

# **MSOP - St. Peter Master Plan Update**

For:

**Minnesota Department of Human Services  
Minnesota Sex Offender Program**

St. Peter, Minnesota

**MINNESOTA DEPARTMENT OF  
ADMINISTRATION**

RECS PROJECT No. 55SR0033

Report Submitted By:

**BWBR ARCHITECTS**

Commission No. 3.2012229.00

With Consultants:

**CPMI – Cost Management**

## **MASTER PLAN UPDATE**

**MINNESOTA SEX OFFENDER PROGRAM – ST. PETER**  
**St. Peter, Minnesota**

**RECS PROJECT NO. 55SSR0033**  
**Issued: November 1, 2013**

BWBR Architects is pleased to submit this report for an update to the Master Plan Study for the Minnesota Sex Offender Program – St Peter, in St. Peter, Minnesota.

Thank you for this opportunity to serve the Department of Administration – Real Estate and Construction Services, the Minnesota Department of Human Services, and the Minnesota Sex Offender Program.

I hereby certify that this MSOP – St. Peter Master Plan Update was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.



**November 1, 2013**

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## 1. PROJECT INTRODUCTION

The Minnesota Department of Human Services – State Operated Forensic Services (SOFS) commissioned a Master Plan Study of the St. Peter Regional Treatment Center in 2009 to identify capital maintenance requirements and to develop a long-range concept for utilization of campus buildings. Based largely on changes in DHS client/patient profiles and populations since 2009, the Master Plan Study was updated in November of 2011 to outline strategies to meet the current and future needs of both SOFS and Minnesota Sex Offender Program (MSOP) currently co-located on the St. Peter Campus.

The 2011 Master Plan Update resulted in a recommendation to reconfigure the campus to concentrate SOFS operations on the “upper campus” surrounding the existing Minnesota Security Hospital (MSH) to take advantage of significant investments in the MSH building and to improve treatment, operations, and maintenance programs. This reconfiguration would, in turn, facilitate reuse of the “lower campus” buildings by MSOP to support projected population increases and to better support treatment programs at MSOP. Another key consideration in the recommendation to reconfigure the campus was to provide a physical separation between SOFS and MSOP clients to better support both of the treatment programs and to improve overall campus safety and security.

A project to relocate SOFS services to the St. Peter Regional Treatment Center “upper campus” based on the Master Plan Study was approved in 2012 and is currently underway. Predesign and programming have been completed and design for Phase 1 construction is in progress, with an anticipated construction start in the summer of 2014.

MSOP has requested an update of the 2011 Master Plan focusing on the needs of MSOP on the “lower campus.” The intent of this update is to determine the extent and requirements for re-use of the existing “lower campus” buildings available to MSOP and to develop a thoughtful plan for MSOP moving forward. The Master Plan Update is to be conducted in coordination with the ongoing SOFS project to consider building availability and timing, and to coordinate use and responsibilities for potential buildings and/or workspaces to be shared by SOFS and MSOP. Shared buildings are likely to include, but may not be limited to, Food Service, Warehouse, and Maintenance.

Buildings to be included in the MSOP – St. Peter Master Plan Update are as follows:

- Bartlett Hall
- Sunrise
- Tomlinson Hall
- Green Acres

The update will focus on confirming the programmatic requirements for the various departments at MSOP, evaluating the availability and use of buildings that will become available to MSOP, and updating cost estimates to renovate buildings for use by MSOP. Schedule will also be an important consideration in the update as it will dramatically impact MSOP’s ability to address their pending operational bed capacity shortage.

## **2. PROJECT NEEDS SUMMARY STATEMENT**

MSOP provides treatment for sex offenders committed to the program at its two campuses located in Moose Lake and St. Peter. Moose Lake is a high-security facility designed to support patients in the early stages of their treatment program. All of the campus buildings are highly secure and constructed within a high-security perimeter fence system, resulting in tight control of patient movement and activities. The St. Peter campus is focused more on individuals that are in the latter stages of treatment, offering a combination security settings, from secure housing and program spaces located within a high-security perimeter fence system, to lower security housing and programs spaces located outside the perimeter security fence for a very limited number of clients.

MSOP is rapidly approaching a critical bed shortage. Based on an average intake of approximately 50 clients per year, current projections show that MSOP will be out of operational bed capacity as early as April 2015. In order to address this shortage, MSOP must consider options for increasing bed capacity on the St. Peter campus by renovating vacant or underutilized spaces in existing buildings and planning for expansion into existing buildings to be vacated by SOFS when they consolidate their services on the upper campus.

The buildings available for renovation, both currently and when SOFS vacates the lower campus, are all located outside the perimeter security fence, and there are currently no plans to expand the perimeter security fence. This will present both programmatic and physical challenges for MSOP. For example, MSOP currently includes a Community Prep Services (CPS) program as part of the overall treatment program. CPS participants enjoy a greater degree of freedom, including the ability to live outside of the secure perimeter with electronic monitoring and close supervision. There are currently 23 beds available for the CPS program, but only ten clients are eligible for the program based on their phase of treatment. So, in addition to developing additional bed capacity, MSOP must consider adjustments that will allow a higher percentage of clients to live outside of the secure perimeter, and consider design options that will provide a level of security that supports the treatment programs yet addresses safety and security needs of the public, staff, and client population.

### 3. PROJECT BACKGROUND

The St. Peter Regional Treatment Center is naturally divided into an “upper campus” and “lower campus” by a significant grade change running through the site from southwest to northeast. The upper and lower campuses have separate entrances from public roadways on the north and east, but are interconnected via an internal roadway on campus to support shared services.

The upper campus is used solely for the treatment of patients committed to the Minnesota Security Hospital (MSH), while the lower campus is used for both MSH and MSOP programs. The lower campus includes shared spaces for kitchen, warehouse, physical plant/maintenance, and a central power plant. MSH services provided on the lower campus include administration, general and assisted living housing, treatment programs, and general program functions including medical services, education, library, recreation, and industry.

All MSOP functions are located on the lower campus. MSOP occupies three building on the east side of the campus that are fully enclosed in a high-security perimeter fence system to physically separate them from the rest of the campus. Shantz Hall and Pexton Hall are utilized for client housing, education, and treatment program spaces, and an Activities Building supports recreation and treatment programs. MSOP also occupies one wing of the existing Green Acres building, located outside of the secure perimeter, to house their Community Prep Services (CPS) program for clients in the very late stages of their individual treatment program.

A Master Plan Assessment of the campus commissioned in 2009 evaluated major capital maintenance requirements and sought to develop a long-range concept for campus utilization. The assessment included an audit of general building and system conditions, recommendations for capital maintenance investments, and cost estimates for those recommendations.

Changes in client/patient profiles and populations throughout DHS prompted a study in 2011 to re-evaluate the long-range campus planning concept to meet both the current and anticipated needs of both SOFS and MSOP. Key findings of that study included the following:

- The current configuration of the lower campus to support both the SOFS and MSOP programs does not adequately address the need for physical separation of the two populations. Not only are program requirements significantly different, but the populations themselves are significantly different in that SOFS clients are generally considered to be vulnerable while MSOP clients are generally seen to be predatory. Physical separation of these two populations is seen as a key to both program success and maintaining overall campus safety and security.
- Overall bed demand for SOFS remained relatively constant, but significant increases in the MSOP population point to a need for significantly greater bed capacity.
- Several lower campus buildings, including Bartlett and Green Acres are inadequate for the SOFS population based on bed and space need and availability, but these buildings could be reassigned to support MSOP space and bed needs.
- Existing SOFS buildings do not effectively support current and anticipated SOFS populations and advancements in programming shown to improve patient treatment
- The MSH building, nearing 40 years of use, will require significant renovation to support the current SOFS population profile, contemporary therapeutic program requirements, code considerations, and safety and security requirements.

Based on the results of the 2009 Master Plan Assessment and the 2011 Master Plan Update, funding was requested for two-phase expansion and renovation of the upper campus MSH buildings to support all of the SOFS program needs. This approach would allow DHS to capitalize on improvements made to the MSH buildings and consolidate SOFS services to improve operational efficiency and reduce movement and transportation costs between the campuses. At the same time, relocation of SOFS services would create valuable space for expansion of MSOP programs on the lower campus to address critical impending bed shortages and improve programmatic opportunities. Services including kitchen, physical plant and maintenance, and warehouse would continue to be located on the lower campus and shared between SOFS and MSOP.

The 2011 Master Plan Study included development of an operational program for both SOFS and MSOP to define the types of activities and programs provided and to develop an estimate of space needs and adjacencies for each program component to assist in developing overall master plan concepts. MSOP departments included in the operational program included the following:

- Administration
- Staff Development
- Office of Special Investigations
- Security
- Treatment/Housing – General Population
- Treatment/Housing – Alternative Program Population
- Treatment/Housing – MSI/CPS
- Treatment/Housing – Assisted Living
- Clinical (Housing Unit)
- Therapeutic Recreation and Education Programs
- Volunteer Services
- Vocational Counseling
- Vocational Programs
- Health Services
- Food Service (Shared)
- Maintenance/Physical Plant (Shared)

The purpose of this Master Plan Update is to validate current operational program needs, confirm opportunities for development of additional MSOP space on the lower campus as defined in the master plan, and update costs associated with master plan development. Since funding was approved for predesign, programming, and design to relocate SOFS services to the upper campus as recommended in the master plan and that effort is currently program, this Master Plan Update will also consider the impact programmatic and schedule developments of the SOFS project on MSOP operations.

#### 4. PLANNING CONSIDERATIONS

The information obtained from a site visit to the lower campus of the St. Peter Regional Treatment Center, discussions with key MSOP–St. Peter staff and DHS/MSOP leadership, and a review of the basic operational program information by MSOP–St. Peter departmental staff was used to validate information provided in the 2011 Master Plan Study. In general, these discussions and reviews confirmed that the operational program as outlined in the 2011 study was still applicable. While there were some suggestions for programmatic changes, they were very minor in nature and did not significantly impact the overall scope of work

Issues specific to the master plan evaluation included the following:

- MSOP currently projects an operational bed shortage by October, 2013. Approximately 42 additional beds can be provided at MSOP–Moose Lake through additional double bunking. In addition, Shantz Hall is currently undergoing a two phase renovation that is similar in scope to the previous renovation of Pexton Hall, including significant upgrades to the mechanical and electrical systems. The two phase approach accommodates use of half of the building while half is renovated. Construction is expected to be completed in March 2014, resulting in an increase of 72 beds. The additional beds at MSOP and Shantz are expected to bridge the gap in bed availability until other buildings (Bartlett and Sunrise) on the lower campus are available to MSOP.
- The SOFS predesign for the MSH upper campus is expected to be complete in January 2013. The predesign will provide additional information on when lower campus buildings will be available for use by MSOP.
- There are currently three phases of security at MSOP–St. Peter based on the phase of treatment. The first two are housed within the secure perimeter and the third, CPS, is located outside in a separate wing of Green Acres. There are currently 23 CPS beds available in Green Acres but only 10 clients eligible for the program. It is anticipated that the program capacity will increase moving forward.
- MSOP confirmed that the high-security perimeter fence system surrounding Pexton, Shantz, and the Activities Building will not be expanded on the lower campus. As a result, clients will be required to move through the perimeter to access specific programs and services. Further, additional security of buildings outside of the perimeter to be used by MSOP, if required, will have to be addressed at each building individually. Security enhancements may include electronic monitoring and assessment, requiring additional fiber optic cable runs.
- MSOP and SOFS currently share a mailing address, which is a source of confusion and inefficiency. Opportunities for providing separate addresses when SOFS relocates to the upper campus should be considered. This may result in the need for additional mail room space either for SOFS or MSOP.
- All shared services are located on the lower campus and are currently run by SOFS. Shared services will need additional consideration as the upper and lower campus developments move forward.
- The design and construction of Bartlett is likely to be very similar to the current design and construction of Shantz. This includes construction in two phases to allow half of the beds to be utilized during construction. A key consideration is when Bartlett will be available based on completion of construction for SOFS on the upper campus
- The dining hall in Bartlett will likely serve all clients housed outside of the perimeter. Shantz will continue to serve all clients housed inside the perimeter.

- Tomlinson is likely to continue to be used for recreation, religion, and education/library services. The pool area may be converted to use for additional education space or for staff offices.
- Sunrise currently houses the SOFS medical clinic, the Sunrise Café (currently available to SOFS patients), and a small visiting component. It is likely that the medical clinic will remain. Sunrise may be a logical location for an MSOP assisted living unit in one wing and additional MSOP offices, including OSI.
- SOFS is currently remodeling the laundry building for relocation of vocation. This remodeling is expected to be complete spring, 2013 which will make additional space available in Green Acres.

In general, it was determined through these discussions that the conclusions and recommendations in the 2011 Master Plan Study are consistent with the overall vision of MSOP-St. Peter moving forward. While there are additional programmatic issues to be resolved, many will be impacted by the final program and design of SOFS facilities on the upper campus and can best be addressed in a formal pre-design.

Based on general validation of the scope of the MSOP-St. Peter operational program, the focus of the study shifted to updating projected project costs, and analyzing projected MSOP operational bed capacity moving forward.

## 5. PROJECT COST UPDATE

Project costs were updated using the low range and high range construction costs included in the 2011 Master Plan Study, escalated from July 2011 dollars to July 2013 dollars according to the current Minnesota Department of Finance Building Projects Inflation Schedule, and included soft costs based on factors developed from experience on similar State projects.

Project costs were developed to be submitted for bonding in the 2013 legislative session, and included the following scope for Phase 1 of the project in order to address the pending operational bed capacity shortage.

- Pre-design Fees for Bartlett, Sunrise, Tomlinson, and Green Acres
- Design Fees for SD thru CD for Bartlett, Sunrise, and Tomlinson
- Design Fees for SD thru CA for Green Acres
- Full Project Soft Costs for Green Acres
- Construction Costs for Green Acres

The Project Cost Update, presented on the following pages, includes a Summary Sheet of fee assumptions and back-up sheets for each of the buildings illustrating how the various fee and cost assumptions contained in the Summary Sheet were developed. The basic premises used in developing the 2013 Phase 1 bonding request were as follows:

- Costs utilized included the Low Range and High Range Construction Costs, including security system costs (labeled under Technology) from the 2011 Master Plan Study, as well as High and Low Range Soft Costs (Administration and FFE).
- A Design Contingency was included under Construction Costs.
- The 2011 Master Plan Study costs were assumed to be in July 2011 dollars, so escalated them to July 2013 dollars using the current DOF Inflation Schedule.
- Construction Costs for Bartlett, Sunrise, and Tomlinson were not inflated to an assumed Midpoint of Construction as it was assumed that design would be in July 2013 dollars. Construction cost escalation would come into play when requesting construction funding in 2014.
- A Construction Contingency was included to arrive at a total construction cost in July 2013 dollars.
- Design fees were calculated based on the escalated Construction Cost. Design Fees did not include the Construction Contingency in the calculation.
- The calculated Design Fee for Bartlett, Sunrise, and Tomlinson was reduced to 75% of the total to reflect the SD thru CD scope
- Costs included a rough calculation of the area to be included in Green Acres based on one wing plus the office area for program spaces. The Construction Cost was calculated using the Cost per Square Foot included for Green Acres in the 2011 Master Plan Study.
- The Green Acres Construction Cost was escalated to an assumed Midpoint of Construction of March 2014, assuming about 8 months for construction.
- Full Construction Costs and full Soft Costs calculated for Green Acres were included in the total.
- The future request analysis is in July 2013 dollars and has not been escalated. It would have to be escalated based on an understanding of when it would occur in the future.

MSOP-St. Peter Masterplan Update  
 2013 Bonding Request Preliminary Analysis SUMMARY SHEET  
 3/5/2013

	Scope	2013		FUTURE		Notes
		Bonding Request		Bonding Request		
		Low	High	Low	High	
<b>Design Fees</b>						
Bartlett	SD-CD Only	\$506,050	\$635,564	\$168,683	\$211,855	Bid thru CA
	Pre-design	\$25,000	\$25,000	\$0	\$0	assume completed in 2013
Sunrise	SD-CD Only	\$557,419	\$634,806	\$185,806	\$211,602	Bid thru CA
	Pre-design	\$25,000	\$25,000	\$0	\$0	assume completed in 2013
Tomlinson	SD-CD Only	\$94,731	\$107,378	\$31,577	\$35,793	Bid thru CA
	Pre-design	\$25,000	\$25,000	\$0	\$0	assume completed in 2013
Green Acres - Phase 1	SD-CA	\$210,855	\$240,818	\$0	\$0	
	Pre-design	\$25,000	\$25,000	\$0	\$0	assume completed in 2013
Green Acres - Phase 2	SD-CA	\$0	\$0	\$235,957	\$269,487	SD thru CA
	Pre-design	\$0	\$0	\$0	\$0	assume completed in 2013
Subtotal Fees		\$1,469,055	\$1,718,566	\$622,023	\$728,737	in June 2013 dollars
<b>Soft Costs (all less design fees)</b>						
Bartlett		\$0	\$0	\$830,643	\$1,032,535	
Sunrise		\$0	\$0	\$837,989	\$970,148	
Tomlinson		\$0	\$0	\$248,062	\$290,935	
Green Acres - Phase 1		\$277,111	\$317,064	\$0	\$0	Phase 1 only
Green Acres - Phase 2		\$0	\$0	\$250,754	\$286,962	
Subtotal Soft Costs		\$277,111	\$317,064	\$2,167,448	\$2,580,579	
<b>Construction Cost</b>						
Bartlett		\$0	\$0	\$7,084,705	\$8,897,897	
Sunrise		\$0	\$0	\$7,803,867	\$8,887,283	
Tomlinson		\$0	\$0	\$1,326,235	\$1,503,289	
Green Acres Phase 1 (07/13)		\$2,213,976	\$2,528,594	\$0	\$0	Phase 1 only
Green Acres - Phase 2		\$0	\$0	\$2,477,544	\$2,829,617	
Subtotal Soft Costs		\$2,213,976	\$2,528,594	\$18,692,352	\$22,118,086	
<b>Inflation</b>						
Inflation Cost - Midpoint of Construction		\$104,025	\$118,829	\$0	\$0	Future Costs not inflated
<b>TOTAL BONDING</b>		<b>\$4,064,167</b>	<b>\$4,683,054</b>	<b>\$21,481,823</b>	<b>\$25,427,402</b>	
Round		<b>\$4,064,000</b>	<b>\$4,683,000</b>	<b>\$21,482,000</b>	<b>\$25,427,000</b>	
Average		<b>\$4,374,000</b>		<b>\$23,455,000</b>		
<b>GRAND TOTAL BONDING</b>		<b>\$27,829,000</b>				July 2013 dollars
		Low	High			
Total - Green Acres Construction		\$2,595,112	\$2,964,487			includes Soft Costs and Inflation
Green Acres Construction Average		\$2,779,800				includes Soft Costs and Inflation
<b>Green Acres Construction ROUNDED</b>		<b>\$2,780,000</b>				includes Soft Costs and Inflation
Total - Design Fees		\$1,469,055	\$1,718,566			
Design Fees Average		\$1,593,811				
Design Fees ROUNDED		\$1,594,000				
<b>Design Fees REQUESTED</b>		<b>\$1,700,000</b>				Based on Prior Bonding Request
Fee Difference - REQUESTED - ROUNDED		\$106,000				
Total - Design and Constuction AVG		\$4,374,000				
<b>Total - Design REQ/Construction AVG</b>		<b>\$4,480,000</b>				DHS REQUEST AMOUNT

MSOP - St. Peter Masterplan Update  
 Project Fee Analysis  
 1/17/2013

		Bartlett		
Renovated Area		0		
Updated Area		88,308		
New Area		0		
Total Area		88,308		
<b>Construction Cost</b>		Low Range	High Range	
Construction Cost		5,683,151	6,906,096	from 2011 Masterplan Update - assume 07/11 dollars
Technology (Security Systems)	0.76%	44,154	287,001	from 2011 Masterplan Update - assume 07/11 dollars
subtotal		5,727,305	7,193,097	
Design Contingency	10.00%	572,731	719,310	
subtotal		6,300,036	7,912,407	
Inflation July 11 to July 2013	7.10%	447,303	561,781	from DOF Inflation Schedule dated 5/10/2011
subtotal		6,747,338	8,474,188	use these subtotals for calculating Design Fees
Construction Contingency	5.00%	337,367	423,709	
<b>TOTAL Construction Cost</b>		<b>\$7,084,705</b>	<b>\$8,897,897</b>	in July 2013 dollars
Construction Cost/SF		\$76.41	\$95.96	
<b>Soft Costs</b>				
Design Fees + Expenses	10.00%	674,734	847,419	does not include Construction Contingency
Other Fees	1.00%	67,473	84,742	does not include Construction Contingency
subtotal (Fees)		742,207	932,161	calculated based on Construction Cost
Administrative Costs		42,739	53,569	from 2011 Masterplan Update - assume 7/11 dollars
FFE	3.18%	214,380	258,660	from 2011 Masterplan Update - percentage is calculated
subtotal (Admin and FFE)		257,119	312,229	
Project Contingency	5.00%	337,367	423,709	Percentage of Construction Cost
<b>TOTAL Soft Costs</b>		<b>\$1,336,693</b>	<b>\$1,668,099</b>	
Soft Cost as % of Construction		19.81%	19.68%	
Total of Contingencies		1,247,464	1,566,728	
<b>TOTAL PROJECT COST</b>		<b>\$8,421,398</b>	<b>\$10,565,996</b>	in July 2013 dollars
Inflation - July 13 to MP of Construction	0.00%	0	0	Construction Midpoint - from 5/10/11 DOF Inflation Schedule
<b>GRAND TOTAL - PROJECT COST</b>		<b>\$8,421,398</b>	<b>\$10,565,996</b>	Inflated to assumed Midpoint of Construction
<b>Design Fees</b>				
Design fees = 75% for SD - CD	75.00%	506,050	635,564	
Pre-design Fees		25,000	25,000	Estimated at 1/4 of total
<b>Total Design Fees</b>		<b>\$531,050</b>	<b>\$660,564</b>	
<b>Comparison with 2011 Masterplan Update</b>				
subtotal w/o contingencies		6,599,095	8,295,120	from 2011 Masterplan Update - assume 07/11 dollars
Design Contingency	7.50%	494,932	622,134	from 2011 Masterplan Update
Project Contingency	10.00%	659,910	829,512	from 2011 Masterplan Update
Total Project Cost - 7/11 Dollars		7,753,937	9,746,766	assume July 2011 dollars
Inflation July 11 to July 2013	7.10%	550,530	692,020	from DOF Inflation Schedule dated 5/10/2011
<b>TOTAL Project Cost - 7/13 Dollars</b>		<b>\$7,753,937</b>	<b>\$9,746,766</b>	July 2013 dollars
Total of Contingencies		1,154,842	1,451,646	

KEY	
RED Text	Added or Revised from 2011 Masterplan Update by BWBR
Blue Text	Values input from 2011 Masterplan Update
Green Text	Values calculated using Data from 2011 Masterplan Update
Orange Text	Values used in Summary Sheet

MSOP - St. Peter Masterplan Update  
 Project Fee Analysis  
 1/17/2013

		Sunrise		
Renovated Area		28,000		
Updated Area		12,060		
New Area		0		
Total Area		40,060		
<b>Construction Cost</b>		Low Range	High Range	
Construction Cost		6,208,529	7,044,307	from 2011 Masterplan Update - assume 07/11 dollars
Technology (Security Systems)	1.61%	100,150	140,210	from 2011 Masterplan Update - assume 07/11 dollars
subtotal		6,308,679	7,184,517	
Design Contingency	10.00%	630,868	718,452	
subtotal		6,939,547	7,902,969	
Inflation July 11 to July 2013	7.10%	492,708	561,111	from DOF Inflation Schedule dated 5/10/2011
subtotal		7,432,255	8,464,079	use these subtotals for calculating Design Fees
Construction Contingency	5.00%	371,613	423,204	
<b>TOTAL Construction Cost</b>		<b>\$7,803,867</b>	<b>\$8,887,283</b>	in July 2013 dollars
Construction Cost/SF		\$185.53	\$211.29	
<b>Soft Costs</b>				
Design Fees + Expenses	10.00%	743,225	846,408	does not include Construction Contingency
Other Fees	1.00%	74,323	84,641	does not include Construction Contingency
subtotal (Fees)		817,548	931,049	calculated based on Construction Cost
Administrative Costs		21,027	27,033	from 2011 Masterplan Update - assume 7/11 dollars
FFE	2.49%	185,220	223,668	from 2011 Masterplan Update - percentage is calculated
subtotal (Admin and FFE)		206,247	250,701	
Project Contingency	5.00%	371,613	423,204	Percentage of Construction Cost
<b>TOTAL Soft Costs</b>		<b>\$1,395,408</b>	<b>\$1,604,954</b>	
Soft Cost as % of Construction		18.78%	18.96%	
Total of Contingencies		1,374,093	1,564,860	
<b>TOTAL PROJECT COST</b>		<b>\$9,199,275</b>	<b>\$10,492,237</b>	in July 2013 dollars
Inflation - July 13 to MP of Construction	0.00%	0	0	Construction Midpoint - from 5/10/11 DOF Inflation Schedule
<b>GRAND TOTAL - PROJECT COST</b>		<b>\$9,199,275</b>	<b>\$10,492,237</b>	Inflated to assumed Midpoint of Construction
<b>Design Fees</b>				
Design fees = 75% for SD - CD	75.00%	557,419	634,806	
Pre-design Fees		25,000	25,000	Estimated at 1/4 of total
<b>Total Design Fees</b>		<b>\$582,419</b>	<b>\$659,806</b>	
<b>Comparison with 2011 Masterplan Update</b>				
subtotal w/o contingencies		7,192,008	8,209,257	from 2011 Masterplan Update - assume 07/11 dollars
Design Contingency	7.50%	539,401	615,694	from 2011 Masterplan Update
Project Contingency	10.00%	719,201	820,926	from 2011 Masterplan Update
Total Project Cost - 7/11 Dollars		8,450,609	9,645,877	assume July 2011 dollars
Inflation July 11 to July 2013	7.10%	599,993	684,857	from DOF Inflation Schedule dated 5/10/2011
<b>TOTAL Project Cost - 7/13 Dollars</b>		<b>\$8,450,609</b>	<b>\$9,645,877</b>	July 2013 dollars
Total of Contingencies		1,258,601	1,436,620	

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RED Text	Added or Revised from 2011 Masterplan Update by BWBR
Light Blue	Values input from 2011 Masterplan Update
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MSOP-St. Peter Masterplan Update  
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		<b>Tomlinson</b>		
7				
8				
9	Renovated Area		3,700	
10	Updated Area		19,565	
11	New Area		0	
12	Total Area		23,265	
13				
14	<b>Construction Cost</b>		Low Range	High Range
15	Construction Cost		1,013,971	1,133,837
16	Technology (Security Systems)	3.74%	58,163	81,428
17				<i>from 2011 Masterplan Update - assume 07/11 dollars</i>
18	subtotal		1,072,134	1,215,265
19	Design Contingency	10.00%	107,213	121,527
20	subtotal		1,179,347	1,336,792
21	Inflation July 11 to July 2013	7.10%	83,734	94,912
22	subtotal		1,263,081	1,431,704
23	Construction Contingency	5.00%	63,154	71,585
24	<b>TOTAL Construction Cost</b>		<b>\$1,326,235</b>	<b>\$1,503,289</b>
25				<i>in July 2013 dollars</i>
26	Construction Cost/SF		\$54.29	\$61.54
27				
28	<b>Soft Costs</b>			
29	Design Fees + Expenses	10.00%	126,308	143,170
30	Other Fees	1.00%	12,631	14,317
31	subtotal (Fees)		138,939	157,487
32	Administrative Costs		3,000	4,000
33	FFE	10.90%	137,700	165,240
34	subtotal (Admin and FFE)		140,700	169,240
35	Project Contingency	5.00%	63,154	71,585
36	<b>TOTAL Soft Costs</b>		<b>\$342,793</b>	<b>\$398,313</b>
37				
38	Soft Cost as % of Construction		27.14%	27.82%
39	Total of Contingencies		233,522	264,697
40				
41	<b>TOTAL PROJECT COST</b>		<b>\$1,669,028</b>	<b>\$1,901,601</b>
42				<i>in July 2013 dollars</i>
43	Inflation- July 13 to MP of Construction	0.00%	0	0
44				<i>Construction Midpoint - from 5/10/11 DOF Inflation Schedule</i>
45				
46	<b>GRAND TOTAL - PROJECT COST</b>		<b>\$1,669,028</b>	<b>\$1,901,601</b>
47				<i>Inflated to assumed Midpoint of Construction</i>
48				
49	<b>Design Fees</b>			
50	Design fees = 75% for SD - CD	75.00%	94,731	107,378
51	Pre-design Fees		25,000	25,000
52				<i>Estimated at 1/4 of total</i>
53	<b>Total Design Fees</b>		<b>\$119,731</b>	<b>\$132,378</b>
54				
55	<b>Comparison with 2011 Masterplan Update</b>			
56	subtotal w/o contingencies		1,336,359	1,530,658
57	Design Contingency	7.50%	100,227	114,799
58	Project Contingency	10.00%	133,636	153,066
59	Total Project Cost - 7/11 Dollars		1,570,222	1,798,523
60				<i>assume July 2011 dollars</i>
61	Inflation July 11 to July 2013	7.10%	111,486	127,695
62				<i>from DOF Inflation Schedule dated 5/10/2011</i>
63				
64	<b>TOTAL Project Cost - 7/13 Dollars</b>		<b>\$1,570,222</b>	<b>\$1,798,523</b>
65				<i>July 2013 dollars</i>
66				
67	Total of Contingencies		233,863	267,865
68				

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Green Acres - PH1				
Renovated Area		9,870		Calculated from Floor Plan sheet by BWBR
Updated Area		0		7,430 SF wing + Industry Office Area for Programs
New Area		0		
Total Area		9,870		
<b>Construction Cost</b>				
		Low Range	High Range	
Construction Cost		1,664,918	1,901,512	calc from 2011 Masterplan costs w/ reduced scope in 7/11 dollars
Technology (Security Systems)	7.50%	124,869	142,613	assume 7.5% of General Construction Cost
subtotal		1,789,787	2,044,126	
Design Contingency	10.00%	178,979	204,413	
subtotal		1,968,766	2,248,539	
Inflation July 11 to July 2013	7.10%	139,782	159,646	from DOF Inflation Schedule dated 5/10/2011
subtotal		2,108,548	2,408,185	
Construction Contingency	5.00%	105,427	120,409	
<b>TOTAL Construction Cost</b>		<b>\$2,213,976</b>	<b>\$2,528,594</b>	in July 2013 dollars
Construction Cost/SF		\$213.63	\$243.99	
<b>Soft Costs</b>				
Design Fees + Expenses	10.00%	210,855	240,818	does not include Construction Contingency
Other Fees	1.00%	21,085	24,082	does not include Construction Contingency
Total (Fees)		231,940	264,900	calculated based on Construction Cost
Administrative Costs		3,000	4,000	from 2011 Masterplan Update - assume 7/11 dollars
FFE	7.00%	147,598	168,573	assume 7% of Construction Cost
subtotal (Admin and FFE)		150,598	172,573	
Project Contingency	5.00%	105,427	120,409	Percentage of Construction Cost
<b>TOTAL Soft Costs</b>		<b>\$487,966</b>	<b>\$557,882</b>	
Soft Cost as % of Construction		23.14%	23.17%	
Total of Contingencies		389,834	445,231	
<b>TOTAL PROJECT COST</b>		<b>\$2,701,942</b>	<b>\$3,086,476</b>	in July 2013 dollars
Inflation- July 13 to May 14	3.85%	104,025	118,829	Construction Midpoint - from 5/10/11 DOF Inflation Schedule
<b>GRAND TOTAL - PROJECT COST</b>		<b>\$2,805,967</b>	<b>\$3,205,306</b>	
<b>Design Fees</b>				
Design fees = 75% for SD - CD	100.00%	210,855	240,818	
Pre-design Fees		25,000	25,000	Estimated at 1/4 of total
<b>Total Design Fees</b>		<b>\$235,855</b>	<b>\$265,818</b>	
<b>Comparison with 2011 Masterplan Update</b>				
subtotal w/o contingencies		1,681,202	1,924,788	REDUCED from 2011 Masterplan Update - assume 07/11 dollars
Design Contingency	7.50%	126,090	144,359	REDUCED from 2011 Masterplan Update
Project Contingency	10.00%	168,120	192,479	REDUCED from 2011 Masterplan Update
Total Project Cost - 7/11 Dollars		1,975,412	2,261,626	assume July 2011 dollars
Inflation July 11 to July 2013	7.10%	140,254	160,575	from DOF Inflation Schedule dated 5/10/2011
<b>TOTAL Project Cost - 7/13 Dollars</b>		<b>\$2,115,667</b>	<b>\$2,422,202</b>	July 2013 dollars
Total of Contingencies		294,210	336,838	

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Green Acres - PH2				
Renovated Area		11,045		Calculated from Floor Plan sheet by BWBR
Updated Area		0		7,430 SF wing + Industry Office Area for Programs
New Area		0		
Total Area		11,045		
<b>Construction Cost</b>				
		Low Range	High Range	
Construction Cost		1,863,123	2,127,883	calc from 2011 Masterplan costs w/ reduced scope in 7/11 dollars
Technology (Security Systems)	7.50%	139,734	159,591	assume 7.5% of General Construction Cost
subtotal		2,002,857	2,287,474	
Design Contingency	10.00%	200,286	228,747	
subtotal		2,203,143	2,516,222	
Inflation July 11 to July 2013	7.10%	156,423	178,652	from DOF Inflation Schedule dated 5/10/2011
subtotal		2,359,566	2,694,873	
Construction Contingency	5.00%	117,978	134,744	
<b>TOTAL Construction Cost</b>		<b>\$2,477,544</b>	<b>\$2,829,617</b>	in July 2013 dollars
Construction Cost/SF		\$213.63	\$243.99	
<b>Soft Costs</b>				
Design Fees + Expenses	10.00%	235,957	269,487	does not include Construction Contingency
Other Fees	1.00%	23,596	26,949	does not include Construction Contingency
Total (Fees)		259,552	296,436	calculated based on Construction Cost
Administrative Costs		3,000	4,000	from 2011 Masterplan Update - assume 7/11 dollars
FFE	7.00%	165,170	188,641	assume 7% of Construction Cost
subtotal (Admin and FFE)		168,170	192,641	
Project Contingency	2.50%	58,989	67,372	Percentage of Construction Cost
<b>TOTAL Soft Costs</b>		<b>\$486,711</b>	<b>\$556,449</b>	
Soft Cost as % of Construction		20.63%	20.63%	
Total of Contingencies		377,253	430,863	
<b>TOTAL PROJECT COST</b>		<b>\$2,964,255</b>	<b>\$3,386,066</b>	in July 2013 dollars
Inflation- July 13 to MP of Construction	0.00%	0	0	Construction Midpoint - from 5/10/11 DOF Inflation Schedule
<b>GRAND TOTAL - PROJECT COST</b>		<b>\$2,964,255</b>	<b>\$3,386,066</b>	Inflated to assumed Midpoint of Construction
<b>Design Fees</b>				
Design fees	100.00%	235,957	269,487	
Pre-design Fees		0	0	Included in Green Acres Phase 1 cost
<b>Total Design Fees</b>		<b>\$235,957</b>	<b>\$269,487</b>	
<b>Comparison with 2011 Masterplan Update</b>				
subtotal w/o contingencies		1,881,345	2,153,930	REDUCED from 2011 Masterplan Update - assume 07/11 dollars
Design Contingency	7.50%	141,101	161,545	REDUCED from 2011 Masterplan Update
Project Contingency	10.00%	188,135	215,393	REDUCED from 2011 Masterplan Update
Total Project Cost - 7/11 Dollars		2,210,580	2,530,867	assume July 2011 dollars
Inflation July 11 to July 2013	7.10%	156,951	179,692	from DOF Inflation Schedule dated 5/10/2011
<b>TOTAL Project Cost - 7/13 Dollars</b>		<b>\$2,367,532</b>	<b>\$2,710,559</b>	July 2013 dollars
Total of Contingencies		329,235	376,938	

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Blue	Values input from 2011 Masterplan Update
Green	Values calculated using Data from 2011 Masterplan Update
Orange	Values used in Summary Sheet

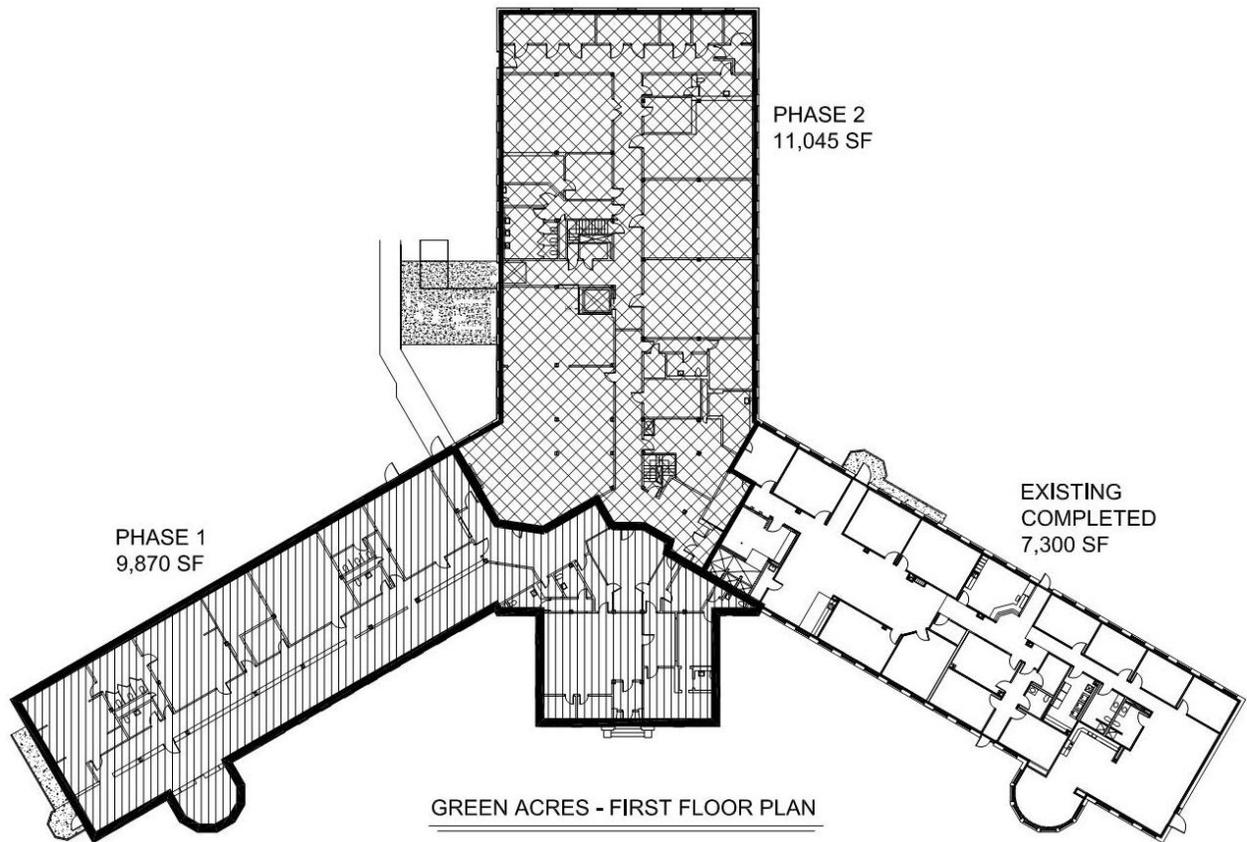
MSOP St. Peter Masterplan Update  
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		Green Acres - 11 MP		
3	Renovated Area		32,000	from 2011 Masterplan Update
4	Updated Area		8,060	from 2011 Masterplan Update
5	New Area		0	from 2011 Masterplan Update
6	Total Area		40,060	from 2011 Masterplan Update
8	<b>Construction Cost</b>		Low Range	High Range
9	Construction Cost		5,906,526	6,720,048 from 2011 Masterplan Update
10	Technology (Security Systems)	1.70%	100,150	140,210 from 2011 Masterplan Update - percentage is calculated
11	subtotal		6,006,676	6,860,258 from 2011 Masterplan Update
12	Design Contingency	0.00%	0	0 added at the end in the 2011 Masterplan Update
13	subtotal		6,006,676	6,860,258
14	Inflation July 11 to July 2013	0.00%	0	0 not inflated in 2011 Masterplan Update
15	subtotal		6,006,676	6,860,258
18	Construction Contingency	0.00%	0	0 not included in 2011 Masterplan Update
19	<b>TOTAL Construction Cost</b>		<b>\$6,006,676</b>	<b>\$6,860,258</b> assumed to be in July 2011 Dollars
21	Construction Cost/SF		\$149.94	\$171.25 without including Design or Project Contingencies
22	Construction Cost/SF w/ Design Contingency	7.50%	\$161.19	\$184.09 includes Design Contingency
23	Construction Cost/SF w/ Design/Project Cont	5.00%	\$168.68	\$192.66 includes Design Contingency and 1/2 Project Contingency
25	<b>Soft Costs</b>			
26	Design Fees + Expenses	10.32%	620,026	714,255 from 2011 Masterplan Update - percentage is calculated
27	Other Fees	0.14%	8,680	10,080 from 2011 Masterplan Update - percentage is calculated
28	subtotal (Fees)	10.47%	628,706	724,335 from 2011 Masterplan Update - percentage is calculated
29	Administrative Costs		3,000	4,000 from 2011 Masterplan Update
30	FFE	3.08%	188,220	223,868 from 2011 Masterplan Update - percentage is calculated
31	subtotal (Admin and FFE)		188,220	227,668
32	Project Contingency	0.00%	0	0 taken after all of the Project Costs are tallied
33	<b>TOTAL Soft Costs</b>		<b>\$816,926</b>	<b>\$952,003</b>
35	Soft Cost as % of Construction		13.60%	13.88%
36	Total of Contingencies		0	0 contingencies calculated at end in 2011 Masterplan Update
38	<b>SUBTOTAL PROJECT COST</b>		<b>\$6,823,602</b>	<b>\$7,812,261</b>
40	Design Contingency	7.50%	511,770	585,920 added at the end in the 2011 Masterplan Update
41	Project Contingency	10.00%	682,360	781,226 added at the end in the 2011 Masterplan Update
42	<b>TOTAL Contingencies</b>		<b>1,194,130</b>	<b>1,367,146</b>
44	<b>TOTAL PROJECT COST</b>		<b>\$8,017,732</b>	<b>\$9,179,407</b> assumed to be in July 2013 dollars
46	Inflation - July 11 to MP of Construction	0.00%	0	0 Construction Midpoint - from 5/10/11 DGF Inflation Schedule
48	<b>GRAND TOTAL - PROJECT COST</b>		<b>\$8,017,732</b>	<b>\$9,179,407</b> Inflated to assumed Midpoint of Construction

RED Text	Added or Revised from 2011 Masterplan Update by BWBR
Light Blue	Values input from 2011 Masterplan Update
Light Green	Values calculated using Data from 2011 Masterplan Update
Light Orange	Values used in Green Acres REDUCED Scope calculations

Note: "Green Acres – 11 MP" is a support spreadsheet that basically re-created the calculations used to estimate Green Acres Project Costs in the 2011 Master Plan Update. The information from this spreadsheet was used in calculations for the reduced scope for Phase 1 and Phase 2 of Green Acres.

This diagram represents the approximate areas of remodeling at Green Acres used for developing Phase 1 and Phase 2 Construction Costs and Project Costs.



## **6. MSOP OPERATIONAL CAPACITY ANALYSIS**

One of the most significant issues facing MSOP moving forward is a projected shortage of operational capacity. This projected shortage emerged and a driving factor in assessing creative solutions for providing additional capacity within MSOP, developing a phasing plan for the lower campus, and in developing bonding requests for both the 2013 and 2014 legislative sessions.

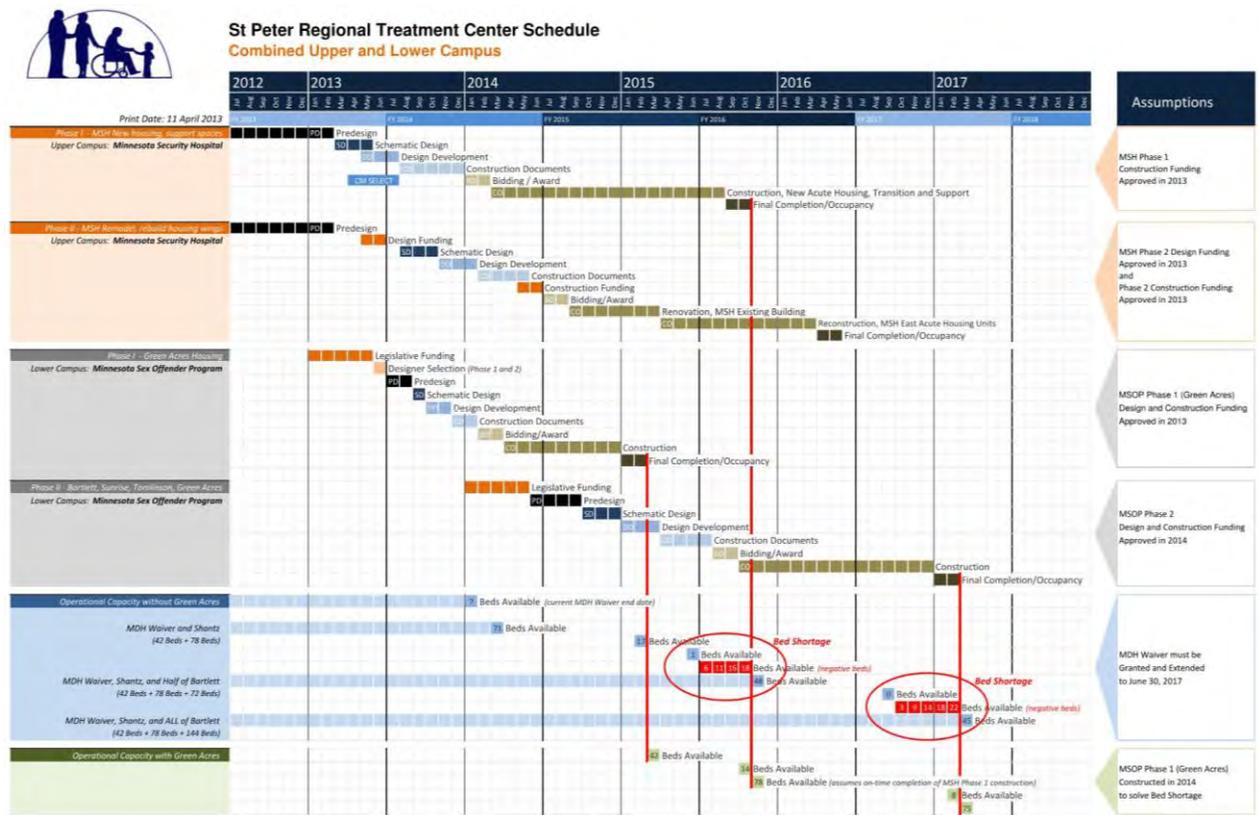
A critical factor in assessing the operational capacity of MSOP is the progress of the SOFS project on the upper campus. A number of factors, including but not limited to refinements of the SOFS program and revisions to the Phase 1 project scope and schedule based on program and budget considerations, have a significant impact on when existing SOFS lower campus buildings, specifically Bartlett Hall, will become available for use by MSOP. Other critical factors taken into account in the operational capacity analysis include a waiver from the Minnesota Department of Health allowing temporary double bunking of client rooms at MSOP-Moose Lake set to expire in January 2014, projected completion of remodeling of Shantz Hall in March 2014 that will add 78 beds to the current capacity, and projected design and construction timelines for buildings to upgrade buildings on the lower campus being vacated by SOFS.



Based on the understanding that extending the MDH waiver and bringing Shantz on line in the spring of 2014 were critical to averting an immediate and severe operational capacity shortage, the next diagram evaluated the need to develop additional bed capacity on the lower campus utilizing space in Green Acres before Bartlett became available. The diagram included a schedule showing design and construction time for both the SOFS upper campus project and an MSOP lower campus projects to evaluate the need for funding for design and construction.

The following diagram clearly illustrates the need to have additional beds in Green Acres on line beginning in March 2015 to avert a projected shortage. This, in turn, illustrates the need for design funding in 2013 and construction funding in 2014.

Again, it should be noted that the schedule assumes that Bartlett will be available to MSOP in November 2014.

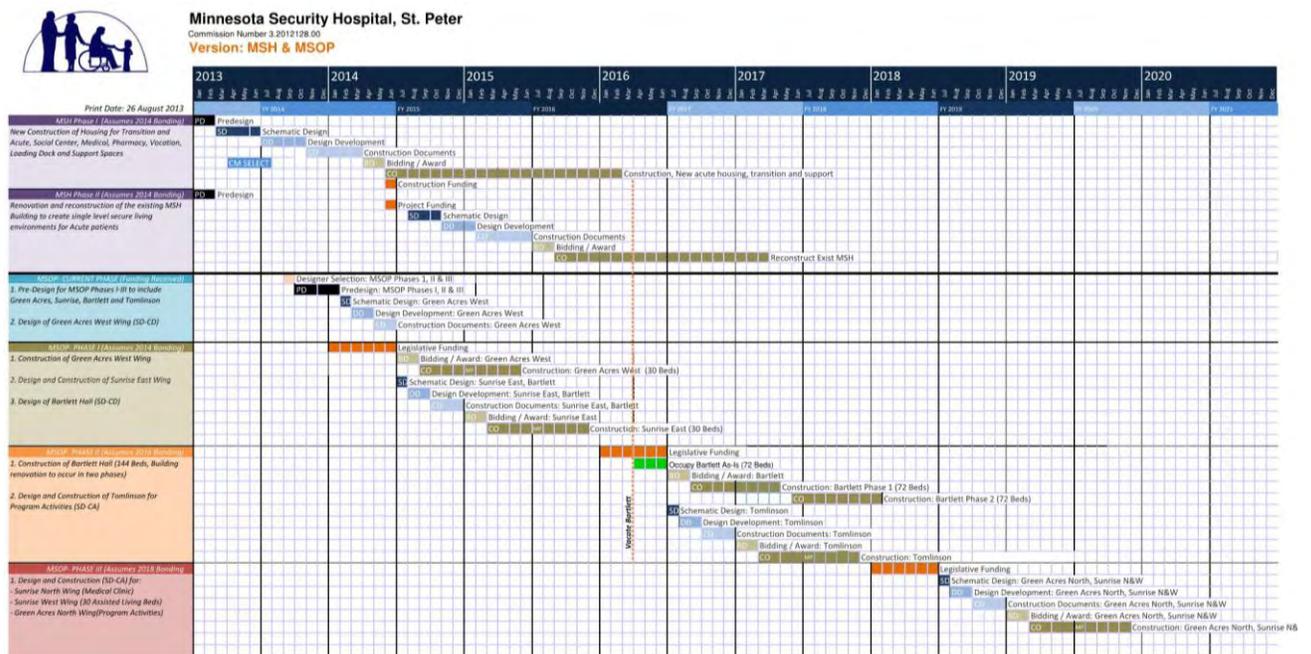


## 7. MASTER PLAN UPDATE DECISIONS and CONCLUSIONS

Based on the results of this Master Plan Update, MSOP was able to determine that the operational program developed as part of the 2011 Master Plan Study for each of the sixteen departments has not changed significantly and, as a result, the general scope of building upgrades has not changed significantly. Utilizing the low range and high range construction costs developed as part of the 2011 Master Plan Study, construction costs were escalated to July 2013 dollars and soft costs were updated to reflect current project costs.

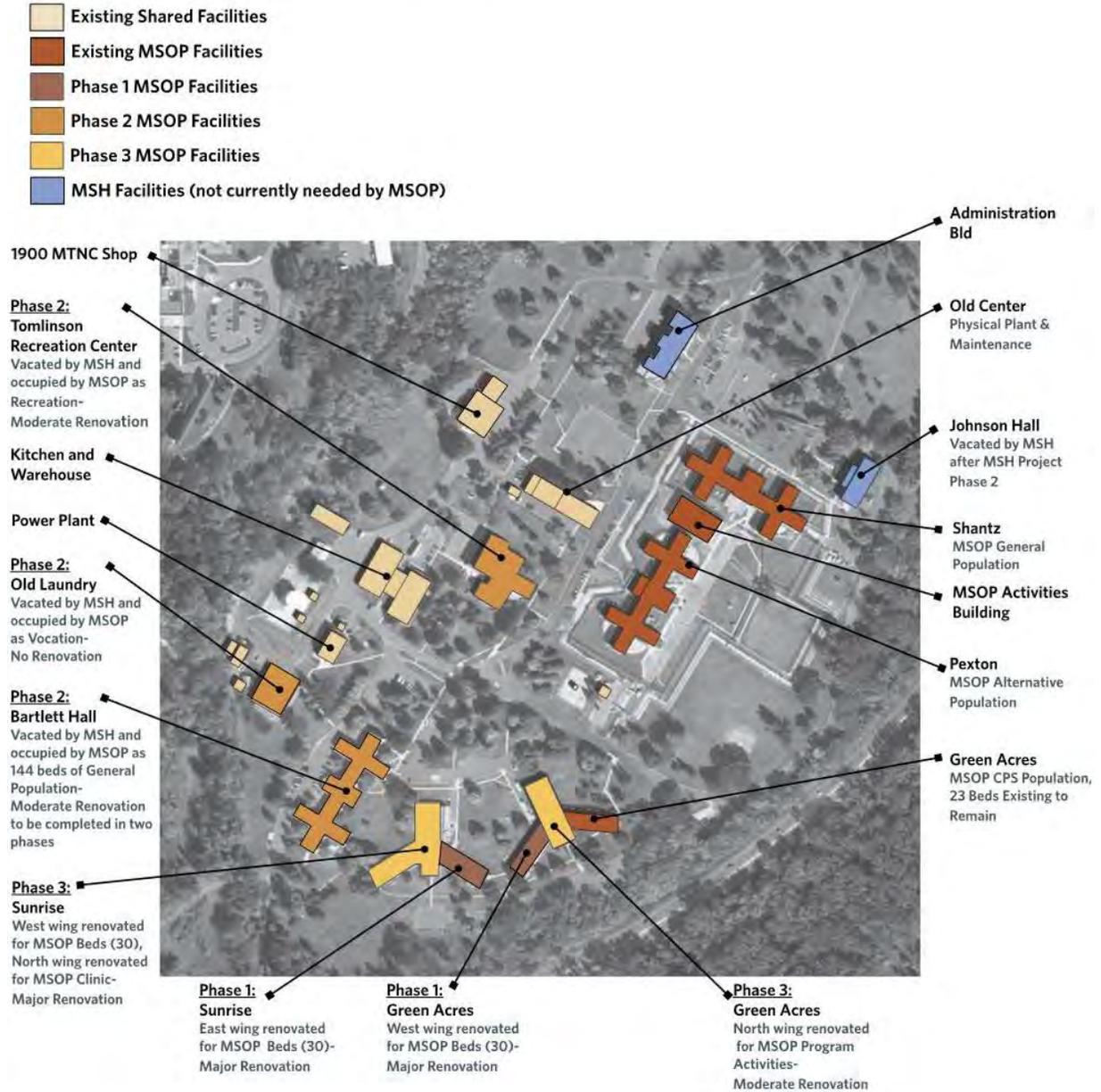
Perhaps the most significant outcome of this update was a thorough review and analysis of MSOP's projected operational bed capacities and the identification of a projected shortage beginning in early 2015. Conducting the update at the same time that the scope, schedule, and budget for the SOFS project on the upper campus was being developed and refined allowed MSOP to analyze the significant ramifications of that project on their operations and adjust their planning accordingly. Clearly identifying the projected shortage and understanding the schedule for availability of lower campus buildings being vacated by SOFS has allowed MSOP to consider options to address their space needs, resulting in the dedication of DHS funding for pre-design and design in 2013 and development of a bonding plan for three phases on design and construction beginning in FY2014 and continuing in FY2016 and FY2018.

The most recent schedule, shown below, illustrates the projected design and construction timelines for MSH Phases 1 and 2 and their impact on MSOP Phases 1 – 3.



As a result of this current schedule analysis, MSOP has refined projected project phasing as shown below to include both Green Acres (West Wing) construction and Sunrise design in construction in Phase 1 to address a projected delay of availability of Bartlett to Spring of 2016, resulting in a more significant projected bed shortage than originally anticipated.

**MSOP - ST. PETER CONCEPTUAL SITE PLAN**



Budget, schedule, and conceptual site plan information developed as part of the MSOP – St. Peter Master Plan Update has been utilized by DHS to develop a bonding request for predesign and design submitted in 2013, for procurement of agency funding for predesign and design in 2013 (bonding was not approved), and for a bonding request for design and construction to be submitted in 2014. If successful, the plan outlined in this report will allow MSOP to meet their projected operational capacity and continue to provide treatment programs in a safe and secure environment.