LANCASTER COUNTY CORRECTIONAL FACILITY

Design Development Update

January 6, 2026

Disclaimer

The Design Development (DD) submission serves as a refined baseline for the Lancaster County Correctional Facility (LCCF) 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 common for elements such as square footages, and plan revisions included within the Design Development (DD) to vary up to the completion of Construction Documents (CD's) for procurement.

The Schematic Design (SD) direction from the Board of Commissioners was to plan for a facility that supports a total capacity of approximately 1,000 beds and that is reflected in the current DD documentation.

The Board of Commissioners will approve the DD submission, and a subsequent official vote will be to be taken to establish the overall budget for this project. The DD package can then be refined/revised as necessary to fall within this constraint.

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Agenda

1. Mission Statement & Guiding Principles
2. Purpose of Design Development
3. Site Description
4. Design Development Presentation
5. Sustainability / Operational Efficiency
6. Opinion of Probable Costs
7. Next Steps

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1 – Mission Statement

Construction of the Lancaster County Correctional Facility 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.

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1 – Guiding Principles

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

- Design areas for staff wellness, including sufficient workstations, training space and break areas.
- Ensure staff, inmates and the public are safe and feel supported.
- Plan for spaces to support special populations.

Focus programming to support the reduction of recidivism

- Set the tone and behavioral expectations at intake: preparation for community re-entry process starts at the intake process.
- Improve access to justice system stakeholders to connect inmates to the community.
- Provide flexible spaces that can support a variety of program opportunities.

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1 – Guiding Principles

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

- Right-size housing units for operational adaptability and the populations served.
- Allow for adaptability of design to incorporate future needs.
- Integrate technology to advance and enhance operations, programs, facility maintenance and security.

Establish a positive community footprint

- Create a facility that is mindful of the surrounding community, including impacts related to building appearance, noise, light pollution and traffic.
- Serve as good stewards of resources.
- Incorporate nature outside the facility and biophilic features inside the facility.

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2 – Purpose of Design Development (DD)

The DD phase takes into account previous phases of the project such the as needs assessments and the Schematic Design.

It takes deeper look into the project's final design by refining the site plan and architectural floor plans, outlining engineering system selections. It also explores utility availability, capacity and preliminary routing.

The LCCF DD phase is currently in **DRAFT** form.

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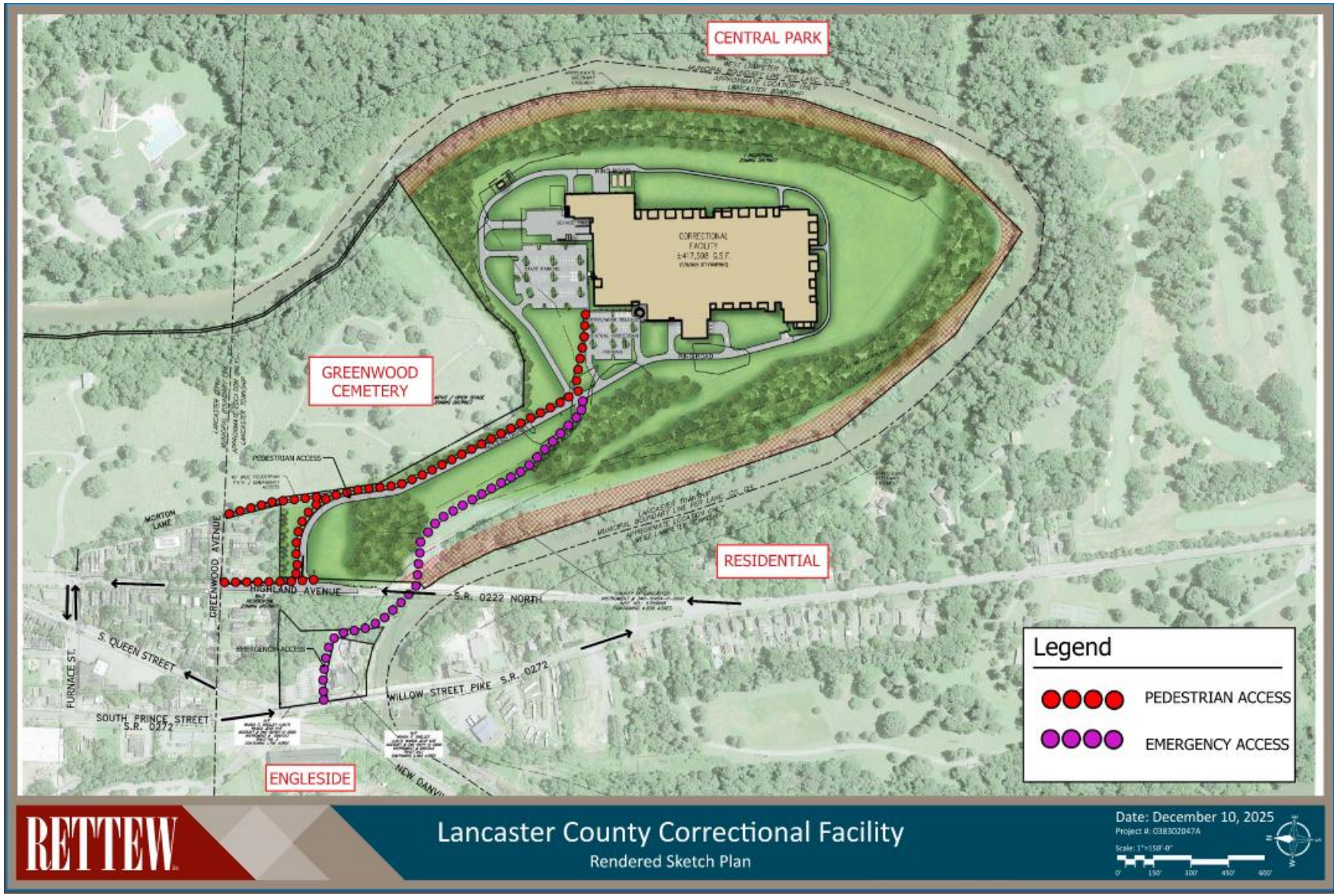
3 - Site

Site Constraints

- Conestoga River & Floodplain
- Legacy Quarry
- Transmission Line
- Topography
- Limited Road Frontage

Key Considerations

- Community
- Good Neighbor
- Public Accessibility



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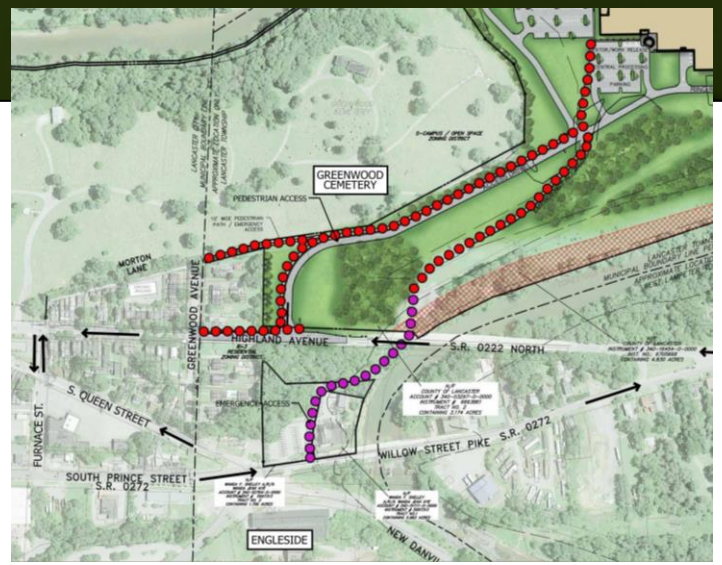
3 - Site

Key Design Features

- Minimize Traditional Institutional Aesthetics
- Green Space, Trees, and Landscaping
- Minimized Tree Removal
- Limited Sound and Light Spillover
- Adequate Parking for Visitors and Staff
- Compacted Facility Footprint
- ADA Compliant Public Transportation & Pedestrian Access
- Stormwater Management
- Land Development Planning



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3 - Site

Main Public Access Drive

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3 - Site

Main Entrance – Public Lobby

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3 - Site

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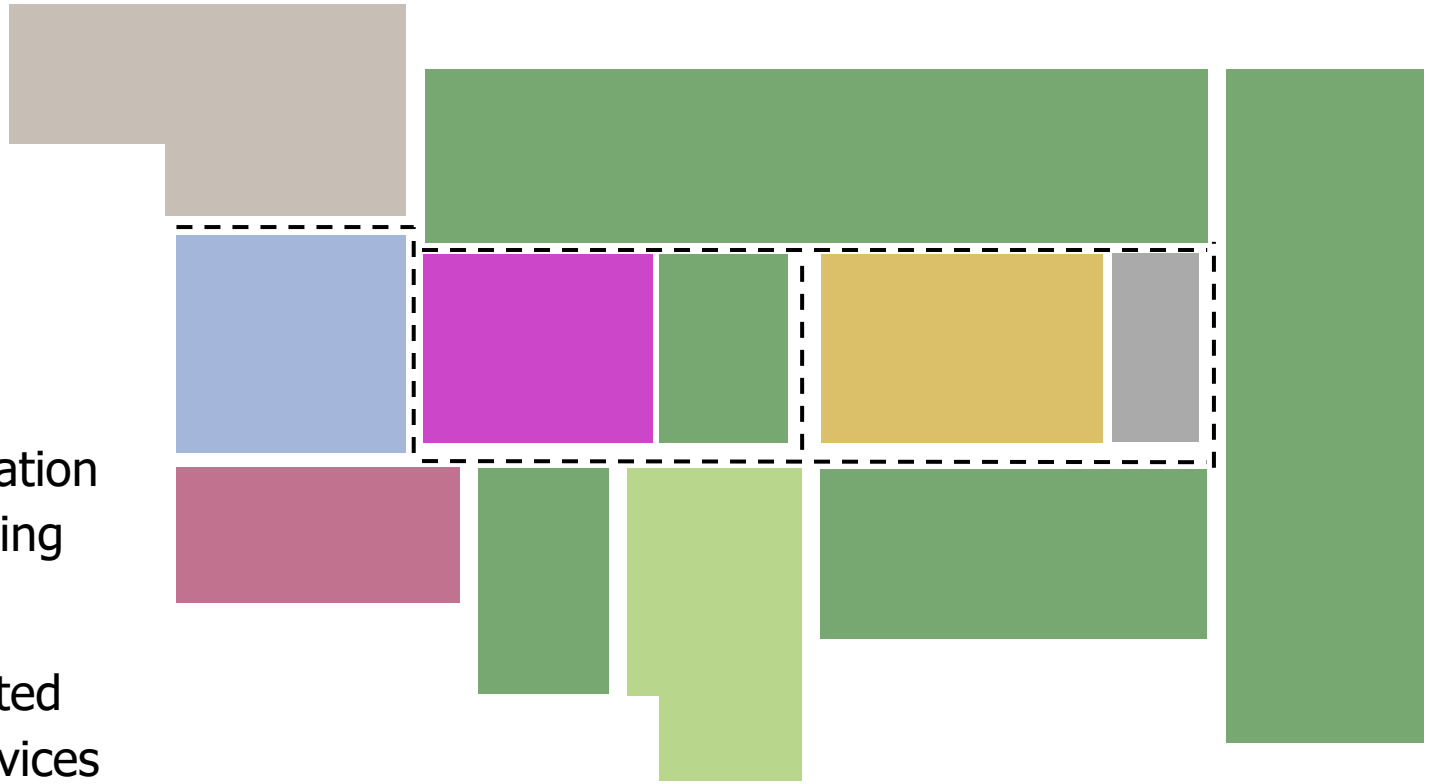
4 – Design Development

Program Implementation

- All program spaces and adjacencies reviewed in depth with end user for functionality and inmate / staff circulation. Layouts are adjusted accordingly per best practices, population projections, and the established guiding principles.
- Reviewed plan efficiencies and adjusted layouts to accommodate building services distribution and life safety / code compliance.



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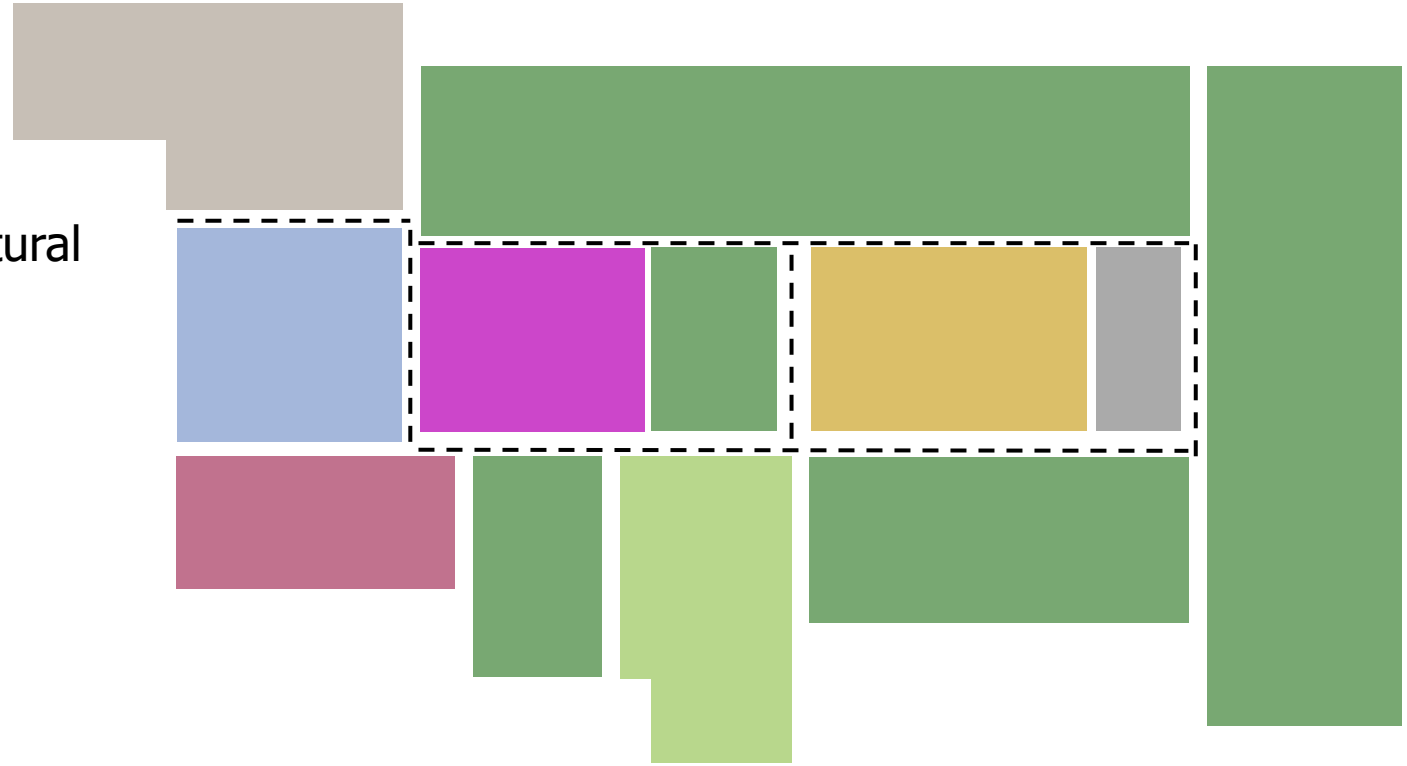
4 – Design Development

Facility Design

- Housing Units organized around core support components to maximize natural daylighting and exterior views.
- Medical Support centrally located.
- Inmate Program Services & Support.
- Intake, Transport, Release.
- Facility Administration.
- Staff Services.
- Facility Building Services.



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4 – Design Development

Key Design Features:

- Single-story facility with mezzanine levels.
- Design prioritizes safety, health, and well-being of those employed and incarcerated.
- Compliant with American with Disabilities Act (ADA) & American Correctional Association (ACA) Standards.
- Utilizes sustainable practices to support high-performance construction and cost-effective operations.

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4 – Design Development

Key Design Features (continued):

- Improved housing flexibility for proper classification and treatment of inmates.
- DD Phase – 1,046 Beds / 22 Housing Units
- Housing unit capacity ranges from 6 – 64 beds per unit depending upon classification, allowing for better supervision and interaction between officers and inmates.
- Dedicated spaces for Programming, Treatment, Counseling, and Video Visitation.

Typical Housing Unit – DD Visual

Housing Unit - SD Visual

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4 – Design Development

Key Design Features (continued):

Key design features of Housing Units:

- Creates a sense of community & personal responsibility
- Flexible and efficient design
- Enhance natural daylight
- Sightline to exterior
- Normative correction & treatment environment
- All single-level beds (no bunk beds)
- Accessible beds and showers
- Access to recreation areas that provide fresh air and natural light

Specialty Housing Unit Concept – DD Visual

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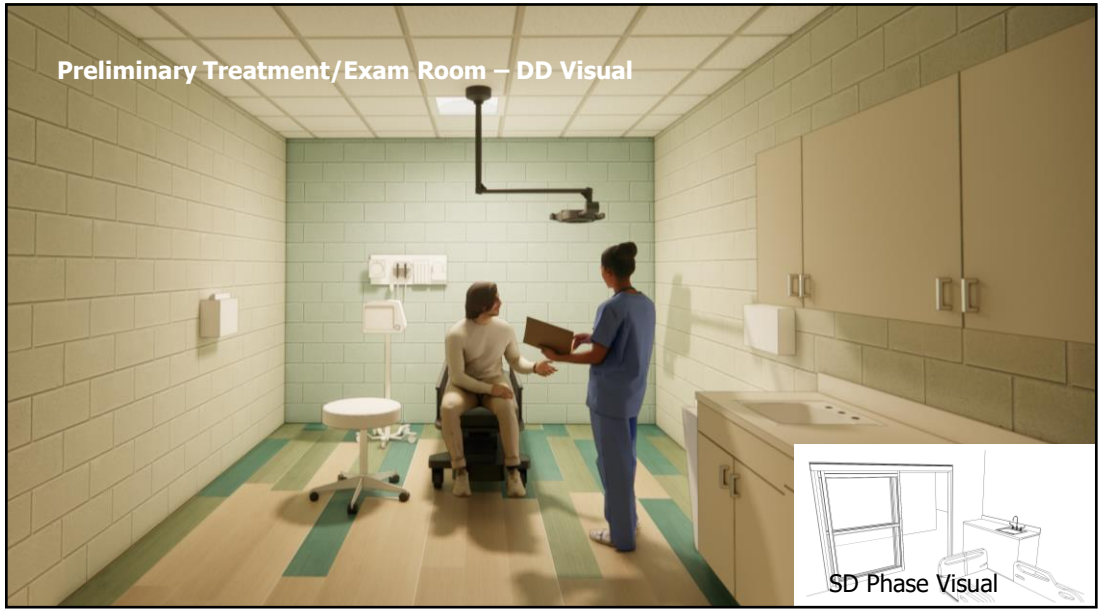
4 – Design Development

Key Design Features (continued):

- Wellness Center will provide inmates with access to care and allow staff to provide effective treatment

  Key design features of Wellness Center:

  - Similar to community-based facility that allows more procedures / interventions to occur in facility
  - Wide corridors and large treatment rooms
  - Normalized finishes / environment to facilitate treatment and recovery



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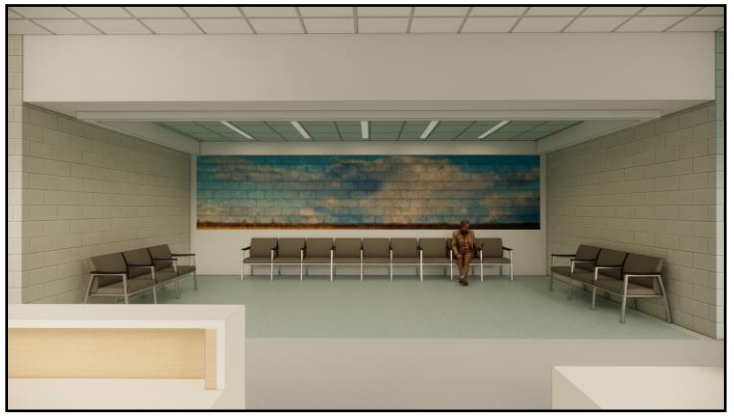
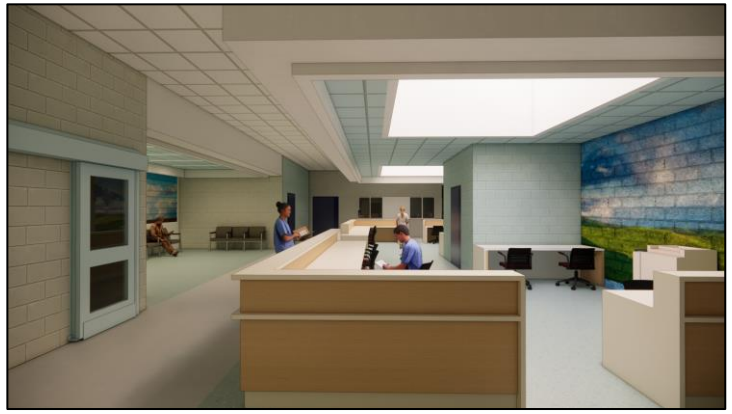
4 – Design Development

Key Design Features (continued):

- Wellness Center with spaces and features designed for recuperative purposes
  - Dedicated space for healthcare staff
  - Individual rooms designed to adapt to multiple inmate needs based on age, size, and handicap accessibility
  - Separate infectious spaces
  - Dedicated pharmacy
  - Communal dayroom spaces with natural light and private courtyard access



Wellness Center Nurses Station / Waiting Area - DD Visuals



Nurses Station - SD Phase Visual

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4 – Design Development

Building Systems:

- 100% Climate Control.
- All building devices & systems are designed to maintain a facility that is Safe, Secure, Suicide Resistant.
  - Full Sprinkler System, Addressable Fire Alarm, Smoke Control Systems.
  - Integrated security system of exterior & interior CCTV, staff / visitors / inmate access control, video visitation, paging, central control operations.
  - Redundancies built into Engineering Systems.

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5 – Sustainability / Operational Efficiency

Standard Sustainable Design Features:

- Thermally efficient building envelope (walls, roof, windows).
- White rubber roof.
- Maximize natural daylighting.
- High performance mechanical equipment/controls.
- Low flow plumbing fixtures.
- High efficiency water heaters.
- LED lighting.
- Lighting controls – Occupancy sensors / timer switches.
- Recycled materials.

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6 – Opinion of Probable Costs

Changes from SD to DD:

1. Adjusted bed counts per NIC (National Institute of Corrections) guidelines.
2. Maximize views and daylight by realigning courtyards.
3. Relocation of female and juvenile components.
4. Distributed mechanical spaces throughout facility to enhance efficiencies.

Cost Evaluation Process:

1. Detailed takeoff & document evaluation.
2. Factor current market conditions.
3. Adjust cost for project schedule and logistics.
4. Identify cost saving opportunities.

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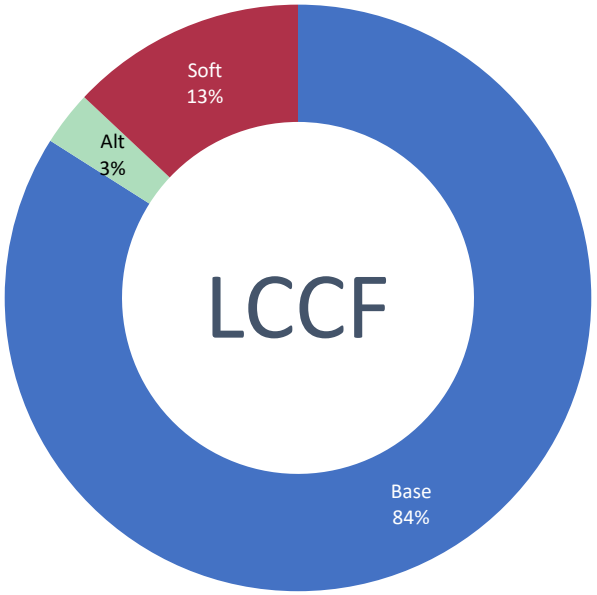
6 – Probable Construction Cost Breakdown

Item	Range ($M)	
Base Project	$366.14	$419.03
Alternates	$10.59	$12.12
Soft Cost	$57.78	$66.11
Total	**$434.50**	**$497.26**

*$/SF Range: $918 to $1,050



Project Cost Breakdown

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6 – Proposed Alternates

ALTERNATES BREAKDOWN	Low	High
ALTERNATE #1 - MEDICAL BED BUILDOUT	$ 596,411	$ 695,813
ALTERNATE #2 - WORK RELEASE	$ 6,750,688	$ 7,875,803
ALTERNATE #3 – SUPPORT CLUSTERS	$ 1,161,747	$ 1,355,371
ALTERNATE #4 – SUPPORT CLUSTERS	$ 696,762	$ 812,889
ALTERNATE #5 - CENTRAL BOOKING	$ 1,173,827	$ 1,369,465
ALTERNATE #6 - OUTDOOR MAINTENANCE	$ 211,006	$ 246,174
ALTERNATES PROBABLE TOTAL COST	**$ 10,590,441**	**$ 12,355,515**

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7 - Next Steps

- Public Listening Session – January 6, 2026
- Prison Board – January 15, 2026
- Board of Commissioners Acceptance of DD Phase after Public Review and Discussion
- Construction Document (CD) Phase will begin after BOC acceptance of DD Phase.

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Provide Feedback
The Project Team Wants to Hear Your Feedback on the LCCF Draft Design
Inmate Services
Housing
Site
General Project Feedback