

## PALMER CORRECTIONAL CENTER (PCC) STATUS UPDATE

January 26, 2022

The PCC facility was turned over to DOC for occupancy late August 2021 while the contracts were finishing final repairs. This included projects that were pending receipt of materials that were delayed due to the on-going shipping issues. To-date, we have received some of the delayed materials allowing portions of the final work to be completed.

During July and August 2021, the DOC deployed a portion of the assigned staffing and started housing inmates to allow a “soft-opening” and start the testing of the facility in September 2021. To-date there are 76 Security, Admin, Medical and support staff working on-site and 116 beds have been brought on-line. On January 26, 2022 there were 114 minimum custody inmates housed at the facility who are working at the facility and assisting with the testing allowing the Department to fix smaller issues as they are discovered. All PCC staff have been identified and will transition to PCC as we progress through this process.

DOC will continue in a staged approach to bring more beds on-line and house more inmates at PCC. There is not a specific timeframe at this time for the next stage; however, it will be based on; completion of maintenance/repairs identified through the testing phase, COVID protocols and requirements, staffing availability (as we continue to move staff to PCC, we must be able to fill the position they are leaving) population management needs, and classification of all inmates.

The below is a current summary of the larger portion of work completed or being completed.

- Deferred Maintenance & Upgrades
  - Water Well Pump Replacement – Pump pull and repairs in prog
  - Roof Repairs –
    - Gym ridge and two housing fan leaks - All repairs completed.
    - Gutters installed on each housing units over front door – Gutters installed
  - A campus-wide roof assessment is complete.
  - Medium building automation upgrades – included in seg boiler upgrades
  - Medium segregation boiler upgrade and building automation upgrades to classrooms/offices and kitchen.
  - Fire alarm and sprinkler repairs upgraded, tested and completed and back on-line.
  - Overhead High Voltage Power System Repairs completed. Replaced two power poles and replace power systems components that were failing
  - Exterior & Interior Lighting Upgrade completed. Repaired and installed lighting fixture requirements.
  - Asbestos abatement in admin log cabin completed

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- Abatement in medium main control bathroom
- Carpenter Shop Boiler Replaced and installed.
- Extensive wood rot in Minimum House 1 bathrooms. Replacement of floor joist, walls and plumbing drains completed.
  - Sewer lines in bathrooms required snaking to remove extensive scaling.
- HRC new septic complete
- Admin Log Cabin ADA Ramp completed
- Sewage lagoon manhole installation completed.
  - Remaining sewer lagoon repairs in progress
    - Pond liner repair complete
- Gym Elevator pit excavation completed
  - Equipment pit cement pour in progress
  - Elevator complete other than a Fire Marshall evaluation
    - Door fire rating complete
    - Camera and intercom in prog
- Admin log cabin roof replacement complete
- Water Well Pump Replacement – Pump pull and repairs in progress
  - Working through water hammering problems
- Roof Repairs –
  - Gym ridge and two housing fan leaks - All repairs completed.
  - Gutters installed on each housing units over front door – Gutters installed
- Truss' installed
- Roof deck and metal installed
- Coordination with HARS and BNAP for equipment utility placement
- Cement floor repairs in progress
- Fence detection camera configuration
  - DOC and OIT working to establish remote connection for system configuration – Temp fix

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- PTZ and thermal cameras are installed
- Thermal and PTZ integration in progress
- Medium West Generator Upgrade
  - Design complete
  - UG conduit and pad installed
  - Generator is on order and will be on site by late winter
- Telephone system Reactivation
  - Alcan re-programmed the phone system, and the system is fully functional
  - MTA upgraded phone and internet service.
- Computer System Upgrade
  - Computer network equipment on order
  - A one-line electrical drawing with sheet notes and specs must be developed for bid documents. Working with James for specific requirements.
    - Engineer is under contract to provide network construction drawings.
  - Contract awarded to Consolidated Contracting for construction. Work in progress
    - SOA network cut over to start the week of 11/24. Campus wide network interruption on 12/4
    - Minimum network connection completed
  - Education AV System Upgrade design complete
    - Contract awarded to Consolidated Contracting for construction. Work in progress. Long lead time for projectors and AV equipment
    - IM cable TV system
      - Cable service has been completed. CCE is in the process of getting all medium houses connected and dayroom TV's installed.
- DOT Energy Service Contract (ESCO) for energy audits, design, and construction documents proposal
  - Energy audit completed for future energy upgrades as funding is received

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Unfortunately, the facility sustained additional damage caused by the windstorm that occurred in January 2022. The damages have impacted the facility and the minimum housing building. DOC immediately began working with Risk Management to open a claim and all work caused by the storm will be covered through the insurance process. In addition, DOC received a Large Project Delegation from Department of Transportation on 01/20/2022 to oversee the repairs. DOC has been able to get emergency contractors on-site to bring the heat back up and operational while working through the procurement process to address the additional needs associated with the damages.

The damage currently identified as of 01/20/2022 include:

### Break down of losses at the PCC Minimum house

- Upper east fan room 4 possibly 5 heating coils broke (circulating pumps have a high probability of failure as well along with the new valves installed for DDC).
- Isolated to the point able to maintain heat in the upper east corridor. No other progress in fan room.
- Upper east fire suppression system is a total loss. Mains and pendants have frozen solid and broke. (one small area flooded when it thawed out but there is more to come) Building suppression system has been shut totally down. Complete fire system still shut down.
- Condition of each inmate room coil: All coils to the inmate rooms have been turned on except 2, all others are working with boiler water running through them.
- Upper east urinals/toilets/sinks have frozen and broke (2 urinals 2 toilets and 4 sinks)
- More investigation needs to be done into the domestic hot water supply heating coil to see if any damage has incurred.
- Domestic water lines that feed both upper and lower east have MANY burst points that will need to be repaired (currently capping off what we can to be able to supply the boiler system with make-up water). Extent of domestic frozen pipes in wall are still not realized.
- All 3 high wind caps on chimney stacks have been lost (furnaces still function properly)

### Breakdown of losses at HRC (Visitor Center)

- 3 toilets 2 urinals and associated plumbing all froze solid

### Breakdown of losses at the supply building

- 3' X 20' section of roofing peeled off on both the front and back of the supply building. (We are doing a temp fix before the next windstorm). Implemented a temporary wood covering till summer/spring when permanent fix can be completed.
- All domestic water lines and hot water heater have frozen and split (toilet, urinal and sink are still unknown). Repaired all breaks to allow supply tech to continue working. No current issues identified with the hot water heaters.

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- 3 phase compressors that cool down the main freezer would not function after power was returned. (currently have all working temporarily and keeping an eye on them)

### Breakdown of losses at the Maintenance building

- All domestic water lines throughout the whole building have many splits from freezing. (we have made some temporary repairs to get some sinks and toilets running) We repaired enough for 1 toilet and 2 sinks to be utilized
- Our water truck has frozen solid and we are unsure of the extent of damage until we can thaw it out. Ordered a new pump for truck still need to order a few ball valves that had split
- All our paint products that were in flammable cabinets froze solid.

### Breakdown of losses at the medium building

- Roofing/flashing loose and peeling off of house 3
- Roofing loose and peeling off area above east generator and break room
- Frozen water valve under medical sink requiring specialized parts

DOC continues to monitor and inspect all areas for any additional damages that need to be fixed.