

# Facility Condition Assessment of Correctional Facilities



December 4, 2020



# **FCA Scope, Approach & Metrics**

## FCA SCOPE

- › **First-ever thorough review of the conditions of the correctional portfolio**
- › **36 Correctional Centers**  
*(19 DOC + 17 Sheriffs)*
- › **484 Buildings\***  
*(327 DOC + 157 Sheriffs)*
- › **9.6M GSF**  
*(4.9M DOC + 4.7M Sheriffs)*
- › **Average Building Age: 44 years**  
*(48 years DOC + 41 years Sheriffs)*



\* Does not include minor structures or leased buildings.



## FCA APPROACH



**Analysis of facility conditions = “like-for-like” replacement unless code-driven improvement. The FCA does not consider facility use changes or provide a list of shovel-ready projects.**



**The FCA does not offer a look at programmatic space needs nor is it based on the population or bed count in the correctional portfolio.**



**Analysis of facility conditions = snapshot in time. The FCA data does not indicate current or future investment in the correctional center.**

## FCA APPROACH



The FCA offers the foundational data and the first step for the Commonwealth to be strategic and proactive in facility-related planning and investment.



Evaluation of facility conditions and identification of repair needs over 10 calendar years (2021 – 2030).



All identified projects reflect total project costs and are presented in 2020 US-Dollars.



# FCA METRICS

## The FCA focused on major systems and components:

- › **Site Features**  
Site and Security Systems
- › **Building Elements**  
Structural Systems  
Roofing Components  
Building Exteriors
- › **Building Systems**  
Mechanical Systems  
Electrical Systems  
Plumbing Systems  
Fire & Life Safety Systems  
Conveyance Systems
- › **Building Interiors & Finishes**
- › **Accessibility Compliance**

### FCI Condition:

	Excellent
	Good
	Fair
	Below Avg
	Poor
	Replace

### Priority Types:

Priority 1	Currently critical and/or code violation
Priority 2	Potentially critical
Priority 3	Necessary, <b>not yet critical</b>

### Deficiency Types:

Deferred Maintenance	Capital projects to do maintenance or repair work that has <b>come due</b>
Capital Renewal	Capital projects to <b>renew</b> existing systems or assets
Capital Improvement	Capital projects to <b>improve, enhance or modernize</b> a facility with addition of new systems or assets



# **Overall Condition of the Correctional Portfolio**

## FACILITY CONDITION INDEX (FCI) – CORRECTIONAL PORTFOLIO

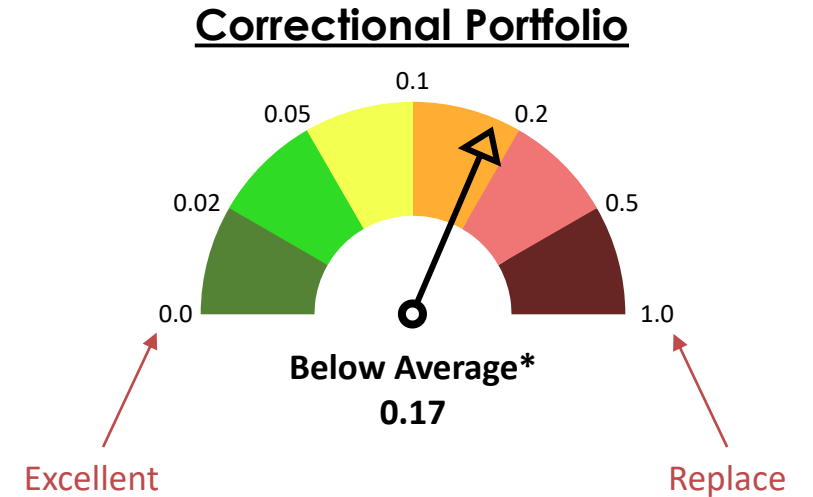
FCI Condition	FCI Score Range	Buildings*	Investment Needed
Excellent	0.00 – 0.02	3%	Scheduled repair and maintenance
Good	0.02 – 0.05	7%	In need of minor renovation
Fair	0.05 – 0.1	14%	In need of normal renovation
Below Average	0.1 – 0.2	21%	In need of major renovation
Poor	0.2 – 0.5	22%	In need of total renovation
Replace	0.5 +	13%	In need of facility replacement

\* Percentage based on number of buildings; not based on population or bed count.

$$\text{FCI} = \frac{\text{10-year Repair Needs}}{\text{Building Value}}$$

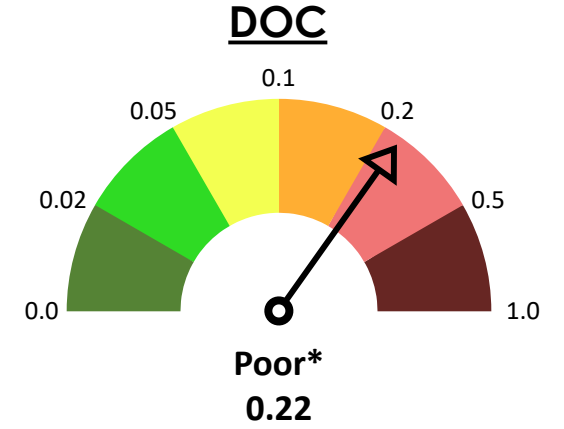
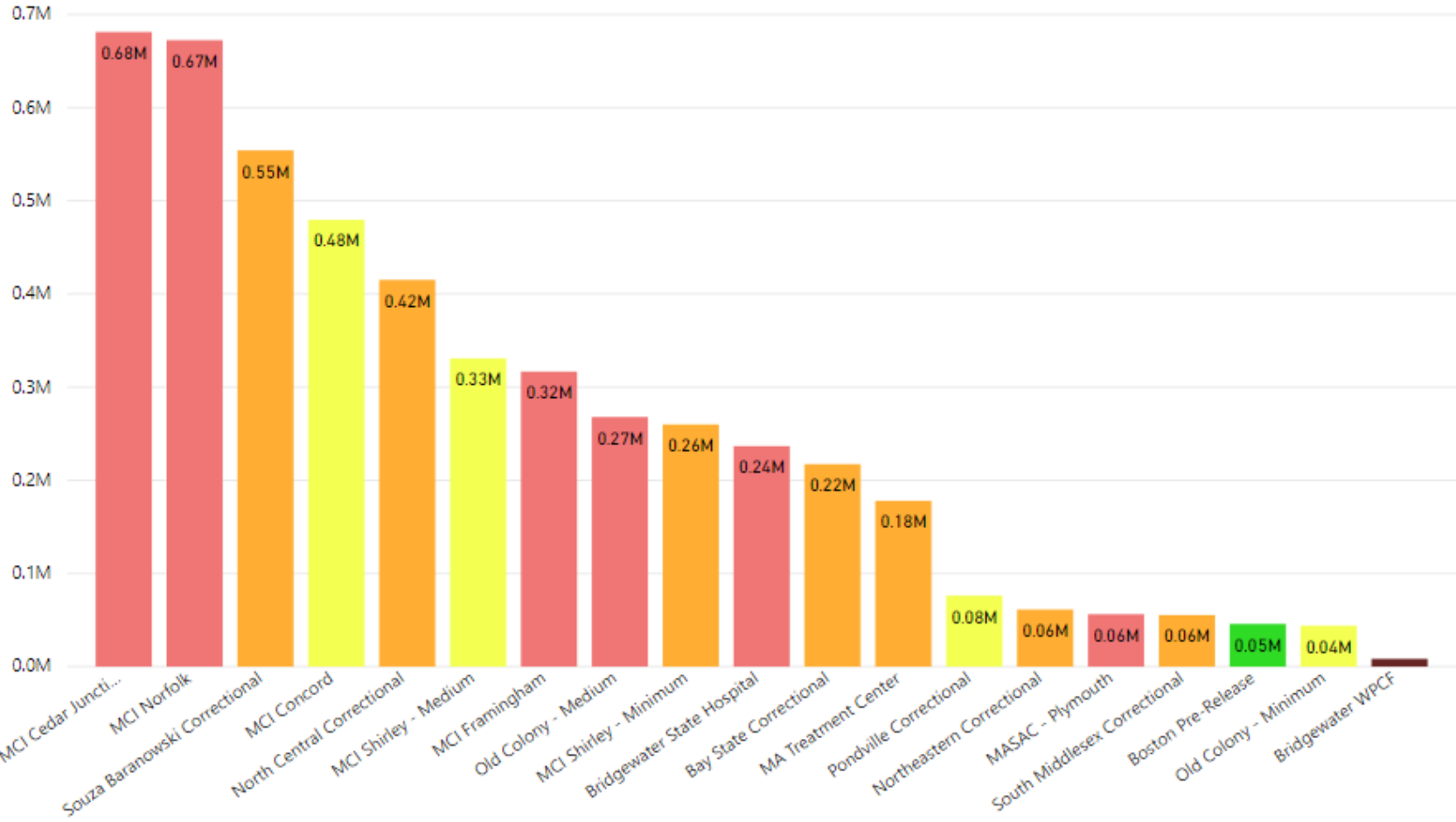


**24%** of portfolio in **Excellent, Good or Fair** conditions.  
**43%** of portfolio in **Below Average or Poor** conditions.  
**13%** of portfolio in **Replace** condition.





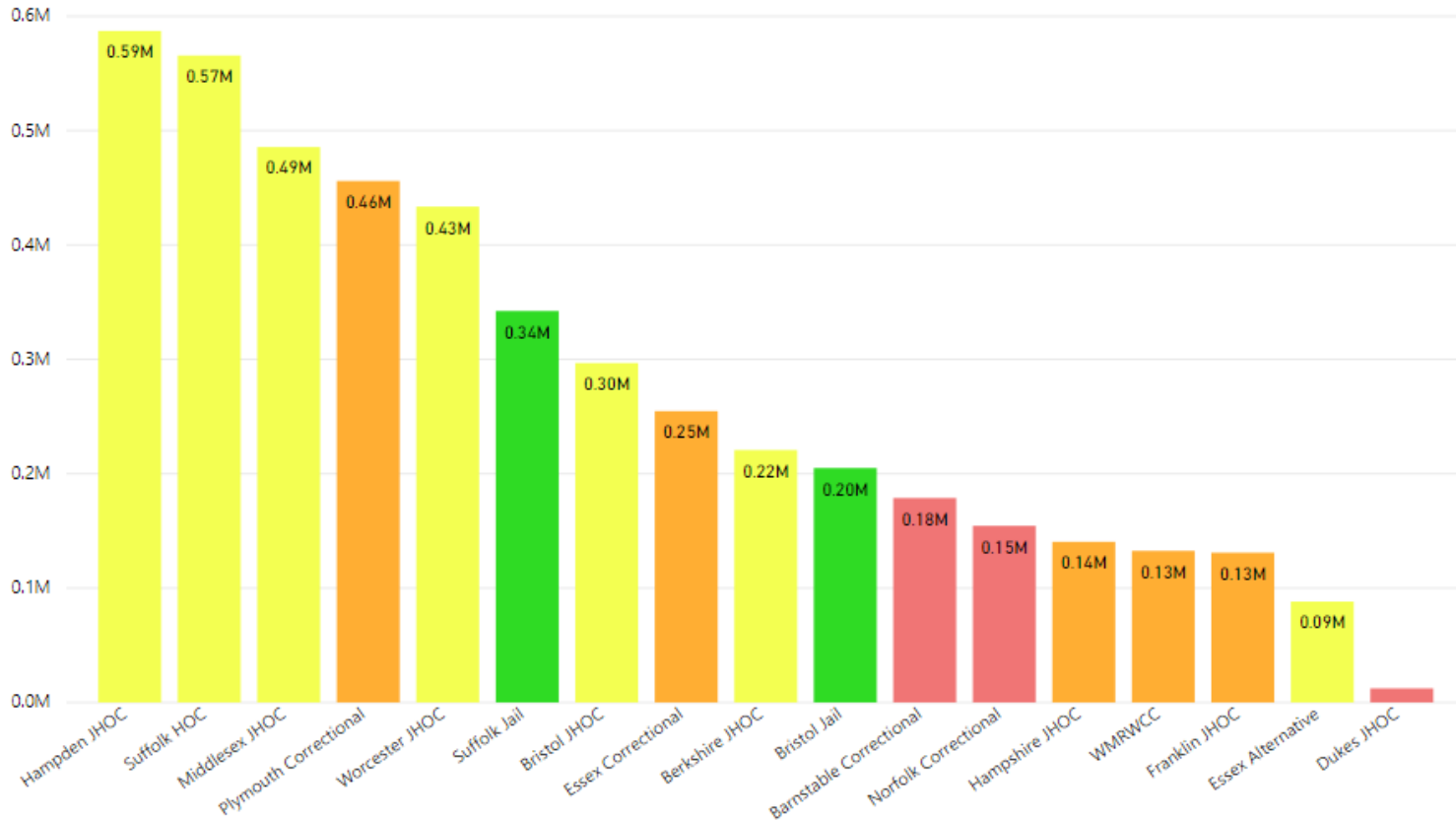
# FCI BY FACILITY SIZE (GSF) – DOC FACILITIES



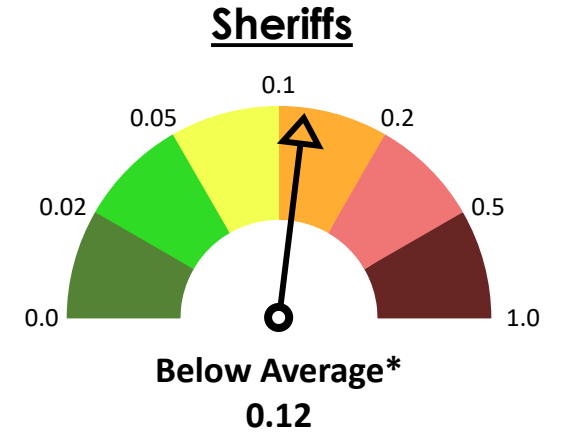
FCI Rating: Good Fair Below Average Poor Replace

\* Based on number of buildings; not based on population or bed count.

# FCI BY FACILITY SIZE (GSF) – SHERIFFS' FACILITIES



FCI Rating: ● Good ● Fair ● Below Average ● Poor ● Replace



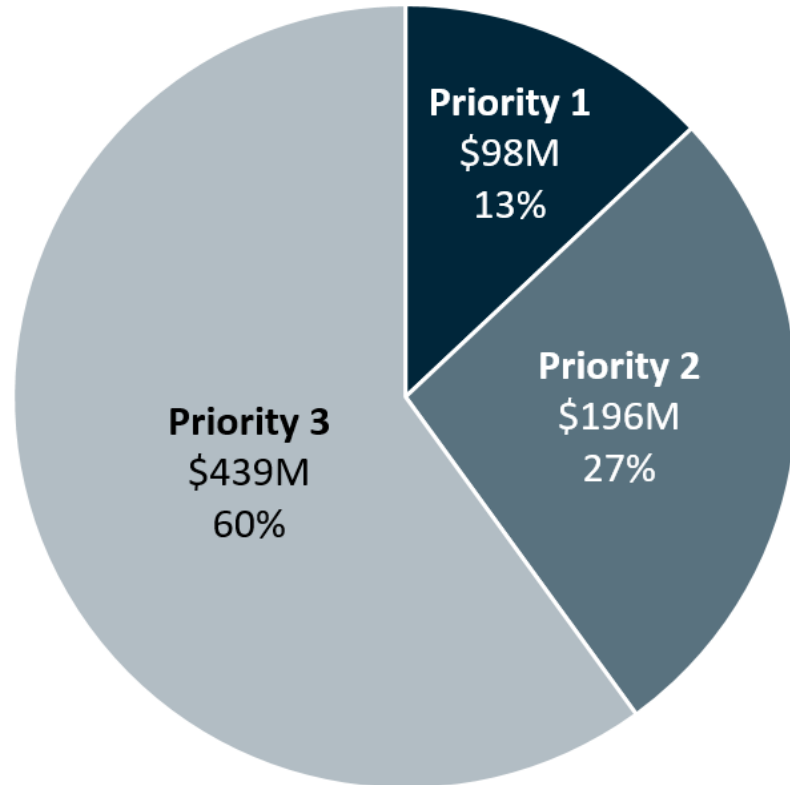
\* Based on number of buildings; not based on population or bed count.



# Repair Needs

## REPAIR NEEDS – BY PRIORITY (ENTIRE PORTFOLIO)

### Correctional Portfolio



**\$732M** would come due in the next 10 years.



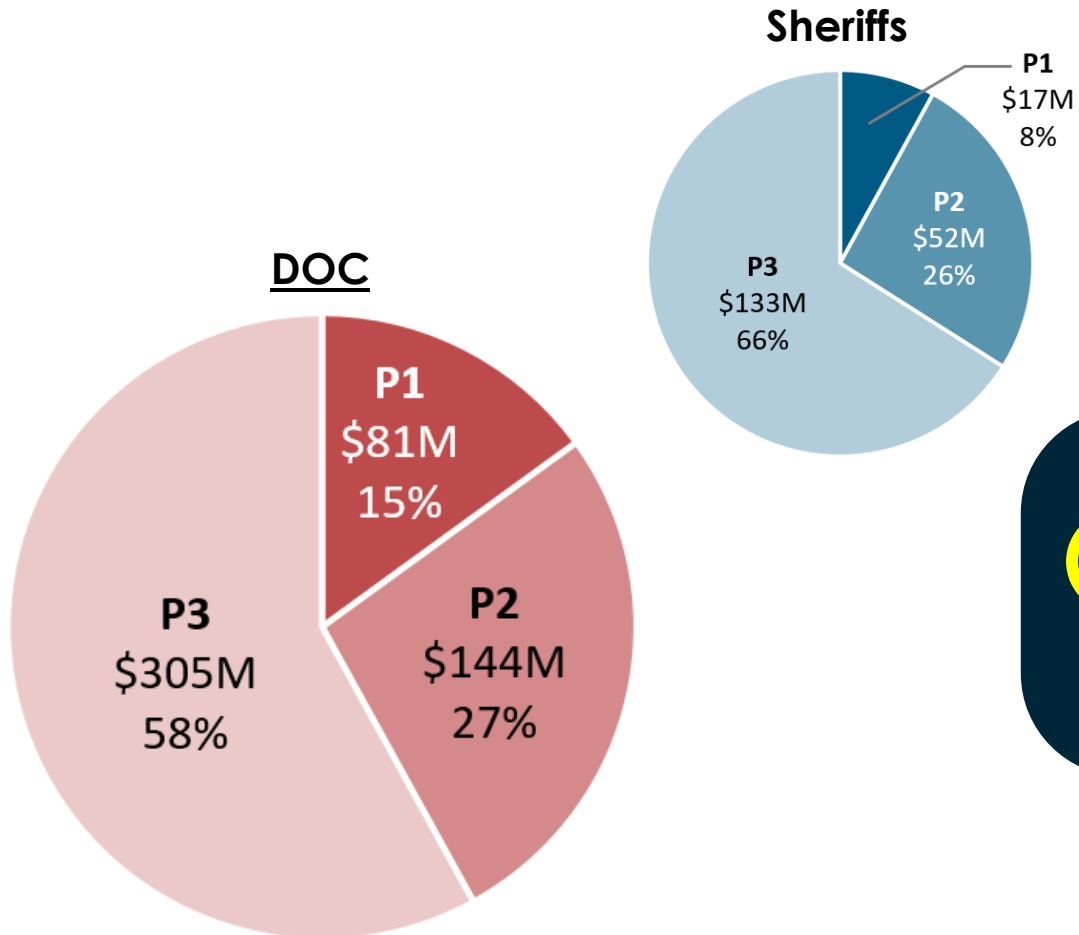
**\$98M (13%)** falls under Priority 1 needs\*, including:  
Accessibility (\$42M)\*\*, Security (\$21M), Mechanical (\$13M),  
Electrical (\$9M), Roofing (\$6M) and more


\* **Priority 1** represents currently critical needs and/or projects.

\*\* All improvements to address '**Accessibility Compliance**' issues, which are a combination of State and Federal accessibility regulations, are designated as Priority 1.



## REPAIR NEEDS – BY PRIORITY (DOC AND SHERIFFS)

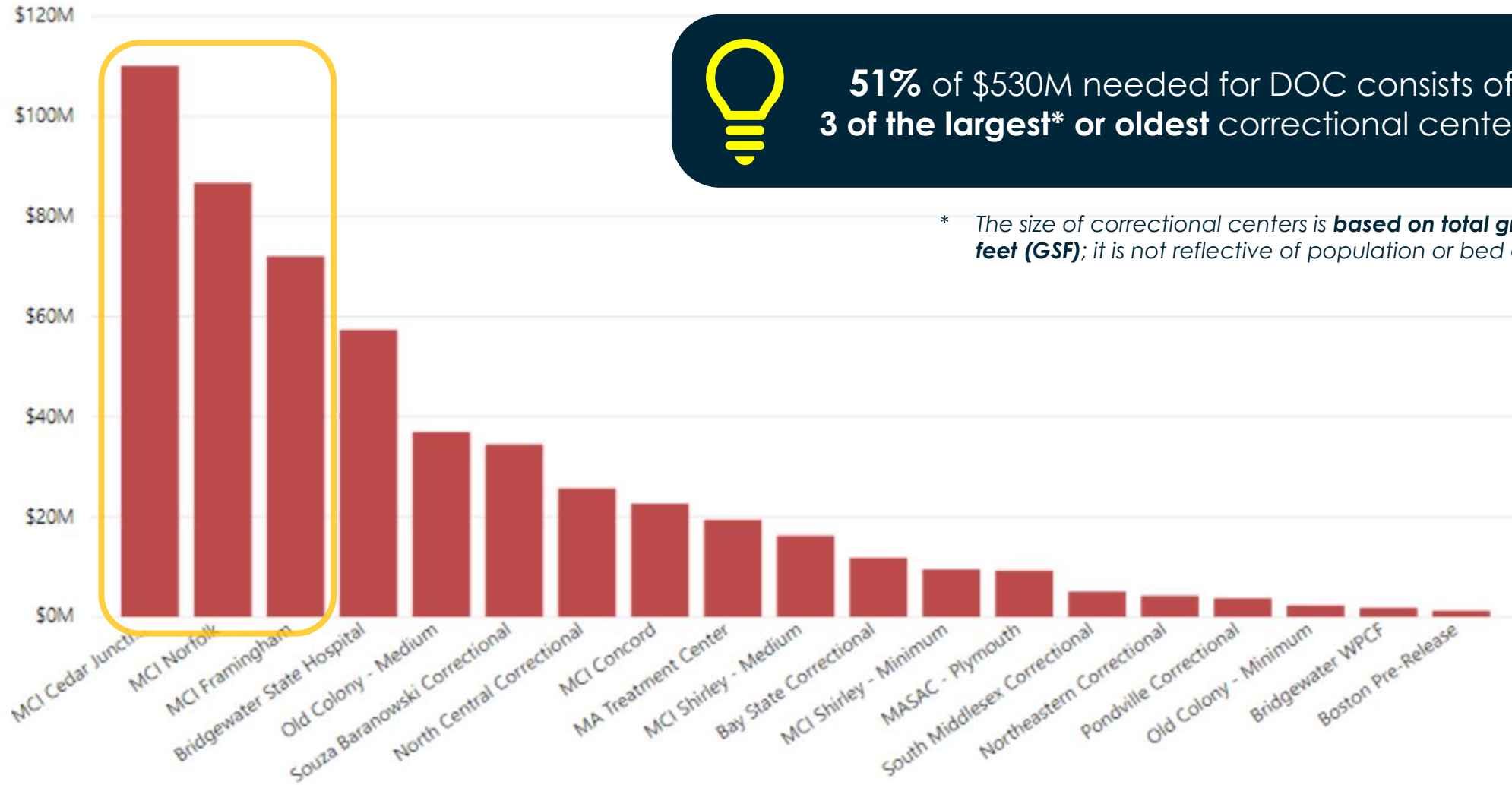



 **\$732M** would come due in the next 10 years.  
 \$530M (72%) DOC+ \$202M (28%) Sheriffs

**\$81M** of Priority 1 needs at DOC facilities.  
**\$17M** of Priority 1 needs at Sheriffs' facilities.



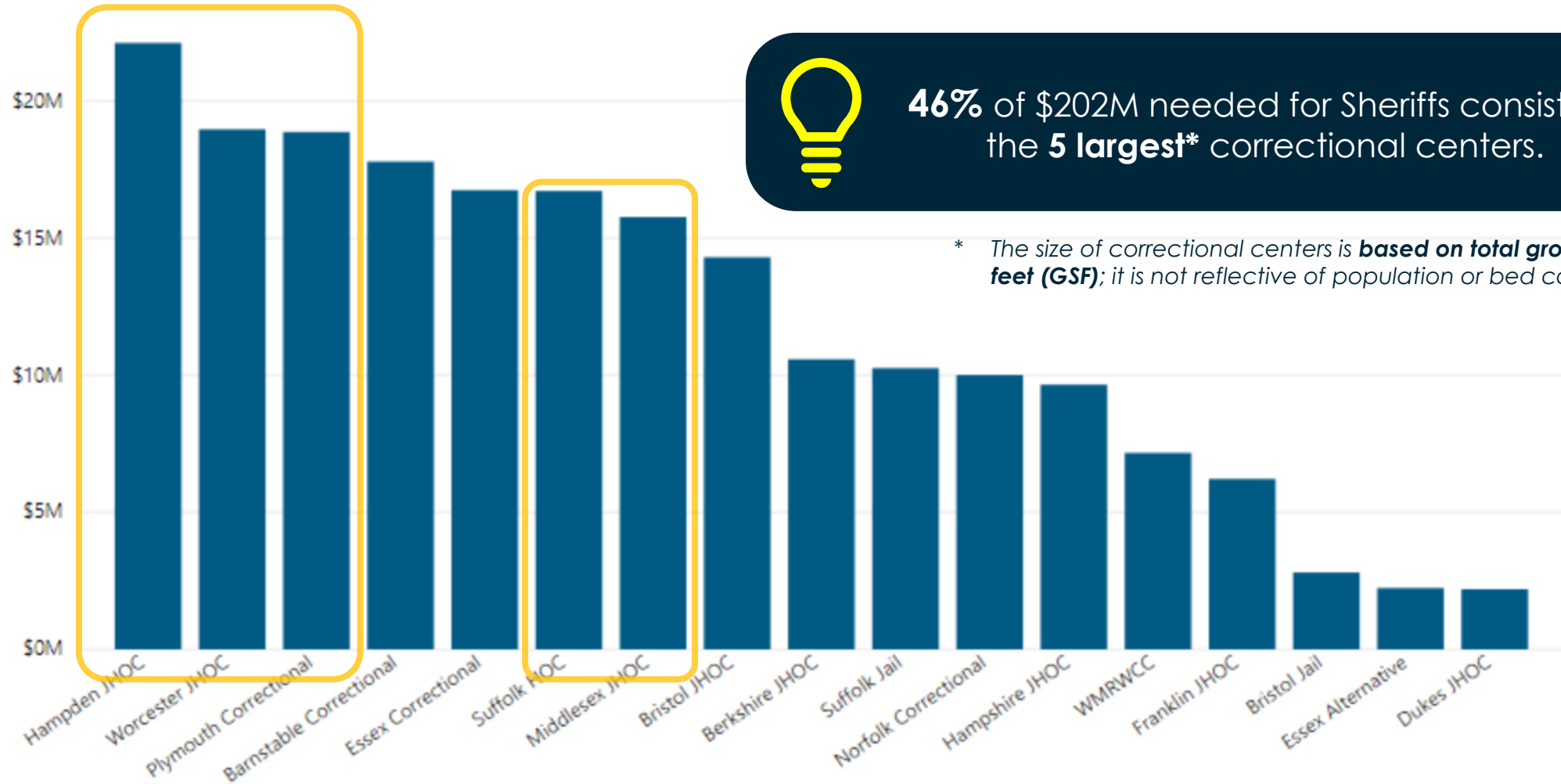
## REPAIR NEEDS – DOC FACILITIES



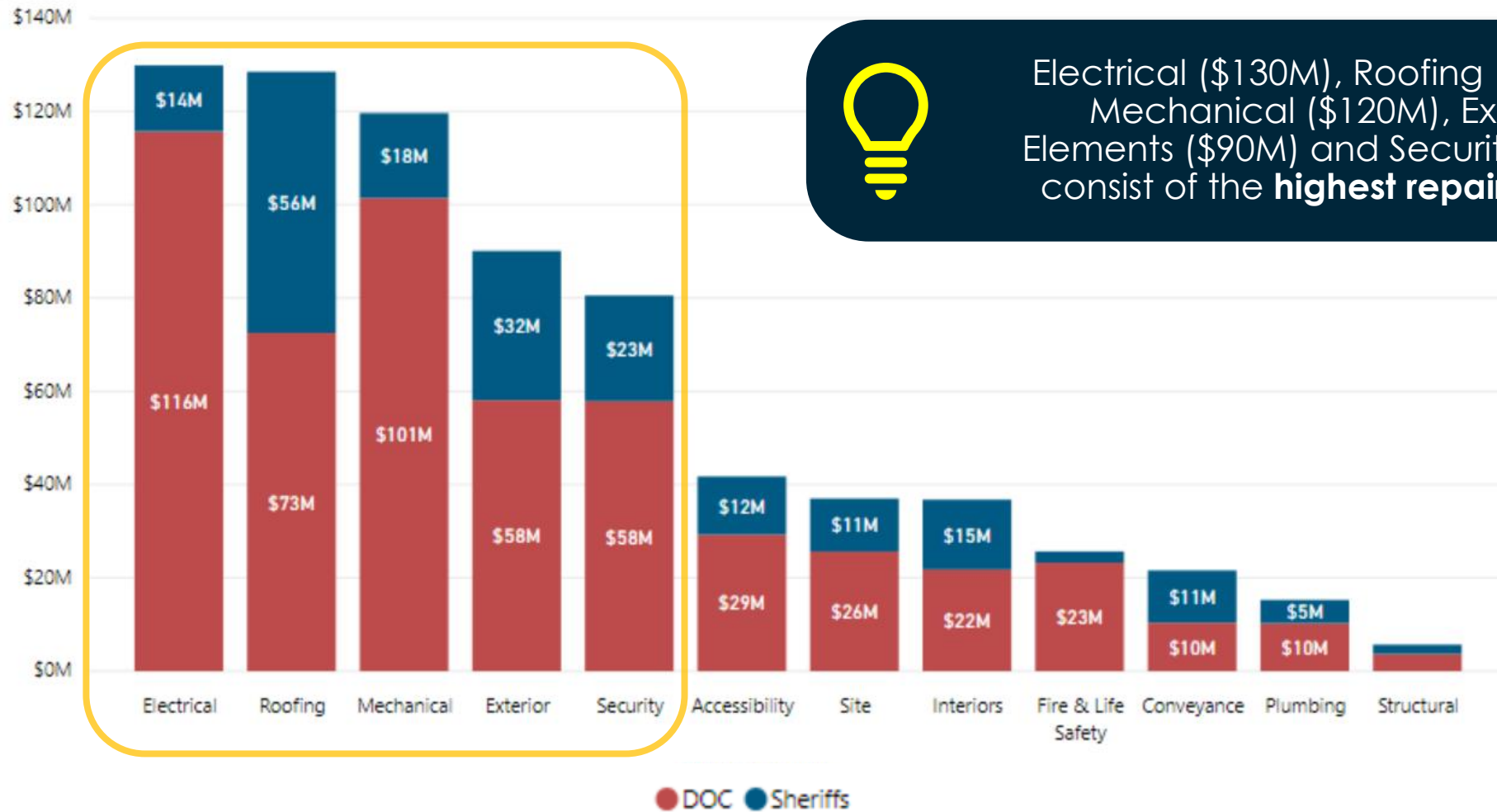
 **51%** of \$530M needed for DOC consists of **3 of the largest\* or oldest** correctional centers.

\* The size of correctional centers is **based on total gross square feet (GSF)**; it is not reflective of population or bed count.

## REPAIR NEEDS – SHERIFFS FACILITIES

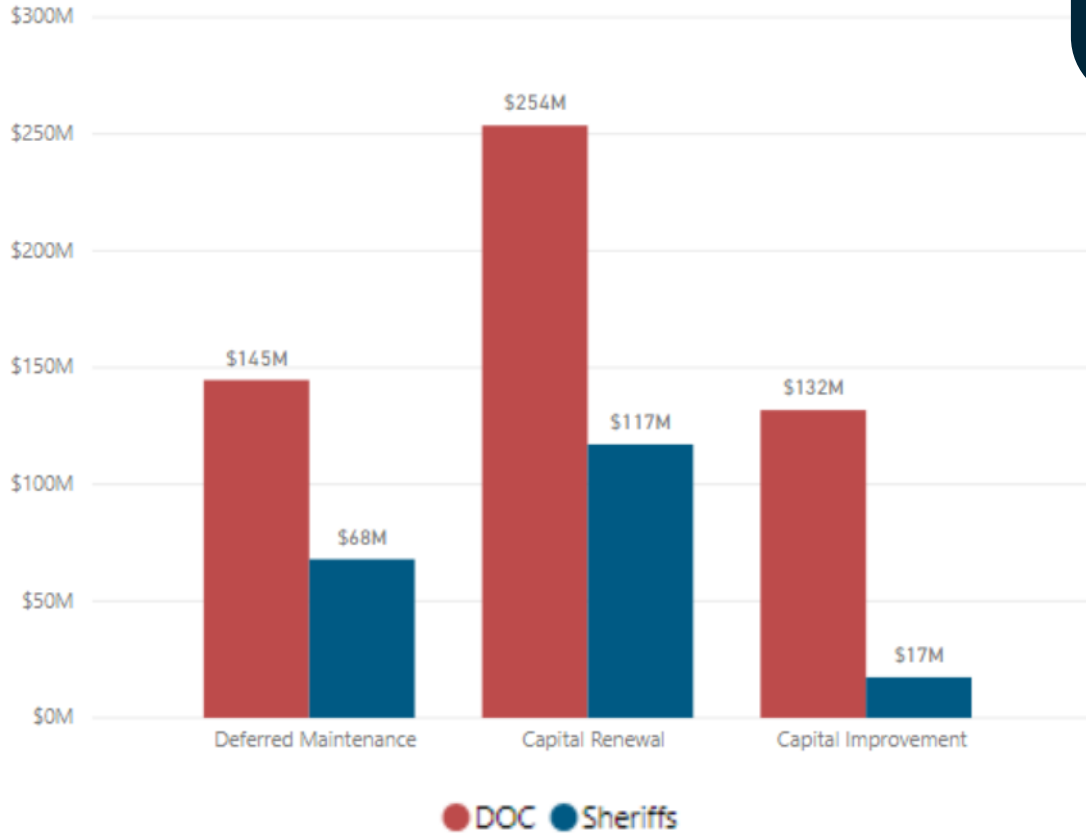


## REPAIR NEEDS – BY BUILDING SYSTEM (DOC AND SHERIFFS)





## REPAIR NEEDS – BY DEFICIENCY



**29%** (\$213M) of \$732M in **Deferred Maintenance**.  
**51%** (\$371M) of \$732M in **Capital Renewal**.  
**20%** (\$149M) of \$732M in **Capital Improvement**.

### Deficiency Types:

#### Deferred Maintenance

Capital projects to do maintenance or repair work that has **come due**

#### Capital Renewal

Capital projects to **renew** existing systems or assets

#### Capital Improvement

Capital projects to **improve, enhance or modernize** a facility with addition of new systems or assets



# **FCA Recap**

## **Current Capital Investment**

### **Outstanding Issues**

## FCA RECAP



**First-ever thorough review of the conditions of the correctional portfolio. The FCA has identified the facility needs of each correctional center over the next decade.**



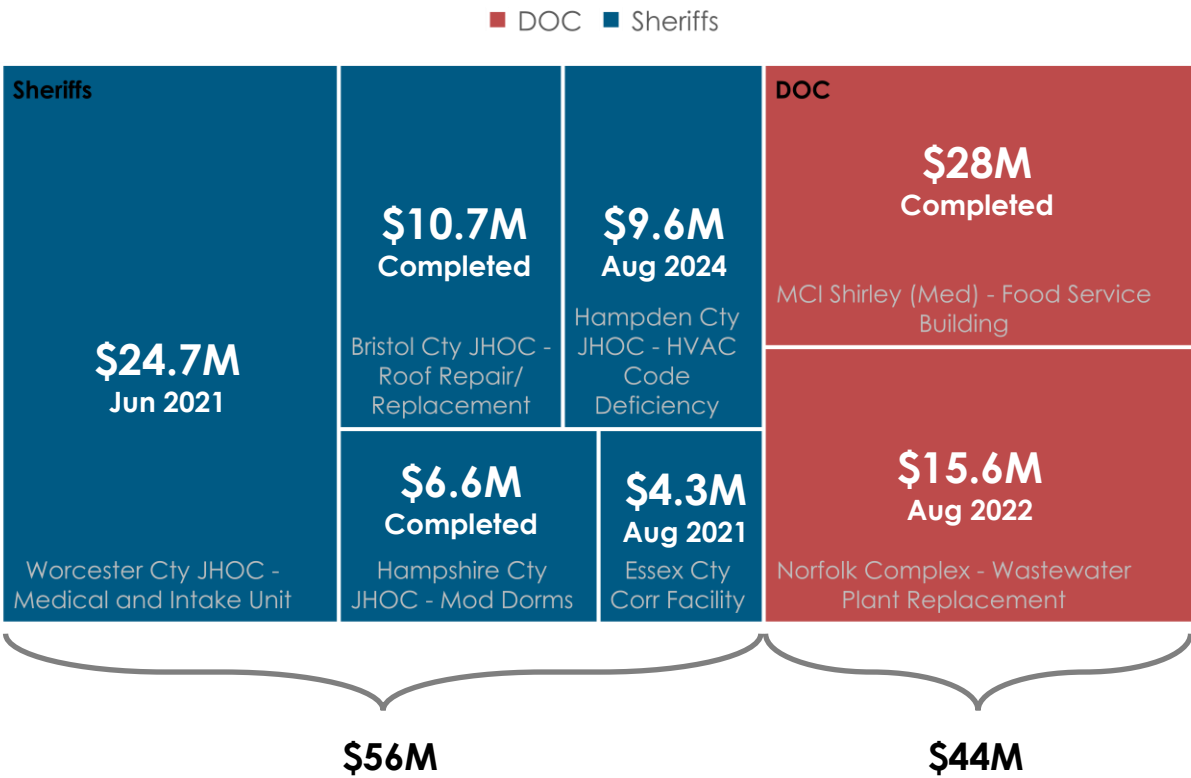
**FCA does not consider facility use changes or provide a list of shovel-ready projects. The FCA does not offer a look at programmatic space needs nor is it based on the population or bed count in the correctional portfolio.**



**The FCA offers the foundational data and the first step for the Commonwealth to be strategic and proactive in facility-related planning and investment.**

# CURRENT CAPITAL INVESTMENT

## Current DCAMM Design and Construction Projects\*



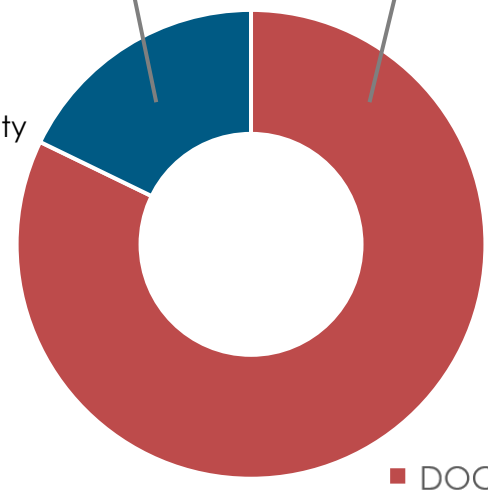
## Deferred Maintenance Funding for FY21

### \$1.3M for Sheriffs' projects:

- Bristol County
- Norfolk County
- Suffolk County
- Worcester County

### \$6M for DOC projects:

- MCI Cedar Junction
- MCI Shirley (Min)
- Bridgewater Complex



## Current DCAMM Study Projects

- MASAC @ Plymouth – Section 35 Upgrades
- Essex County (Middleton) - Med & Kitchen Bldg/ISB Replacement
- Essex County (Middleton) - 240 Bed Roof/HVAC Replacement
- Hampshire County JHOC – Ventilation Repairs
- Middlesex County JHOC – Oil Tank Remediation
- Worcester County JHOC – Warehouse Building #8 Renovation

\* List of current projects does not include DCAMM Energy Projects but includes completed projects in close-out.

## OUTSTANDING ISSUES



While the FCA identified facility needs, an investment plan will require additional study to understand policy and programmatic space needs.



Under policy needs, the impact of Criminal Justice Reform legislation on population projections, priorities, and alternatives will inform EOPSS-driven policies and may point to different investment strategies.



Under programmatic space needs, an assessment of the suitability of facilities to adequately accommodate ongoing and future programs and services should also inform investment.