

**Federal Bureau of Prisons  
Detention Facility Infrastructure  
FY 2020 Report**

**Legislative Summary**

The House Report (H. Rept. 116-101) accompanying the Consolidated Appropriations Act, 2020 (P.L. 116-93) states, “The Committee was disturbed by reports of critical HVAC and electrical systems failures at Metropolitan Detention Center, Brooklyn. Therefore, the Committee directs the Department to conduct and publish a report by October 1, 2020, on the current state of detention facility infrastructure in facilities operated by BOP, and facilities housing Federal detainees in private contracted facilities, including those that house BOP detainees on a contractual agreement basis with other Federal agencies. Such report should outline and define inadequate facility conditions that would potentially constitute a violation of the Federal right, as defined in section 3626, under Subchapter C of chapter 229 of Part II of title 18, United States Code. Such report shall include the number of facilities that exhibit conditions potentially violating the Federal right, including infrastructure deficiencies and challenges relating to the maintenance or repair thereof. For the purposes of determining if a deficiency may potentially constitute a violation of the Federal right, such deficiencies shall include, but are not limited to: (1) building core heating; (2) cooling and electrical systems; (3) emergency or backup systems; (4) building shell insulation; and (5) water leaks, mold, or mildew-related conditions impacting water infrastructure. The report shall also describe the mechanisms to be employed by BOP to repair, remedy, mitigate, or resolve such potential violations, and the estimated cost of such mechanisms.”

The following information is provided to address the Committee’s request. This report will also be published on the BOP’s website.

**Report**

The report is presented below in three subcategories: Bureau of Prisons (BOP) Detention Facilities, Privatization, and Conclusions.

As requested, the BOP has conducted a thorough assessment on the current state of detention facility infrastructure operated by the BOP on structures used to house Federal detainees. The conditions listed below are based upon a comprehensive annual review of the entire buildings, grounds, infrastructure and physical plant by the Facility Manager of each institution conducted between January and June of 2020.

The BOP’s Mission Statement is embraced by staff and is utilized to ensure facilities are managed in way that provides for safe and humane conditions.

*The Federal Bureau of Prisons protects society by confining offenders in the controlled environments of prisons and community-based facilities that are safe, humane, cost-efficient, and*

*appropriately secure, and that provide work and other self-improvement opportunities to assist offenders in becoming law-abiding citizens.*

The conditions listed in the report do not represent inadequate facility conditions that would potentially constitute a violation of the Federal right, as defined in section 3626, under Subchapter C of chapter 229 of Part II of title 18, United States Code. They affirm the BOP's commitment to how serious these issues are taken and serve as a roadmap to how taxpayer dollars can be best utilized to provide safe, humane, cost-efficient and appropriately secure facilities.

### **BOP Detention Facility Infrastructure**

Because BOP Buildings & Facilities (B&F) funds are extremely limited, it is necessary to determine institutional requirements and establish priorities to ensure that the most crucial needs are met. There are many considerations that must be taken into account for: security issues, life safety items, Program Review findings, infrastructure requirements, Joint Commission requirements, American Correctional Association (ACA) requirements, and discrepancies identified during any of the myriad of inspections completed on all of the different types of systems throughout the year. The Buildings and Grounds Inspection is one example of an inspection that is completed; its findings served as the basis of this report and is completed at the same time institutions are preparing for the Annual B&F Project request. During the Annual B&F Project request process, the components/systems listed as Poor would be discussed and possibly considered for the final funding list, while components/systems listed as Critical will definitely be considered and likely make it on the list.

The Annual B&F Project request process usually takes about three months and begins with each institution's Facility Manager reaching out to all Department Heads at the institution to compile all institutional project requests that meet the considerations listed above. The institution's Work Programming Committee (WPC), which is chaired by the Associate Warden and comprised of key Department Heads, meets quarterly, with the most important meeting held in April to review and prioritize all of the different items submitted for consideration for the Annual B&F Project request. The Facility Manager presents to the WPC the status of the B&F program, including ongoing projects, prior years' projects, proposed projects, and projects that are expected to be approved in the coming year. The WPC considers proposed projects and establishes a priority listing of projects that will be reviewed and approved by the institution's Warden prior to its submission to the Regional Office. The Regional Offices prioritize all of the different projects from all institutions within their region and submit them to the BOP Central Office for review and approval for funding. Every project submission turned in by the regions is reviewed, discussed and considered during a meeting of Senior Facilities staff at the Regional and Central Office levels. That final list is reviewed and approved by the BOP's Assistant Director of Administration for funding.

For those items listed below in Good condition, they are considered to be in full working order and will not need to be replaced within the next six (6) to eight (8) years. For those items listed in Fair condition, they are considered to be fully operational, show average wear, and display no

expected issues within the next four (4) to six (6) years. A Poor condition indicates the equipment or system is worn from use, towards the end of its life cycle and can expect to be replaced within the next two (2) to four (4) years. The condition of Critical is reserved for those systems or equipment that are extremely worn or damaged and need to be replaced within the next two (2) years.

- **Metropolitan Correctional Center (MCC) Chicago**

- (1) **Building Core Heating:** The boilers are currently being replaced as part of a \$332,000 Buildings and Facilities (B&F) project. All but one of the ancillary heating equipment is listed in Good condition, with “piping, insulation and labeling” listed in Fair condition.
- (2) **Cooling and Electrical Systems:** All of the cooling systems are listed in Good condition, with the exception of “duct work” and “exhaust fans” which are rated at Fair. The electrical system is listed in Good condition, however four (4) switchgear breakers and the Programmable Logic Controller (PLC) are being submitted for replacement utilizing next year’s B&F Funding. The Scope of Work and Estimate for this work are being developed.
- (3) **Emergency or Backup Systems:** Equipment and system is listed in Good condition.
- (4) **Building Shell Insulation:** All of the systems are listed in Good condition, with the exception of the roof for which the facility staff are currently putting together a Scope of Work for the estimated \$325,000 of B&F funding necessary to replace the roof.
- (5) **Water Leaks, Mold, or Mildew-Related Conditions Impacting Water Infrastructure:** No reported instances of concern.

- **Metropolitan Detention Center (MDC) Brooklyn**

- (1) **Building Core Heating:** The heating equipment is now listed as Fair condition; Heating, Ventilation, and Air Conditioning (HVAC) Technicians from all over the BOP have been brought in to identify and address all of the previously identified deficiencies. This effort has lifted the system from Critical to Fair, and was funded by B&F project funding. The “Domestic Hot Water Distribution /Pumps/Piping” are shown as Poor. The East Building was designed with no hot water recirculation piping. The Facilities Department at MDC Brooklyn is looking at options to rectify this issue. A B&F \$98,000 project to replace the broken and leaking coils within the Air Handling Units (AHUs) is 98% completed.
- (2) **Cooling and Electrical Systems:** The Cooling equipment is listed as Fair; however, there are five (5) issues that warrant action. The Building Automation System (BAS) had many components replaced as part of an Energy Savings Project, but there are still a number of components outside that scope still needing to be replaced; this system is listed as Poor. There are a number of Air Conditioning (A/C) and refrigeration (Ref) pieces of equipment that are showing advanced wear, and all were listed as Poor and will be replaced through the normal Facilities Salaries & Expenses (S&E) budget. Upon completion of the inspection, the institution requested

and was approved an \$80,000 B&F project to replace the AHUs that were identified as needing repair. Condensate Drains on the Air Handling Units (AHUs) are listed as Poor and are being replaced as they are utilizing S&E funding. The East Side AHUs are listed as Critical, and staff are currently developing the Scope of Work and Estimate to request this work as part of a B&F project. The West Building Cooling Tower Gear Boxes are currently being replaced through B&F funding at cost of \$150,000. The electrical system is listed in Critical condition and all deficiencies will be corrected as part of a \$5 million project to replace all of the switchgear.

- (3) **Emergency or Backup Systems:** Equipment and system are listed in Fair condition. A contractor is nearly finished with the \$232,000 project to repair the generator for the Uninterrupted Power Supply (UPS) System.
- (4) **Building Shell Insulation:** Front lobby doors on the west building are listed in Poor condition. A contract was awarded in July 2020 to replace them for \$72,500. The doors at the West Control Sallyport are in Poor Condition and are experiencing repeated issues, and they will be quoted for replacement. The exterior windows are also listed in Poor condition; there have been a few broken exterior windows identified. The window repairs will be addressed utilizing the local S&E operation budget. The exterior façade, West Unit roofs, and stairwells are all listed in Poor condition. The East building façade has cracking, spalling, and other building envelope damage. A project request was submitted during the 2019 Annual B&F Project request; however, due to lack of funding and the significant number of active B&F Projects at Brooklyn, this project was not funded. The lower roofs on the West Building are leaking into the Commissary area. This project was submitted as the highest priority during the 2019 Annual B&F Project request. This request is addition to the current \$2.4 million roofing project that is listed at 99% complete. The emergency egress stairwells have been identified as having peeling lead paint in the East Building. A request was submitted to remediate the lead and repaint; however, just as above, the sheer number of open/active B&F projects at this site have caused this funding request to be added to the Unfunded Project List. It will be reviewed annually and prioritized due to the lead component.
- (5) **Water Leaks, Mold, or Mildew-Related Conditions Impacting Water Infrastructure:** MDC Brooklyn had mold present in the West Education classrooms. The mold abatement B&F project (\$13,780 cost) was completed in June 2020. Facilities & Safety staff continue to monitor the area.
- **MDC Guaynabo**
  - (1) **Building Core Heating:** The condition of the Heating system in its current state is Critical, however a \$2.6 million B&F contract is in place to have a contractor completely change how the system is configured. The boilers will be refurbished with new energy efficient burners installed. The boiler auxiliary equipment and piping will be changed out, removing all items that have failed. The boilers will now only supply steam to the laundry; all laundry equipment and piping has been changed out in anticipation of the new boiler configuration. Domestic Hot Water Heaters will be

placed in the main building allowing for the selective demolition of all steam and condensate piping that would otherwise need to be fully replaced.

- (2) **Cooling and Electrical Systems:** The cooling system is in Critical condition; one of the two main centrifugal chillers is down due to unanticipated electrical motor failure. A contract has been awarded to make the necessary repairs as part of a \$160,000 B&F project. The cooling towers have had new media replaced within the last two years, but due to their age and problems with the sumps, they will need to be replaced as soon as possible. Ductwork throughout the building is being repaired/replaced utilizing a \$500,000 B&F project. The electrical system is in Critical condition and will be addressed as part of the generator replacement listed below. The Primary and Secondary gear portions of the electrical systems will both be redesigned and changed to a 480 Volt system.
  - (3) **Emergency or Backup Systems:** There are five emergency generators installed at MDC Guaynabo, with three larger units supplying emergency power to critical areas of the building; all three are out of commission. The facility is currently utilizing temporary generators to supply emergency power to the building in case of an outage. An Electrical Engineering firm has completed the work necessary to redesign the entire electrical distribution system and consolidate all emergency power requirements to one 2.5 Megawatt generator. The two smaller generators will be consolidated to supply another level of backup emergency power for the Control Room and elevators. The institution is working with the regional office to complete the necessary documentation to initiate a new B&F project to address all electrical deficiencies.
  - (4) **Building Shell Insulation:** MDC Guaynabo is currently working on three different B&F projects to address the Critical conditions associated with this area. The \$740,000 B&F project to repair all of the building façade is 10% complete. The roof was damaged by a hurricane and is being replaced as part of a \$3.5 million B&F project. The roof replacement work is listed at 43% complete. And lastly, the institution has almost completed all work necessary to install a new guard shack, replacing the existing one that was damaged by debris during the hurricane. All projects have been negatively impacted by the COVID-19 pandemic response, as work has been slowed and stopped.
  - (5) **Water Leaks, Mold, or Mildew-Related Conditions Impacting Water Infrastructure:** No concerns were reported.
- **Federal Detention Center (FDC) Honolulu**
    - (1) **Building Core Heating:** All Systems are listed in Fair condition with three (3) items noted for follow up action. 1) All Air Handling Units (AHUs) are fully operational; however, some were noted as having rust present. A contractor was called in to look at the replacement of all fresh air dampers but due to the COVID-19 pandemic response efforts, this project remains uncompleted. 2) The current BAS is an Alerton Envision for EBEX V2.2, and many of the components of the system are legacy products and are no longer in production; funding has been requested. 3) Condensate receivers are showing wear and tear due to their age and are requiring

constant repair. Funding for new Condensate Receivers was submitted to the regional office for replacement as part of the Major Equipment Request.

- (2) **Cooling and Electrical Systems:** All aspects are listed in Fair or Good condition.
  - (3) **Emergency or Backup Systems:** FDC Honolulu's Emergency Generator was installed in 2001. During the last generator inspection, it was recommended that the BOP plan on overhauling the radiator. The fuel delivery system is also obsolete and requires constant attention. The institution will submit a B&F project request during this year's annual Master Planning as proposal for FY 2021 to address these issues. Estimates for this work are being developed.
  - (4) **Building Shell Insulation:** All aspects were listed in Fair condition, with the exception of the roof. FDC Honolulu's roof was installed 20 years ago and has deteriorated rapidly due to Hawaii's tropical elements. Leaks are increasing year after year. These are due to sporadic roof membrane cracks, numerous roof bulges due to moisture penetrating the roof membrane, and stagnant water on surfaces due to negative slope. The institution submitted this need as a B&F project request during the annual Master Planning Line Item (major project) in FY 2019. The regional office issued a Task Order to assess and recommend a more detailed and specific plan of action moving forward. The assessment was completed in April for \$400,000.
  - (5) **Water Leaks, Mold, or Mildew-Related Conditions Impacting Water Infrastructure:** No concerns were reported.
- **FDC Houston**
    - (1) **Building Core Heating:** The hot water boilers and domestic hot water distribution system are in Poor condition with all other components listed in Fair condition.
    - (2) **Cooling and Electrical Systems:** The chillers/pumps/piping and cooling towers are in Poor condition with all other HVAC components in Fair condition. This rating will begin to move upward with completion of a B&F project to repair the cracked shell on Chiller #1, which is 95% complete. The institution has initiated a \$250,000 project to replace the aging BAS; Siemens is no longer supporting the installed system, making component replacement extremely difficult. All electrical gear is in Fair condition with no noted deficiencies.
    - (3) **Emergency or Backup Systems:** Generators and Emergency Switchgear are all in Fair condition.
    - (4) **Building Shell Insulation:** Some items are listed as Fair, most are in Poor condition with two items being listed as Critical. The institution is currently approximately 50% complete with the installation of new exterior windows in the building, a project valued at \$150,000. In May 2019 a B&F project was established to take corrective action against excessive settlement of the entire building. The approximate \$2 million project is listed at 9% complete. Progress has been hampered by the COVID-19 pandemic response.
    - (5) **Water Leaks, Mold, or Mildew-Related Conditions Impacting Water Infrastructure:** No concerns were reported.

- **MDC Los Angeles**

- (1) **Building Core Heating:** All components of the system are listed in Fair condition with no noted items.
- (2) **Cooling and Electrical Systems:** The Chillers, Air Handling Units and BAS were just replaced as part of an energy savings project and are in “Like New” condition. The \$2 million Cooling Tower Replacement project is nearly complete. The rest of the system components are in Fair condition with one exception: Just after the assessment was completed, Air Handling Unit #6 required a \$65,000 B&F project to effectuate repairs caused by unanticipated equipment failure. Overall the electrical system is in fair condition; however, the facility will be requesting a system upgrade during the Annual B&F Project Request due to its age and being at the end of its expected life cycle. The institution has contracted for the Emergency Replacement of the 10<sup>th</sup> Floor Motor Control Center, a B&F project costing \$127,000 due to unexpected equipment failure.
- (3) **Emergency or Backup Systems:** The system is in Poor condition, though it is still fully functional. However due to the system being more than 30 years old, it is well beyond its expected life cycle and needs to be replaced. It will be submitted during the Annual B&F Project Request process.
- (4) **Building Shell Insulation:** In Fair condition with a note that the circular garden wall needs to have the stucco repaired and the entire area needs to be resealed. Just as above, this project will be requested during the Annual B&F Project Request.
- (5) **Water Leaks, Mold, or Mildew-Related Conditions Impacting Water Infrastructure:** The institution is nearing completion of a \$12 million B&F project that replaced the flooring, showers, domestic water (hot & cold), sewer lines, and valves associated with the showers. This major undertaking was initiated to address leaks behind the showers with no way to access them for repairs. No mold concerns were reported.

- **FDC Miami**

- (1) **Building Core Heating:** All components of this system are in Good condition.
- (2) **Cooling and Electrical Systems:** FDC Miami has just completed a \$204,000 B&F project to repair Chiller #1 leaking seals and replaced the blower assemblies in all the air handling units that required such. Chiller #2 is currently down pending troubleshooting determination. Temporary cooling has been provided as necessary to maintain the temperature and humidity levels within the building. The pumps associated with the chillers are in Fair condition. The cooling towers serving the chillers are in Good condition. The current BAS is outdated and needs to be replaced, they are pneumatic, in Poor condition, and need to be replaced with a new Direct Digital Control system. The ductwork throughout the building needs to be further assessed for refurbishment/replacement. The valves, dampers and louvers are pneumatically controlled, listed as functioning, but they are original to the building and will be addressed as part of the BAS upgrade. The electrical system was noted in Fair and Good condition. It was noted the switchgear need to be replaced, further review

would base this upon life cycle. A Scope of Work and cost estimate is being developed for all items pertaining to the Cooling and Electrical Systems and will be submitted as part of the Annual B&F Project request.

- (3) **Emergency or Backup Systems:** The generators and associated auxiliaries are in Fair condition with no reported deficiencies.
  - (4) **Building Shell Insulation:** The exterior façade and doors are listed in Poor condition due to weathering several hurricanes over the past few years. The institution is putting together the necessary Scope of Work and cost estimates to submit these items as part of the Annual B&F Project request. In contrast, the roof and windows are listed in Fair condition.
  - (5) **Water Leaks, Mold, or Mildew-Related Conditions Impacting Water Infrastructure:** No concerns were reported.
- **MCC New York**
    - (1) **Building Core Heating:** The system is in Poor or Critical condition. There is currently one control for the heat in the entire building. The steam providing the heat is controlled by a pool timer. The pool timer turns an air compressor on and off which in turn operates a valve regulating the steam flow. There is one air compressor operating a steam valve for the heating system. During the Annual B&F Project request, the institution will be requesting a project to replace this antiquated system with electronically controlled valves. The condensate pumps are in Poor condition due to nearly all of them being greater than 20 years old and outside their expected life cycle. Additionally, the condensate tanks are noted as rusted and leaking from the bottom. The domestic hot water pump is undersized and should be coupled with another pump for redundancy. The domestic hot water distribution system needs a recirculation loop to continuously ensure the temperatures outlined within the American Correction Association standards can be maintained continuously at every service point. A Scope of Work and cost estimate will be developed and submitted with the Annual B&F Project request to address all of the items listed above.
    - (2) **Cooling and Electrical Systems:** Cooling system is Critical. The plenums are unsafe and inefficient. The air handling units have doors that do not work properly and are nearly inaccessible for most staff. Nearly all of the plenums have improper drainage and require a sump pump to be placed on the floor to prevent leaking below. Many plenums have multiple holes in them which interfere with proper balanced air flow/distribution. All of the duct work has insulation within it; unfortunately the insulation has become brittle and is breaking off into the institutional air supply duct work system. Turning veins installed internally within the ductwork to assure laminar flow at the duct directional changes have been blocked with pieces of insulation and debris. Many ducts are nearly blocked off and require extensive cleaning, repair, and/or replacement. There is no BAS in the building; the originally installed pneumatic system has long since exceeded its life cycle, making the system inefficient and labor intensive as staff have to make all changes in the absence of controls. The effort to install a new Direct Digital Control System is estimated to cost over \$4 million. The

Dishwasher and Building 4 gym exhaust ducting/fans need to be replaced. Many of the reheat coils have been removed from the ductwork in the past due to leaks and insufficient funding to refurbish or replace them. The institution is currently working on a \$700,000 Emergency B&F project to make the necessary corrections. Due to there being no BAS in the building, they are in the midst of a \$150,000 project to install temperature sensing equipment on the food service freezers and chill boxes. Most components of the electrical system are listed in Fair condition with a note that all panels and breakers are now over 20 years old and are nearing the end of their life cycle. There are hot spots on the switchgear that need to be repaired. The bus bar needs to be reconfigured to accommodate an emergency electrical power tap box.

- (3) **Emergency or Backup Systems:** Generators are listed in Fair condition and the Emergency Power Panel Boards are listed in Poor condition due to being greater than 20 years old and nearing the expected end of life cycle of 25 years. The institution is developing the Scope of Work and cost estimate necessary to submit this as part of the Annual B&F Project request.
  - (4) **Building Shell Insulation:** The building façade is in Critical condition. Tuck pointing on the exterior façade is necessary due to the thermal expansion and contraction experienced due to the normal freeze/thaw conditions experienced throughout the seasons. The entire exterior façade needs to be repaired. Several pieces of façade have fallen from the building and have damaged government property below. Additionally, nearly all exterior windows are cracked and are inefficient at keeping the building envelope sealed. They are inefficient and must be replaced to assure the security function they provide is maintained at 100% readiness. The institution is developing the Scope of Work and cost estimate necessary to submit this as part of the Annual B&F Project request.
  - (5) **Water Leaks, Mold, or Mildew-Related Conditions Impacting Water Infrastructure:** No concerns were reported.
- **FDC Philadelphia**
    - (1) **Building Core Heating:** The boilers are listed in Fair condition; they are currently undergoing a refractory repair/replacement as part of a \$105,000 B&F project. The Domestic Water Heat Exchangers are listed in Poor condition. One of the four (4) units supplying hot water to the institution is offline due to leaks in the tank. These units are no longer supported by the manufacturer and a request to replace all four of the units will be submitted during the Annual B&F Project request. Scope of Work and Estimates are being developed by the institution. The BAS is in Fair condition, but there are components that are out of calibration and cost prohibitive to repair or maintain. Many heating, hot water, chilled water, and domestic hot water distribution valves no longer hold and are in need of replacement. They are listed in Poor condition and will be requested for replacement during the Annual B&F Project Submission. The institution is developing the Scope of Work and cost estimates necessary to replace these systems.

- **(2) Cooling and Electrical Systems:** The cooling systems are Fair and there is an ongoing B&F project for \$57,000 to overhaul the chillers. As noted above, the BAS is in Fair condition and its replacement will affect the cooling systems as well as the heating systems. The Freezer and Chillers are aged and in need of modernization. The current condition is creating excessive costs to the S&E budget to repair and maintain. The institution will be developing a Scope of Work and Cost Estimate to replace these systems. The electrical system is listed in Fair condition with a need to open, inspect, clean, and calibrate all switchgear, transformers, and cabinets. Due to the cost magnitude of the work, it will be requested during the Annual B&F Project submission. The work at other institutions has ranged from \$200,000 to \$2.5 million.
  - **(3) Emergency or Backup Systems:** Listed in Good condition with no noted items identified.
  - **(4) Building Shell Insulation:** All components are listed in Good condition. There were several exterior doors and windows identified during the inspection that are currently being replaced as part of a \$250,000 B&F project. The institution is developing the scope of work and estimate for the door replacement.
  - **(5) Water Leaks, Mold, or Mildew-Related Conditions Impacting Water Infrastructure:** No issues were noted.
- **MCC San Diego**
    - **(1) Building Core Heating:** The boilers are listed in Fair condition, and the heating and domestic hot water loops are in Fair condition. There are four (4) total heat exchangers associated with the system; two (2) have recently been replaced, and the facility is scheduling replacement of the remaining two (2) in the near future. Institutional S&E budget will be utilized for funding.
    - **(2) Cooling and Electrical Systems:** The chillers, cooling towers, associated pumps and all of the AHU's were replaced last year as part of an Energy Saving Project. The electrical system as a whole is in Good condition.
    - **(3) Emergency or Backup Systems:** The emergency diesel generator was installed last year, powers the entire building in the event of a utility outage, and operates flawlessly.
    - **(4) Building Shell Insulation:** The building exterior, roofing, and insulation is in "Like New" condition and is rated as Good.
    - **(5) Water Leaks, Mold, or Mildew-Related Conditions Impacting Water Infrastructure:** There have been several instances where water leaks allowed mold to proliferate. The leaks were immediately repaired and the mold was properly abated as necessary. The Facilities and Safety Departments continue to monitor for water leaks and mold.
  - **FDC SeaTac**
    - **(1) Building Core Heating:** The boilers and domestic hot water heaters have been listed in Poor condition as they have exceeded their 20 year life cycle and are in need of

replacement; there are an estimated two to four years of use available on these systems. All other components are listed in Good condition.

- (2) **Cooling and Electrical Systems:** The Chillers are listed in Poor condition as they have exceeded their 20 year life cycle; the institution has requested replacement of the Chillers as part of the Annual B&F Project request. The Chill boxes and Freezers were listed in Fair condition, while all other components are in Good condition. All electrical systems were listed in Good and Fair condition.
- (3) **Emergency or Backup Systems:** Listed in Good condition.
- (4) **Building Shell Insulation:** FDC SeaTac is currently working on a \$350,000 project to repair all building façade spalling. The roof is more than 20 years old, needs to be replaced, and has been on the annual project request to the region for the last five (5) years. There have been issues identified with the Food Services floor; it is due for a major repair and replacement, and the site is requesting a B&F project. All other items under this category are listed in Good condition.
- (5) **Water Leaks, Mold, or Mildew-Related Conditions Impacting Water Infrastructure:** No concerns were noted.

### **Private Contracted Facilities**

The BOP does not house detainees in private facilities.

### **Conclusions**

The BOP has convened national working groups of subject matter experts in electrical and HVAC disciplines to address matters such as revised policy requirements, inspection requirements, training requirements for both management and technicians, and additional oversight through the Long Range Master Planning program.

Funding of projects remains a challenge for the BOP. As of September 2020, there are nearly \$1 billion worth of items on the Unfunded Priority List. The sheer number of projects and workload on this list will require significantly increased funding and increased support staff to address the issues for a period of five to ten years. Additionally, significant coordination efforts are required for projects of this magnitude as these prisons must remain operational and secure throughout the duration of the project.

The global COVID-19 pandemic response effort has impacted the BOP and proven to be a challenge relating to the completion of maintenance and repair projects. Priorities have been shifted to work on projects directly related to the response efforts. Facilities staff normally charged with completing the work and/or escorting the contractors performing the work have been utilized in other areas to best address response efforts. Contractors at some locations have been put on hold or denied access for the protection of the inmates placed in our care, staff assigned to these institutions, and the contractors themselves. B&F projects are Capital Improvement projects that widely vary in size but often require travel to the site by Architectural

and Engineering firms, senior contractor management personnel, and offsite BOP staff. It should be noted that even at the height of the pandemic response effort, work on maintenance and repair projects was not completely stopped, but may have been slowed for public health reasons related to the COVID-19 pandemic.

Yet another challenge is the in-service age of a large number of BOP facilities. Prisons built 80 years ago are not readily configured to meet the programming requirements of today and are not easily retrofitted with the latest technologies. The BOP incorporates multiple additional levels of design, engineering, and other considerations to meet the basic needs of the inmates charged to our care.