



US Department of the Interior

Indian Affairs

Public Safety and Justice Facilities Construction

Site Assessment-Capital Investment Pilot

Tribal Consultation

March 23, 2021



Presentation Overview

- Introduction
- What is the Site Assessment – Capital Investment (SA-CI)?
- Why SA-CI?
- Background on Education SA-CI Program
- Components of SA-CI
- Possible PS & J Eligibility Criteria
- Looking Forward



Introduction

- IA would like a data driven process to prioritize public safety and justice facilities (PS&J) facilities.
- IA implemented a data driven prioritization approach to improving the condition of school facilities funded by the Bureau of Indian Education (BIE).
- IA is now considering adopting this approach for PS&J facilities.



Funding History

Congressional Appropriations for PS&J Facility Construction Replacement*

- ARRA 2009/2010: Detention Ctr. Maint. & Repair: \$7.3M**
- 2011 – 2017 Enacted: \$ 0.00
- 2018 Enacted: \$ 18,000,000
- 2019 Enacted: \$ 18,000,000
- 2020 Enacted: \$ 25,500,000
- 2021 Enacted: \$ 25,500,000

*Excludes funding for Employee Housing, Facilities Improvement and Repair, Fire Safety Coordination, and Fire Protection

**5 Major FI&R Projects



Status of Major Projects

Hopi Detention AZ, in planning phase

- 60 bed facility,
- acquisition type FAR,
- award design-build contract in FY 21 Q2,
- expected completion date Feb 2023

Blackfeet Detention MT, in planning phase

- 45 bed facility,
- acquisition type is TBD,
- award design-build contract in FY 21 Q2,
- expected completion date Feb 2023

Project estimated costs will consume available funding.



Purpose

- Adopted approach would comprehensively assess conditions of all public safety and justice facilities and determine a holistic site-by-site solution to get all the facilities to a “good” status and keep them there.
- IA would use that comprehensive assessment to replace, renovate, and/or repair PS&J facilities.
- We would like your input on the eligibility criteria for these construction assessments.



What is “Education SA-CI”?

Goal of Education SA-CI

Implement a comprehensive approach to assessing the conditions of BIE-funded schools, develop a holistic site-by-site solution to provide a safe, secure, healthy, operationally modern, and long-lasting campus to support BIE’s mission in providing quality education opportunities.



Education SA-CI History

Addressed the 12/2011, Negotiated Rulemaking Committee final report, Broken Promises, Broken Schools: Report of the No Child Left Behind School Facilities and Construction Negotiated Rulemaking Committee (NCLB Report).



NCLB Recommendation

“The New School Replacement and Renovation Program should allow for a mixture of replacement and renovation activities. Some schools can be modernized with a combination of new and renovated buildings and might not require a complete campus replacement.”



NCLB Footnote

“Year by year, changes in the priority list may have been due to schools not being able to find suitable building sites during design, repairs made using funds from the FI&R and facilities replacement program that obviated the need for New School Replacement, or other individual reasons. However, the broad view in Indian Country was that the list changed as individual tribes with political connections were able to reorganize and prioritize the list according to their needs, rather than the needs of all Bureau-funded schools.”



Why SA-CI?

- The “NCLB process” was implemented for the first and only time in 2015.
- The process to identify eligible schools, review, score and rank those eligible schools took 10 months.
- IA developed the SA-CI Pilot as to avoid the mistakes for the past as stated in the Report.
- SA-CI Pilot provided for significant improvements in timing, transparency and collaboration beyond NCLB.



The SA-CI Approach

- A collaborative and transparent process
- School notification and orientation;
 - Comprehensive third-party technical site assessment;
 - 3-P report detailing the probable costs needed to bring the campus to a rating of ‘Good’; and
 - Collaborative initial Program of Requirements (POR) based on the updated IA Space Guidelines.



Implementing Education SA-CI

- The process received overwhelming support from Tribes, particularly those without the resources and capacity to compete.
- IA reduced the NCLB 10-month process to a one-month FY Q4 data-driven, prioritization process.



Education SA-CI Pilot History

March of 2019, IA identified 10 schools eligible for a site assessment

- IA conducted the assessment involving IA, BIA, BIE, Tribal and School support
- Third-party contractor to conduct a comprehensive technical assessment of the schools building, grounds, and utility infrastructure and provide the technical report
- IA used the Report along with other available data and observations to make one of 4 recommendations:
 - 1) Replace the School,
 - 2) Replace/consolidate a limited number of buildings,
 - 3) Initiate a major renovation and/or focused facilities improvement & repair (FI&R), or
 - 4) Execute some combination of 2 & 3.
- 8 of 10 schools identified for the SA-CI FY 2019 Pilot completed the process in less than one year.
- IA Facilities Investment Review Board approved the recommendations.



PS & J Eligibility Criteria

Q1 Each FY, IA to review facilities to determine which are eligible to be assessed using the following six criteria, in the order presented:

1. Facility has an FCI of 0.10 or greater (for those facilities which have data entered in Maximo).

Facility Condition Index (FCI) is calculated for an asset (building) by dividing the total **deferred** maintenance for the asset by the current replacement value (CRV) for the asset. $FCI = \text{Total DM} / \text{CRV}$.



2. Current facility is 50 years old or older and does not meet space requirements as outlined in current edition of Justice/Detention Facilities Space Criteria, as published by Bureau of Indian Affairs, Office of Facilities Management and Construction.



Eligibility Criteria cont.

3. Facility was recently closed due to either safety issues or natural disaster, which were not easily addressed.
4. Facility is an adaptive re-use/renovation of existing buildings, to address immediate need when converted.
5. Based on analysis of inmate population and number of admissions/intakes over the most recent five years data, facility is consistently at or over design capacity.



Eligibility Criteria cont.

6. Lack of proximity to the following:
 - a. IHS healthcare facility
 - b. Other public healthcare facility
 - c. Tribal court facilities as established by each jurisdiction.

Are there other data driven criteria to consider?

Excluded from consideration of eligible facilities:

Facilities currently undergoing replacement or major renovation and those which would have already been selected for a site assessment.



Subsequent to Site Assessment

Each subsequent site assessment would include the following:

- Preliminary information for each site.
- Third party (contractor) technical assessments
- Coordinated on-site review of campus
- Assessment of employee housing conditions and needs.



Preliminary Information

- General: Age, FCI (if available) current use, gross square footage, existing DM work orders, current replacement value (CRV), site map, latest facility condition assessment (FCA)
- List of historic trends on number of detainees and average length of stay.
- Date constructed or renovated to become a PS&J facility.
- Any recent closures due to either safety issues, or damage sustained by the facility due to outside forces.
- Review of safety deficiencies.
- Travel distance to healthcare facilities (either IHS or public/private), as well as locations of tribal court facilities.



Third Party Technical Assessments

- Areas to assess:
 - structural integrity, geotechnical survey, energy efficiency, areas for sustainability improvements, major systems condition and efficiencies, and over all site utility infrastructure condition and capacity.
- 3-P contractor to work closely with OJS to ensure specific issues unique to each facility are addressed.
- 3-P contractor to submit comprehensive report to DFMC for inclusion in the overall site assessment analysis; DFMC to provide copy to facility and Tribe.



Coordinated On-site Review

- IA, Tribe, facility representative.
- Validate the A-E report.
- Assess existing and future needs, capabilities, operational deficiencies, and technical requirements for a safe, secure facility.
- Identify other facility program requirements.
- Support final report and recommendations.



Project Plans & Recommendations

- IA to compile all available information and results of the on-site assessment (A-E report, coordinated on-site review, and other information) to develop a site project plan and justification with team participants.
- Site project plans result in one of four recommendations:
 - Replace the facility;
 - Replace/consolidate a limited number of buildings;
 - Initiate a major renovation and/or focused facilities improvement & repair (FI&R); or
 - Execute some combination of 2 & 3 above.
- Facilities Investment Review Board (FIRB) review/approval.



Your Questions?
Your Thoughts?
Your Ideas?
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