

# Improve Public Safety by Positively Changing Lives

## Investing in Aging Facilities & Infrastructure

### 2021-2023 Capital Planning & Development



The Department of Corrections (DOC) maintains and preserves more than \$3 billion in state assets, including facilities such as the more than 130-year-old Washington State Penitentiary to buildings constructed within the last 10 years. Currently, the DOC list of deferred maintenance projects is greater than \$600 million. The DOC Capital Ten Year Plan focuses on these preservation issues:

- Replacing obsolete and failing security, fire alarm, and communication systems.
- Replacing building electrical, mechanical, plumbing, and structural systems that are at the end of their useful life.
- Replacing failing roofs that are well beyond their life span and threatening structural damage to the buildings beneath them.
- Replacing deteriorating utility systems that can be unsafe for staff and incarcerated individuals and cause significant energy and water losses.
- Protecting the environment by complying with environmental and health regulations for air quality, water, wastewater, and storm water systems.

Preserving physical assets is vital for the continued use and operation of our facilities. Following are some of the highest priority projects requested in the 2021-31 DOC Capital Ten Year Plan.

#### Core Themes and Capital Approach

- To keep the safety and security of staff and incarcerated individuals as our highest priority.
- To preserve existing facilities and infrastructure through sustainable solutions.
- To comply with government health and safety regulations and strive to meet national standards for corrections.
- To be good stewards of state assets, the environment, and the taxpayer dollars.

#### The Benefits

- Ensuring safe, secure and healthy work and living environments.
- Improved facility security.
- Reduced infrastructure failures and expensive emergency projects.
- Increased compliance with safety, health, and environmental regulations.
- Risks are mitigated.

#### Facility and Infrastructure Preservation

##### Monroe Correctional Complex: Reformatory Unit Perimeter Wall Renovation Design (\$1.0M)



The perimeter wall and observation towers were constructed by incarcerated individuals in the early 1900's with bricks manufactured on-site and without structural reinforcement. The wall serves as the secure perimeter at the facility and the attached elevated catwalk provides the only means of reaching multiple security guard towers. This unreinforced masonry wall could collapse during an earthquake, or the catwalk and hand rail could fail at any time, which creates life safety concerns for staff and incarcerated individuals (the top portion of the wall partially collapsed during an earthquake in 1997). Completing pre-design will determine the true structural integrity of the wall, clarify the risk of failure, and identify options for mitigating the

risks and providing an estimate of costs for moving forward. This request is for design funds in 2021-23 and construction funding to follow in 2023-25.

##### Clallam Bay Corrections Center: Boiler Replacement (\$4.0M Re-appropriation)



The 2020 Legislature provided funds for the preferred alternative identified in the pre-design to replace the facility’s boiler systems. The agency requests re-appropriation of funds to complete the project, which incorporates a combined heat and power unit into the heating plant replacement project. The hot water and heating systems project, combined with co-generation, will be more reliable and will operate more efficiently resulting in lower operating costs over time. This is a priority for the DOC because it will not only increase energy efficiency, but it will provide partial power to the remote facility in the event of an outage. The CBCC is at the end of the electrical transmission lines where there is no additional power available. Maintaining hot water, heat, and power at the facility is integral to providing a safe and healthy work and living environment for incarcerated individuals and staff at the facility.

**Monroe Correctional Complex: Special Offenders Unit and Twin Rivers Unit Domestic Water and HVAC Piping System Replacement (\$2.73M)**

Pre-design studies are underway to prepare for replacement of the failing domestic hot and cold water piping and HVAC systems at the units. The project will replace the deteriorated and leaking domestic (drinking) hot and cold water galvanized steel pipes, and heating and cooling water lines in the core building and living units. Once this project is completed, the new water lines will provide a dependable source of clean domestic water, as well as clean water for the mechanical systems. These repairs are necessary to provide safe and humane conditions for staff and incarcerated individuals that work and reside in the living units. This request will fund the design phase in 2021-23 and construction funds in 2023-25.



**Monroe Correctional Complex: Reformatory Unit Clinic Roof Replacement (\$8.5M)**

The Health Services Building was built in 1954 and the roofs and HVAC equipment were last replaced in 1989. The rooftop has failed causing water infiltration and damage to the infrastructure of the building beneath the roof, saturating the insulation and causing the structure below to rust and deteriorate, creating an unsafe and unhealthy environment for staff and incarcerated individuals served at the clinic. Funding this request will complete design studies and the construction phase for replacing the roof and HVAC equipment.



**Statewide: Intensive Management Unit Recreation Yard Improvements (\$1.5M)**

This proposal supports a project that will continue to increase the size and improve openness of the secured recreation yards at the Intensive Management Units (IMU) and Segregation Units (SEG) statewide. A 2015 study by Dr. Metzner recommended creating larger, secure rec yards with more open space in order to have a more therapeutic effect on incarcerated individuals living in the IMU. The improved rec yards also benefit the incentive based program that encourages positive behavior, and ultimately improves programming, safety, and security.

