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✓ GUIDELINES AND STANDARDS
FOR TEXAS PRISON FACILITY
CONSTRUCTION, OPERATION AND LOCATION

Governor William P. Clements, Jr.



Criminal Justice Division
Rider Scott, Executive Director

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ACQUISITIONS

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Introduction

In an effort to confront the enormous challenges facing our rapidly expanding Texas prison system, the Governor's office is currently studying all practical suggestions set forth by interested persons, communities, partnerships, joint ventures, corporations or county commissioners courts.

This document has been prepared to provide information to those parties interested in constructing and operating facilities as well as those communities interested in having a facility located in their area. We have attempted to outline the major requirements necessary for both audiences. This is not intended to be an exhaustive list of statutory and judicially mandated guidelines for the construction or operation of prison facilities. Rather, it is a practical synopsis of issues that must be considered by any party interested in building, operating, or providing the location for a Texas prison unit. Not all sections contained herein are applicable to all types of proposals. Please see Appendix C for sample matrices.

A number of prison facility design innovations are currently being contemplated by both the Governor and the Legislature; for example, regional detention centers, minimum security facilities and pre-release centers. The standards set forth in this document apply to any TDC facility regardless of its structure or mission.

The information contained herein is divided into three sections. The first section contains text from the Request for Proposals (RFP) actually issued last year by the Texas Department of Corrections (TDC) for construction and operation of minimum security facilities. The second section outlines construction, design and operation requirements as mandated by applicable court order. The final section contains information pertinent to proposals for location of state prison facilities.

Any facility constructed or operated by a private vendor must secure and maintain accreditation from the American Corrections Association. Standards and criteria for such accreditation are available through ACA, 4321 Hartwick Road, Suite L-20, College Park, Maryland 20740.

This document does not constitute a formal Request for Proposals, nor does it bind the Governor's office or the Texas Department of Corrections to consider or contract with any party.

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1. PROPOSALS

In April of 1986, the Texas Department of Corrections (TDC) published a Request for Proposal (RFP) for four 500-bed minimum security facilities. This section denotes much of the information that TDC required of vendors. Not all of this information would be necessary should the Legislature authorize contracting with private vendors or county commissioners courts.

TDC required that all proposals contain the following (where applicable):

- 1.1 Site Selection: Need not include specific legal description of the property, but enough data to enable TDC to make an informed judgement as to location of site. Include reason for selection of specific locale.
- 1.2 Facility Design: Detailed drawings or specifications need to be submitted. Information furnished should enable the TDC to make an informed judgement as to the following:
 - a. Size of compound
 - b. Nature of exterior security arrangement
 - c. Nature of interior security arrangement
 - d. Extent of area to be devoted to programs and services
 - e. Type of construction
- 1.3 Documentation of Experience and Training: The experience of the contractor will be furnished with emphasis on the following areas:
 - a. Experience in contract management including a detailed description of the nature and extent of any facilities previously contracted for.
 - b. Correctional experience of all personnel who will be directly or indirectly involved in management of the facilities.
 - c. Detailed information regarding the qualification and training procedures relating to all employees at the proposed facility. In addition, a schedule should be included which reflects the time required to accomplish the task of hiring and training.
- 1.4 Financial Ability to Perform: The proposed contractor shall submit complete, detailed data in the following areas:

- a. Proof of financial ability of the contractor to perform under the contract.
- b. Information regarding proof of liability insurance, including civil rights liability, and the extent of coverage.

1.5 Financing Approach: The contractor will be required to provide financing for the entire project. The following issues should be addressed by the financing proposal:

- a. Sufficient data regarding the mechanics of the financing plan with the understanding that the Texas Legislature may or may not appropriate funds for the implementation of the contract or choose at some later date to discontinue such funding.
- b. Data regarding payment schedules.

1.6 Programs and Services: Conceptual data regarding services and programs to be provided to the inmates should address the areas below. In each case, consideration should be given to extent of the TDC's responsibility including use of existing departmental programs and the number of staff to be provided by the TDC on site:

- a. Type of treatment programming to be utilized (if applicable).
- b. Overview of services (i.e., laundry, food service, maintenance, and transportation) and the manner in which they will be administered.
- c. Types of inmate work programs which will be available.
- d. Mechanism to be used in the classification and discipline of inmates, to include the extent of contractor's responsibility.
- e. Conceptual data regarding the Health Service Program to include the extent of contractor's responsibility.

1.7 Costs: The proposal shall provide a range of costs for providing such services, although it is specifically understood that the actual cost will be finally determined in the course of negotiating the final definitive contract. It is further specifically understood that the decision with whom to negotiate

a final definitive contract will not be made solely on cost. However, cost will be a prime consideration in the final decision to issue this contract.

- 1.8 Proposed Contract: Proposal shall include a proposed contract between the State and successful contractor. Contract must include:
- a. All financial terms.
 - b. Conformity with State of Texas Laws.
 - c. Performance measures and/or benchmarks to monitor performance.
 - d. Initial term of contract, not more than 3 years (subject to availability of appropriated funds), with renewal option at the end of every 2 years to extend contract term for another 2 years. Contracts with periods other than those noted can be negotiated as needed on an individual basis.
 - e. Manner in which TDC staff and program will be coordinated with contractor's program.
 - f. No assignment without express written consent of the TDC.
 - g. Insurance and indemnity clauses satisfactory to the TDC.
 - h. Entry at all times by the TDC employees and assigned agents for inspection and other necessary purposes.
 - i. As an attachment to the contract, an opinion by legal counsel for contractor that the contractor, its agents and subcontractors, and the TDC have the requisite power to enter into the agreement and perform their obligations thereunder; and that the State is not in violation of any provision of any laws in any manner material to its ability to perform its obligations under said contract.

- 1.9 Time Schedule: Outlines the entire project from contract award to full operation.

The schedule should be specific to the extent that it provides the TDC with sufficient data regarding the length of time to complete the following:

- a. Financing
- b. Site selection
- c. Construction
- d. Staffing and training
- e. Program development

1.10

Inmate Profile: A profile of inmates acceptable for inclusion in the proposed facility or program must be provided. Such profile should conform, if possible, to the TDC inmate profile system.

2. MANDATED FACILITY CONSTRUCTION AND OPERATION GUIDELINES

The requirements detailed in this section arise primarily from a recent action litigated in the U. S. District Court for the Southern District of Texas, and styled David Ruiz, et al. vs. James Lynaugh, et al., Stipulation Modifying Crowding Provisions of Amended Decree. Other sources are specifically noted.

2.1 New Construction and Structural Renovation:

- a. The maximum capacity of any new unit shall not exceed 2,250 prisoners, excluding prisoners assigned to trusty housing. (II. C.)
- b. The following classes of prisoners shall always be assigned to single occupancy cells:
 - 1.) prisoners under sentence of death;
 - 2.) prisoners confined in administrative segregation;
 - 3.) prisoners who are determined through the classification process to be assaultive or vulnerable to the extent they cannot safely be assigned to double occupancy cell or dormitory housing;
 - 4.) prisoners assessed to be mentally retarded pursuant to the Mentally Retarded Offender Plan, December 1, 1984, if their individual habilitation plans recommend that they be housed in a cell alone;
 - 5.) prisoners with a diagnosed psychiatric illness (refer to TDC Psychiatric Services Plan, March 26, 1984, and the Comprehensive Health Care Plan, Chapter 150, December 15, 1984);
 - 6.) prisoners with a diagnosed psychiatric illness who are being treated on out-patient status, if their individual treatment plans recommend that they be housed in a cell alone;
 - 7.) prisoners whose medical treatment plans recommend that they be housed in a cell alone. (II. I. 1. a - g)

- c. The ratio of shower facilities shall not be less than one shower to 15 prisoners. Every shower shall contain two showerheads in good working order.
- d. Dayroom space in close proximity to each living area shall equal 17.5 net square feet per occupant times the maximum capacity. All dayrooms shall be equipped with a lavatory, drinking fountain, urinal or toilet, television set, and reading and game tables.
- e. Any new unit constructed shall contain adequate space, based on its mission, for visiting, indoor recreation (arena/gymnasium), arts and crafts recreation, academic education and vocational education, outdoor recreation, canteen, dining, food preparation and storage, laundry, dayroom activities and industrial activities. All general population (i.e., non-trusty) cells constructed at any new or existing unit shall contain at least 60 square feet if one prisoner is to be housed in the cell and at least 80 square feet if two prisoners are to be housed in the cell. No cell containing less than 80 square feet shall house more than one prisoner, and no cell shall house more than two prisoners regardless of size. All newly constructed cells shall be provided with a lavatory with tempered hot and cold running water and a toilet that can be flushed by the prisoner. They also shall contain a desk, stool, clothes hook, book shelf and lockable storage unit for each occupant. Desks are to be at least 24 inches by 36 inches in size. Storage units are to be at least 12 inches by 24 inches by 24 inches. Lockable storage units and clothes hooks need not be installed in cells to be occupied by prisoners in administrative segregation. (III. C.)
- f. All administrative segregation cells constructed at any new or existing unit shall contain at least 60 square feet. Administrative segregation areas shall contain dayrooms at least 350 square feet in size.
- g. All general population cells shall be wired electrically with two jacks to accommodate individual television sets, provided that TDC or its contractors are not required to allow any

prisoners to possess television sets. Administrative segregation cells shall have one jack and the conduit for wiring, and all administrative segregation dayrooms shall be equipped with television sets for prisoner use during their recreation periods. (Stipulation and Order Pursuant to Section III.D of Crowding Stipulation 3.k)

- h. Design of newly constructed facilities shall provide:
1. ventilation of at least 10 cubic feet of fresh or purified air per prisoner per minute in housing and provide adequate ventilation in shower areas and kitchens;
 2. uniform heat distribution throughout prisoner housing areas;
 3. electrical capacity, including emergency power, to meet population needs;
 4. a sound roof free of any leaks;
 5. secondary means of exit in all prisoner housing and activity areas, and a safe and efficient unlocking system for such exits;
 6. water system capacity to ensure an adequate supply for prisoner consumption and hygiene;
 7. sanitary and environmentally healthful condition in all units' kitchens and dining areas;
 8. 20 foot candles of light per cell. (VIII.B.2.a-g); and
 9. windows in all cells including administrative segregation cells which can be operated by inmates but may be screened. (Stipulation and Order Pursuant to Section III.D of Crowding Stipulation 3.1)
- i. Inmate dining facilities shall be adequate to permit each meal to be served within a two and one-half hour period and to allow each prisoner at least 20 minutes in which to eat. In the layout of the dining hall itself, there shall be at least three

feet, six inches, between all stools to form the horizontal aisles and at least two feet, six inches, to form the vertical aisles. No more than 112 inmates shall be seated in the dining hall at a given time.(IV. C. 1. b.)

2.2

Operational Standards:

a. Vocational and recreational activities

1. Weekday activity: TDC or its contractors shall afford substantially full-time work, educational, vocational and/or on-the-job training opportunities to all general population prisoners who are medically capable of participating in these activities. In addition to these programs, each general population prisoner shall be given an opportunity to be involved in recreation and other non-programmatic activity no fewer than four hours a day on each non-holiday weekday, out of his or her cell or dormitory sleeping area, and he or she shall be given an opportunity to spend at least two of those four hours in a gymnasium, an outdoor recreation yard, or in some form of in-shop hobby and crafts activity if the prisoner is enrolled in such activity; provided, however, that each such prisoner shall be given an opportunity to spend at least one of those two hours in a gymnasium or an outdoor recreation yard. The balance of the prisoner's non-programmatic time may be spent in a dayroom, library, writ room, chapel or other recreational facility or activity; provided, however, that the prisoner must have alternatives to the dayroom for a substantial portion of that time. Time spent by a prisoner in a dayroom during population counts or awaiting access to a dining room or to commissary shall not be regarded as non-programmatic or recreational activity. Any medically capable, general population prisoner who is not afforded substantially full-time work, education, vocational and/or on-the-job training opportunities shall be provided additional non-programmatic and recreational opportunities commensurate with any shortfall in his or her opportunity for programmatic activities.

2. Weekend and holiday activity: On each scheduled non-work day (Saturday, Sunday and holidays for most prisoners), each general population prisoner shall be given an opportunity to spend at least three hours in a gymnasium or outdoor recreation yard, or in some form of in-shop hobby and crafts activity if the prisoner is enrolled in such activity; provided, however, that each such prisoner shall be given an opportunity to spend at least two of those three hours in a gymnasium or an outdoor recreation yard. In addition, he or she shall be given the opportunity to spend at least four hours in a dayroom, library, writ room, chapel or other recreational facility or activity; provided, however, that the prisoner must have alternatives to the dayroom for a substantial portion to of that time. Time spent by a prisoner in a dayroom during population counts or awaiting access to a dining room or commissary shall not be regarded as non-programmatic or recreation activity.
3. Forfeiture of recreational activity: Any prisoner who is assigned to a job consistent with his medical classification and who refuses an order to turn out for work shall forfeit all non-programmatic and recreational activity required for that day. No forfeiture shall extend beyond the duration of the prisoner's refusal to work or three days, whichever is less. All such forfeiture shall be based on a written report documenting the date and time of the denial and any reason given by the prisoner for refusing the order.
4. General population prisoners, including those in administrative segregation, shall be permitted to do art and craft work in their cells. (Stipulation and Order Pursuant to Section III.D of Crowding Stipulation)

b. Necessities

1. Clothing: All prisoners shall be provided with a daily change of socks and underwear, and a change of pants and shirt on each working day; provided, however, that changes of pants and shirts shall occur at least three times a week. Prisoners shall be kept furnished with at least one pair of shoes. All clothing must be clean and in good repair.

2. Towels: Each prisoner shall be provided with a clean towel each time he or she showers. A towel shall also be provided for use in the prisoner's cell or dormitory, and exchanges of such towels shall be made at least once a week.
3. Linens: All prisoners shall be provided with adequate blankets and at least a weekly change of sheets and pillow cases. Mattresses shall be sanitized and blankets and pillows shall be cleaned on at least a semi-annual basis. Linens, mattresses, blankets and pillows shall be kept in good repair and shall be clean upon their issue.
4. Availability: TDC or its contractors shall purchase or otherwise obtain, and have on hand during the course of each fiscal year, the following clothes and linens per prisoner:

8 pants per year
8 shirts per year
8 shorts per year
10 pairs of socks per year
4 cell towels per year
8 shower towels per year
4 sheets per year
3 pillow cases per year
4 pairs of shoes per year;
and shall take all necessary actions to accomplish the timely and efficient distribution of the required clothes and linens to prisoners. (V. A. B. C.)

c. Visitation

All prisoners, apart from those whose assignment to solitary confinement for disciplinary reasons precludes visiting and those involved in the intake diagnostic process, shall be permitted to have at least four visits of two hours duration each month on weekends. State Approved Trustees I, II, III, IV shall be eligible for contact visiting outdoors, weather permitting. No later than September 1, 1989, TDC or its contractors shall provide facilities for indoor contact visits for all trustees.

d. Staffing

TDC or its contractors shall employ sufficient security staff to create and maintain a ratio no lower than one staff member for each six prisoners, based on TDC's actual population. Contracting party shall acknowledge that the safety and security of prisoners and staff are a matter of paramount concern.

3. STANDARDS FOR LOCATION OF PRISON UNITS

Many communities have expressed an interest in locating a prison facility in their immediate area. This interest has sparked numerous requests for information about the requirements needed for the location of such a facility. Specific answers as to the requirements are difficult to provide because decisions about the type of facility the state is contemplating are still pending.

What follows are some pertinent questions that interested communities need to consider and be prepared to answer as the state makes decisions on the location of prison facilities.

3.1 Operational Considerations:

- a. Will this location facilitate the maintenance and security of the custody level inmate anticipated?
land terrain
proximity to major travel arteries
proximity to population centers
other
- b. What advantages/disadvantages does this location offer in relation to the following:
perimeter security
outdoor recreation
outdoor visitation
administration
staff services
custody administration
reception/transfer/release
food preparation/storage
medical
reclassification/treatment
maintenance/storage
garage/vehicle repair
firehouse
laundry/dry cleaning
warehouse
power plant
academic/vocational education
library/law library
religious services
commissary
industry/agriculture production
transportation/distribution

3.2

Logistical Concerns:

a. Transportation System:

Name the major arteries servicing this location by type:

Interstate
U.S. Highway
State Highway
Farm to Market Road
County Road
Unpaved Road

Estimate the miles of road to be constructed to properly access the land site:

New roads
Upgrade existing roads

Estimate the distance from the two nearest airports to the location

Closest Airport (name, miles from site)
Alternate Airport (name, miles from site)

b. Communications Systems:

1. Telephone Services

Name, address of provider
Proximity to major connect point (miles)
Ability of provider to provide necessary services
Equipment expansion capability
Length of time for service acquisition
Ability to augment data processing communications
Overall cost of estimated services

2. Radio Communications:

Distance to nearest TDC repeater station (miles):
Distance to Huntsville repeater station (miles):
Distance to nearest law enforcement base station:

Local police
County sheriff
Dept. of Public Safety
Distance to nearest Emergency Services base
station:
Fire protection
Hospital
Ambulance
 Air
 Ground:

3. Public Media Network
Television stations received and their
affiliations:
Cable television systems available?
Yes _____ No _____
Name the local radio stations available:
Name the newspapers servicing the area:
4. Postal and Carrier Services
Name the U.S. Post Office to service site:
Do the following package carriers service the
site?
Federal Express
United Parcel Service
Purolator Courier
Other

3.3. Supply and Warehousing:

- a. What is the distance in miles from the following
distribution centers to the site?
- Boyd Distribution Center (Diagnostic Unit,
Commissary System)
Prison Store (Huntsville Unit, dry goods, clothing
distribution, etc.)
Transportation Center (Wynne Unit)
Medical Warehouse (Huntsville)
Canning Plant (Ramsey III)
Meat Packing Plant (Coffield)
Food Services Warehouse (Wynne)
Windham School System Warehouse (Wynne)
Industrial Distribution Center (Central)
- b. Inmate Transportation Network

What is the distance (miles) and time (hours) from the location to the following major inmate transportation points.

Diagnostic Unit (in-processing)
TDC Hospital at Galveston
Nearest TDC Regional medical facility
Ellis II Psychiatric Center
Huntsville Unit (out-processing)
How is this location expected to affect the TDC "chain bus" operation?

3.4 Utilities, Improvements and Environmental Factors:

a. Utilities

Provide the source and cost for the following:

Source	Cost
Electric	Avg. Kwh
Water	Avg./gallon
Sewer	Avg./gallon
Discharge	
Gas	Cost/MCF

Are the above sources capable of supporting the anticipated facility? If not, identify alternative sources and estimated costs.

Detail any observations noted concerning the quality and supply of each of above utilities.

b. Climatic Data

Average Annual Rainfall:
Temperatures

July avg.:

January avg.:

Relative Humidity

January avg.:

July avg. :

Annual number of days requiring:

Heating

Cooling

Prevailing Wind Direction:

Avg. Windspeed

Date of freeze:

first

last

Growing season in days:

c. Improvements

List any improvements the location has to offer which enhance its use (e.g., flood control, existing roads, fences, cleared land, water wells, etc.)

What physical features of the land site promote its use for the intended facility (e.g., soil type, terrain, natural water supply, agricultural suitability, etc.)?

d. Environmental Factors

Are there any environmental concerns or restrictions that would affect the choice of the location (e.g., waste water treatment, flood control, pesticide/insecticide application, protected wildlife and wilderness, etc.)?

3.5

Community Resources:

a. Health Care

Name of nearest hospital capable of providing emergency treatment:

Approximate number of the following health care providers:

Physicians:

Psychiatrists:

Psychologists:

Dentists:

b. Law enforcement

Name and address of following law enforcement agencies nearest to the site:

DPS

Texas Ranger Co.

County Sheriff

Police Dept.

List the name, capacity and average daily population of the nearest adult detention facility (jail):

Name:

Capacity:

Average daily capacity

c. Court system

List the name and address of local court system entities below:

District Court:

County Court:

District Attorney:

Justice of the Peace:

d. Fire protection

List local fire protection services available:

e. Labor supply

Availability:

Current unemployment rates for county and contiguous counties:

Workforce by composition:

Total labor force

Manufacturing

Government

Trade

Services

Construction
Finance, insurance, and real estate

- f. Educational Systems
Describe the public school system in the area:
Name
Facilities
Enrollment
Avg. pupil/teacher ratio

List the colleges, universities, and higher education programs:

Name
Facilities
Enrollment
Major instructional focus

- g. Local community leaders
State Senator
State Representative
County Judge
County Commissioners
City Mayor
City Council members
President, Chamber of Commerce

- h. Local organizations

List the major local organizations that may be affected by the location of the facility on this site (e.g., banks, local service groups, school boards, realtors, etc.)

- i. Housing availability

Describe the availability of housing and average monthly mortgage rates in communities in the area. Include both single-family dwellings and apartment housing.

- j. Local incentive offered

List in detail any incentives offered by the local community to locate the facility at this site (e.g. land, road construction and/or maintenance, available facilities, services, water and/or sewer rate discounts, etc.)

APPENDIX A

The following is a copy of Senate Bill 251 sponsored by Ray Farabee. SB 251 is the type of legislation that would enable the contractual agreements anticipated by this document.

AN ACT

relating to contracts with private enterprises for the financing, construction, operation, maintenance, and management of correctional facilities.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Title 108, Revised Statutes, is amended by adding Article 6166g-2 to read as follows:

Art. 6166g-2. CONTRACTS WITH PRIVATE CORRECTIONAL FACILITIES

Sec. 1. (a) The Texas Board of Corrections may contract with private vendors or with commissioners courts of counties for the financing, construction, operation, maintenance, or management of secure correctional facilities.

(b) A facility operated, maintained, and managed under this article by a private vendor or county must:

(1) except as provided by Subsection (d) of this section, hold not more than an average daily population of 500 inmates;

(2) comply with federal constitutional standards and applicable court orders; and

(3) receive and retain, as an individual facility, accreditation from the American Correctional Association.

(c) A facility authorized by this article may be located on private land or on land owned by the state or a political subdivision of the state. The Texas Board of Corrections may accept land donated for that purpose.

(d) The population requirements imposed by Subsection (b)(1)

1 of this section do not apply to a facility that is under
2 construction or completed before the effective date of this
3 article.

4 Sec. 2. The Texas Department of Corrections may confine only
5 minimum or medium security inmates in a facility authorized by this
6 article. An inmate confined in a facility authorized by this
7 article remains in the legal custody of the Texas Department of
8 Corrections.

9 Sec. 3. (a) The Texas Board of Corrections may not award a
10 contract under this article unless the board requests proposals and
11 receives a proposal that meets or exceeds, in addition to
12 requirements specified in the request for proposals, the
13 requirements specified in Subsections (b), (c), and (d) of this
14 section.

15 (b) A party proposing to enter a contract with the Texas
16 Board of Corrections under this article must demonstrate:

17 (1) the qualifications and the operations and management
18 experience to carry out the terms of the contract; and

19 (2) the ability to comply with the standards of the American
20 Correctional Association and with specific court orders.

21 (c) In addition to meeting the requirements specified in the
22 requests for proposals, a proposal is not acceptable unless it:

23 (1) provides for regular, on-site monitoring by the Texas
24 Department of Corrections;

25 (2) acknowledges that payment by the state is subject to the
26 availability of appropriations;

1 (3) provides for payment of a maximum amount per biennium;

2 (4) offers a level and quality of programs at least equal to
3 those provided by state-operated facilities that house similar
4 types of inmates and at a cost that provides the state with a
5 savings of not less than 10 percent of the cost of housing inmates
6 in similar facilities and providing similar programs to those types
7 of inmates in state-operated facilities, as determined by the
8 Legislative Budget Board;

9 (5) permits the state to terminate the contract for cause,
10 including as cause the failure of the private vendor or county to
11 meet the conditions required by this article and other conditions
12 required by the contract;

13 (6) provides that cost adjustments may be made only once
14 each biennium, to take effect at the beginning of the next
15 biennium;

16 (7) is for an initial contract term of not more than three
17 years, with an option to renew for additional periods of two years;

18 (8) if the proposal includes construction of a facility,
19 contains a performance bond approved by the Texas Board of
20 Corrections that is adequate and appropriate for the proposed
21 contract;

22 (9) provides for assumption of liability by the private
23 vendor or county for all claims arising from the services performed
24 under the contract by the private vendor or county;

25 (10) provides for an adequate plan of insurance for the
26 private vendor or county and its officers, guards, employees, and

1 agents against all claims, including claims based on violations of
2 civil rights, arising from the services performed under the
3 contract by the private vendor or county;

4 (11) provides for an adequate plan of insurance to protect
5 the state against all claims arising from the services performed
6 under the contract by the private vendor or county and to protect
7 the state from actions by a third party against the private vendor
8 or county, its officers, guards, employees, and agents as a result
9 of the contract;

10 (12) provides plans for the purchase and assumption of
11 operations by the state in the event of the bankruptcy of the
12 private vendor or inability of the county to perform its duties
13 under the contract; and

14 (13) contains comprehensive standards for conditions of
15 confinement.

16 (d) Before the commissioners court of a county proposes to
17 enter into a contract under this article, the commissioners court
18 of the county must receive the written approval of the sheriff of
19 the county. A correctional facility provided by a county under
20 this article is subject to the same standards and requirements as a
21 correctional facility provided by a private vendor.

22 (e) A private vendor or county operating under a contract
23 authorized by this article may not:

24 (1) calculate inmate release and parole eligibility dates;

25 (2) award good conduct time;

26 (3) approve inmates for work, medical, or temporary

1 furloughs or for preparole transfers; or

2 (4) classify inmates or place inmates in less restrictive
3 custody than the custody ordered by the department.

4 (f) In determining costs and cost savings under Subsection
5 (c)(4) of this section, the Legislative Budget Board may consider
6 any factor it determines is relevant, including additional costs to
7 the state for providing the same service as a private vendor or
8 county, indirect costs properly allocable to either the state or
9 the private vendor or county, and continuing costs to the state
10 directly associated with the contract.

11 Sec. 4. A private vendor operating under a contract
12 authorized by this article is not entitled to claim sovereign
13 immunity in a suit arising from the services performed under the
14 contract by the private vendor or county. This section does not
15 deprive the private vendor or the state of the benefit of any law
16 limiting exposure to liability, setting a limit on damages, or
17 establishing defenses to liability.

18 Sec. 5. The Texas Board of Corrections may not convert a
19 facility into a correctional facility operated by a private vendor
20 or by a county if, before the effective date of this article, the
21 facility is:

22 (1) operated as a correctional facility by the board; or

23 (2) being constructed by the board for use as a correctional
24 facility.

25 Sec. 6. (a) If a contract is entered into under this
26 article, the Sunset Advisory Commission shall deliver a report

1 required by this section to the regular session of the 72nd
2 Legislature in January 1991. The report must contain an analysis
3 of the cost to the state for services provided under the contract
4 and an analysis of the quality of services provided under the
5 contract and must compare the cost and quality of services provided
6 under the contract with the cost and quality of similar services
7 provided by the state. The report must specifically state whether
8 the services provided under the contract are superior, essentially
9 equal, or inferior to similar services provided by the state, if
10 the state provides those services. If the commission determines
11 that changes in law are necessary to improve the manner in which
12 the Texas Board of Corrections enters into contracts for the
13 financing, construction, operation, maintenance, or management of
14 secure correctional facilities, the commission shall recommend to
15 the legislature that those changes be made.

16 (b) In making the report required by this section, the
17 Sunset Advisory Commission shall consider, in addition to other
18 factors it determines are significant, the following:

19 (1) the type of inmates in the facility;

20 (2) whether the facility meets professional standards
21 required by this article;

22 (3) the extent to which the vendor or county complies with
23 the terms of the contract;

24 (4) the extent to which the private vendor or county
25 complies with the terms of this article;

26 (5) the level of training provided to the staff of the

1 facility;

2 (6) the number and nature of inmate complaints against the
3 staff of the facility;

4 (7) the number of escapes and attempted escapes from the
5 facility; and

6 (8) the wages and benefits provided to the staff of the
7 facility in comparison to wages and benefits provided to state
8 employees performing comparable tasks.

9 (c) The Sunset Advisory Commission may exercise all powers
10 granted to the commission for the performance of its statutory
11 duties in preparing a report required by this section.

12 (d) This section expires September 1, 1991.

13 SECTION 2. Section 1, Chapter 21, Acts of the 55th
14 Legislature, Regular Session, 1957 (Article 6184m, Vernon's Texas
15 Civil Statutes), is amended to read as follows:

16 Sec. 1. It shall be unlawful for any person to furnish,
17 attempt to furnish, or assist in furnishing to any inmate of a city
18 or county jail or of the Texas Department of Corrections any
19 alcoholic beverage, controlled substance, or dangerous drug except
20 from the prescription of a physician. It shall also be unlawful
21 for any person to take, attempt to take, or assist in taking any of
22 the aforementioned articles into a city or county jail, into a
23 correctional facility authorized by Article 5115d, Revised
24 Statutes, or Article 6166g-2, Revised Statutes, or into the
25 confines of property belonging to the Texas Department of
26 Corrections which is occupied or used by prisoners except for

1 delivery to a jail, correctional facility, or prison warehouse or
2 pharmacy or to a physician.

3 SECTION 3. Subsection (a), Section 22.02, Penal Code, is
4 amended to read as follows:

5 (a) A person commits an offense if the person commits
6 assault as defined in Section 22.01 of this code and the person:

7 (1) causes serious bodily injury to another, including
8 the person's spouse;

9 (2) threatens with a deadly weapon or causes bodily
10 injury to a peace officer or a jailer or guard employed at a
11 municipal or county jail, ~~[e*]~~ by the Texas Department of
12 Corrections, or by a correctional facility authorized by Article
13 5115d, Revised Statutes, or Article 6166g-2, Revised Statutes, when
14 the person knows or has been informed the person assaulted is a
15 peace officer, jailer, or guard:

16 (A) while the peace officer, jailer, or guard is
17 lawfully discharging an official duty; or

18 (B) in retaliation for or on account of an
19 exercise of official power or performance of an official duty as a
20 peace officer, jailer, or guard; or

21 (3) causes bodily injury to a participant in a court
22 proceeding when the person knows or has been informed the person
23 assaulted is a participant in a court proceeding:

24 (A) while the injured person is lawfully
25 discharging an official duty; or

26 (B) in retaliation for or on account of the

1 injured person's having exercised an official power or performed an
2 official duty as a participant in a court proceeding; or

3 (4) uses a deadly weapon.

4 SECTION 4. Subsection (a), Section 22.03, Penal Code, is
5 amended to read as follows:

6 (a) A person commits an offense if, with a deadly weapon, he
7 intentionally or knowingly causes serious bodily injury:

8 (1) to a peace officer or a jailer or guard employed
9 at a municipal or county jail, [e*] by the Texas Department of
10 Corrections, or by a correctional facility authorized by Article
11 5115d, Revised Statutes, or Article 6166g-2, Revised Statutes,
12 where he knows or has been informed the person assaulted is a peace
13 officer, jailer, or guard:

14 (A) while the peace officer, jailer, or guard is
15 acting in the lawful discharge of an official duty; or

16 (B) in retaliation for or on account of an
17 exercise of official power or performance of an official duty as a
18 peace officer, jailer, or guard; or

19 (2) to a participant in a court proceeding when he
20 knows or has been informed that the person assaulted is a
21 participant in a court proceeding:

22 (A) while the injured person is in the lawful
23 discharge of official duty; or

24 (B) in retaliation for or on account of the
25 injured person's having exercised an official power or performed an
26 official duty as a participant in a court proceeding.

1 SECTION 5. Subsection (a), Section 39.021, Penal Code, is
2 amended to read as follows:

3 (a) A jailer or guard employed at a municipal or county
4 jail, [er] by the Texas Department of Corrections, or by a
5 correctional facility authorized by Article 5115d, Revised
6 Statutes, or Article 6166g-2, Revised Statutes, or a peace officer
7 commits an offense if he:

8 (1) intentionally subjects a person in custody to
9 bodily injury knowing his conduct is unlawful;

10 (2) willfully denies or impedes a person in custody in
11 the exercise or enjoyment of any right, privilege, or immunity
12 knowing his conduct is unlawful.

13 SECTION 6. Article 5115d, Revised Statutes, is amended by
14 adding Subsections (c) through (i) to read as follows:

15 (c) The commissioners court of a county may contract with a
16 private vendor to provide for the financing, design, construction,
17 leasing, operation, purchase, maintenance, or management of a jail,
18 detention center, work camp, or related facility.

19 (d) The commissioners court of a county must consult with
20 and receive the written approval of the sheriff of the county
21 before contracting with a vendor for the operation, maintenance, or
22 management of a facility described by Subsection (c) of this
23 article.

24 (e) A contract entered into under this article must:

25 (1) require the private vendor to operate the facility in
26 compliance with minimum standards of construction, equipment,

1 maintenance, and operation of jails promulgated by the Commission
2 on Jail Standards and receive and retain a certification of
3 compliance from the commission;

4 (2) provide for regular, on-site monitoring by the sheriff;

5 (3) if the contract includes construction, contain a
6 performance bond approved by the commissioners court that is
7 adequate and appropriate for the proposed contract;

8 (4) provide for assumption of liability by the private
9 vendor for all claims arising from the services performed under the
10 contract by the private vendor;

11 (5) provide for an adequate plan of insurance for the
12 private vendor and its officers, guards, employees, and agents
13 against all claims, including claims based on violations of civil
14 rights, arising from the services performed under the contract by
15 the private vendor;

16 (6) provide for a plan for the purchase and assumption of
17 operations by the county in the event of the bankruptcy of the
18 private vendor;

19 (7) provide for an adequate plan of insurance to protect the
20 county against all claims arising from the services performed under
21 the contract by the private vendor and to protect the county from
22 actions by a third party against the private vendor, its officers,
23 guards, employees, and agents as a result of the contract; and

24 (8) contain comprehensive standards for conditions of
25 confinement.

26 (f) A private vendor operating under a contract authorized

1 by this article is not entitled to claim sovereign immunity in a
2 suit arising from the services performed under the contract by the
3 private vendor. However, nothing herein is intended to deprive the
4 private vendor or the county of any benefits of any law limiting
5 exposure to liability, setting a limit on damages, or establishing
6 defenses to liability.

7 (g) A facility authorized by this article must be designed,
8 constructed, operated, and maintained to hold not more than an
9 average daily population of 500 inmates.

10 (h) The commissioners court of a county may not convert a
11 facility into a correctional facility operated by a private vendor
12 if, before the effective date of this article, the facility is:

- 13 (1) operated as a correctional facility by the county; or
14 (2) being constructed by the county for use as a
15 correctional facility.

16 (i) The requirements imposed by Subsection (e) and
17 Subsection (g) of this section do not apply to a facility that is
18 under construction or completed before the effective date of this
19 section.

20 SECTION 7. Article 42.18, Code of Criminal Procedure, as
21 added by Chapter 427, Acts of the 69th Legislature, Regular
22 Session, 1985, is amended by adding Section 35 to read as follows:

23 Sec. 35. The Board of Pardons and Paroles and the Texas
24 Department of Corrections are authorized to enter into interagency
25 contracts for the placement of offenders in secure correctional
26 facilities authorized by Article 6166g-2, Revised Statutes.

1 SECTION 8. Article I, General Appropriations Act for Fiscal
2 Year 1987 (Chapter 13, Acts of the 69th Legislature, 3rd Called
3 Session, 1986) is amended by adding to the Department of
4 Corrections at p. I-67 the following:

5 49. The Texas Board of Corrections is authorized to contract
6 with private vendors or commissioners courts of counties for the
7 financing, construction, operation, maintenance, or management of
8 secure correctional facilities to house no more than 2,000 inmates.
9 In determining the mission of each facility, the board shall
10 consider requiring any vendor to provide prerelease programming,
11 including employment counseling, drug and alcohol counseling, and
12 family counseling.

13 SECTION 9. The importance of this legislation and the
14 crowded condition of the calendars in both houses create an
15 emergency and an imperative public necessity that the
16 constitutional rule requiring bills to be read on three several
17 days in each house be suspended, and this rule is hereby suspended,
18 and that this Act take effect and be in force from and after its
19 passage, and it is so enacted.

Appendix B

All American Correctional Association standards now fall into one of two categories--mandatory and non-mandatory. Current accreditation policy requires compliance with 100 percent of all applicable mandatory standards and 90 percent of all applicable non-mandatory standards. The following is a list of those mandatory requirements as set forth in "Standards for Adult Correctional Institutions" published in 1981 and supplemented in 1984 by the American Correction Association. A complete list of ACA standards may be ordered from:

American Correctional Association
4321 Hartwick Road, suite L-208
College Park, Maryland 20740
(301) 699-7600

The following are mandatory standards as set forth by the American Correctional Association:

TRAINING AND STAFF DEVELOPMENT

2-4096 Prior to assignment to a post involving possible use of a firearm, all personnel authorized to use firearms receive appropriate firearm training; this training covers the use, safety, care, and constraints involved in the use of firearms. All authorized personnel are required to demonstrate competency on at least an annual basis.

Interpretation March 1983: Documentation of compliance must demonstrate a systematic method of ensuring that all new employees are considered for training and that staff who fail to demonstrate competence cannot be issued a weapon. This requires written communication among the parties involved (training officer, correctional supervisor, etc). Current employees who may be assigned to a post or others who may use firearms must receive appropriate firearms training.

2-4097 All personnel authorized to use chemical agents are thoroughly trained in their use and in the treatment of individuals exposed to the chemical agent.

PHYSICAL PLANT

2-4134 Revised May 1984. Existing, renovation, addition, new plant

The facility has exits that are properly positioned, clear, and distinctly and permanently marked in order to ensure the timely evacuation of inmates and staff in the event of fire or other emergency. All housing areas and places of assembly for 50 or more persons have two exits.

2-4155 Renovation, addition, new plant

There is documentation by a qualified source that the interior finishing material in inmate living areas, exit areas, and places of public assembly is in accordance with recognized national fire safety codes.

SAFETY AND EMERGENCY PROCEDURES

2-4162 Revised January 1984. There is documentation by the authority having jurisdiction that the institution complies with the applicable fire safety codes. A fire alarm and automatic detection system are required as approved by the authority having jurisdiction, or there is a plan for addressing these or other deficiencies within a reasonable time period. The authority approves any variances, exceptions, or equivalencies that do not constitute a serious life safety threat to the occupants of the facility.

2-4163 Revised March 1983. Written policy and procedure provide for a qualified fire and safety officer to perform a comprehensive and thorough monthly inspection of the institution for compliance with safety and fire prevention standards and for an annual review of this policy and procedure. There is a weekly fire and safety inspection of the institution by a qualified department staff member.

2-4164 Written policy and procedure specify the institution's fire prevention regulations and practices. These include, but are not limited to, the following:

- Provision for an adequate fire protection service
- A system of fire inspection and testing of equipment at least quarterly
- An annual inspection by local or state fire officials or other qualified person(s)
- Availability of fire protection equipment at appropriate locations throughout the institution

2-4166 Specifications for the selection and purchase of facility furnishings indicate the fire safety performance requirements of the materials selected.

2-4167 Institution facilities are equipped with noncombustible receptacles for smoking materials and separate containers for other combustible refuse at accessible locations throughout living quarters in the institution. Special containers are provided for flammable liquids and for rags used with flammable liquids. All receptacles and containers are emptied and cleaned daily.

2-4172 The institution has a written evacuation plan prepared for use in the event of fire or major emergency which is certified by an independent, outside inspector trained in the application of national fire safety codes. The plan is reviewed annually, updated if necessary, and reissued to the local fire jurisdiction. The plan includes the following:

- Location of building/room floor plans
- Use of exit signs and directional arrows for traffic flow

Location of publicly posted plan
At least quarterly drills in all institution locations
Staff drills when evacuation of extremely dangerous
inmates may not be included.

2-4173 Written policy and procedure specify the means for the immediate release of inmates from locked areas in case of emergency, and provide for a back-up system.

2-4174 All institution personnel are trained in the implementation of written emergency plans.

2-4175 Revised May 1984. Written policy and procedure govern the control and use of all flammable, toxic, and caustic materials.

SECURITY AND CONTROL

2-4186 Written policy and procedure govern the use of firearms, to include the following:

Weapons are subjected to stringent safety regulations and inspections.

Except in emergency situations, employees carrying firearms are assigned only to watchtowers, gun walks, mobile patrols, or other positions that are inaccessible to inmates.

Employees supervising inmates outside the institution perimeter follow procedures which specify methods for ensuring the security of weapons.

Employees are instructed to use deadly force only after other actions have been tried and found ineffective, unless the employee believes that a person's life is immediately threatened.

Employees on duty use only firearms issued by the institution and use them only when directed by or authorized by the warden/superintendent or officer in charge.

2-4206 Written policy and procedure restrict the use of physical force to instances of justifiable self-defense, protection of others, protection of property, and prevention of escapes, as a last resort and in accordance with appropriate statutory authority. In no event is physical force justifiable as punishment. A written report is prepared following all uses of force and is submitted to the administrative staff for review.

2-4208 Written policy and procedure provide that all persons injured in an incident receive an immediate medical examination and treatment.

2-4210 There are written plans that specify procedures to be followed in situations which threaten institutional security,

including, but not limited to, riots, hunger strikes, disturbances, and taking of hostages. These plans are made available to all applicable personnel, and reviewed and updated at least annually.

SPECIAL MANAGEMENT INMATES

2-42223 Written policy and procedure require that inmates in segregation receive the same meals served to the general inmate population.

FOOD SERVICES

2-4238 There is documentation that the nationally recommended dietary allowance is reviewed by a registered dietician on at least an annual basis to ensure that the food allowances required for basic nutrition are met. Menu evaluations are conducted at least quarterly by institution food service supervisory staff to verify adherence to the established basic daily servings.

2-4241 Written policy and procedure provide for special diets as prescribed by appropriate medical or dental personnel.

2-4244 Written policy and procedure provide for adequate health protection for all inmates and staff in the institution, and inmates and other persons working in the food service, with the following requirements:

A preassignment medical examination of all persons involved in the preparation of food, and periodic examinations thereafter, is conducted to ensure freedom from diarrhea, skin infections and other illnesses transmissible by food or utensils; all are conducted in accordance with local requirements regarding restaurant and food service employees in the community. When the institution's food services are provided by an outside agency or individual, the institution has written verification that the outside provider complies with the state and local regulations regarding food service.

All food handlers are instructed to wash their hands upon reporting to duty and after using toilet facilities.

2-4246 There is documentation by an independent, outside source that food service facilities and equipment meet established governmental health and safety codes; corrective action is taken on deficiencies, if any.

2-4248 Written policy and procedure require weekly inspections of all food service areas including dining and food preparation areas, and equipment. Refrigerator and water temperatures are checked on a daily basis by administrative, medical or dietary personnel.

SANITATION AND HYGIENE

2-4255 Revised March 1983. Written policy and procedure require weekly sanitation inspections of all institutional areas by a qualified departmental staff member and comprehensive and thorough monthly inspections by a safety/sanitation specialist; at least annual inspections by federal, state, and/or local sanitation and health officials, or other qualified person(s); and compliance with all applicable laws and regulations of the governing jurisdiction. There is documentation by an independent, outside source that deficiencies, if any, have been corrected.

2-4256 The institution's potable water source and supply, whether owned and operated by the public water department or the institution, is certified by an independent, outside source to be in compliance with jurisdictional laws and regulations.

2-4258 The institution provides for the control of vermin and pests.

2-4259 The institution provides for waste disposal.

MEDICAL AND HEALTH CARE SERVICES

2-4272 Medical, including psychiatric, and dental matters involving medical judgement are the sole province of responsible physician and dentist respectively; however, security regulations applicable to facility personnel also apply to health personnel.

2-4275 An adequately equipped medical facility, which meets the legal requirements for a licensed general hospital with respect to the services it offers, is available to all inmates.

2-4279 Written policy and procedures provide for 24-hour emergency medical and dental care availability as outlined in a written plan which includes arrangements for the following;

- On-site emergency first aid
- Emergency evacuation of the inmate from the facility
- Use of an emergency medical vehicle
- Use of one or more designated hospital emergency rooms or other appropriate health facilities
- Emergency on-call physician and dentist services when the emergency health facility is not located in a nearby community
- Security procedures providing for the immediate transfer of inmates when appropriate

2-2484 Appropriate state and federal licensure, certification or registration requirements and restrictions apply to personnel who provide health care services to inmates. The duties and

responsibilities of such personnel are governed by written job descriptions approved by the health authority. Verification of current credentials and job descriptions are on file in the facility.

2-4285 Written policy and procedure provided that correctional and other personnel are trained to respond to health-related situations within a four minute response time. A training program is established by the responsible health authority in cooperation with the facility administrator, which includes the following:

- Recognition of signs and symptoms, and knowledge of action required in potential emergency situations
- Administration of first aid and cardiopulmonary resuscitation (CPR)
- Methods of obtaining assistance
- Signs and symptoms of mental illness, retardation, and chemical dependency
- Procedures for patient transfers to appropriate medical facilities or health care providers

2-4286 Treatment by health care personnel other than a physician, dentist, psychologist, optometrist, podiatrist, or other independent providers is performed pursuant to written standing or direct orders by personnel authorized by law to give such orders. Nurse practitioners and physician's assistants may practice within the limits of applicable laws and regulations.

2-4289 Written policy and procedure require medical screening to be performed by health-trained or qualified health care personnel on all inmates, excluding intrasystem transfers, upon inmates' arrival at the facility with all findings recorded on a printed screening form approved by the health authority. The screening includes at least the following:

Inquiry into:

- Current illness and health problems, including dental problems, venereal diseases and other infectious diseases
- Dental problems
- Use of alcohol and other drugs, including types of drugs used, mode of use, amounts used, frequency used, date or time of last use, and a history of problems which may have occurred after ceasing use (e.g., convulsions)
- Past and present treatment or hospitalization for mental disturbances or suicide
- Other health problems designated by the responsible physician

Observation of:

Behavior, which includes state of consciousness, mental status, appearance, conduct, tremor and sweating

Body deformities, ease of movement, etc.

Condition of skin, including trauma markings, bruises, lesions, jaundice, rashes and infestations, and needle marks or other indications of drug abuse.

Disposition of inmate

General population

General population and prompt referral to appropriate health care service

Referral to appropriate health care service on an emergency basis

2-4300 Written policy and procedure provide for unimpeded access to health care and for a system for processing complaints regarding health care. These policies are communicated orally and in writing to the inmates upon arrival in the facility and are put in a language clearly understood by each inmate.

2-4314 Written policy prohibits the use of inmates for medical, pharmaceutical, or cosmetic experiments. This policy does not preclude individual treatment of an inmate based on his or her need for a specific medical procedure which is not generally available.

2-4317 Written policy and procedure provide for the proper management of pharmaceuticals, and address the following subjects:

A formulary specifically developed for the facility
Prescription practices which require that

Psychotropic medications are prescribed only when clinically indicated as one facet of a program of therapy.

"Stop order" time period are required for all medications

The prescribing provider reevaluates a prescription prior to its renewal

Procedures for medication receipt, storage, dispensing and administration or distribution

Maximum security storage and periodic inventory of all controlled substances, syringes and needles

Dispensing of medicine in conformance with appropriate federal and state law

Administration of medication which is carried out by persons properly trained and under the supervision of the health authority and facility administrator or designee

Accountability for administering or distributing medications in a timely manner, according to physician orders

INMATE RIGHTS

2-4341 Written policy and procedure protect inmates from personal abuse, corporal punishment, personal injury, disease, property damage, and harassment.

CLASSIFICATION

2-44-2 Youths charged with offenses which would not be crimes if committed by adults and adjudicated delinquent offenders do not reside in the institution.

INMATE WORK PROGRAMS

2-4416 Revised March 1983. Policy and procedure provide that all institutional work, industrial, and vocational/educational programs meet minimum applicable federal, state, or local work, health, and safety standards; there is documentation of at least annual health and safety inspections by federal, state, or local officials. Inspections of all such programs are conducted weekly by qualified departmental staff and monthly by a safety officer.

APPENDIX C

Sample Matrices for Specific Interest Proposals

- I. Parties considering making a proposal to have a Texas prison unit located in their area should refer specifically to :
Sections: 1.1, 1.2, 1.8, 1.9, 1.10;
3.1, 3.2, 3.3, 3.4, 3.5;
Appendix A
- II. Parties desiring TDC to utilize an existing facility as a prison unit or detention center should refer specifically to:
Sections: 1.1, 1.2, 1.3, 1.7, 1.8, 1.9;
2.1;
3.1, 3.2, 3.3, 3.4, 3.5
Appendix A
Appendix B
- III. Parties seeking to construct a new facility should refer to:
Sections: 1.1, 1.2, 1.3, 1.4, 1.5, 1.7, 1.8, 1.9, 1.10;
2.1;
Appendix A
Appendix B
- IV. Parties seeking to manage or operate a detention center, prison unit or treatment center should refer to:
Sections: 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 1.10
2.1, 2.2;
Appendix A
Appendix B
- V. Parties seeking to construct and operate a Texas prison facility should refer to:
Sections: 1 entire;
2 entire;
Appendix A
Appendix B
- VI. Parties seeking to provide medical, psychiatric, alcohol or other such treatment programs should consult TDC's Comprehensive Medical Plan available through Texas Department of Corrections, Box 99, Huntsville, Texas 77340.