

Fiscal Year 2022-23 Capital Construction Request

Corrections

Kitchen Renovation, Sterling Correctional Facility (Capital Renewal)

PROGRAM PLAN STATUS

2017-067

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DOC	1 of 10	
OSPB	18 of 27	Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$2,800,000	\$42,546,904	\$0	\$45,346,904
Total	\$0	\$2,800,000	\$42,546,904	\$0	\$45,346,904

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,800,000	\$3,430,107	\$0	\$6,230,107
Construction	\$0	\$0	\$26,266,520	\$0	\$26,266,520
Equipment	\$0	\$0	\$2,276,961	\$0	\$2,276,961
Miscellaneous	\$0	\$0	\$6,912,413	\$0	\$6,912,413
Contingency	\$0	\$0	\$3,660,903	\$0	\$3,660,903
Total	\$0	\$2,800,000	\$42,546,904	\$0	\$45,346,904

PROJECT STATUS

This is the fourth request for funding. The project was first requested for funding in FY 2019-20.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Kitchen Renovation, Sterling Correctional Facility (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds for a two-phase project to fully renovate the 31,440-GSF kitchen at the Sterling Correctional Facility. This is a capital renewal project. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing buildings on a building-by-building basis, rather than project by project. 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. This year's request for Phase I will initiate project design, while Phase II will complete design and perform renovations.

The project replaces systems, including:

- the 52,000 square foot 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;
- 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. A new kitchen layout directs flow to limit cross traffic, and outgoing trash and the flow of food products is segregated to avoid contamination. The layout includes security and visibility features such as raised offices, shorter food carts, and serving room configurations that 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. The project meets the High Performance Certification Program requirements and, as a capital renewal request, the project is exempt from the Art in Public Places Program.

PROJECT JUSTIFICATION

The department 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 sufficient air exhaust and heating, and has no air conditioning, which creates unsafe working and unsanitary food preparation conditions. The kitchen's food-service equipment is beyond its useful life. 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. Humidity has caused ceilings to collapse, injuring officers and offenders. The humidity also damages surfaces and systems, and further exacerbates kitchen temperature extremes.

The kitchen's conditions have led to numerous Department of Public Health and Environment (DPHE) 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 nearest DOC facility is 110 miles away. Preparing meals at this facility would overburden its kitchen, and transporting the food would violate DPHE standards. Procuring a temporary kitchen would take several months. Likewise, the DOC does not have the ability to relocate its offender and staff population due to bed capacity, and if it could the department estimates the cost at \$53 million annually.

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.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Kitchen Renovation, Sterling Correctional Facility (Capital Renewal)

PROGRAM INFORMATION

Built in 1999, the Sterling Correctional Facility is the largest prison in DOC's system. With a capacity of 2,488 offenders, Sterling houses 17 percent of DOC's population. The facility houses all five of the male offender custody levels, and hosts the state's death row inmates. The department 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 65 million meals have been served in the kitchen since its opening.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	February 2024
Construction	March 2024	May 2025
Equipment	June 2025	August 2025
Occupancy	September 2025	

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

None.

Fiscal Year 2022-23 Capital Construction Request

Corrections

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

PROGRAM PLAN STATUS

2017-068

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

Prioritized By

Priority

DOC

2 of 10

OSPB

3 of 27

Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$9,539,209	\$0	\$0	\$9,539,209
Total	\$0	\$9,539,209	\$0	\$0	\$9,539,209

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,345,202	\$0	\$0	\$1,345,202
Construction	\$0	\$5,791,942	\$0	\$0	\$5,791,942
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$1,534,864	\$0	\$0	\$1,534,864
Contingency	\$0	\$867,201	\$0	\$0	\$867,201
Total	\$0	\$9,539,209	\$0	\$0	\$9,539,209

PROJECT STATUS

This is the fourth request for funding for the project. This project was first requested for funding for FY 2019-20.

Fiscal Year 2022-23 Capital Construction Request

Corrections

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

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds for a capital renewal project to replace the pipes that provide 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 water systems for repairs, which interrupts the supply of heating and 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 2018, 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 recommended the following repairs, which will be included in the project:

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

A parallel piping system will be installed next to the existing system in the existing above-ground piping corridor, and the existing system will be abandoned once the new one is online. The consultant recommended 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 department experience with similar projects. The project accounts for inflation, and 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 a 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 hot water leaks result in the loss of about 400 gallons of water per hour.

In 2021, the cold water piping system also began experiencing leaks. Over a ten-day span in April, DOC found and repaired 21 hot and cold water leaks. The department explains that, in addition to water loss, the leaks impact chemical treatment of the water, which is halted until leaks are repaired. When the water is not treated, deposits build up and degrade the piping causing additional leaks. Further, about \$3,000 in chemicals is lost for each day of leaking.

The department says that if the project is not funded, failure of the 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, laundry, and food service, and could result 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 (medium custody) prison in Ordway, Crowley County, that houses up to 1,089 male offenders. The facility opened in 1987.

Fiscal Year 2022-23 Capital Construction Request

Corrections

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

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	September 2023
Construction	October 2023	June 2025
Equipment		
Occupancy	July 2025	

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, and savings from a reduction in the cost to replace equipment that fails prematurely.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Water Tank Repair and Replacement, East Canon City Prison Complex (Capital Renewal)

PROGRAM PLAN STATUS

2022-005

Approved Program Plan

No

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DOC	3 of 10	
OSPB	12 of 27	Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$5,349,710	\$0	\$0	\$5,349,710
Total	\$0	\$5,349,710	\$0	\$0	\$5,349,710

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$634,428	\$0	\$0	\$634,428
Construction	\$0	\$3,342,919	\$0	\$0	\$3,342,919
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$886,026	\$0	\$0	\$886,026
Contingency	\$0	\$486,337	\$0	\$0	\$486,337
Total	\$0	\$5,349,710	\$0	\$0	\$5,349,710

PROJECT STATUS

This project was first requested for funding in FY 2021-22. This is the second time it has been requested.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Water Tank Repair and Replacement, East Canon City Prison Complex (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds to increase potable water storage capacity at the East Canon City Prison Complex (ECCPC). This is a capital renewal project. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing academic buildings on a building-by-building basis, rather than project by project.

The project will bring total water storage capacity to fire code while maintaining adequate supply to meet average daily demand. It will replace an existing, 0.15 million gallon water tank with a new, 1.63 million gallon water tank; refurbish another existing 1.60 million gallon water tank; and install a hydraulic system to allow the two tanks to act as one system. Finally, in the future, the department intends to repurpose the existing 0.15 million gallon tank for non-potable water use at the complex, though that is also not part of this project's scope.

ECCPC gets water from Canon City. The department is replacing the existing, 6-inch water connection pipe with a 12-inch pipe, which will allow the new tank to be filled in 24 hours. This ongoing work is not part of this project's scope, comes from the department's operating budget, and was originally scheduled to be completed in Summer 2021, but is now expected to be completed in Summer 2022 (see staff questions for more details).

Cost assumption. Project cost estimates are based on an independent engineering study completed in April 2020. The project accounts for inflation, and, as a capital renewal project, is exempt from Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

Water needs for ECCPC include average daily demand and fire storage requirements. With a 5,024 offender capacity at the complex, the average daily demand is estimated at 907 gallons per minute, for a total of 1.306 million gallons over 24 hours. Based on the International Fire Code, which determines flow rate based on building type, size, occupancy, and materials, the required flow rate and duration for ECCPC is 8,000 gallons per minute for four hours, or 1.92 million gallons. Therefore, the total water storage capacity requirement for ECCPC is 3.23 million gallons per day. Replacing the 0.15 million gallon tank with a 1.63 million gallon tank gives ECCPC the water storage capacity to meet its daily demand while storing sufficient water for a fire event.

The existing 1.60 million gallon, bolted steel tank was installed in 1992, making it 28 years old. Maintenance is recommended for bolted steel tanks every 25 years. The existing tank will be inspected, cleaned, blasted, and recoated only after the new tank is operational.

Project alternatives. The department considered a welded steel tank for the replacement, but decided to use another bolted steel tank as the latter has a lower initial cost, a lower lifecycle cost, and similar maintenance schedule.

PROGRAM INFORMATION

ECCPC is a 5,400 acre site with 244 buildings spread over numerous facilities, including:

- Colorado State Penitentiary;
- Centennial Correctional Facility;
- Arrowhead Correctional Center;
- Skyline Correctional Center;
- Fremont Correctional Facility;
- Four Mile Correctional Facility;
- multiple corrections support facilities;
- multiple Colorado Correctional Industries facilities; and
- the International Correctional Management Training Center.

These facilities range from Level I to Level V and house 5,024 male offenders. Potable water usage impacts all of the complex's facilities.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Water Tank Repair and Replacement, East Canon City Prison Complex (Capital Renewal)

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	November 2023
Construction	December 2023	June 2025
Occupancy	June 2025	October 2025

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

The project has no projected impact on state operating costs. The project will not require correctional housing units to be vacated during construction.

STAFF QUESTIONS AND ISSUES

1. Was the replacement of the 6 in diameter piper from the City connection completed in Aug 2021 as projected?

No, the DOC did not complete the pipe replacement project by our projected date. This project was impacted by the COVID pandemic. To date, the department has installed 5,600 feet of the 6,100-foot project (or approximately 92% completed). Currently, engineering for the final connection of the new pipe into the existing wet well is in process with an anticipated completion of summer of 2022.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Sanitary Sewer Line Replacement, Buena Vista Correctional Facility (Capital Renewal)

PROGRAM PLAN STATUS

2022-006

Approved Program Plan

No

Date Approved:

PRIORITY NUMBERS

Prioritized By

Priority

DOC

4 of 10

OSPB

4 of 27

Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$2,324,904	\$0	\$0	\$2,324,904
Total	\$0	\$2,324,904	\$0	\$0	\$2,324,904

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$352,258	\$0	\$0	\$352,258
Construction	\$0	\$1,392,325	\$0	\$0	\$1,392,325
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$368,966	\$0	\$0	\$368,966
Contingency	\$0	\$211,355	\$0	\$0	\$211,355
Total	\$0	\$2,324,904	\$0	\$0	\$2,324,904

PROJECT STATUS

This project was requested for funding in FY 2021-22. This is the second request for funding.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Sanitary Sewer Line Replacement, Buena Vista Correctional Facility (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds for a capital renewal project to repair and replace failing sanitary sewer lines serving the Buena Vista Correctional Facility (BVCF). 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 portions of the line are negatively sloped, which inhibits wastewater flow, and are blocked by grease, deteriorating, and exhibiting signs of intrusion from outside elements.

The scope of the project includes replacing sections of the pipeline with insufficient sloping, along with those that are beyond repair, including a section exiting the kitchen's grease interceptor. For sections that remain viable, the project installs an internal liner without excavating the pipe. The project also rehabilitates manholes to address deficiencies. Prior to commencing with the upgrades, the project will connect a parallel sewer line to the sewer system to handle wastewater discharge during the project's construction. This parallel line was installed in 2008 but has not been used.

Cost assumption. The cost assumption was determined through an evaluation of the sanitary sewer system conducted by an independent engineering firm in 2018. The request accounts for inflation at a rate of 5.8 percent until April 2022 and a rate of 4.5 percent through the mid-point of construction. As a capital renewal project, it is exempt from Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

DOC says sections of insufficiently sloped pipeline do not allow for proper wastewater flow, and build-up of grease from the kitchen cannot be jetted from the line due to the overall deterioration of the line. Grit and gravel are routinely removed from the line, indicating a break in the sewer. The 2018 evaluation indicates that 20 percent of the line's manholes are in poor condition, with an additional 33 percent rated as fair in condition. The department says failure to address the sanitary sewer line will result in continued high maintenance and sewage discharge costs, and a non-functioning sewer line will result in loss of use of the facility.

Groundwater seeps into the pipeline, and the facility is charged for this additional water discharge by the Buena Vista Sanitation District when the flow reaches its wastewater treatment plant. If BVCF continues to exceed the daily discharge limit, DOC will be required to fund a wastewater plant expansion per an agreement with the Sanitation District.

The updated FY 2022-23 request indicates that the problems with the wastewater line have worsened. The line became plugged and needed to be jetted multiple times to restore flow. During the repairs, the facility's basement flooded with sewer and waste water, leading to sinks, including those in the kitchen, and toilets to be shut down. Emergency sewer line repairs were needed and were scheduled to be completed in September 2021.

PROGRAM INFORMATION

BVCF is a Level III, medium security men's facility with a capacity of about 1,200 offenders. The complex also houses a minimum-restrictive unit. DOC says the sanitary sewer line impacts all of the complex's medium security functions and programs, including offender housing, food service and laundry, clinical services, recreation, security, administration, and support services.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	March 2024
Construction	April 2024	June 2025
Occupancy	July 2025	

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

Prepared by Legislative Council Staff

Fiscal Year 2022-23 Capital Construction Request

Corrections

Sanitary Sewer Line Replacement, Buena Vista Correctional Facility (Capital Renewal)

OPERATING BUDGET

The department expects the project to result in reduced operating expenses due to lower utility costs and reduced service calls and material costs for repairs.

STAFF QUESTIONS AND ISSUES

1. Has the FCI changed at all since last year? It was included in last year's request, but not this year's.

No, the reported FCI was 45%, with anticipated FCI after project to be 54%.

2. Why did the cost of professional services go down?

The overall project costs did not change. The department consolidated the spread sheet, showing only the initial costs to the mid-point of construction, based on FY2022-23 funding.

3. Were the emergency sewer line repairs completed as scheduled in September 2021?

We have not completed this repair due to COVID pandemic impacts (impact factors include – during the height of the pandemic contractors were not allowed onto facility grounds, availability of building materials due to supply chain issues, and facility maintenance staff redistributed to cover critical security posts). The project is currently bidding with an anticipated completion by end of the current fiscal year.

Fiscal Year 2022-23 Capital Construction Request

Corrections

ADA Improvements, Fremont Correctional Facility (Capital Renewal)

PROGRAM PLAN STATUS

2023-012

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DOC	5 of 10	
OSPB	13 of 27	Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$6,055,136	\$0	\$0	\$6,055,136
Total	\$0	\$6,055,136	\$0	\$0	\$6,055,136

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$779,631	\$0	\$0	\$779,631
Construction	\$0	\$3,735,208	\$0	\$0	\$3,735,208
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$989,830	\$0	\$0	\$989,830
Contingency	\$0	\$550,467	\$0	\$0	\$550,467
Total	\$0	\$6,055,136	\$0	\$0	\$6,055,136

PROJECT STATUS

This project is a restructuring of a previously-funded controlled maintenance request, but is being entered as a new project due to the change from controlled maintenance to capital renewal and the difference in scope.

Portions of this project were initially submitted in FY 2019-20 as a five-phase controlled maintenance project. Phase I of that project was funded during the FY 2019-20 budget cycle, but Phase II of the project missed funding in FY 2020-21 due to COVID-19. Phase II was funded in FY 2021-22 under an altered scope removing Phase V of the project to keep the entire project under the \$2.0 million statutory limit for controlled maintenance projects. Cost inflation continued to impact Phases III, IV, and V of the project, leading DOC and the Office of the State Architect (OSA) to decide to make the final three phases of the project into one capital renewal project to maintain the original scope of work for the entire project.

Fiscal Year 2022-23 Capital Construction Request

Corrections

ADA Improvements, Fremont Correctional Facility (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds to renovate existing facilities and systems at Fremont Correctional Facility (FCF) to meet Americans with Disabilities Act (ADA) guidelines. This is a capital renewal project. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing buildings on a building-by-building basis, rather than project by project.

The project adds 63 mobility accessible beds to the 42 beds completed under Phases I and II of the original project, for a total of 100 beds. 63 of the 100 beds are for the sex offender general population that is already housed at FCF. The sex offender treatment program only exists at FCF. 16 of the beds will address drug and alcohol specialized treatment, which also only exists at FCF. The remaining 21 beds will give DOC the flexibility they need for additional Level III beds.

Cost assumption. Project cost estimates are based on the costs of similar past DOC renovation projects and the RS Means Cost of Construction resource book. The project accounts for inflation, and, as a capital renewal project, is exempt from Art in Public Places and High Performance Certification Program (HPCP) requirements. Appropriate strategies of the HPCP will be included in the project where applicable and cost effective.

PROJECT JUSTIFICATION

According to DOC, ADA accessibility deficiencies have been identified in the cells with inadequate cell door openings and associated non-compliant plumbing fixtures for offenders needing accommodation. Other deficiencies have also been identified in the support areas that include the main building, Education, Recreation, Visiting, Clinical Services, Laundry, Food Services, and other site issues.

The overall offender population continues to age, steadily increasing the need for ADA compliant beds. Additionally, DOC is seeing an increase in younger incoming offenders with mobility limitations. Non-ADA compliant living and programmatic spaces are dangerous for mobility limited offenders to maneuver. DOC believes that completing this work will help the state avoid future ADA lawsuits.

Failing to complete the project will result in limited availability of programs for medium and close level ADA offenders. Mandatory program services include basic medical/ mental health treatment, visitation, dietary services, case management, religious services, and recreation. Academic/ vocational programming and substance abuse treatment are also key program services components.

Project alternative. The alternative to this project is breaking down the work into phases, which would result in cutting out some of the original scope of work due to the controlled maintenance funding cap per phase. Keeping the project under one phase will reduce the disruption of programs, services and systems serving the inmates and staff at the FCF. These disruptions impact the entire facility. In addition, completing this project request as a single project will provide savings made possible through an accelerated construction schedule resulting in limited cost escalation and a reduction in overhead costs.

PROGRAM INFORMATION

FCF is a Level III, 1,683-bed facility that houses medium and close custody offenders. Policy changes surrounding bed capacity and programs have led to the need for addition Level III ADA mobility compliant beds that have access to a wide variety of programs. FCF houses the second largest number of offenders and DOC believes that expanding the number of ADA compliant beds will allow offenders with ADA needs to be served at the facility and reduce transportation costs needed to transport offenders between facilities for program access.

Fiscal Year 2022-23 Capital Construction Request

Corrections

ADA Improvements, Fremont Correctional Facility (Capital Renewal)

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	September 2023
Construction	October 2023	June 2025
Equipment	June 2025	July 2025
Occupancy	July 2025	October 2025

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

DOC does not anticipate an increase in operating costs to the facility.

STAFF QUESTIONS AND ISSUES

Reponses to questions were incorporated into the write-up.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Critical Living Unit Shower Drain Replacement, Arkansas Valley Correctional Facility (Capital Renewal)

PROGRAM PLAN STATUS

2021-023

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
DOC	6 of 10	
OSPB	5 of 27	Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$12,402,937	\$0	\$0	\$12,402,937
Total	\$0	\$12,402,937	\$0	\$0	\$12,402,937

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$1,749,039	\$0	\$0	\$1,749,039
Construction	\$0	\$7,530,718	\$0	\$0	\$7,530,718
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$1,995,640	\$0	\$0	\$1,995,640
Contingency	\$0	\$1,127,540	\$0	\$0	\$1,127,540
Total	\$0	\$12,402,937	\$0	\$0	\$12,402,937

PROJECT STATUS

This is the third request for funding; the project was first requested for funding for FY 2020-21.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Critical Living Unit Shower Drain Replacement, Arkansas Valley Correctional Facility (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds to upgrade all plumbing fixtures in the living units at the Arkansas Valley Correctional Facility (AVCF) near Ordway under the capital renewal approach. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic components within existing state-owned buildings on a building-by-building basis, rather than the project-by-project basis used for controlled maintenance.

The project will replace the entirety of the drain and plumbing lines within the living units. These cells are "dry," meaning they do not contain washroom facilities, and they will remain so. As a result, inmates at the facility use communal sinks, toilets, and showers. The project brings these areas into compliance with minimum fixture and shower drainage requirements and includes:

- converting cells adjacent to current washroom areas to shower and toilet space to meet minimum area requirements;
- converting single-bunk cells to double bunks to maintain current capacity upon loss of adjacent cells;
- installing a programmable controller system to prevent over-usage or improper usage of sinks, toilets, and showers; and
- upgrading toilet and shower exhaust systems to remedy lack of ventilation.

A previously funded controlled maintenance project updated and replaced AVCF's electrical infrastructure. Currently, the showers in the living units drain above the electrical room and, due to deterioration of the system, leak into the newly installed electrical equipment. This project will renovate the current facilities to relocate the shower water supplies so they no longer pose a risk to the electrical system.

Cost assumption. The cost assumption was determined through recommendations from an engineering firm and an architecture firm, who evaluated the cost to repair and/or replace the utility water lines at AVCF. The project accounts for inflation using the four-year average of inflation from the Engineering News Record, Building Cost Index. As a capital renewal request, the project is exempt from the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

According to the department, significant degradation and the increasing difficulty in locating and patching leaks in the system warrant a complete replacement over continued piecemeal repairs. Maintenance staff report a need for continuous grout repair and as many as three to five shower blockages daily as a result of excess humidity and intentional offender over-use. The shower and toilet areas have not been renovated since the facility opened in 1987, and the current ratio of fixtures to offenders does not meet the standards set out by the Colorado Department of Public Health and Environment and the International Building and Plumbing Code. The arrangement is also not ADA compliant, nor does it meet American Correctional Association standards, which accredits the facility. Moreover, the department says that not funding the request will result in the premature failure of the newly installed electrical system in the facility.

DOC reports that the project was submitted as a single-phase capital renewal request, rather than as multiple controlled maintenance requests, because renovations to each living unit need to be completed at one time, and the cost to renovate a single unit is more than the amount allowed for controlled maintenance. In addition, if phased by unit, the project would consist of six phases, which is more than is permitted for controlled maintenance.

PROGRAM INFORMATION

The Arkansas Valley Correctional Facility is located about 50 miles east of Pueblo, and was constructed in 1987 as the first major adult facility built outside of the Canon City area. The medium security, Level III facility has a capacity of 1,089 beds, and hosts a number of educational and vocational programs. The facility also hosts several programs conducted by Colorado Correctional Industries.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Critical Living Unit Shower Drain Replacement, Arkansas Valley Correctional Facility (Capital Renewal)

PROJECT SCHEDULE

	Start Date	Completion Date
Design		
Construction	October 2023	June 2025
Equipment		
Occupancy	July 2025	

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

According to the department, this project will result in reduced service calls needed for repairs, as well as savings from premature electrical equipment replacement due to water damage. Should the project be approved for funding, DOC may seek operating funds to relocate some offenders during construction.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Electronic Security System Replacement, Colorado State Penitentiary (Capital Renewal)

PROGRAM PLAN STATUS

2021-004

Approved Program Plan

No

Date Approved:

PRIORITY NUMBERS

Prioritized By

Priority

DOC

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OSPB

Not Prioritized

Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$4,696,314	\$0	\$0	\$4,696,314
Total	\$0	\$4,696,314	\$0	\$0	\$4,696,314

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$662,266	\$0	\$0	\$662,266
Construction	\$0	\$2,851,471	\$0	\$0	\$2,851,471
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$755,639	\$0	\$0	\$755,639
Contingency	\$0	\$426,938	\$0	\$0	\$426,938
Total	\$0	\$4,696,314	\$0	\$0	\$4,696,314

PROJECT STATUS

This is the third request for funding. The project was first requested for funding in FY 2020-21.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Electronic Security System Replacement, Colorado State Penitentiary (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds for a capital renewal project to upgrade the electronic security control system and the man-down system at the Colorado State Penitentiary in Canon City. 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. These systems control and restrict movement, monitor and maintain secure conditions, observe and prevent incidents, and provide communication throughout the facility. A man-down system detects distress incidents and sends an alert to a monitoring center. Upgrading the electronic security control system involves:

- updating the security workstations, software, power supplies, communication modules, and cabling;
- replacing security monitors;
- updating the redundant server system, intercom and paging system, and event logger; and
- updating the interface between the security system and the video system.

The man-down system no longer works at all. Returning the system to functionality requires:

- providing a radio frequency man-down system, including locating devices and repeaters, that will work in all areas throughout the facility;
- zoning areas of the facility that do not currently have provisions for man-down signaling, and incorporating alarms in new classroom areas;
- updating the interface between the security system and the video system; and
- providing transmitters for use by staff and visitors.

Cost assumption. The cost assumption was determined through a contract between DOC facility management services and a security engineering firm, which resulted in a May 2019 study. The project accounts for inflation using the four-year average of inflation from the Engineering News Record, Building Cost Index. As a capital renewal project, it is exempt from the Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

DOC explains that the existing systems are old, outdated; and, in the case of the man-down system, completely non-functional. A majority of the replacement parts for the systems is no longer available; production of one component of the security system ceased in the mid-1990s. If the systems are not replaced, maintenance will be expensive. According to the department, unreliability in the current systems may hamper emergency control, delay alarming and annunciation of violent incidents, and delay response time to areas with direct staff and offender contact.

DOC also argues that the change of facility mission from administrative segregation to more open offender movement and increased rehabilitation efforts has led to increased direct contact between offenders and staff. This increased contact has raised safety and security concerns in managing the facility's population, and the reliability of the security systems is a critical life safety issue. DOC shared that there were over 130 incidents over the past year, with an average of three staff assaults per month.

DOC argues that a failure of the system would require CSP to greatly reduce offender movement, meaning recreation and programming time would be limited. In addition to the safety and security risks caused by a failure, DOC also believes it would lead to increased litigation due to loss of access to recreation and programming.

Project alternatives. The department explains that, due to the age and increasing difficulty in obtaining parts and service for the existing systems, a complete replacement is warranted over continued piecemeal repairs.

PROGRAM INFORMATION

Colorado State Penitentiary is a 458,906-GSF, Level V (high custody) prison located on the East Canon City Prison Complex in Canon City, Fremont County. The facility opened in 1993 and has a capacity of 756 single-bunked cells for male offenders.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Electronic Security System Replacement, Colorado State Penitentiary (Capital Renewal)

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	September 2023
Construction	October 2023	June 2025
Occupancy	July 2025	

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, as well as to reduce the number of additional staff required to be on duty to cover for the failing systems.

STAFF QUESTIONS AND ISSUES

1. Why did the cost of professional services go down?

The overall project costs did not change. The department consolidated the spread sheet, showing only the initial costs to the mid-point of construction, based on FY2022-23 funding.

2. The prevailing wages for electrical work went down from \$69,431 to \$53,476, can you explain this more?

The overall project costs did not change. The department consolidated the spread sheet, showing only the initial costs to the mid-point of construction, based on FY2022-23 funding.

Fiscal Year 2022-23 Capital Construction Request

Corrections

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

PROGRAM PLAN STATUS

2020-010

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority
DOC	8 of 10
OSPB	Not Prioritized
Not recommended for funding.	

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$3,520,144	\$0	\$0	\$3,520,144
Total	\$0	\$3,520,144	\$0	\$0	\$3,520,144

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$446,779	\$0	\$0	\$446,779
Construction	\$0	\$2,154,195	\$0	\$0	\$2,154,195
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$599,157	\$0	\$0	\$599,157
Contingency	\$0	\$320,013	\$0	\$0	\$320,013
Total	\$0	\$3,520,144	\$0	\$0	\$3,520,144

PROJECT STATUS

This is the project's fourth request for funding. It was first requested for funding for FY 2019-20.

Fiscal Year 2022-23 Capital Construction Request

Corrections

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

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds for a capital renewal project 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, 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;
- integrating the existing video system with the new door control system;
- installing new uninterruptible power systems for each security equipment room; and
- 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 4.5 percent. As a capital renewal project, 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 to be replaced, and operation and maintenance of these systems is becoming increasingly difficult. Staff must visually inspect the door each time to verify if the door is properly functioning. The doors of the day halls do not always lock because different security systems do not work together. When door failure occurs, this leaves only one working security envelope along with a non-lethal electric fence. By contrast, other facilities have up to nine security envelopes, along with the electric fence. The intercom systems have daily issues and operation is very inconsistent. 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 34 years old and original to the facility. In response to system failures, many system components have been removed, replaced, or 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. The department notes that replacing the security systems before they completely fail will avoid costs for replacement in an emergency situation.

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.

Fiscal Year 2022-23 Capital Construction Request

Corrections

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

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	September 2023
Construction	April 2023	June 2024
Equipment		
Occupancy	July 2025	

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. In addition, construction will require space to be temporarily vacated, which may affect external capacity funding. If necessary, additional operating funding will be requested through the normal budget process.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Support Building Roof Replacement, Denver Women's Correctional Facility (Capital Renewal)

PROGRAM PLAN STATUS

2022-007

Approved Program Plan

No

Date Approved:

PRIORITY NUMBERS

Prioritized By

Priority

DOC

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OSPB

Not Prioritized

Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$2,225,500	\$0	\$0	\$2,225,500
Total	\$0	\$2,225,500	\$0	\$0	\$2,225,500

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$248,461	\$0	\$0	\$248,461
Construction	\$0	\$1,402,941	\$0	\$0	\$1,402,941
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$371,780	\$0	\$0	\$371,780
Contingency	\$0	\$202,318	\$0	\$0	\$202,318
Total	\$0	\$2,225,500	\$0	\$0	\$2,225,500

PROJECT STATUS

This project was requested for funding in FY 2021-22. This is the second request for funding.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Support Building Roof Replacement, Denver Women's Correctional Facility (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds for a capital renewal project to replace the roof on the Support Building at the Denver Women's Correctional Facility. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing buildings on a building-by-building basis, rather than project by project. The roof is at the end of its useful life and has developed leaks resulting in damage to finishes and equipment and disruption of programming, including the kitchen, according to the department.

The project replaces the existing EPDM roof membrane with a built-up roof system, and alters the existing roof drainage system to mitigate leaking, ponding, and other water-related issues. The new roof will meet building code and wind-resistance requirements, and insulation value will be increased.

Cost assumption. The cost assumption was determined through an evaluation of the roof conducted by an independent engineering firm in May 2019. The request accounts for inflation at a rate of 5.8 percent. As a capital renewal project, it is exempt from Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

DOC says the existing roof, which is original to the 22-year-old building, is at the end of its useful life and requires replacement, as leaks have developed, causing damage to finishes and equipment and disruption of operations and programming. According to the department, maintenance staff must use operating funds to repair the building's interior when leaks occur, and failure to replace the roof may result in loss of use of the facility. Issues identified in the May 2019 assessment include open seams, membrane tenting and punctures, brittle flashings, ponding, and evidence of water intrusion. The resulting report says that a full roof replacement is recommended, and that partial repairs such as recovering the roof with a new membrane will not remedy the situation and likely do not meet building code requirements. DOC also says roof replacement is needed to maintain American Correctional Association accreditation.

PROGRAM INFORMATION

The Denver Women's Correctional Facility is a 432,292-GSF, Level V (maximum security) facility with a capacity of 1,048 female offenders. The Support Building contains basic physical plant infrastructure, including water, heat, electricity, sewage treatment, and building maintenance systems. It also houses education and job training programs, food service, laundry, and support services.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	March 2023
Construction	April 2023	June 2024
Occupancy	July 2025	

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

The department expects the project to result in reduced operating costs based on a reduction in repairs and premature equipment replacement due to water damage.

STAFF QUESTIONS AND ISSUES

None

Fiscal Year 2022-23 Capital Construction Request

Corrections

Electrical Distribution Infrastructure Replacement, East Canon City Prison Complex (Capital Renewal)

PROGRAM PLAN STATUS

2022-004

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>
DOC	10 of 10
OSPB	Not Prioritized
	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$14,764,340	\$0	\$0	\$14,764,340
Total	\$0	\$14,764,340	\$0	\$0	\$14,764,340

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,143,025	\$0	\$0	\$2,143,025
Construction	\$0	\$8,916,291	\$0	\$0	\$8,916,291
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$2,362,811	\$0	\$0	\$2,362,811
Contingency	\$0	\$1,342,213	\$0	\$0	\$1,342,213
Total	\$0	\$14,764,340	\$0	\$0	\$14,764,340

PROJECT STATUS

This is the second request for funding for the project. Funding for the project was first requested for FY 2021-22.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Electrical Distribution Infrastructure Replacement, East Canon City Prison Complex (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds to replace the East Canon City Prison Complex's (ECCPC) electricity distribution infrastructure. This is a capital renewal project. The capital renewal approach focuses on upgrading building systems, infrastructure, and the basic building components within existing buildings on a building-by-building basis, rather than project by project.

The project will replace an aging and outdated electricity distribution system. The existing system has a single-point supply with overhead distribution. The proposed replacement system will have two power supply points that distribute electricity via an underground loop network, serving all critical facilities and offender housing units. The project further reconfigures the existing standby generators at the Centennial Correctional Facility to support the entire complex in the event of power loss at a primary supply point.

Cost assumption. Cost estimates are based on an independent study conducted in 2019. The project accounts for inflation at a rate of 4.5 percent and, as a capital renewal project, is exempt from Art in Public Places and Higher Performance Certification Program requirements.

PROJECT JUSTIFICATION

The department says that the existing systems are old and outdated. The overhead distribution system is in average-to-below-average condition and will likely require repairs in coming years including to poles, transformers, fuses, the lightning arrester, and overhead switches. The main transmission lines are close to full capacity, and the majority of power distribution is conducted by overhead power lines, which are vulnerable to environmental events. The complex is vulnerable to power outages; the entire complex is currently served from one power source, and many facilities lack emergency power. Loss of power jeopardizes the facility's life-sustaining, security, and life-safety systems that are used to protect and safeguard staff, the public, and offenders.

Adding a second power source will protect the complex from power outages, and the underground loop network will eliminate the overhead lines' vulnerability to strong winds, ice, and lightning. When complete, ECCPC will have a consistent and standardized electrical system, improving operations and maintenance. If the systems are not replaced, the department expects to incur additional maintenance costs as the systems continue to age.

PROGRAM INFORMATION

ECCPC is a 5,400 acre site with 244 buildings across six prisons and other facilities, including:

- Colorado State Penitentiary;
- Centennial Correctional Facility;
- Arrowhead Correctional Center;
- Skyline Correctional Center;
- Fremont Correctional Facility;
- Four Mile Correctional Facility;
- multiple corrections support facilities;
- multiple Colorado Correctional Industries facilities; and
- the International Correctional Management Training Center.

These facilities range from Level I to Level V and house 5,024 male offenders. Electricity infrastructure impacts all components of the complex's functions, including offender housing, offender programs and jobs, food service, laundry, clinical services, recreation, security, administration, and support services.

Fiscal Year 2022-23 Capital Construction Request

Corrections

Electrical Distribution Infrastructure Replacement, East Canon City Prison Complex (Capital Renewal)

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	August 2023
Construction	September 2023	June 2024
Equipment		
Occupancy	July 2024	

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

The department says that the project will result in fewer service calls and mitigate repairs on the degrading system. The project will not require correctional housing units to be vacated during construction.

STAFF QUESTIONS AND ISSUES

None.