

Project Title	2006 Agency Priority Ranking	Agency Project Request for State Funds (\$ by Session)				Governor's Recommendations 2006	Governor's Planning Estimate	
		2006	2008	2010	Total		2008	2010
St. Peter -Construct Facilities for Forensic Prog.	1	\$44,000	\$0	\$0	\$44,000	\$0	\$0	\$0
Moose Lake -Design/Construct New Facilities	2	25,000	0	0	25,000	0	0	0
St. Peter - Phase II Upgrade Shantz/Pexton	3	920	10,530	0	11,450	0	0	0
System-Wide Campus Redevelopment/Reuse/Demo	4	7,000	0	0	7,000	0	0	0
St. Peter - Construct New Program Building	5	1,500	0	0	1,500	0	0	0
System-Wide - Campus Security/Safety Improvements	6	5,000	0	0	5,000	0	0	0
System-Wide Roof Repair/Replacement	7	1,500	3,150	2,000	6,650	0	0	0
System-Wide Asset Preservation	8	4,000	4,000	4,000	12,000	0	0	0
St. Peter - Design/Construct New Addition to MSH		0	1,450	18,000	19,450	0	0	0
St. Peter - Bartlett Hall Improvements		0	1,000	10,000	11,000	0	0	0
St. Peter - Renovate Bldgs. for Forensics		0	800	8,000	8,800	0	0	0
Total Project Requests		\$88,920	\$20,930	\$42,000	\$151,850	\$0	\$0	\$0

St. Peter -Construct Facilities for Forensic Prog.

2006 STATE APPROPRIATION REQUEST: \$44,000,000

AGENCY PROJECT PRIORITY: 1 of 8

PROJECT LOCATION:

Project At A Glance

- ◆ Construct, furnish and equipment new secure facilities on the St. Peter campus for individuals committed to the Forensic Division's programs as sexual psychopathic personalities (SPP), sexually dangerous persons (SDP), and persons committed as mentally ill and dangerous (MI&D).
- ◆ This project will provide new bed capacity needed to address the escalating rate of referrals/commitments to the Forensic Programs.
- ◆ Design for this project was funded in the 2005 Bonding Bill.
- ◆ Funds for construction, furnishing, fixtures and equipment are being requested in the 2006 Legislative Session, with completion of the project planned for 2008.

Project Description

This request is for funds to construct, furnish and equip new secure facilities for the Department's Forensic programs. These facilities are required to accommodate the increased rate of referrals of individuals committed as sexual psychopathic personalities (SPP), sexually dangerous persons (SDP), and persons committed as mentally ill and dangerous (MI&D).

Design funds were approved in the 2005 Session. If construction funds are appropriated in 2006, construction of these new facilities will be completed in 2008.

Space to be constructed with this request will include, but not limited to: secure residential (bedrooms, toileting and bathing, dining and day space) areas; program (treatment, work activity, group rooms, outdoor recreation, visitation, medical treatment, etc.) space; and ancillary (mechanical and electrical, storage space, control centers, program administration, etc.)

space. In addition, this project will also require exterior security systems (including fencing and electronic surveillance systems), re-configuration of some road ways and changes to basic utility infrastructure. Funds will also be used to purchase and install furnishings, fixtures, and equipment.

Project Background

Change in Plans for Developing Additional Capacity

Over the last several years the Department of Human Services has been required to revise plans for developing new secure capacity for the Forensic programs several times. These revision or change in plans has been implemented to address the escalating increase in "annual net growth" to the Forensic programs.

2000 Plans

In the fall of 2000 net growth to the Forensic programs was projected to range from between 18 and 24 patients per year, and this program growth rate was used to develop the 2000 Capital Budget Six-Year Plan. The focus of this Six-Year Plan was the Shantz/Pexton Remodeling, a two phase project that was designed to add 200 secure beds to the system for forensic programs. The Legislature appropriated \$7.2 million in 2000 to implement the Phase One (Remodel Pexton Hall), with the understanding that the Department would be back for funds for Phase Two sometime in the future.

2002 Plans

In 2002 the project net growth for SPP/SDP commitments was actually reduced to a rate of 15 to 18 per year, and it appeared that the Pexton project would provide adequate bed capacity through 2006. The request for Phase Two (Remodel Shantz) was moved from 2002 to 2004.

2004 Plans

From the period of 2002 through the fall of 2003 net increase in SPP/SDP commitments was anticipated to continue at the rate of 15 to 18 per year. However, in the late fall of 2003, the Department of Corrections (DOC) changed its policies associated with the referral to civil commitment of level-three sex offenders upon completion of their sentences.

St. Peter -Construct Facilities for Forensic Prog.

This new approach for referral by DOC was initially projected to increase civil commitments to the Department's forensic programs to 36 per year, which would require the program to open a new 24-bed unit every eight months. In 2004, based on this new rate of admissions, and the length of treatment, the sex offender population was projected to reach 300 by March 2006, 400 by December 2008, and 500 by October 2011.

This dramatic increase to the forensic programs population necessitated the Department to revise its earlier plans for developing/maintaining adequate capacity for the forensic division's programs, and the 2004 Six-Year Plan included funds to design and construct new bed capacity for the Forensic Division of the St. Peter campus before Phase Two of the Shantz/Pexton project could be implemented. This increased referral rate did not allow adequate time to complete the Shantz Hall remodeling before the completed Pexton Hall would be fully occupied and it became evident that Shantz Hall would need to continue to handle new admissions while proposed new facilities were constructed under the revised 2004 plan.

The revised 2004/05 plan for maintaining capacity in the sex offender treatment program was to implement the construction of new facilities before the remodeling in Shantz Hall, and to use Shantz to maintain the needed bed capacity until the new facilities were completed in 2008. The construction of the new facilities was hoped to provide adequate time to complete the Shantz remodeling project before the new beds are filled. Funds for designing the Shantz renovation will be requested in 2006 and construction funds will be requested in 2008. Completion of the 2004/05 revised plan for the St. Peter campus would provide a total program bed capacity of 550 beds, which at that time, anticipated to meet program space requirements until March 2013 based on the 36 patient per year population increase that was used as the guide line for planning at that point in time.

2006 Plans

In late spring 2005 it became apparent that the earlier projections for Forensic program growth were being greatly exceeded. In mid June the annual "net growth" to the forensic programs had escalated to a projected 78 per year. Sixty sex offender patients and 18 mentally ill and dangerous patients. This unprecedented growth has again required the Department to make major revisions to its' Capital Budget Six-Year Plan to ensure that adequate secure bed capacity is maintained to accommodate the continuing

increase in annual referrals/commitments to the Department's forensic programs.

The DHS' 2006 Capital Budget Plan still requests the funds to construct the new forensic program facility at St. Peter; however, a review of DHS' 2006 *Project Funding Summary* will illustrate that DHS is also requesting funds in 2006 to: design and construct additional forensic bed capacity at the Minnesota Sex Offender Program – Moose Lake facility; design Phase II of the Shantz/Pexton Project (construction funds to be requested in 2008); security upgrades and improvements to the St. Peter campus; design and construction of a small program building on the St. Peter campus for the forensic transition program.

This revised Six-Year Plan also outlines that DHS will be requesting funds in 2008 for: construction/furnishing/equipment for the Shantz Hall remodeling project; design for a new addition to the Minnesota Security Hospital (MSH); design funds for updating Bartlett Hall on the St. Peter campus; and, design for additional renovation and campus improvements at St. Peter to address the escalating forensic population in the system.

In 2010 the proposed Six-Year Plan outlines the need for construction funds for the MSH addition and improvements/renovation projects on the St. Peter campus.

Impact on Agency Operating Budgets (Facilities Notes)

The increasing sex offender population will impact the agency's operating budget. Related information will be developed during the summer of 2005 and provided on the Project Detail page for this project in the final edition of the DHS' 2006 Capital budget.

Previous Appropriations for this Project

The 2005 Legislature authorized \$3,259,000 to design new facilities on the campus of the St. Peter Regional Treatment Center for individuals committed as sexual psychopathic personalities, sexually dangerous persons, mentally ill, or mentally ill and dangerous.

Other Considerations

The six-year plan outlines DHS' plan to request design and construction funds to develop additional residential/program space to both the Moose

St. Peter -Construct Facilities for Forensic Prog.

Lake MSOP facility and the Minnesota Security Hospital facility during the 2006-2010 Sessions.

Project Contact Person

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Governor's Recommendations (To be completed by the Department of Finance at a later date)

Moose Lake -Design/Construct New Facilities

2006 STATE APPROPRIATION REQUEST: \$25,000,000

AGENCY PROJECT PRIORITY: 2 of 8

PROJECT LOCATION:

Project At A Glance

- ◆ Design, construct, furnish and equip additional residential and ancillary service capacity for the Moose Lake Sex Offender Treatment Program facilities.
- ◆ Provide needed secure warehouse space for patient work program.
- ◆ Ensure adequate and appropriate administrative/program space is included in project design.

Project Description

The Department requests funds to design, construct, furnish and equip additional residential and ancillary service facilities for the Minnesota Sex Offender Treatment Program at the Moose Lake program site. The additional residential space will utilize some of the basic architectural design that was developed for the last bed expansion at Moose Lake, which was completed in June 2000.

The scope of this request includes construction of additional residential bed capacity and ancillary (programming, program administration, warehouse, maintenance/HVAC, etc.) spaces.

Background Information

Change in Plans for Developing Additional Capacity

Over the last several years the Department of Human Services has been required to revise plans for developing new secure capacity for the Forensic programs several times. These revision or change in plans has been implemented to address the escalating increase in "annual net growth" to the Forensic programs.

2000 Plans

In the fall of 2000 net growth to the Forensic programs was projected to range from between 18 and 24 patients per year, and this program growth rate was used to develop the 2000 Capital Budget Six-Year Plan. The focus of this Six-Year Plan was the Shantz/Pexton Remodeling, a two phase project that was designed to add 200 secure beds to the system for forensic programs. The Legislature appropriated \$7.2 million in 2000 to implement the Phase One (Remodel Pexton Hall), with the understanding that the Department would be back for funds for Phase Two sometime in the future.

2002 Plans

In 2002 the project net growth for SPP/SDP commitments was actually reduced to a rate of 15 to 18 per year, and it appeared that the Pexton project would provide adequate bed capacity through 2006. The request for Phase Two (Remodel Shantz) was moved from 2002 to 2004.

2004 Plans

From the period of 2002 through the fall of 2003 net increase in SPP/SDP commitments was anticipated to continue at the rate of 15 to 18 per year. However, in the late fall of 2003, the Department of Corrections (DOC) changed its policies associated with the referral to civil commitment of level-three sex offenders upon completion of their sentences.

This new approach for referral by DOC was initially projected to increase civil commitments to the Department's forensic programs to 36 per year, which would require the program to open a new 24-bed unit every eight months. In 2004, based on this new rate of admissions, and the length of treatment, the sex offender population was projected to reach 300 by March 2006, 400 by December 2008, and 500 by October 2011.

This dramatic increase to the forensic programs population necessitated the Department to revise its earlier plans for developing/maintaining adequate capacity for the forensic division's programs, and the 2004 Six-Year Plan included funds to design and construct new bed capacity for the Forensic Division of the St. Peter campus before Phase Two of the Shantz/Pexton project could be implemented. This increased referral rate did not allow adequate time to complete the Shantz Hall remodeling before the completed Pexton Hall would be fully occupied and it became evident that Shantz Hall

Moose Lake -Design/Construct New Facilities

would need to continue to handle new admissions while proposed new facilities were constructed under the revised 2004 plan.

The revised 2004/05 plan for maintaining capacity in the sex offender treatment program was to implement the construction of new facilities before the remodeling in Shantz Hall, and to use Shantz to maintain the needed bed capacity until the new facilities were completed in 2008. The construction of the new facilities was hoped to provide adequate time to complete the Shantz remodeling project before the new beds are filled. Funds for designing the Shantz renovation will be requested in 2006 and construction funds will be requested in 2008. Completion of the 2004/05 revised plan for the St. Peter campus would provide a total program bed capacity of 550 beds, which at that time, anticipated to meet program space requirements until March 2013 based on the 36 patient per year population increase that was used as the guide line for planning at that point in time.

The 2004/09 Six-Year plan also included line items to design new additions to the Minnesota Sex Offender Program-Moose Lake, and the Minnesota Security Hospital-St. Peter to address the long range needs for additional program capacity for forensic programs.

2006 Plans

In late spring 2005 it became apparent that the earlier projections for Forensic program growth were being greatly exceeded. In mid June the annual "net growth" to the forensic programs had escalated to a projected 78 per year. Sixty sex offender patients and 18 mentally ill and dangerous patients. This unprecedented growth has again required the Department to make major revisions to its' Capital Budget Six-Year Plan to ensure that adequate secure bed capacity is maintained to accommodate the continuing increase in annual referrals/commitments to the Department's forensic programs.

The DHS' 2006 Capital Budget Plan still requests the funds to construct the new forensic program facility at St. Peter; however, a review of DHS' 2006 *Project Funding Summary* will illustrate that DHS has revised its Six-Year Plan and is now requesting funds in 2006 to: design and construct additional forensic bed capacity at the Minnesota Sex Offender Program – Moose Lake facility; design Phase II of the Shantz/Pexton Project (construction funds to be requested in 2008); implement security upgrades and improvements to

the St. Peter campus; design and construct of a small program building on the St. Peter campus for the forensic transition program.

This revised Six-Year Plan also outlines that DHS will be requesting funds in 2008 for: construction/furnishing/equipment for the Shantz Hall remodeling project; design for a new addition to the Minnesota Security Hospital (MSH); design funds for updating Bartlett Hall on the St. Peter campus; and, design for additional renovation and campus improvements at St. Peter to address the escalating forensic population in the system.

In 2010 the proposed Six-Year Plan outlines the need for construction funds for the MSH addition and improvements/renovation projects on the St. Peter campus.

This request to add additional capacity to the Moose Lake facility is needed to ensure that adequate bed capacity is maintained to address increasing trend level of court ordered commitments that the Department has expects to continue to experience until such time in the future when new sentencing guideline that were mandated by legislation during the 2005 Legislative Session.

Impact on Agency Operating Budgets (Facilities Notes)

The increasing sex offender population will impact the agency's operating budget. Please refer to the Project Detail page for this project to review the change in operating costs.

Previous Appropriations for this Project

The Legislature appropriated funds to construct the original 100-bed facility in 1994. Funds for the first 50-bed addition were appropriated in 1998.

Other Considerations

The Department's six-year plan outlines State Operated Services' plan to also request design/construction funds to construct additional residential/program space on the St. Peter Regional Treatment Center campus, and the Minnesota Security Hospital facility during the 2006, 2008, and 2010 Sessions.

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Governor's Recommendations (To be completed by the Department of Finance at a later date)

St. Peter - Phase II Upgrade Shantz/Pexton

2006 STATE APPROPRIATION REQUEST: \$920,000

AGENCY PROJECT PRIORITY: 3 of 8

PROJECT LOCATION:

Project At A Glance

- ◆ Complete the Shantz/Pexton Two Phase Project to construct, furnish and equipment additional secure bed/program capacity in Shantz Hall (St. Peter campus) for individuals committed to the Forensic Division's programs as sexual psychopathic personalities (SPP), sexually dangerous persons (SDP), and persons committed as mentally ill and dangerous (MI&D).
- ◆ Funds to complete Phase One of this Two-Phase project were authorized by the 2000 Legislature.
- ◆ Funds for design, construction and purchase of furnishing, fixtures and equipment for Phase Two (Shantz Hall) are requested for the 2006 Legislative Session.

Project Description

This request is for funds to design the renovation of the residential and program areas in Building #1 (Shantz Hall) at the St. Peter Regional Treatment Center. It will also involve the design of the construction of an addition to connect Shantz Hall with the recently remodeled Pexton Hall, and to provide space for program functions which are more appropriately located in areas common to the residential treatment units (i.e., building control center, program/treatment, vending, multi-purpose/recreation/work program space, etc.).

The Department of Human Services started this multi-phased project in 2000 by requesting funds to design and remodel Pexton Hall. The completed complex (Shantz, Pexton and new space) will be utilized to provide additional secure bed capacity required to accommodate projected referrals of individuals committed as sexual psychopathic personalities, sexually dangerous persons, mentally ill, and mentally ill and dangerous persons.

Construction and furnishing/fixture/equipment funds for Phase Two will be requested during the 2008 session.

Phase One (Completed)

The first phase of this project (Pexton Hall renovation) was completed in the late spring of 2005. This project focused on the remodeling of Pexton Hall and the construction of an addition to house the buildings control center, visitation, patient intake. Exterior security for Pexton Hall (perimeter fence and electronic perimeter security systems) along with some improvements to Shantz Hall's exterior security systems were completed during Phase One.

Phase Two (Design Shantz Hall)

The second phase of this project will focus on the remodeling for Shantz Hall, completing the new construction of the multi-purpose space for programming and the proposed link to connect Shantz and Pexton Hall. Funds requested for this project will also be used for design, furnishings and equipment.

Background

Change in Plans for Developing Additional Capacity

Over the last several years the Department of Human Services has been required to revise plans for developing new secure capacity for the Forensic programs several times. These revision or change in plans has been implemented to address the escalating increase in "annual net growth" to the Forensic programs.

2000 Plans

In the fall of 2000 net growth to the Forensic programs was projected to range from between 18 and 24 patients per year, and this program growth rate was used to develop the 2000 Capital Budget Six-Year Plan. The focus of this Six-Year Plan was the Shantz/Pexton Remodeling, a two phase project that was designed to add 200 secure beds to the system for forensic programs. The Legislature appropriated \$7.2 million in 2000 to implement the Phase One (Remodel Pexton Hall), with the understanding that the Department would be back for funds for Phase Two sometime in the future.

2002 Plans

In 2002 the project net growth for SPP/SDP commitments was actually reduced to a rate of 15 to 18 per year, and it appeared that the Pexton

St. Peter - Phase II Upgrade Shantz/Pexton

project would provide adequate bed capacity through 2006. The request for Phase Two (Remodel Shantz) was moved from 2002 to 2004.

2004 Plans

From the period of 2002 through the fall of 2003 net increase in SPP/SDP commitments was anticipated to continue at the rate of 15 to 18 per year. However, in the late fall of 2003, the Department of Corrections (DOC) changed its policies associated with the referral to civil commitment of level-three sex offenders upon completion of their sentences.

This new approach for referral by DOC was initially projected to increase civil commitments to the Department's forensic programs to 36 per year, which would require the program to open a new 24-bed unit every eight months. In 2004, based on this new rate of admissions, and the length of treatment, the sex offender population was projected to reach 300 by March 2006, 400 by December 2008, and 500 by October 2011.

This dramatic increase to the forensic programs population necessitated the Department to revise its earlier plans for developing/maintaining adequate capacity for the forensic division's programs, and the 2004 Six-Year Plan included funds to design and construct new bed capacity for the Forensic Division of the St. Peter campus before Phase Two of the Shantz/Pexton project could be implemented. This increased referral rate did not allow adequate time to complete the Shantz Hall remodeling before the completed Pexton Hall would be fully occupied and it became evident that Shantz Hall would need to continue to handle new admissions while proposed new facilities were constructed under the revised 2004 plan.

The revised 2004/09 plan for maintaining capacity in the sex offender treatment program was to implement the construction of new facilities before the remodeling in Shantz Hall, and to use Shantz to maintain the needed bed capacity until the new facilities were completed in 2008. The construction of the new facilities was hoped to provide adequate time to complete the Shantz remodeling project before the new beds are filled. Funds for designing the Shantz renovation will be requested in 2006 and construction funds will be requested in 2008. Completion of the 2004/05 revised plan for the St. Peter campus would provide a total program bed capacity of 550 beds, which at that time, anticipated to meet program space requirements

until March 2013 based on the 36 patient per year population increase that was used as the guide line for planning at that point in time.

The 2004/09 Six-Year plan also included line items to design new additions to the Minnesota Sex Offender Program-Moose Lake, and the Minnesota Security Hospital-St. Peter to address the long range needs for additional program capacity for forensic programs.

2006 Plans

In late spring 2005 it became apparent that the earlier projections for Forensic program growth were being greatly exceeded. In mid June the annual "net growth" to the forensic programs had escalated to a projected 78 per year. Sixty sex offender patients and 18 mentally ill and dangerous patients. This unprecedented growth has again required the Department to make major revisions to its' Capital Budget Six-Year Plan to ensure that adequate secure bed capacity is maintained to accommodate the continuing increase in annual referrals/commitments to the Department's forensic programs.

The DHS' 2006 Capital Budget Plan still requests the funds to construct the new forensic program facility at St. Peter; however, a review of DHS' *2006 Project Funding Summary* will illustrate that DHS has revised its Six-Year Plan and is now requesting funds in 2006 to: design and construct additional forensic bed capacity at the Minnesota Sex Offender Program – Moose Lake facility; design Phase II of the Shantz/Pexton Project (construction funds to be requested in 2008); implement security upgrades and improvements to the St. Peter campus; design and construct of a small program building on the St. Peter campus for the forensic transition program. This revised Six-Year Plan also outlines that DHS will be requesting funds in 2008 for: construction/furnishing/equipment for the Shantz Hall remodeling project; design for a new addition to the Minnesota Security Hospital (MSH); design funds for updating Bartlett Hall on the St. Peter campus; and, design for additional renovation and campus improvements at St. Peter to address the escalating forensic population in the system. In 2010 the proposed Six-Year Plan outlines the need for construction funds for the MSH addition and improvements/renovation projects on the St. Peter campus.

This request to add additional capacity to the St. Peter facility is needed to ensure that adequate bed capacity is maintained to address the increasing

St. Peter - Phase II Upgrade Shantz/Pexton

level of court ordered commitments that the Department has, and expects to continue to experience until such time in the future when new sentencing guideline that were mandated by legislation during the 2005 Legislative Session.

Impact on Agency Operating Budgets (Facilities Notes)

The increasing forensic population will impact the agency's operating budget.

Previous Appropriations for this Project

No previous funds have been appropriated for the Shantz portion of this two phase project. The Legislature did appropriate \$7.2 million for Phase One (remodel Pexton Hall) of the original two-phase project.

Other Considerations

The Six-Year plan outlines the Department's plan to request funds to construct additional residential/program space at both the Moose Lake and St. Peter campuses to provide additional capacity for the Department's forensic programs and address referrals/admissions projected to be experienced by DHS' forensic programs.

Project Contact Person

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Governor's Recommendations (To be completed by the Department of Finance at a later date)

2006 STATE APPROPRIATION REQUEST: \$7,000,000

AGENCY PROJECT PRIORITY: 4 of 8

PROJECT LOCATION:

Project At A Glance

- ◆ Upgrade building/facility components to facilitate redevelopment/reuse of surplus RTC properties
- ◆ Demolish old, non-functional buildings and infrastructure considered non-functional for redevelopment/reuse or determined to expensive to redevelop for an alternative reuse
- ◆ Address other issues associated with disposition of surplus property

Project Description

This is the second phase of a two phase project. The 2005 legislature appropriated funds for Phase One.

This capital budget request is for funds to address issues associated with the disposition of the large amount of surplus land and buildings in the State Operated Services regional treatment center system. This request focuses on several key objectives:

- ⇒ To repair, replace and/or improve key building components and basic infrastructure necessary to support initiatives to redevelop/reuse surplus RTC properties on the Ah-Gwah-Ching, Brainerd, Fergus Falls, and Willmar campuses, especially buildings listed on the National Register of Historic Sites.
- ⇒ To demolish buildings and campus infrastructures in the RTC system that are considered non-functional for current or future use by state programs, or those that will determined non-functional during the department's master planning efforts for the Ah-Gwah-Ching, Brainerd, Fergus Falls and Willmar campuses.

⇒ To address other issues that may surface as the disposition of the surplus campuses proceeds.

Funds will be used for professional design and engineering services, improvements to basic utility systems (heating, water supply, sewage lines, electrical distribution, life safety systems, etc.), structural integrity and building envelope issues (tuckpointing, building foundation restoration, windows, doors, and roofing issues), building code and other regulatory issues associated with change of occupancy/reuse, and other physical plant issues that may be defined as master planning for the surplus RTCs continues.

Funds will also be used for professional design and project management services, hazardous materials abatement, demolition of buildings, and disposal of materials in accordance with federal law, Minnesota Statutes, and local governmental rules and regulations. In addition, funds will be utilized for site restoration, the demolition/capping/sealing of utility tunnels and buildings services leading to buildings/structures to be demolished, and other infrastructural issues associated with the disposition of buildings on the RTC campuses, including demolition of sidewalks, roads, and parking lots.

Comprehensive Redevelopment Plans (Master Plans)

The 2003 Legislature authorized DHS to collaborate with local government entities to complete a comprehensive redevelopment plan (master plan) for the future use of the RTC campuses (grounds and vacant buildings) vacated as a result of further expansion of community-based care (Laws 2003, 1st Special Session, Chapter 14, Section 64, Subd. 2). The department, in collaboration with the Department of Administration and local units of government, completed this process for Ah-Gwah-Ching, Fergus Falls, and Willmar in 2004. DHS and Administration intend to complete a comprehensive master plan to be coordinate by Crow Wing County, during the next six to nine months. This time period coincides with the development of enhanced mental health services in the community, which will result in decreased RTC utilization.

The master plan process, done in collaboration with local units of government are intended to generate viable reuse/redevelopment strategies for the old campus properties and buildings. To implement these master

System-Wide Campus Redevelopment/Reuse/Demo

plans the department anticipates the need for funds for infrastructure modification, building modifications, and demolition of structures that are determined to be non-functional for future utilization.

Project Objective

The focus of this project is to obtain funds and legislative authority to accomplish several objectives. First, upgrade basic infrastructure needed to facilitate viable redevelopment of the Ah-Gwah-Ching, Brainerd, Fergus Falls, and Willmar RTC campuses. Second, demolish buildings that have been determined to be non-functional in the RTC system.

The extensive surplus space on the RTC campuses, the age of the facilities, and the estimated cost for ongoing maintenance of the physical plants, has created financial pressures that cannot be ignored. If viable reuse cannot be identified the department's recommendation is to demolish these non-functional facilities and eliminate the associated operating expenses.

Impact on Agency Operating Budgets (Facilities Notes)

The impact on the agency's operating budget will be contingent on the level of services provided in the future, and the location and the type of facilities developed to provide these services. However, just reducing the costs associated with heating and maintaining the unused/oversized spaces in the numerous vacant buildings in the system will provide significant savings to the facility's program overhead costs.

For example, preservation of the FFRTC buildings could prove to be very expensive for the state if an economically viable alternative reuse cannot be found. Preliminary estimates to provide minimal heat, basic building and grounds maintenance and security for this large campus estimate expenditures could exceed \$1 million a year after FFRTC's programs complete the transition to community-based operations.

Previous Appropriations for this Project

The 2005 legislature appropriated \$8,510,000 for this request: \$4 million for the Ah-Gwah-Ching campus; \$1.9 million for the Willmar campus; and approximately \$3 million for the Fergus Falls campus.

In addition, the 2005 legislature re-authorized \$3 million appropriated in the 2002 Bonding Bill for the FFRTC so it could be used for this purpose.

Other Considerations

Funding of this proposal will enable the department to work aggressively to convert surplus facilities (land and buildings) to other ownership and alternative uses. If an alternate use cannot be found, adequate funds will be available for demolition, and the need to expend state dollars to maintain these non-utilized, non-functional buildings in the future can be eliminated. Funding of this request should also provide enough flexibility in the use of the funds to address other issues that may surface as the disposition of the surplus campuses proceeds.

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Governor's Recommendations (To be completed by the Department of Finance at a later date)

St. Peter - Construct New Program Building

2006 STATE APPROPRIATION REQUEST: \$1,500,000

AGENCY PROJECT PRIORITY: 5 of 8

PROJECT LOCATION:

Project At A Glance

- ◆ Design, construct, furnish and equip new program/activity space on the lower campus of the St. Peter Regional Treatment Center for individuals committed to the Forensic Division of State Operated Services.
- ◆ This space will be used to provide patient work/activity programming for patients served by the Minnesota Security Hospital and/or the facility's transition program.
- ◆ Required by licensure and certification standards.

Project Description

This request is for funds to design and construct, and furnish and equip a new program/activity building on the lower campus of the St. Peter Regional Treatment Center (RTC). The building will need to provide work and activity space for various work and programming activities, warehouse space for the industrial/work programs, secure tool cribs, break areas, locker areas, etc. In addition, it will need to be secure and provide the necessary security elements such as sally-ports for moving patients, staff, supplies and completed products.

Currently, there is limited space for work and activity programming for the forensic patients located on the lower campus of the St. Peter RTC. The patients in Shantz use space in the basement of the Shantz Building for work activity; however, the location, size and configuration of this space significantly limit the type of work activity that can be undertaken. Patients in Pexton will also use space in the basement. This is the same type of space as used in Shantz and is also less than idea space for programming.

Parts of Building #25 have been used for patient work program for a number of years. Plans call for the use of part of this building to house patients starting in the spring of 2006. This will limit the type work activities that can be engaged in this building.

New program space is being planned in conjunction with the second phase of the Pexton/Shantz renovation project; however, this space will not be available until 2009/2010. In addition, the Pexton/Shantz program/activity space is being planned to only accommodate the patients within the secure perimeter of the Shantz/Pexton complex, minimizing related movement in and out of the Shantz/Pexton complex for program.

Approval of this request provide the building resources needed by the facility's program staff to design and develop appropriate work/activity programs for individuals served on the campus which have progressed in their treatment to a level that enables them to travel on campus with limited or no escort with no risk to public safety. This type of programming is extremely important for these individuals in facilitating progression with treatment, and their community reintegration.

Funding of this request will also make possible the use of Building #2 for additional residential space in the department's efforts to develop/maintain adequate bed capacity for the forensic programs as the annual referrals/admissions rates continue to escalate.

New program/activity space is planned for the second phase of the multi-phased Pexton/Shantz renovation project, and the new forensic facilities project approved for design in the 2005 Session; however, the new facilities will not be ready for utilization until late in 2008, and the Shantz/Pexton program space is not scheduled to come on line until 2009/2010 under the newly revised Six-Year Plan for the RTC system.

Impact on Agency Operating Budgets (Facilities Notes)

This new building will increase the facility's annual fuel and utility budget by a very small percentage. It will also cause a slight increase in the facility's annual maintenance budget.

St. Peter - Construct New Program Building**Previous Appropriations for this Project**

None, this is the first time funds have been requested for this project.

Other Considerations

Use spaces currently utilized for work programs, construct new (much more expensive) residential space to replace the space in Building #25 that is being proposed to address the need for additional bed capacity by spring of 2006.

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Governor's Recommendations (To be completed by the Department of Finance at a later date)

System-Wide - Campus Security/Safety Improvements

2006 STATE APPROPRIATION REQUEST: \$5,000,000

AGENCY PROJECT PRIORITY: 6 of 8

PROJECT LOCATION:

Project At A Glance
<ul style="list-style-type: none"> ◆ Design and construct security/safety improvements/upgrades to State Operated Services' campus-base facilities that provide secure programs. ◆ Implement recommendations/ideas provided by Department of Corrections Inspections and Enforcement Unit's Audit Report. ◆ Focus on Physical Plant upgrades/improvements that relate to both public safety and program integrity.

Project Description

This is a system-wide request for funds to design/construct/install security/safety physical plant improvements to State Operated Services' (SOS) campus-based program facilities that provide secure programs.

The scope of work to be completed with this request will focus on system-wide needs and will include, but not be limited to: upgrading/installing building and facility perimeter security systems/components (windows, control centers, security fencing, nuisance fences, electronic monitoring/surveillance systems, etc.); securing critical life safety/utility systems/equipment (emergency generators, gas meters/valves, electrical distribution system, etc.); improving building/facility entrances (vehicle sally-ports, building sally-ports, control stations, etc.); purchase of other equipment necessary to upgrade security and safety, and to better control/monitor patient activity at SOS' campus-based facilities.

Background Information

In May 2005, at the request of the Department of Human Service (DHS), the Department of Corrections Inspection and Enforcement Unit conducted a security audit on the Minnesota Sex Offender Program (MSOP) and the Minnesota Security Hospital (MSH) program facilities located on the St. Peter Regional Treatment Center campus.

The purpose of this audit was to identify ways to improve/upgrade the security/safety of these secure program facilities. DOC's audit team was comprised of 6 experienced security auditors who made up three separate teams of two members each, the DOC Safety Director who operated independently, and two policy compliance auditors. The auditors were assigned to teams based on their experience and areas of interest.

The final audit report outlined specific issues and concerns related to both physical plant and operational policies/procedures. The audit summary indicated that it was evident to the audit team that there were specific areas that raised concerns with facility security/safety on the St. Peter campus.

The audit report provided recommendations for improvement based on what the auditors felt was best practice for the DHS facility, and their knowledge and experience, with the understanding that it would be DHS' responsibility to determine what recommendations could be implemented and which ones could not (focusing these decisions on the relationship between sound security/safety practices and the rights of the patients of the facility). All recommendations of the audit team for the St. Peter facility, deemed appropriate for a patient based facility/operation, will be implemented as time and funding allow.

Upon review of the security/safety audit of the St. Peter facilities it became apparent that it could be advantageous to conduct a similar audit (with DHS Staff) for each of SOS' campus-based facilities that have programs which require secure treatment environments. The purpose/goal of these audits would be to enhance security and safety at all SOS secure programs in a proactive manner, and to implement sound security and safety policies/procedures, and physical plant environments that will allow the integration of security/safety management in a consistent and uniform manner system-wide.

System-Wide - Campus Security/Safety Improvements

Many of the corrections recommended for physical plant for the St. Peter campus will exceed the limited level of funds available in SOS system's operating budget. Accordingly, DHS determined it necessary to seek capital funds to address physical plant security/safety issues that pose a risk to patient, staff and public safety. This request has been expanded to address security/safety issues at each of the facilities with secure programs.

Funding of this request will enable DHS/SOS to implement improvements/upgrades needed to address security/safety issues throughout the SOS campus-based system. These improvements will be designed to address issues of public safety, and to upgrade physical plant components that could pose a risk to the well-being of patients, staff, and the general public.

Impact on Agency Operating Budgets (Facilities Notes)

Funding of this request should not result in any need to increase annual operating funds for the agency's operating budget.

Previous Appropriations for this Project

None, this is the first time DHS/SOS has requested capital funds specifically for security/safety improvements.

Other Considerations

Utilize available funds in operating budgets and extend the time for addressing known deficiencies by many years.

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Governor's Recommendations (To be completed by the Department of Finance at a later date)

System-Wide Roof Repair/Replacement

2006 STATE APPROPRIATION REQUEST: \$1,500,000

AGENCY PROJECT PRIORITY: 7 of 8

PROJECT LOCATION:

Project At A Glance

- ◆ Provide repairs to extend life of building roofing systems.
- ◆ Replace roofing systems with deficiencies that cannot be addressed with repairs.
- ◆ Prevent damage to building interiors, HVAC and electrical systems.
- ◆ Eliminate conditions that can foster serious indoor air problems associated with mold.
- ◆ Upgrade roof insulation and building energy efficiency.

Project Description

This project request outlines system-wide roof repair and replacement needs for the Department of Human Services (DHS) state-operated services facilities. The projects included in this request range from repair/replacement of existing flashing materials to total roof replacement. All of the buildings included in this request have roofs or certain roof system components that have reached or exceeded projected useful life. Repairs and replacements are needed to prevent subsequent damage to other components of the building(s).

In recent years, asset preservation has become a fundamental component of the capital budget process. The key objective of asset preservation is to help reduce the amount of deferred maintenance and deferred renewal referred to as the "Capital Iceberg." Roof repair/replacement is generally considered an asset preservation project. However, because of the system-wide scope of roof repair/replacement in the Regional Treatment Center (RTC) system, and the serious ramifications associated with not maintaining the weatherproofing integrity of roofs, DHS has separated roof repair/replacement from other

asset preservation projects in previous capital budget requests and is continuing this practice for the FY 2006-07 Capital Budget request.

Roofs and related components require schedule maintenance and eventually replacement. Most roofs included in this request have exceeded their useful life. The estimated cost of the roof projects requested for FY 2006-07 range from \$25,000 to \$300,000.

State Operated Services (SOS) maintains a roof maintenance and repair/replacement plan for each of the RTC campuses. These plans are used to monitor each building's roofing program. They are updated on an annual basis. The facility roof plans identify the type of roof system(s) a building may have (built-up asphalt, EPDM adhered or ballasted, shingled, clay tile, etc.); total square footage of these roof systems; current estimated per square foot replacement costs; year roof was installed or last replaced; projected remaining life and biennium which the roof is currently scheduled for replacement; total estimated replacement cost using current industry average estimated replacement costs; and, notes reflecting problems or deficiencies addressed/detected during the semi-annual roof preventive maintenance roof inspections.

Although, these roof maintenance plans track repairs and replacements, known deficiencies, and projected repairs/replacements they are not the only tool utilized to determine if a building should or should not be considered for inclusion the capital request. Buildings proposed for roof repair/replacement are not evaluated simply on the building's roof system deficiency, but rather on an assessment of the building's overall condition, current utilization, and projected or proposed future use.

Facility staff must demonstrate that a building's life cycle characteristics and program suitability is in balance and that the building warrants the cost of roof replacement before a building is included in State Operated Services' final roof replacement schedule. Other options would include continuing repairs, no-action (no repair/replacement), or in some cases demolition of a building may be considered to be the most economical and prudent choice of action. Because of the continued downsizing at DHS facilities and/or the deactivation of individual buildings, these issues are also reviewed when SOS considers the need to seek or expend any capital appropriation for any building in the RTC system.

System-Wide Roof Repair/Replacement

Each of the department's facilities is responsible for preventive maintenance, inspection, and long-term replacement scheduling of their building's roofing systems. They are also responsible for maintaining a list of other projects necessary for preserving their fixed assets. These lists are perpetual and ever changing, and are comprised of projects that are directly related to asset preservation, deferred maintenance, and/or deferred renewal. Projects related to new construction, facility adaptation, or major program remodeling are not included in these lists and generally require a separate source of funding.

Impact on Agency Operating Budgets (Facilities Notes)

Lack of funding of this request would require the use of limited repair and replacement operating funds to address critical roof repair and replacement projects. This action would limit the agency's ability to address routine preventive and correct facility maintenance and would actually compound the deferred maintenance problem this request is attempting to address.

Previous Appropriations for this Project

The 2005 Legislature appropriated \$1,014,000 for System-Wide Roof Work.
The 2002 Legislature appropriated \$2,789,000 for System-Wide Roof Work.
The 2000 legislature appropriated \$1,971,000 for System-wide Roof work.
The 1998 legislature appropriated \$1,900,000 for System-wide Roof work.

Other Considerations

Deferred repairs or replacement of roof systems can result in a significant increase in total project costs. Leaking roofs can damage interior surfaces and jeopardize structural integrity. Leaking roofs can ruin roof insulation, result in significant damage or deterioration to roof decks, deteriorate HVAC and electrical systems, and cause significant damage or destruction of program equipment and furnishings.

In addition, failure to address leaking roofs can cause the development of serious indoor air quality problems by generating conditions, which facilitate mold growth and building contamination. Mold contamination can become a serious health issue and can result in the vacating of a building until the

problem is corrected. Vacating a residential building at an RTC would cause considerable/significant programmatic problems. This situation would not only increase costs associated with roof maintenance and/or replacement, but would have a dramatic impact on the operating cost of the affected program.

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Governor's Recommendations (To be completed by the Department of Finance at a later date)

2006 STATE APPROPRIATION REQUEST: \$4,000,000

AGENCY PROJECT PRIORITY: 8 of 8

PROJECT LOCATION:

Project At A Glance

- ◆ Provide repairs and replacements to basic facility infrastructure and key mechanical, electrical, utility, and HVAC systems
- ◆ Address known safety hazards, health risks and code deficiencies.
- ◆ Maintain the basic building envelope systems of the State's buildings.
- ◆ Maintain and preserve capital investments in State Assets.

Fast Facts

- ◆ Agency/Facility:- DHS
- ◆ Total Acres: 1,494
- ◆ Number of Buildings: 218
- ◆ Total Building Square Footage: 3,582,665 Square Feet
- ◆ Estimated Deferred Maintenance: \$23 million
- ◆ Estimated Deferred Renewal: \$40 million
- ◆ Estimated Replacement Value of Capital Assets: \$560 million
- ◆ Biennial Funding Required to Meet 16A. 11, Subd. 6: \$ 5.6 million

Project Description

This project request involves the repair, replacement, and renewal needs specific to the operations of the regional treatment centers (RTCs). These needs developed over a long period of time, and represent a system-wide assessment of the facility deficiencies, including, but not limited to the following:

- ◆ Safety hazards and code compliance issues
- ◆ Emergency power/egress lighting upgrades (life safety)

- ◆ Mechanical and structural deficiencies
- ◆ Tuck pointing and other building envelope work (window and door replacement, fascia and soffit work, re-grading around foundations, etc.)
- ◆ Elevator repairs/upgrades/replacements
- ◆ Road and parking lot maintenance
- ◆ Major mechanical and electrical utility system repairs, replacements, upgrades and/or improvements, including the replacement of boilers and upgrade of steam systems
- ◆ Abatement of hazardous materials (e.g., asbestos containing pipe insulation, floor and ceiling tile, lead paint, etc.), and
- ◆ Demolition of deteriorated/unsafe/non-functional buildings and structures

Background Information:

Minnesota Statutes 2004, Sec. 16A.11 subd. 6. Building maintenance and capital betterment:

The detailed operating budget and capital budget must include amounts necessary to maintain and better state buildings. The commissioner of finance, in consultation with the commissioner of administration, the Board of Trustees of the Minnesota State Colleges and Universities, and the regents of the University of Minnesota, shall establish budget guidelines for building maintenance and betterment appropriations. Unless otherwise provided by the commissioner of finance, the combined amount to be budgeted each year for building maintenance and betterment in the operating budget and capital budget is one percent of the replacement cost of the building, adjusted up or down depending on the age and condition of the building.

Although most of the projects associated with this request are considered nonrecurring in scope, all facility components require scheduled maintenance and repair, and eventually many require replacement. The average life cycle of most projects associated with this request range between 25 and 30 years; however, some have longer life cycles, (i.e. tuck pointing, window replacement), and a few may have shorter life cycles, (i.e. road and parking lot seal coating and overlays, water tower cleaning and painting). These projects involve significant levels of repair and replacement and because of the system-wide magnitude cannot be addressed with the current level of repair and replacement funding.

In recent years asset preservation has become a fundamental component of the capital budget process. The key objective of asset preservation is to help

System-Wide Asset Preservation

reduce the amount of deferred maintenance and deferred renewal referred to as the "capital iceberg." According to information from the Department of Administration, the capital iceberg for all state owned buildings is estimated at \$1.5 billion.

Each of the department's facilities is responsible for maintaining a list of projects required to preserve their fixed assets. These perpetual and ever changing lists are comprised of projects directly related to asset preservation or deferred maintenance and renewal. Projects related to new construction, facility adaptation, or program remodeling are also included on these lists; however, they are associated with a different source of funding. A list outlining many of the asset preservation projects identified by the RTCs will be made available upon request.

When new projects are identified, facility and agency staff evaluate project type and scope to determine the most appropriate method of project funding. Alternative funding methods include operating budgets (repairs and betterments); CAPRA funds (controlled by the Department of Administration); and capital budget requests (generally appropriated on a 2-year cycle). The facilities' asset preservation plans must support the future need and projected use of the facility. Building components are not evaluated on an individual deficiency basis, but rather on an overall building evaluation or assessment basis to determine that its life cycle characteristics and program suitability are in balance.

In some cases repair and improvement may be a very prudent measure, while in other cases total replacement may be the most viable alternative. However, in light of the department's current excess building capacity, demolition of some buildings may be determined to be the most economical and prudent choice of action. In addition, downsizing of facilities and/or deactivation of individual buildings must also be considered when determining which buildings asset preservation funds should be requested for, or committed to.

Funding of this request will enable the department, and its facilities, to address this continuing problem and begin to reduce the level of deferred maintenance at the RTCs. Failure to fund this request will only intensify the problem. Additional deterioration will result and the state's physical plant assets will continue to decline. Future costs may actually compound, as

complete replacement may become the most cost effective and efficient alternative for addressing related deficiencies.

Impact on Agency Operating Budgets (Facilities Notes)

Lack of funding of this request, will require the use of a large percentage of limited repair and replacement operating funds to address critical and expensive asset preservation projects. This action would limit the agency's ability to address routine preventative, predictive and corrective facility maintenance and would compound the existing deferred maintenance problem.

Previous Appropriations for this Project

2005 Legislature appropriated \$3 million for Asset Preservation for the RTCs
2002 Legislature appropriated \$4 million for Asset Preservation for the RTCs
2000 Legislature appropriated \$3 million for Asset Preservation for the RTCs
1998 Legislature appropriated \$4 million for Asset Preservation for the RTCs

Other Considerations

Continued funding at the requested level for several biennium will enable the department to make a significant impact on the system's deferred maintenance problem.

Adequate funding levels for maintaining state physical plant assets could be appropriated to each agency's operating budget to maintain new or upgraded facilities. When a new building is authorized appropriate amount of maintenance funds could also be appropriated to the agency's base budget to maintain the new facility into the future. These funds could be placed into a special agency revolving account so they can be utilized and/or managed over a period of years to address major repairs, and replacement/renewal of major building components without agencies having to compete for such funding in future bonding bills.

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Governor's Recommendations (To be completed by the Department of Finance at a later date)