

Fiscal Year 2023-24 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 4	
OSPB	3 of 21	Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Costs
CCF	\$2,800,000	\$48,525,082	\$0	\$0	\$51,325,082
Total	\$2,800,000	\$48,525,082	\$0	\$0	\$51,325,082

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$2,800,000	\$3,996,274	\$0	\$0	\$6,796,274
Construction	\$0	\$14,804,069	\$0	\$0	\$14,804,069
Equipment	\$0	\$7,632,245	\$0	\$0	\$7,632,245
Miscellaneous	\$0	\$17,896,321	\$0	\$0	\$17,896,321
Contingency	\$0	\$4,196,173	\$0	\$0	\$4,196,173
Total	\$2,800,000	\$48,525,082	\$0	\$0	\$51,325,082

PROJECT STATUS

Phase I was funded last year; this is the first request for Phase II. The project was first requested for funding in FY 2019-20.

Fiscal Year 2023-24 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 the second phase of 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. Last year's request for Phase I initiated project design; 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 and belief-based diets. 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 2023-24 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 2,584 offenders, Sterling houses 17 percent of DOC's population. The facility houses all five of the male offender custody levels. The department says most of the facility's systems date to its construction. The kitchen produces about 2.8 million meals annually, including 40 different 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	June 2023	September 2023
Construction	January 2024	June 2026
Equipment	June 2026	July 2027
Occupancy	October 2026	

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 2023-24 Capital Construction Request

Corrections

Access Controls Electronic Security System Replacement, Sterling Correctional Facility (Capital Renewal)

PROGRAM PLAN STATUS

2024-013

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

Prioritized By

Priority

DOC

2 of 4

OSPB

9 of 21

Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$9,396,262	\$28,003,136	\$0	\$37,399,398
Total	\$0	\$9,396,262	\$28,003,136	\$0	\$37,399,398

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,991,240	\$443,471	\$0	\$4,434,711
Construction	\$0	\$2,514,305	\$14,250,087	\$0	\$16,764,392
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$2,036,511	\$10,763,838	\$0	\$12,800,349
Contingency	\$0	\$854,206	\$2,545,740	\$0	\$3,399,946
Total	\$0	\$9,396,262	\$28,003,136	\$0	\$37,399,398

PROJECT STATUS

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

Fiscal Year 2023-24 Capital Construction Request

Corrections

Access Controls Electronic Security System Replacement, Sterling Correctional Facility (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections (DOC) is requesting state funds for the first phase of a two-phase project to replace the Access Controls Electronic Security System (ACCESS) at Sterling Correctional Facility. The system includes door control, intercom, paging, and security integration systems, and it controls or monitors access for over 1,500 doors throughout the 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 project will improve safety and security for offenders and staff, and it will improve use of the facility by reopening shuttered spaces and mitigating emergencies from system failures. Phase I includes project design, installation of Uninterruptible Power Systems in each security equipment room, replacing exterior pneumatic perimeter locks with electromechanical locks, and installing additional cooling for electronics rooms. Phase II will install the bulk of the door controls and the intercom and paging system.

Cost assumption. Costs were estimated from a study prepared by a private security engineering firm. The project accounts for inflation. As a capital renewal project, it is exempt from Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

The existing systems are aging and due for replacement. They require frequent maintenance and replacement parts are becoming difficult to locate. Two living units at the facility are no longer in operation due to equipment being removed to provide replacement parts for other units. According to the department, increased rehabilitation programming at the facility includes more open offender movement and increased direct contact with staff. The reliability of security and "man-down" systems is necessary for staff and offender safety.

PROGRAM INFORMATION

Opened in 1998, the Sterling Correctional Facility is a 845,070 square foot facility with a capacity of 2,584 offenders. The facility houses all five of the male offender custody levels. The security system impacts all areas of the 40-building complex.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2023	May 2024
Construction	June 2024	June 2025
Equipment		
Occupancy	July 2026	

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

OPERATING BUDGET

The project is expected to decrease state operating costs by mitigating maintenance requirements for affected systems.

STAFF QUESTIONS AND ISSUES

None.

Fiscal Year 2023-24 Capital Construction Request

Corrections

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

PROGRAM PLAN STATUS

2021-004

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

Prioritized By

Priority

DOC

3 of 4

OSPB

10 of 21

Recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>Future Requests</u>	<u>Total Costs</u>
CCF	\$0	\$5,917,551	\$0	\$0	\$5,917,551
Total	\$0	\$5,917,551	\$0	\$0	\$5,917,551

ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$834,482	\$0	\$0	\$834,482
Construction	\$0	\$2,636,074	\$0	\$0	\$2,636,074
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$1,909,036	\$0	\$0	\$1,909,036
Contingency	\$0	\$537,959	\$0	\$0	\$537,959
Total	\$0	\$5,917,551	\$0	\$0	\$5,917,551

PROJECT STATUS

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

Fiscal Year 2023-24 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. 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 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 2023-24 Capital Construction Request

Corrections

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

PROJECT SCHEDULE

	Start Date	Completion Date
Design	June 2023	February 2024
Construction	June 2024	June 2026
Equipment		
Occupancy	July 2026	

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

None.

Fiscal Year 2023-24 Capital Construction Request

Corrections

Primary and Secondary Electrical Replacement, Fremont Correctional Facility (Capital Renewal)

PROGRAM PLAN STATUS

2024-027

Approved Program Plan

N/A

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority
DOC	4 of 4
OSPB	Not Prioritized
Not recommended for funding.	

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Costs
CCF	\$0	\$24,036,784	\$0	\$0	\$24,036,784
Total	\$0	\$24,036,784	\$0	\$0	\$24,036,784

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2023-24	FY 2024-25	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$2,850,212	\$0	\$0	\$2,850,212
Construction	\$0	\$12,527,640	\$0	\$0	\$12,527,640
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$6,473,770	\$0	\$0	\$6,473,770
Contingency	\$0	\$2,185,162	\$0	\$0	\$2,185,162
Total	\$0	\$24,036,784	\$0	\$0	\$24,036,784

PROJECT STATUS

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

Fiscal Year 2023-24 Capital Construction Request

Corrections

Primary and Secondary Electrical Replacement, Fremont Correctional Facility (Capital Renewal)

PROJECT DESCRIPTION / SCOPE OF WORK

The Department of Corrections is requesting state funds to replace the primary and secondary electrical systems at Fremont 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 project will replace electrical distribution and related systems that are at or beyond their useable life and insufficient for the current building population. Specifically, the one-phase project will:

- convert electrical delivery from overhead lines to underground distribution, both around and within the facility perimeter;
- install a new primary loop;
- replace overhead transformers with pad-mounted units;
- replace 3-way switches and 3-way junctions with sectionalizer switches with room for growth;
- replace existing power meters;
- replace distributional equipment, including switchboards, transformers, and power panels;
- provide new distributional feeders; and
- equip each building with a surge protector device.

Cost assumption. A study conducted by an engineering firm in 2021 provided the basis for cost estimates, and the project accounts for inflation. As a capital renewal project, it is exempt from Art in Public Places and High Performance Certification Program requirements.

PROJECT JUSTIFICATION

Most of the existing electrical systems are 25-40 years old, and were installed when the facility capacity was approximately half of its current capacity. The changes in population size and increased power usage during this time puts strain on the systems. Existing emergency panels are overloaded and not all have access to generator backup. This requires some systems to run on battery backup, which require replacement every 2-3 years. In addition, the configuration of the primary distribution network cannot differentiate between power used by Fremont Correctional Facility and that used by Colorado Correctional Industries facilities. The lack of surge protector devices puts equipment at risk and poses a fire hazard.

According to the department, this capital renewal project cannot be phased into small controlled maintenance projects, and the only alternative is to continue with piecemeal repairs. This results in high maintenance costs and risks disruption to operations, including educational and justice programs for offenders.

PROGRAM INFORMATION

Fremont Correctional Facility was constructed in 1958 for a population of approximately 900 offenders. It has been expanded, most recently in 1998, and currently has a capacity of 1,683 and serves medium and close custody offenders. The facility provides services including education programs, J-Cap, restorative justice, legal access, and normalization initiatives.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	June 2023	March 2024
Construction	July 2024	June 2026
Equipment		
Occupancy	July 2026	

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

Prepared by Legislative Council Staff

Fiscal Year 2023-24 Capital Construction Request

Corrections

Primary and Secondary Electrical Replacement, Fremont Correctional Facility (Capital Renewal)

OPERATING BUDGET

The project is expected to reduce operating costs from repair materials, staff overtime, and vendor service calls.

STAFF QUESTIONS AND ISSUES

None.