the 2004 -2007 period, there was a great deal of effort spent defining a program that would meet the needs of DOC and fit within the parameters of SB 65.
- **Project Site Selection** - Starting in July 2006, a public site selection process was conducted to locate an appropriate site within the MSB. Sixteen sites were evaluated in a two-step public process culminating in the selection of the Pt. MacKenzie site.
- **Project Programming** - Following the site selection, an intensive 12-month process was held to develop the PMCC program. The current program is for a 1,536 bed, 415,000 SF medium security facility for male felony offenders.
- **Design-Build Bridging RFP** - During the past six months, the project team has assembled a Design-Build Bridge RFP that will guide pre-qualified Design-Build teams through a design competition and will result in a Design-Build team selection in December 2008.
- **Mat-Su Borough/Department of Corrections Memorandum of Understanding** - The MOU agreement signed in February 2008 outlines the specifics of how the MSB and DOC will work collaboratively to build the PMCC.
- **Pre-qualification of Design-Build Teams** - In April-May 2008, a pre-qualification process was held and Design-Build teams led by Cornerstone/J.E. Dunn, Hunt/Lydig/Kiewit Pacific, and Neeser Construction were selected.
- **Design – Build RFP Process** - The Design-Build competition officially began on June 23, 2008. A briefing and initial proprietary meetings were held on that date. There will be at least three proprietary meetings in July and August with Design-Build Team proposals due in September 2008.



Photo Courtesy of Steve Fishback

Point MacKenzie Correctional Center Site

Achievements Last Month

- Issued Pre-Qualification of Design-Build teams
- Selected RISE Alaska as Owner's Representative
- Received letters of interest from firms interested in providing water and wastewater services
- Issued Design-Build RFP document
- Held RFP kick-off meeting
- Obtained platting board approval of master plan plat
- Held initial proprietary meeting with three Design-Build proposers

Point MacKenzie Correctional Center



The PMCC is a 1,536 bed medium security prison for male felony offenders to be constructed on a 330-acre tract located at the intersection of Pt. MacKenzie Road and Alsop Road. The prison will more than double the available beds in the Department of Corrections in-state system. It will facilitate in-state housing of Alaska prisoners and provide dramatic improvements in the operations of the entire Alaska correctional center system. The prison will include a 415,000 SF building in a 150-acre cleared compound.

Utility Infrastructure

Water / Wastewater Utility

Development of the Water and Wastewater utility to support the prison will be secured through a design-build-finance-own-operate MSB RFP. In addition to the prison, the utility developer may choose to serve the surrounding area with water and wastewater services. The RFP is anticipated to be issued in July.

Electric / Gas / Telephone / Data

These utility services are anticipated to be provided by MEA, Enstar and MTA under line extension agreements that will be negotiated with each utility. The cost of these line extensions will be partially paid by the individual utilities and partially out of project funds. A spin-off benefit of the PMCC project will be development of public infrastructure for this area of the MSB.

Transportation Infrastructure

Point MacKenzie Road

In support of the PMCC project, MSB Port Development, MSB Ferry service and the potential Knik Arm Bridge Crossing, Pt. MacKenzie road is being upgraded to state and federal highway standards. This important upgrade is scheduled for construction in 2008-2009.

Alsop Road

In addition, the Alsop road intersection with Pt. Mackenzie Road and a portion of Alsop road will be platted and developed to rural collector standards. Construction will likely start in 2009.

Fire Station

The MSB anticipates they will construct and equip a fire station at the intersection of Pt. MacKenzie Road and Alsop road. The station will house an Engine company, an ambulance and will include development of a helipad for emergency medivacs. This station will be in service prior to the beginning of prison operations in early 2012.

Budget

The detailed master budget is under development and will be presented in an upcoming monthly report. The largest budget component will be the Design-Build Correctional Center Contract. The maximum contract award is \$219,600,000.

Schedule



RFP Kick-off Meeting
Held on June 23

Upcoming Activities

- Design-Build Competition Proprietary Meetings July 15-17, 2008
August 5-7, 2008
3rd Meeting TBD
- Technical and cost proposals due Sept.18, 2008
- Evaluation committee review Sept.-Oct. 2008
- Bond Sale Nov. 2008
- Contract Award Dec. 2008
- Beginning of Construction Spring 2009

Project Team Member Spotlight

**John Duffy, Borough Manager, Matanuska-Susitna Borough
Pt. MacKenzie Correctional Center, Executive Committee**



John Duffy was appointed Borough Manager by the Mayor and Assembly of the Matanuska-Susitna Borough in November 2000. John has served the Mat-Su Borough for 19 years, first as a planner, then as Chief of Planning, then Director of Planning, Assistant Borough Manager, and now Manager.

John has a B.A. degree from the University of Alaska, Anchorage, and a M.U.P.P. with a specialization in transportation planning from the University of Illinois at Chicago.

John presently serves on two federal advisory committees, both with the Environmental Protection Agency; the Local Government Advisory Committee, which addresses local government issues, and the National and Governmental Advisory committee, which addresses environmental matters associated with the North American Free Trade Agreement (NAFTA).

John has been actively involved in the PMCC project for the past several years and has been instrumental in key project decisions. As a member of the Executive Committee along with Department of Corrections Commissioner Joseph Schmidt, John provides high level project oversight and guidance and participates in project decisions at the executive level.

Upcoming Meeting Schedule

<u>DATE</u>	<u>MEETING</u>
2-July	Project Coordination Meeting
9-July	Project Coordination Meeting
16-July	Project Coordination Meeting
15-17 July	Proprietary Meeting with Proposers
23-July	Project Coordination Meeting
30 July	Project Coordination Meeting

MATANUSKA-SUSITNA BOROUGH Point MacKenzie Correctional Center

EXECUTIVE COMMITTEE

Matanuska Susitna Borough
John Duffy, Borough Manager

Department of Corrections
Joseph Schmidt, Commissioner

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