

COVER PAGE

Department of Corrections

FY 2019-20 CAPITAL CONSTRUCTION REQUESTS (LISTED IN OSPB PRIORITY ORDER)

RECOMMENDED FOR FUNDING BY OSPB:

- Population Swap, DRDC and CCF
- Facility Steam Condensate Line Replacement, SCF (Capital Renewal)
- Utility Water Lines Replacement, AVCF (Capital Renewal)

NOT RECOMMENDED FOR FUNDING BY OSPB:

- Electronic Security System Replacement, AVCF (Capital Renewal)
- Kitchen Renovation, Sterling Correctional Facility

TOTAL: FY 2019-20 CAPITAL CONSTRUCTION STATE-FUNDED REQUEST AMOUNT = **\$59,467,978**

FY 2019-20 CONTROLLED MAINTENANCE REQUESTS (10)

RECOMMENDED FOR FUNDING BY OSPB:

LEVEL I:

- Replace Fire Alarm System, SCF
- Replace Fire Alarm System, SCCF
- Replace Roof, Infirmary, CTCF

LEVEL II:

- Fire Alarm System Replacement and Fire Suppression Improvements, LCF
- Improve Perimeter Security, DRDC and DWCF
- Replace Deaeration Tank, SCF
- Replace Electronic Door Security System, DWCF
- Improve Accessibility, FCF

NOT RECOMMENDED FOR FUNDING BY OSPB:

LEVEL II:

- Improve Door Security, Cellhouse 3, CTCF
- Replace Roof, Administration Building, CTCF

HISTORY OF STATE FUNDING

- **\$67.7 million** has been appropriated to the department on behalf of capital projects since FY 2014-15. This represents **6.8 percent** of the total amount appropriated on behalf of all capital construction and controlled maintenance projects during this period.
- **\$14.5 million** was appropriated in FY 2018-19, including \$8.4 million authorized through Senate Bill 17-267 for controlled maintenance.

COVER PAGE
Department of Corrections (Cont.)

INVENTORY OF GENERAL FUND SUPPORTED FACILITIES

- The General Fund supported inventory of department facilities totals **6,427,230 GSF**. This total represents **13.2 percent** of the entire General Fund supported inventory of state buildings.

RECENT CDC VISITS

- Arkansas Valley Correctional Facility (June 2017)
- Limon Correctional Facility (October 2016)
- Trinidad Correctional Facility (October 2015)
- Centennial Correctional Facility (June 2015)
- San Carlos Correctional Facility (June 2015)
- Sterling Correctional Facility (June 2015)
- Buena Vista Correctional Facility (October 2014)

Fiscal Year 2019-20 Capital Construction Request

Corrections

Denver Reception and Diagnostic Center - Centennial Correctional Facility Population Swap

PROGRAM PLAN STATUS

2017-066

Approved Program Plan?

Date Approved:

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
DeptInst	4 of 5	
OSPB	7 of 62	Recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2019-20</u>	<u>FY 2020-21</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$0	\$11,122,534	\$0	\$0	\$11,122,534
Total	\$0	\$11,122,534	\$0	\$0	\$11,122,534

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2019-20</u>	<u>FY 2020-21</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,250,421	\$0	\$0	\$1,250,421
Construction	\$0	\$9,074,269	\$0	\$0	\$9,074,269
Equipment	\$0	\$788,969	\$0	\$0	\$788,969
Miscellaneous	\$0	\$8,875	\$0	\$0	\$8,875
Contingency	\$0	\$0	\$0	\$0	\$0
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$11,122,534	\$0	\$0	\$11,122,534

PROJECT STATUS

This is a new, never-before-requested project. In 2018, the House Judiciary Committee postponed indefinitely legislation that would have appropriated moneys to perform the renovations to be undertaken by this project. A September 2018 emergency supplemental appropriation funded the construction of recreation yards and other upgrades at Centennial Correctional Facility South.

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds to renovate portions of three correctional facilities to facilitate the exchange of functions and populations between the Denver Reception and Diagnostic Center (DRDC) and CCF South (formerly known as Colorado State Penitentiary II), among other facilities. The department says the project will allow it to follow the recommendations of a 2016 prison utilization study, and will relieve overcrowding in prisons and jails.

Under the project, DOC will reactivate the dormant, 948-bed CCF South facility, with the DRDC population and many of its functions being transferred to CCF South. The population of CCF North will relocate to the DRDC facility, and CCF North will be converted to the DOC's central transportation hub and support facility, replacing this function currently stationed at Colorado Territorial Correctional Facility (CTCF). This reconfiguration will result in a net increase in 790 beds for the DOC system. Reception and diagnostics will use 442 beds in CCF South, and the

Fiscal Year 2019-20 Capital Construction Request

Corrections

Denver Reception and Diagnostic Center - Centennial Correctional Facility Population Swap

remaining 506 beds will host the Reentry and Pre-Release Program, which assists the reentry of offenders into society. The placement of this program in CCF South will free up beds in other facilities. DRDC will house offenders with special medical and mental health treatment needs. The project will require legislation to allow the department to reactivate CCF South.

The project will make the following improvements, by facility:

CCF South

- expanding the intake/observation area to include the adjacent muster/roll call area, including additional holding cells for intake and spaces for diagnostic services;
- relocating the library and similar programs to CCF North, with repurposing for diagnostic services;
- repurposing of cells for reception, diagnostic, and transition reentry purposes; and
- removing in-cell services elements, such as computer kiosks, which were designed to deliver services to cells with higher-security offenders.

DRDC

- modifying dayrooms to include tether tables with stools, benches, televisions, microwaves, legal kiosks, and full-height guardrails at upper-tier walkways;
- modifying cells by removing upper bunks, replacing lighting fixtures, removing a ligature point, and creating pass-through ports in cell doors; and
- constructing an outdoor recreation area, including eight individual recreation enclosures, recreation equipment, grading and concrete surfacing for drainage, a retaining wall and security fencing along the perimeter, and security cameras.

CCF North

- equipping cells to accommodate the transportation function from CTCF, including modifying cells to meet code requirements; and
- installing an elevator.

Cost assumption. The department relied on construction cost data for projects of a similar scope, drawn from a data analysis firm, and estimated professional services at 10 percent of the total construction costs. The project meets the Art in Public Places Program requirements, and is exempt from the High-Performance Certification program.

PROJECT JUSTIFICATION

The exchange of offender populations and functions between facilities follows the recommendations of a 2016 prison utilization report commissioned by the Governor's Office of State Planning and Budgeting. The report claims that the exchange is the most efficient way to make beneficial use of the vacant CCF South and that, given the state's investment in the facility and its potential long-term utility to the state's correctional system, the benefits of the exchange outweigh the costs and potential disadvantages, and program benefits will be achieved by centralizing certain functions. The department says the reactivation of CCF South will help to relieve overcrowding in state and private prisons and jails resulting from prison population increases in excess of population forecasts.

The project will lead to certain program efficiencies, according to the department. Moving the DRDC functions to CCF South will create a central hub for reception and release from the department, a feature the department currently lacks. The move will also allow the DOC to expand re-entry initiatives for transitioning offenders back into the community, and will position these and other services, such as transportation, with the applicable population. DOC also points to a lack of qualified medical and mental health clinicians in the Canon City area, home of CCF South. The department believes that the hiring situation will improve with the relocation of critical-needs offenders to Denver.

Project alternatives. A 2013 prison utilization study contemplated constructing outdoor recreational yards at CCF South to allow the department to consolidate its administrative segregation at that facility. However, the study notes that DOC already operates this program elsewhere, and with a need of only 192 beds for the program at that time, CCF South would be underutilized.

Fiscal Year 2019-20 Capital Construction Request

Corrections

Denver Reception and Diagnostic Center - Centennial Correctional Facility Population Swap

PROGRAM INFORMATION

Funded by the issuance of certificates of participation, CCF South was completed in 2010, but was taken offline in 2012 as the DOC moved away from administrative segregation. CCF South cost \$208 million to build, and the last payment was made on the facility in August 2018.

The following programs will be impacted by the population swap:

Reception and Diagnostics, moving from Denver to CCF South — When a male offender is transferred to DOC, he is currently processed in DRDC, where he receives physical, mental health, behavioral health, and alcohol and drug abuse screenings; undergoes education and intelligence evaluations; is fitted for clothes; is assessed for programming needs; and undergoes other intake procedures for placement in the system.

Central Transportation Unit, moving from CTCF to CCF North —This unit provides transportation for offenders transitioning through the intake process and their assignment to facilities throughout the state, and arranges for offender transportation upon release from prison.

Re-Entry and Pre-Release Program, moving to CCF South from various facilities —This program provides a curriculum for community transition focused on known risk factors for recidivism. The program develops a community transition plan for each offender about to exit DOC with key components such as housing, employment, money management, healthy lifestyles, family relationships, and living under supervision.

Residential Treatment (RTP) and Sex Offender Treatment and Monitoring Programs (SOTMP), moving to DRDC from CCF North —These programs offer services to offenders with mental illness or intellectual/developmental disabilities (RTP), and assessment, evaluation, treatment, and monitoring services to sex offenders motivated to eliminate sexual abuse behaviors (SOTMP).

PROJECT SCHEDULE

	Start Date	Completion Date
Design	August 2019	January 2020
Construction	May 2020	December 2021
Equipment	May 2020	December 2021
Occupancy		January 2022

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

The department estimates that the project will require about \$28.0 million in start-up, personal services, and operating expenses once renovations are complete.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2019-20 Capital Construction Request

Corrections

Steam Condensate Line Replacement, Sterling Correctional Facility (Capital Renewal)

PROGRAM PLAN STATUS

2020-009

Approved Program Plan?

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DeptInst	1 of 5	
OSPB	9 of 62	Recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2019-20	FY 2020-21	Future Requests	Total Cost
CCF	\$0	\$6,595,031	\$0	\$0	\$6,595,031
Total	\$0	\$6,595,031	\$0	\$0	\$6,595,031

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2019-20	FY 2020-21	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$713,119	\$0	\$0	\$713,119
Construction	\$0	\$3,285,926	\$0	\$0	\$3,285,926
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$1,996,438	\$0	\$0	\$1,996,438
Contingency	\$0	\$599,548	\$0	\$0	\$599,548
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$6,595,031	\$0	\$0	\$6,595,031

PROJECT STATUS

This is a new, never-before-requested project.

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds for a capital renewal project to replace 10,020 linear feet of condensate piping for the steam system that provides heating at the Sterling Correctional Facility, along with associated infrastructure. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic components within existing buildings on a building-by-building basis, rather than the project-by-project approach used for controlled maintenance. Since 2015, the steam piping system has experienced multiple large-scale leaks in random locations as a result of chemical corrosion, requiring the department to take the system offline for repairs, thus impacting not only building temperatures but also essential services such as food service, laundry, and clinical services.

The heating system at the Sterling facility consists of a central boiler plant; underground steam supply lines, mostly in vaults, running from the central plant to the facility's various buildings; and steam condensate lines that deliver the water to a deaeration tank and back to the boiler. In response to a pattern of leaks in the system and subsequent losses of high volumes of water, the department contracted with an engineering consultant to evaluate the system's condition and make recommendations for mitigating the situation. The firm's findings, which were released in

Fiscal Year 2019-20 Capital Construction Request

Corrections

Steam Condensate Line Replacement, Sterling Correctional Facility (Capital Renewal)

June 2018 and form the basis for this project, recommend complete replacement of system components, including:

- replacing 10,020 linear feet of pumped condensate piping with insulation and jacketing to prevent leaks and ensure a long service life, and 230 associated isolation valves between the steam condensate pumps and deaerator tank;
- replacing 27 steam-powered condensate pumps and 46 associated isolation valves;
- constructing six maintenance-accessible concrete vaults with louvers, hatches, and ladders for steam branches that currently do not have vaults;
- replacing bucket traps, which discharge condensate, in vaults and at locations where steam piping enters each building; and
- replacing a punctured portion of steam line.

Cost assumption. The cost assumption was determined in the study conducted by the engineering consultant, and based upon previous experience with similar projects. The project accounts for inflation through July 2020 at a rate of 2.7 percent annually. As a capital renewal project, it is exempt from the Art in Public Places and High-Performance Certification program requirements.

PROJECT JUSTIFICATION

The department says that the steam condensate piping system has experienced a break nearly every month since October 2015. The source of these breaks is leaks and impurities in the water, which have caused a chemical reaction inside the delivery lines, resulting in carbonic acid traveling through the lines, thus corroding the lines and associated components from the inside and causing perimeter lines to fail in multiple locations simultaneously. While the leaking takes place, the facility loses up to 700 gallons of potable city water per hour, and the department struggles to keep the heating system operational. Each leak or break takes up to six weeks to repair due to weather conditions, difficulties locating the trouble spot, and conducting excavations of nearly 12 feet in depth and 20 feet in width. The department estimates that up to 600,000 gallons of water is lost per leak, and over four million gallons of water have been lost to date. To make repairs, facilities personnel must shut down the entire heating system to allow for the removal of the failed piping and replacement with new compression fittings and piping. These system shut-downs must be strategically timed based on the weather to minimize the impacts of heat loss; the department explains that the Sterling facility heavily utilizes the heating system eight months per year, and the area winter weather conditions are some of the most severe in the state. The department estimates that about 4,900 personnel-hours have been spent on leak repairs to date.

The department says completing the project in a single phase will result in savings based on limited cost escalation and reduced overhead. If the project is not undertaken, the DOC anticipates that the steam heating system will fail, potentially resulting in loss of use of the facility due to uninhabitability. The state will also likely incur future emergency costs if the project does not go forward.

PROGRAM INFORMATION

Built in 1999, the Sterling Correctional Facility is the largest prison in DOC's system, with a capacity of 2,564 offenders. The facility houses all five of the male offender custody levels, and hosts the state's death row inmates. DOC says most of the facility's systems date to its construction.

Fiscal Year 2019-20 Capital Construction Request

Corrections

Steam Condensate Line Replacement, Sterling Correctional Facility (Capital Renewal)

PROJECT SCHEDULE

	Start Date	Completion Date
Design	August 2019	March 2020
Construction	April 2020	August 2021
Equipment		
Occupancy		October 2021

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

The department expects the project to reduce repair costs and staff overtime, and allow for more routine physical plant maintenance to occur.

STAFF QUESTIONS AND ISSUES

1. Functionally speaking, what is the difference between the steam line and the condensate line? Is one for return flow to the boiler? Will the project replace all of the steam line, or just the section with a puncture?

The steam line carries the pressurized water vapor from the boiler throughout the Facility. Once the steam passes through a steam coil it returns in liquid state back to the deraeration tank. The liquid state absorbs more oxygen which corrodes the steam condensate line return piping. Yes, the steam condensate is the return to the deraeration tank. The deraeration tank purifies and removes all air from the water prior to it going to the boiler.

2. Will the kitchen facilities be offline for the entire 13-month construction period?

No. The kitchen facilities will remain operational throughout the construction period as the change over to the new steam condensate line will occur only after the entire system has been replaced.

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Corrections

Utility Water Lines Replacement, Arkansas Valley Correctional Facility (Capital Renewal)

PROGRAM PLAN STATUS

2017-068

Approved Program Plan? Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DeptInst	3 of 5	
OSPB	10 of 62	Recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2019-20	FY 2020-21	Future Requests	Total Cost
CCF	\$0	\$7,038,924	\$0	\$0	\$7,038,924
Total	\$0	\$7,038,924	\$0	\$0	\$7,038,924

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2019-20	FY 2020-21	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$992,616	\$0	\$0	\$992,616
Construction	\$0	\$5,406,405	\$0	\$0	\$5,406,405
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$639,903	\$0	\$0	\$639,903
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$7,038,924	\$0	\$0	\$7,038,924

PROJECT STATUS

This is a new, never-before-requested project.

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds for a capital renewal project to replace the lines that provide both hot and cold water to the Arkansas Valley Correctional Facility. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic components within existing buildings on a building-by-building basis, rather than the project-by-project approach used for controlled maintenance. The department explains that frequent leaks require it to shut down the hot water system for repairs, which interrupts the supply of heating and hot water to the facility.

A central heating and cooling plant located outside the facility perimeter provides utility service to the facility through direct-bury, pre-insulated steel piping. In response to repeated leaks within the hot water system, the DOC hired an engineering consultant to evaluate the system and make recommendations for repair or replacement of the water lines. The consultant recommends the following repairs, which will be undertaken by the project:

- replace the exterior hot-water piping with direct-bury piping featuring a polyethylene insulation jacket and pressure testable joint closures;

Fiscal Year 2019-20 Capital Construction Request

Corrections

Utility Water Lines Replacement, Arkansas Valley Correctional Facility (Capital Renewal)

- replace the interior hot water piping systems, including replacing grooved pipe clamp couplings with welded joints;
- replace the interior cold water piping systems;
- replace the water softener system; and
- replace all fittings, valves, hangers, and insulation associated with these systems.

The consultant further recommends completing the project in a single phase to reduce the disruption of services and systems, and to reduce costs.

Cost assumption. The cost assumption was determined in the study conducted by the engineering consultant, and based upon previous experience with similar projects. The project accounts for inflation through FY 2020-21 at a rate of 2.7 percent annually. The project is exempt from the Art in Public Places and High-Performance Certification program requirements.

PROJECT JUSTIFICATION

The department explains that the hot water piping system experiences recurring leaks at the joints when there is a significant change in hot water temperature, particularly when the boilers are shut down and restarted. When a leak occurs, the system must be shut down to make repairs, resulting in the loss of hot water service to the entire facility. Personnel must also repair ceilings, walls, and equipment such as fire alarm and security door control panels once the leak is repaired. Furthermore, failures to the direct-bury piping that delivers hot water from the central plant to the facility have been occurring with increasing frequency, requiring additional repairs and disruption of services.

The DOC says that, if the project is not funded, failure of the hot water and direct-bury piping systems will continue to take place, requiring piecemeal repairs at a substantial cost to the department and prompting additional service disruptions. Loss of the lines would discontinue heat and other essential services, such as laundry and food service, possibly resulting in facility closure, thus requiring the department to relocate the offender population and seek emergency funding for systems replacement.

PROGRAM INFORMATION

Arkansas Valley Correctional Facility is a Level III prison in Ordway, Crowley County that houses up to 1,056 male offenders. The facility opened in 1987.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	August 2019	March 2020
Construction	April 2020	September 2021
Equipment	October 2021	December 2021
Occupancy		September 2021

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

The department expects the project to result in reduced service calls for needed repairs, and savings from reduction in premature equipment failure.

Fiscal Year 2019-20 Capital Construction Request

Corrections

Utility Water Lines Replacement, Arkansas Valley Correctional Facility (Capital Renewal)

STAFF QUESTIONS AND ISSUES

1. Since the department has experienced at least one other instance of a failing hot water loop at its facilities involving expansion and contraction of piping leading to leaks, has the department consulted any agencies or private-sector entities with similar systems or hot water needs to ensure that that the problem is not repeated after improvements are made?

The department has hired a private-sector engineering consultant that specializes in hot water loops. The solution that is put forth in the request is what is recommended allowing for the expansion and contraction of the pipe connections. The existing system did not have the proper connections installed during construction of the facility (Victaulic fittings).

2. Will any offenders be displaced during construction? If so, where will they be housed?

No offenders will be displaced during the capital renewal project.

Fiscal Year 2019-20 Capital Construction Request

Corrections

Electronic Security System Replacement, Arkansas Valley Correctional Facility (Capital Renewal)

PROGRAM PLAN STATUS

2020-010

Approved Program Plan? Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DeptInst	5 of 5	
OSP	22 of 62	Not recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2019-20	FY 2020-21	Future Requests	Total Cost
CCF	\$0	\$2,745,296	\$0	\$0	\$2,745,296
Total	\$0	\$2,745,296	\$0	\$0	\$2,745,296

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2019-20	FY 2020-21	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$387,137	\$0	\$0	\$387,137
Construction	\$0	\$2,108,587	\$0	\$0	\$2,108,587
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$249,572	\$0	\$0	\$249,572
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$2,745,296	\$0	\$0	\$2,745,296

PROJECT STATUS

This is a new, never-before-requested project.

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds to upgrade the door control and intercom systems at the Arkansas Valley Correctional Facility in Ordway. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic components within existing buildings on a building-by-building basis, rather than the project-by-project approach used for controlled maintenance. The department says failures and outages in these systems create security and life-safety risks for offenders, staff, and the public. The scope of the project includes:

- replacing the intercom and paging system and associated hardware with a new, digital system featuring modern interfaces and controls for improved communication among staff and between staff and offenders;
- replacing the paging horns for improved offender signaling in the yards;
- updating touchscreen door control systems and associated hardware and software to improve network speed, connectivity between buildings, and long-term reliability;
- installing new uninterruptable power systems for each security equipment room;

Fiscal Year 2019-20 Capital Construction Request

Corrections

Electronic Security System Replacement, Arkansas Valley Correctional Facility (Capital Renewal)

- installing electronic locks or motors at select gates and doors.

Cost assumption. The cost assumption was determined through a contract between DOC facility management services and a security engineering firm, which resulted in a February 2018 study that recommends systems replacement. The cost assumption also relies on previous experience with controlled maintenance projects similar to the Arkansas Valley project. The project cost assumes an inflation rate of 2.7 percent. The project is exempt from the Art in Public Places and High-Performance Certification Program requirements.

PROJECT JUSTIFICATION

DOC explains that the existing communications and door control systems are outdated and need replacement, and operation and maintenance of these systems is becoming increasingly difficult. System failure has the potential to endanger the lives of staff, offenders, and the public while putting the facility at risk of closure, since these systems are responsible for controlling and restricting movement, monitoring and maintaining secure conditions, observing and preventing incidents, and providing communication throughout the facility.

According to the department, a significant portion of the communications and door control systems are over 30 years old and original to the facility. In response to system failures, many system components have been removed, replaced, and relocated, leaving the systems in an unreliable condition. As service and repair requests have mounted, the DOC contracted with a security engineering firm to assess the security systems. The resulting report recommends systems replacement based on age, poor conditions, and lack of availability of replacement parts. Sourcing parts has been difficult and time-consuming for the department, and failure to do so in a timely manner creates the potential for taking these critical systems out of service until the parts can be acquired.

Project alternatives. The department considered phasing the project, but explains that phasing such projects typically creates inconsistencies in the final project throughout a facility. Bidding the work as a single-phase project with one contractor ensures that the facility will receive an integrated and standardized system facility-wide.

PROGRAM INFORMATION

Arkansas Valley Correctional Facility is a Level III prison in Ordway, Crowley County that houses up to 1,056 male offenders. The facility opened in 1987.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	August 2019	March 2020
Construction	April 2020	September 2021
Equipment	October 2021	December 2021
Occupancy		December 2021

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

The department expects the project to reduce service calls needed for system repairs.

Fiscal Year 2019-20 Capital Construction Request

Corrections

Electronic Security System Replacement, Arkansas Valley Correctional Facility (Capital Renewal)

STAFF QUESTIONS AND ISSUES

1. Similar projects at other state correctional facilities have been undertaken through the controlled maintenance process with lower price tags. What circumstances have made this project more expensive than the others? Could this project be submitted as a multi-phase controlled maintenance project?

This project is for an entire facility replacement that includes the entire 31-year-old system that consists of door controls, intercoms, and paging systems. Circumstances that have made this project more expensive include the three systems that are being replaced that work in conjunction with each other and higher project costs due to a robust construction market.

2. The department received appropriations of \$505,358 federal funds in FY 2003-04 and \$437,511 in FY 2005-06 for a controlled maintenance project to replace security system door controllers at Arkansas Valley. Does this project duplicate any of those efforts, or replace any components installed at that time?

This project replaces those antiquated systems as the life cycle for a door control system is typically ten years.

3. Have any incidents resulted from the failure of the door control and intercom systems thus far?

Staff cannot depend on the systems to operate consistently and reliably. In the last twelve months, the facility has averaged five door malfunctions per week, where status lights do not indicate if the doors are locked or open. Staff must visually inspect the door each time to verify if the door is malfunctioning. At visual inspection, the doors have not locked seventy percent of the time. The intercom systems have daily issues working consistently.

4. Why has this project not previously appeared on a five-year projection of need list?

This project was project 14 on the FY 2018-19 five year plan (project 3 for the FY 2019-20 CM list), submitted in July 2017. In winter of 2018, a formal third party study identified the full detailed scope of the project. Current cost increases moved the project from a controlled maintenance to a capital renewal request

Fiscal Year 2019-20 Capital Construction Request

Corrections

Kitchen Renovation, Sterling Correctional Facility (Capital Renewal)

PROGRAM PLAN STATUS

2017-067

Approved Program Plan? Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DeptInst	2 of 5	
OSPB	26 of 62	Not recommended for funding.

PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2019-20	FY 2020-21	Future Requests	Total Cost
CCF	\$0	\$31,966,193	\$0	\$0	\$31,966,193
Total	\$0	\$31,966,193	\$0	\$0	\$31,966,193

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2019-20	FY 2020-21	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$4,615,718	\$0	\$0	\$4,615,718
Construction	\$0	\$14,366,329	\$0	\$0	\$14,366,329
Equipment	\$0	\$1,782,524	\$0	\$0	\$1,782,524
Miscellaneous	\$0	\$8,457,652	\$0	\$0	\$8,457,652
Contingency	\$0	\$2,743,970	\$0	\$0	\$2,743,970
Software Acquisition	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$31,966,193	\$0	\$0	\$31,966,193

PROJECT STATUS

This is a new, never-before-requested project.

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds for a capital renewal project to fully renovate the 31,440-GSF kitchen at the Sterling Correctional Facility. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic components within existing buildings on a building-by-building basis, rather than the project-by-project approach used for controlled maintenance. The department says the project will revitalize a poorly functioning kitchen that presents hazards due to slips and falls, unsanitary conditions, and assaults facilitated by the kitchen's layout.

Systems to be replaced under the project include:

- the roof;
- security systems;
- plumbing systems, including sanitary waste piping, which will be accompanied by trench drains and floor sinks to reduce moisture on the floor;
- surfaces, including flooring, walls, doors and frames, and the ceiling;

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- the mechanical and climate-control systems, including air-handling units, automated energy recovery, electronic motors, grease hoods, dishwasher exhaust fans, and heating coils; and
- all electrical systems, including lighting.

Food service equipment will be removed, refurbished, and reinstalled, or replaced with new equipment based on condition. Under the project, a new kitchen layout will direct flow so as to limit cross traffic, and outgoing trash and the flow of food products will be segregated to avoid contamination. The layout will include security and visibility features such as raised offices, shorter food carts, and serving room configurations that will reduce the number of carts required for daily service. During construction, a temporary kitchen will be assembled for uninterrupted food service. Dining areas will be used for construction staging, and offenders who normally eat in the dining areas will be served in the gymnasiums.

Cost assumption. The cost assumption was determined by a study conducted by an independent consultant. The project accounts for inflation at a rate of 2.7 percent per year. The project meets the High-Performance Certification Program requirements and is exempt from the Art in Public Places Program.

PROJECT JUSTIFICATION

DOC says the current kitchen condition is an unhealthy and unsafe environment due to wear and layout, creating injury hazards, opportunities for assault, and unsanitary conditions. The worn and exposed concrete subfloor has resulted in a high staff and offender injury rate due to slipping and tripping, and the uneven surface creates polluted and stagnant areas that cannot be properly disinfected. The department says the cleanliness of the kitchen is constantly compromised due to cramped spaces and cross traffic between "clean" and "dirty" functions. For instance, soiled food trays and garbage are transported through the cooking areas to reach the dishwashing area and corridor leading to the dumpsters. In addition, DOC says the kitchen lacks insufficient air exhaust and heating, and has no air conditioning, which creates unsafe working and unsanitary food preparation conditions. The department notes that the kosher and other special diet rooms are too small to accommodate demand, resulting in cross-contamination of special meals, thus compromising offender health. Another issue is humidity, which has caused ceilings to collapse, injuring officers and offenders. The humidity also damages surfaces and systems, and further exacerbates kitchen temperature extremes. These conditions have led to numerous Department of Public Health and Environment citations, and could ultimately lead to a shutdown of operations. If this were to happen, DOC says it would need to prepare meals at another location or bring in a large-scale mobile kitchen, either of which would be costly.

The layout of the facility lacks openness, creating opportunities for security breaches. Due to blind corners, poor sight lines, narrow hallways, and a lack of glass, the department says the kitchen is the site of frequent offender and staff assaults and many Prison Rape Elimination Act incidents.

PROGRAM INFORMATION

Built in 1999, the Sterling Correctional Facility is the largest prison in DOC's system, with a capacity of 2,564 offenders. The facility houses all five of the male offender custody levels, and hosts the state's death row inmates. DOC says most of the facility's systems date to its construction. The kitchen produces about 2.8 million meals annually, including 40 special dietary needs trays for 158 offenders. About 54 million meals have been served in the kitchen since its opening.

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PROJECT SCHEDULE

	Start Date	Completion Date
Design	September 2019	May 2020
Construction	August 2020	September 2021
Equipment	September 2021	November 2021
Occupancy		December 2021

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

According to the department, the renovations will reduce service calls for repairs, staff and offender injuries, staff overtime, and fines associated with health code and religious violations.

STAFF QUESTIONS AND ISSUES

1. Is this project similar to, or a replacement for, the Food Service Building Renovation capital renewal project that first appeared on the department's 2016 five-year projection of need list?

This submittal is a replacement project for the capital renewal project that first appeared on the department's 2016 five year need projection. The scope of the project has increased as the building systems are degrading at a rapid rate.