

# New Adult Corrections Facility

**Market Sounding**  
**November 18, 2019**

# Agenda

- Provide an overview of the project scope
- Obtain feedback to aid in the project development

# Government of Newfoundland & Labrador

- 5-Year Infrastructure Plan, invests \$3 billion in project funding across all government sectors
- Department of Transportation and Works is lead on the procurement of P3 infrastructure on behalf of all public sector entities
- Active projects in the P3 portfolio total over \$1.5B NPV

# Other P3 Projects

- Corner Brook Long Term Care
  - financial close December 2017
  - under construction
- Central Long Term Care
  - financial close June 2019
  - under construction
- Corner Brook Hospital
  - financial close August 2019
  - under construction
- New Mental Health Hospital
  - In procurement
  - financial close summer 2020

# Project Background and History

- Her Majesty's Penitentiary (HMP), located in St. John's, is the primary male adult correctional facility in Newfoundland and Labrador, housing both provincial and federal inmates
- Total existing capacity is 145 male inmates
- The original Centre Block of HMP was first occupied in 1859 with additions in the 1940s and 1981
- Replacement with a modern facility that has appropriate programming is a priority infrastructure project for the Government of Newfoundland and Labrador

# New Adult Corrections Facility

- Will be constructed in St. John's
- Building Gross Area in excess of 20,000 sqm, with capacity for 387 inmate beds
- Will provide male and female housing units, various inmate services, health programs/clinics and support staff facilities to enhance and expand the scope of correctional services currently available in the province
- Facility design will support emerging trends in the criminal justice system, to move from detention and incarceration to rehabilitation

# New Adult Corrections Facility

Housing Units	Shared Facilities
Male Housing Units	Civilian Entrance / Visitation
Male Special Handling	Security and Central Control
Male Mental Health	Admitting and Discharge
Male Disciplinary Segregation	Administration
Male New Admissions	Health Services (Medical Clinic & Infirmary)
Female Housing Units	Inmate Program Services
Female Special Handling	Support Staff Facilities
Female Mental Health	Food Services
Female Disciplinary Segregation	Building Systems Services
Female New Admissions	Laundry Services
Female Intermittent	Building Support Services
Male Intermittent	
Male and Female Infirmary	

# Deal Structure

- DBFM project
- Project Co responsible for all aspects of design and construction
- Maintenance:
  - Typical building maintenance as well as major rehabilitation
  - Soft services such as utilities management, security services, information systems, help desk
- 30-year contract term
- Approximately \$150M total capital cost; 50% substantial completion payment



# Precedent Documentation

- Master Program and Functional Plan Developed
- Indicative Design not being used
- Open to Innovation and Best Practice from the Private Sector
- Project will utilize current NL template Project Agreement

# External Advisors

- Public procurement ongoing to engage advisory team:
  - Procurement & Financial
  - Technical (engineering/architectural)
  - Fairness
- Department of Justice and Public Safety will engage external legal advisory services

# Schedule

Activity	Date
Issue RFQ for Project	Spring 2020
Issue RFP for Project	Fall 2020
Preferred Proponent	Summer 2021
Commence Construction	Fall 2021
Commence Operations	2024/25

# Questions