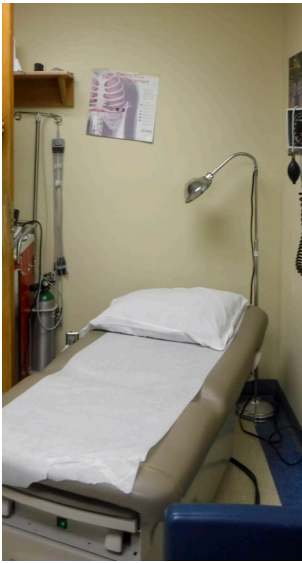




CRCC Sage to AHCC C-4

Airway Heights, Washington



Abbreviated Pre-Design



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| Abbreviated Predesign Study for | CHCC SAGE to AHCC C4 Airway Heights, Washington |
| State Project No. | 2022-036 |
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Project Summary

The purpose of this project is to renovate the Airway Heights Corrections Center (AHCC) Unit C-4 to create a skilled-nursing unit to accommodate the special needs, aging and infirm male population that is currently being housed at Coyote Ridge Corrects Center (CRCC) Sage Unit. This is an important part of the Department of Corrections (DOC) Unit Closure plan that ensures essential services are provided for vulnerable individuals within the prison population.



AHCC Unit C-4

Problem Statement

1. *Identify the problem or opportunity addressed.
Why is this request a priority?*

In response to the declining prison population, DOC has developed a list of proposed unit closures at facilities across the state. Part of this plan involves moving the Sage unit from CRCC to Unit C-4 at AHCC. Ultimately, this allows for improved access to community hospital care for the most vulnerable incarcerated male population by relocating the Sage Unit population to AHCC. The purpose of this project is to renovate AHCC Unit C-4 to accommodate the population with many chronic health conditions currently housed at CRCC Sage unit. Based on current population projects, relocating the population residing in the Sage unit would allow for a full warm closure of the Minimum-Security Camp at CRCC.

2. *What will the request produce or construct?
When will the project start and be completed?
Identify whether the project can be phased, and if so, which phase is included in the request.*

This project will renovate AHCC Unit C-4 to accommodate the elderly and infirm population with many chronic health conditions currently housed at CRCC Sage unit. Items to be addressed include but are not limited to:

- Minor sitework to connect new work into existing sanitary sewer services, concrete patio pavements and chain link fencing.
- Selective demolition of walls, doors, windows, cut openings
- ADA improvements, including upgrades for accessibility. Work includes adding handrails and grab bars in bathrooms, accessible showers; hand-rails installation within cell units and around facility and electric door openers.
- Plumbing upgrades to include piping, (12) toilets, (12) sinks, faucets, vanity tops
- HVAC upgrades to accommodate new and renovated spaces.
- Electrical upgrades including new panels, conductor, new conduits
- Modifications for fire protection
- Alarming System, including wiring, alarm devices at bedroom, bathroom/showers
- Architectural modifications to add toilets and sinks to individual patient rooms, modifications to the existing dayroom to accommodate nurse office, staff break room and record storage; modification of 2nd dayroom to accommodate general activities and physical therapy.
- Video System, adding camera to hallways.

This project will begin in April 2022 (FY 2022) and will be complete by June 2023 (FY 2023).

3. *How would the request address the problem or opportunity identified in Question #1?
What would be the result of not taking action?*

This project will renovate the AHCC Unit C-4 so that it has the resources required to house the aging and infirm male population currently housed at Sage Unit. This action is necessary to provide the level of care required, including ADA upgrades and other health and safety improvements.

Failure to take this action would require the special needs population to remain at CRCC where it is very expensive to operate a standalone unit in a location that is not meeting the current medical needs of the individuals housed here.

4. *What alternatives were explored? Why was the recommended alternative chosen? If this project has an associated predesign, please summarize the alternatives the predesign considered.*

Do nothing

This alternative does not solve the problem of a vulnerable population being housed in a remote area without appropriate access to essential medical services. Does not achieve efficiencies and operating cost savings gained by closing Sage Unit and the Minimum-Security Camp at CRCC.

The move will result in better care and outcomes for this vulnerable population.

Move CRCC Sage Unit to AHCC Unit C-4

This alternative is clearly the preferred alternative that was considered by relocating the vulnerable population to a prison facility within proximity to needed medical services.

5. *Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities serviced, etc.*

This project impacts more than 270 incarcerated male individuals and staff that will be moved from CRCC to AHCC. The immediate benefits of this project will be to provide a safe and healthy work and living environment for the aging and infirm incarcerated males and the staff at the facility that support the special needs population.

6. *Will other funding be used to complete the project? How much, what fund source, and could the request result in matching federal, state, local, or private funds?*

State Construction funds (057) are being requested for the design and construction phases of this project in the 2021-23 biennium (FY 2022-23).

7. *Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming, and other analysis as appropriate.*

The mission of DOC is to improve public safety by positively changing lives. DOC's vision is working together for safer communities.

This Capital request aligns with one or more of the following Results Washington Goals and Outcome Measures:

- World Class Education
- Prosperous Economy
- Sustainable Energy and Clean Environment
- Healthy and Safe Communities
- Efficient, Effective, and Accountable Government.

This request supports the following goals, objectives, approaches/strategies and outcome measures in DOC's 2019-23 Strategic Plan:

- Improve Lives – Reduce Recidivism and Improve Continuity of Health Care
- Keep People Safe- Decrease Prison Violence and Improved Reporting and Engagement
- Engage and Respect Employees – Focus on Equity, Diversity, Inclusion, and Respect (EDIR)
- Achieve Organizational Excellence – Manage Capacity and Establish Integrated Outcome Based Management.

This capital project will ensure that DOC facilities are well maintained, safe and secure for incarcerated individuals and staff, and efficient to operate.

8. *For IT related costs:*
- a. *Does this project fund the development or acquisition of a new or enhanced software or hardware system or service?*
No, it does not.
 - b. *Does this decision package fund the acquisition or enhancements of any agency data centers? (see OCIO Policy 184)*
No, it does not.
 - c. *Does this decision package fund the continuation of a project that is, or will be, under OCIO oversight? (see OCIO Policy 121)*
There are no IT impacts anticipated because of this project.
9. *If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 13 (Puget Sound Recovery) in the 2019-21 Operating Budget Instructions.*

This project is not linked to the Puget Sound Action Agenda.

10. *Does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? If yes, please elaborate.*

No, the project will not make improvements to the AHCC facility infrastructure that will reduce carbon pollution and/or improve energy efficiency.

11. *Is there additional information you would like decision makers to know when evaluating this request?*

One of DOC's Strategic Anchors is the commitment to operate a safe and humane corrections system and partner with others to transform lives for a better Washington. Corrections believes in creating an environment that values physical, mental, and emotional security and well-being. We honor those who advance safety for all.

A declining prison population has prompted the closure of several correctional facilities across the state. Part of the Department of Corrections Unit Closure plan ensures essential services are provided for vulnerable individuals within the prison population. The Sage Unit at CRCC was found to be inadequate for long term care of elderly or chronically infirm inmates. Current shortcomings include:

- Insufficient ADA accommodations
- Inadequate medical equipment
- Isolation from 3rd party medical resources

This project will renovate the AHCC Unit C-4 so that it has the resources required to house the aging and infirm Male population currently housed at SAGE Unit in CRCC. This project will improve access to community hospital care and update inmate care facilities.

Improvements include:

- Create a Skilled Nursing Unit
- Compliance with current codes
- 3rd party medical resources are available

Health and safety regulations addressed in this project, include but are not limited to.

- 2018 International Building Code
- 2018 International Existing Building Code
- 2009 ICC/ANSI A117.1 Accessible and Usable Buildings and Facilities
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2018 International Fire Code
- 2018 Uniform Plumbing Code
- 2018 Washington State Energy Code
- National Electrical Code (NFPA 70)

Preliminary Space Analysis

Patient Rooms (skilled nursing, “wet”)

- Water closet, sink with lever faucet control, hospital bed compatible
- Quantity: 12

Exam Rooms

- Hand washing (scrub) sink with elbow faucet control (elbow, knee or foot controls TBD)
- Waste container (include Sharps disposal)
- Secure storage of medical equipment
- Quantity: 2

Exam restroom

- Water closet, sink with elbow faucet control
- Sample collection, direct relationship with exam room

Shower/Restroom requirements

- Toilet 1:12 offenders
- Shower 1:8 offenders

Laundry requirements

- 140-deg hot water & detergent

Clean Utility Room (each wing of facility)

- Ventilation, positive pressure
- Sorting, folding, storage

Soiled Utility Rooms

- Ventilation, negative pressure
- Separation, storage

Housekeeping (Janitorial)

- Utility sink (for mop water)
- Housekeeping storage

Nursing Station

Workstation (quantity: 3)
Nurse breakroom
Adjacent to medical record storage

Medicine Dispensing

Hand washing (scrub) sink with elbow faucet
Secured medication storage
Countertops for medicine preparation

Dayroom and Physical Therapy

- 35 SF per offender for max users
- Access to physical therapy room

Other

- Outdoor access

UniFormat is an organizational tool that allows construction projects to be described by functional elements. These functional elements are the various designed systems and assemblies that comprise each project. Each element is a part of the project that can be named by the function the part performs. Arranging the preliminary project description by functional element follows a logic that is commonly understood by designers, contractors, owners, and others associated with the construction process. Following is a preliminary project description for this project organized by *UniFormat*.

Work Area: ~6,500 SF renovation + 2,200 SF outdoor patio
Building Type: VB [single-floor, slab on grade, ~9-ft ceiling, attic (insulation at purlins)]

Sitework

- G10 Site Preparation
Remove sod and safe-up irrigation systems under work areas
- G20 Site Improvements
Concrete Patios (4-inch air entrained reinforced concrete over 6-inch crushed surface top course)
8-ft chain link fence with swing-gates and access control to yard
- G30 Site Mechanical Utilities
Extend sewer branch lines and clean-outs from existing sewer lines
- G40 Site Electrical Utilities
Not applicable
- G90 Other Site Construction
Not Applicable

Substructure

- A10 Foundations [existing]
Reinforced concrete spread footings and foundation wall
- A20 Basement Construction
Not applicable

Shell

- B10 Super Structure [existing, assumed]
 - Floor Construction*
Reinforced concrete slab-on-grade (4-in thick), vapor barrier, gravel base course
 - Roof Construction*
1/2-inch plywood sheathing over 2x4 wood truss bearing on exterior walls

B20 Exterior Enclosure [existing, assumed]

Exterior Walls

Conventional framed exterior wall:

5/8" T1-11 exterior plywood siding, assumed 2x6 wood stud at 16-in oc., R-19 fiberglass batt insulation, polyethylene vapor barrier on interior side, 1/2-inch plywood backer panel, 5/8-inch fire resistant gypsum board

Exterior Doors

Hollow metal frames with hollow metal and solid-core wood doors and relights.

Exterior Windows

Non-thermally broken aluminum frame, dark-bronze anodized, insulated glazing, slider windows

B30 Roofing [existing, assumed]

Roofing felt and ice shield under composite shingle roofing

Interiors

C10 Interior Construction

Fire-resistive gypsum board over plywood sheathing attached to conventional steel stud framing. Hollow-metal door frames, solid-core wood veneer doors and hollow metal re-lites; hollow metal window frames, tempered safety glazing; plastic-laminate clad casework and countertops

C20 Stairs

Not Applicable

C30 Interior Finishes

Wall: institutional low odor/VOC paint

Floors: resilient sheet vinyl, ceramic tile, carpet tile, resilient wall base

Ceilings: suspended gypsum board, low odor/VOC paint

Basis of Design (CRCC Sage)

- Access door Elmdor; DW Series
- Specimen Pass-through cabinet Carr Corp; SPT-12
- Wall protection Koroseal; Korogard H100

Services

D10 Conveying

Not Applicable

D20 Plumbing

Extension of domestic cold water and extension of hot-water re-circulating system piping

Extension of sewer and vent lines; floor drains

Basis of Design (CRCC Sage)

- WC-1 Water Closet Kohler, K-4602 (ADA) Bowl, Church 295C Seat; Sloan Royal 111 Flush
- L-1 Wall-mount lavatories Kohler, K-2005 (ADA), JR Smith 0700 carrier; Chicago 895-317XKCP
- S-1 Sink Elkay, LRQ1918; Chicago 895-317XKCP
- S-2 Sink Elkay, LRADQ1918 (ADA); Chicago 895-317XKCP
- SS-1 Service Sink Kohler, K6676; Royal 117 Flush; Chicago 814-VBCP
- HS-1 Hand Held Shower System Moen, 52710
- Wetroom Toilet Fixtures: stainless steel, siphon-jet, floor mounted, [Acorn, R2115]
- Wetroom Lavatory Sing: stainless steel, wall mounted, [Acorn 1652FALRB]

D30 HVAC

Modifications of existing forced-air HVAC system with heat-pump to accommodate reconfigured floor plan. Add exhaust ventilation fans in soiled linen and restroom areas.

Basis of Design (CRCC Sage)

- Ventilation Fan Panasonic; FV-15VQ4

D40 Fire Protection

Not applicable

D50 Electrical

Modifications of existing electrical power and emergency power distribution as required to accommodate reconfigured floor plan. Receptacles to be recessed, tamper-resistant and, where required, GFI.

Lighting to be tamper-resistant and surface mounted unless noted otherwise.

Equipment and Furnishings

E10 Equipment – (possibly)

Patient alert system (CSI 275200 Healthcare Communication & Monitoring Systems)

Residential laundry equipment (washer and dryer)

Residential kitchen equipment (dishwasher, garbage disposer, microwave, refrigerator)

E20 Furnishings

Fixed casework and countertops

Special Construction and Demolition

F10 Special Construction

Not Applicable

F20 Selective Building Demolition

Selective demolition of interior walls, floors and ceilings to accommodate re-configuration of existing spaces as a skilled nursing area.