

## INTRODUCTION

- Provide an update on critical life safety issues.
- Review infrastructure challenges and actions taken.
- Outline next steps to ensure facility safety and compliance.

## LIFE SAFETY OVERVIEW

## What is Life Safety?

- Protection of inmates, staff, contractors, and visitors.
- Prevention of hazards (fire, structural failure, health risks).

### **Compliance Requirements:**

- State & federal correctional facility standards.
- Local fire and health codes.

# ROOF REPLACEMENT/REPAIR \$510K

- Issue Identified:
- Aging and deteriorating roof system.
- Compromised roof structure causing leaks and insulation failure.

- Actions Taken:
- Full assessment by a certified consultant, Merick Bldg.
  Construction Consultants
- RFP awarded to Integrated Building Services on March 11, 2025.

## ROOF REPLACEMENT/REPAIR

- Council approved vendor from the RFP process. The winning bidder (Integrated Building Services) was unable to secure a performance bond.
- Council approved the next lowest Bidder (Skyline Construction Services/06-03-2025) to be awarded the contract.
- Material ordered July 2025
- Roof replacement/repair scheduled to begin in September 2025.

## MOLD REMEDIATION \$310K

 MBL Environmental contracted to perform mold remediation services including;

Mold remediation

HVAC deep-cleaning

Air quality testing.

## MOLD REMEDIATION

- Prevention Measures:
- Ongoing moisture monitoring.
- Roof replacement/repair
- Sealing the building envelope (Facade)

## PLUMBING \$1.2M

#### - Issues Identified:

- Plumbing issues continue to deteriorate in this facility due to copper pipes with dissimilar hangers installed during construction causing a galvanic reaction.
  - Persistent water intrusion in housing units and common areas.
  - Continued Plumbing infrastructure failures throughout the facility.

## **PLUMBING**

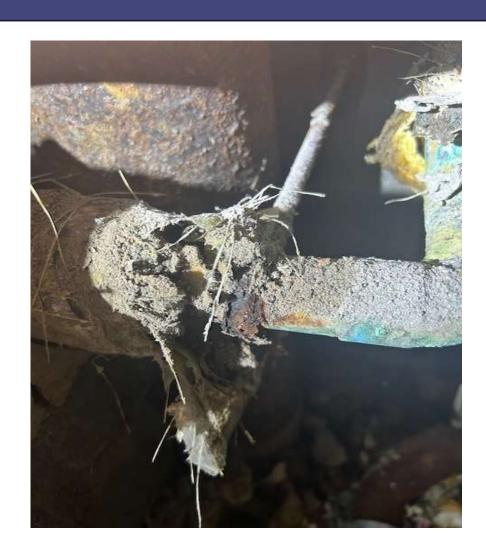
### - Risks:

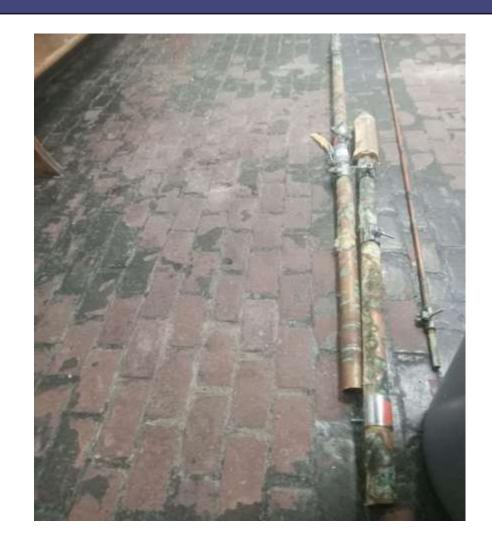
- Mold growth and indoor air quality concerns.
- Electrical hazards.

### - Resolution Plan:

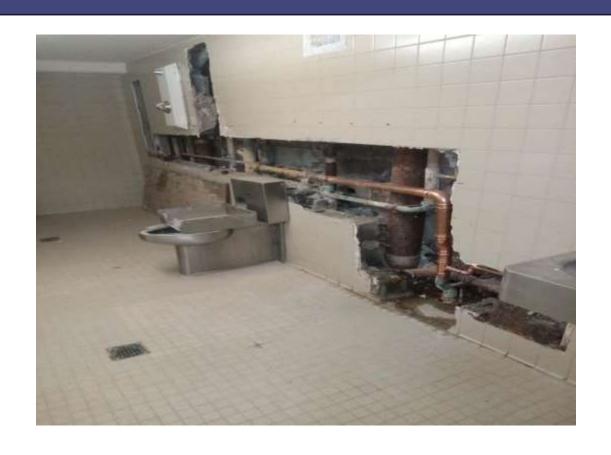
 Continue to monitor and replace damaged pipes as needed when leaks occur.

# **PLUMBING**





# **PLUMBING**





## **EXPENDITURES**

Roof \$510K

Plumbing 1.12 Million

Mold Remediation \$310K

Total \$1.94 Million

### Issue Identified:

- Significant sections of the exterior facade are deteriorating and separating from the structural envelope.
- Pieces of brick/masonry have detached, creating falling debris hazards.
- Deterioration due to long-term water infiltration, thermal expansion, and lack of anchoring integrity.





## Life Safety Concern

- Immediate risk to staff, inmates, contractors, and visitors from falling materials.
- Non-compliance with structural safety and building codes.
- Potential for accelerated structural compromise if unaddressed.
- Potential damage to the new roof and rooftop HVAC equipment

#### **Action Plan:**

Emergency barrier installation to prevent pedestrian access. Structural engineering assessment completed.

### Remediation plan includes:

Anchoring loose materials.

Rebuilding compromised sections.

Sealing envelope to prevent water intrusion.

