

The Minnesota Office of the Legislative Auditor's Safety in State Correctional Facilities 2020 report depicting facts and findings within the Department of Corrections (DOC) recommended that the existing Living Units at MCF-St. Cloud and MCF-Stillwater were to be master planned for replacement.

**LIVING UNIT REUSE**

After performing the facility assessment, it was determined that there are no logical or cost-effective long-term solutions for the reuse of any existing Living Units at MCF-Stillwater due to their high volumes, cost to add intermediate structural floors/provide ADA accessible elevators and routes for access, and the cost to heat and cool the buildings.

Despite these factors, the public facing Living Units at both facilities are being retained as they are listed as contributing buildings per the State Historic Preservation Office (SHPO). These units have immediate needs that are being addressed as asset preservation measures. The Department of Corrections should work with the Legislature to review the possibility of demolishing these Living Units due to the prohibitive high ongoing costs to maintain a building with no known future use.

**FACILITY SHORTFALLS**

The study focused on replacement of the Living Units at each facility but does not address the other facility shortfalls that will exist even after additions and renovations. While the Living Units will be replaced, the remainder of the facility will still need constant asset preservation to maintain it. This study also did not address additional facility needs such as space shortages, additional renovations to the physical plant, high- or low-pressure steam conversion, replacement of the existing equipment that has exceeded its life expectancy, or additional asset preservation needs.

**DEFERRED MAINTENANCE**

Currently, MCF-Stillwater has a deferred maintenance projected cost of **\$180,320,139.66**, which equals about **24.60%** of the overall DOC deferred maintenance budget.

**IMMEDIATE NEEDS**

The immediate needs identified in this study aim to mitigate safety hazards for both facility staff and the incarcerated population and are based on tours of the facilities by the design team, meetings with facility staff, and the *Safety in State Correctional Facilities 2020 Evaluation Report* by the Program Evaluation Division of the Office of The Legislative Auditor.

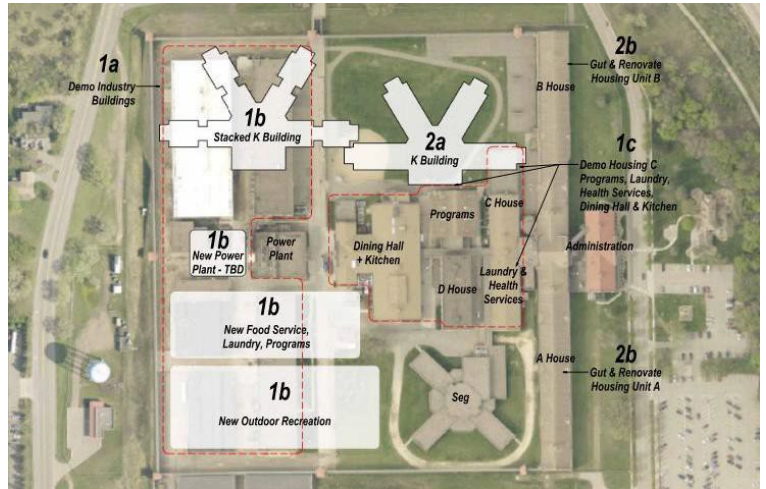
**Project Schedule:** Predesign Funding: July 2025  
Occupancy: September 2028

**Project Cost:** \$113,339,324

**HOUSING REPLACEMENT – K BUILDING**

The housing replacement will consist of utilizing the standard prototypical "K Building" housing units that the State has deemed as most operationally efficient in terms of layout. The K Building derives its name from its "K" shape consisting of 4 wings of 104 beds each (416 total) surrounding a staff control station.

**LIVING UNIT REPLACEMENT**



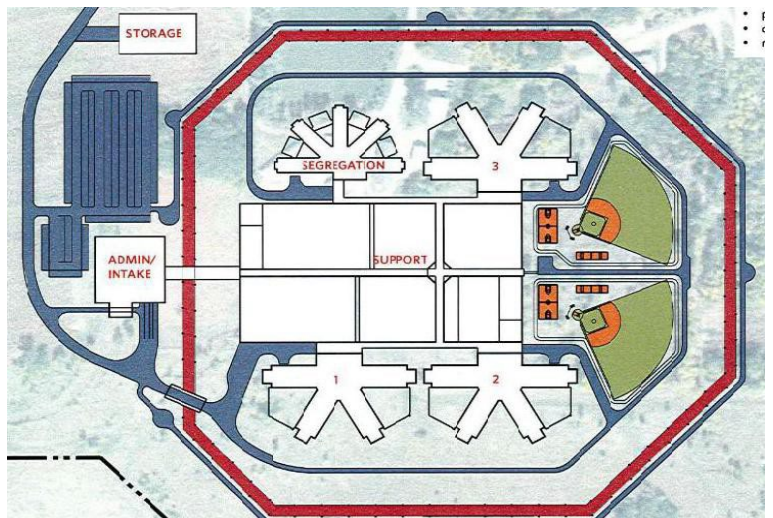
**Project Schedule:** Predesign Funding: July 2026  
Occupancy: December 2034

**Project Cost:** **Living Unit Replacement: \$842,647,867**

**Size:** Demolition - 672,583.85 sq. ft.  
Renovation – 309,184.15 sq. ft.  
New Construction – 385,185.21 sq. ft.

**FACILITY REPLACEMENT**

The housing program for the facility replacement is based off MCF-Faribault's 416 bed K Building. The existing MCF-Stillwater facility square footage sizes were used for all support functions. Replacement of MCF-Stillwater to also consider relocation of MINNCOR Industries and the 96 bed Minimum Security Housing Unit located outside of the secure perimeter.



**Project Schedule:** Predesign Funding: July 2026  
Occupancy: June 2033

**Project Cost:** **Facility Replacement - \$1,353,426,223**  
MINNCORR and Minimum-Security Unit (MSU) not included.

**Size:** Facility Replacement – 818,859.80 sq. ft.  
MINNCORR Replacement – 419,993.35 sq. ft.  
MSU Replacement – 29,360 sq. ft.