

# Adult Corrections Facility Replacement Project



Americas

Justice

The Adult Corrections Facility Replacement Project is set to replace Her Majesty's Penitentiary in St. John's, one of Canada's oldest operating prisons.

Originally constructed in 1859, the current site acts as the primary facility for housing medium and maximum-security male prisoners in the region.

At 295,220 square feet, the new two-storey facility will be built at a cost of \$692.8 million and will enhance and expand the scope of correctional services. Features include:

- 395 beds,
- Services for female residents,
- A Health Services Unit and expanded Resident Program and Recreation Services, and
- Modern training and wellness space for support staff and correctional officers.

The anticipated timeline is 50 months of construction, with completion expected in fall 2029.

## Project facts

### Location

St. John's, Newfoundland and Labrador, Canada

### Client

Government of Newfoundland and Labrador

### Cost of Construction

C\$698.2 million

### Consortium

New Avalon Corrections Partners

### Plenary Americas' role

Developer

Equity investor

### Equity Investor

PCL Investments Inc.

### Design-Builder

PCL/Marco, A Joint Venture

### Architect

Parkin

### Services

Johnson Controls

### Financial close date

July 2025

### Contract terms

Construction plus 30 years, DBFM

### Project website

<https://www.gov.nl.ca/ti/works/major-building-construction-project-updates/new-adult-corrections-facility/>



## Sustainability features

The project is being delivered as critical public infrastructure and is designed to achieve **LEED Silver certification**, demonstrating a strong commitment to environmental responsibility. It will feature energy-efficient heating and cooling systems, water-saving fixtures, and sustainable building materials to reduce environmental impact and lower long-term operating costs. The design follows modern best practices to ensure the facility is safe, efficient, and built to serve the Province's needs for decades to come.

## Design features

Scope includes:

- Construction of a modern correctional facility equipped with advanced security systems.
- Dedicated spaces for inmate programming, recreation, mental health, and addiction services.
- Health services units and administrative support facilities.
- Site development including landscaping, parking, and supporting infrastructure.
- Lifecycle maintenance and repair services under the DBFM agreement.

## Local economic impacts

The new facility represents a significant improvement over the outdated and overcrowded Her Majesty's Penitentiary, offering modern spaces that support better detention conditions and overall well-being for inmates and staff. It will provide improved access to mental health and addiction services, as well as space for education, recreation, and rehabilitation programs. These enhancements will support the development and implementation of policies and programs that give individuals a better chance to return to their communities and avoid reoffending. The Project will emphasize local job creation and training opportunities during construction, encouraging the participation of apprentices, women, and other underrepresented groups in the skilled trades.