



LANCASTER COUNTY

CORRECTIONAL FACILITY

**LISTENING SESSION
AUGUST 21, 2024**

The mission of the Lancaster County Prison Advisory Committee is to provide guidance to the Lancaster County Prison Board and Lancaster County Commissioners in the design and construction of the new Lancaster County Correctional Facility (LCCF).

Construction of the LCCF will result in a facility that is professional, operates with the utmost integrity and adheres to facility and corrections best practices to prepare individuals to re-enter society as law abiding and productive citizens while providing a safe environment for the incarcerated, staff, visitors and the community.

AGENDA

- I. Introductions
- II. Guiding Principles
- III. Format for Listening Session
- IV. Project Team
- V. Schedule
- VI. Overview of Schematic Design
- VII. Schematic Design Stations/Break-Out Sessions
- VIII. Recap & Summary



GUIDING PRINCIPLES

1. Create a safe and supportive environment for staff, inmates and the public

2. Focus programming to support the reduction of recidivism

3. Plan a facility that will serve the community well into the future

4. Establish a positive community footprint



LISTENING SESSION FORMAT

Schematic Design Overview

Break-Out Sessions

- Three (3) Stations Hosted by Project Team Professionals
- Engagement Opportunity on the Schematic Design
- Allow for 15 Minutes at Each Station = Total of 45 Minutes

Ground Rules

Recap & Summary



PROJECT LEADERSHIP

Lancaster County Board of Commissioners

Lancaster County Prison Board

Project Advisory Committee

Ray D'Agostino, Commissioner*

Josh Parsons, Commissioner*

Alice Yoder, Commissioner*

Larry George, Administrator/Chief Clerk

Amy Campbell, Deputy Chief Clerk

Bob Devonshire, Facilities

Carmen Simone, Facilities

Paul Landers, Budget Services

Lisa Colon, Controller

Steven Clements, IT

Brian Koenig, IT

Cheryl Steberger, Warden

Miguel Castro, Deputy Warden

Joe Shiffer, Deputy Warden

Marcus Ramos, Prison

Linda Schreiner, Purchasing

Heather Chalfant, Purchasing

Jackie Pfursich, Solicitor

Dennis Dougherty, 1st Assistant Solicitor

Michael Fitzpatrick, Communications

Merrill Spahn, Judge

Austin Beiler, Community Member

Carrie Kurtz, Community Member

Owner's Representative, CGL

Design Team Services, TranSystems



Tentative SCHEDULE

Project Kick Off

July 2022

Programming

Q3 2022 –
Q1 2024

Design

Q3 2023 –
Q2 2025

Groundbreaking

Q4 2025

Q3 – Q4
2022

Needs Assessment

Q1 – Q3
2023

**Design Team
Services
Procurement**

Q3 2025

Bidding

2027

Project Opening



SCHEMATIC DESIGN

First phase of the architectural design process

Outlines the project's overall concept – not a detailed drawing

Based on work done to date – needs assessment, programming, community input



DISCLAIMER

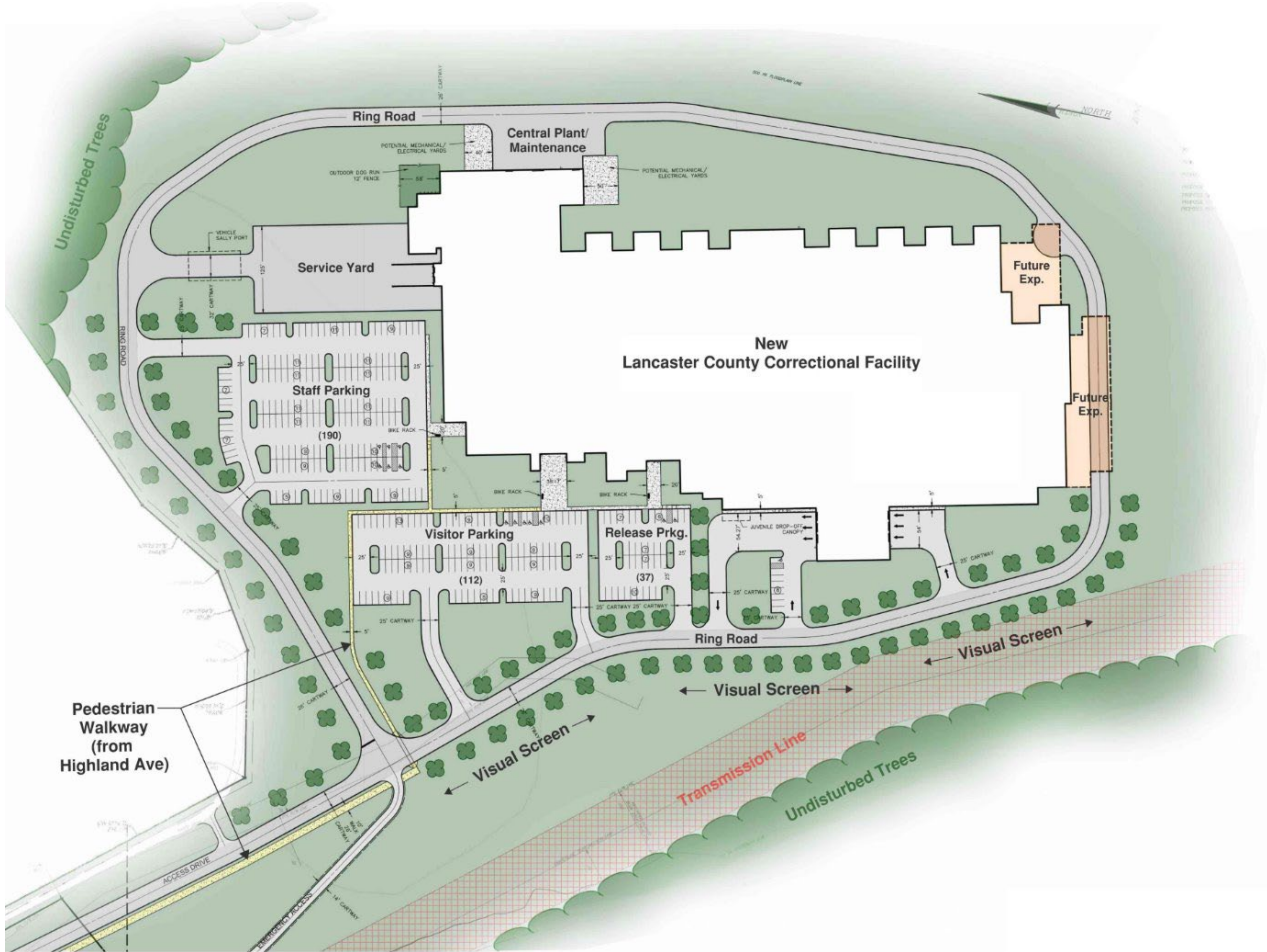
The Schematic Design (SD) serves as a baseline for the Lancaster County Correctional Facility project as it continues through the subsequent design phases. It is important to understand design is an iterative process that requires response to conditions such as site constraints, building adjacencies, technology upgrades and changing industry standards. As such, it is not uncommon for elements such as square footages included within the Program document to vary up to the point of procuring construction documents.

The current direction from the Board of Commissioners is to plan for a facility to support a total capacity of approximately 1,000 beds and that is reflected in the current SD.

Although the Board of Commissioners will approve the SD, **a subsequent official vote will need to be taken to establish the overall budget for this project.** The SD will then be refined as necessary to fall within this constraint.



SITE



SITE

Thoughtful Community Neighbor

Designed to model an office park. Exterior walls are security perimeter—no fencing.

Single-Story Facility with Mezzanine Level in Housing Units

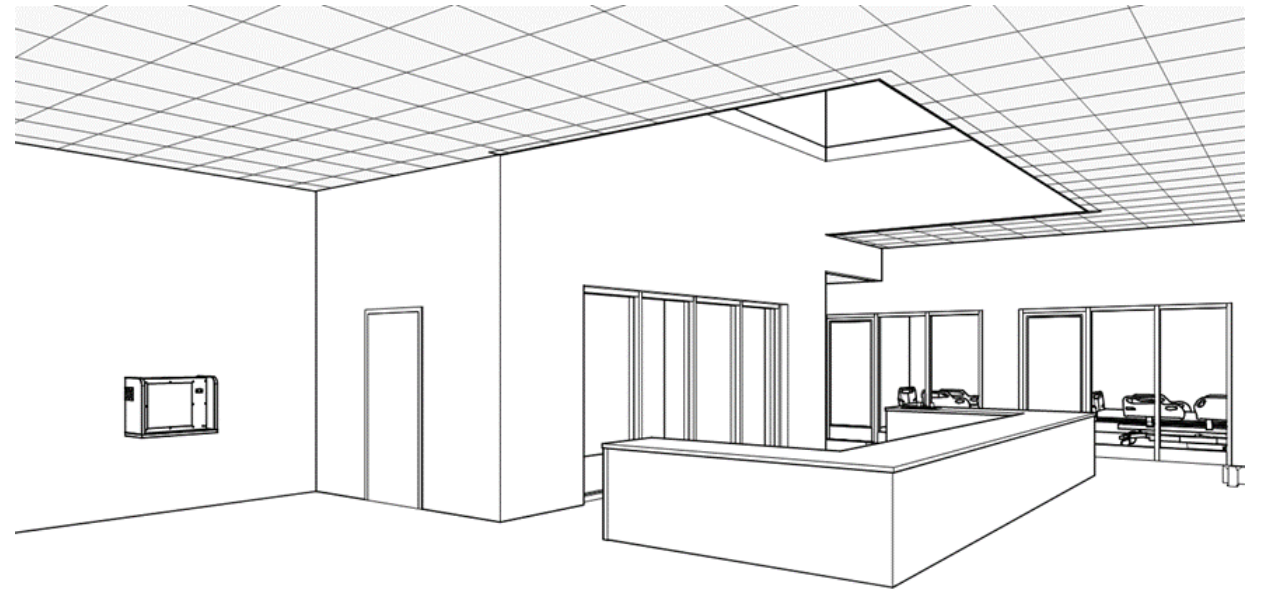
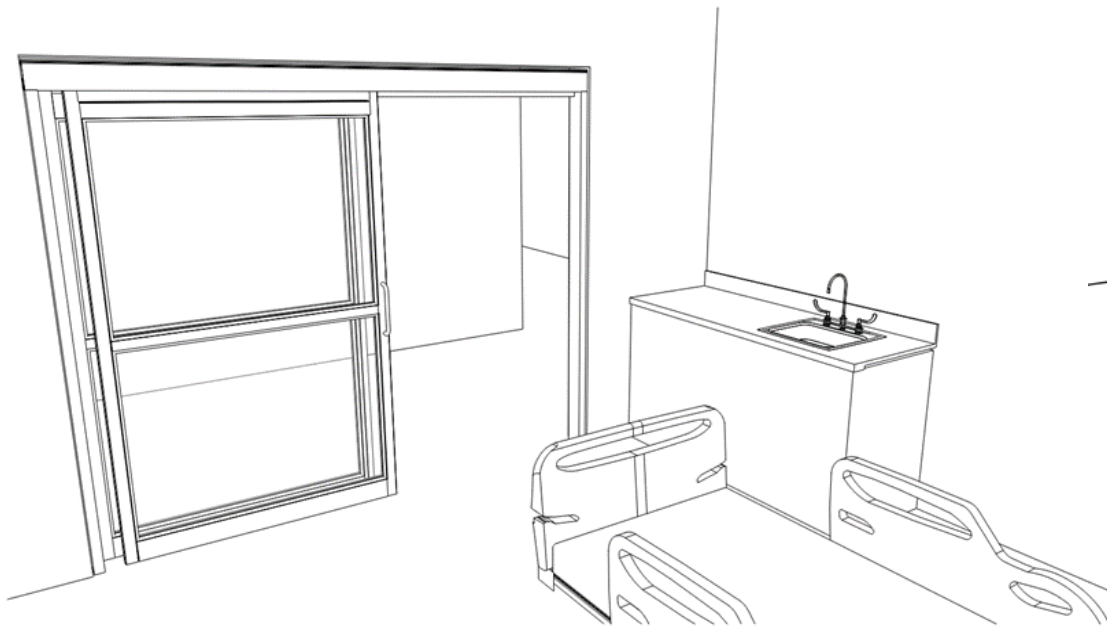
Design prioritizes health and well-being of those employed and housed inside the facility.

Building Orientation Respectful of Neighborhood

Outdoor spaces, service and loading dock placed farthest from neighbors. Lighting directed downward and focused on LCCF.



WELLNESS



WELLNESS

Purpose-Built Wellness Center

Designed similarly to a community-based primary care facility with wide corridors and large treatment rooms to adapt and serve those related to aging, size, and handicap accessibility.

Treatment Space in Housing Units

In-unit treatment areas have been designed to provide inmates with more access to care and allow staff to provide more efficient and effective treatment.

Dedicated Space for Healthcare Team and Staff

The design includes a healthcare team staffing office and dedicated pharmacy space.



HOUSING



Preliminary Housing Unit Concept



HOUSING

Flexible, Efficient, Safe & Secure

Inmate housing designed to create a sense of community supporting the project's guiding principles and American Correctional Association guidelines.

21 Housing Units Ranging from 10 to 64 Beds per Unit

Flexibility for classifications of inmates allowing better supervision and interaction between officers and inmates. A total of 994 beds are projected.

Dayroom Design Promotes Activity Inside Housing Unit

Design features include ample access to natural light, access to recreation areas, medical treatment, counseling, and programming rooms.



BREAK-OUT SESSION

Up Close and Personal

Visit the stations to learn more about the schematic design of the new LCCF.

Schematic Design is in Draft Form

Updates to the schematic design may occur after feedback from the staff, public, and commissioners have been received.

Meeting recap

At the end of the break-out session, we will provide a recap and review next steps in the process.



RECAP:

Schematic Design Highlights

- **Single-Story Facility with Mezzanine Level Housing Units Allows for Easier Inmate Movement and Staff Operation**
- **Facility Designed to achieve American with Disabilities Act (ADA), American Correctional Association (ACA) and Project Guidelines and Principles**
- **Community-Based Wellness Center**
- **Sustainable Practices to Support High-Performance Construction & Cost Efficient Operations**
- **Dedicated Space for Healthcare Services in Unit**
- **21 Housing Units ranging from 10 to 64 Beds Per Unit – No Bunk Beds**
- **Family Visitation Areas to Accommodate 7 Days a Week**
- **Staff Cafeteria with Indoor/Outdoor Space**



STAY ENGAGED

Attend Prison Board meetings

Next meeting: September 19

Attend Board of Commissioners meetings

Next meeting: TBD

Visit the Project Website: www.lccf-pa.com

Submit comments:
LCCCF@lancastercountypa.gov







Lancaster County Correctional Facility

Listening Session #5 Notes

Logistics

Date: Wednesday, August 21st, 2024

Location: Lancaster Government Center, 150 North Queen Street, Room 102/104, Lancaster, PA

Time: 6:30 pm – 8:00 pm

Attachments

PowerPoint Presentation

Summer 2024 Fact Sheet

Sign In Sheet

In Attendance

Advisory Committee: Commissioners Ray D'Agostino, Commissioner Alice Yoder, Warden Steberger, Deputy Warden Shiffer, Deputy Warden Castro, Larry George, Judge Spahn, Dennis Dougherty, Mike Fitzpatrick, Brian Koenig, Bob Devonshire, Paul Landers, Heather Chalfant, Linda Schreiner

Prison Board Members: Commissioner D'Agostino, Commissioner Yoder, Judge Ashworth

CGL Team Members: Ed Whatley, Wayne Freeh, Chloe Jaco, Brett Firfer

TranSystems Members: Brian Endler, Ruchik Vyas, Dave Redemske

Rettew Members: Dave Miller, Dave Hogle

Public: See Sign In Sheet Attached



Notes

Linda opened the meeting and introduced Ed Whatley from CGL and Brian Endler from TranSystems to provide a brief presentation updating the current stage of the project. Ed started with the project mission statement, followed by an overview of the agenda, and the guiding principles.

Linda provided an explanation of the listening session format consisting of three (3) stations hosted by project team professionals. The goal of the new format was to provide engagement opportunity on key design areas of the Schematic Design, focused on the areas of Site, Housing, & Wellness. The format consisted of three 15-minute sessions for a total of 45 minutes, allowing the public to interact with each station.

Ed outlined the project leadership structure, identifying the Board of Commissioners as the decision-making body. A schedule update was provided, showing design commencing through 2025 with a groundbreaking later that year. Project completion is anticipated in 2027. Ed proceeded to explain that the project has just completed the schematic design phase, noting that this is the first of three (3) design phases. Brian touched on key design features related to Site, Housing and Wellness. Linda reminded attendees the schematic design was in draft form and updates to the design could occur after feedback from the staff, public, and Commissioners had been received.

Site

The Site station was hosted by Bob Devonshire (Director of General Services), Ed Whatley (CGL), Ruchik Vyas (TranSystems), Dave Miller and Dave Hoglund (Rettew). The hosts outlined that the site design is focused on a non-institutional aesthetic with surrounding green space, trees, and landscaping. Special considerations were taken to limit sound and light pollution as well as providing adequate parking for visitors and staff. There is future expansion capability on the site if it should be required.

Discussions focused on the following topics:

- Future expansion
- Site utilities, public water and sewer
- Concerns with the flood plain
- Incorporation of garden spaces
- Parking, Covered Building Entrance
- Public Transportation
- Traffic Concerns

Written Comments Received

- How can we ensure less residents to not require future expansion?
- What is the noise impact to Central Park?
- Concern regarding global warming's impact on the 100-year flood plain.



Wellness

The Wellness station was hosted by Deputy Warden Shiffer, Dave Redemski (TranSystems), and Brett Firfer (CGL). The hosts likened the design to a community-based primary care facility, focusing on flexible design allowing multiple acuity levels and inmate characteristics. Special consideration was given to ensure adequate room for wheelchairs and walkers, accommodations for various ages, sizes and mobility of individuals. There are dedicated spaces for healthcare staff, pressurized areas to treat isolated medical conditions and infectious illnesses, and private rooms on housing units with cluster and multi-purpose areas for flexibility. The climate-controlled environment provides natural light, normalized finishes and incorporates murals and nature themes to facilitate treatment and recovery.

Discussions focused on the following topics:

- Program assessments
- Meeting spaces providing privacy and confidentiality
- Types of medical treatments and imaging capabilities
- Spaces for mental health meetings and programming
- Windows and the ability to see outside
- Distribution of medication
- Monitoring of medical rooms

Written Comments Received

- Spend taxpayer dollars on mental health and substance use disorders outside the jail to reduce the population
- Stressing the need for private space for substance use disorders and mental health assessments
- What did the needs assessment indicate was needed for wellness facilities?
- If residents are in cognitive decline or have serious mental health concerns is a prison the best facility for them?



Housing

The housing station was hosted by Deputy Warden Castro, Brian Endler (TranSystems), and Wayne Freeh (CGL). The hosts highlighted that the new facility would consist of 994 beds spread over 21 housing units. This allows inmates to spend more time outside of their cell when compared to the current facility. The abundance of natural light encourages inmates to spend more time in the dayroom area and promotes community. The flexible design allows for proper classification and treatment of inmates. The housing units are compliant with the American with Disabilities Act (ADA) and the American Correctional Association (ACA) standards. Dedicated spaces are provided on each housing unit for programming, treatment, counseling, video visitation and recreation.

Discussions focused on the following topics:

- Recreation areas, floor surface, fresh air, activities and dining
- Types and sizes of cells
- Mezzanine levels, ADA accessibility, & balcony netting
- Water availability at each cell
- Access to natural light and exterior views
- Video and in-person visitation opportunities
- Sub dayrooms & special populations
- Use of colors
- All beds on floor, no bunk beds
- Suicide prevention
- Opportunities for staff, including fitness room, quiet room and dining area
- Personal hygiene areas
- Ability to create efficiencies with staffing, virtual court room

Written comments received:

- Would like to see operational costs as compared to current facility, overall and per inmate.
- Suggested room for clothing bank, food bank and/or basic hygiene kits for reentering the community.
- Suggested less beds, but more investment in alternative, preventable programs.



Lancaster County Prison Replacement Advisory Committee Listening Session

WHEN: Wednesday, August 21, 2024 - 6:30 pm - 8:00 pm

LOCATION: Lancaster County Government Center - 150 North Queen Street, Suite 102/104, Lancaster, PA 17603

| NAME | ADDRESS |
|--------------------|----------------------------|
| Jeri Miller-Landon | 1891 Santa Barbara Dr Lane |
| Kim WOLFE | LLP |
| Ken Kroehler | 604 Foxglove Pl 17601 |
| Jen Luciano | 40 E King St |
| Jon Nissey | 40 E King St. |
| ALICE YODER | |
| Paul Lunders | |
| D. Ashman | |
| Merrill Spahn | |
| Deb Bard | 150 N Queen |
| Daral Bales | 1325 Newton Rd Lane |
| Beth Brandt | 78 E Main st |
| Karlee Shambanah | 1891 Santa Barbara Dr. |
| Inica Nabas | 313 W. Liberty st. |
| James Every | 313 W. Liberty st. |
| Kim McDevitt | |
| Terry Hauge | 158 South Park Dr |
| Gail Groves Scott | 323 N. Line St. |
| Megan Keller | 136 Lan Ea |



| NAME | ADDRESS |
|--------------------------------|--|
| MISSY BERKOWSKI | 602 HEDLEY DR LANCASR |
| Brent Braverman | 1267 Wheatland Ave Lancaster |
| April DeVoy | 78 E Main St Mt Joy |
| BECKY SAYEG- | 150 N. GUYER ST |
| Beth Reeves | 314 Atkins Ave |
| Tim Stuhlschne ¹⁹¹⁰ | 314 Harrington Drive Litzitz |
| Daniel Makowski | 37 W Lincoln Ave |
| Heidi Wald | 23 Cedar Ave |
| Isabel Kessler | 110 N Lime (Lanc) |
| WGAI | 1303 Columbia |
| Olga Galati | 131 E Orange St |
| Greg Newschwager | 113 Coral St. |
| Michelle Butt | 116 N. Ann St |
| Mary Glazier | 269 Chestnut Grove Rd |
| Lauren Finn | 504 Race Ave |
| Erika Titz | W. Oak Ln |
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