## Projects Summary

($) in thousands

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**General Obligation Bonds (GO) Total**

$129,200  $60,000  $60,000

**General Fund Cash (GF) Total**

$64,559  $50,000  $50,000
Human Services

MSOP St. Peter Phase II

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<td><strong>2022 Request Amount:</strong></td>
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<td><strong>Priority Ranking:</strong></td>
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<td><strong>Project Summary:</strong></td>
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**Project Description**

Funds to complete design, renovation and construction, and to purchase furniture, fixtures and equipment for the West, South and North Wings of Sunrise, and the renovation/construction proposed for the Tomlinson Building are being requested with this revised second phase capital request for MSOP’s St. Peter lower campus project.

Renovation work will include the replacement and/or upgrading of the building HVAC systems, plumbing and electrical, security, and life safety systems (fire sprinklers and new detection/alarm equipment). In addition, the building envelopes will be upgraded, including window and door replacement. Considerable interior reconfiguration and renovations are also part of the project for the three buildings being renovated in the Phase 2 request.

The MSOP Phase 2 project will remodel a total of 63,335 existing square feet. The Phase 2 project does not add any new square footage to the MSOP facilities on the St. Peter campus:

- **Sunrise building existing square footage = 40,060.** Of the total, the Phase 2 project will remodel 32,325 square feet.
- **Tomlinson building existing square footage = 23,295.** The Phase 2 project will remodel all 23,295 square feet.

**Project Rationale**

Minnesota Sex Offender Program (MSOP) clients continue to progress through sex offender specific treatment and move to the St. Peter campus for the later stages of treatment. All reintegration programming takes place at MSOP’s St. Peter campus. Clients may petition the court to transfer to Community Preparation Services (CPS). For CPS clients, MSOP operates a residential facility on the grounds of the St. Peter campus located outside of the secure perimeter.
Courts are granting transfer orders for clients to move to CPS at an increased rate. Because of the current trajectory of clients moving to later phases of treatment and court-ordered transfers to CPS, MSOP needs to increase CPS beds and programming space on the St. Peter campus. There continues to be a waitlist of over 50 clients with court orders to transfer and 4 active litigation cases, however, CPS is at full capacity.

For that reason the Department has reconfigured the elements of the MSOP Phase 2 project on the St. Peter campus to:

- renovate the West wing of the Sunrise building for additional beds that are outside of the secure perimeter;
- renovate and update the North wing of Sunrise for clinical/medical and other support functions; and
- renovate the Tomlinson building for program activities for MSOP clients activities and staff facilities.

**Project Timeline**

Proposed project timeline:
- Bid - September 2021
- Award - November 2021
- Construction - December 2021 to September 2022
- Occupancy - October 2022

**Other Considerations**

**Impact on Agency Operating Budgets**

The renovated and new units associated with this request will increase the overall cost of the future operating budget for the Minnesota Sex Offender Program (MSOP). Costs are directly associated with the addition of living units that will require new staff and support costs.

**Description of Previous Appropriations**

**2014:** $ 7.405 million to design, construct, renovate, furnish and equip the first phase of a three phase project to develop additional residential, program, activity and ancillary facilities for MSOP on the lower campus of the St. Peter Regional Treatment Center. This appropriation also includes funding to design the second phase of the project.

**2020:** $1.794 million to design the second phase of a multiphase project to develop additional residential, program, activity, and ancillary facilities for the Minnesota sex offender program on the lower campus of the St. Peter Regional Treatment Center. Any money remaining from this appropriation after design is substantially completed, and after written notice to the commissioner of management and budget, may be used for asset preservation.
Project Contact Person
Nancy Freeman
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Early Childhood Facilities

**Project Narrative**

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<th>AT A GLANCE</th>
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<tr>
<td>2022 Request Amount:</td>
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<td>Project Summary:</td>
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</table>

**Project Description**

Projects create classroom space with restroom access, cubby storage, parent rooms, prep spaces, secure entry, and indoor / outdoor large motor skills areas.

Grants to state agencies and political subdivisions to construct or renovate facilities for early childhood programs. Grants awarded through a competitive RFP which includes a 50 percent match of non-state funds. Match is applied program-wide and not necessarily to individual grants.

Projects include program collaboration among early childhood providers like Head Start, childcare and school-based early childhood programs. Each must comply with licensing rules to assure for safe and accessible spaces.

A grant for an individual facility must not exceed $500,000 for each program that is housed in the facility, up to a maximum of $2,000,000 for a facility that houses multiple programs.

Matching funds are required at 50 percent.

**Project Rationale**

DHS had canvassed superintendents and principals throughout the state for early childhood facility project needs and received over 77 inquiries totaling $275 million. This survey was done in 2016, however there are definitely ongoing needs. Again, in 2020 a survey of statewide Head Start programs identified nearly $34 million in project needs.

COVID-19 revealed the need to increase square footage for facilities.

There is also a movement at the federal level toward offering free preschool for 3 and 4 year olds; this would increase space needs.
Space is already at a premium due to the onset of all-day Kindergarten, which displaced former early childhood spaces. Families with low incomes that now have access to high quality programs also created more demand.

These newly constructed or renovated facilities promote developmental outcomes for children who are at the highest risk of being unprepared for kindergarten.

**Project Timeline**
An RFP is initiated upon the appropriation of funding for the program; projects are awarded using the full amount of the appropriation and is distributed throughout the state—with 80 percent dedicated to non-Metro regions of the state; projects are completed within the four to five year state bonding window.

**Other Considerations**
Funding has been sporadic or absent over the years and consistent funding would help to stabilize the program and better serve the needs of young children across the state.

**Impact on Agency Operating Budgets**
Local projects are required to have sufficient, ongoing operating funds to be eligible. DHS will not operate the facilities. DHS supports 1 FTE to manage this program.

**Description of Previous Appropriations**
The last appropriation was granted in 2014: $6 million in general obligation bond proceeds went to 8 Early Childhood projects throughout the state; $3 million was available for an RFP, and the other $3 million went to an earmarked project. DHS received over $7 million in requests; considering the earmarked project, this left the RFP $4 million over subscribed.

To date (since 1992) the Early Childhood Facilities program has funded 76 projects with $23 million of state grants; however, funding has been sporadic or absent over the years. Nearly 80 percent of the projects were in greater Minnesota.

**Project Contact Person**
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dave.greeman@state.mn.us
Anoka Miller Building Phase I

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<td><strong>Priority Ranking:</strong></td>
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<tr>
<td><strong>Project Summary:</strong></td>
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</table>

**Project Description**

This funding will let us begin Phase 1 of a two phase project. Project phases will include:
- Phase I: predesign, design and remodel the north and south wings of the Miller Building; and
- Phase II: predesign, design and renovate the administrative and recreational spaces (central corridor) of the Miller Building.

This request is for Phase I, to design and remodel the north and south wings of the Miller Building.

Currently, the north wing is empty and the entire interior has been cleared for asbestos and demolished. This project will remodel the space for the chemical dependency residential treatment unit currently located in the south wing. When remodeling is complete, the chemical dependency residential treatment unit will move to the north wing. After the south wing is vacant, additional work to replace the HVAC system that was funded in 2018 will be completed.

This project will consist of replacement and/or renovation of HVAC components to connect to the new system, plumbing, electrical, security, and life safety systems; address fire and life safety, and other building code deficiencies; replace the roof, windows and doors; reconfigure and remodel space; design and abate asbestos and other hazardous materials; remove and/or demolish nonfunctioning building components necessary to support the programmed use.

**Project Rationale**

The Anoka Metro Regional Treatment Center (AMRTC) is a state-operated inpatient psychiatric hospital that serves Minnesota. The campus has three main structures – the hospital with six residential treatment units, the Miller Building and the Old Dietary/Warehouse.

The Miller Building was built in 1951 to provide additional bed capacity and updated facilities for mentally ill patients. It is connected to the main AMRTC building via an above ground secure indoor walkway. It also provided additional support space for the facility, including a large swimming pool, gymnasium and office space for the campus clinical and recreational programs. It currently houses a
chemical dependency residential treatment program, the state-wide behavioral health program admissions team, and other support functions necessary for operating the campus programs.

Many of AMRTC’s facilities need maintenance or system upgrades to prevent building deterioration and to maximize their use for the future, most of which can be addressed with operating funds and/or the use of asset preservation. However, the scope and total cost of the work proposed for the Miller building exceeds the Department of Human Services’ (DHS) ability to use either operating funds or asset preservation appropriation funding. Therefore, this project requires capital funding dedicated specifically to addressing the improvements outlined herein.

The Miller building is in very good structural condition; however, there is deferred maintenance estimated at $6.9 million. During the 2018 legislative session, the Department of Human Services (DHS) was appropriated $6.75 million for roof and HVAC replacement at AMRTC. Approximately half of this funding was slated for the HVAC replacement in the Miller building. This project was started in late summer 2018. The project was put on hold when asbestos abatement was required in the south half that was occupied. Approximately $2 million of the $3.3 million is remaining of the original proposal. An amendment in the 2021 legislation session for the remaining funds will be utilized for renovation.

**Project Timeline**

Proposed project timeline:
- Pre-design & design - September 2021 to April 2022
- Bid - May 2022
- Award - June 2022
- Construction - July 2022 to July 2023
- Occupancy - August 2023

**Other Considerations**

Future bonding requests will include funding for Phases II. Upon completion of both phases, renovation of the Miller building will be complete – and ready for full utilization as treatment, recreation and support space. Phase II will be larger in scope to this project and is estimated to be $29.5 million.

**Impact on Agency Operating Budgets**

Design and renovation in Phase I will increase the overall cost of the future operating budget for the Mental Health and Substance Abuse Treatment (MHSATS) program. Costs are directly associated with the addition of residential units that will require new staff and support costs.

**Description of Previous Appropriations**

2018 Legislature appropriated $6.75 million for roof and HVAC replacement at AMRTC. Approximately 50% of this appropriation is planned for the HVAC replacement for the Miller Building.
2017 Legislature appropriated $2.25 million for safety and security upgrades at AMRTC. Approximately 25% of this appropriation is planned for safety and security for the Miller Building.

**Project Contact Person**

Nancy Freeman  
DCT Facility Director  
651-431-6410  
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### Human Services

<table>
<thead>
<tr>
<th>Project Narrative</th>
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<tbody>
<tr>
<td><strong>St. Peter Water and Sewer Upgrades</strong></td>
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**AT A GLANCE**

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<td>$10.4 million to upgrade and replace the water, sanitary and storm sewer infrastructure at the St. Peter campus. This will ensure that the state-owned DHS facilities used for Direct Care and Treatment services are functional, safe, and in good repair.</td>
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</table>

**Project Description**

History of Utilities included in this project:

**Water System:** The original system consisted of wells for water supply needs along with associate piping to the various buildings constructed at the time. As the campus expanded, a more reliable watermain system was constructed. Currently, potable water is supplied by the City of St. Peter. The present water system in the lower campus was constructed in the early 1950’s and consists of 6-inch to 12-inch diameter cast iron pipe. The hydrants that service the lower campus date back to as early as 1948. The valving and service lines to buildings vary in age, although majority of the valves date back to the 1950’s.

The investigation and rating of the water system analysis was based on age, type of pipe material, watermain breaks, sizing of pipe, looping of dead-end mains and testimony from system operators.

**Sanitary Sewer System:** The existing system in the lower campus has been modified and extended numerous times since it was originally installed. Much of the original sewer system was constructed to discharge into tunnels, which in turn discharged to the Minnesota River. In 1960, an 18-inch diameter sewer was constructed to divert the sanitary sewer flow to the City of St. Peter’s sanitary sewer collection system. The present sanitary sewer collection system consists of 6-inch to 27-inch diameter pipes made from clay, concrete, PVC and composite lining. The system has a series of manholes at pipe junctions that provide access to the pipe network.

The investigation and rating of the sanitary sewer system was completed by televising the pipes, which is completed by pulling a camera through the sewers and noting conditions encountered. The scoring of each segment results in a rating which correlates to the life expectancy of the sewer. All manholes were also inspected and evaluated during the investigation.

**Storm Sewer System:** The storm sewer systems were built and expanded as buildings, streets, and parking lots developed. The network of piping ranges from 6-inches to 27-inches in diameter and is
primarily concrete pipe. Manhole and catch basin structures were placed in strategic locations to collect runoff. These structures are constructed with concrete block or precast concrete. The discharge of storm drainage is generally to the wetlands located southeasterly from the campus. The wetlands ultimately discharge into the Minnesota River.

The investigation and rating of the storm sewer system was completed by televising the pipes, similar to the sanitary sewer system above. The scoring of each segment results in a rating which correlates to the life expectancy of the sewer. All manholes were also inspected and evaluated during the investigation.

Project Rationale

In 2018, DCT contracted with Bolten & Menk Engineers to conduct a water and sewer system analysis. The resulting report provided an evaluation of the existing systems and associated recommendations for replacement of the water main, sanitary sewer, and storm sewer infrastructure located throughout the entire campus. Majority of the systems, especially on the lower campus, were constructed in the early 1950’s and have far exceeded their useful life. It is imperative to replace this critical infrastructure to ensure the campus can continue to operate and serve the needs of patients, clients and employees.

This investment will directly affect the health and safety of over 1,100 people, consisting of patients, clients and staff on-site 24/7/365.

Based on all the data collected, the lower campus has a number of infrastructure deficiencies and should be improved. Without improvement, the probability of infrastructure failing in the near future is very high and increases with each passing year. A project of this scope and magnitude presents challenges for security, traffic control, parking, temporary water supply, sewer bypass pumping, work phasing, temporary shutdowns, coordination and more.

Various options for constructing the necessary infrastructure improvements were discussed with local construction industry experts. A recommendation of developing a comprehensive project to address all deficiencies noted in the report. This request would be administered as one contract and be constructed over a 2-year period to achieve efficiencies in scheduling, coordination, phasing, and project management.

Project Timeline

Proposed project timeline:
• Design - September 2020 to September 2022
• Bid - November 2022
• Award - January 2023
• Construction - April 2023 to April 2025

Other Considerations

Water and sewer infrastructure do not represent all of the underground assets on campus. Other
underground components vital to the operation include steam lines for heat supply, communication/data supply lines, and electric supply lines. These buried utilities must be considered as part of any construction project and will at the very least need to be included in the process of scheduling, potential shutdowns and/or temporary facilities to maintain operation of the campus. The age and condition of these other assets should be considered for potential replacement as well, either prior to or concurrent with these improvements. This request does not include funding for these other assets. If and when replacement is warranted, funding will come from appropriated asset preservation.

Impact on Agency Operating Budgets

Funding this project will not impact operational budgets.

Description of Previous Appropriations

Project Contact Person

Nancy Freeman
DCT Facility Director
651-431-6410
Nancy.A.Freeman@state.mn.us
### Emergency Generator Upgrade and Replacement

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<td><strong>Project Summary:</strong></td>
<td>$4.7 million to upgrade and replace the emergency generators and ancillary equipment/infrastructure on the St. Peter Lower Campus and the Anoka Metro Regional Treatment Center (AMRTC).</td>
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#### Project Description

The AMRTC portion of this project would entail predesign, design and construction to upgrade and replace the emergency generator and ancillary equipment/infrastructure. It would be designed and constructed to support the entire hospital including all life safety equipment/systems, security systems and HVAC. This portion would also include any demolition of existing equipment/infrastructure and hazardous abatement needed to complete the project. Preliminary estimates for this portion are approximately $1.3 million.

The St. Peter portion of this project would entail design and construction to upgrade and replace the emergency generator and ancillary equipment/infrastructure. It would be designed and constructed to support the entire Lower Campus including all life safety equipment/systems, security systems and HVAC. This portion would also include any demolition of existing equipment/infrastructure and hazardous abatement needed to complete the project. Preliminary estimates for this portion are approximately $3.4 million.

This project will ensure that the state-owned DHS facilities used for Direct Care and Treatment services are functional, safe, and in good repair.

#### Project Rationale

The Anoka Metro Regional Treatment Center (AMRTC) is a state-operated inpatient psychiatric hospital that serves Minnesota. The campus has three main structures – the hospital with six residential treatment units, the Miller Building and the Old Dietary/Warehouse. When the bids came in for construction of the hospital in the late 1990’s, the size of the emergency generator was decreased for budgeting purposes. The existing generator was reduced in size to meet the budget. It currently only supplies emergency power for emergency lighting and the kitchen coolers and freezers.

In 2019, DCT conducted a generator study for the St. Peter Regional Treatment Center Lower Campus with Ericksen Ellison and Associates. The study determined the existing emergency generator was in poor condition and in need of upgrade and expansion. The existing generator is over 30 years old, has exceeded its useful life and cannot power the entire Lower Campus at its peak load.
Project Timeline

Proposed project timeline:
- Design - September 2021 to March 2022
- Bid - April 2022
- Construction - May to October 2022

Other Considerations

Impact on Agency Operating Budgets
Funding this project will not impact operational budgets.

Description of Previous Appropriations

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Human Services

<table>
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<tr>
<th>Project Narrative</th>
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**DCT Energy Upgrades**

**AT A GLANCE**

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<td>$18.6 million is requested to install renewable energy systems ($8.6 million GF request) and energy upgrades for buildings ($10 million GO bond request) on the St. Peter campus, the Moose Lake campus, and the Anoka Metro Regional Treatment Center (AMRTC) campus. Calendar year 2020 annual electricity costs at all three sites was $2.624 million.</td>
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**Project Description**

This $18.6 million request is the Department’s #6 priority for the 2022 Capital Budget ($8.6 million GF request and $10 million GO bond request). Calendar Year 2020 annual electricity costs are as follows:

- St. Peter campus = $1,321,000
- Moose Lake campus = $1,024,600
- AMRTC = $278,000

The St. Peter campus consists of 51 buildings, totaling 1,116,426 square feet and a replacement value of $407,499,284.

The Moose Lake campus consists of 6 buildings, totaling 462,129 square feet and a replacement value of $205,813,380.

AMRTC consists of 11 buildings, totaling 386,710 square feet and a replacement value of $108,333,853.

The three campuses have already completed many energy upgrades including LED lighting, HVAC replacements that was partially funded by an energy rebate, and building envelope upgrades, but many more upgrades will be required to bring these sites to net zero energy use. This project will address and prioritize upgrades and replacements at all three sites will be completed fall of 2022. The renewable energy systems will be right-sized to accommodate more energy efficient campuses.

DCT will conduct commercial grade energy audits that will assist in identifying the optimal renewable energy system and upgrades required based on analysis of historical energy use data from 2011-2020.

**Project Rationale**

The St. Peter Campus houses individuals committed to the Minnesota Security Hospital (MSH) and
the Minnesota Sex Offender Program (MSOP). The campus is occupied by more than 1,100 people, consisting of patients, clients, and staff.

The Moose Lake campus houses individuals committed to the Minnesota Sex Offender Program (MSOP). The campus is occupied by more than 800 people, consisting of clients and staff.

AMRTC houses individuals committed to the Mental Health and Substance Abuse Treatment Services (MHSATS). The campus is occupied by more than 400 people, consisting of patients and staff.

All three locations operate 24 hours a day, 7 days a week and 52 weeks a year. There is no “down time” – nor can there be based on the patients and clients served at these Direct Care and Treatment (DCT) facilities. Each location has highly sophisticated security systems that are powered by electricity.

In the effort to meet the Governor’s strategic priorities for climate change, this request supports maximizing renewable energy while reducing our carbon footprint and utility costs.

**Project Timeline**

Proposed project timeline:
- Energy Audits - September 2021 to March 2022
- Design - April 2022 to January 2023
- Bid - February 2023
- Construction - April 2023 to April 2025

**Other Considerations**

This project, if fully funded, will have a return on investment within 7.1 years through energy savings. If the sites were funded individually, the following return on investment would be:
- St. Peter campus = 6 years;
- Moose Lake campus = 7 years; and
- AMRTC = 15 years.

**Impact on Agency Operating Budgets**

The installation of renewable energy systems and other energy upgrades in this request is anticipated to reduce the overall cost of the future operating budget for the campuses, while also eliminating the ‘peak demand’ premium charge that is typical of all 24 hour secure facilities. Cost reductions will be directly associated with renewable energy systems and energy efficient equipment and upgrades.

**Description of Previous Appropriations**
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Human Services

Project Narrative

Emergency Shelter Facilities

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<td>Project Summary:</td>
<td>$35 million in GO bonds and $35 million in general funds is requested for statewide, Emergency Shelter Facilities grants. Two accounts to be created for a total of $70 million: $35 million in General Obligation Funds, and $35 million in general funds.</td>
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Project Description

Grants to state agencies, political subdivisions, Tribal Nations, and private non-profit entities to acquire land, predesign, design, construct, or renovate, furnish and equip facilities for emergency homeless shelters for individuals and families experiencing homelessness in accordance with Minnesota Statute 256E.36[1].

This project would improve and expand overnight emergency shelter options throughout the state. Funds would support:

- Adding additional emergency shelters by renovating existing facilities not currently operating as overnight, emergency shelter;
- Adding additional emergency shelter beds through renovations of existing emergency shelters; and
- Improving the safety, sanitation, and habitability of existing emergency shelters.

For the purposes of this proposal, renovation can include extensive reconstruction, addressing accumulation of deferred maintenance, or repair/replacement of building systems and components in danger of failure.

Identified renovation projects would be required to meet all applicable local building codes at the time of project completion.


Project Rationale

Despite many efforts to increase short and medium term rental assistance and affordable housing options, the on-going presence and increasing rate of unsheltered individuals and families across the state highlights the critical role of emergency shelters in the continuum of services for those experiencing homelessness. Access to shelter not only offers a place to stay, it serves as a vital connection to the coordinated entry system and ensuing housing opportunities. Additionally, shelters can provide services and/or make referrals for individuals and families seeking assistance in a variety of areas—childcare, employment, health care, and other identified needs.
Unsheltered homelessness is an indicator informing this proposal. With shelters operating at full capacity, the presence of unsheltered homelessness indicates the shortage of emergency shelter options for people experiencing homelessness throughout the state.

The number of people experiencing homelessness not accessing formal shelter services (i.e. doubled up or staying outside) increased 62% from 2015 to 2018[1]. These numbers (particularly the unsheltered count) are widely acknowledged to be a significant undercount of the population, due to the extreme difficulty of identifying and surveying persons in unsheltered locations (especially in Greater Minnesota).

The historic under-investment in shelter (especially in Greater Minnesota) means that in many areas of the state there are still no viable shelter options, particularly for situations requiring more than a one to two night motel voucher. Furthermore, many population centers in suburban and exurban counties lack options for year-round shelter (e.g. Rochester, Willmar, Brainerd, Alexandria, Fergus Falls, etc.). Additionally, providers’ response to the COVID-19 pandemic has strained already underfunded shelter facilities. Modifications of structures/spaces and on-going wear-and-tear has exacerbated the need for significant investments in the shelter infrastructure statewide.


Project Timeline
A competitive request for proposal (RFP) process would be used to identify potential projects and applicants statewide. The Office of Economic Opportunity (OEO) proposes a phased RFP process. This approach ensures projects ready for implementation could apply shortly after the close of the legislative session and give other entities time to develop projects and apply at a later date.

General funds in SFY 2022 will remain available for grantees until June 30, 2026.

Other Considerations
In regions of the state with existing emergency shelter facilities, projects seeking to expand shelter capacity will be given preference if they are designed to allow future conversion to affordable housing.

Impact on Agency Operating Budgets
Local projects are required to have sufficient, ongoing operating funds to be eligible. DHS will not operate the facilities. Administering these funds would require hiring 4 FTE contractual positions for SFY 2022 and SFY 2023.
Description of Previous Appropriations

There has been no previous appropriation for Emergency Shelter Facilities

Project Contact Person

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St. Peter Office | Shop | Storage Building Replacement

**Project Narrative**

| 2022 Request Amount: | $5,400 |
| Priority Ranking:     | 8      |
| Project Summary:     | $5.4 million is requested to predesign, design, construct, furnish and equip a new Office, Storage and Shop Building at the St. Peter Campus. This request also includes the demolition of existing buildings to be replaced. |

**Project Description**

This project will consist of predesign, design, construction and equipping of a new Office/Shop/Storage building to replace the following nine buildings on campus:

- H5580000007 - Storage Shed MC8 - 168 sq. ft.
- H5580000017 - Carpenter Garage - 896 sq. ft.
- H5580000020 - Rec Van Garage (Left) - 528 sq. ft.
- H5580000021 - Rec Van Garage (right) - 528 sq. ft.
- H5580000061 - Garage - 974 sq. ft.
- H5580000062 - Bedrock Car Wash - 905 sq. ft.
- H5580000063 - Grounds Garage - 1,500 sq. ft.
- H5580000082 - Root Cellar - 5,532 sq. ft.
- H5580000098 - Mechanics Garage - 6,463 sq. ft.

The new building will be approximately 17,000 square feet consisting of 2,000 square feet of office space, 5,000 square feet of heated shop space and 10,000 square feet of cold storage. The project will also include the demolition of the nine buildings mentioned above and may include the need for hazardous abatement.

**Project Rationale**

The St. Peter campus has been in existence for well over 100 years. Throughout its history, buildings have been erected and demolished as needed and funded. Currently, there are 51 buildings on campus totaling over 1.1 million square feet of space. The buildings consist of hospital, residential, treatment, office and storage space.

The current Grounds Crew office was built in 1935 as a garage. In the late 1960's, the garage space was converted into office space. The latest Facility Condition Assessment (FCA) rated the building in crisis. Eight additional garage and/or storage building were built between 1920 and 1968. These
eight buildings had a poor or crisis FCA rating in 2021. The nine buildings are 17,525 square feet of space.

**Project Timeline**

Proposed project timeline:
- Predesign and Design - December 2021 to December 2022
- Bid - January 2023
- Construction - April 2023 to December 2023
- Occupancy - January 2024

**Other Considerations**

This project will not increase the square footage on the St. Peter campus.

**Impact on Agency Operating Budgets**

The construction of a new Office/Shop/Storage Building is anticipated to reduce the overall cost of the future operating budget for the campus. Cost reductions will be directly associated with new construction and energy efficient components.

**Description of Previous Appropriations**

**Project Contact Person**

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Human Services

St. Peter Window and HVAC Replacement

<table>
<thead>
<tr>
<th>AT A GLANCE</th>
</tr>
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<tbody>
<tr>
<td>2022 Request Amount: $3,950</td>
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<tr>
<td>Priority Ranking: 9</td>
</tr>
<tr>
<td>Project Summary: $ 3.95 million is requested to design, renovate, construct, furnish and equip the upgrade and replacement of windows and HVAC in the Pederson and Old Center Buildings at the St. Peter Campus.</td>
</tr>
</tbody>
</table>

Project Description

This project will consist of replacement and/or renovation of windows and HVAC in Old Center and Pederson Buildings. The design for the window portion is complete for both buildings and will be constructed as the recommendations noted.

The HVAC portion of this project will require predesign, design and construction. It is anticipated that each building may have some HVAC components and infrastructure that can be reused and others that will need to be upgraded and replaced. Project will include connection of the new systems to associated plumbing, electrical, security, and life safety systems; design and abate asbestos and other hazardous materials; remove and/or demolish nonfunctioning building components necessary to support the programmed use.

Project Rationale

The Pederson and Old Center Buildings are two of the oldest buildings on campus.

Old Center was built in the late 1800’s and is on the historic registry. Originally the building had a much larger footprint designed after the Kirkbride Plan, a standard for asylum construction at that time. During the mid-1950’s, the residential wings were demolished and the remaining space was converted into support space for the campus.

Old Center retains the majority of the original wood, double-hung windows, with only a few that have been replaced. Some windows have been removed and openings infilled with glass block and/or brick. In 2018, DCT retained Miller Dunwiddie to conduct a window study on Pederson and Old Center and recommend next steps. In order to increase the window’s thermal performance, and also be more historically compatible with the building, Miller Dunwiddie recommended the original wood windows be restored and storm windows added with insulated glazing.

Old Center’s HVAC has been cobbled together throughout the years. There are many smaller HVAC systems added by floor and majority of the spaces are air conditioned by individual AC units. This approach has led to much occupant discomfort and is very energy inefficient.
The Pederson Building was built in 1936 and is not considered historic at this time. Originally, this building was designed and used as a psychopathic hospital, but was converted to an administrative building in 1966. In the study noted above, Miller Dunwiddie recommended new, thermally broken, metal windows with insulated glass in order to increase the energy efficiency.

The Pederson Building’s HVAC components are dated back to the conversion of the building in 1966. At that time, there was no AC installed. Since then, majority of the spaces are air conditioned by individual AC units. This is very energy inefficient and creates a maintenance challenges.

**Project Timeline**

Proposed project timeline:
- Design HVAC - September 2021 to February 2022
- Bid HVAC & Windows - March to April 2022
- Construction Windows - May 2022 to October 2022
- Construction HVAC - July 2022 to April 2023

**Other Considerations**

**Impact on Agency Operating Budgets**

The installation of new windows and HVAC upgrades in this request is anticipated to reduce the overall cost of the future operating budget for the campus. Cost reductions will be directly associated with new windows and energy efficient HVAC equipment and upgrades.

**Description of Previous Appropriations**

**Project Contact Person**

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### Project Narrative

#### Human Services

<table>
<thead>
<tr>
<th>Project Narrative</th>
<th>AT A GLANCE</th>
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<tbody>
<tr>
<td></td>
<td>2022 Request Amount: $3,500</td>
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<tr>
<td></td>
<td>Priority Ranking: 10</td>
</tr>
<tr>
<td></td>
<td>Project Summary: $3.5 million is requested to design, renovate, furnish and equip the Old Dietary/Warehouse Building at the Anoka Metro Regional Treatment Center (AMRTC).</td>
</tr>
</tbody>
</table>

#### Project Description

The Anoka Metro Regional Treatment Center (AMRTC) is a state-operated inpatient psychiatric hospital that serves Minnesota. The campus has three main structures – the hospital with six residential treatment units, the Miller Building and the Old Dietary/Warehouse Building.

The Old Dietary/Warehouse Building was built in 1959 to provide kitchen and dining services for the old regional treatment center for mentally ill patients. In the mid 1990’s, the hospital building was built which also encompassed kitchen and dining services. The Old Dietary/Warehouse building was used as support space for the campus, mainly as heated storage. It currently houses a large cache of surplus furniture for use at all DCT sites, a work shop for Community Based Services, and other support functions necessary for operating the campus programs.

Many of AMRTC’s facilities need maintenance or system upgrades to prevent building deterioration and to maximize their use for the future, most of which can be addressed with operating funds and/or the use of asset preservation. However, the scope and total cost of the work proposed for the Old Dietary/Warehouse exceeds the Department of Human Services’ (DHS) ability to use either operating funds or asset preservation appropriation funding. Therefore, this project requires capital funding dedicated specifically to addressing the improvements outlined herein.

#### Project Rationale

The Old Dietary/Warehouse is in very good structural condition; however, there is deferred maintenance estimated at $6.5 million. During the 2018 legislative session, the Department of Human Services (DHS) was appropriated $10 million in asset preservation. One of the projects on the asset preservation list was for envelop upgrades on the Old Dietary/Warehouse including tuckpointing, window and door replacement. This project was designed and construction estimates were triple than the original estimate. The project was put on hold until it was determined how to proceed with requesting additional funds.

With the onset of the COVID pandemic, DCT centralized the purchasing and dispersement of personal protective equipment (PPE) and cleaning supplies. A small warehouse space in the Miller Building was used for storage and packaging/receiving of PPE and supplies. This was very successful in...
acquiring adequate PPE and cleaning supplies for all 200+ DCT sites during the early onset of the pandemic. Economic success was also realized in purchasing bulk orders versus multiple, smaller orders.

**Project Timeline**

Proposed Project Timeline:
- Design - September 2021 to January 2022
- Bid - February 2022
- Construction - April 2022 to January 2023
- Occupancy - March 2023

**Other Considerations**

This project will consist of two parts – the envelop upgrade and renovation of space for a permanent DCT Central Warehouse.

The envelop upgrade will replace all windows and exterior doors (person and overhead doors), which are all original, clean and tuckpoint the entire brick façade, rebuild the existing loading dock, and restore all metal cladding.

The DCT Central Warehouse will require replacement and/or renovation of HVAC components, plumbing, electrical, security, and life safety systems; address fire and life safety, and other building code deficiencies; reconfigure and remodel space; remove and/or demolish nonfunctioning building components necessary to support the programmed use.

Both parts of this project will require abatement of hazardous materials.

**Impact on Agency Operating Budgets**

This project will not impact operational budgets.

**Description of Previous Appropriations**

**Project Contact Person**

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Human Services

Project Narrative

($ in thousands)

Asset Preservation

AT A GLANCE

2022 Request Amount: $10,000
Priority Ranking: 11
Project Summary: $10 million to maintain and the Department of Human Services’ (DHS) capital assets throughout Minnesota. This will ensure that the state-owned DHS facilities used for Direct Care and Treatment services are functional, safe, and in good repair.

Project Description

Asset Preservation funds are used throughout Department of Human Services’ (DHS) state-owned facilities system and are allocated for projects on a prioritized basis based on need and level of deficiency, i.e., 1) critical projects that require immediate action to return a facility to normal operation, stop accelerated deterioration, or to correct a cited safety hazard; 2) projects that will become critical within a short period of time if not corrected expeditiously; and 3) projects that require reasonably prompt attention to preclude predictable deterioration or potential downtime and the associated damage or increased costs if deferred further.

Each of the DHS facilities (including campus-based facilities and state-owned community-based facilities) is responsible for maintaining a dynamic Facility Condition Assessment (FCA), which identifies projects required to preserve the physical plant and facility assets. The FCAs are constantly monitored and updated based on evaluation and immediate need. These plans are comprised of projects directly related to maintaining existing assets, as well as projects to ensure the continued safe, effective, and efficient use of the facilities.

Accordingly, this proposal relates to the repair, replacement, and renewal needs specific to DHS’ state-owned Direct Care and Treatment facilities. As noted above, these needs have developed over time and are under constant evaluation. They represent a system-wide assessment of known facility deficiencies, including, but not limited to:

A preliminary list of the projects, with estimated costs, is included with this proposal.

Project Rationale

Asset preservation funding is essential to support the operations of the Department of Human Services (DHS) residential treatment facilities and community-based program operations. Because of the system-wide magnitude of projects related to deferred maintenance or renewal at the department’s facilities, these projects cannot be addressed with the current level of repair and replacement funding appropriated in the agency’s operating budgets.
Failure to adequately fund this request will only intensify the problem. Deteriorating conditions will worsen and the state’s physical plant assets will continue to decline. Some facility components that are critical to the well-being of the facility’s patients and staff may fail, posing significant health/safety risks to the individuals under DHS’s care. Future costs will likely compound, as complete replacement may become the most cost effective and efficient alternative for addressing related deficiencies.

Funding of this request will enable DHS and its facilities to continue efforts to address deferred maintenance and renewal/replacement needs at DHS’s state-owned facilities used for Direct Care and Treatment services.

**Project Timeline**

**Other Considerations**
Without the requested asset preservation funding, the Department of Human Services (DHS) utilize a large percentage of limited repair/replacement operating funds to address critical and expensive asset preservation projects. This action would limit DHS’s ability to address routine preventative, predictive and corrective facility maintenance. Ultimately, this would compound the existing deferred maintenance problem resulting in a substantial increase in the long-range deferred maintenance and renewal/replacement projects at DHS’s facilities.

**Impact on Agency Operating Budgets**
Asset preservation funding will not impact operational budgets.

**Description of Previous Appropriations**
- 2020 Legislature appropriated $8 million
- 2018 Legislature appropriated $10 million
- 2014 Legislature appropriated $3 million
- 2012 Legislature appropriated $2 million
- 2011 Legislature appropriated $4.7 million
- 2010 Legislature appropriated $2 million
- 2009 Legislature appropriated $2 million
- 2008 Legislature appropriated $3 million
- 2006 Legislature appropriated $3 million
- 2005 Legislature appropriated $3 million
- 2002 Legislature appropriated $4 million

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**Food Shelf Facilities**

**AT A GLANCE**

<table>
<thead>
<tr>
<th>2022 Request Amount:</th>
<th>$20,000</th>
</tr>
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<tbody>
<tr>
<td>Priority Ranking:</td>
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<tr>
<td>Project Summary:</td>
<td>$10 million in GO bonds and $10 million in general funds is requested for statewide, Food Shelf Facilities grants. Two accounts to be created for a total of $20 million: $10 million in General Obligation Funds, and $10 million in general funds.</td>
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**Project Description**

Grants to state agencies, political subdivisions, Tribal Nations, and private non-profit entities to acquire land, predesign, design, construct, or renovate, furnish and equip facilities for food shelves that support individuals and families experiencing food insecurity in accordance with Minnesota Statute 256E.34, Minnesota Food Shelf Program.

This project would improve and expand food shelf options throughout the state. Funds would support:

- Adding additional or expanding food shelves by renovating existing facilities;
- Improving the safety, and sanitation of existing food shelves; and
- Renovation can include extensive reconstruction, addressing accumulation of deferred maintenance, or repair/replacement of building systems and components in danger of failure.

Identified renovation projects would be required to meet all applicable local building codes at the time of project completion.

**Project Rationale**

Minnesota Food shelves provide needed food to low income Minnesotans. Food shelf visits have increased every year by Minnesotans needing food. MN TEFAP has recently increased the income guidelines for food shelf eligibility from 200% to 300% of the Federal Poverty Guidelines. By doing this, people that may not be eligible for SNAP (working poor, individuals with no legal status, etc.) are now eligible to use a food shelf. This has resulted in an increased need for food storage to accommodate larger numbers of food shelf users and food. The pandemic has increased and intensified the need. Recent and upcoming changes to SNAP will increase demand for food shelf services and put increasing strain on this safety net system.

Without funding to improve the infrastructure of food shelf facilities, they will become more and more inadequate at meeting the increasing needs of Minnesotans with low-incomes experiencing food insecurity.
The food shelves are located throughout the state of MN serving all 87 counties. Within the statewide food shelf network, approximately 37% of food shelves are located in the Metro area and 63% are located in Greater Minnesota (140 and 239 shelves respectively).

Access to food shelves not only offers a place to get needed food, it serves as a connection to other supportive programs available in the community. For example, food shelves provide resource and referrals to SNAP, housing and mental health, healthcare, emergency clothing, etc. to those seeking assistance.

The historic under-investment in food shelves (especially in Greater Minnesota) means that in many areas of the state there are still no viable food shelf options. Additionally, providers’ response to the COVID-19 pandemic has strained already underfunded food shelf facilities. Modifications of structures/spaces and on-going wear-and-tear has exacerbated the need for significant investments in the food shelf infrastructure statewide.

Project Timeline
A competitive request for proposal (RFP) process would be used to identify potential projects and applicants statewide. The Office of Economic Opportunity (OEO) proposes a phased RFP process. This approach ensures projects ready for implementation could apply shortly after the close of the legislative session and give other entities time to develop projects and apply at a later date.

General funds in SFY 2022 will remain available for grantees until June 30, 2026.

Other Considerations
In 2017 and 2019 Statewide Food Shelf Manager and Food Shelf Client Survey was sent out to better understand the needs and requests of food shelf clients and food shelf managers so that the hunger relief system could better respond to the needs.

Survey results indicated that food shelves need more freezer/cooler space and dry Storage space in order to expand their food services to meet the increasing demand of Minnesotans experiencing food insecurity. Throughout the pandemic, food shelves reported that there was more food than they could take because they lacked capacity to safely and appropriately store the food, reporting storage and distribution challenges made more problematic by the pandemic.

For the 2021 legislative session the Food Shelf Coalition, on behalf of five food shelves submitted a request of $7.385 million for food shelf infrastructure needs. Individual requests in the proposal ranged from $385K to $3m, averaging $1.477 million. These few requests indicate a pent up need made more visible throughout the last year as needs of food shelf recipients have increased rapidly.

Impact on Agency Operating Budgets
Local projects are required to have sufficient, ongoing operating funds to be eligible. DHS will not operate the facilities. Administering these funds would require hiring 1 FTE contractual position for
SFY 2022 and SFY 2023.

**Description of Previous Appropriations**
There has been no previous appropriation for Food Shelf Facilities

**Project Contact Person**
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Human Services

<table>
<thead>
<tr>
<th>Project Narrative</th>
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<td>Johnson Hall Demolition</td>
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### AT A GLANCE

- **2022 Request Amount:** $475
- **Priority Ranking:** 13
- **Project Summary:** $475,000 is requested in general fund dollars to demolish Johnson Hall on the St. Peter campus. This request includes demolition, hazardous abatement, utilities capping and disconnect, and site restoration.

### Project Description

The demolition of Johnson Hall would include hazardous surveying and abatement, capping and disconnect of utilities, above and below ground demolition of the building, tunnel removal and capping, sidewalk and paving removal, rubble grinding and disposal, fill material, landscape grading, top soil and seeding.

### Project Rationale

Johnson Hall is located on the lower campus of the St. Peter Regional Treatment Center. It was built in 1961 and first occupied in 1962. The building was originally designed and constructed as a dormitory for nurses that work at the campus. Upon discontinuation of the nursing program, the building was utilized for a Chemical Dependency Program, followed by the Minnesota Security Hospital Transition Program. The building has been vacant since Spring 2017.

The building suffers from a multitude of design shortcomings in general and specific to potential uses by the campus. The result is relatively poor overall functional utility, with the following addressing functional issues.

The design of the building is both multi-level and split-level. The result is a total of six different floor elevations with relatively small floor plates. Increased operational costs result from the necessary staffing of multiple floors. This contracts with modern building design that is one level with centralized staff stations.

Drawbacks of building design also include heightened safety and security concerns. Site lines are not optimum in terms of monitoring and observing activity. Multiple narrow stairways generate security concerns and are also challenging to those with physical impairments.

The design as a dormitory and the corresponding floor plan are not a good match to current space needs and best operational practices. Altering the floor plan is neither practical nor financially feasible.
In 2018, DCT declared Johnson Hall surplus to operational needs. In early 2019, an appraisal was conducted. Johnson Hall was appraised with a negative $200,000 value. The most recent Facility Condition Assessment (FCA) rated the building as "Poor" and a deferred maintenance of over $5 million.

**Project Timeline**

- Proposed project timeline:
  - Bid - August 2021
  - Demolition - September 2021
  - Ground Restoration - October 2021

**Other Considerations**

**Impact on Agency Operating Budgets**

This project will not have any impact on operating budgets.

**Description of Previous Appropriations**

**Project Contact Person**

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## Human Services

### Project Narrative

#### Security Systems Upgrades

**AT A GLANCE**

<table>
<thead>
<tr>
<th>2022 Request Amount:</th>
<th>$5,484</th>
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<tbody>
<tr>
<td>Priority Ranking:</td>
<td>14</td>
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<tr>
<td>Project Summary:</td>
<td>$5.484 million is requested to improve patient and staff safety at Direct Care and Treatment (DCT) facilities. This project will include the installation of new and upgraded essential security systems and electronic monitoring tools, and physical modifications to enhance the safety and security of our staff and patients.</td>
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**Project Description**

1. Add new and upgrade/replace current security systems, communications and security monitoring systems at DCT facilities. This effort will address the following areas:
   - **Security Systems**: Fence detection, 2 point access (card readers and keypad), key boxes
   - **Communications**: Upgrade current communications systems including person down systems, 800 MHz Radios, digital radios
   - **Monitoring & Surveillance Equipment**: Enhance security surveillance with 1,700 new cameras and on-going replacement of over 5,000 standardized interior and exterior security cameras and associated monitoring systems.

2. Design and construction for physical modifications to enhance security (ie. eliminate dead end corridors, enclose nurses stations, etc.) and modifications for existing building components to work with upgraded systems and tools (ie. door frames with magnetic locks).

**Project Rationale**

Direct Care and Treatment (DCT) provides an array of about 200 geographically dispersed specialized inpatient, residential and treatment programs and services for people with mental illness, intellectual disabilities, chemical dependency, brain injury and civilly-committed sex offenders that providers do not serve. This request will support security improvements and replacements at the facilities which will create a safe and secure environment.

DCT security systems and electronic monitoring tools are critical to safely operating a secure health care system, 24/7, 365 days/year. The needs of the population served within DCT require a variety of electronic systems and equipment to ensure the safety and security of the facilities, the clients/patients, the staff and the public.

These electronic systems and equipment include both software operating systems and the equipment.
those systems operate on. Many of the systems also require hardware operating equipment to function appropriately; and many of our facilities existing security system have failed, and continue to fail because of outdated systems or systems that are no longer supported.

In addition, several DCT sites and facilities need to be modified and fitted with modern security measures. This will require design, construction and installation coordination of the upgraded security systems and electronic monitoring tools.

Project Timeline

Other Considerations

Impact on Agency Operating Budgets
   This project will have no impact on the operating costs for the program.

Description of Previous Appropriations
   2017 Legislature appropriated $2.25 million to upgrade/improve patient and staff safety at Anoka Metro Regional Treatment Center.

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