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PRESS BRIEFING | 15-Dec-09

**Realizing Economic Opportunities:
A Proposed Correctional Facility for Pictou County**

- This briefing communicates the potential economic benefit from the proposed location of a provincial correctional facility in Pictou County and identifies the actions necessary to maximize the economic benefit for the area.
- The potential economic benefit can be understood in accordance with the three facets of the proposed development:
 1. Construction Phase
 2. Operational Phase
 3. Relocation and Settlement of Staff

1. Construction Phase:

- Estimated price tag for this “state-of-the-art” correctional facility: \$31.5 million
- This figure includes both hard building costs (about \$28 million) and soft costs (e.g. consulting, geotechnical, project management)
- Construction, when site selection has been determined, could commence as early as late spring 2010 and be completed potentially by mid 2012
- It is estimated that 150 – 200 jobs will be created each year
- While the Burnside facility is a leased building, this will be a provincially owned and constructed facility
- It will be a “green building” and, in accordance with provincial objectives, will be built to LEED gold standard
- Designed in “podular” style with 5 housing units in each pod with 10 cells and a common living space in each unit
- Overall there will be a total of 100 cells in this medium-to-low security facility
- The architect for the project is John K. Dobbs and construction of the building will be tendered out through the public tender office

- Chances are that a large firm from the Halifax area will secure the overall construction contract, but the contractor will undoubtedly utilize a number of sub-contractors who in turn will need trades people
- The province has a “Buy Nova Scotian” procurement policy helping to ensure that a broad spectrum of materials will be sourced and purchased locally
- Construction Phase Opportunities:
 1. Local firms can seek specifications from the Justice Design Unit regarding required materials and submit bids to supply these
 2. Local firms can explore opportunities to partner with larger firms to be a supplier or sub-contractor
 3. Within our region’s current Recruitment and Retention initiative, this would-be development is an opportunity to bring required workers back to Pictou County from out west

2. Operational Phase:

- The proposed correctional facility will have 100 cells and will require approximately 100 – 110 personnel to operate
- The anticipated annual operating budget: \$10 – 12 million
- Based on other facilities in the province, 80% of the annual budget represents salaries; consequently the facility will have a significant payroll
- Anticipated staff requirements: Superintendent (1), Deputy-Superintendents (2), Captains (6), Correctional Workers (70), Clerical Workers (4), Cooks (4), Cooks Helper (6-8), General maintenance staff (3), Inmates can be involved in janitorial and kitchen clean-up work
- Estimated annual goods and service requirements: \$1.5 – 2 million, which represents a significant opportunity for local businesses
- The vast majority of goods and services will be procured through the province’s public tender processes and standing offer agreements
- Operational Phase Opportunities:
 1. Employment opportunities, which should be promoted well in advance so that interested individuals can pursue proper training
 2. Local businesses should become familiar with provincial procurement procedures and prepare to bid, either individually or in partnership with others, on the provision of goods and services
 3. A task force of local interested businesses could be created to gather information from similar facilities and develop a targeted plan to optimize the opportunities for the provision of goods and services

3. Relocation and Settlement of Staff:

- A number of operational staff from the closing facilities will be given the opportunity to transfer, becoming potential recruits to move to Pictou County
- This could result in increased demand for housing, medical, daycare, recreational and schooling services
- To increase the number of personnel (and their families) who choose to accept positions in the new facility and re-locate to Pictou County, (rather than commute from their current location) a pro-active welcoming campaign could be mounted
- Relocation & Settlement Opportunities:
 1. Local agencies could pro-actively coordinate with the Department of Justice to anticipate the number of personnel who would be transferring to the new facility
 2. A local team of service providers could collaborate on facilitating the relocation of such personnel. In conjunction with the Department of Justice this local team could survey such personnel to ascertain their personal needs. Special efforts could be mounted locally to maximize the possibility of effectively meeting their needs.

Summary

- It is clear that an investment of this nature in Pictou County has both short and long-term economic benefits
- The potential for local businesses to bid and work on the development of a green building builds capacity in these businesses and, we can hope, has the potential to spark future developments of a similar nature in our community
- Our local businesses can benefit from negotiating provincial procurement procedures and opening themselves up for partnership opportunities
- Not only will the project create jobs in Pictou County, it will create high quality provincial jobs. This will help to build capacity in our local labour force... as long as we are proactive in educating our people about the opportunities and the training requirements and then helping them access the training they will require in order to apply