



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF GENERAL SERVICES

OFFICE OF THE SECRETARY

717-787-5996

To: John E. Wetzel  
Secretary of Corrections

From: Julien Gaudion   
Deputy Secretary for Property & Asset Management, DGS

Date: January 25, 2017

Re: DGS Input for Potential Facility Closures

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The Department of General Services has no specific recommendations regarding the specific prison to be selected from the closure list. Once the specific prisons have been selected for closure and a vacancy target date has been established, DGS will work collaboratively with DOC and the legislature through the disposition process. Previously, DGS assisted DOC with the sales of SCI Greensburg and SCI Cresson. This experience allowed DGS to develop a clear process for disposition of prisons and to better navigate any challenges which may develop during the disposition process.

Understanding the large carrying costs associated with maintaining a closed facility, DGS is committed to taking all steps necessary to prepare the property for sale once the decision is made to close specific prisons and declare them as surplus real property. DGS will first ensure no other Commonwealth agency has a need for the property and then proceed with the surplus property disposition process. The disposition process involves communication with the local legislators, obtaining an appraisal of the property, boundary survey/subdivisions, a title report and environmental reports and determining the most appropriate conveyance process.

The property can be conveyed to a local Redevelopment Authority (RDA) (without further legislation) or conveyed through enabling legislation. The enabling legislation will either be for a direct conveyance directing DGS to convey the property to a specific entity or legislation enabling DGS to prepare an Invitation to Bid to sell the property to the highest bidder.

Attached, please find utility and property data for the facilities on the closure list to assist in the process.

DGS stands ready to assist the Department of Corrections (DOC) with disposition of surplus property. Please let us know how we can be of assistance through this process.

Enclosures

**Data Extracted from the *Utility Usage Report for 2015–2016***  
**Departments of Agriculture, Corrections, Human Services,**  
**Labor and Industry, and Military and Veterans Affairs**  
 compiled by the Penn State Facilities Engineering Institute

**Table 2. Energy Consumption and Costs 2015–2016**

Facility	Energy Sources Utilized							Total Energy (mmBtu)	Total Energy Cost (\$)	Energy Cost (\$/mmBtu)	Total Building Area (sq-ft)	Property Acreage (acres)	Energy Utilization Index (Btu/sq-ft)
	Anthracite	Bituminous	Gas	Landfill Gas	Oil	Electric	Steam						
SCI Frackville					x	x	x	91,746	\$1,180,233	\$12.86	222,227	200	412,847
SCI Mercer						x		49,405	\$905,117	\$18.32	519,982	300	85,014
SCI Pittsburgh			x			x		119,300	\$1,018,325	\$8.54	564,698	18	211,263
SCI Retreat			x		x	x		115,521	\$1,029,700	\$8.91	276,253	260	418,172
SCI Waymart	x		x		x	x		157,821	\$1,248,666	\$7.91	758,997	300	207,934

Note: Property Acreage provided by Department of General Services Bureau of Real Estate.

**Table 3. Utility Usage and Cost per Resident 2015–2016**

Facility	No. of Residents	Total Building Area (sq-ft/ Resident)	Total Energy (mmBtu/ Resident)	Total Energy Cost (\$/ Resident)	Electricity (kWh/ Resident)	Electricity Cost (\$/ Resident)	Water (gal/ Resident)	Water Cost (\$/ Resident)	Sewage (gal/ Resident)	Sewage Cost (\$/ Resident)
SCI Frackville	1,170	190	78	\$1,009	5,529	\$379	73,129	\$218	53,190	\$137
SCI Mercer	1,446	360	34	\$626	10,009	\$626	48,043	\$330	47,386	\$162
SCI Pittsburgh	1,747	323	68	\$583	4,214	\$316	392,290	\$716	272,605	\$398
SCI Retreat	1,090	253	106	\$944	4,835	\$411	71,230	\$608	62,265	\$343
SCI Waymart	1,466	518	108	\$852	4,932	\$350	55,681	\$64	62,029	\$244

**Table 4. Central Boiler Plant 2015–2016**

Facility	Makeup	Heating Degree Days	Peak Steam Demand (lbs/hr)	Fuel Cost	Operation & Maintenance Cost	Total Operation Cost	Unit Cost Total Operation (\$/mbs)	Average Boiler Efficiency
SCI Frackville (1)	---	6,291	---	\$735,208	\$3,879	\$739,087	\$11.00	---
SCI Pittsburgh (2)	4%	4,875	15,697	\$450,070	\$470,310	\$920,380	\$178.43	---
SCI Retreat	46%	4,418	24,707	\$578,325	\$777,839	\$1,356,164	\$16.37	85%
SCI Waymart	1%	5,298	23,000	\$733,816	\$611,381	\$1,345,197	\$14.24	71%

**Notes:**

SCI Mercer does not have a central plant.

The inaccuracies of steam and fuel flow metering frequently result in erroneous production, usage, and efficiency data.

(1) Purchased steam; all report parameters may not apply. Efficiency not applicable.

(2) Excessive or minimal Average Boiler Efficiency not shown.

**Table 4A. Boiler Performance 2015–2016**

Facility	Fuel Type	Boilers	Steam Capacity (lbs/hr)	Steam Generated (mbs)	Fuel Consumed	Fuel Consumed (mmBtu)	Central Plant Fuel Cost	Central Plant Fuel Cost (\$/mmBtu)	Average Boiler Efficiency
SCI Frackville (1)	Steam	---	---	62,092	62,092 mbs	62,092	\$625,456	\$10.07	---
	Oil	2	45,000	5,096	53,278 gal	7,459	\$109,752	\$14.71	68%
SCI Pittsburgh (2)	Gas	3	49,900	5,379	88,998 mcf	91,668	\$450,070	\$4.91	---
SCI Retreat (2)	Gas	1	20,000	81,367	92,392 mcf	95,164	\$552,534	\$5.81	---
	Oil	3	75,000	1,480	13,250 gal	1,855	\$25,791	\$13.90	80%
SCI Waymart	Anthracite	3	62,000	49,222	2,768 tons	70,030	\$398,975	\$5.70	70%

**Notes:**

SCI Mercer does not have a central plant.

The inaccuracies of steam and fuel flow metering frequently result in erroneous production, usage, and efficiency data.

(1) Purchased steam; all report parameters may not apply. Efficiency not applicable.

(2) Excessive or minimal Average Boiler Efficiency not shown.

**Table 5. Electricity Consumption and Costs 2015–2016**

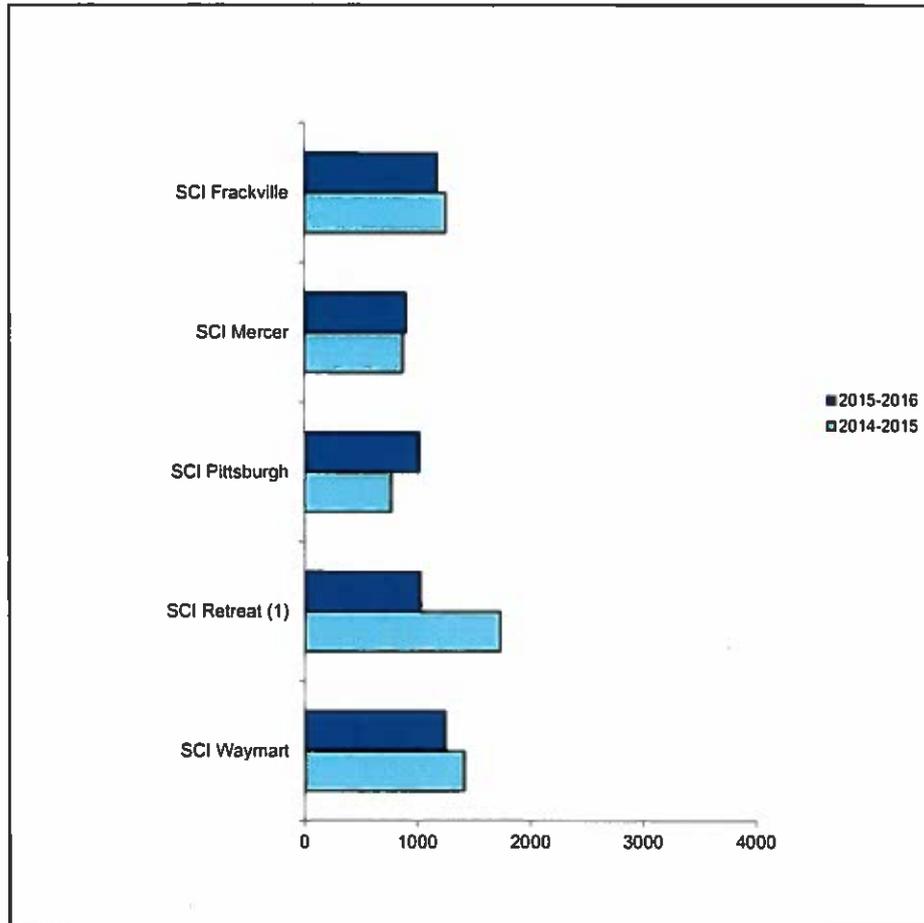
Facility	Total Building Area (sq-ft)	Property Acreage (acres)	Heating Degree Days	Cooling Degree Days	Electricity Consumed (kWh)	Electricity Consumed (kWh/sq-ft)	Peak Demand (kW)	Peak Demand (W/sq-ft)	Load Factor	Electricity Cost (¢/kWh)	Total Electricity Costs	Electricity Cost (\$/sq-ft)
SCI Frackville	222,227	200	6,291	760	6,469,509	29.1	1,050	4.7	0.74	6.85	\$443,335	\$1.99
SCI Mercer	519,982	300	5,990	888	14,475,663	27.8	3,550	6.8	0.65	6.25	\$905,117	\$1.74
SCI Pittsburgh	564,698	18	4,875	1,093	7,362,125	13.0	1,923	3.4	0.59	7.50	\$552,430	\$0.98
SCI Retreat	276,253	260	4,418	1,302	5,270,933	19.1	995	3.6	0.62	8.50	\$447,809	\$1.62
SCI Waymart	758,997	300	5,298	984	7,232,714	9.5	1,364	1.8	0.68	7.09	\$513,150	\$0.68

Note: Property Acreage provided by Department of General Services Bureau of Real Estate.

Table 6. Water, Sewage, and Miscellaneous Utilities Costs 2015–2016

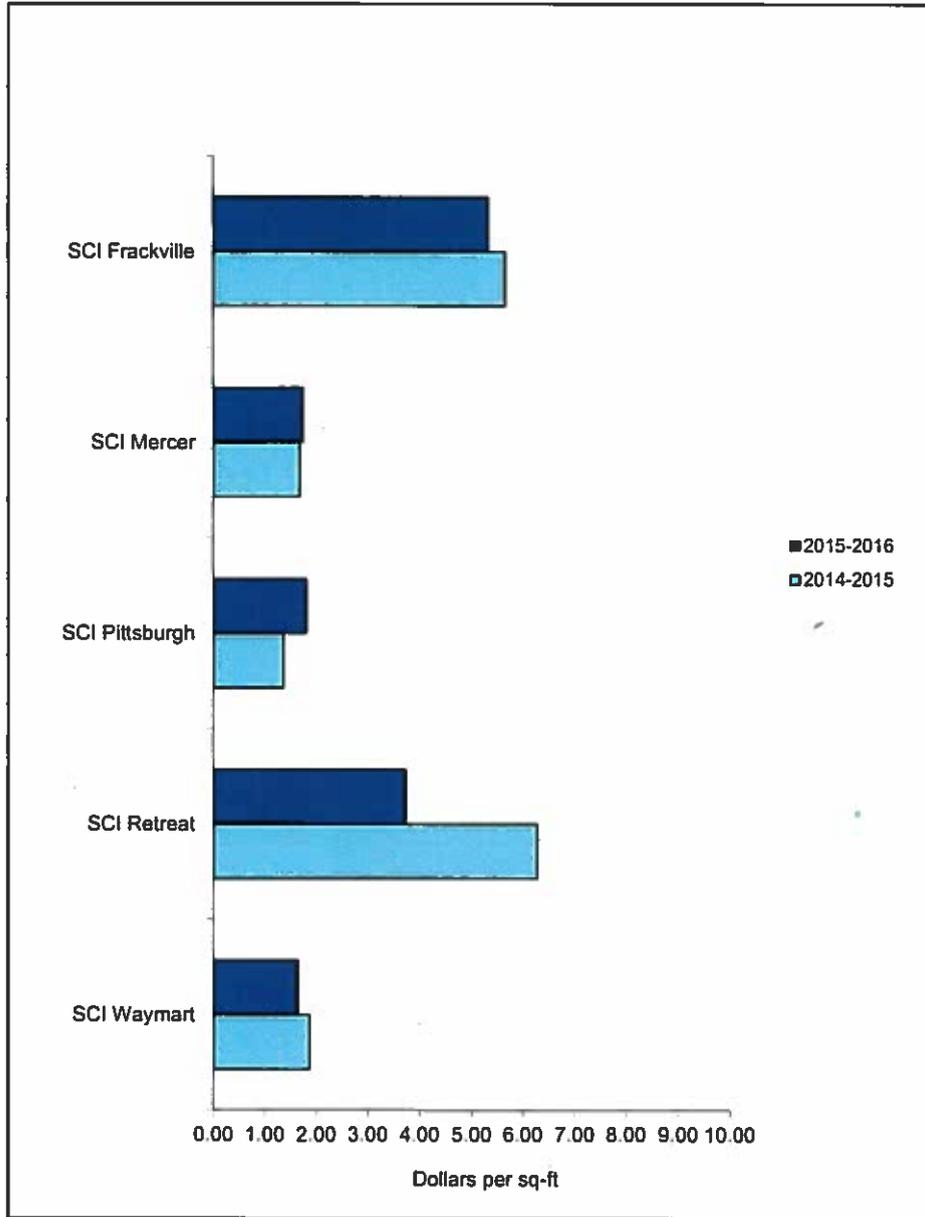
Facility	Water (mgal)	Water Cost (\$/mgal)	Water Cost	Sewage (mgal)	Sewage Cost (\$/mgal)	Sewage Cost	Sewage & Water Cost (\$/sq-ft)	Misc Gas (mcf)	Misc Gas Cost	Misc Gas (\$/mcf)	Misc OH (gal)	Misc OH Cost	Misc OH (\$/gal)
SCI Frackville	85,561	\$2.97	\$254,523	62,232	\$2.57	\$159,930	\$1.86	---	---	---	819	\$1,690	\$2.06
SCI Mercer	68,486	\$6.87	\$477,372	68,536	\$3.42	\$234,124	\$1.37	---	---	---	---	---	---
SCI Pittsburgh	685,288	\$1.82	\$1,250,166	476,219	\$1.46	\$694,499	\$3.44	2,432	\$15,825	\$6.51	---	---	---
SCI Retreat	77,659	\$8.54	\$663,237	67,884	\$5.51	\$373,932	\$3.75	498	\$3,566	\$7.16	---	---	---
SCI Waymart	81,651	\$1.16	\$94,413	90,961	\$3.94	\$358,193	\$0.60	---	---	---	798	\$1,700	\$2.13

**Chart 1. Total Energy Costs  
2015–2016 vs. 2014–2015**

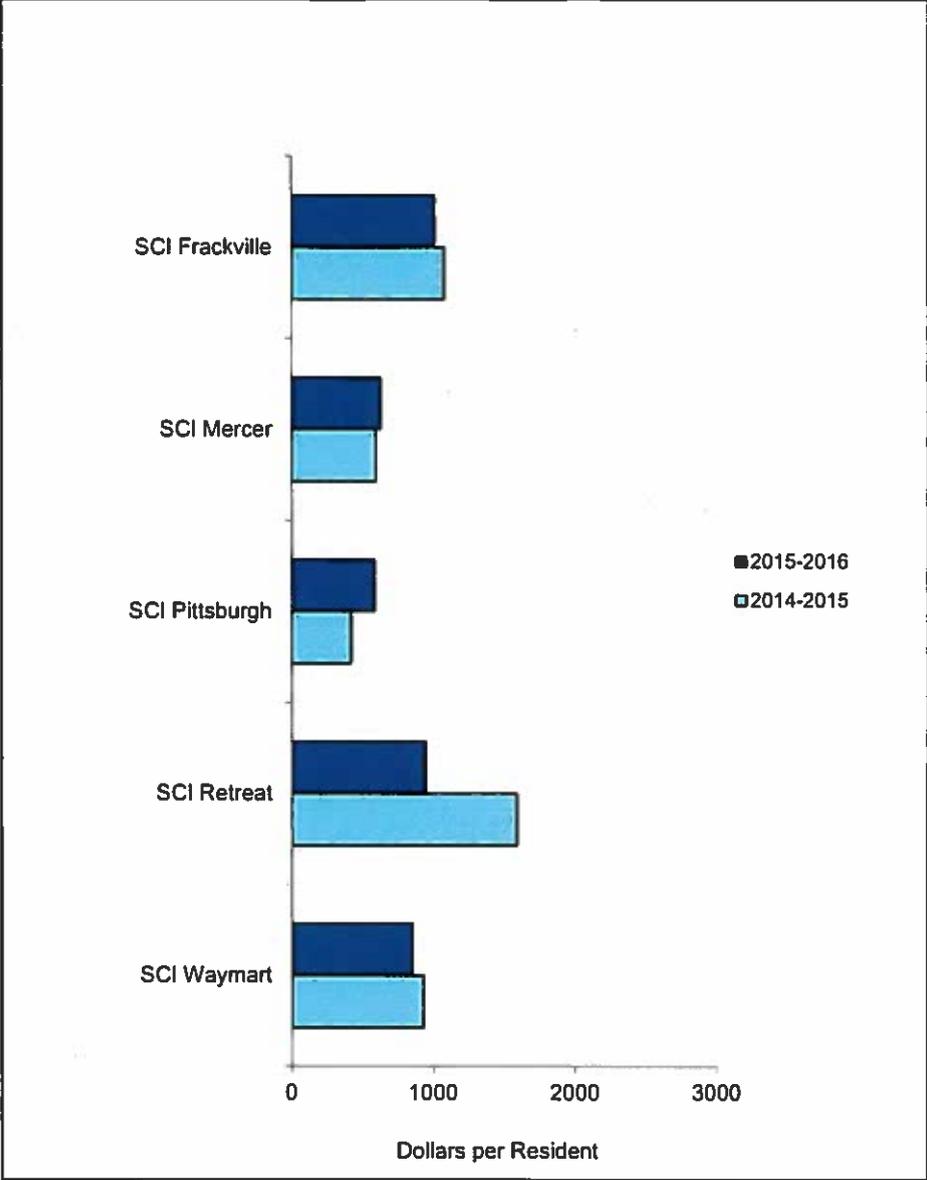


(1) Switched to natural gas as primary fuel.

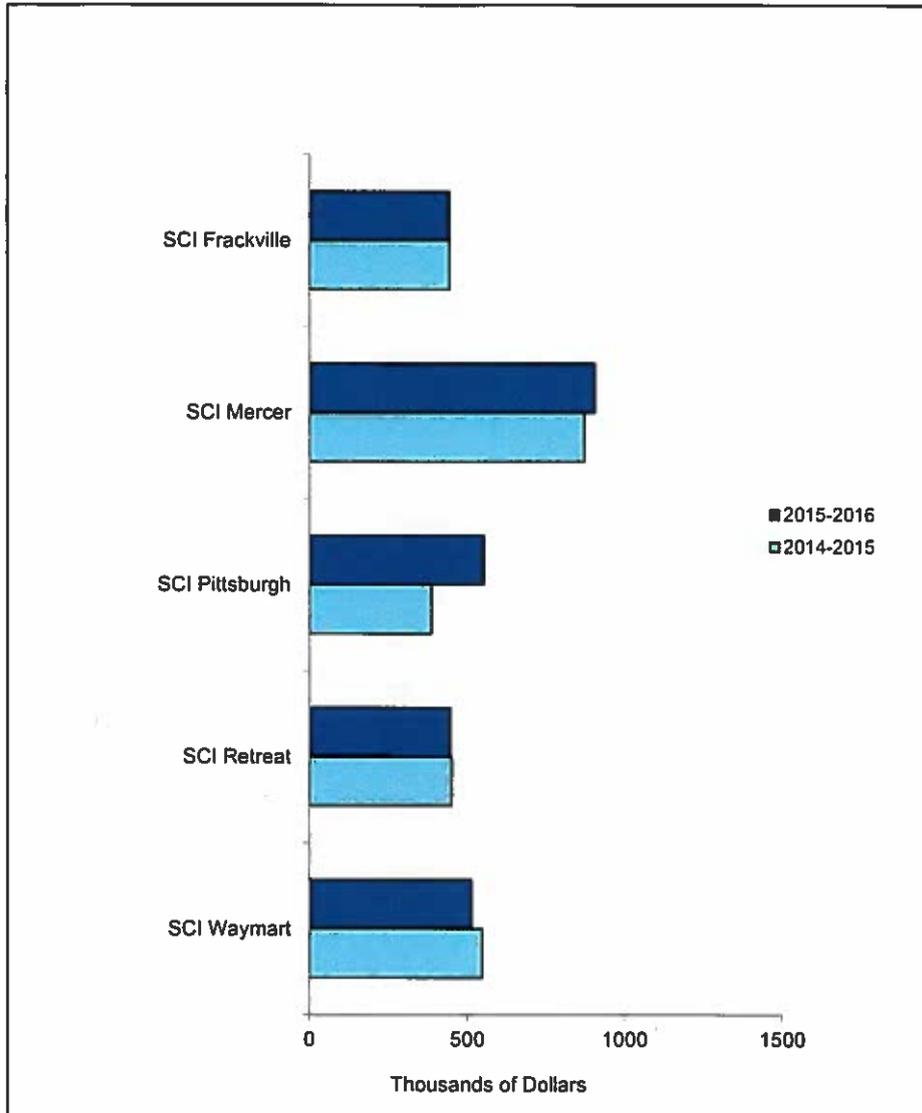
**Chart 2. Energy Cost per sq-ft  
2015–2016 vs. 2014–2015**



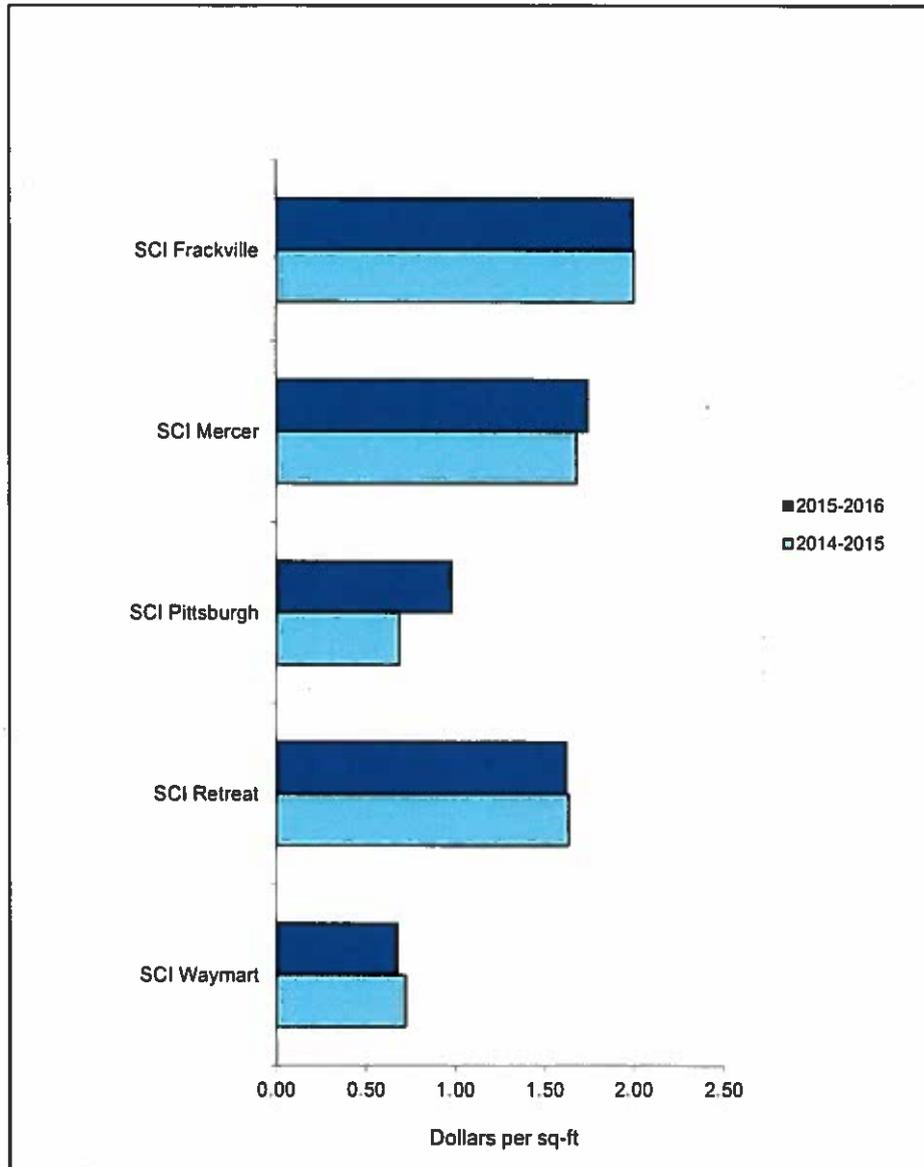
**Chart 3. Energy Cost per Resident  
2015–2016 vs. 2014–2015**



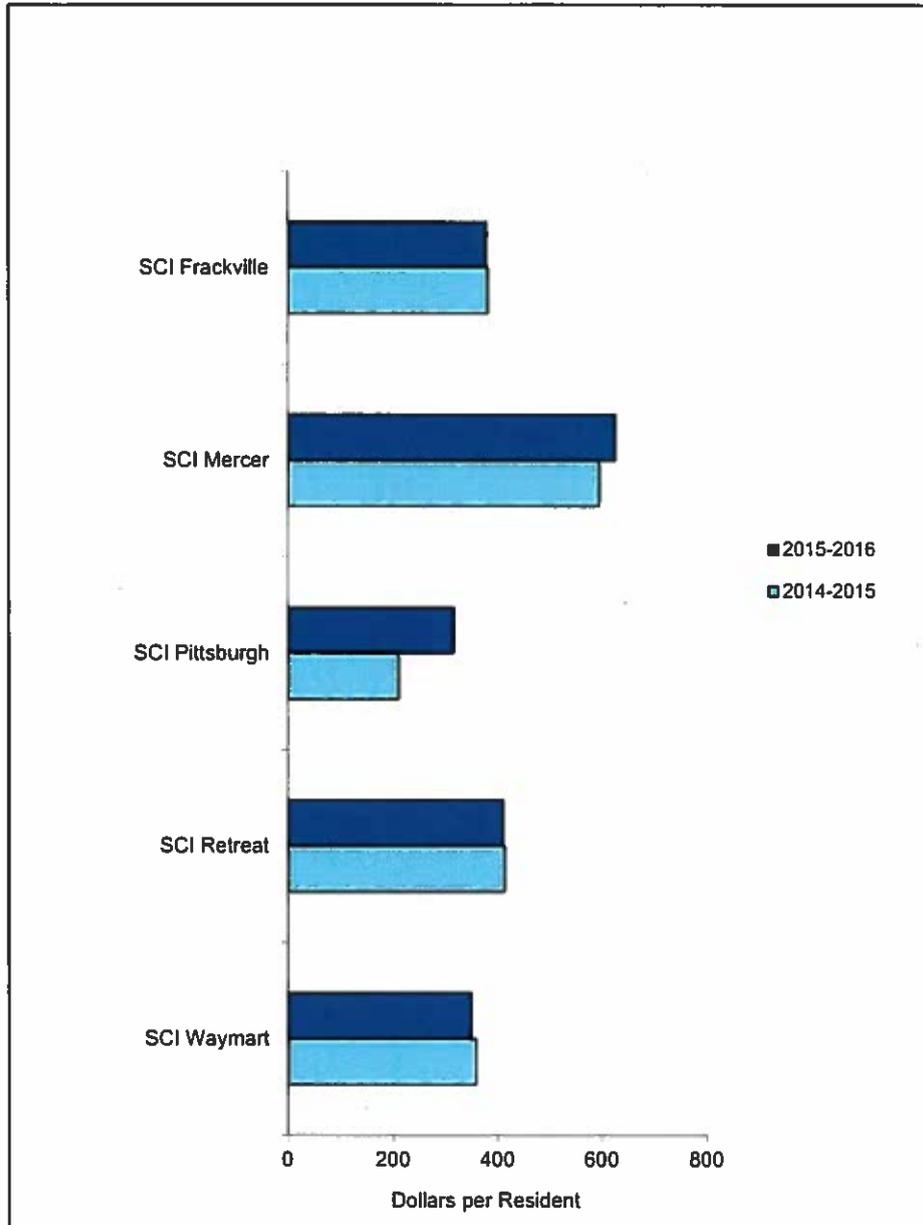
**Chart 4. Electricity Costs  
2015–2016 vs. 2014–2015**



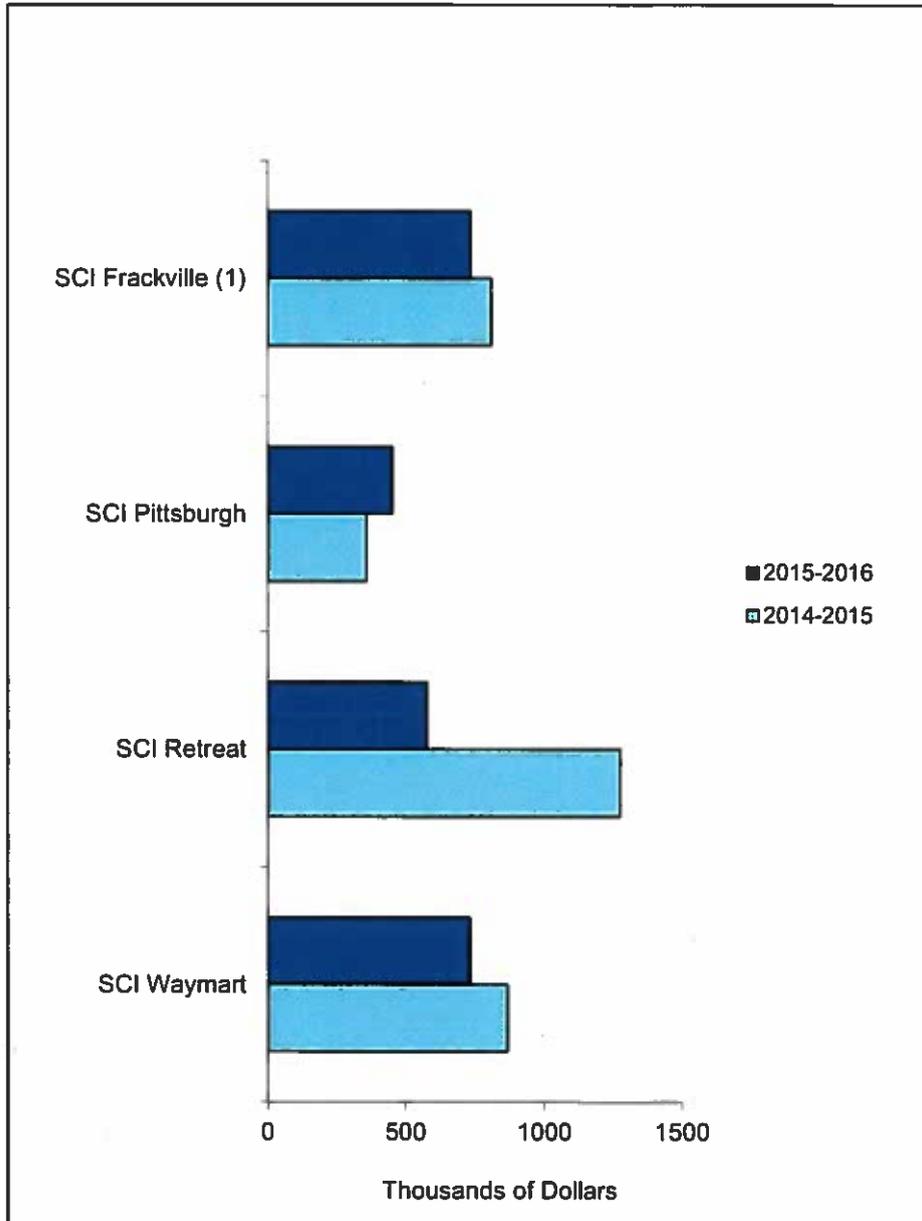
**Chart 5. Electricity Cost per sq-ft  
2015–2016 vs. 2014–2015**



**Chart 6. Electricity Cost per Resident  
2015–2016 vs. 2014–2015**



**Chart 7. Total Central Plant Fuel Costs  
2015–2016 vs. 2014–2015**



Note: SCI Mercer does not have a central plant.  
(1) Includes steam purchased.

**Chart 8. Water and Sewage Cost per Resident  
2015–2016 vs. 2014–2015**

