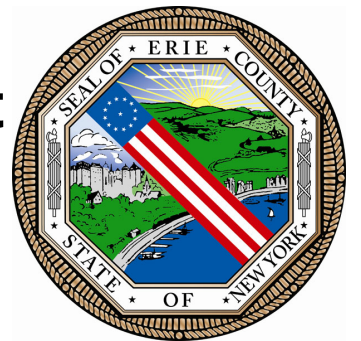


PRELIMINARY DRAFT - 11/1/24



**Erie County Holding Center and Correctional Facility  
Comprehensive Facility and Operational Needs Assessment**  
**Preliminary Scenario Options & Blocking Diagrams**



# PRELIMINARY DRAFT – 11/1/24

---

## Project Status Update Briefing for Erie County Elected Officials

Under Public Meetings law (N.Y. Pub. Off. Law § 102 (2) “Meeting” means the official convening of a public body for the purpose of conducting public business, including the use of videoconferencing for attendance and participation by the members of the public body.

A potential public meeting occurs when we have a full quorum of the legislators present in person. Confirm no quorum of the Legislature is present.

The focus group is being called to facilitate the needs assessment being conducted by the consultants to identify concerns (or satisfactions) with the correctional center and the holding center. The purpose is not to take official action(s).

PRELIMINARY DRAFT – 11/1/24

# Project Team

-  – The local team coordinating the assessment and evaluating the physical conditions of the buildings and its systems
-  **DLR GROUP** – National experts in trauma-informed, therapeutic jail design and operations
- *Alternative Solutions Associates, Inc.* - National experts in alternatives to incarceration, reentry programs and best practices resident programming
- *Matrix Consulting Group* - National experts in evaluation of operations and projected staffing needs





PRELIMINARY DRAFT – 11/1/24

**PROJECT STATUS AND  
WORK TO DATE**

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**CONCEPTUAL SCENARIOS/  
BLOCKING MODELS**

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**PRELIMINARY STAFFING AND  
COST ANALYSIS**

---

**FEEDBACK FROM COMMUNITY  
AND STAKEHOLDERS**

Agenda



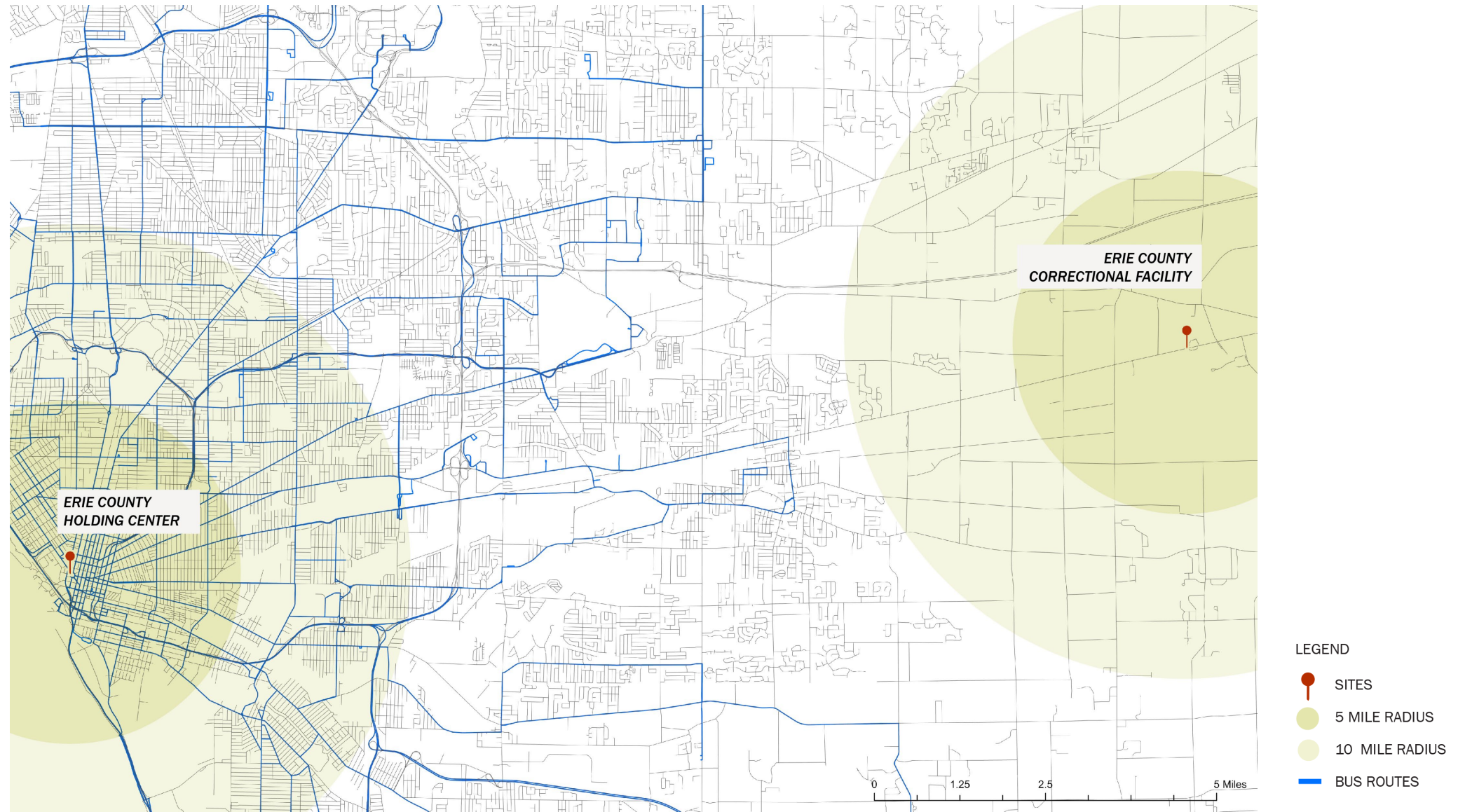
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# Project Status & Work to Date



PRELIMINARY DRAFT – 11/1/24

## Existing Context

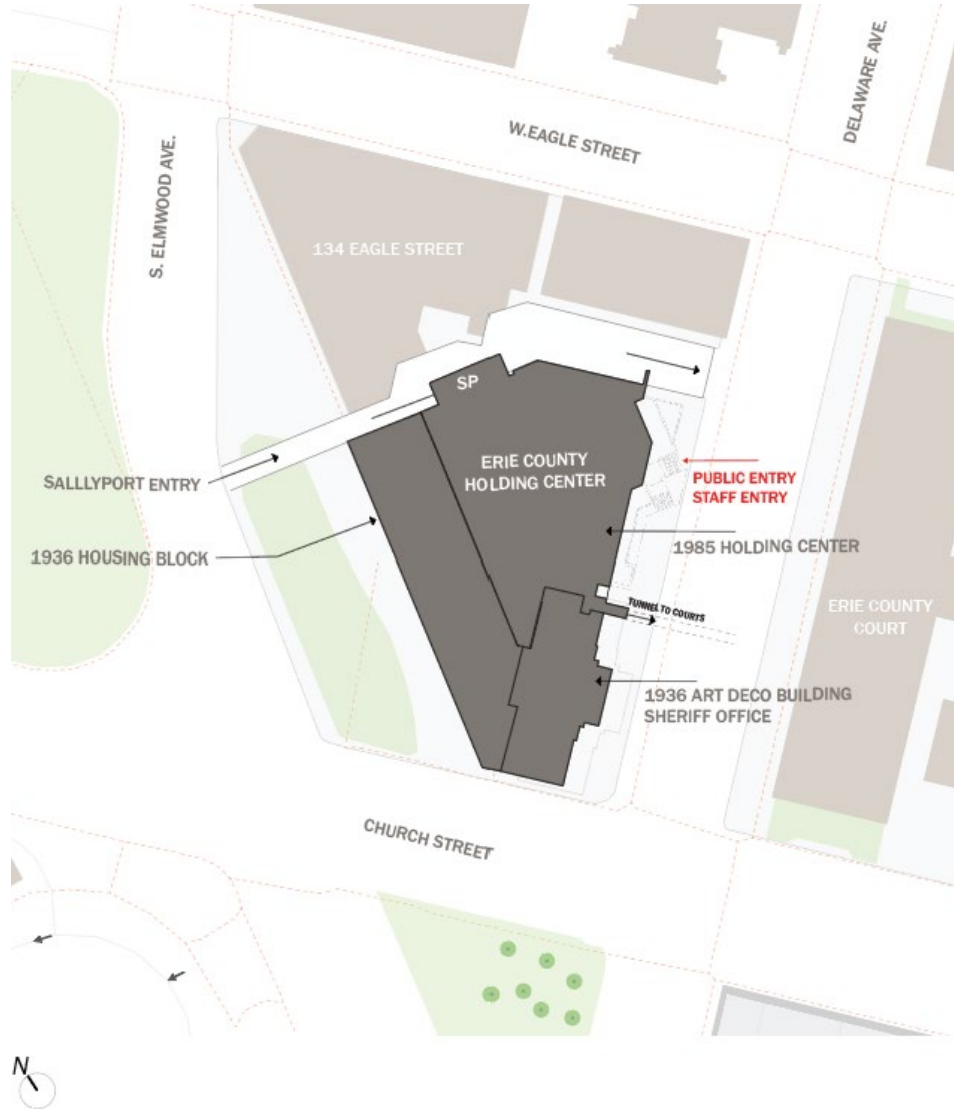


PRELIMINARY DRAFT – 11/1/24

## Erie County Holding Center, Buffalo

Existing Context:

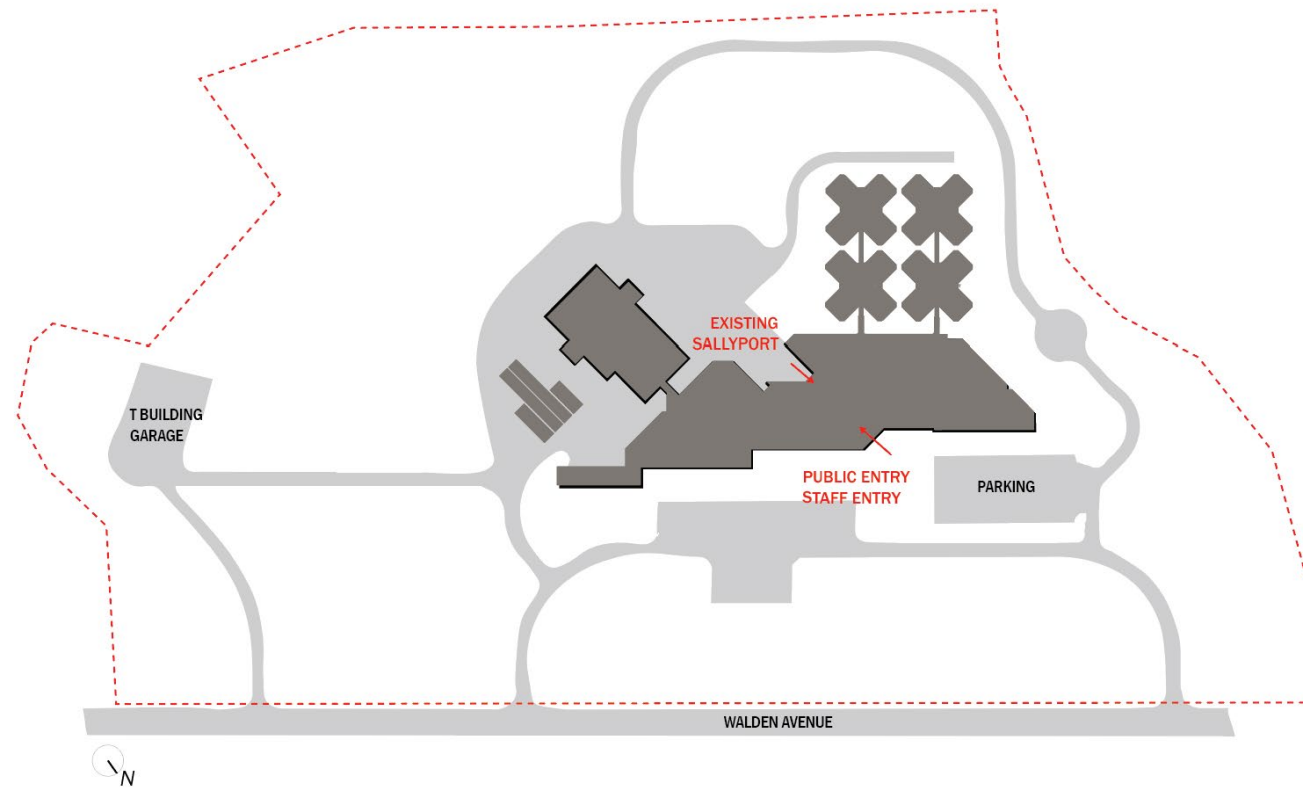
- Downtown Facility adjacent to existing City, County, and State Courts
  - Public Transit Accessible
- Three buildings on site
  - 1936 Art Deco style building with Sheriff Office and outdated linear block housing
  - 1936 outdated linear block housing
  - 1985 addition with majority of operational programming, and mezzanine housing units
- Limited opportunity for on-site expansion
- Current Bed Count: 638 Beds
- 220,906 GSF (346 SF / Bed)
- 7 Stories





PRELIMINARY DRAFT – 11/1/24

## Erie County Correction Facility, Alden



- Remote campus, far from support facilities (families, legal services, healthcare facilities, Sheriff's Offices, Courts)
  - Substantial transportation costs
  - No current NFTA bus service
- Multiple buildings on campus built in 1985 with additions in 2010
- Ample space for on-site expansion
- Current Bed Count: 742 Beds
- 219,834 GSF (296 SF / Bed)
- 2 Stories

## Square Foot per Bed Comparison

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<b>Facility</b>	<b>Total Beds</b>	<b>Total SF</b>	<b>SF/ Bed</b>	<b>Facility Type</b>
ECHC (Downtown)	638	220,906	346	Containment
ECCF (Alden)	742	219,834	296	Containment
Proposed	906	518,772	573	Treatment

- Ratio to compare total building square foot to the total number of beds in the facility
- Containment oriented facilities have low SF/Bed ratios – less programs space available outside bedrooms
- Treatment oriented facilities have high SF/Bed ratios – more programs space available outside bedrooms

---

# Conceptual Scenarios and Blocking Options





## PRELIMINARY DRAFT – 11/1/24

### Program Summary

Component	DGSF	Beds
0. Non-Custodial Alternative Housing	8,669BGSF	24
1.Public Entrance, Lobby, Visitation	12,931	
2. Facility Executive Administration	5,588	
3. Staff Entrance & Staff Support	10,261	
4. Security Operations	5,249	
5. Intake, Transport, & Release	21,442	
6. Resident Programs & Services	17,545	
7. Forensic Services	5,269	
8. Medical Services & Housing	27,308	38
9. Housing Adjacent to Medical	22,716	72
10. Male Housing – Gen. Pop.	115,044	396

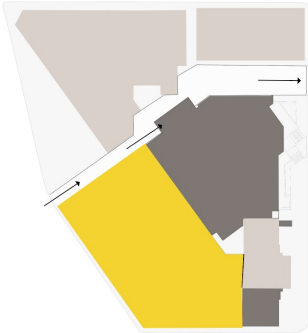
Component	DGSF	Beds
11. Male Housing – Gen. Pop. Special Program	35,821	108
12. Male Housing – Special Management	31,447	84
13. Male Housing – Mental Health	55,101	120
14. Female Housing	40,738	88
15. Food Services	8,794	
16. Laundry Services	3,253	
17. Building Support	10,139	
18. Central Plant	11,061	
<b>Total Departmental GSF</b>	<b>439,611</b>	<b>906</b>
<i>Building Grossing Factor</i>	<i>1.2</i>	
<b>Total Building GSF</b>	<b>518,772</b>	
<i>Square Foot to Bed Ratio</i>	<i>573 sf/bed</i>	

Options Summary

No Change:  
Facility Maintenance  
Upgrades Only

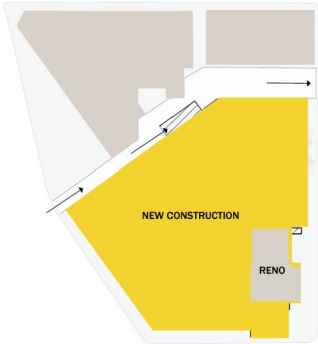
	SF	Beds
Demo	-	-
ETR*	440,740	1380
New	-	-
Total	440,740	1380

Option 1:  
Demo, Renovation,  
Expansion at  
Downtown



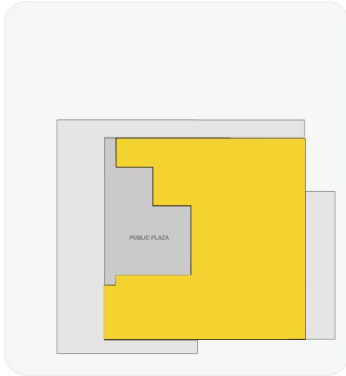
	SF	Beds
Demo	45,350	386
ETR*	175,556	272
New	342,404	634
Total	517,950	906

Option 2:  
New Construction  
on Existing  
Downtown Site



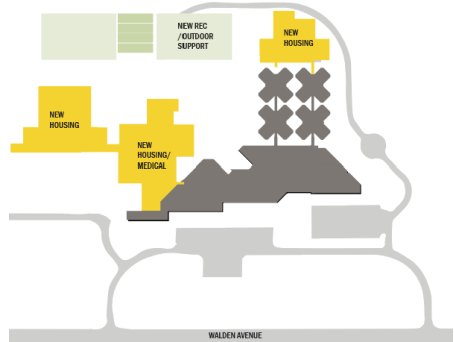
	SF	Beds
Demo	220,906	638
ETR*	28,000	-
New	527,593	906
Total	527,441	906

Option 3:  
New Facility on  
Unknown  
Downtown Site



	SF	Beds
Demo	-	-
ETR*	175,556	638
New	527,593	906
Total	527,441	906

Option 4:  
Demolition,  
Renovation,  
Expansion at Alden

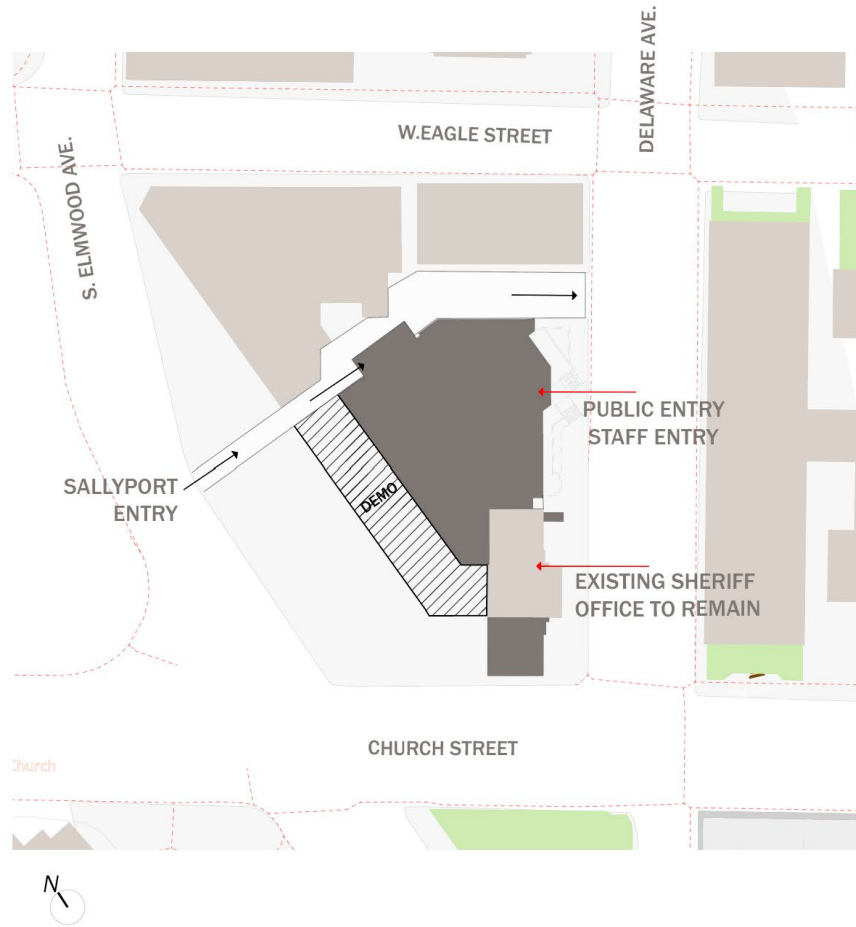


	SF	Beds
Demo	28,450	414
ETR*	191,384	384
New	301,740	522
Total	493,124	906

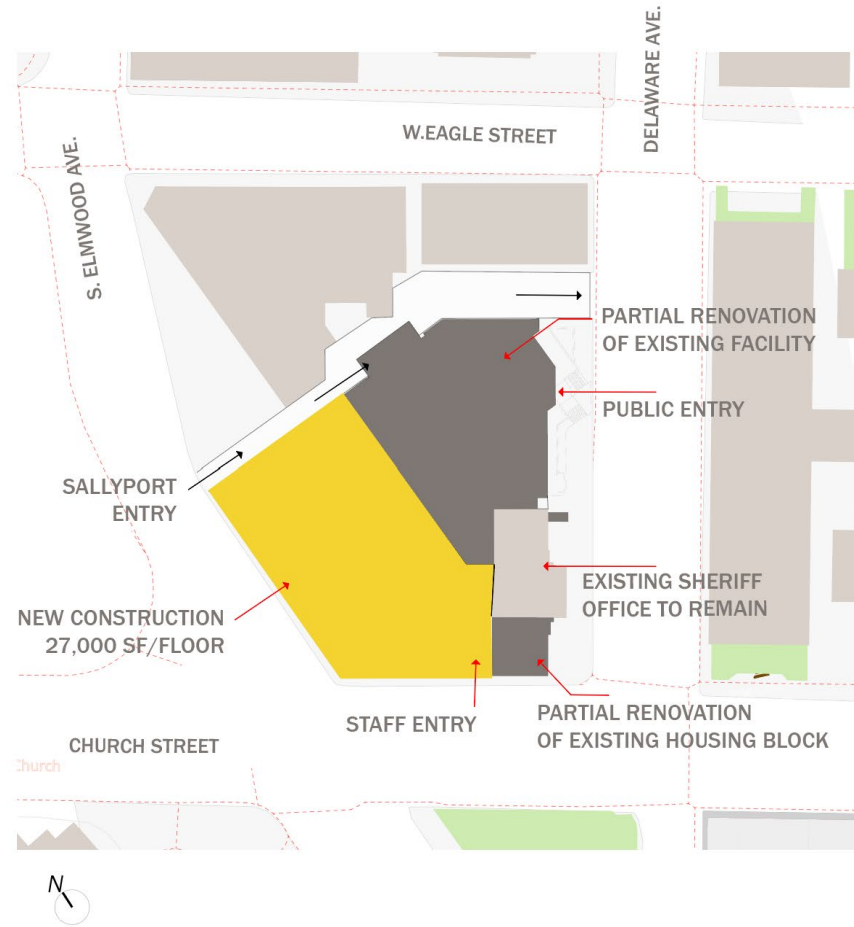
\*Existing To Remain

## PRELIMINARY DRAFT – 11/1/24

### Option 1: Demolition, Renovation, Expansion at Downtown



*Demolition Plan*

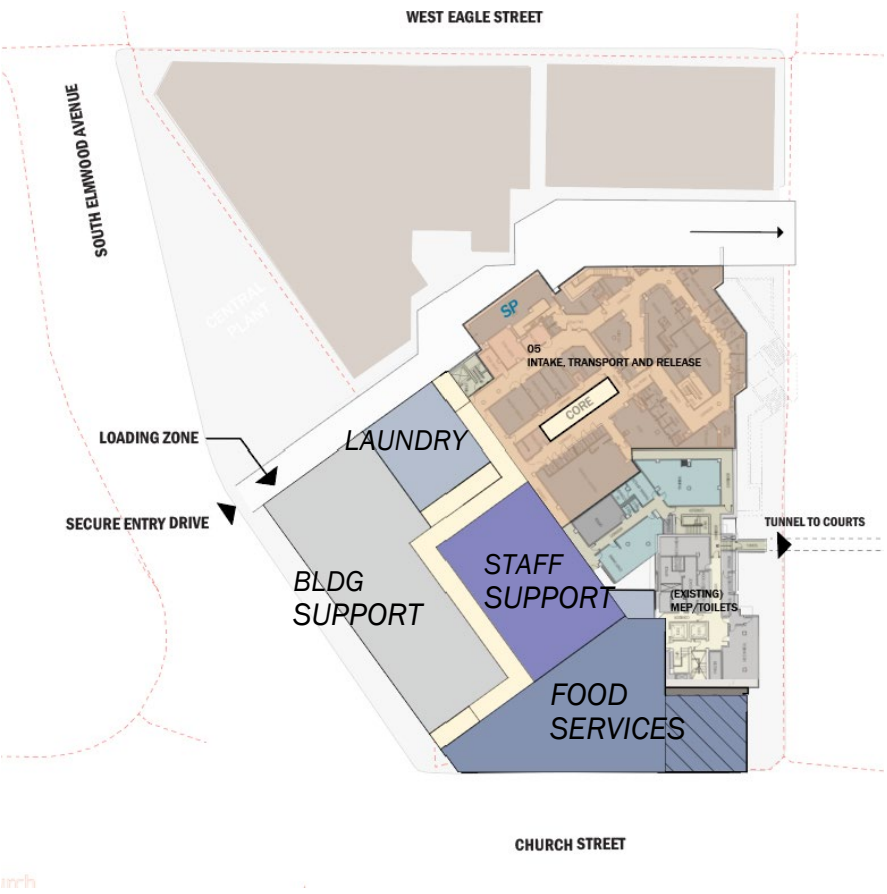


*Proposed Site Plan*

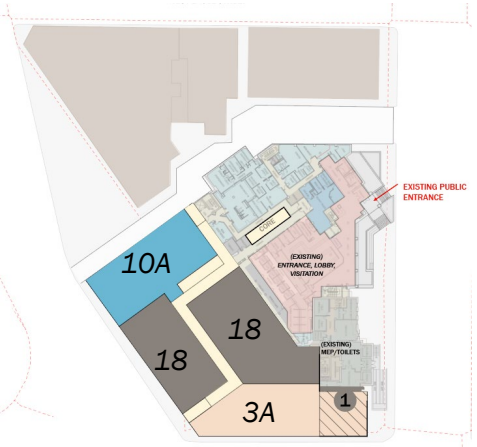


# PRELIMINARY DRAFT – 11/1/24

## Option 1: Blocking Diagram



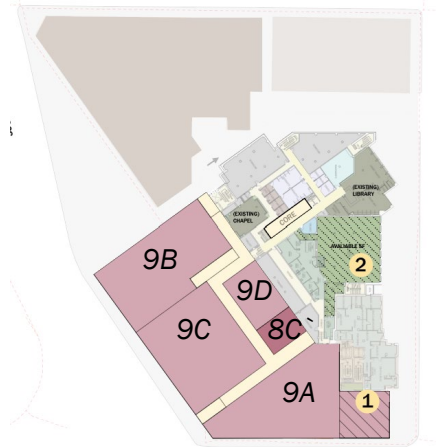
Basement Floor Blocking



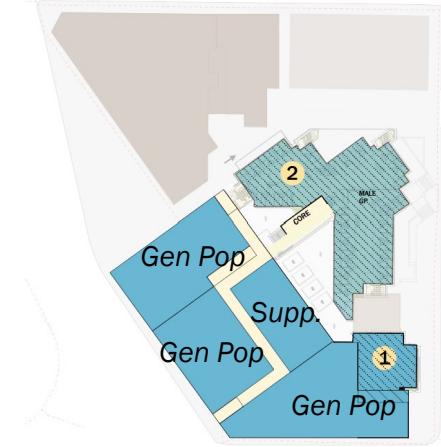
First Floor Blocking



Third Floor Blocking



Second Floor Blocking



Fourth - Eighth Floor Blocking  
(Typical Housing Floor)

- PUBLIC ENTRANCE, LOBBY, VISITATION
- FACILITY EXECUTIVE ADMINISTRATION
- STAFF ENTRANCE AND STAFF SUPPORT
- SECURITY OPERATIONS
- INTAKE, TRANSPORT, AND RELEASE
- RESIDENT PROGRAMS AND SERVICES
- FORENSIC SERVICES
- MEDICAL SERVICES AND HOUSING
- HOUSING ADJACENT TO MEDICAL
- MALE HOUSING (program component 10,11,12,13)
- FEMALE HOUSING
- FOOD SERVICES
- LAUNDRY SERVICES
- BUILDING SUPPORT
- CENTRAL PLANT
- CIRCULATION

# Option 1 Summary

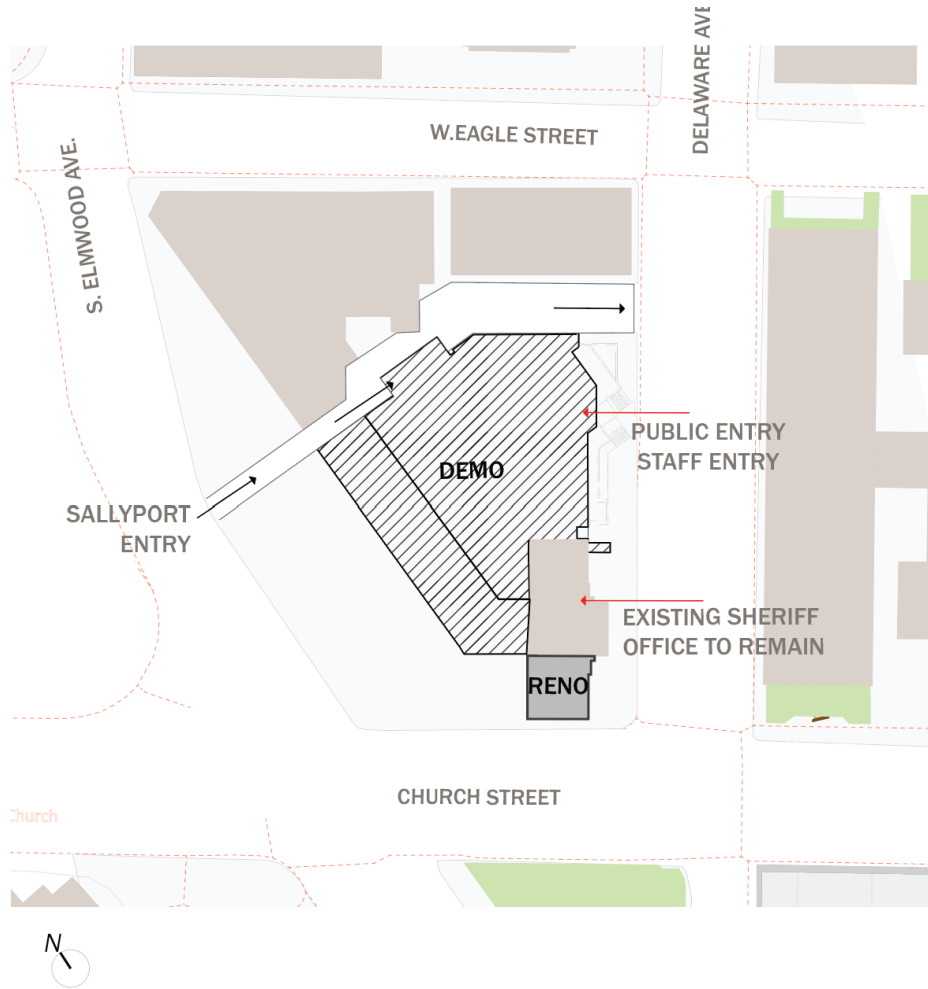
Demolition, Renovation, Expansion at Downtown

	SF	Beds
<i>Demo</i>	45,350	386
ETR*	175,556	272
New	342,404	634
<b>Total</b>	<b>517,950</b>	<b>906</b>
	<b>8 Stories</b>	

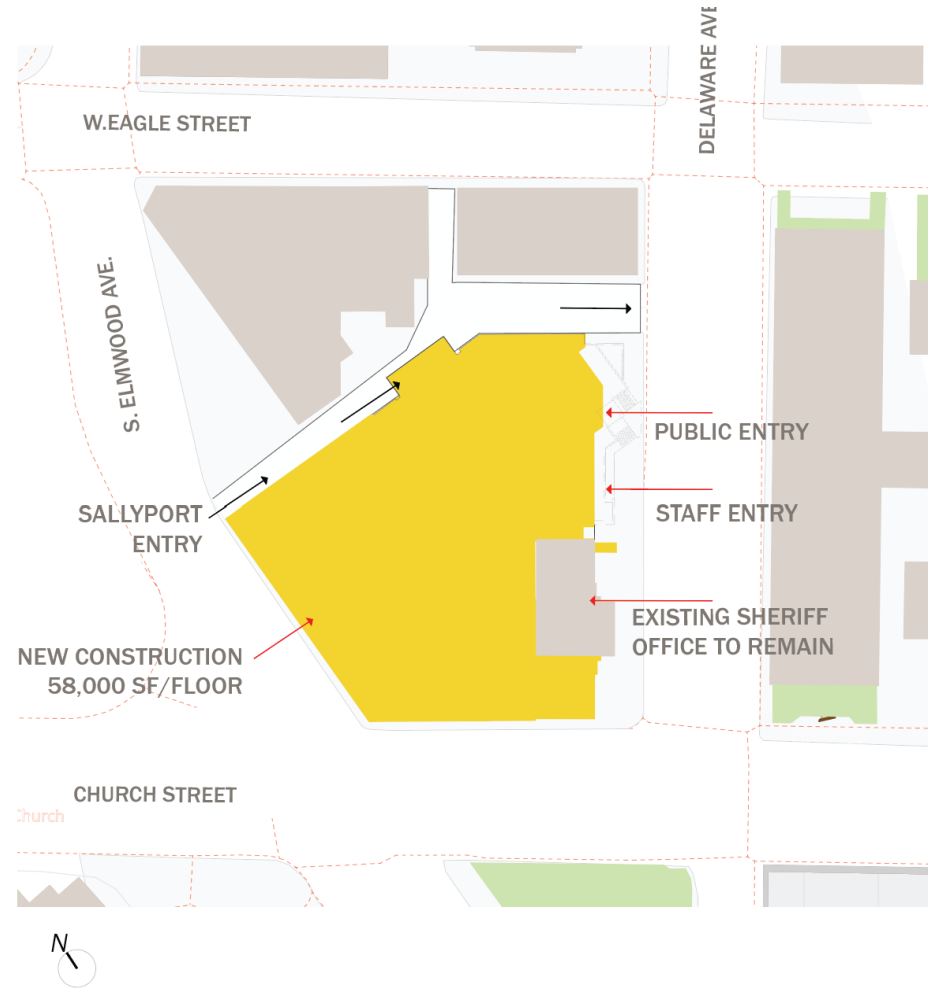
- Downtown location - proximity to other services, courts, family
- Maintains tunnel connection to courts
- Consolidated operations - efficiency in staffing, reduced transportation costs
- Demolition of 1930's linear block-style housing
- Increases bed capacity to proposed 906 beds
- All specialty beds are new construction
- Renovation of existing housing units to improve environment
- Opportunity for future expansion to Eagle Street
- Requires temporary relocation to Alden
- Increased staff efficiency, lowered operational cost
- Preservation of historic Art Deco Sheriff/Admin building
- Existing building difficult to reconfigure - Intake to remain as is
- Continued use of sub-standard facilities – Housing and Support
- No on-site parking or non-custodial alternative housing

# PRELIMINARY DRAFT – 11/1/24

## Option 2: New Construction On Existing Downtown Site



*Demolition Plan*

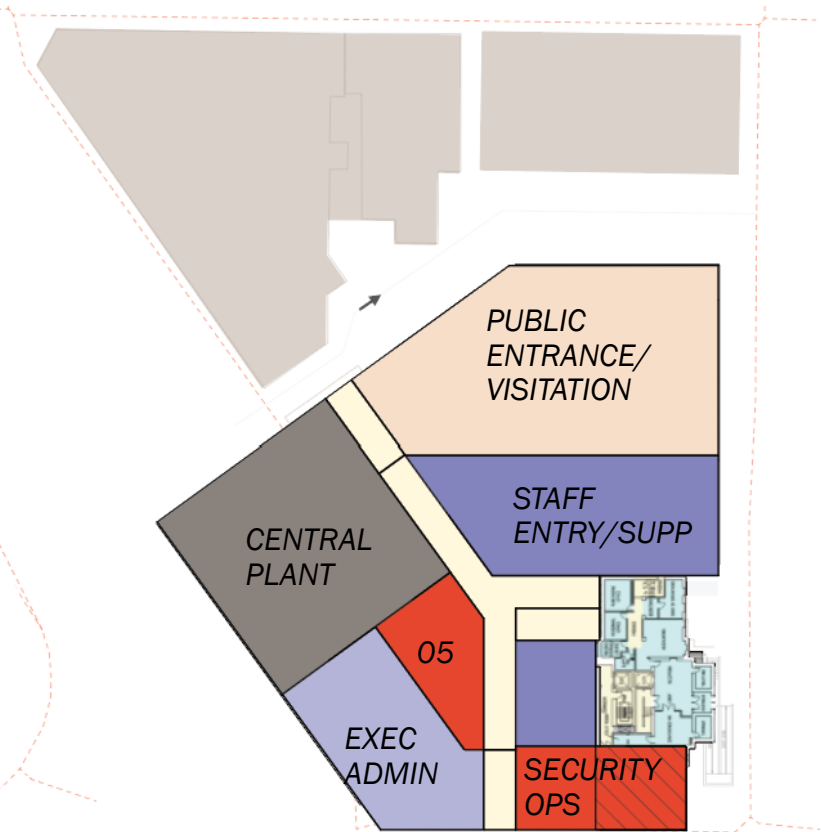


*Proposed Site Plan*

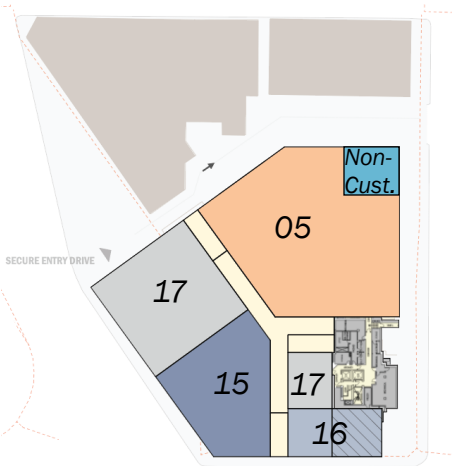


# PRELIMINARY DRAFT – 11/1/24

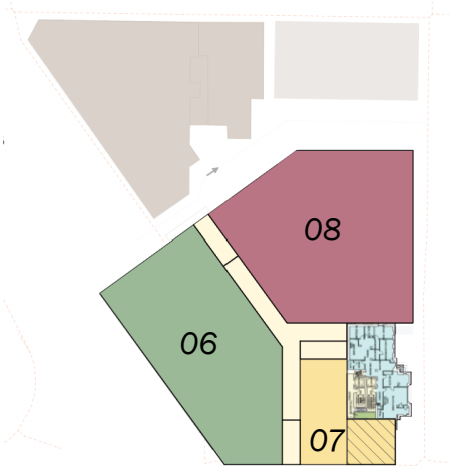
## Option 2: Blocking Diagram



First Floor Blocking

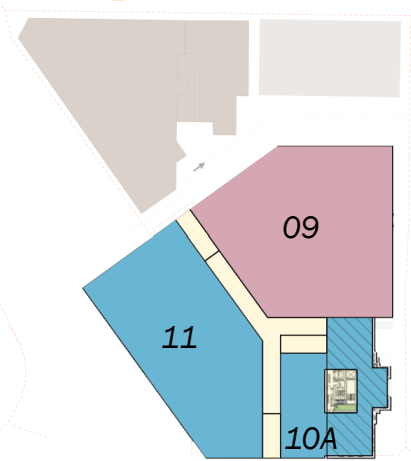


Basement Floor Blocking

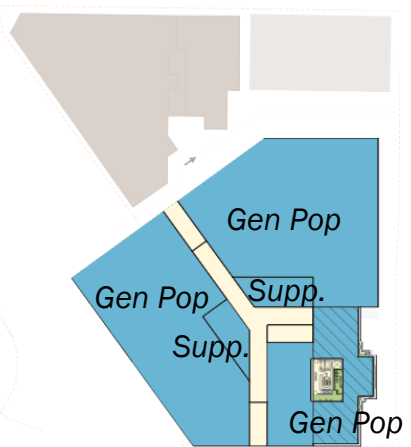


Second Floor Blocking

**1** Adaptation from existing dorms to Housing



Third Floor Blocking



Fourth - Seventh Floor Blocking  
(Typical Housing Floor)

- PUBLIC ENTRANCE, LOBBY, VISITATION
- FACILITY EXECUTIVE ADMINISTRATION
- STAFF ENTRANCE AND STAFF SUPPORT
- SECURITY OPERATIONS
- INTAKE, TRANSPORT, AND RELEASE
- RESIDENT PROGRAMS AND SERVICES
- FORENSIC SERVICES
- MEDICAL SERVICES AND HOUSING
- HOUSING ADJACENT TO MEDICAL
- MALE HOUSING (program component 10,11,12,13)
- FEMALE HOUSING
- FOOD SERVICES
- LAUNDRY SERVICES
- BUILDING SUPPORT
- CENTRAL PLANT
- CIRCULATION

# Option 2 Summary

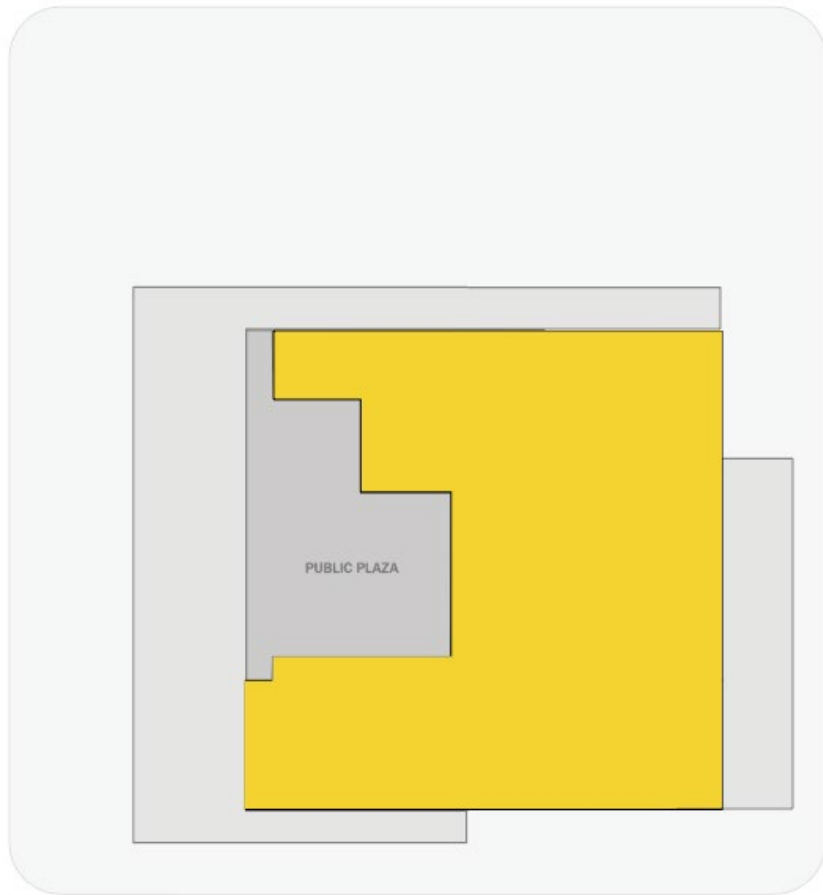
New Construction on Existing Downtown Site

	SF	Beds
<i>Demo</i>	220,906	638
ETR*	28,000	-
New	527,593	906
<b>Total</b>	<b>527,441</b>	<b>906</b>
<b>4 Stories</b>		

- Downtown location - proximity to other services, courts, family
- Maintains tunnel connection to courts
- Consolidated operations - efficiency in staffing, reduced transportation costs
- Demolition of 1930's linear block-style housing and 1980's addition
- Increases bed capacity to proposed 906 beds
- Purpose built, state-of-the art facility – best practices and trauma-informed
- Supports modern operations and staff wellness
- Maximized staff efficiency, lowest operational cost
- Opportunity for future expansion to Eagle Street
- Opportunity for on-site Non-Custodial Alternative Care Center with 24 beds
- Preservation of historic Art Deco Sheriff/Admin building
- Requires temporary relocation to Alden
- No on-site parking

## PRELIMINARY DRAFT – 11/1/24

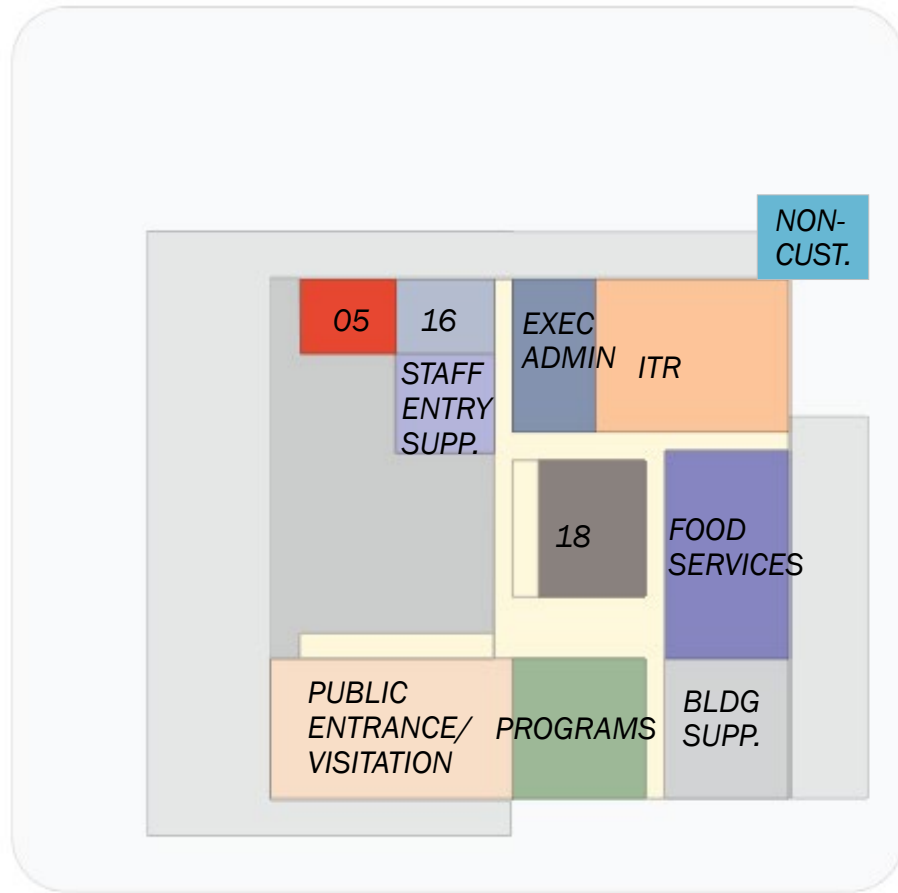
### Option 3: New Construction on Unknown Downtown Site



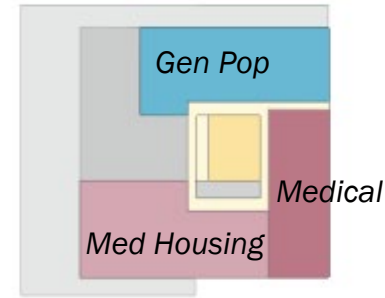
*Proposed Site Plan*

Option 3

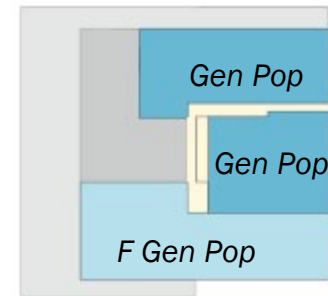
## Option 3: Blocking Diagram



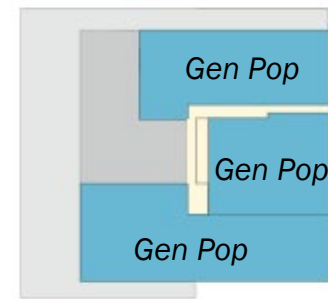
Proposed Site Plan



Second Floor



Third Floor



Fourth Floor

- PUBLIC ENTRANCE, LOBBY, VISITATION
- FACILITY EXECUTIVE ADMINISTRATION
- STAFF ENTRANCE AND STAFF SUPPORT
- SECURITY OPERATIONS
- INTAKE, TRANSPORT, AND RELEASE
- RESIDENT PROGRAMS AND SERVICES
- FORENSIC SERVICES
- MEDICAL SERVICES AND HOUSING
- HOUSING ADJACENT TO MEDICAL
- MALE HOUSING (program component 10,11,12,13)
- FEMALE HOUSING
- FOOD SERVICES
- LAUNDRY SERVICES
- BUILDING SUPPORT
- CENTRAL PLANT
- CIRCULATION



# PRELIMINARY DRAFT – 11/1/24

## Option 3 Summary

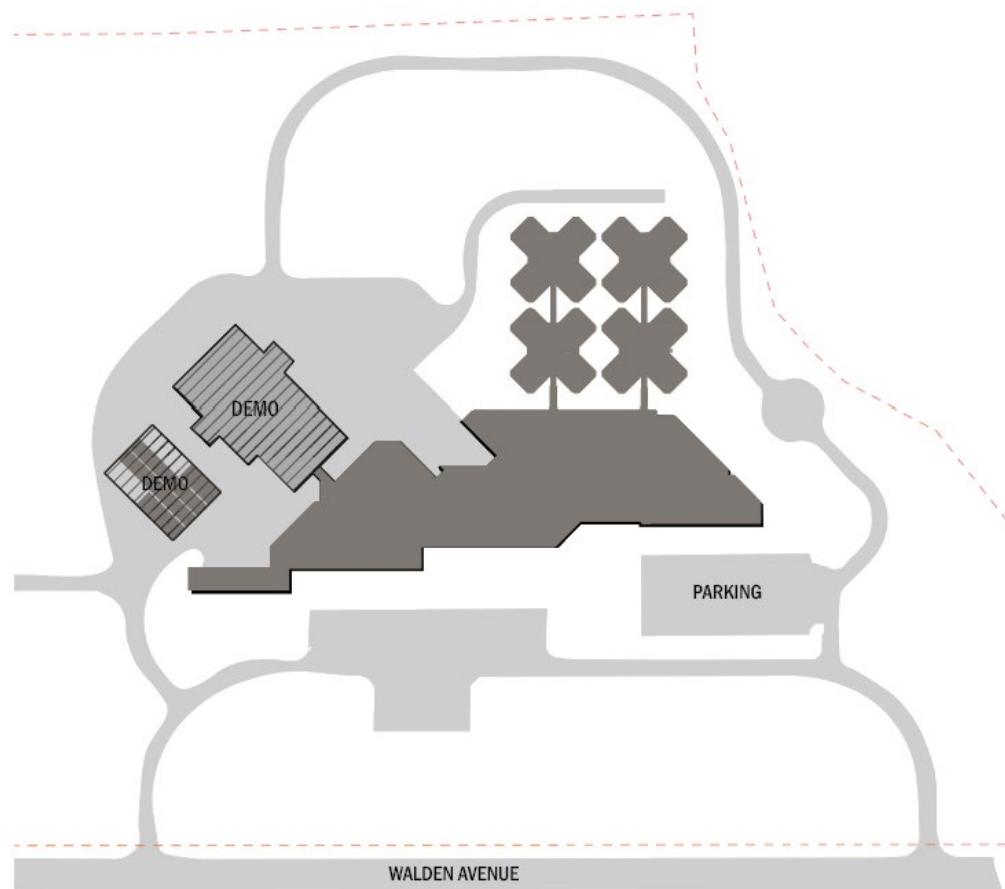
### New Construction on Unknown Downtown Site

	SF	Beds
<i>Demo</i>	-	-
ETR*	175,556	638
New	527,593	906
<b>Total</b>	<b>527,441</b>	<b>906</b>
<b>4 Stories</b>		

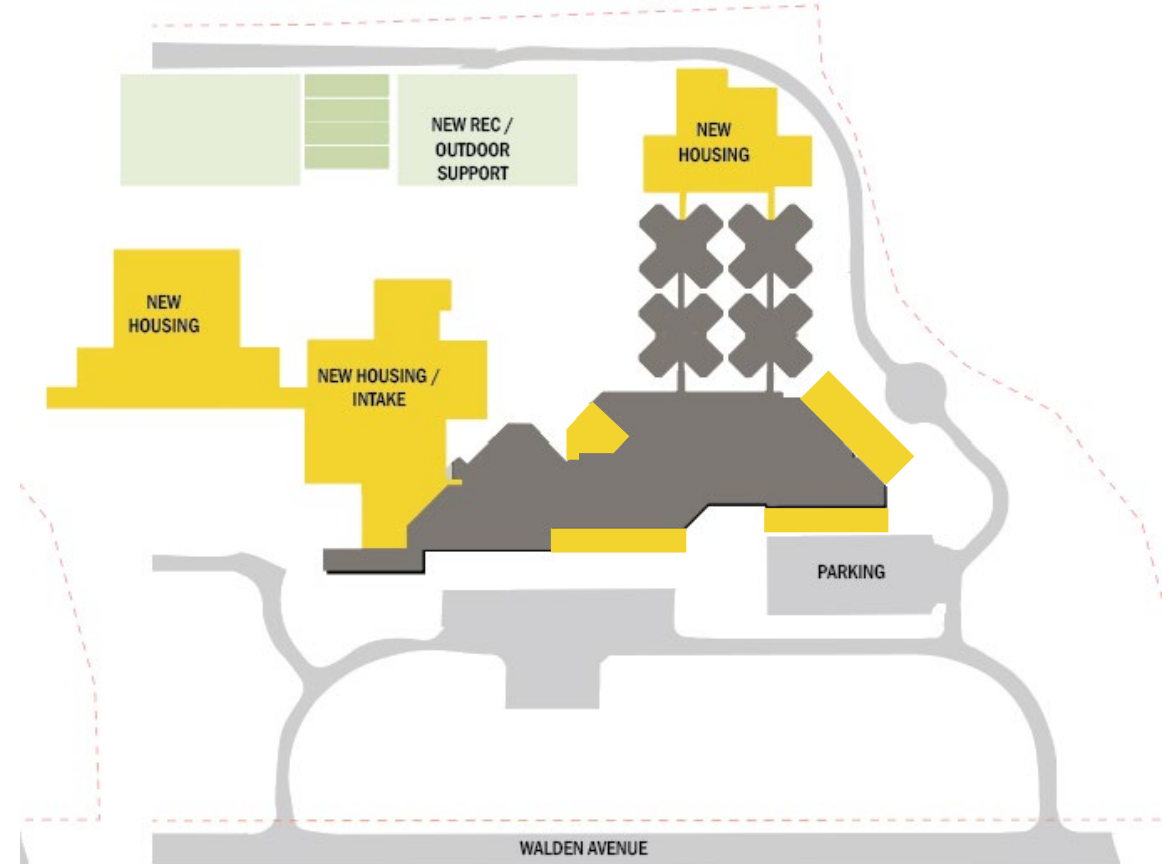
- Consolidated operations - efficiency in staffing, reduced transportation costs
- Increases bed capacity to proposed 906 beds
- Purpose built, state-of-the art facility – best practices and trauma-informed
- Supports modern operations and staff wellness
- Maximized staff efficiency, lower operational cost
- Opportunity for on site parking
- No temporary relocation, existing facilities remain operational
- Opportunity for outdoor recreation space
- Opportunity for on-site Non-Custodial Alternative Care Center with 24 beds
- City of Buffalo location - proximity to other services, courts, family
- No direct connection to courts
- Site acquisition and preparation
- Public concerns regarding new sites

## PRELIMINARY DRAFT – 11/1/24

### Option 4: Demolition, Renovation, Expansion at Alden



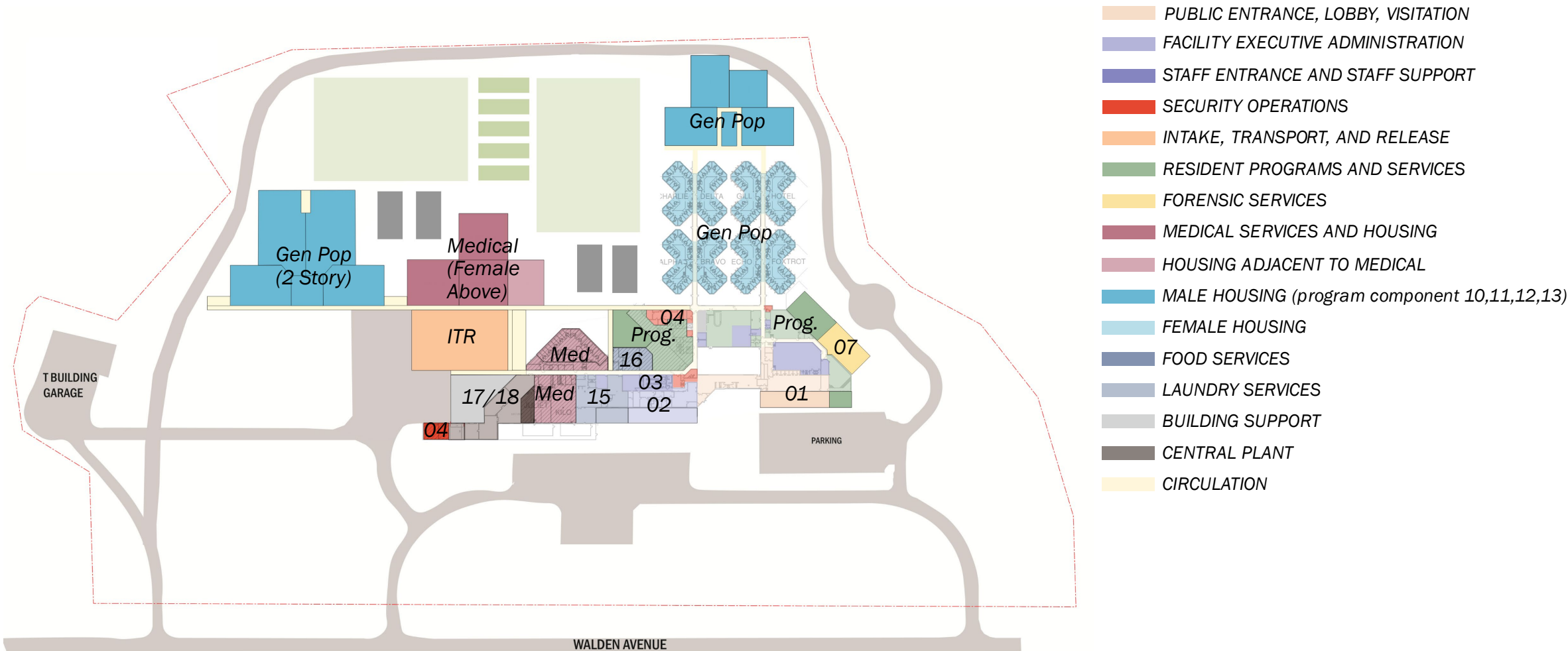
*Demolition Plan*



*Proposed Site Plan*

# PRELIMINARY DRAFT – 11/1/24

## Option 4: Blocking Diagram



First Floor Blocking

# PRELIMINARY DRAFT – 11/1/24

## Option 4 Summary

---

Demolition, Renovation, Expansion at Downtown

	SF	Beds
<i>Demo</i>	<i>28,450</i>	<i>414</i>
ETR*	191,384	384
New	301,740	522
<b>Total</b>	<b>493,124</b>	<b>906</b>
<b>2 Stories</b>		

- Increases bed capacity to proposed 906 beds
- All specialty beds are new construction
- Renovation of existing housing units to improve environment
- Opportunity for future expansion to Eagle Street
- Adequate on-site parking
- Increased staff efficiency, reduced operational costs
- Existing housing units total about 34,000SF under program
- Remote location from courts, medical services, families, attorneys, and other providers
- Collateral cost Increase for Buffalo Police Department
- Increased transportation costs
- No direct tunnel connection to courts
- Far distance between different campus buildings
- No opportunity for Non-Custodial Alternative Housing Center

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# Preliminary Staffing and Cost Analysis





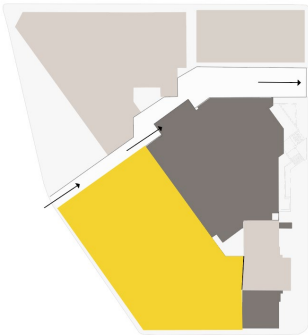
# Preliminary Cost Summary

PRELIMINARY DRAFT – 11/1/24

No Change:  
Facility Maintenance  
Upgrades Only

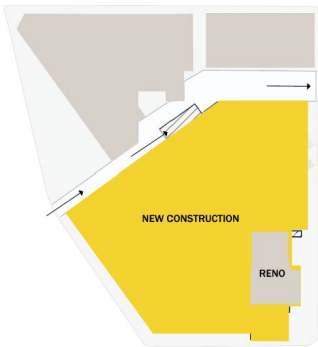
	SF	Beds
Demo	-	-
ETR*	440,740	1380
New	-	-
Total	440,740	1380
Cost	\$275m-\$375m	

Option 1:  
Demo, Renovation,  
Expansion at  
Downtown



	SF	Beds
Demo	45,350	386
ETR*	175,556	272
New	342,404	634
Total	517,950	906
Cost	\$500m-\$600m	

Option 2:  
New Construction  
on Existing  
Downtown Site



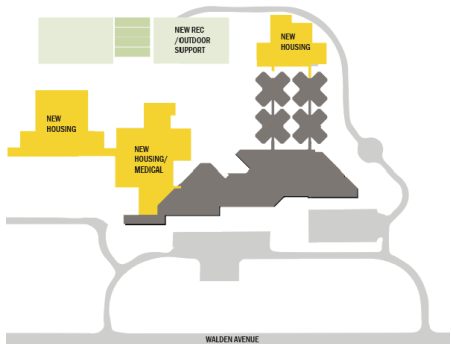
	SF	Beds
Demo	220,906	638
ETR*	28,000	-
New	527,593	906
Total	527,441	906
Cost	\$700-800m	

Option 3:  
New Facility on  
Unknown  
Downtown Site



	SF	Beds
Demo	-	-
ETR*	175,556	638
New	527,593	906
Total	527,441	906
Cost	\$700m-\$800m	

Option 4:  
Demolition,  
Renovation,  
Expansion at Alden



	SF	Beds
Demo	28,450	414
ETR*	191,384	384
New	301,740	522
Total	493,124	906
Cost	\$425m-\$525m	

\*Existing To Remain

# Preliminary Cost Summary Breakdown

Numbers are preliminary and require additional study to reach accurate cost for each option

	No Change	Option 1	Option 2	Option 3	Option 4
Construction Cost	--	\$ 460,000,000	\$ 630,000,000	\$ 625,000,000	\$ 400,000,000
Deferred Maintenance Costs	\$ 250,000,000	\$ 250,000,000	--	--	\$ 250,000,000
Soft Costs					
Design Fees (10%)	\$ 25,000,000	\$ 46,000,000	\$ 63,000,000	\$ 62,500,000	\$ 40,000,000
Construction Contingency (2%)	\$ 5,000,000	\$ 9,200,000	\$ 12,600,000	\$ 12,500,000	\$ 8,000,000
General Conditions & Fees (6%)	\$ 15,000,000	\$ 27,600,000	\$ 37,800,000	\$ 37,500,000	\$ 24,000,000
Site Acquisition & Prep	--	--	--	TBD	--
<b>TOTAL PROJECT COST</b>	<b>\$ 295,000,000</b>	<b>\$ 792,800,000</b>	<b>\$ 743,400,000</b>	<b>\$ 737,500,000</b>	<b>\$ 722,000,000</b>
	\$670/SF	\$1,500/SF	\$1,400/SF	\$1,400/SF	\$1,400/SF

Exclusions:

- Non-Custodial Alternative Housing Center not included in current Construction takeoff
  - Cost of escalations (4.75% to midpoint of construction)
  - Furniture, Fixtures & Equipment, Medical Equipment, AV Equipment, Security Equipment
- Soil Remediation or bedrock removal
  - Site Acquisition TBD – based upon location, ownership, acreage, and site conditions

## Example Potential Staffing Savings

*Assumes 900-bed facility*

				Rec. Positions	Diff.	Est. Salary Savings
	Current EHC	Current ECCF	Total			
Superintendent		1	1	1	0	
Asst. Superintendent	1	1	2	2	0	
Chief of Operations	2	1	3	3	0	
Captain	4	2	6	5	-1	\$ (152,274)
Lieutenant	8	8	16	10	-6	\$ (841,134)
Sergeant	38	23	61	52	-9	\$ (1,229,802)
Officer	381	206	587	437	-150	\$ (16,423,200)
<b>Total</b>	<b>435</b>	<b>241</b>	<b>676</b>	<b>510</b>	<b>-166</b>	<b>\$ (18,646,410)</b>

### Secondary Cost Impacts:

- 10%-12% medical personnel savings due to consolidation at one facility.
- \$14,000 per year increased vehicle operating costs for downtown movement without tunnel movement.
- \$845,000 per year decrease in transportation staff and vehicle costs if consolidation occurs downtown.

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# Feedback from Community and Stakeholders

Art Hall  
Hallmark Planning & Development



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## Q&A and Next Steps





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# Existing vs. Modern Facilities Best Practices



public face





# processing



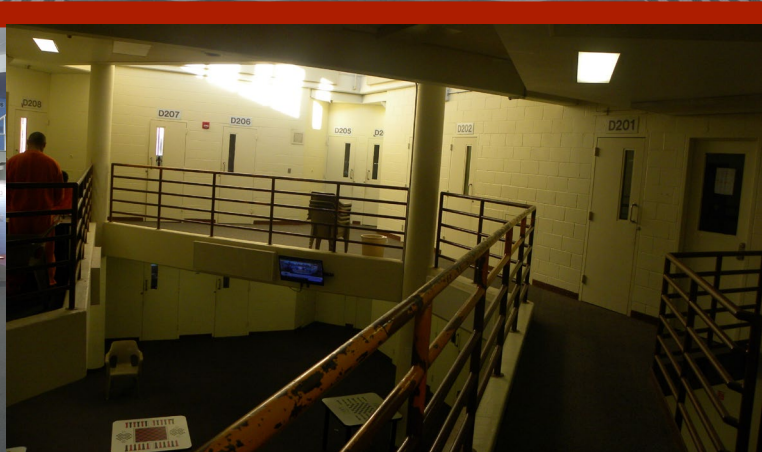
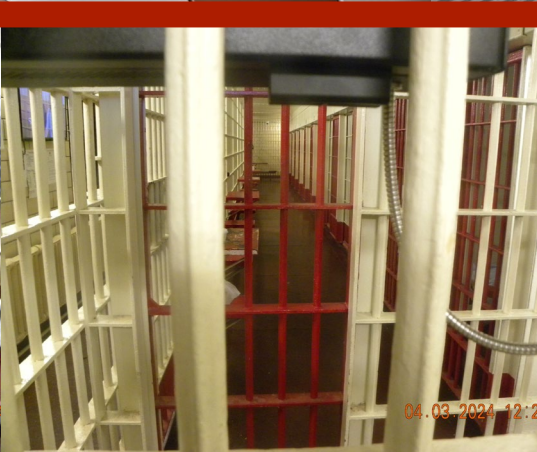


# healthcare services

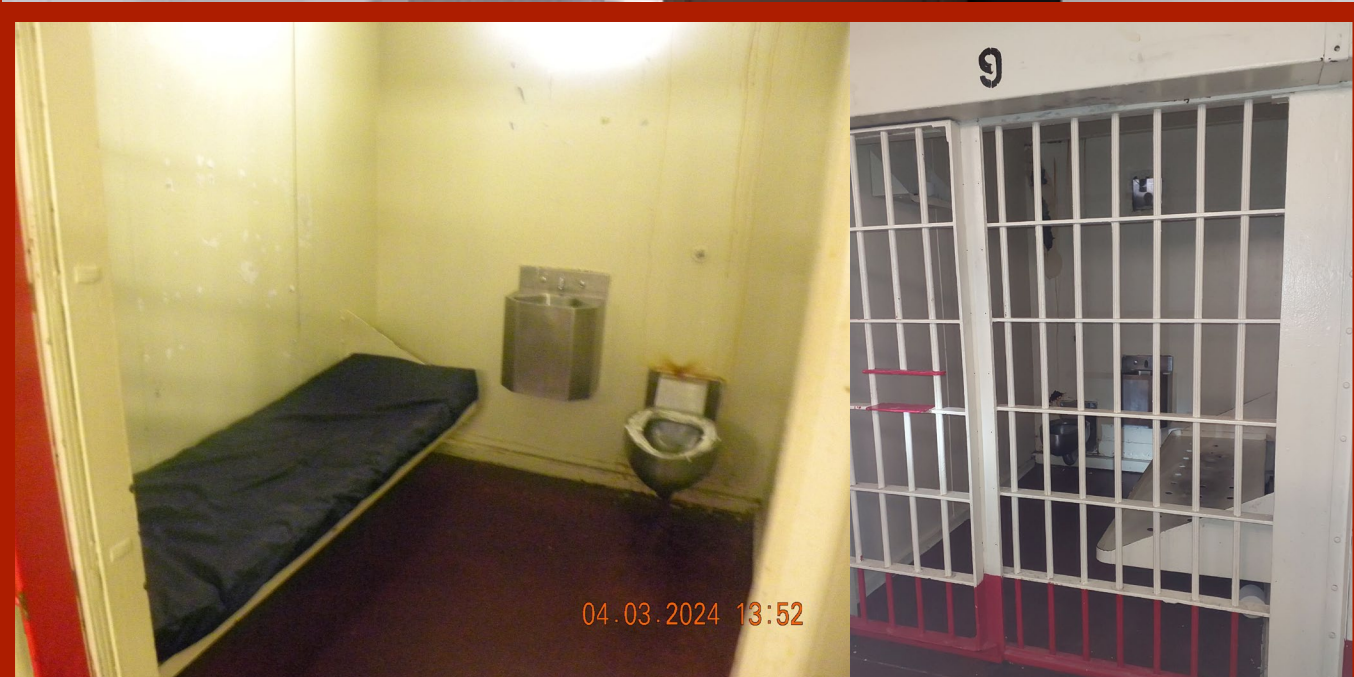




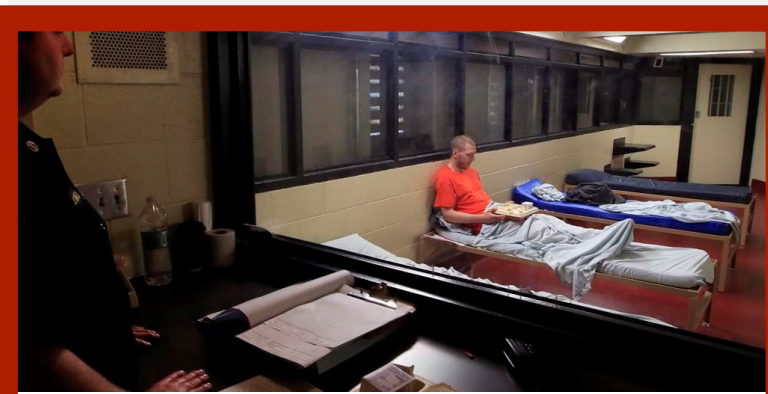
# mainstream housing







# medical/mental health housing





# food services







staff support

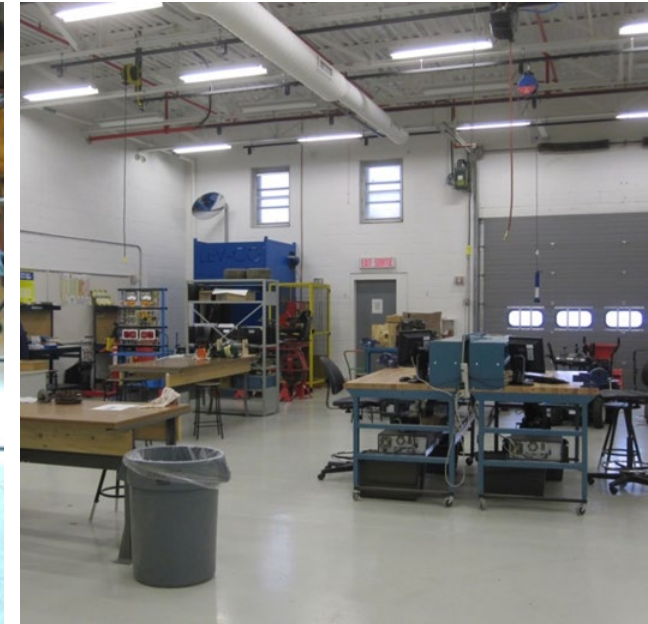
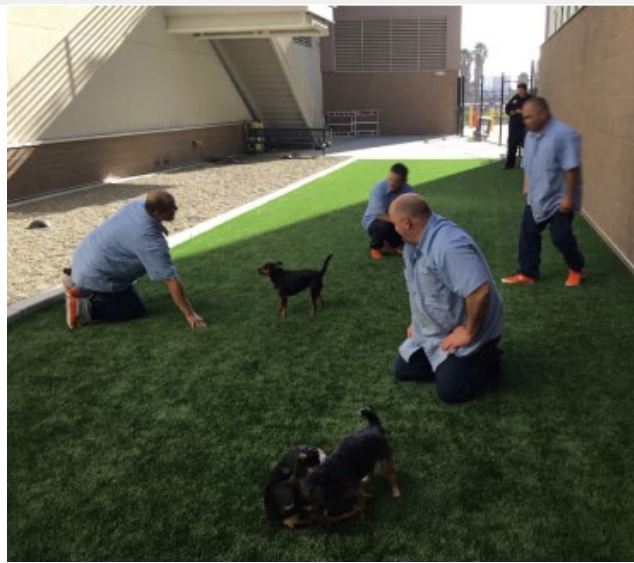


public / visiting





# evidence-based programs





# gender-specific programs



REUNIFICATION APARTMENT - Australia



MOM'S DAY - Mississippi Correctional Facility, Rankin Co.



MOM AND ME SPA DAY- Albion Correctional Facility, NY