Sacramento County Correctional Facility Master Planning Services

Phase I/II Report: Functional Assessment and Projected Needs

Section 7.0 - Facility Conditions & Accessibility Assessment

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7.0 FACILITY CONDITIONS & ACCESSIBILITY ASSESSMENT

7.1 Introduction

Section 7.0 provides a summary of the reports and resources delivered by Bureau Veritas in conjunction with the Sacramento Facility Master Plan.

7.1.1 Investigation

Introduction

The purpose of a facility conditions assessment (FCA) is to perform an evaluation of a building's physical condition, infrastructure, a system to identify maintenance deficiencies, estimate repair costs, and plan long-term capital improvements. As part of the FCA, an ADA/Accessibility assessment is also conducted to identify physical barriers in a public facility, including a jail, for people with disabilities. Performing this assessment ensures compliance with Title II of the Americans with Disabilities Act and Title 24, Part 2, Chapter 11B of California Building Code. It facilitates creating a prioritized plan for remedial action and cost estimating.

The Programming Team evaluation of the condition and accessibility of the two jail facilities included the following investigation:

- Assemble, inventory, and review available documents germane to the Mays et al. v County of Sacramento Consent Decree available online from public sources and the County.
- Request, inventory, and analyze additional documentation and data from the County applicable to capacities, operations, and assets for the preparation of projections, assessments, summaries, approaches, presentations, reports, and rough order of magnitude (ROM) cost estimates.
- Perform site views, stakeholder workshops and interviews of key personnel by teams including architects, professional engineers (including structural and hydrology), programmers, designers, statisticians, consultants, doctors and mental health therapists in design, planning, programming, engineering, facility assessment, maintenance, cost, security, medical and mental health fields.
- The scope did not include invasive testing, performance of a net-zero study, including the preparation of construction documents, including upgrades to infrastructure, product information or specifications, the development of off-site facilities, and development of regulatory compliance matrixes.
- Document through field notes, floor plans, inventories, matrixes and photographs of the as-built and existing site conditions, use, capacity, opportunities, and limitations at the Sacramento Main Jail and Rio Cosumnes Correctional Center.

The assessments resulted in the generation of the reports and cost estimates attached as appendices to this report and discussed in further detail below. The County will be provided with access to spreadsheets and software to generate filtered reports based on available data.

7.1.2 Project Cost Summary

Project Cost Summary

The basic Facility Condition Assessment reports for the Sacramento Main Jail (MJ) and Rio Cosumnes Correctional Center (RCCC) include the projected cost of replacing systems and components of systems as they reach the end of their intended life cycle at each facility. The costs in the FCA reflect primarily the direct cost of replacing equipment or systems as individual "trade" costs and do not include costs related to undertaking a larger scale project that may involve a general contractor, construction manager, or design/builder.

Additionally, given the unique nature of each facility, several other key factors beyond kind-for-kind replacement were identified in addition to the base FCA Costs as further detailed below. Common issues included:

- Repair/Replacement/modernization of detention equipment – doors, locks, operators, monitors etc.
- An allowance for enhanced technology which does not exist as a full system under FCA replacement
- ADA improvements as mandated by Mays and detailed in the FCA and ADA reports.
- Unfunded Capital Expenditures in the five-year Capital Plan which the FCA assumed to be part of current budgeting, however Sacramento Department of General Services (DGS) has stated that until funded these are still considered unfunded liabilities
- Life cycle replacement cost analysis and impact of alignment with the Sacramento County CAP

Facility specific issues included:

- The MJ requires repair/replacement/modernization of electronic security systems—(current system operates on outdated systemwhich is no longer supported by Microsoft, and the vendor closed US offices and provides service remotely through a local technician)
- The original structural design of the MJ did not classify the building as a critical facility, and it was not expected to remain fully operational post-earthquake
- Under current codes, the MJ is a critical facility that must survive a seismic event and must continue to function as a correctional facility requiring substantial structural upgrades to walls, floors and the foundation system
- RCCC requires repair/replacement/modernization/integration of electronic security and communication systems—some upgrades to two housing units Stewart Baird Facility (SBF) and Christopher Boone Facility (CBF) housing units, but much of the campus relies on outdated or non-integrated control platforms that lack integration, flexibility, and operational visibility; analog intercom/communication equipment; and limited decentralized surveillance equipment. RCCC is not a unified

campus from a security and control standpoint, but operates as a collection of independent buildings limiting situational awareness and coordinated response during emergencies and security incidents

- RCCC is a critical facility that must survive a major flooding event and must continue to function as a correctional facility requiring substantial site, structure and road access improvements
- Flood mitigation measures for RCCC and access roads will require additional analysis of any impact on the flood plain and the neighboring community and trigger reporting requirements pursuant to 44 CFR 65.3 extending the pre-construction timeline and approval process
- Sacramento Department of Water Resources reports that currently the Federal Emergency Management Agency (FEMA) is not accepting Conditional Letter of Map Revision/Letter of Map Revision (CLOMR/LOMR) applications for the areas near RCCC and will require a Physical Map Revision (PMR) for any map changes. The PMR approval time is significantly longer than CLOMR/LOMR improvement. As a result, any improvements that would cause a base flood elevation (the water level a 100-year flood may reach) change that requires a CLOMR/LOMR are not recommended for this project due to timeline. Any improvements in the floodplain would need to meet the Sacramento County no-adverse impact requirements and be permitted locally

Finally, as part of assessing probable project costs, overall implementation planning must be considered to establish a more realistic estimate of escalation. Two items were defined as critical and included in the analysis below:

- First, a project of this magnitude will require lead time for funding; confirmation of existing conditions; preparation of design and tender documents; and agency review and approvals. DGS estimated this as requiring a minimum of 24 months.
- Second, these are operating facilities with a combined capacity of over 4,000 beds. Any repair or renovation work will have to be completed on a phased basis. The floor plate of the MJ building represents six discrete pods. For planning it was assumed that each pod extended vertically as a tower would be a separate renovation phase to allow for vertical integration of systems and work. The work at RCCC can also be phased. We proposed six phases for RCCC providing priority in addressing housing needs. As a result, as outlined below, work will extend over 6-, 18-, and 24-month phases after award as illustrated below.

Based on the foregoing and the more detailed analysis outlined below, **the total probable project cost to resolve deferred maintenance issues, address Mays ADA issues, and modernize electronic security and technology for the MJ and RCCC is a combined estimate of $964,395,433**. The trade and other associated costs for this combined estimate are discussed in conjunction with **Tables 7.1.1** and **7.1.2** below. This cost is significantly impacted by planning for phased renovations due to lack of capacity in the existing systems and in

neighboring counties and the need to vacate more than one-sixth of the facility at any one time, resulting in combined **escalation cost of $299,969,915**. The relocation of one-sixth of the population of the facility at any one time has additional costs for staging, lodging and transportation for the relocation and return of the impacted inmates.

FCA costs are for an in-kind replacement based on trade or subcontractor costs. Cost to provide state-of-the-art energy efficient gas fired equipment would **require an estimated increase of 20% to 35% of the base in-kind replacement cost**.

Converting the in-kind gas equipment to all state-of-the-art energy efficient electric equipment in accordance with the County's CAP would result in an estimated increase in base in-kind costs in a range of 23–25% for the additional mechanical equipment, upgraded electrical panels and wiring. However, the additional costs to modify the infrastructure depends on extant construction limitations that could raise overall costs exponentially. Therefore, should the County desire to move the facility toward net zero, costs will increase exponentially due to the impact on the exterior electrical service, distribution, and emergency power. More detailed analysis or planning for full compliance with the CAP and reaching net zero in existing facilities is beyond the scope of the facilities condition assessment. Relative to the overall electric demand, there is limited on-site area available for solar panels or battery storage. A more progressive analysis also involves the review of the carbon footprint of construction materials and the source of the electrical power as part of a true climate response action plan, so the products of combustion are not simply transferred upstream, and again this is beyond the scope of the facilities condition assessment.

Table 7.1.1. Project Cost Summary Breakdown[1]

	%	Main Jail Total Cost	RCCC Total Cost	Total Costs State of Good Repair Stand-Alone Projects
Trade Prices as of 2029		**$190,957,365**	**$101,456,043**	**$292,413,408**
General Conditions	18%	$34,372,326	$18,262,088	$52,634,414
General Requirements	3.5%	$6,683,508	$3,550,962	$10,234,470
Insurance and Bonds	2.3%	$4,392,019	$2,333,489	$6,725,508
Contractor OH&P	5%	$9,547,868	$5,072,802	$14,620,670
Contractor Costs		**$245,953,086**	**$130,675,384**	**$376,628,470**
Premium for Working in Secure Environment (Including Escorts)	15%	$36,892,963	$19,601,308	$56,494,271
Permits	2%	$4,919,062	$2,613,508	$7,532,570
Construction Contingency	20%	$49,190,617	$26,135,077	$75,325,694
Escalation %	6%/year	64%	56%	61%
Escalation $		$156,270,125	$73,699,790	$299,969,915
Subtotal		**$493,225,853**	**$252,725,066**	**$745,950,920**
FF&E	10%	$24,595,309	$13,067,538	$37,662,847
Architectural/Engineering Design, ASD, and Consultants	15%	$36,892,963	$19,601,308	$59,494,271
Construction Support, ASD	5%	$12,297,654	$6,533,769	$18,831,423
Construction Management and Inspection Division, CMID	18%	$44,271,556	$23,521,569	$67,793,125
Soft Costs Contingency	10%	$24,595,309	$13,067,538	$37,662,847
Total Project Costs		**$635,878,644**	**$328,516,789**	**$964,395,433**

[1] Costs reflect in kind replacement and do not include equipment of infrastructure upgrades for CAP compliance.

The following discussion outlines the approach considered to determine the total project costs. The costs in **Table 7.1.1** above do not include the additional 20–35% increase associated with converting the equipment to state-of-the-art high-efficiency gas or electric equipment pursuant to the CAP.

Facility Condition Assessments

For background, a Facility Condition Assessment is an evaluation of a building's physical state, identifying current deficiencies, deferred maintenance, future repair needs, and providing a forecast of repair costs over a 20-year period. Costs reflect in-kind replacement, not enhancements to state-of-the-art systems whether it be mechanical, electrical, security or communications. The Facility Condition Assessments for the MJ and RCCC are discussed in Section 7.2 below.

State of Good Repair

As used in this study, state of good repair means:

- An asset or facility is functioning as intended
- Structurally sound
- Meets safety code requirements
- Does not require immediate major repairs or a replacement
- Deficiencies impacting safety, security, and efficient operations will be addressed even if such would be considered enhancements
- Alignment of new equipment with Sacramento County's CAP

Maintaining a state-of-good repair ensures safety, reliability, and cost-effectiveness. For this planning study and comparison of approaches (reuse to new construction), it is assumed that all deficiencies and deferred maintenance will be completed to provide comparability to "new" construction and allow an apples-to-apples comparison of approaches for informed decision-making.

Also, this approach recognizes that any reuse approach involving either facility will require phased construction, vacating parts of the facility, keeping some support buildings operational while undergoing renovations, contract for temporary services if necessary, and that it would be prudent to address deferred maintenance issues concurrent with planned functional renovations.

Other Factors Considered

As outlined, a full state-of-good repair requires the expenditure on trade costs in the categories in the **Table 7.1.2** below. ("Trade" costs do not include overhead and profit, phasing/escalation, and project soft cost or any increase in costs associated with alignment with the County's CAP.)

Table 7.1.2. Trade Cost

Base Trade Cost for Construction		Main Jail	RCCC	Total
FCA Cost Based on Assessment	FCA costs to bring buildings to a state-of-good repair equal to new construction dash reset life cycle (without new construction or replacement of buildings)	$110,828,076	$41,557,420	$152,385,496
Detention Equipment*	Updated detention doors and hardware	$22,132,344	$1,750,000	$23,882,344
Electronic Security	Updated security electronic equipment	$5,667,125	$2,930,804	$8,597,929
Technology*	Updated low voltage communication equipment Based on discussions with stakeholders as an upgrade	$1,598,723	$1,582,853	$3,181,576
ADA	Updated cost based on BV survey reported elsewhere	$37,498,650	$21,810,861	$59,309,511
Capital Improvement Plan (CIP)	Unfunded CIP costs – CIP was reviewed to avoid duplicate planned repairs. Five-year planned expenditures were unfunded, so they were added back into the estimated construction cost	$13,232,447	$31,824,105	$45,056,552
Total for State of Good Repair		**$190,957,365**	**$101,456,043**	**$292,413,408**

*Represents enhancements for operations based on contemporary requirements for detention facilities in addition to state- of-good repair.

Project Cost Considerations

Trade costs are burdened or marked up for all cost associated with construction to determine the estimated total project costs. The markups include:

- **General conditions.** Contractors' administrative and logistic cost for superintendents' trailers, safety, security, and cleaning during construction.
- **General requirements.** Requirements a contractor must follow to complete a construction contract like permits, project management, safety, and documentation.
- **Insurance and bonds.** Protect County for casualty losses and guarantee performance.
- **Contractor overhead and profit.** Markups for indirect operating expenses and to generate earnings.
- **Premium for working in a secure environment including escorts.** The additional labor expense for going through security and having escorts.
- **Permits.** Mandatory approvals from government agencies for construction.
- **Construction contingency.** A dedicated portion of the construction budget for expected costs and unforeseen site conditions and design errors.
- **Escalation costs.** Estimated at 6% for County projects are an increase in the price of goods and services over a period due to inflation, rising production costs, and problems with the supply chain. Start assuming a two-year delay for funding, contract award, design and permitting.
- **FF&E.** Furniture, fixtures, and equipment for operations.
- **Architecture/Engineering design, ASD & Consultants.** Necessary design services.
- **Construction Support ASD.** Essential technical, administrative, and on-site assistance through project's life cycle ensuring compliance, safety, and efficiency.
- **Construction Management and Inspection Division, CMID.** Ensures that building projects are completed on time, within budget and in compliance with codes, specifications, and safety standards.
- **Soft Cost Contingency.** A dedicated reserve of funds in a development budget used to cover indirect, intangible project expenses that exceed their original estimates.

These markups and estimated project costs do not include temporary capacity or the costs to house inmates elsewhere temporarily during construction.

Construction Phasing Plan

The County does not have the excess capacity to vacate the MJ or RCCC during renovations. The work must be phased. Renovation of each facility will be divided into six phases.[2] Phasing will involve vacating inmates from housing units so the construction can be completed efficiently and safely. If there is no excess capacity on-site, they will have to be relocated off-site. As

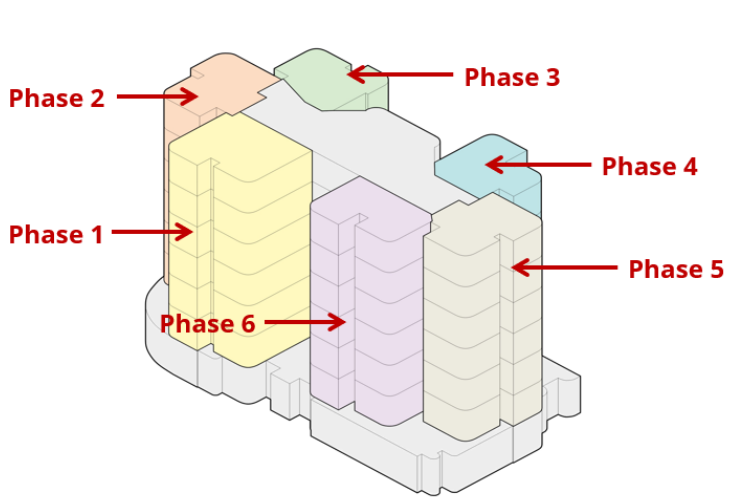
[2] Phasing plan based on Main Jail, Clark County Nevada

housing renovations are complete, inmates from the next phase can be relocated to vacate their housing unit for renovation. The process continues to the end of construction, and the remaining capacity is restored.

Main Jail Renovations

Phasing for the MJ will be by a tower of housing pods, one at a time until complete. It's illustrated as follows:

Figure 7.1.1. Phasing Diagram

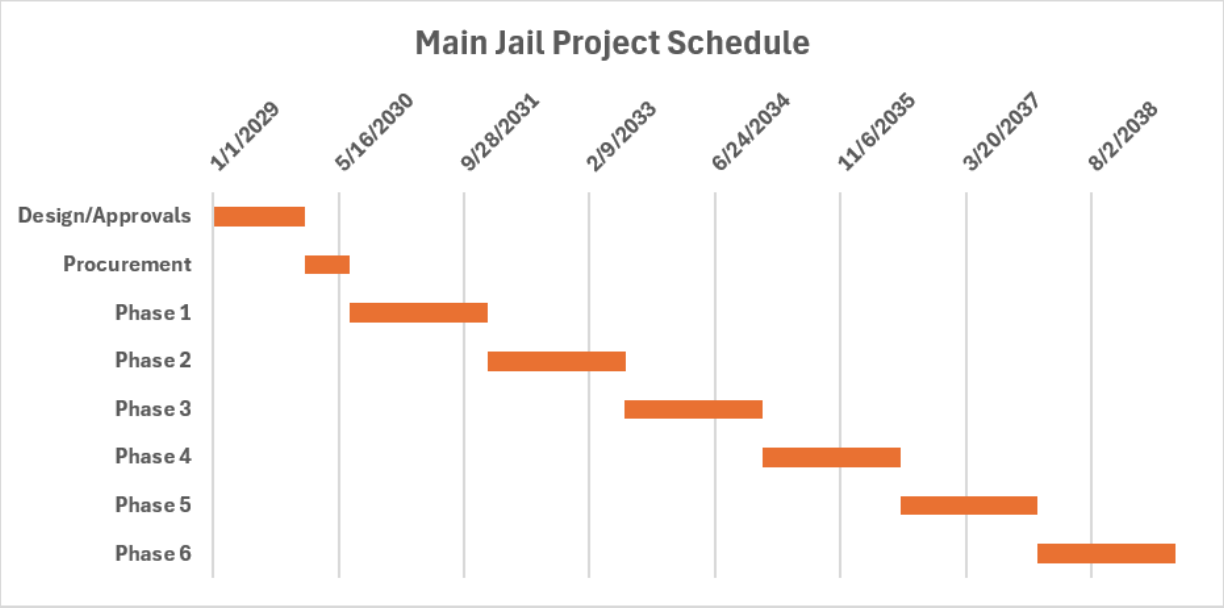


- Six (6) phases, vertical elements vacated for construction.
- Phases 1 & 6 Vacated Capacity Each Phase:
  - 440 Beds Rated Capacity.
  - 326 Beds+/- Occupied 01.27.26.
- Phases 2 thru 5 Vacated Capacity Each Phase:
  - 384 Beds Rated Capacity.
  - 222 - 298 Beds+/- Occupied 01.27.26.

The relocation of one-sixth of the population of the facility at any one time has additional costs for staging, lodging, and transportation for their relocation and return. If both facilities are staged to close at the same time, it could be as many as 300–400 inmates that will require more coordination during planning, design and construction for each approach. This temporary or "swing" housing may be available at the Sandra Larson Facility (SLF) and Roger Bauman Facility (RBF) at RCCC if they are open. However, regardless of the location, it will provide additional challenges and cost associated with classification issues, program space, staffing, and delivery of medical/mental health and other services. Upgrading control and security equipment by tower and level will require further coordination during the design and construction process.

The construction schedule assumes two years for design, approval, and procurement, and six phases of construction, two years for each phase. The construction schedule is illustrated in **Figure 7.1.2** below:

Figure 7.1.2. Phased Project Schedule



The **Table 7.1.3** below illustrates how the project costs for the MJ were developed based on this implementation schedule. Using construction rates, applying markups at percentages provided by the County for each category of project cost considerations identified above, and using its formula template, the following total project cost for the MJ as a stand-alone project as-is renovation is estimated as follows:

Table 7.1.3. Renovation Project Cost—Sacramento Main Jail as Stand-Alone (6 Phases)

Description	%	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total Cost[3]
		12/2031	6/2033	12/2034	6/2036	12/2037	6/2039	
Trade Prices as of 1/2029*		**$31,826,228**	**$31,826,228**	**$31,826,228**	**$31,826,228**	**$31,826,228**	**$31,862,228**	**$190,957,365**
General Conditions	18%	$5,728,721	$5,728,721	$5,728,721	$5,728,721	$5,728,721	$5,728,721	$34,372,326
General Requirements	3.5%	$1,113,918	$1,113,918	$1,113,918	$1,113,918	$1,113,918	$1,113,918	$6,683,508
Insurance and Bonds	2.3%	$732,003	$732,003	$732,003	$732,003	$732,003	$732,003	$4,392,019
Contractor OH&P	5%	$1,591,311	$1,591,311	$1,591,311	$1,591,311	$1,591,311	$1,591,311	$9,547,868
Contractor Costs		**$40,992,181**	**$40,992,181**	**$40,992,181**	**$40,992,181**	**$40,992,181**	**$40,992,181**	**$245,953,086**
Premium for Working in Secure Environment (Includes Escorts)	15%	$6,148,827	$6,148,827	$6,148,827	$6,148,827	$6,148,827	$6,148,827	$36,892,963
Permits	2%	$819,844	$819,844	$819,844	$819,844	$819,844	$819,844	$4,919,062
Construction Contingency	20%	$8,198,436	$8,198,436	$8,198,436	$8,198,436	$8,198,436	$8,198,436	$49,190,617
Escalation %	6%/yr	29.8%	41.86%	54.81%	68.95%	84.39%	101.23%	64%
Escalation $		$12,290,364	$17,157,357	$22,468,917	$28,265,651	$34,591,877	$41,495,960	$156,270,125
Subtotal		**$68,449,652**	**$73,316,645**	**$78,628,205**	**$84,424,939**	**$90,751,165**	**$97,655,248**	**$493,225,853**

[3] Costs reflect in kind replacement and do not include equipment of infrastructure upgrades for CAP compliance

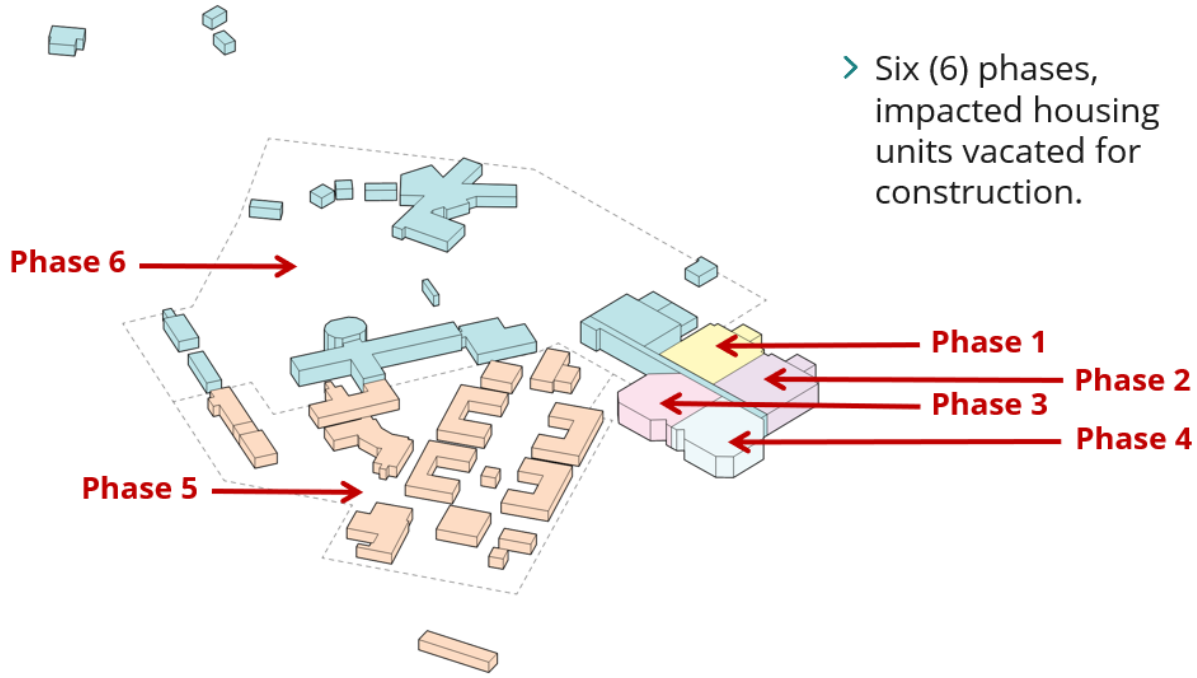
Description	%	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total Cost[3]
		12/2031	6/2033	12/2034	6/2036	12/2037	6/2039	
FF&E	10%	$4,099,218	$4,099,218	$4,099,218	$4,099,218	$4,099,218	$4,099,218	$24,595,309
Architectural/ Engineering Design, ASD, and Consultants	15%	$6,148,827	$6,148,827	$6,148,827	$6,148,827	$6,148,827	$6,148,827	$36,892,963
Construction Support, ASD	5%	$2,049,609	$2,049,609	$2,049,609	$2,049,609	$2,049,609	$2,049,609	$12,297,654
Construction Management and Inspection, CMID	18%	$7,378,593	$7,378,593	$7,378,593	$7,378,593	$7,378,593	$7,378,593	$44,271,556
Soft Costs Contingency	10%	$4,099,218	$4,099,218	$4,099,218	$4,099,218	$4,099,218	$4,099,218	$24,595,309
Total Project Costs and Cost by Phase		**$92,225,117**	**$97,092,110**	**$102,403,670**	**$108,200,404**	**$114,526,630**	**$121,430,713**	**$635,878,643**

The costs in **Table 7.1.3** do not include the additional 20-35% increase associated with converting the equipment to state-of-the-art high-efficiency gas or electric equipment pursuant to the CAP.

RCCC Renovations

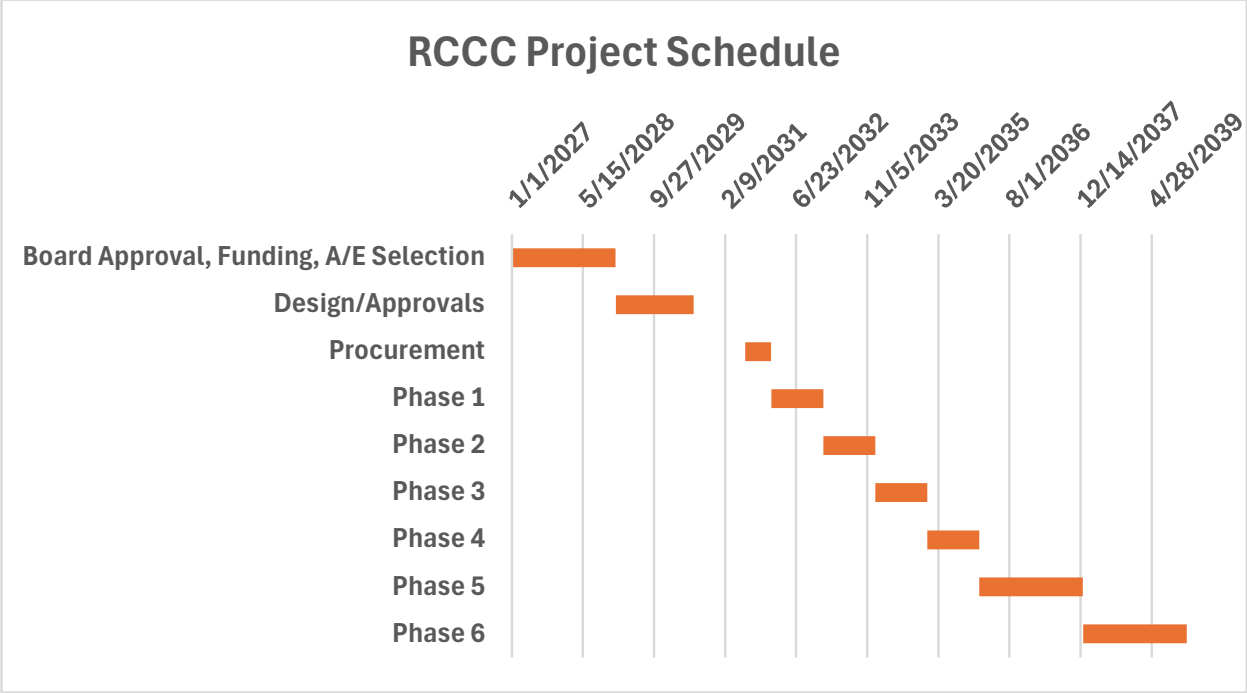
Phasing for the RCCC will be by large housing units initially and clusters of housing and support buildings as the renovations continue. It is illustrated as follows:

Figure 7.1.3. Phasing Diagram



After required board approvals and funding, the construction schedule assumes two years for design, approval, and procurement, and six phases of construction, two years for each phase. The construction schedule is illustrated in **Figure 7.1.4** below:

Figure 7.1.4. Phased Project Schedule



The same method using County percentages and formulas described above for the Main Jail was followed for estimating the project costs for RCCC as a stand-alone project "as-is" renovation as follows:

Table 7.1.4. Renovation Project Cost, Sacramento RCCC (6 Phases)[4]

Description	%	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total Cost
		12/2032	12/2032	12/2033	12/2034	12/2036	12/2038	
Trade Prices as of 1/2029*		**$16,909,341**	**$16,909,341**	**$16,909,341**	**$16,909,341**	**$16,909,341**	**$16,909,341**	**$101,456,043**
General Conditions	18%	$3,043,681	$3,043,681	$3,043,681	$3,043,681	$3,043,681	$3,043,681	$18,262,088
General Requirements	3.5%	$591,827	$591,827	$591,827	$591,827	$591,827	$591,827	$3,550,962
Insurance and Bonds	2.3%	$338,915	$338,915	$338,915	$338,915	$338,915	$338,915	$2,333,489
Contractor OH&P	5%	$845,467	$845,467	$845,467	$845,467	$845,467	$845,467	$5,072,802
Contractor Costs		**$21,779,231**	**$21,779,231**	**$21,779,231**	**$21,779,231**	**$21,779,231**	**$21,779,231**	**$130,675,383**
Premium for Working in Secure Environment (Includes Escorts)	15%	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$19,601,308
Permits	2%	$435,585	$435,585	$435,585	$435,585	$435,585	$435,585	$2,613,508
Construction Contingency	20%	$4,355,846	$4,355,846	$4,355,846	$4,355,846	$4,355,846	$4,355,846	$26,135,077
Escalation %	6%/yr	30.04%	37.84%	46.11%	54.87%	74.02%	95.52%	56%
Escalation $		$6,541,420	$8,240,659	$10,041,852	$11,951,117	$16,120,188	$20,804,556	$73,699,790

[4] Costs reflect in kind replacement and do not include equipment of infrastructure upgrades for CAP compliance.

Description	%	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total Cost
		12/2032	12/2032	12/2033	12/2034	12/2036	12/2038	
Subtotal		**$36,378,965**	**$38,078,204**	**$39,879,398**	**$41,788,663**	**$45,957,734**	**$50,642,102**	**$252,725,066**
FF&E	10%	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$13,067,538
Architectural/ Engineering Design, ASD, and Consultants	15%	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$19,601,308
Construction Support, ASD	5%	$1,088,962	$1,088,962	$1,088,962	$1,088,962	$1,088,962	$1,088,962	$6,533,769
Construction Management and Inspection, CMID	18%	$3,920,262	$3,920,262	$3,920,262	$3,920,262	$3,920,262	$3,920,262	$23,521,569
Soft Costs Contingency	10%	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$13,067,538
Total Project Costs and Cost by Phase		**$49,010,919**	**$50,710,158**	**$52,511,351**	**$54,420,616**	**$58,589,687**	**$63,274,055**	**$328,516,788**

The same costs and challenges for phasing construction and complying with the County's CAP at the MJ apply to RCCC.

The determination of total project costs required an asset assessment. The asset assessment considers the operational environment of equipment that impacts its expected useful life prior to requiring replacement.

7.1.3 Asset Assessment

Resiliency

Correctional facilities operate 24 hours a day, seven days a week. Consequently, unlike commercial projects, schools, or other civic buildings, correctional facilities' equipment undergoes three times the amount of wear and tear in a given year. Considering the 35–70-year age of the subject facilities and the fiscal challenges to secure capital funding to replace assets at the projected end of their useful life, the facility management teams have a challenging burden. The teams of engineers and technicians must rely on their resourcefulness and ingenuity to keep assets and systems operational even when manufacturers are out of business, spare parts are hard to come by, or systems are no longer supported. Moreover, with the large portfolio of structures and assets in a facility or campus, it can be difficult to determine which aged component will fail next, when the failure may occur, and the resulting impact of the failure, especially if there are no backup systems.

MJ Asset Assessment and Life Cycle Cost

As part of its analysis, the investigation team performed an assessment of an asset's condition, remaining useful life, and life cycle costs. The asset information was documented in a database that includes identifiers provided by the County, its location name, identifications, Uniformat code, description, attributes, capacity, criticality, action description, location description, condition, condition score, plan type (life cycle/renewal), year in service, age, lifespan, remaining useful life (RUL), fiscal year observed, quantity, unit cost, unit measure, markup factors (local, global), markup reason, total cost, make, model, serial number, asset tag, date assessed, import code, comments, asset "traffic light" and other information. Refer to the database entitled BV 3.1.2.D Observation Export MJv2; it is included in Appendix V, and a sortable copy will be provided to the County.

In asset assessments, "criticality" is the rank of equipment or software features by how much a failure would impact safety, operations, or the facility. The ranking is used to create a framework as to the importance of the asset and the appropriate maintenance strategy.

Rank	Classification	Maintenance Strategy
1	Critical	**Highest priority:** Likely to cause building or area shut down at failure. Do not postpone preventive maintenance, continuous monitoring, rapid repair response, full spare parts stocking.
2	Important	**Moderate priority:** May cause operational difficulties at failure. Regular preventive maintenance, condition monitoring, partial spare parts stocking.

Rank	Classification	Maintenance Strategy
3	Non-Critical	**Lowest priority:** Will not cause area shut down at failure. Regular preventive maintenance, reactive repair, limited spare parts.

An example is elevators. Where a building has only one elevator, it would receive a criticality ranking of "1" because if it goes down, there would be no accessibility for those who cannot use stairs. If a building had two or more elevators, then it may receive a ranking of a "2" because the method of vertical conveyance is important, but if one goes down, there is still one or more available for vertical conveyance.

A sample extraction of excerpts from the database includes the following information:

Table 7.1.5. Observation Export Main Jail

Observation ID	County ID	Uniformat Code	Component Description	Attributes	Capacity
9859641	EQ-1035794	D3055	Air Handler	Interior Adult Housing Unit, AHU, Easy/ Moderate Access, 6,001 to 8,000 CFM	8,000 CFM
9859769	EQ-1035795	D3055	Air Handler	Interior AHU, Easy/Moderate Access, 6,001 to 8,000 CFM	8,000 CFM

Criticality	Action Description	Location Description	Condition	Condition Score	Plan Type
2	Replace	09 – Ninth Floor-09WMEC – West Mechanical Room	Fair	3	Aged but Functional
2	Replace	09 – Ninth Floor – 09MEC – Core Mechanical Room	Fair	3	Aged but Functional

Year in Service	Effective Age	Lifespan	RUL	Year Observed	Quantity	Unit Cost	Unit of Measure	Factor (%)	Factor Markup	Up (%)	Total Cost
1988	27	30	3	2025	1	40,000	Each	0	1.138	31	$59,631.20
1988	27	30	3	2025	1	40,000	Each	0	1.138	31	$59,631.20

Make	Model	Serial Number	Asset Tag	Date Assessed	Import Code	Asset Traffic Light

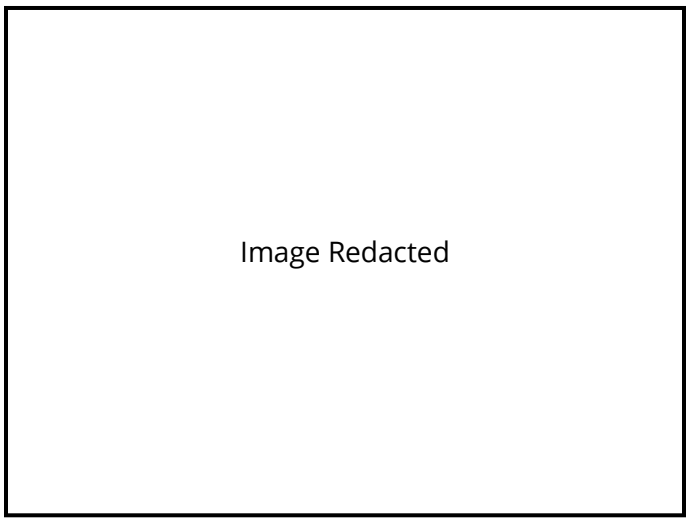
Trane	N/A	K86B91340	AC16	11/09/2025	B3694B7C-3F3C-420E-90EE-33679D37FD40	Green
Trane	420000A	K86B91341	AC17	11/09/2025	4C6954BE-48A9-4B37-9861-CFB42CCE6D67	Green

MJ Obsolete Equipment

The investigation of assets revealed equipment that is obsolete, unsafe, no longer supported, parts are not readily available, or propose other challenges where a replacement could trigger a code upgrade:

- **Sliding Security Doors:** Doors are too thin for modern locking and security systems
- **Secure Door and Hardware:** Security System interconnections same as above
- **Overall Security System:** outdated operating system
- **Elevators and Control Equipment:** Older control systems
- **HVAC Controls, Building Automation System:** Dated and slow to react
- **Lightning Protection on Roof Cell Tower:** Not connected securely to ground
- **Small AC Units:** Built by maintenance staff instead of mini-split units, observed two (see photo below)

Image 7.1.1. Improvised Unit



MJ Climate Action Plan (CAP)

The County has adopted a CAP to reduce greenhouse gas emissions. While fiscal constraints make meeting the State of California's 2030 targets more aspirational, any replacement of assets should consider upgrades to more energy efficient options. Most mechanical equipment at the facilities is powered by natural gas. As a general guideline for rough order of magnitude

estimates (ROM),[5] to replace a gas-powered piece of equipment with a higher-efficiency gas-powered piece of equipment will cost an additional 20–35%.

The CAP calls for the replacement of the gas-powered equipment with equipment that runs on electricity. The estimated trade costs for the new electrical equipment have been estimated, but the average markup could be in the range of 23–25% for the additional mechanical equipment, upgraded electrical panels and wiring. The additional costs to modify the infrastructure depends on construction limitations that could raise overall costs exponentially.

The electrical equipment associated with a conversion often has a range of performance for the replacement equipment, minimizing the variability of sizes and costs. Refer to the database entitled BV 3.1.2.F Climate Action Plan MJv2; it is included in Appendix V, and a sortable copy will be provided to the County. The database includes the year that realization of the cost is expected, at the end of the gas-powered equipment's useful life. The roof at the MJ is so small that replacement with "cool roof" materials will have a marginal impact on saving energy costs when compared to the potential savings at RCCC.

The associated potential infrastructure upgrades for converting from gas-powered to electric can grow exponentially depending on the service available to the project, the capacity and age of transformers, switching stations, electric panels, wiring, length of conduits, venting, capacity of backup generators, available space, and structural components of the buildings. The investigation of the required changes and costs of the infrastructure based on construction limitations, preparation of product specifications, identification of specific brands of electrical equipment, preparation of construction documents and estimating costs for changes in infrastructure are beyond the scope of the Facility Master Plan.

A sample extraction of excerpts from the Climate Action Database, BV 3.1.2.F Climate Action Plan MJv2 for the MJ includes the following information:

Table 7.1.6. Excerpt from Climate Action Database for the Main Jail

County ID	Uniformat Code	Location Description	Inventory Info	Make
EQ-1041170	D3030	01 – First Floor – 01BKGMEN – Booking Men	Movin Cool – Office Pro 36 – 0705 0154 360	Movin Cool
EQ-1035272	D3030	B1 – Basement 1 – B1CST – Pharmacy	Movin Cool – Office Pro 18 – 0718081180	Movin Cool

[5] A "Rough Order of Magnitude" (ROM) estimate is an early, high-uncertainty projection of cost and duration, typically developed during the initiation phase of a project. It supports go/no-go decisions, feasibility analysis, and project prioritization when detailed data is scarce. With an accuracy range of −25% to +75%, ROM estimates reflect the uncertainty inherent in early planning and are intended to guide high-level funding and strategic direction rather than provide execution-ready figures. Thom, M. (2025, Oct. 20) What is a Rough Order of Magnitude Estimate and How to do it. *Galorath*, https://galorath.com/cost/rough-order-of-magnitude-rom/ Accessed June 5, 2026

Model	Serial Number	Condition	ID	Cost Description
Office Pro 36	07050154360	Fair	985942	Air conditioner, portable, 1.5 to 2 ton, replace, replace
Office Pro 18	7181081180	Fair	9859497	Air conditioner, portable, 1.5 to 2 ton, replace, replace

Asset Tag	Climate Action Plan Upgrade	Lifespan (EUL)	Eff. Age	RUL	Quantity	Unit	Unit Cost	CAP Upgrade	Subtotal
DVR Room	High-Efficiency Mini-Split System	10	8	2	1	Each	$4,323.26	$3,000	$7,323
Movin Cool Spot Cooler 24HFU	High-Efficiency Mini-Split System	10	7	3	1	Each	$4,323.26	$3,000	$7,323

Asset Tag	2027	2028	2029	2030	2031	2032	2033
DVR Room		$7,323					
Movin Cool Spot Cooler 24HFU			$7,323				

The database includes the estimates of the replacement CAP equipment. “Cost Description” is the original component. The CAP upgrade is the associated upgrade. The “Unit Costs” estimates the cost of replacement electrical equipment. The CAP upgrade estimates the cost for the associated upgrade including electrical panels, and wiring. The CAP upgrade is in an average range of 23–25%. The subtotal is the combination of unit cost plus the CAP Upgrade that is also identified in the year it is scheduled to be realized. The total unescalated CAP Replacement Estimate is $14,118,841.

E. RCCC Asset Assessment and Life Cycle Cost

The investigative team also performed an assessment of an asset’s condition, RUL, and life cycle costs for RCCC with the same information as for the asset’s location, identification, size, and cost similar to the MJ above. Refer to the database entitled BV 3.1.2.D Observation Export RCCCv2; it is included in Appendix V, and a sortable copy will be provided to the County.

A sample extraction of excerpts from the database includes the following information:

Table 7.1.7. Excerpt from Asset Assessment and Life Cycle Cost for RCCC

Location 2 Name	Observation ID	Alternate ID	Uniformat Code	Component Description

00535 – RCCC – 448	9860799	133379	D3037	Split System Ductless
00536 – RCCC – Roger Bauman Facility (RBF)	9860895	129443	D3055	Packaged Unit

Attributes	Capacity	Criticality	Action Description	Location Description
Single Zone, Condenser	2.5 Ton	2	Replace	R3 – Roof Level 3 – R3ROOF – Roof 448
RTU, Pad, or Roof-Mounted	8.5 Ton	2	Replace	R2 – Roof Level 2 – R2S_ROOF – South Wing

Condition	Condition Score	Plan Type	Year in Service	Effective Age	Lifespan	RUL	Observed
Fair	3	Aged but Functional	2004	12	15	3	2025
Fair	3	Aged but Functional	2006	19	20	1	2025

Quantity	Unit Cost	Unit of Measure	Markup Factor (%)	Unit Cost Markup Reason	Location Factor Markup	Global Markup (%)	Total Cost
1	$6,100	Each	0	-	1.138	31	$9,093.76
1	$20,000	Each	0	-	1.138	31	$29,815.60

Make	Model	Serial Number	Asset Tag
Mitsubishi	PU 24 EK	3 ZE 00306A	Mr. Slim Condensing Unit
Aaon	RM01020AA02232	200708-AMGJ 36177	AC-8

Data Assessed	Import Code	Asset Traffic Light
11/10/2025	80F716C6-63C1-4ABA-B269-A21760CF1B88	Green
11/02/2025	8905314F-5388-4E33-99B5-6905EBDD49AD	Green

RCCC Obsolete Equipment

The investigation of RCCC assets revealed equipment that is obsolete, unsafe, or no longer supported, parts that are not readily available, or proposes other challenges where a replacement could trigger a code upgrade:

- Older Package Units on roof of CBF – installation of new units in I occupancy requires other upgrades
- Older package units on roof of SBF – installation of new units in I occupancy requires other upgrades
- Older package units on roof of SLF – installation of new units in I occupancy requires other upgrades
- Zinsco Electrical Panels – their plastic pieces are brittle – not used since the 1970s

- Challenger Electrical Panels – they are prone to overheating – not used since the 1990s
- HVAC controls, Building Automation System – older and slow to react
- Evaporative coolers on roofs
- Main emergency generator
- Secure Door and hardware – Security System interconnections – same as above

RCCC Climate Action Plan (CAP)

The investigation team also prepared a CAP similar to the MJ. A copy of the RCCC database entitled BV 3.1.2.F Climate Action Plan RCCCv2 is included in Appendix VI, and a sortable copy will be provided to the County. The plan includes replacing roof membranes with "cool roof" products that can help reduce energy consumption among other items.

A sample extraction of excerpts from the Climate Action Database for RCCC includes the following information:

Figure 7.1.5. Excerpt from Climate Action Database for RCCC

Rio Consumes Correctional Center Capital Action Plan Costs
6/11/2026

Facility	Building	Barcode	Alternate Id	Uniformat Code	Location Description
Rio Consumnes Correctional Center	00535 - RCCC - 448		133447	D3050	R3 - Roof Level 3 - R3ROOF - Roof 448
Rio Consumnes Correctional Center	00535 - RCCC - 448		133449	D3050	R3 - Roof Level 3 - R3ROOF - Roof 448

ID	Cost Description	Asset Tag	Climate Action Plan Upgrade	Lifespan (EUL	EAge	RUL	Quantity	Unit
9861248	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	AIR HANDLER 1	Add VFD Controls	20	17	3	1	EA
9860341	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	AHU 13	Add VFD Controls	20	17	3	1	EA

Unit Cost	CAP Upgrad	Subtotal	2026	2027	2028	2029	2030	2031	2032
$39,356.59	$4,660.00	$44,017				$44,017			
$39,356.59	$4,660.00	$44,017				$44,017			

The total unescalated CAP Replacement Estimate for RCCC is $12,318,520.

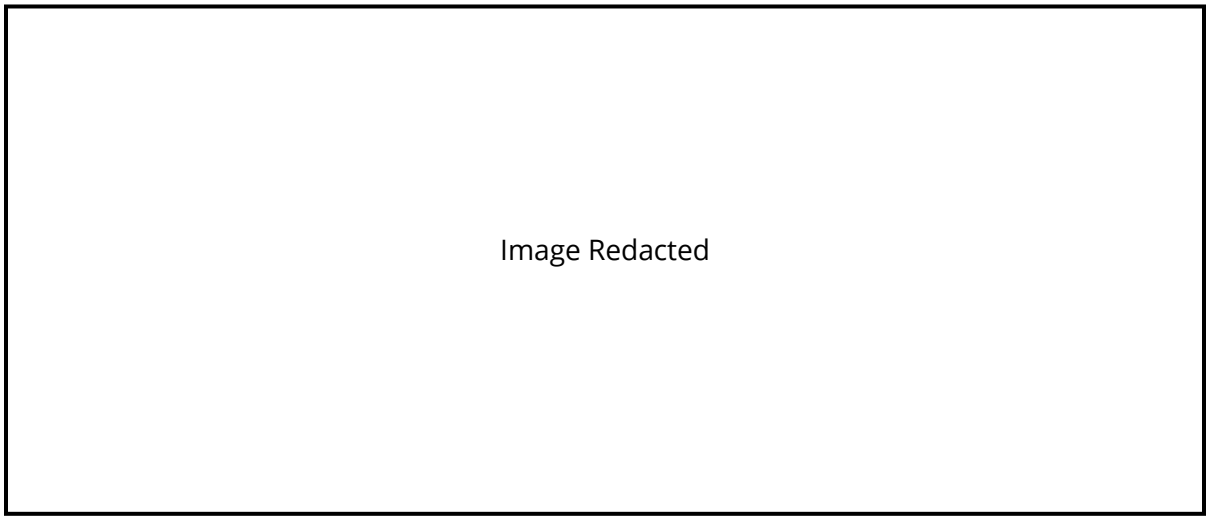
7.2 FACILITY CONDITION ASSESSMENT

7.2.1 Main Jail (MJ)

MJ Executive Summary

Overview

Image 7.2.1. Main Jail Street and Site



The MJ is located at 651 I Street, Sacramento, CA, and has long served as a county jail and courthouse. It was designed and constructed primarily to house individuals recently arrested (pre-trial); those awaiting trial or sentencing; individuals remanded and/or sentenced to short terms, typically for misdemeanors or lower-level felonies; and those waiting to be transferred to other facilities. Over the years, its population has expanded to include people with medical issues, mental health issues, substance use disorders and suicidal ideation or behavior.

The MJ has not undergone any major renovations or upgrades since its construction in 1989. It is a 491,000 square-foot midrise concrete and steel structure, with a basement and foundation. Colorized floor plans of the structure documenting the population area and use are located in Appendix II. (A seismic evaluation is underway by a structural engineering firm. The findings will be reported upon their completion.)

The building is heated and cooled by water, from gas boilers and a chiller in a central plant at the County building to the East. The MJ is not responsible for the central plant equipment; so, it is not captured in the assessment. The mechanical, electrical, plumbing, fire, security and vertical conveyance assets and systems are heavily used and aged. All original equipment is past or near its expected useful life. The FCA suggested the original equipment and systems be replaced soon as they only remain operational through the diligent and resourceful efforts of the facility management staff.

The MJ is the dominant building, taking 2.2 acres in a downtown city block with little vegetation. The MJ has a subterranean sallyport for official vehicles for intake and transport. To the North of the MJ is a fenced parking lot with 24 non-accessible staff spaces and a privately owned historic Hall of Justice at the North-East corner of the block. The egress from the MJ and parking lot is onto the public sidewalk and streets.

Facility Condition Index

One of the main goals of an FCA is to calculate the Facility Condition Index (FCI) which provides an objective indication of the facility's overall condition. The FCI can be defined as an equation:

FCI (%) = Cost of Current Needs / Current Replacement Value (CRV)

Figure 7.2.1 below presents the industry standard ranges and cut-off points.

Table 7.2.1. Facility Condition Index Standard Ranges and Cut-Off Points

FCI Range	Description
0–5%	In new or well-maintained condition, with little visual evidence of wear or deficiencies
5–10%	Subjected to wear but is still in a serviceable and functioning condition
10–30%	Subjected to hard or long-term wear; nearing the end of its useful or serviceable life
30% and above	Has reached the end of its useful or serviceable life; renewal is now necessary

The deficiencies and life cycle needs identified in the assessment provide the basis for a portfolio-wide capital improvement funding strategy. FCI's are best used as a tool to compare facilities across a portfolio instead of being scrutinized as a stand-alone mathematical value. The **Table 7.2.2** below presents the current, three-year, five-year, and 10-year FCI to provide the owners with information needed to plan and budget for the keep-up cost for the facilities:[6]

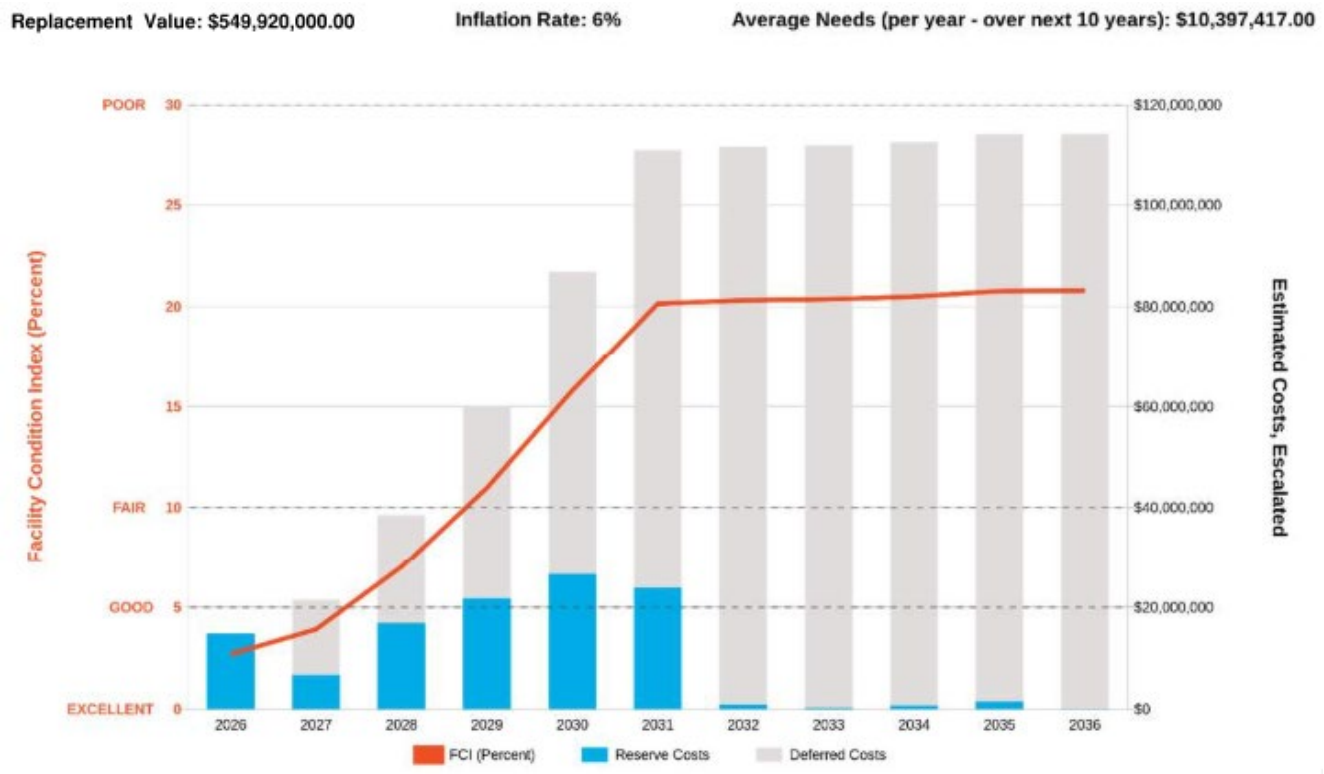
[6] All FCA costs are trade direct costs. See Project Costs in Section 7.1.2.A above for fully burdened costs.

Table 7.2.2. Facility Condition Index (FCI) Analysis Costs

Replacement Value	Total SF	Cost/SF
$549,920,000	491,000	$1,120
	Est. Reserve Cost	**FCI**
3-Year	$60,318,800	11.0%
5-Year	$110,827,700	20.2%
10-Year	$114,371,600	20.8%

The needs over time were also analyzed for the impact of deferred maintenance. In **Figure 7.2.2** below, the blue bars represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next 10 years. The dollar amounts allocated for each year are associated with the values along the Y axis.

Figure 7.2.2. Facility Needs Analysis Over Time



Immediate Needs

Immediate needs are line items requiring immediate action because of material existing or potential unsafe conditions, failed or imminent failure of mission-critical systems/components, or conditions that exist that if not addressed have a potential to cause a critical product/system failure within one year or will result in significant escalation of remedial costs.

Table 7.2.3. Immediate Needs Items Costs for Main Jail

Location	UF Code	Description	Condition	Plan Type	Cost
Sacramento County Main Jail	F1024	Interview Rooms, Accessible, Replace	N/A	Retrofit/Adaptation	$1,884,800
Sacramento County Main Jail	D3055	HVAC System, Ductwork w/ VAC/FCU, High Density, Replace	Poor	Performance/Integrity	$5,855,800
Sacramento County Main Jail	D1011	Passenger Elevator, Overhead Traction, 6–15 Floors, Reconfigure	Fair	Retrofit/Adaptation	$477,000
Sacramento County Main Jail	F3011	Demolition & Disposal, Wall Openings, remove Wall Section	N/A	Retrofit/Adaptation	$88,700
Sacramento County Main Jail	D1011	Passenger Elevator, Overhead Traction, 6–15 Floor, Reconfigure	Fair	Retrofit/Adaptation	$477,000
Sacramento County Main Jail	D5081	Supplemental Components, Lightning Protection System, Replace	Failed	Safety	$6,300
Sacramento County Main Jail	F1024	Classroom, New Construction, Reconfigure	N/A	Retrofit/Adaptation	$885,500
Sacramento County Main Jail	P2032	Engineering Study, Structural, Seismic, Evaluate/Report	N/A	Performance/Integrity	$29,800

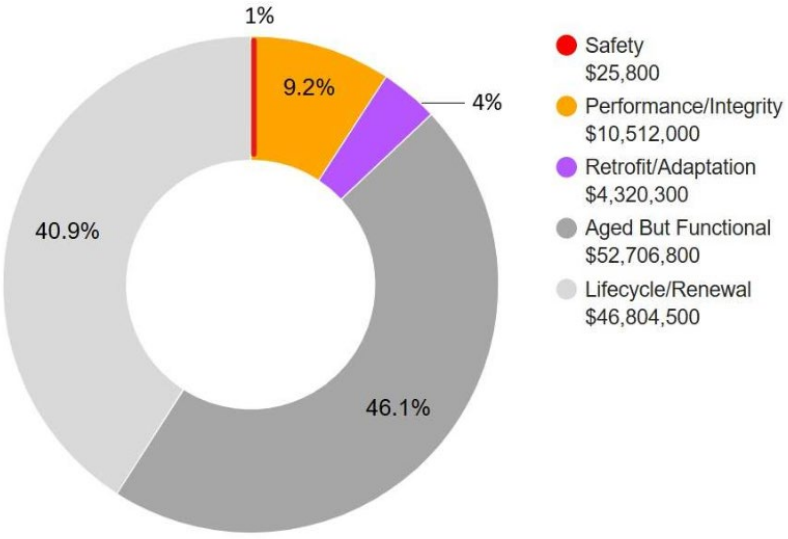
Location	UF Code	Description	Condition	Plan Type	Cost
Sacramento County Main Jail	F1024	Medical Room, New Construction, Replace	N/A	Retrofit/Adaptation	$475,900
Sacramento County Main Jail	F1024	Corridor, Reconfigure, Replace	N/A	Retrofit/Adaptation	$31,300
Sacramento County Main Jail	D5023	Distribution Panel, 277/480 V, Replace	Poor	Safety	$4,500
Sacramento County Main Jail	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$10,400
Sacramento County Main Jail	D8015	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	Poor	Performance/Integrity	$4,391,800
Sacramento County Main Jail	D5023	Distribution Panel, 120/420 V, Residential Style, Replace	Poor	Safety	$1,600
Sacramento County Main Jail	G3011	Storage Tank, Site Water, Underground, 10,000 GAL, Replace	Failed	Performance/Integrity	$196,200
Sacramento County Main Jail	D2016	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	Failed	Performance/Integrity	$2,200
Sacramento County Main Jail	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$3,000
Total (17 Items)					**$14,822,000**

Plan Types

Each asset is assigned a "Plan Type" which is the reason for recommended replacement, repair, or corrective action, e.g., "Retrofit/Adaptation" of an HVAC System in poor condition, details of the findings, and a cost estimate. The 10-year forecast is presented in the following **Table 7.2.3**:

Figure7.2.3. Plan Types Description

Plan Type Descriptions & Distribution		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional		Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal		Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.



10-YEAR TOTAL: $114,369,400

2MJ Building Systems and Site Elements

All key interior and exterior areas were observed to gain a clear understanding of the condition of the materials and systems. The assessments found the following building and site materials and systems considered to be in fair condition:

- **Structure:** Concrete and steel beams, columns, and concrete pile and grade beam foundation system
- **Façade:** Concrete, steel windows
- **Roof:** Flat with modified bituminous finish
- **Interior Walls:** Painted gypsum board, ceramic tile, and wood paneling
- **Floors:** Carpet, ceramic tile, raised access flooring, sealed concrete
- **Ceilings:** Painted gypsum board, ACT, wood paneling, painted concrete
- **Elevators:** Four hydraulic and five traction serving 9–10 floors; one freight hydraulic serving two floors
- **Plumbing:** Copper supply, cast iron waste and venting; hot water by gas domestic boilers with storage tanks; fixtures include toilets, urinals, detention wash basin and sinks in restrooms; tile showers
- **HVAC:** Central system boilers, cooling tower and air handlers feeding VAV and fan coil terminal units; non-central system packaged units, ductless split-systems, and horizontal radiators
- **Fire Suppression:** Wet-pipe sprinkler system, fire extinguishers, and kitchen hood system
- **Equipment/Special:** Commercial kitchen equipment, commercial laundry equipment
- **Accessibility:** Survey provided in separate report
- **Site Pavement:** Asphalt lots with limited concrete flat work, curbs, and stairs
- **Site Development:** Chain link fence and building mounted signage
- **Landscaping:** Limited trees bushes and planters, irrigation present and relatively flat lot
- **Utilities:** Municipal water and sewer, local utility provided electric and natural gas
- **Site Lighting:** Building mounted LED

Table 7.2.3 below shows the anticipated costs by trade or building system over the next 20 years.

Table 7.2.3. 20-Year System Expenditure for Main Jail

System	Immediate	Short-Term (1–2 Years)	Near-Term (3–5 Years)	Med-Term (6–10 Years)	Long-Term (11–20 Years)	TOTAL
Façade	$0	$0	$678,999	$449,344	$0	$1,128,343
Roofing	$0	$753,768	$0	$0	$0	$753,768
Interiors	$0	$7,013,639	$14,006,618	$0	$5,870,941	$26,891,198
Conveying	$954,098	$255,435	$3,085,909	$67,246	$191,105	$4,553,793
Plumbing	$2,236	$219,085	$10,893,139	$137,755	$1,778,443	$13,030,658
HVAC	$5,855,783	$2,330,599	$10,837,595	$1,146,033	$2,414,633	$22,584,643
Fire Protection	$0	$880,015	$183,500	$34,215	$276,886	$1,374,616
Electrical	$25,788	$847,851	$9,433,062	$282,084	$1,772,074	$12,360,859
Fire Alarm & Electronic Systems	$4,391,837	$10,713,686	$28,116	$90,955	$27,103,356	$42,327,950
Equipment & Furnishings	$0	$588,757	$22,929,406	$471,851	$1,285,780	$25,275,794
Special Construction & Demo	$3,366,238	$0	$0	$0	$0	$3,366,238
Sitework	$196,191	$91,375	$235,133	$864,438	$302,918	$1,690,055
Follow-Up Studies	$29,815	$0	$0	$0	$0	$29,815
TOTALS	**$14,822,000**	**$23,694,300**	**$72,311,500**	**$3,544,000**	**$40,996,200**	**$155,368,000**

MJ Purpose and Scope of Assessment

Purpose

Bureau Veritas (BV) is part of the Master Plan Team that evaluated the property's current general physical condition on the day of the site visit. Based on its observations, interviews, and documents reviewed, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the property's use. Opinions are rendered as to its structural integrity, building systems condition, and the property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives. The condition of the building systems and relative components are defined typically as being in one of the five condition ratings used for purposes of its report:

Table 7.2.4. Condition Ratings

Rating	Description
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its life cycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated RUL.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or systems have ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope of Assessment

A summary of the standard scope of the FCA includes:

- Visit the property to evaluate and document its conditions to comment on the in-place construction systems, life safety, mechanical, electrical, plumbing, vertical conveyance systems, and general built environment
- Identify components exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history, and industry standard useful life estimates. This includes review of documented capital improvements completed within the last five years and contracted current work
- Provide full description of property and the in-place systems and commentary on unobserved conditions
- Provide a high-level, categorical general statement regarding the property's compliance with Title II of the ADA and Title 24, Part 2, Ch. 11B of California Building Code
- Provide background and historical information about the facility from the building engineer, property manager, maintenance staff, and other knowledgeable sources
- Review maintenance records and procedures with in-place maintenance personnel
- Observe representative sample of interior spaces to gain clearly an understanding of the property's overall condition. Other areas include the exteriors, roofs, interior common areas and significant mechanical, electrical, and elevator equipment rooms
- Provide recommendations for additional studies
- Provide an executive summary, highlights of key findings and an FCI as a basis for comparing the relative conditions of the buildings within the portfolio

An additional scope includes:

- Define basis for a state of good repair

MJ Opinions of Probable Costs

Cost Estimates[7]

Cost estimates, including replacement reserves, are based on construction rehabilitation cost developed by RSMeans data from Gordian and other industry experts' work, and BV's cost library from its historic experience. Opinions of probable cost should only be construed as primary, ROM budgets, based on professional judgment. Actual costs most likely will vary from the consultant's opinion of probable cost based on market conditions, the suggested remedy, quality of materials and installation manufacturer and type of equipment or system selected upgrades, among other factors. Where quantities could not be derived from actual construction document takeoffs or facility walkthrough, or where systematic costs are more applicable or

[7] All FCA costs are trade direct costs. See Project Costs in Section 7.1.2.A above for fully burdened costs.

provide more intrinsic value, budgeted budgetary square footage and gross square footage cost are used. Estimated costs are based on professional judgment and probable or actual extent of observed deficiencies, inclusive of the cost to design, procure, construct, and manage the corrections. Costs can be further adjusted at the request of the client for market factors. See full text of the assessment.

Methodology

The development of the assessment is based on-site observations, research, and judgment, along with reference to expected useful life (EUL) tables from various industry sources, and BV's opinions as to when a system or component will most probably necessitate replacement. Accurate historical replacement records when available are typically the best source of information. There are several other environmental, use and maintenance factors that can impact estimated useful life. See full text of the assessment.

Definitions

The detailed definitions are included in the FCA Reports attached as Appendix V. Abbreviated text for this report is as follows:

“Immediate Needs” – Immediate action required because of material existing or potential unsafe conditions, failed or imminent failure of mission-critical building systems or components, or conditions that if not addressed have the potential to result in or contribute to critical element or system failure within one year or will most probably result in significant escalation of its remedial costs. RUL = 0 are commonly associated with safety or performance/integrity plan types and are considered immediate needs.

“Replacement Reserves” – Recurring probable renewals of or expenditures which are not classified as operation or maintenance expenses. Replacement Reserves should be budgeted for in advance on an annual basis and are reasonably predictable both in terms of frequency and cost, which may also include components or systems that have an indeterminate life but nonetheless have a potential failure within an estimated time period. They exclude items estimated to expire after the reserve term and are not considered material to the structural or mechanical integrity of the subject property. Replacement costs are solicited from ownership/property management and consider maintenance. Replacement Reserves were “bucketized” into short-term (1–3 year), near-term (4–5 year), medium-term (6–10 year) and long-term (11–20 year).

“Key Findings” – Highlight to not be overwhelmed by the Replacement Reserves. They typically include repairs for or replacements of deficient items within the first five-year window as well as most significant high dollar items that fall within a 10-year term. There is a certain amount of subjectivity associated with identifying Key Findings and the Immediate Needs are always included as a subset.

MJ Certification

The FCA Report in Appendix V includes a certification as to the scope of the investigation and use of the findings.

MJ FCA Appendices

The assessment included the following appendices:

- **Appendix A: Photographic Record.** Representative photographs of site and conditions
- **Appendix B: Site Plan.** Aerial site photograph and all floor plans
- **Appendix C: Pre-survey Questionnaire.** As described
- **Appendix D: Component Condition Report.** List of each facility component with UF L3 Code, location, condition, component/attribute/capacity, quantity RUL, and ID. An excerpt is provided as a sample:

Table 7.2.5. Component Condition Report for Main Jail

Component Condition Report | Sacramento County Main Jail

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Concrete, Clean & Seal	122,800 SF	8	9959437
B2020	Building Exterior	Fair	Glazing, any type by SF	6,500 SF	3	9922881
B2050	01 - First Floor - 01CC - Central Control	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	3	9922845
B2050	Building Exterior	Fair	Exterior Door, Steel, Commercial	2	3	9922810
B2050	01 - First Floor - 01CC - Central Control	Fair	Overhead/Dock Door, Steel, 12'x12' (144 SF)	1	3	9959442
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	8	3	9922812
Roofing						
B3010	Roof Level - Throughout	Fair	Roofing, Modified Bitumen [ROOF]	45,000 SF	2	9859341

- **Appendix E: Replacement Reserves** – Is a multi-page document reflecting the state of good repair estimate for the Sacramento County MJ that includes the facility, Uniformat code, location description, cost description, quantity, unit, unit cost, w/markup, deficiency repair estimate. An excerpt is provided as a sample:

Table 7.2.6. Excerpt from Replacement Reserves for the Main Jail

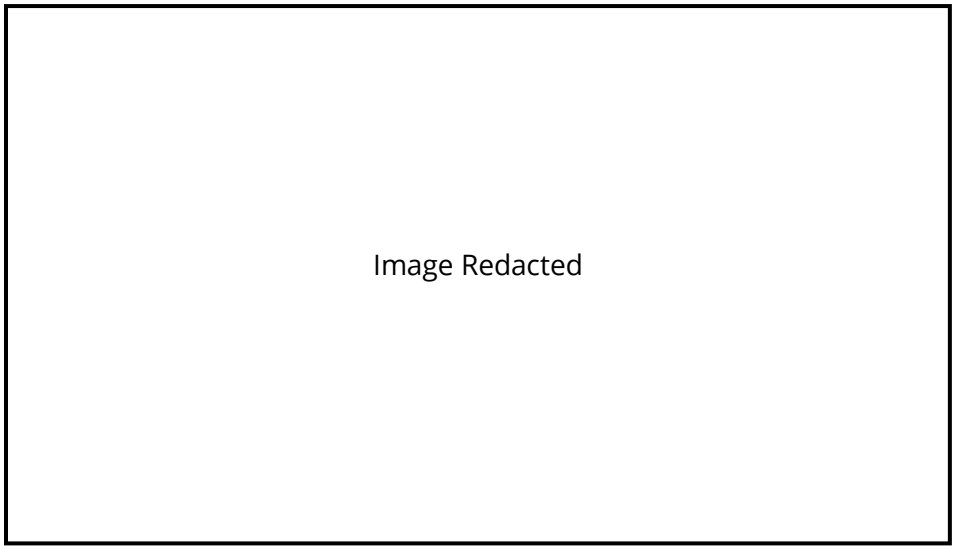
Facility	Uniformat Code	Location Description	Cost Description
Sacramento County Main Jail	C1090	All building - Throughout	Toilet Partitions, Metal, Replace
Sacramento County Main Jail	C2010	All building - Throughout	Wall Finishes, Ceramic Tile, Replace

Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029
20	18	2	30	EA	$850.00	$1,267.16	$38,015			$38,015	
40	37	3	196400	SF	$18.00	$26.83	$5,270,205				$5,270,205

- **Appendix F: Security Review –** This appendix is a report from R&N Systems Design, a Security Specialist Consultant. The security system assessment resulted in the formulation of the following observations and recommendations:

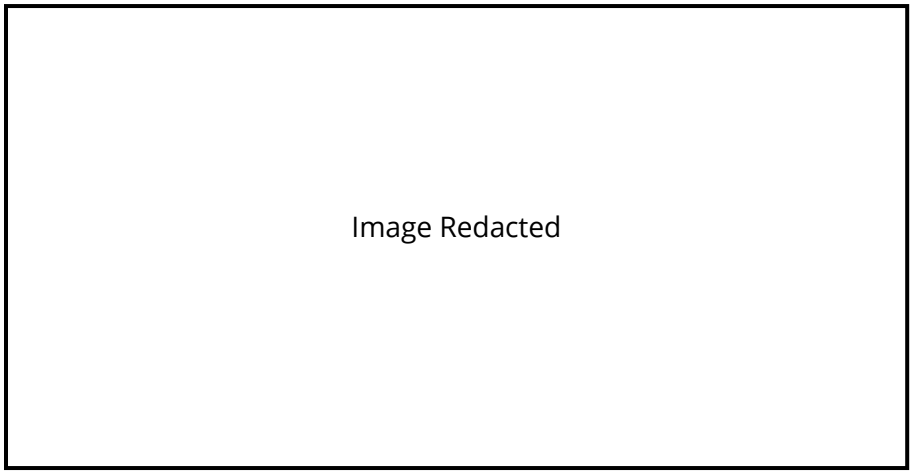
- The MJ relies on a Programmable Logic Controller (PLC) based locking control system to meet the California Building Code. Section 408.4 mandates that detention facilities provide the capability to release doors remotely during emergencies to ensure life safety and secure egress.

Image 7.2.2. Existing System Obsolete



- The current locking system is 20 years old and considered obsolete. It utilizes hardware no longer manufactured. The associated Human-Machine Interface (HMI) control stations, intercom systems, and certain locking hardware components are approaching or have exceeded their EUL.

Image 7.2.3. Existing System Obsolete

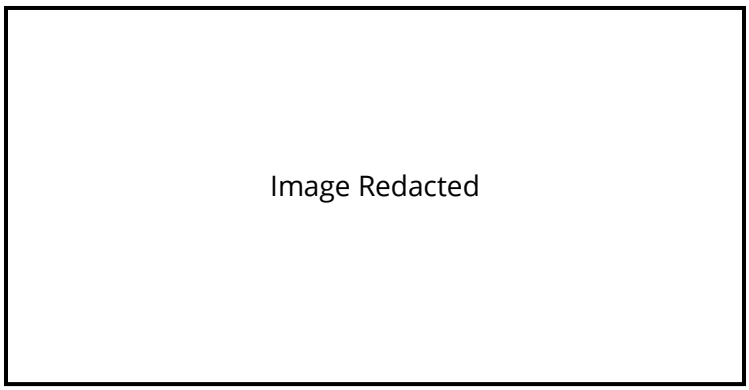


- While the system remains operational through efforts of the facility maintenance team and vendors, it presents a progressive risk related to life

safety compliance, maintainability challenges, security vulnerability, and operational inefficiencies. The proprietary nature of this system further compounds replacement and repair costs.

- Repair recommendations include comprehensive modernization requiring a PLC replacement, HMI software upgrades, intercom integration, camera integration, workstation improvements, and detention hardware retrofits.

Image 7.2.4. Modern System



R&N provided the following cost estimates:

Table 7.2.7. Security Electronics Upgrades for the Main Jail

Description	Quantity	Units	Unit Cost	Total Estimated Cost	Notes
Pneumatic sliding door	26	Each	$1,400.00	$36,400	Replace relay controls
Cell doors	1,249	Each	$750.00	$936,750	Replace relay controls
Circulation doors	144	Each	$750.00	$108,000	Replace relay controls
DCC digital intercom	14	Each	$15,000.00	$210,000	Includes programming
Camera interface	19	Each	$5,000.00	$95,000	Includes programming
Elevator interface	4	Each	$15,000.00	$60,000	Includes programming
PLC	19	Each	$25,000.00	$475,000	Includes programming
PLC I/O modules	125	Each	$1,500.00	$187,500	Includes programming
Power supplies	80	Each	$300.00	$24,000	Includes programming
Touchscreen control station	19	Each	$26,000.00	$494,000	Includes programming
PLC network switch	19	Each	$1,820.00	$34,580	Includes programming
HMI software programming	19	Each	$2,600.00	$49,400	Creating new screens
Network infrastructure (CAT6 cable)	12	Each	$500.00	$6,000	Use existing fiber
Equipment rack (additional relays)	14	Each	$5,000.00	$70,000	

Description	Quantity	Units	Unit Cost	Total Estimated Cost	Notes
UPS power	14	Each	$39,000.00	$546,000	1 hour
Project management	1	Each	$50,000.00	$50,000	(Submittals, engineering, etc.)
Factory test	1	Each	$50,000.00	$50,000	
Factory build	1	Each	$50,000.00	$50,000	
Equipment install active facility	16	Each	$39,000.00	$624,000	
Subtotal				$4,106,630	
Contractor overhead/profit (12%)			$492,795.60	$4,599,426	
Taxes (CA 8.75%)			$402,449.74	$5,001,875	
Escalation (3%)			$150,056.26	$5,151,932	
Contingency (10%)			$515,193.16	$5,667,125	
Total				**$5,667,125**	

Table 7.2.8. Technology Upgrades for the Main Jail

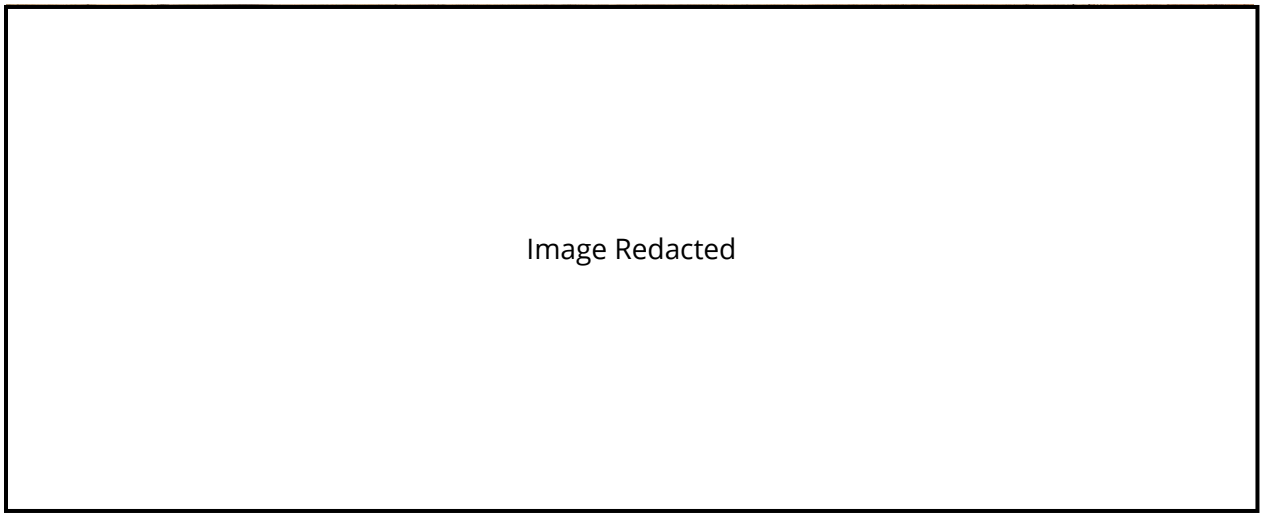
Technology Upgrades	Data Drops	Switches	Unit Cost	Estimate	Notes
8th floor	46	2	1	$118,000.00	
7th floor	46	2	1	$118,000.00	
6th floor				$118,000.00	
5th floor				$118,000.00	
4th floor				$118,000.00	
3rd floor				$118,000.00	
2nd floor				$124,500.00	
1st floor				$93,000.00	Includes court area
Basement (holding)				$83,000.00	
Fiber backbone				$150,000.00	
Subtotal				$1,158,500.00	
Contractor Overhead/Profit (12%)				$1,297,520.00	
Taxes (CA 8.75%)				$1,411,053.00	
Escalation (3%)				$1,453,385.00	
Contingency (10%)				$1,598,723.00	
Total				**$1,598,723.00**	

7.2.2. Rio Cosumnes Correctional Center (RCCC)

RCCC Executive Summary

Overview

Image 7.2.5. Site



The RCCC is located at 12500 Bruceville Road, Elk Grove, CA. The 140-acre property was originally developed as an Air Force base. After WW II, in 1947, the buildings and surrounding land were deeded to the County. In the early 1960s, it was developed into a correctional facility. As needs grew, additional structures were added through the 1990s. Today, managed by the Sacramento County Sheriff's Office, it acts as the primary custody facility for pre-sentence detainees, inmates sentenced to the county jail and serves as a central transportation point for state prison transfers. It has a rated capacity of 1,625 detainees and operates specialized re-entry programs.

The approximate 40 housing and support structures in the main campus of RCCC encompass approximately 323,300 square feet. Colorized floor plans of housing units documenting names and acronyms, populations, area, and use are located in Appendix II. Housing units known as RBF is used as temporary housing (portions of it are closed) and SLF is vacant, undergoing renovations. The majority of the on-site structures are concrete, or masonry framed with minimal finishes. Only the Administration, CBF, SBF, JKF, and KBF are two-story, while all others are single. Roofing types are mostly modified bitumen or single-ply thermoplastic polyolefin (TPO). Facades are mostly painted concrete or block with metal single pane windows. Modular units were metal or wood siding (deteriorating on a few older units).

Conditioned air for the buildings is primarily through rooftop packaged units, most of which were observed as aged but functional. Building for JKF and KBF had a boiler, chiller, and air handler system that feeds FCUs. Mini-split systems were observed in select buildings. Tank and tankless gas-powered water heaters supplied most heated water. A 65-year-old (should be

replaced soon) boiler and storage system was used for RBF and Rec-Visiting Center. Electrical service is provided by a 4,000-amp switchboard. Buildings contain Zinsco, Federal Pacific, Sylvania and Challenger electric panels that are known for fire hazards (replacement is an immediate need). Power is backed up by three emergency generators. Generators are functioning but aged and will require replacement. Fire suppression systems are located in most buildings built after 1960; all buildings are wired with fire alarms. Elevators are in Administration and KBF. Commercial kitchen equipment in kitchen is of various ages.

The site includes two parking areas, one within the secure perimeter for sworn staff, transportation and department heads and one outside the secure perimeter for visitors and non-sworn staff. Multiple recreation yards and asphalt basketball courts are located through the project. The site also includes a baseball field, green house, water pump and treatment and fire pump sheds, and storage units. The complex is surrounded by a vehicular drive lane located between a double-walled non-climb chain link fencing with vibration sensor and topped with razor wire. There is one vehicle sallyport at the main entrance. A firearm training range is located outside the perimeter, adjacent to the complex.

Facility Condition Index

As introduced above, one of the main goals of an FCA is to calculate the FCI which provides an objective indication of the facility's overall condition. The FCI can be determined by this equation:

FCI (%) = Cost of Current Needs / Current Replacement Value (CRV)

Table 7.2.9 below presents the industry standard ranges and cut-off points. It was provided above and duplicated here for convenience in review.

Table 7.2.9. FCI Ranges and Description

FCI Range	Description
0–5%	In new or well-maintained condition, with little visual evidence of wear or deficiencies
5–10%	Subjected to wear but is still in a serviceable and functioning condition
10–30%	Subjected to hard or long-term wear; nearing the end of its useful or serviceable life
30% and above	Has reached the end of its useful or serviceable life; renewal is now necessary

The deficiencies and life cycle needs identified in the assessment provide the basis for a portfolio-wide capital improvement funding strategy. FCIs are best used as a tool to compare facilities across a portfolio instead of scrutinized as a stand-alone mathematical value. The table below presents the current, three-year, five-year, and 10-year FCI to provide the owners with information needed to plan and budget for the keep-up cost for the facilities:

Table 7.2.10. Facility Condition Index Analysis Costs

Facility (Year Built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
00076 – RCCC – Sheriff Range House (2000)	$426	1,920	$818,342	0.0%	3.0%	18.4%	27.3%
00200 – RCCC – Sandra Larson Facility (SLF) (1960)	$629	27,000	$16,978,950	0.6%	10.0%	31.6%	34.6%
00422 – RCCC – Horse Ranch (1800)	$297	880	$261,325	12.9%	20.2%	32.5%	39.8%
00423 – RCCC – Pistol Range Portable 1 (1993)	$297	1,000	$296,960	0.0%	3.3%	71.7%	71.7%
00533 – RCCC – Main Kitchen (1960)	$578	10,650	$6,157,724	0.7%	4.2%	30.9%	35.6%
00534 – RCCC – Laundry (1980)	$426	7,000	$2,983,540	0.9%	2.8%	28.5%	39.5%
00535 – RCCC – 448 (1998)	$629	75,420	$47,427,867	0.0%	4.8%	8.3.%	17.2%
00536 – RCCC – Roger Bauman Facility (RBF) (1960)	$629	22,500	$14,419,125	3.5%	6.5%	19.3%	35.9%
00537 – RCCC – Medical Housing Unit (MHU) (1960)	$629	11,500	$7,231,775	0.0%	5.4%	7.7%	16.8%
00538 – RCCC – A&B Barracks (1940)	$629	11,000	$6,917,350	9.6%	16.7%	19.2%	24.4%
00539 – RCCC – C&D Barracks (1940)	$629	11,000	$6,917,350	7.7%	17.2%	20.2%	21.7%
00540 – RCCC – G&H Barracks (1940)	$629	11,000	$6,917,350	6.1%	17.8%	20.4%	25.3%
00541 – RCCC – J&K Barracks (1940)	$629	11,000	$6,917,350	10.2%	20.4%	22.6%	26.7%
00542 – RCCC – Fire Pump (1993)	$293	400	$117,384	0.0%	10.0%	13.7%	46.6%
00543 – RCCC – Main Tower (1990)	$293	560	$164,338	23.6%	32.4%	45.6%	62.6%
00544 – RCCC – T-3 Education Trailer (1999)	$297	2,340	$694,886	0.0%	63.3%	63.8%	65.4%
00545 – RCCC – Re-Entry Education (1964)	$629	4,280	$2,691,478	0.8%	5.2%	6.5%	18.1%
00546 – RCCC – Rec Trailer (2002)	$297	2,340	$694,886	0.0%	67.9%	67.9%	67.9%
00547 – RCCC – M1 Modular Unit (2000)	$297	1,300	$386,048	0.0%	3.3%	71.0%	71.0%
00548 – RCCC – M2 Modular Unit (2000)	$297	1,100	$326,656	4.1%	4.1%	74.5%	74.5%
00549 – RCCC – M3 Modular Unit (1999)	$297	900	$267,264	0.0%	5.4%	78.6%	78.6%

Facility (Year Built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
00551 – RCCC – Rec Visit Building (1964)	$629	6,700	$4,213,295	0.4%	3.6%	11.1%	14.3%
00553 – RCCC – Trades Building (1960)	$529	9,650	$5,107,552	0.1%	2.5%	7.1%	17.2%
00554 – RCCC – Administration (1963)	$676	38,300	$25,891,183	0%	2.1%	6.8%	10.7%
00555 – RCCC – Christopher Boone Facility (CBF) (1990)	$629	45,000	$28,298,250	0.1%	4.3%	13.9%	20.6%
00556 – RCCC – SVF Corridor (1990)	$629	6,775	$4,260,459	0.0%	1.6%	14.9%	17.1%
00557 – RCCC – Booking (1960)	$629	11,100	$6,980,235	0.1%	6.6%	15.9%	20.0%
00558 – RCCC – Warehouse (1960)	$629	11,900	$7,483,315	0.1%	1.4%	9.8%	11.9%
00559 – RCCC – Gate House (2000)	$426	2,750	$1,172,105	0.0%	8.2%	18.0%	34.9%
00560 – RCCC – Warehouse Annex (2000)	$293	3,700	$1,085,802	0.0%	1.2%	5.7%	14.9%
00561 – RCCC – Culinary Trailer (2000)	$297	1,579	$468,900	72.3%	76.3%	76.3%	76.3%
00565 – RCCC – Compound Guard House (1980)	$426	400	$170,488	2.8%	8.8%	47.1%	50.4%
00566 – RCCC – Waste Water Control Building (2012)	$293	700	$205,422	0.0%	16.2%	17.1%	57.9%
00569 – RCCC – Greenhouse (2001)	$297	4,800	$1,425,408	0.0%	0.0%	0.5%	2.0%
00570 – RCCC – Stewart Baird Facility (SBF) (1990)	$629	45,000	$28,298,250	0.0%	4.6%	11.4%	15.6%
00571 – RCCC – OCIT Communications Building (2005)	$426	200	$85,244	0.0%	0.0%	6.4%	6.4%
00572 – RCCC – Sheriff-Owned Modular Trailer (2009)	$297	7,200	$2,138,112	0.2%	4.5%	9.2%	36.1%
00574 – RCCC – Psych Trailer (2000)	$297	1,715	$509,286	66.3%	66.3%	66.3%	66.3%
00G04 – RCCC – Main Emergency Gen (1940)	$426	500	$213,110	2.4%	4.3%	30.3%	34.8%
Pistol Range Portable 2 (1993)	$297	500	$148,480	0.0%	68.6%	71.2%	71.2%
Pistol Range Portable 3 (1993)	$297	850	$252,416	0.0%	63.6%	65.5%	65.5%

Immediate Needs

Immediate needs are line items requiring immediate action because of material existing or potential unsafe conditions, failed or imminent failure of mission-critical systems/components, or conditions that exist that if not addressed have a potential to cause a critical product/system failure within one year or will result in significant escalation of remedial costs.

Table 7.2.11. Immediate Needs Cost

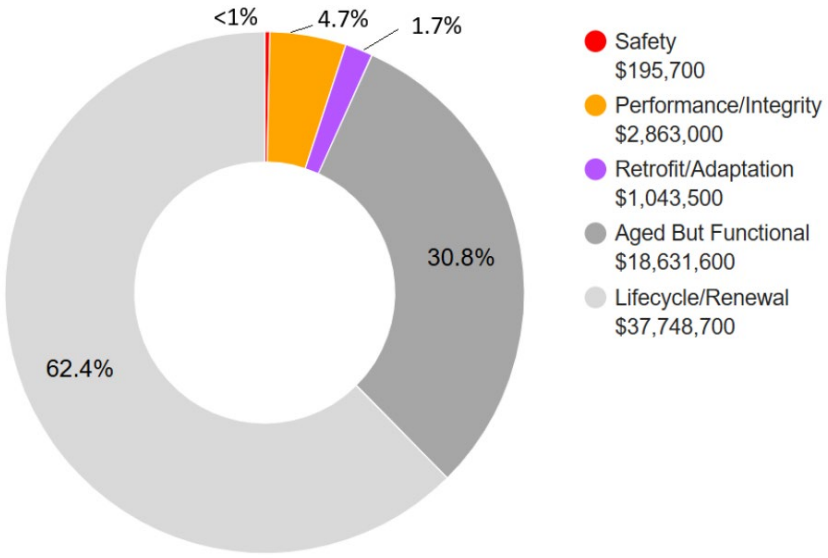
Facility/Building	Total Items	Total Cost
00200 – RCCC – Sandra Larson Facility (SLF)	5	$95,600
00422 – RCCC – Horse Ranch	4	$33,800
00533 – RCCC – Main Kitchen	4	$41,700
00534 – RCCC – Laundry	4	$26,600
00535 – RCCC – 448	1	$9,100
00536 – RCCC – Roger Bauman Facility (RBF)	6	$501,800
00538 – RCCC – A&B Barracks	7	$663,200
00539 – RCCC – C&D Barracks	3	$531,500
00540 – RCCC – G&H Barracks	4	$421,100
00541 – RCCC – J&K Barracks	6	$702,900
00543 – RCCC – Main Tower	4	$38,800
00545 – RCCC – Re-Entry – Education	4	$22,800
00548 – RCCC – M2 Modular Unit	1	$13,400
00551 – RCCC – Rec – Visit Building	3	$17,500
00553 – RCCC – Trades Building	1	$3,000
00554 – RCCC – Administration	3	$8,900
00555 – RCCC – Christopher Boone Facility (CBF)	2	$15,200
00557 – RCCC – Booking	3	$8,900
00558 – RCCC – Warehouse	4	$8,900
00561 – RCCC – Culinary Trailer	1	$339,000
00565 – RCCC – Compound Guard House	3	$4,700
00572 – RCCC - Sherrif-Owned Modular Trailer	1	$3,300
00574 – RCCC – Psych Trailer	1	$337,500
00G04 – RCCC – Main Emergency Gen	2	$5,100
RCCC – Site	4	$165,500
Total	**81**	**$4,019,700**

Plan Types

Each asset is assigned a “Plan Type,” which is the reason for recommended replacement, repair, or corrective action, e.g., “Retrofit/Adaptation” of an HVAC System in poor condition, details of the findings, and a cost estimate. The 10-year forecast is presented in the following table:

Figure 7.2.3. Plan Types

Plan Type Descriptions & Distribution		
Safety		An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity		Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility		Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental		Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation		Components, systems, or spaces recommended for upgrades in order to meet current standards, facility usage, or client/occupant needs.
Aged But Functional		Any component or system that has aged past its industry-average expected useful life (EUL) but is not currently deficient or problematic.
Lifecycle/Renewal		Any component or system that is neither deficient nor aged past EUL but for which future replacement or repair is anticipated and budgeted.

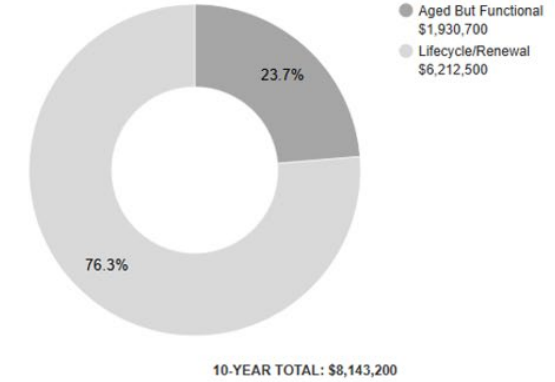


10-YEAR TOTAL: $60,482,500

Plan Type Descriptions and Distributions for the housing and support buildings at RCCC are as follows:

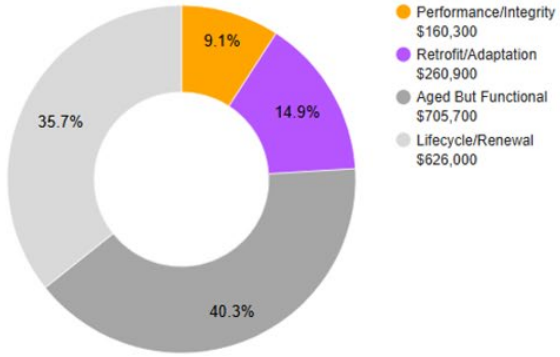
Figure 7.2.4. Plan Types

Joseph Kiervernagle Facility (JKF) & Kevin Blount Facility (KBF)



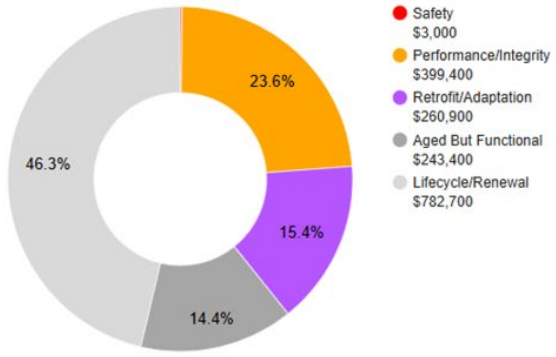
10-YEAR TOTAL: $8,143,200

G and H Barracks



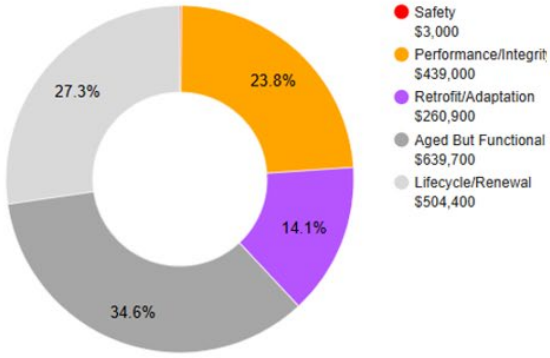
10-YEAR TOTAL: $1,752,900

A and B Barracks



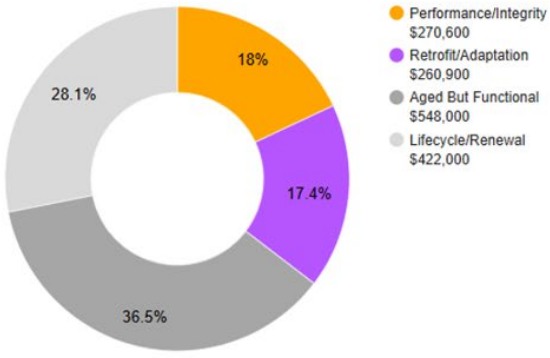
10-YEAR TOTAL: $1,689,400

J and K Barracks



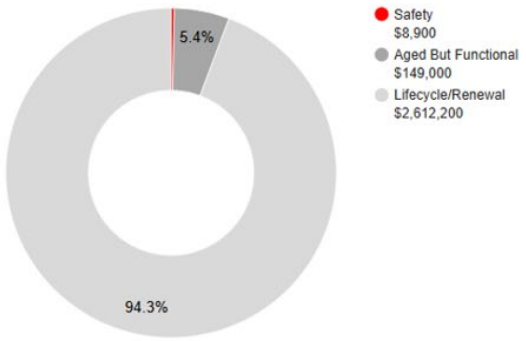
10-YEAR TOTAL: $1,847,000

C and D Barracks



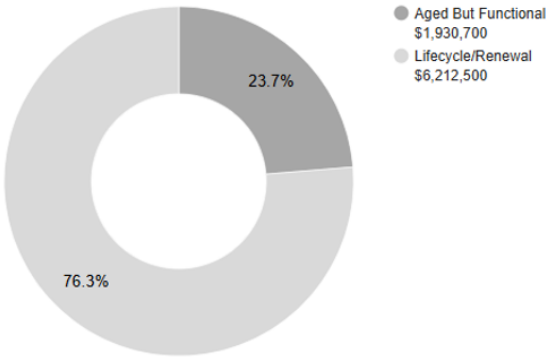
10-YEAR TOTAL: $1,501,500

Administration



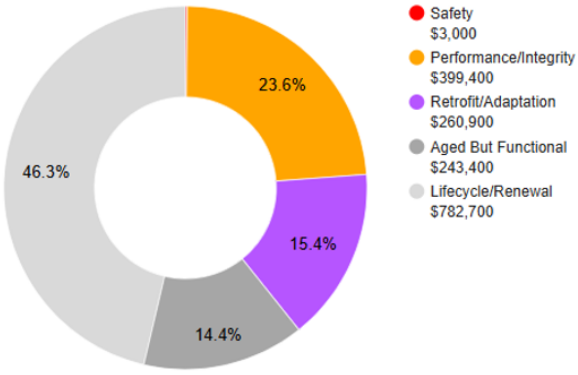
10-YEAR TOTAL: $2,770,100

Joseph Kiervernagle Facility (JKF) & Kevin Blount Facility (KBF)



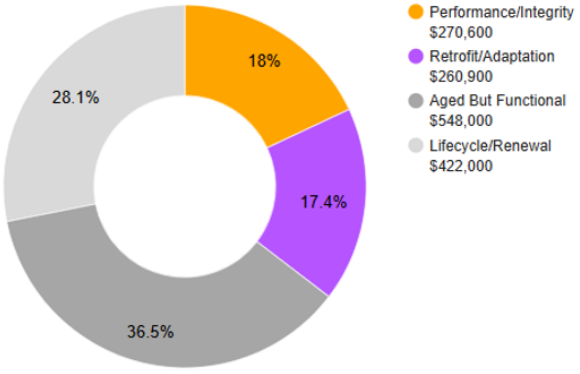
10-YEAR TOTAL: $8,143,200

A and B Barracks



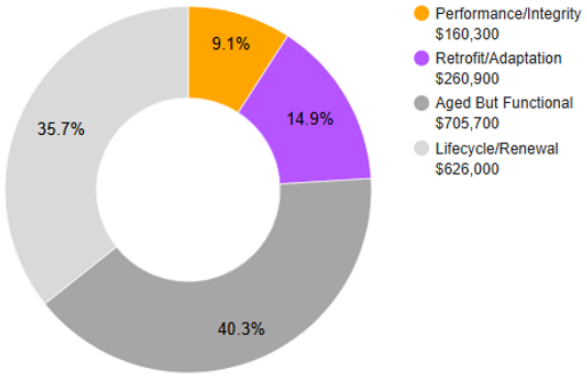
10-YEAR TOTAL: $1,689,400

C and D Barracks



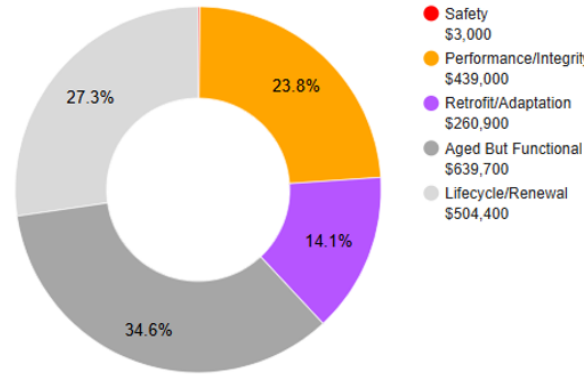
10-YEAR TOTAL: $1,501,500

G and H Barracks



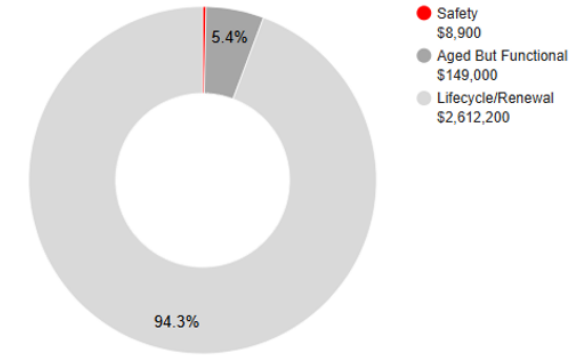
10-YEAR TOTAL: $1,752,900

J and K Barracks



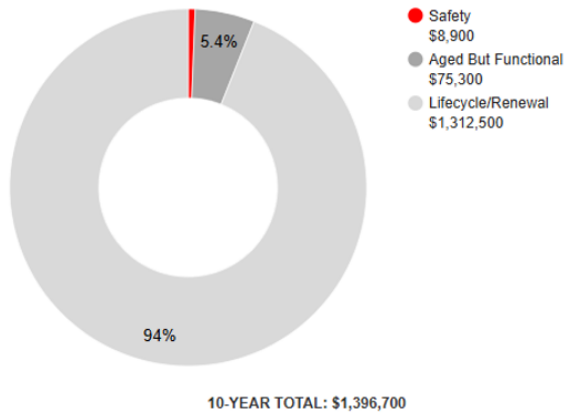
10-YEAR TOTAL: $1,847,000

Administration



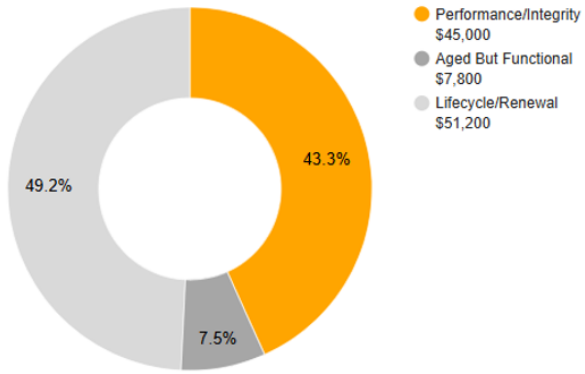
10-YEAR TOTAL: $2,770,100

Booking



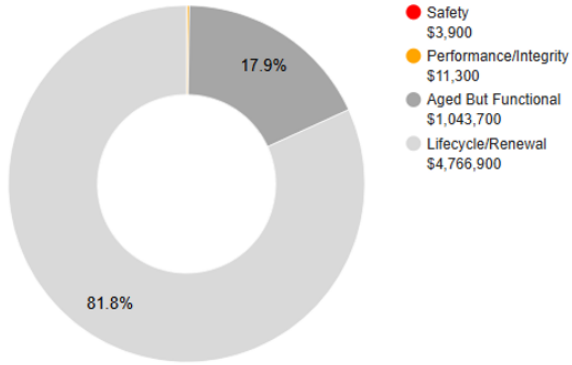
10-YEAR TOTAL: $1,396,700

Horse Ranch



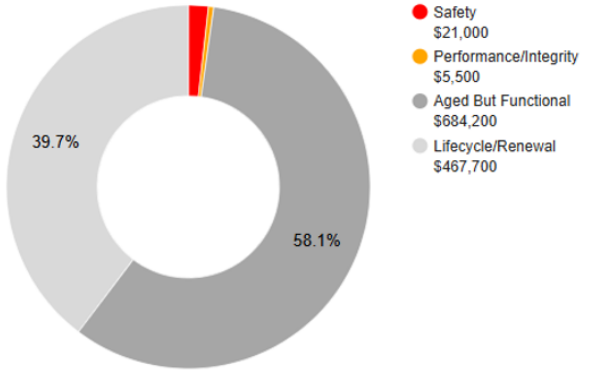
10-YEAR TOTAL: $104,000

Christopher Boone Facility (CBF)



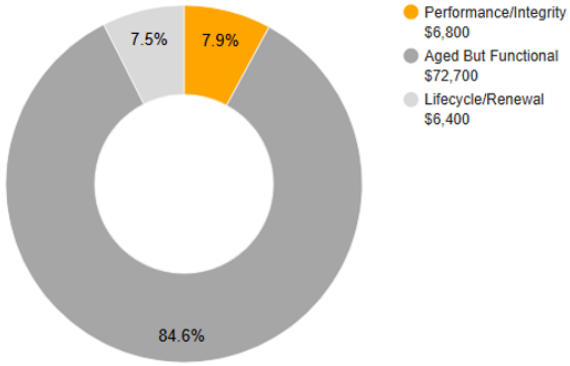
10-YEAR TOTAL: $5,825,800

Laundry



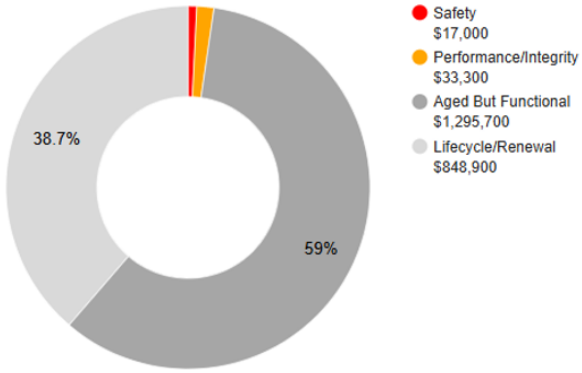
10-YEAR TOTAL: $1,178,400

Compound Guard House



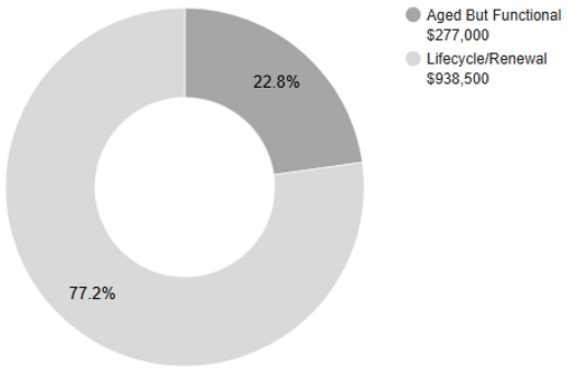
10-YEAR TOTAL: $85,900

Main Kitchen



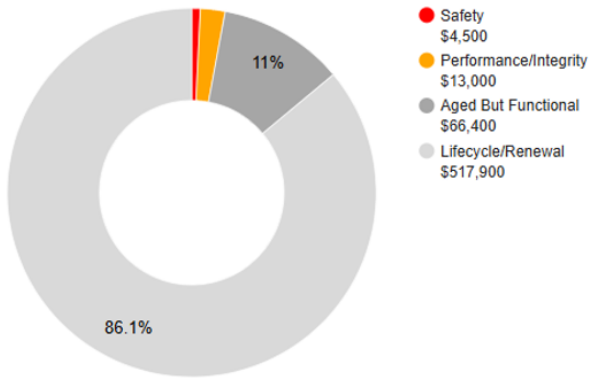
10-YEAR TOTAL: $2,194,900

Medical Housing Unit (MHU)



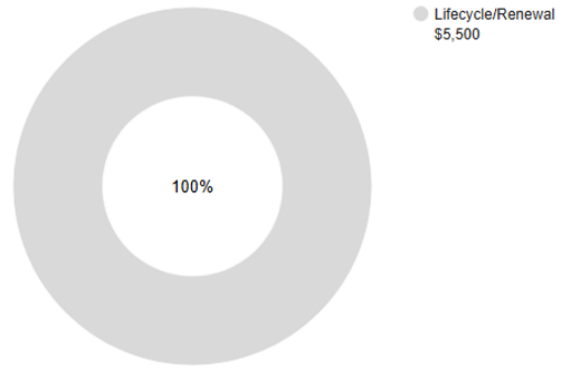
10-YEAR TOTAL: $1,215,500

Rec Visit Building



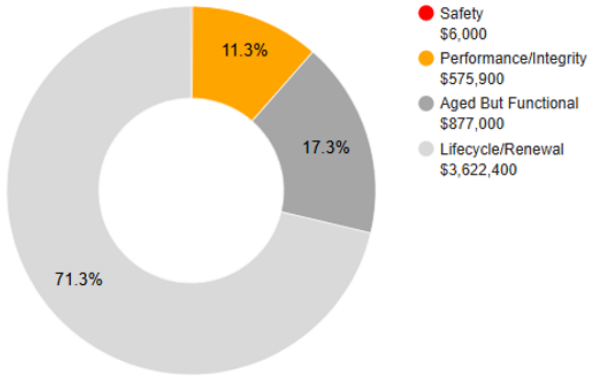
10-YEAR TOTAL: $601,800

OCIT Communications Building



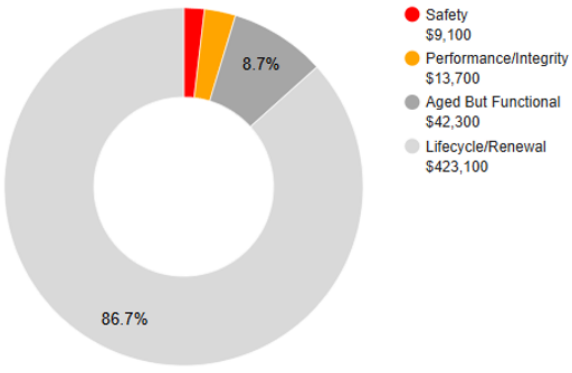
10-YEAR TOTAL: $5,500

Rodger Bauman Facility (RBF)



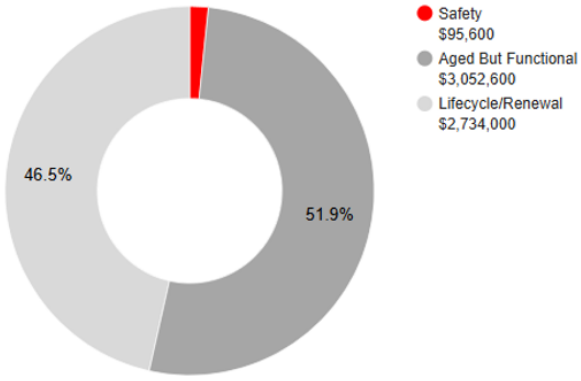
10-YEAR TOTAL: $5,081,300

Re-Entry Education



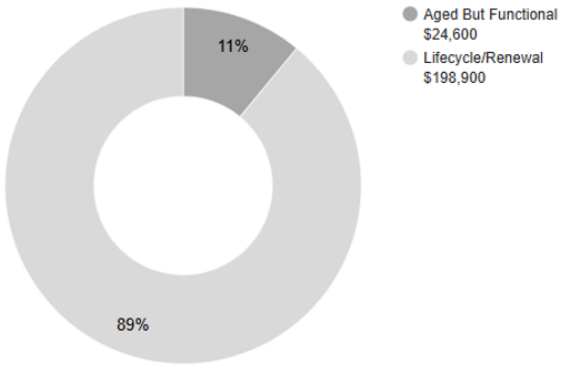
10-YEAR TOTAL: $488,200

Sandra Larson Facility (SLF)



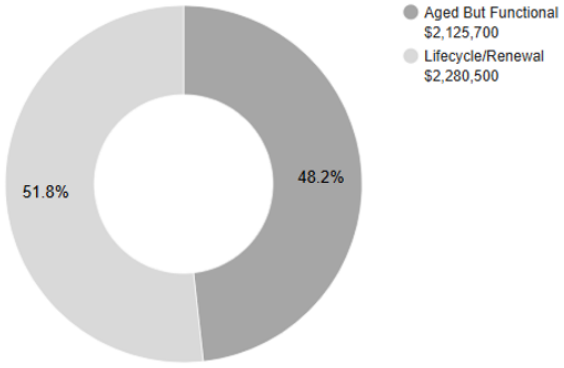
10-YEAR TOTAL: $5,882,200

Sheriff Range House



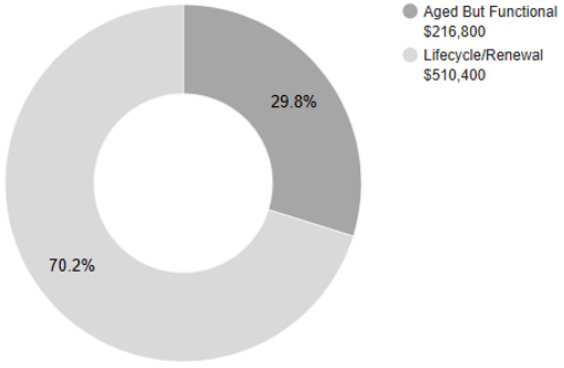
10-YEAR TOTAL: $223,500

Stuart Baird Facility (SBF)



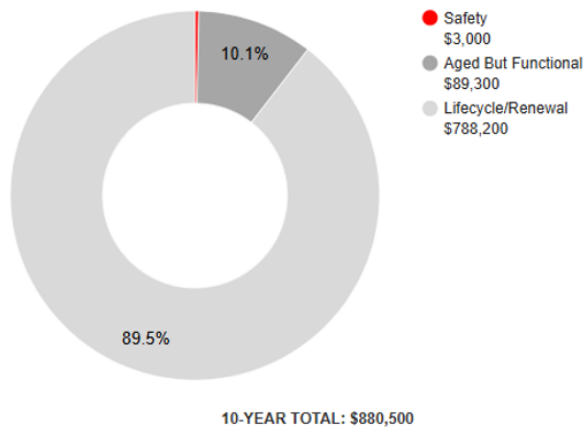
10-YEAR TOTAL: $4,406,200

SVF Corridor



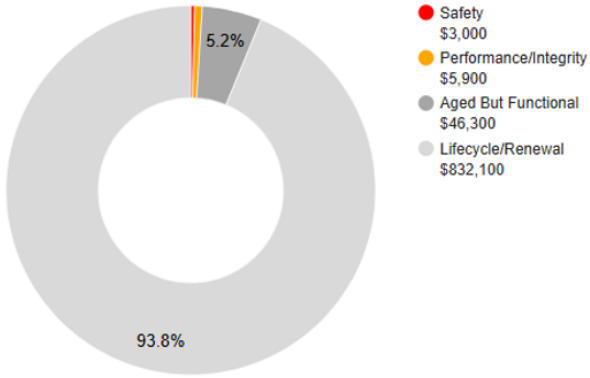
10-YEAR TOTAL: $727,200

Trades Building



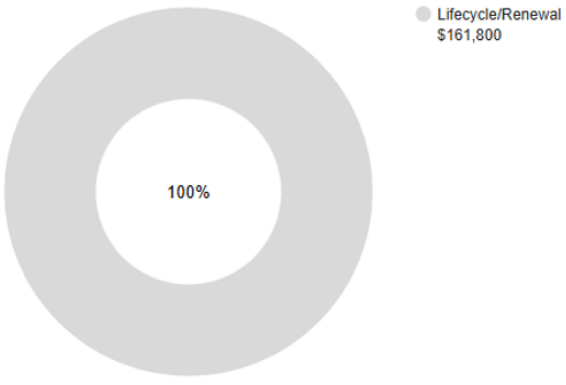
10-YEAR TOTAL: $880,500

Warehouse

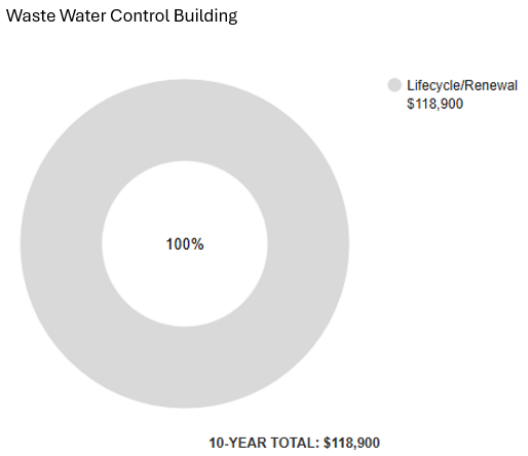


10-YEAR TOTAL: $887,300

Warehouse Annex



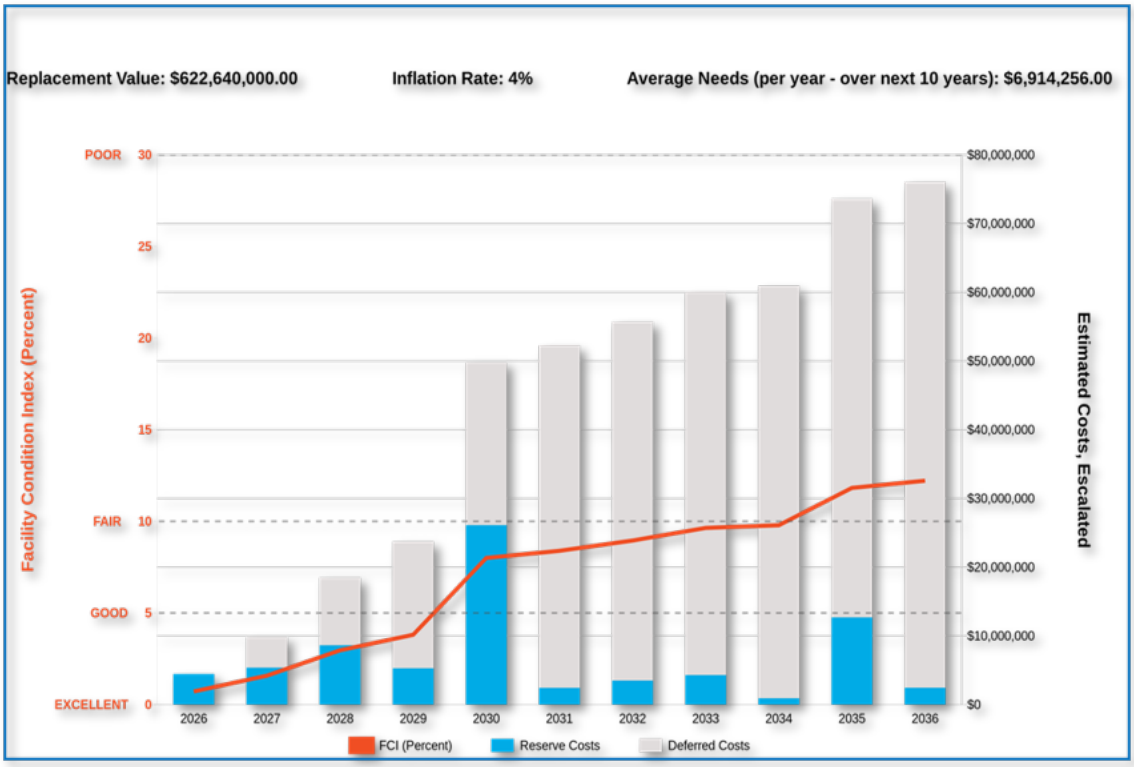
10-YEAR TOTAL: $161,800



Needs Over Time

The needs over time were also analyzed for the impact of deferred maintenance. In **Figure 7.2.5** below, the blue bars represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next 10 years. The dollar amounts allocated for each year are associated with the values along the Y axis.

Figure 7.2.5. Facility Condition Index (%)



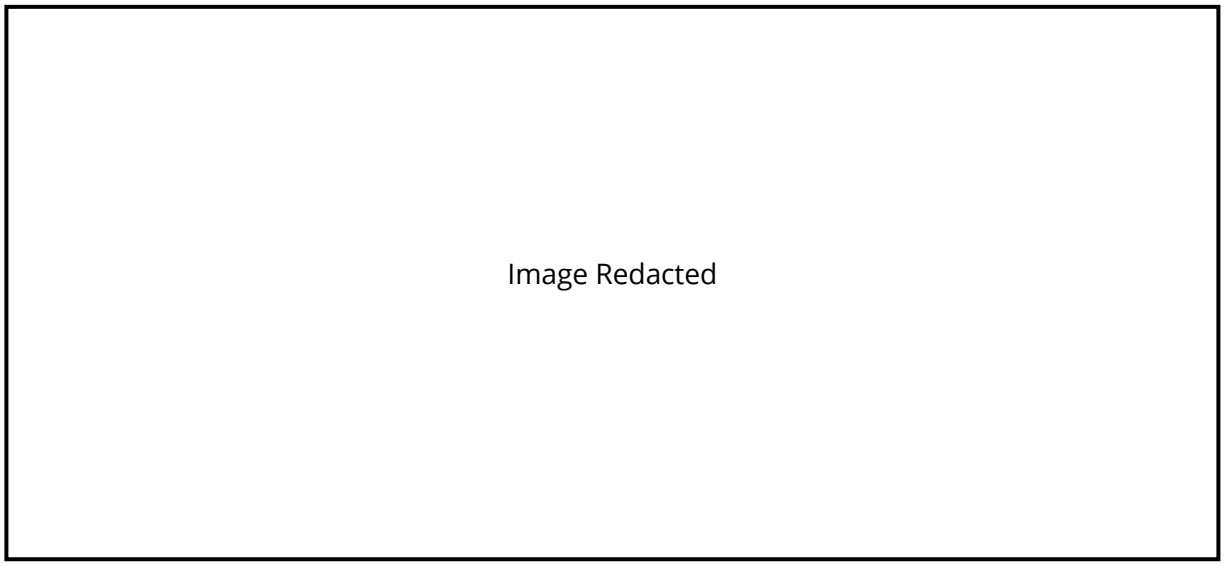
RCCC Building Systems and Site Elements

Building Specific Information

The RCCC FCA attached as Appendix VI includes a building-by-building analysis with the building identification information, building systems and components, anticipated costs of repair by trade over the next 20 years, needs overtime bar chart, immediate needs, key findings as applicable, and building photographs. They are not individually summarized here as the material is comprehensive. A sample report summary is provided for Barracks C&D.

Representative Housing Report: Barracks C&D

Image 7.2.6. Barracks C&D



Building System Summary

All key interior and exterior areas were observed to clearly gain an understanding of the condition of the materials and systems. The assessments found the following building and site materials and systems in “fair” condition:

- **Structure:** Concrete beams and columns and cast-in-place floors with precast deck planks and concrete pad column footing foundation system
- **Façade:** Painted concrete, steel windows
- **Roof:** Flat with modified bituminous finish
- **Interior Walls:** Painted gypsum board, ceramic tile
- **Floors:** Sealed concrete
- **Ceilings:** Painted and unfinished/exposed
- **Plumbing:** Copper supply, cast iron waste and venting; hot water by gas water heater and integral tanks; fixtures include detention toilets, urinals, sinks, tile showers
- **HVAC:** Non-central system packaged units
- b Fire extinguishers only

- **Accessibility:** Survey provided in separate report

The table below shows the anticipated costs by trade or building system over the next 20 years.

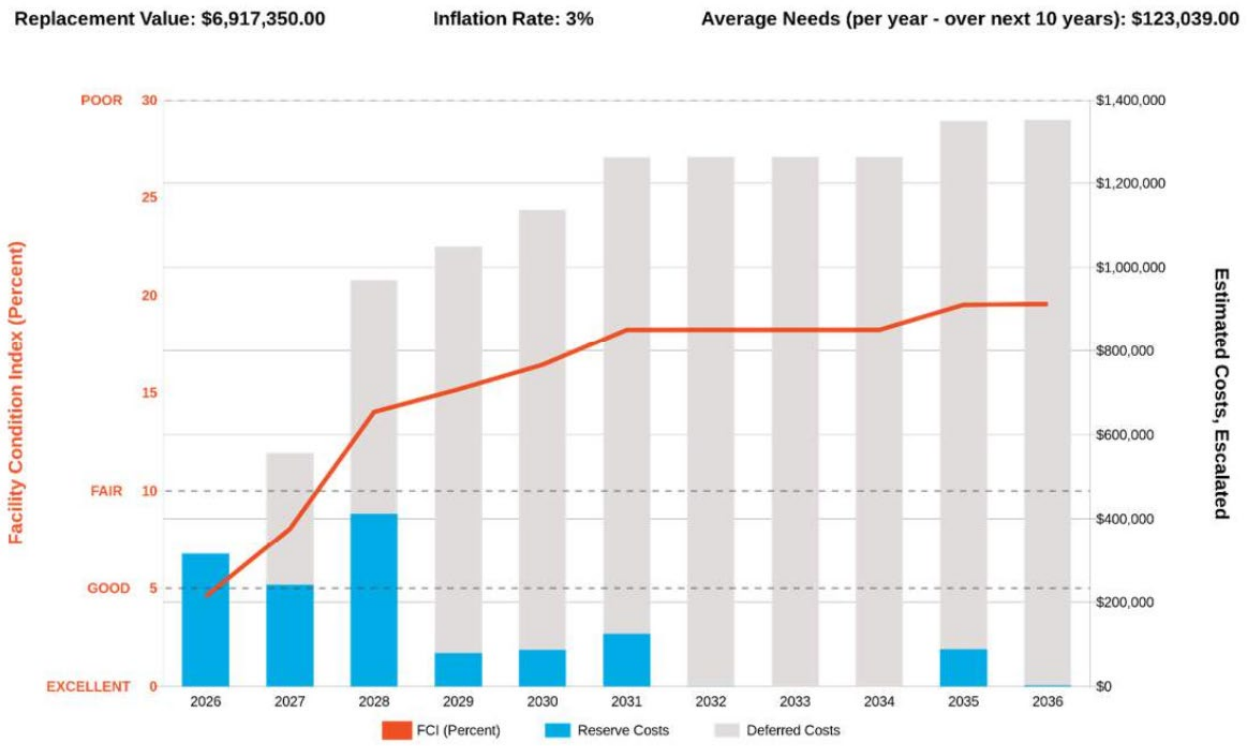
Table 7.2.12. System Expenditure Forecast for RCCC, C & D Barracks

System	Immediate	Short-Term (1–2 Years)	Near-Term (3–5 Years)	Med-Term (6–10 Years)	Long-Term (11–20 Years)	TOTAL
Façade	-	$27,600	$33,900	$15,100	$60,700	$137,300
Roofing	$229,600	-	-	-	-	$229,600
Interiors	-	-	$110,600	-	$198,200	$308,800
Plumbing	-	$202,700	$9,500	-	$284,700	$496,900
HVAC	-	$134,600	$87,800	-	$4,200	$226,600
Fire Protection	-	-	-	$300	$600	$900
Electrical	-	$81,200	$3,800	$2,900	$110,400	$198,300
Fire Alarm & Electronic Systems	$41,000	-	$36,200	$83,100	$98,200	$258,600
Equipment & Furnishings	-	$140,700	-	-	-	$140,700
Accessibility	$260,900	-	-	-	-	$260,900
Totals (6% Inflation)	**$531,500**	**$586,800**	**$281,800**	**$101,500**	**$757,000**	**$2,258,600**

Needs Over Time

The needs over time were also analyzed for the impact of deferred maintenance. In **Figure 7.2.5** below, the blue bars represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next 10 years. The dollar amounts allocated for each year are associated with the values along the Y axis.

Figure 7.2.5. Needs by Year with Unaddressed FCI Overtime



Immediate Needs

Immediate needs are line items requiring immediate action because of material existing or potential unsafe conditions, failed or imminent failure of mission-critical systems/components, or conditions that exist that if not addressed have a potential to cause a critical product/system failure within one year or will result in significant escalation of remedial costs.

Table 7.2.13. Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00539 – RCCC – C&D Barracks	D8015	BAS/HVAC controls, basic system or legacy upgrades, install	Poor	Performance/integrity	$47,900
00539 – RCCC – C&D Barracks	B3015	Roofing, built-up, replace	Poor	Performance/integrity	$268,100
Total (2 items)					**$316,000**

Image 7.2.7. Key Findings

Key Findings



Roofing in Poor condition.

Built-Up
00539 - RCCC - C & D Barracks
00539 - Floor - 00539 - Space

Uniformat Code: B3010
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $268,100

Roofing is very aged - AssetCALC ID: 9860502

BAS/HVAC Controls in Poor condition.

Basic System or Legacy Upgrades
00539 - RCCC - C & D Barracks
Throughout

Uniformat Code: D8010
Recommendation: **Install in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $47,900

Beyond useful life - AssetCALC ID: 10007064

RCCC Purpose and Scope of Assessment

The purpose, condition ratings, and scope of the RCCC investigation and BV's assessment are the same as outlined for the MJ, above. The reader is directed to that summary or the complete text in Appendix VI.

RCCC Opinions of Probable Costs[8]

The basis of cost estimates, methodology, and definitions are the same as outlined for the MJ, above. The reader is directed to that summary or the complete text in Appendix VI.

RCCC Certification

The FCA Report in Appendix VI includes a certification as to the scope of the investigation and use of the findings.

RCCC FCA Appendices

The assessment included the following appendices:

- **Appendix A:** Site and Floor Plans
- **Appendix B:** Pre-Survey Questionnaires

[8] All FCA costs are trade direct costs. See Project Costs in Section 7.1.2.A above for fully burdened costs.

- **Appendix C: Component Condition Report** – List of each facility component with UFL3 Code, location, condition, component/attribute/capacity, quantity RUL, and ID. An excerpt is provided as a sample:

Figure 7.2.6. Component Condition Report

Component Condition Report | Rio Consumnes Correctional Center / 00076 - RCCC - Sheriff Range House

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, Concrete Block (CMU), NA	1,606 SF	24	9947374
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	4	9998153
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF, NA	150 SF	4	9947369
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Wood, Solid-Core, NA	4	4	9947357
Roofing						
B3010	00076 - Floor - 00076 - Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard, NA [ROOF]	1,920 SF	4	9861115
B3020	00076 - Floor - 00076 - Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, NA	220 LF	9	9947368

- **Appendix D: Replacement Reserves** – Is a multi-page document reflecting the State-of-Good Repair Estimate for RCCC that includes the facility, Uniformat code, location description, cost description, quantity, unit, unit cost, w/markup, year of expenditure, deficiency repair estimate. An excerpt is provided as a sample:

Figure 7.2.7. State of Good Repair Cost

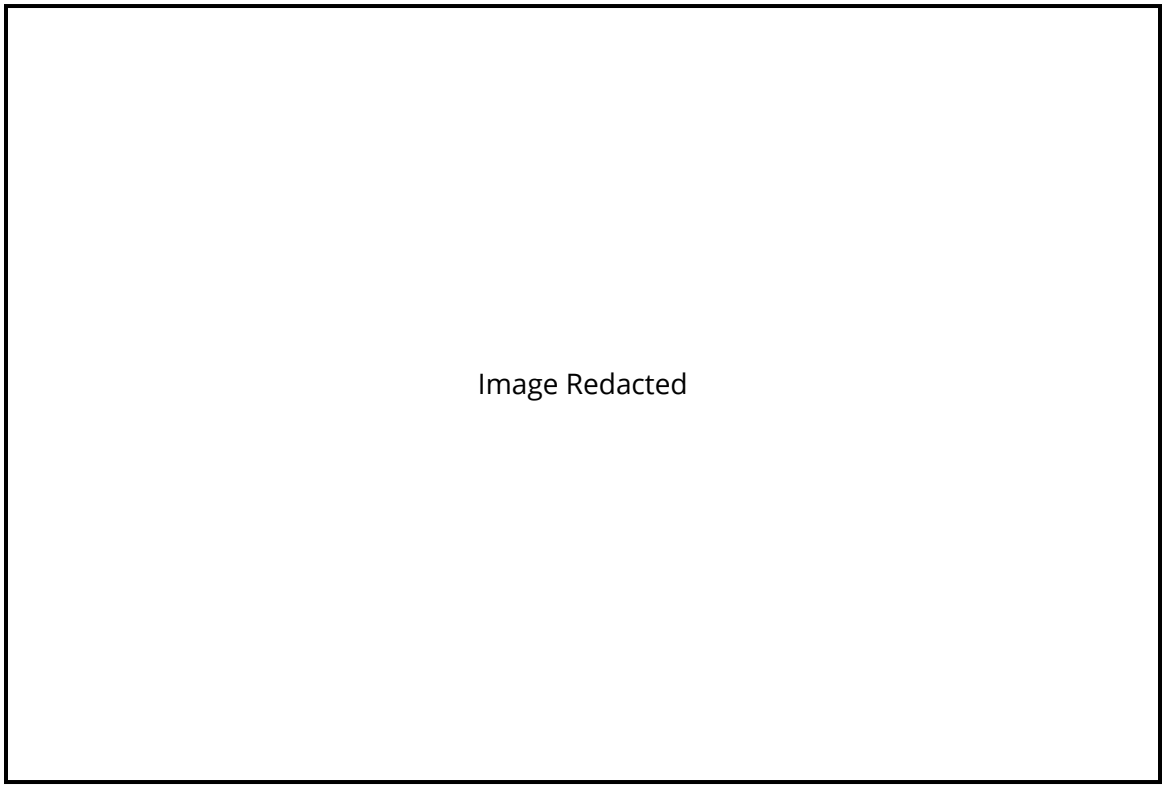
Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)
B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20
B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30

EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Subtotal	2026	2027	2028	2029	2030
16	4	11420	SF	$1.86	$2.77	$31,666					$31,666
29	1	6750	SF	$55.00	$81.99	$553,452		$553,452			

- **Appendix E: Security Review –** This appendix is a report from R&N Systems Design, a Security Specialist Consultant. The security system assessment resulted in the formulation of the following observations and recommendations:
    - RCCC is a multi-building campus-style Correctional Facility located in a rural area of the County
    - The campus consists of multiple housing units, dormitories, administration, support buildings, and vocational programs
    - Portions of the system have been upgraded to modern systems; much of the campus continues to rely on outdated or non-integrated control platforms

Image 7.2.8. Modern vs. Obsolete Systems

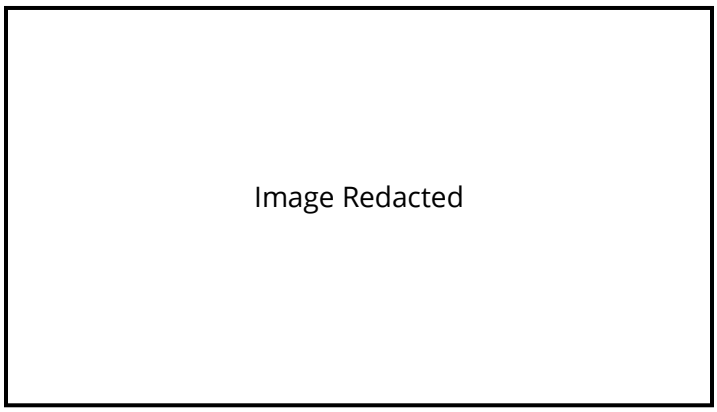


- The most significant operational issue is that RCCC does not function as a unified campus from a security and control standpoint. Instead, it operates as a collection of independent buildings, which limits situational awareness and coordinated response during emergencies or security incidents.
- The campus is protected by a 30-zone perimeter detection system that wraps around the campus. The two detention style perimeter fences appear to be in good shape. In addition, there are additional separate fences dividing groups of adults into custody, some of which appear to be in worse condition. There are multiple

gates that penetrate the perimeter. The gate adjacent to the kitchen appears to be at the end of its life.

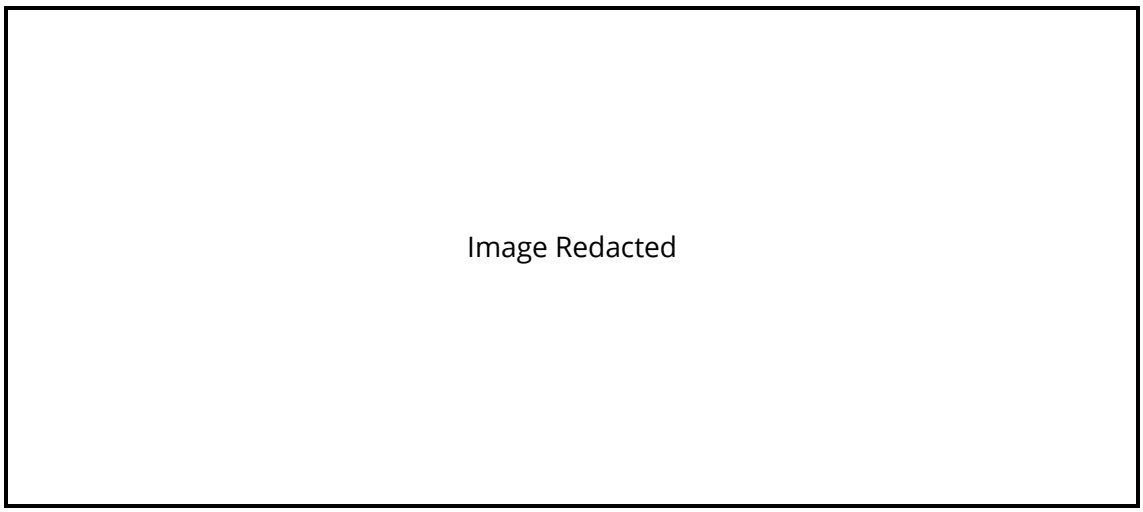
- The facility's intercom system is partially outdated, using older analog equipment. The existing hardware remains functional, though it is nearing the end of its EUL. The limited integration between the door controls and communication systems reduces operational efficiencies and hinders timely response to incidents.

Image 7.2.9. Modern vs. Obsolete Systems



- The surveillance system is not integrated with the locking control stations. While it provides some coverage, **its effectiveness is limited by the decentralized operational structure of the facility.**

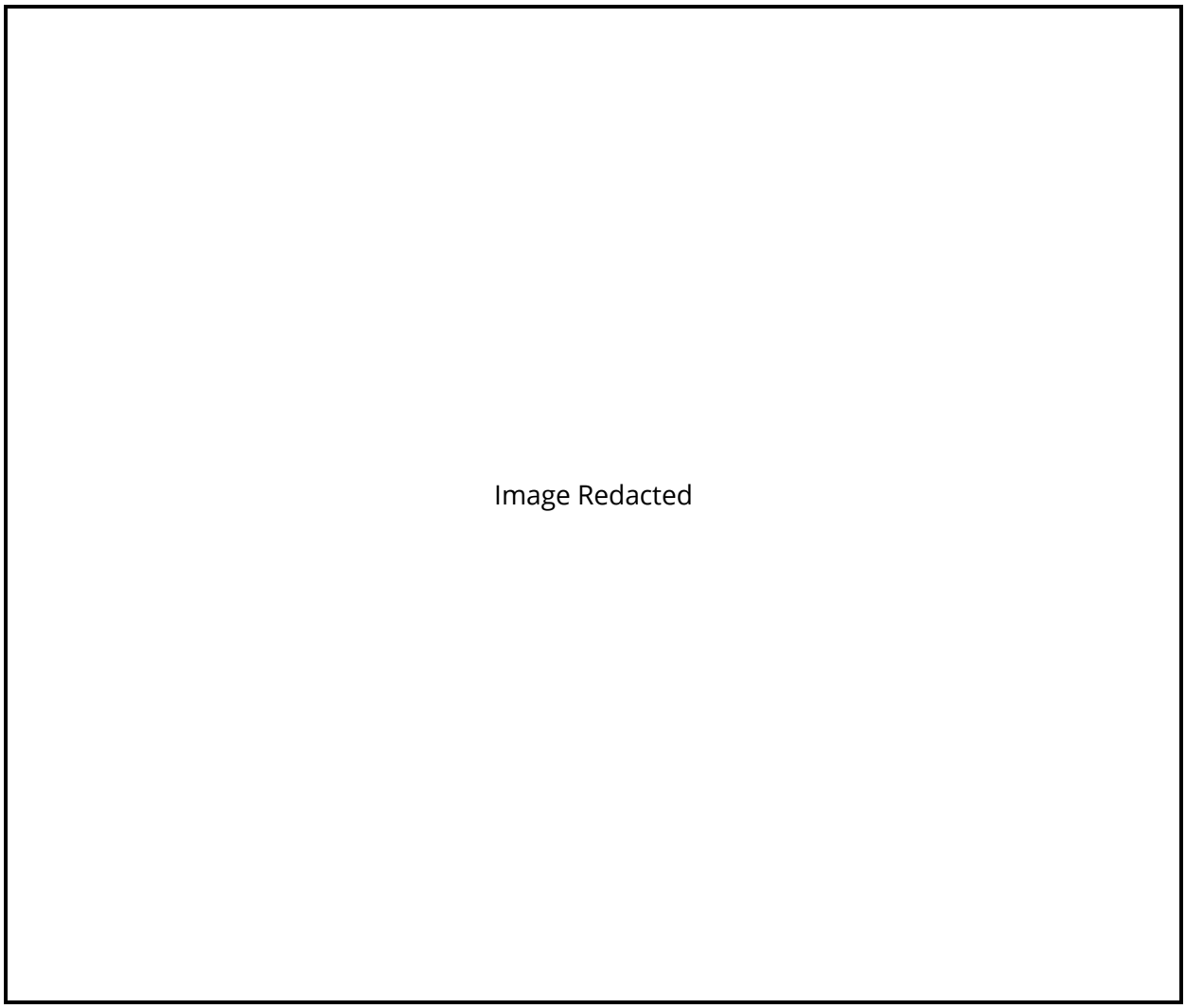
Image 7.2.10. Gate House



- **Detention hardware varies significantly across the campus.** Systems differ from building to building and include a mix of manufacturers and technologies ranging from electromechanical to mechanical to pneumatic hardware. In several areas, the detention grade hardware is not present, and some doors allow free egress,

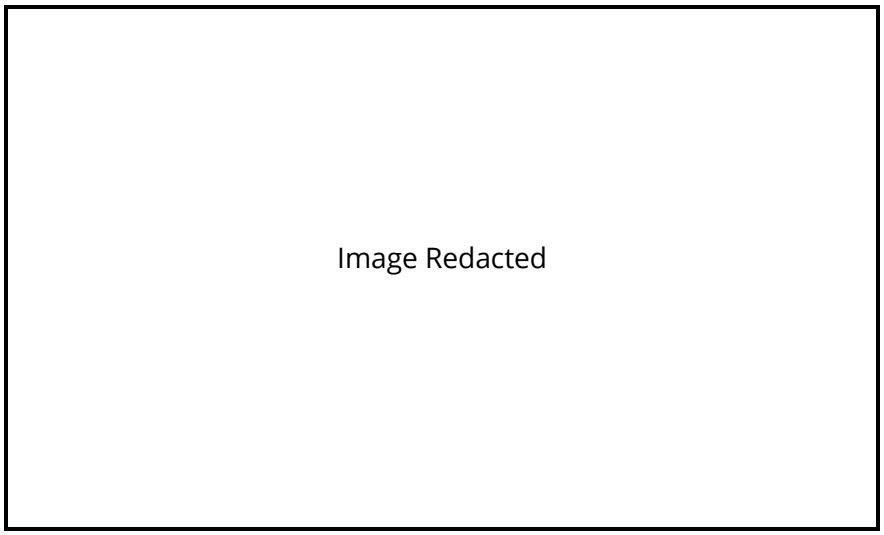
meaning they are not capable of securely containing occupants. **Much of the hardware throughout the facility has exceeded its expected service life.** Given the condition and quality of the existing buildings, retrofitting the hardware would likely not be cost-effective.

Image 7.2.11. Hardware



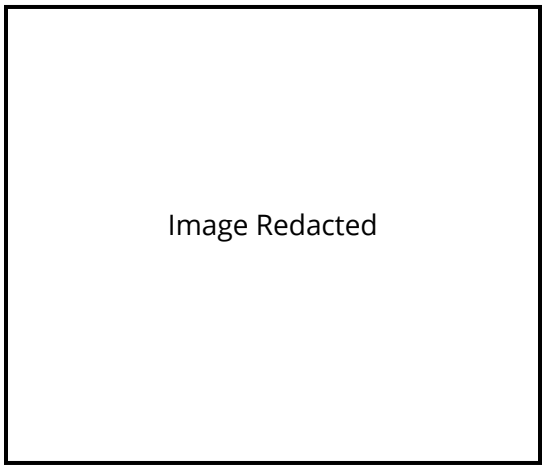
- RBF utilizes steel bar grate doors that are mechanically locked. Because there are more than eight such doors within a smoke zone, they are required to be electromechanically released in accordance with section 408.4 of the California Building Code. **This condition represents a code violation**. In addition, the bar's grate construction allows incarcerated individuals to pass contraband or throw objects at correctional officers. **Several sections have been retrofitted but exposed electromechanical hardware may be vulnerable to tampering.**

Image 7.2.12. Hardware



- Many functional areas, including dormitories, medical spaces, kitchen areas, laundry facilities, and classrooms, contain doors that allow free egress and are not detention rated. They do not meet American Society for Testing and Materials (ASTM) standards and therefore are not capable of securely containing occupants. Window openings in some areas have been retrofitted with metal bars on both sides.

Image 7.2.13. Bars



- The facility's existing technology infrastructure is outdated and does not adequately support modern wireless technologies or emerging system demands.
- RCCC should undergo a comprehensive modernization effort, including the implementation of a fully integrated, PLC-based locking control system that unifies all buildings under a single platform and provides remote transfer controls and emergency release capability independent from individual housing units, in compliance with life safety requirements.

R&N provided the following cost estimates:

Table 7.2.14. RCCC Security Electronics Upgrades Estimate

Description	Quantity	Unit	Unit Cost	Total Estimated Cost	Notes
Electronics for sliding gates/doors	12	Each	$1,400	$16,800	Replace relay controls
Electronics for cell doors	70	Each	$750	$52,500	Replace relay controls
Electronics for circulation doors	144	Each	$750	$108,000	Replace relay controls
DCC digital intercom	9	Each	$15,000	$135,000	Includes programming
Camera interface	9	Each	$5,000	$45,000	Includes programming
PLC	9	Each	$25,000	$225,000	Includes programming
PLC I/O modules	20	Each	$1,500	$30,000	Includes programming
Power supplies	10	Each	$300	$3,000	Includes programming
Touchscreen control stations	10	Each	$26,000	$260,000	Includes programming
PLC network switch	14	Each	$1,820	$25,480	Includes programming
HMI software programming	10	Each	$2,600	$26,000	Creating new screens
Network infrastructure	1	Each	$300,000	$300,000	New campus fiber
Equipment rack (additional relays)	9	Each	$5,000	$45,000	
UPS power	9	Each	$39,000	$351,000	1 hour
Project management	1	Each	$50,000	$50,000	(Submittals, engineering, etc.)
Factory test	1	Each	$50,000	$50,000	
Factory build	1	Each	$50,000	$50,000	
Equipment install active facility	9	Each	$39,000	$351,000	
Subtotal				$2,123,780	
Contractor Overhead/Profit (12%)			$254,853.60	$2,378,634	
Taxes (CA 8.75%)			$208,130.44	$2,586,764	
Escalation (3%)			$77,602.92	$2,664,367	
Contingency (10%)			$266,436.70	$2,930,804	
Total				**$2,930,804**	

Table 7.2.15. Detention Upgrades Estimate

Description	Quantity	Unit	Unit Cost	Total Estimated Cost	Notes
SLF lock replacement	80	Each	$15,000	$1,200,000	Hardware replacement
Dorm lock replacement	30	Each	$15,000	$450,000	Hardware replacement
Subtotal				$1,650,000	
Contractor overhead/profit			$198,000	$1,848,000	
Taxes (CA 8.75%)			$161,700	$2,009,700	
Escalation (3%)			$60,291	$2,069,991	
Contingency (10%)			$206,999.10	$2,276,990	
Total				**$2,276,990**	

Table 7.2.16. Technology Upgrades Estimate

Location	Data Drops	Switches	Unit Cost	Estimate
SBF	20	2	1	$53,000
CBF	20	2	1	$53,000
KBF	18	1	1	$46,500
JKF	18	1	1	$46,500
Admin	32	2	1	$83,000
Gate	2	2	1	$8,000
SLF	20	2	1	$53,000
BKG	14	2	1	$38,000
RBF	24	2	1	$63,000
WHSE	4	1	1	$11,500
MHU	13	2	1	$35,500
A-G	40	8	1	$112,000
Class-Laun-Kit-Weld-WHSE	14	6	1	$44,000
Fiber backbone			1	$500,000
Subtotal				$1,147,000
Contractor overhead/profit (12%)			$137,640	$1,284,640

Location	Data Drops	Switches	Unit Cost	Estimate
Taxes (CA 8.75%)			$112,406	$1,397,046
Escalation (3%)			$41,911.38	$1,438,957
Contingency (10%)			$143,895.74	$1,582,853
Total				**$1,582,853**

7.2.3 – Site Conditions and Limitations

PESTLE Analysis

The decision to continue to use, expand, or select a new location for either facility or both facilities must take into consideration the political, economic, social, technological, legal, environmental (PESTLE) climate that might impact assets, their maintenance, or would otherwise pose a threat, including flood plains, utility restrictions, or other environmental considerations or regulations.

1. **Political – Positions are Divided as Can Be Expected**
    a. Having the county jail in the downtown area provides critical operational efficiency for the justice system and centralizes access to medical, legal, and re-entry services because of its proximity to courthouses, centralized services, public safety operations, specialized health care access
    b. A downtown location has access to public transportation for employees, visitors and recently released detainees
    c. Stakeholders may have differing views as to a downtown or rural location making it more difficult to reach a consensus on a site and operations.
    d. Some community groups are against incarceration regardless of its location. The Mission Statement for Decarcerate Sacramento provides: "Decarcerate Sacramento is a community organization working to prevent jail expansions, decrease jail populations, and shift county funds away from policing and incarceration toward community-based systems of care that promote community safety and health." https://www.decarceratesac.org/ Accessed June 5, 2025
    e. The R Street Sacramento Partnership represents property owners and businesses in the downtown District. R Street reports its district has "transformed over the past decade into a regional destination for housing, hospitality, entertainment, office, and small business activity. Continued progress depends on thoughtful land use decisions that support long-term economic vitality and public safety best practices. It was critical of the current downtown jail facility as being both physically constrained and poorly situated for long-term investment. The limited footprint of the existing site restricts meaningful expansion, modernization, or reconfiguration. Continued investment

at this location is unlikely to resolve underlying operational and structural challenges in a cost-effective or forward-looking manner." Undated letter from R Street to Sacramento County Board of Supervisors.

f. Policial issues can also have an impact on FEMA and/or CLOMR/LOMR availability and approvals

2. **Economic – Involve Public and Private Factors**
    a. The County already owns several properties downtown, administration and maintenance facilities. Some of its properties are vacant. Downtown also has vacant commercial properties that afford the opportunity to move the administration office adjacent to the MJ to make space for correctional needs.
    b. Either location will provide jobs but has "not in my backyard" sentiments from nearby residents and/or merchants.
    c. Each location will require significant expenditure to renovate, including on- and off-site utility infrastructures in the event of an expansion.
    d. Both locations may avoid significant expenditures to bring the facility up to a state of good repair if replaced or closed.
    e. The MJ may have seismic issues and/or structural concerns with implementation of approaches.
    f. RCCC has flood plain concerns discussed below.
3. **Social – Social Issues Overlap with Political**
    a. Downtown may provide more access to support services, while local residents and business owners may not want a correctional facility in their district or neighborhood. Elk Grove residents may not want an expanded RCCC in their neighborhood.
4. **Technological – Both Facilities are Aged with Outdated Systems**
5. **Legal – More Access to Courts/Legal Services are Available Downtown**
    a. Continued use of either facility must be renovated and/or updated to comply with Mays.
6. **Environmental – Issues are Implicated**
    a. The upgrade or expansion of either facility will have air, water, noise and unknown environmental issues requiring California Environmental Quality Act (CEQA) analysis at either site.
    b. Construction traffic can also have impacts on surrounding community.
    c. Laydown space is limited at the Main Jail site potentially requiring closure of traffic lanes.
    d. Potential HazMAT materials will require containment per accepted standards during any demolition or construction.
7. **Flood Plain – RCCC Is in a Flood Plain**
    a. The access road recently flooded, requiring evacuation of the facility, which can be significant because there is only one single access point into and out of RCCC.
    b. A consultant, Kitchell, has recommended a concrete or earthen floodwall be constructed around the perimeter of the facility with a floodgate.

c. Neither risks posed by the flood plain nor the required funding for the proposed floodwall/gate infrastructure to prevent or mitigate damages from a catastrophic flood event is included in the FCA budget.
d. A high-level Hydrology Study has been commissioned to evaluate flood plain issues. The high-level study identified serious risks to buildings and access roads from a major flood event.
e. Additional studies are merited and may result in substantial construction delays.

8. **Utilities – The MJ Has Municipal Utility Services; RCCC is Local**
    a. Downtown has established water, power, and sewer downtown. Capacity will have to be verified when the type of new facilities are considered.
    b. RCCC uses well water and on-site storage. The storage unit is aged and is being replaced as part of an emergency project. Connection to a water district will require running new lines to the facility, estimates of the distance range between 1 and 5 miles. Recent upgrades to the sewer line did not include additional capacity for expansion of the RCCC facility. Upon any expansion of RCCC, sewage capacity or on-site storage would be required until capacity is available during wet weather. A 12.5 MVA electrical substation has recently been installed adjacent to the property.
9. **Seismic Events – Detention Centers are Critical Facilities**
    a. Critical Facilities must withstand seismic events and remain operational following the event.
    b. The MJ performance is at risk from a seismic event.

7.2.4. Maintenance Staffing & Budgeting

Staffing

Capital improvement and replacement for the facilities reportedly is based on a percentage of the Facility's value and capital improvements performed on a periodic but not necessarily annual basis. Shortfalls require prioritization of expenditure and periodic improvisational repairs to keep the facilities operational. The funds to elevate the facilities to a state of good repair simply have not been available with the demands on the County and fiscal needs of its portfolio.

Each facility is in one of three maintenance districts shown in the tables below. The administration for facility maintenance reports that each facility has assigned technical staff, consisting of engineers and trades, but may receive assistance from others within the district as the need arises and budget permits. Appropriating staff from its district is often required for special projects. Staff from the Airport District are available but reportedly rarely requested. Needs are fulfilled from within a district.

Table 7.2.17. Staffing

Positions - Recommended Budget Data						
District	Total	Filled	Vacant	Assigned to Correctional	Additional Correctional FTE Based on Billable IOs	Total Correctional
Airport	50	41	9	0	0	0
Bradshaw	88	79	9	21	3	24
Downtown	78	70	8	19	6	25

Positions By Trade/Class						
District	Carpenter	Electrician	Maintenance Worker	Painter	Plumber	Stationary Engineer
Airport	5	14	3	2	4	18
Bradshaw	8	21	9	6	7	27
Downtown	4	4	8	5	4	23
Main Jail	2	2	3	2	2	7
RCCC	2	3	2	2	3	8

The MJ is in the downtown district. Looking at the "Positions – Recommended Budget Data" table, the MJ has 19 staff members "assigned to correctional." It may be utilizing services of six full-time equivalent (FTE) tradespeople from within the district that are not formally assigned to the MJ for a total of 25 correctional full-time staff members but that includes maintenance and capital improvements. Use of outside staff can add to travel time. The disciplines of the staff members are identified in the "Positions by Trade/Class" table above.

RCCC is in the Bradshaw District. As reflected in the tables above, RCCC has 21 full-time maintenance capital improvement staff and uses the services equivalent to three additional employees for a total of 24 personnel. The specialties of its personnel are also reflected in the table above.

Vacant positions can arise from turnover or the inability to attract qualified candidates in a competitive market but are sought to be filled when a need arises and sufficient funds are available to hire a qualified candidate for the position in maintenance or capital improvements. Interviews of staff reflect that RCCC presently has a vacant, unfilled need for a carpenter (capital improvements) and could use an additional three maintenance personnel. The table shows the MJ has used its district's resources (reflected in the additional FTE billables) at a rate twice as much as RCCC in efforts to respond to Mays.

As expected, facility expansion will most likely require an increase in staffing and budget. Closing or "mothballing" several buildings within a facility may reduce the need for maintenance staff. However, the most economies of scale will be achievable if the facilities are consolidated into one.

Expansion of staff will require expansion of workspace. Presently, maintenance shops at the facilities are not adequate for the current staff size. Personnel do not have adequate locker rooms, showers, and fabrication workspace. Downtown, the MJ has a crowded shop within the facility and additional space at 700 H Street. At RCCC, there is a greater need to store parts to support obsolete equipment. However, the storage space competes with the need to create fabrication space, including suboptimal paint booths or spaces for large-scale projects like anti-climb fence panels.

Budgeting

The challenges of budgeting for maintenance of aged facilities like the MJ and RCCC is put into perspective when looking at industry standards. The International Facility Management Association (IFMA) and Building Owners Managers Association (BOMA) are international associations for facility management and building maintenance personnel and commercial real estate professionals, respectively. They provide metrics to evaluate performance within industries, including institutions, with high maintenance requirements.[9]

These industry associations established key benchmark tiers as a percentage of Replacement Asset Value (RAV):

- **World Class Target (2.0–3%):** indicates highly optimized, proactive maintenance model. Suggests robust predictive maintenance that prevents catastrophic equipment breakdowns.
- **Standard Operational Range (2.0–4%):** the typical healthy range for standard commercial buildings, schools, and offices.
- **High-Intensity/Critical Facilities (3–5%):** Common for healthcare infrastructures, laboratories, or complex 24/7 industrial environment requiring strict climate controls and zero-downtime redundancy, indicative of an integrated jail, medical, and mental health facility like the MJ.
- **The Risk Threshold (6–8%):** Spending more than 6% of RAV usually signals over reliance on emergency repairs, even though it may not be by choice.
- **Reactive Death Spiral (>8%):** Industry benchmarks consider this level highly unsustainable and indicative of a failing maintenance strategy. Being forced into "reactive maintenance" can cost up to three to five times more than proactive approaches and bleed capital.

To maintain a 500,000 square foot intensive-use facility similar to a hospital or 24/7 industrial facility with strict climate controls, industry standards estimate a requirement of 10–14 full-time equivalent (FTE) tradespeople. The proposed "core team" for an intensive-use facility at this scale includes:

[9] https://www.ifma.org/ and https://boma.org/

- **3-4 HVAC/R Technicians:** Tasked with managing critical cooling building automation systems and ventilation
- **2-3 Electricians:** Responsible for handling high voltage distribution backup generators and uninterrupted power supply systems
- **2 Plumbers/Pipefitters:** Dedicated to maintaining industrial water treatment, specialized piping, and gas lines
- **3–4 General Maintenance Technicians:** Assigned to complete building envelope repairs, structural items, and preventive maintenance tasks
- **1 Stationary/Facilities Engineer:** Serving as dedicated site led to oversee daily systems operations and controls

A simple comparison of the industry benchmark of 10–14 maintenance personnel to the 24–25 facility staffing for the MJ and RCCC is oversimplistic and misleading. The industry benchmarks do not include the additional resources required to keep an aged facility operational and the implementation of capital improvements in the personnel included within the County staffing.

A reconciliation table to compare the industry standards to the staffing of the MJ and RCCC is provided below.

Table 7.2.18. Staffing

	Electricians	Plumbers	General Maintenance	Stationary Engineers / HVAC	Undefined	Assigned to Correctional	Additional FTE Billables (28%)	Total Correctional	Carpenters	Painters	Total
Industry Benchmark	2-3	2	3-4	4-5	1-0	10-14	3-4	13-18	4	4	21-26
Main Jail	2	2	3	7	1	15	6	21	2	2	25
RCCC	3	3	2	8	1	17	3	20	2	2	24

It plots the core maintenance personnel identified by trade in the industry standards. As a starting point of reconciliation, it adds one undefined technician to the low end to establish the range of 10–14 staff.

Industry associations recognize that aging facilities require additional time and resources to maintain due to the demands of emergency repairs, failures of obsolete operating systems, and unavailability of parts that must be salvaged, improvised, sourced, or custom made. However, they caution conditions requiring spending more than 8% of RAV creates a “death spiral” from over reliance on emergency repairs that are three to five times more expensive.

The challenges of aged assets and systems can be compounded as space for facility maintenance is finite. If the number of staff increases to keep up with repair needs, there is less shop space for storage of spare parts and fabrication. If more spare parts are stored, there is less space for fabrication or staff support. If fabrication space is improvised, it is less efficient and may pose safety risks to personnel.

While the industry recognized the challenges of an aged facility with obsolete systems could increase the demand for maintenance personnel by up to 20%, that is just an estimate. The additional FTE billables from utilizing district personnel to help maintain the MJ and RCCC is more reflective of the actual costs and averages of about 28%. That would equate an additional three to four personnel to the industry benchmark for a fair comparison.

Finally, the staffing numbers for the MJ and RCCC include carpenters and painters that may be retained for or assist with capital improvements. The expense for capital improvement carpenters and painters should not be included within a like-kind maintenance comparison with industry standards. Thus, it is necessary to add as much as eight additional personnel to the industry standards for like-to-like comparison.

When making a proverbial “apples-to-apples” comparison, the industry benchmark would range from 21–26 staff members while the MJ and RCCC would range between 25–24, respectively.

Vacancy estimates range between eight and nine for associated districts and demands are expected to increase at the MJ and eventually RCCC to respond to Mays.

Comparisons of indexes should be made with caution. Each "High-Intensity" sector of spaces will have unique variables that must be taken into consideration that make comparisons difficult. A correctional facility operates 24/7/365, requiring rotating shift schedules that expand the baseline head count to account for vacation and sick leave. The 24/7/365 nature of the operations also increases the wear and tear on the equipment, accelerating the aging process and the unpredictability of failures. Its population is less likely to take an interest in the care of the facilities, as evidenced by the damage to finish observed during visits.

Preventive Maintenance Plans for the MJ and RCCC have been prepared and are attached as part of Appendix IX. The reports estimate that the MJ needs 19 and RCCC needs 10 for total of 29 full-time employees for preventive only. The maintenance staff and budgets for the MJ and RCCC are higher than typical industry benchmarks most likely due to the age of the buildings, obsolescence of the equipment and difficulty in procuring parts for equipment that is close to or exceeding the end of its intended useful life, and the inclusion of staff assigned to capital improvements.

Maintenance data from a Computerized Maintenance Management System for the MJ and RCCC, between August 2024 and May 2026, included what appeared to be the following data:

- Main Jail
    - 15,100 maintenance items
    - 1,300 involving doors/locks, including malfunctioning locks and sensors (1.9/day average)
    - 5,000 involving plumbing, including leaks and clogged drains/flooding (7.4/day average)
    - 5,900 flagged as an emergency (8.8/day average)

- RCCC
    - 18,700 maintenance items
    - 2,000 involving plumbing (2.9/day average)
    - 480 involving doors
    - 50 involving roofs/leaks
    - 3,000 flagged as an emergency (4.5/day average)

The records were reviewed and taken at their face value. They were not audited. A simple sort and cursory review of the data revealed trends consistent with the findings of FCA Reports that the level of failures and emergency requests is significant and beyond a normal amount. Nothing more should be inferred from the information provided without further analysis. In a correctional facility, certain failures are elevated to emergencies. Emergencies require more shift resources to be on call to implement repairs on a 24/7/365 basis.

7.3 Facility Condition Assessment – Accessibility

7.3.1 Main Jail

MJ Executive Summary

1.1 Summary of findings

An Accessibility Assessment was performed at the Sacramento County MJ pursuant to Title II of the American Disabilities Act (ADA) and state laws. The following significant barrier issues to accessibility were identified:

- Elevator access is not provided to each floor or amenity within the facility.
- Restrooms throughout the facility are too small to accommodate accessible restrooms.
- Accessible water closets and lavatories are not provided in all holding cells and housing cells.
- Visitor areas do not have compliant clear floor space with knee and toe clearance on either side.
- Accessible parking in the garage is not provided.
- Doors have closing speeds of less than five seconds and/or require more than five pounds of pressure to operate.
- Doors with vision lights are too high from the floor to the bottom of the vision light.
- Service counters are greater than 34" above the floor.
- Holding cells in the facility have doors with a clear opening width of less than 32 inches.
- Holding and housing cells with mobility features are not provided.
- Electrical controls and intercoms are greater than 48 inches to the top of box.

The County has responsibility to assess the requirements for barrier removal and create an accessible environment and initiate a transition planning process to outline which barriers will be corrected and when the correction will take place. For review of the full report see Exhibit VII.

1.2 Accessibility Summary Table

The assessment identified and prioritized the following areas of concern:

Table 7.3.1. Sacramento County Main Jail, Accessibility Summary

	Priority 1		Priority 2		Priority 3		Priority 4		Total	
Facility/ Building	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
Sacramento County Main Jail	$2,991,103	102	$1,563,440	48	$32,642,855	342	$301,052	7	$37,498,560	499

An order of magnitude (ROM) cost[10] to address those elements is described individually in Appendix B of the report.

1.3 Purpose

The purpose of the report is to assist the client in evaluating compliance with certain exterior and interior elements of the facility, including program access. Where there are no other feasible methods to meet program access requirements, structural changes are required complying with the 2010 ADA Standards for Accessible Design to the extent feasible.

1.4 Scope of Work

ADA Title II Assessment

The scope of work includes the following:

- Visit the MJ
- View documents and meet with personnel with knowledge of the facility to identify features, public use patterns, and relevant historical data
- Observe public and employee areas and identify representative barriers to accessibility, formulate recommendations to remedy, prepare a ROM cost estimate and report. The County will also receive a matrix in Excel for the findings and costs.
- The scope is limited to observation of parking lots, sidewalks, access ramps, and interior and exterior common areas

Alterations and Additions

Alterations, including renovations, are defined as "a change in a building or facility that affects or could affect the usability of a building or facility or a portion thereof" and must comply with 2010 ADA Standards to ensure accessibility. The standards generally apply to the spaces or elements altered. Alterations to areas containing a major activity for which the facility is intended also require an accessible path of travel. Normal maintenance and repairs are not included provided they do not affect the building's usability.

[10] All FCA costs are trade direct costs. See Project Costs in Section 7.1.2.A above for fully burdened costs.

Compliance is not required for an alteration when it is deemed "technically infeasible," meaning there is little likelihood it can be accomplished due to structural conditions that would require removing or altering a load-bearing member that is an essential part of the structural frame, or because other constraints prohibit modification of elements that are already in full and strict compliance with minimum requirements. Compliance to the extent possible is still required when encountering a technical infeasibility.

Additions are projects that increase, expand, or extend a facility's gross floor area or height and must comply with the standards for new construction. Existing elements and spaces affected by an addition are treated as alterations and qualify for certain allowances or exceptions that are not permitted in new construction.

Field Observation Process

The field observer will review documents, meet with representatives, use survey forms and equipment to measure and document conditions, and prioritize barriers based on physical access to the property or areas of public commerce or accommodation. Elements viewed included the following:

- Passenger loading zones
- Parking: van and standard car accessible stalls, signage, and markings
- Exterior accessible routes, including travel on vehicular ways, sidewalks, and paths
- Ground and floor surfaces
- Curb ramps and other ramps: size, distance, slope, rails, and surface finishes
- Interior accessible routes
- Exterior and interior stairs which are part of the means of egress
- Elevators and platform lifts (wheelchair lifts)
- Entrances and exits to common areas
- Handrails and grab bars
- Space allowance and reach ranges
- Restrooms
- Alarms (visual and audible) and warnings
- Signage, including braille and visual characters
- Public telephones
- Switches and outlets

Report Content

The report includes the following:

- Summary of Findings for all primary features (for example, parking stalls, curb ramps, paths of travel, restrooms)
- Individually recorded barriers
- Digital photos of observed barriers
- Geocode references for the location of observed exterior barriers
- Applicable ADA and state regulatory references

- Recommendations for viable corrective measures necessary to comply with regulations
- Order of magnitude cost estimates for each barrier

1.5 Historic Amenities

The project is not on the National Register of Historic Places.

1.6 Basis for Rough Order of Magnitude (ROM) Costs

Order of magnitude estimates are based on invoice or bid documents, provided either by the owner/facility and construction costs developed by construction resources such as R.S. Means and Marshall & Swift, BV's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. The order of magnitude estimates is not a guarantee, final method; scope and cost will be determined in the future by the retained contractor. See the ADA report attached as Appendix VII for the full text on costs.

1.7 Criteria for Priority Levels

The scope of this assessment is limited to exterior site features and amenities, specifically accessible parking, and exterior accessible pedestrian paths of travel to and from amenities and features provided at each site. The ADA also regulates employee work areas. Priorities are established as follows:

- **Priority 1: Accessible Van Parking.** Typically those with the most severe disabilities require van accessible spaces. Accessible car parking, accessible approach, and entrances are also required to accommodate the public from public sidewalks, parking, and public transportation. The path of travel includes minimum widths, slopes, signage, and handrails.
- **Priority 2: Elements along Accessible Route.** Barriers (e.g., narrow doors) along the accessible route must be removed.
- **Priority 3: Restroom facilities.** Must have accessible toilet stalls, grab bars, sinks and drinking fountains.
- **Priority 4: Access to All Features and Amenities.** Measures are required to provide access to other areas.

MJ Accessibility

Generally, Title II of the ADA prohibit discrimination by entities to access and use of the programs, services, and activities on a basis of disability. Regardless of age, facilities must be maintained and operated to comply with the ADA Accessibility Guidelines and applicable state and local accessibility regulations to the maximum extent possible for providing programmatic access.

2.1 Barrier Summary Table

The ADA report attached to Appendix VII identifies 499 barriers with the total cost of $37,498,650. These are "Trade" costs that do not include overhead and profit, phasing/escalation, and project soft cost as identified in **Figure 7.3.1** below. An enlargement

excerpt and sample sheet from the Barrier Summary Table provide the following information for each barrier:

Figure 7.3.1. Cost (Example)

Id	Facility	Barrier Group	Assembly
710983	Sacramento County Main Jail	MAYS LAWSUIT BARRIERS	Interior Access Route

Type	Barrier Priority	Detail
Interior Accessible Route	1	The interior accessible route has less than 36" clear width.

Location Description	ADA	Total	Total w/ Markup
Second Floor Medical Cell M3	ADA	$179.73	$179.73

The full list can be found in the barrier summary report and matrix BV ADA Barrier Summary MJv2; attached in Appendix VII. The County has received an Excel version of the matrix.

MJ Certification

The ADA Report in Appendix VII includes a certification as to the scope of the investigation and use of the findings.

MJ Appendices

The assessment included the following appendices:

- Appendix A: Site Plan
- Appendix B: Record of Individual Barriers

The record of individual barriers includes Mays Lawsuit and Non-Mays Lawsuit Barriers. A sample excerpt is as follows:

1. **A van space and adjacent van aisle are not provided** – p. 288, Trade Cost: $1,510.

Image 7.3.1. Analysis

Barrier ID: AX709084

Sacramento County Main Jail NON MAYS LAWSUIT BARRIERS

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	California Building Code Chap 11B-502.2, 502.3, 502.6
Barrier Detail	CALIFORNIA: A van space and adjacent van aisle are not provided.
Location Description	Parking Garage
Observed	Sep 30, 2025 by Ron.johnson@bureauveritas.com

Site Conditions

This garage is specifically used by judges, police vehicles and detainee transport. There are 21 total parking spaces provided with no accessible parking spaces. One van accessible parking space is required.

Resolution

Provide a van parking stall and adjacent van aisle. The minimum required length of the stall is 216" (18'). The van stall shall be either 144" (12') wide minimum with access aisle 60" (5') wide minimum, or 108" (9') wide minimum with access aisle 96" (8') wide minimum. The van stall shall have surface markings with EITHER: 1. the International Symbol of Accessibility in white on a blue background a minimum 36"x 36" high OR 2. stall outlined or painted in blue, with the International Symbol of Accessibility in white or a suitable contrasting color and a minimum 36" x minimum 36" high. The centerline of the International Symbol of Accessibility shall be 6" maximum from the centerline of the stall, its sides parallel to the length of the stall and its lower side at, or lower side aligned with, the end of the parking space length. The van aisle shall be on the passenger side for both angled and straight/perpendicular 90 degree parking, when pulling into the stall. The aisle shall be marked with a blue painted borderline around its total perimeter, including adjacent to curbs, where present. The area within the blue perimeter marked with hatched lines a maximum of 36" on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "No Parking" shall be painted on the surface within each access aisle in white letters of minimum 12" height, and located to be visible from the adjacent vehicular way. Markings may extend beyond the minimum required length 216" (18') of the stall. The van aisle shall be minimum 60" (5") wide where the van stall is minimum 144" (12') wide, OR 108" (9') wide minimum with access aisle 96" (8') wide minimum. Width measurements of parking spaces and access aisles shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] [ADVISORY 11B-502.3.3 Marking. The requirement that the hatching at the loading and unloading access aisle be a suitable contrasting color to the parking space is intended to ensure that the hatching is visually distinct from the background to which it is applied, and thus can be more easily seen. As hatching is generally recognized as a no-parking area, this difference in contrast assists drivers by providing a conspicuous visual deterrent to parking in the loading and unloading access aisle. Asphalt is often the parking surface material used at accessible parking spaces. Asphalt is generally considered to be fairly dark in appearance. In order to provide a suitable contrasting color at the hatched area of the loading and unloading access aisle, a light color hatching should be used at locations where asphalt is the parking surface material. Although white paint is preferred (and traditionally the color most often used), its use is not mandatory under the California Building Code (CBC). In order to provide a suitable contrast at the hatched area of the loading and unloading access aisle in locations where light concrete is used as the parking surface material (such as at concrete parking garages), a dark color hatching should be used. Although blue paint is preferred, its use is not mandatory under the California Building Code (CBC).]

Quantity	Unit Cost	Unit Cost w/ Markup	Total Cost	Total Cost w/ Markup
1 EA	1,509.76	1,509.76	$ 1,510	$ 1,510

Priority	1	169

Image 7.3.2. Site

Priority 1

Map for Barrier ID: AX709084

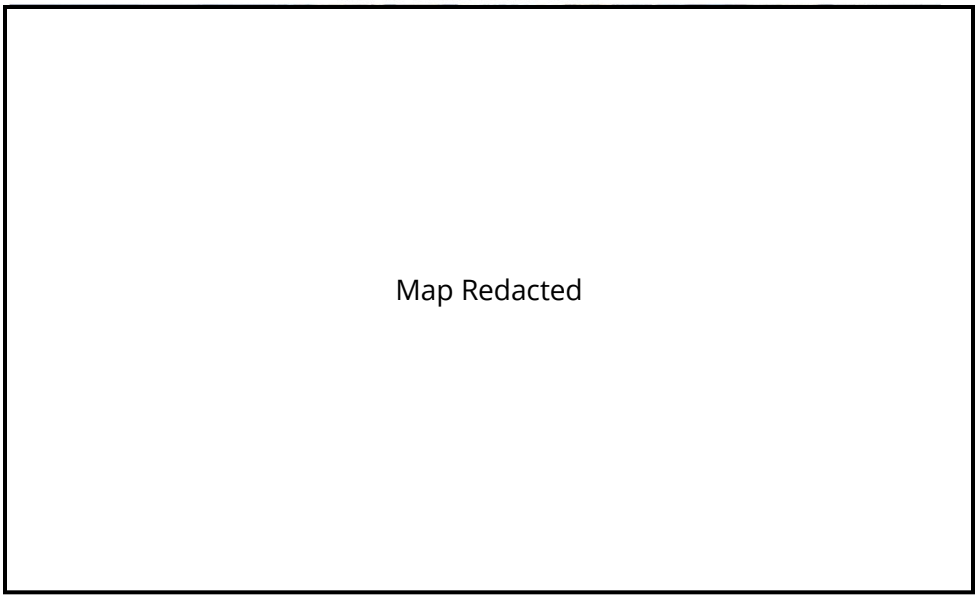
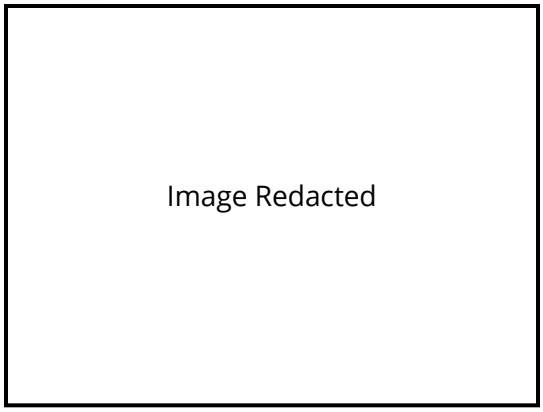


Image 7.3.3. ADA Parking

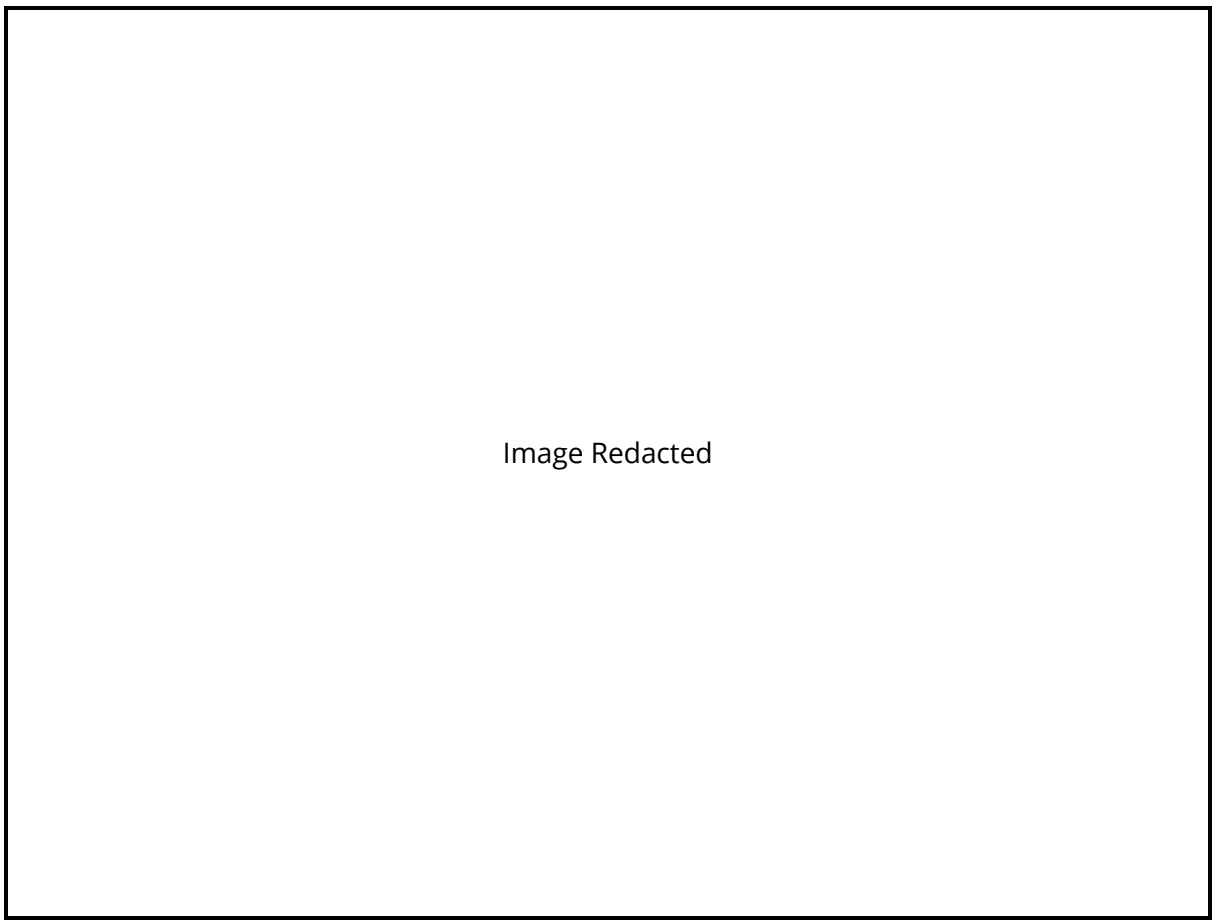
Photos for Barrier ID: AX709084



Additional barriers include the following additional samples for illustration, the full list and analysis is located in the ADA report attached as Appendix VII:

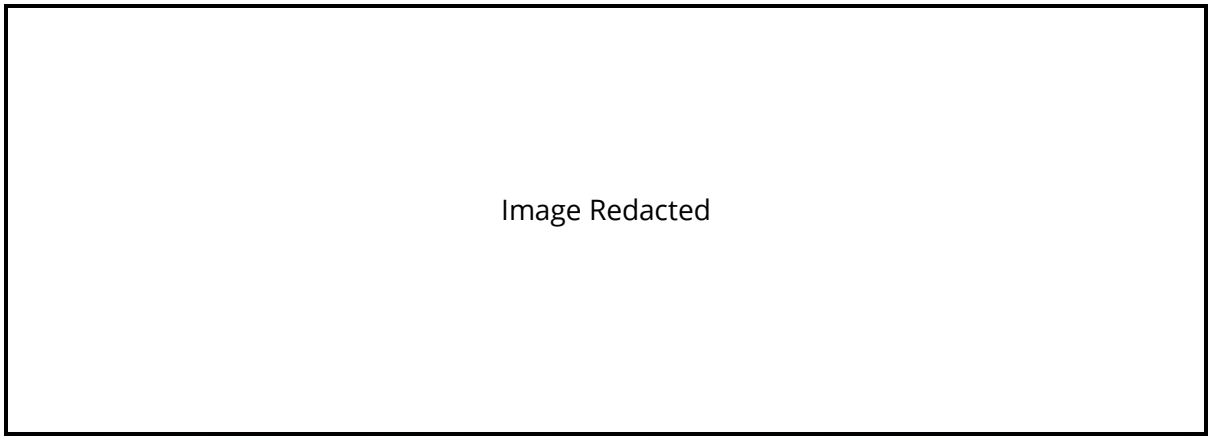
2. **An elevator is required but not provided** – p. 444, Trade Cost: $143,786.

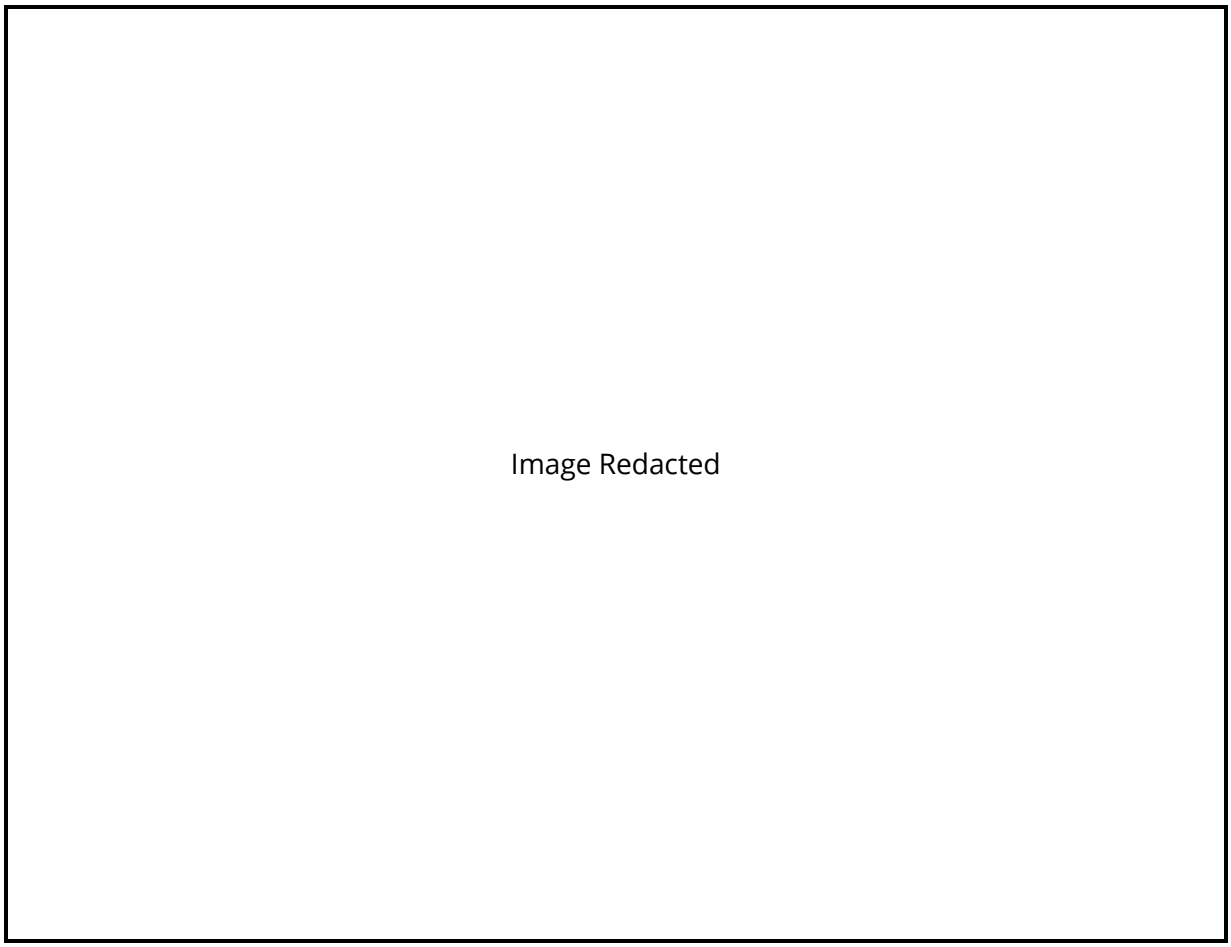
Image 7.3-4 Vertical Egress



3. **The entire restroom is not compliant due to limited room dimensions** – p. 375, Trade Cost: $21,568.

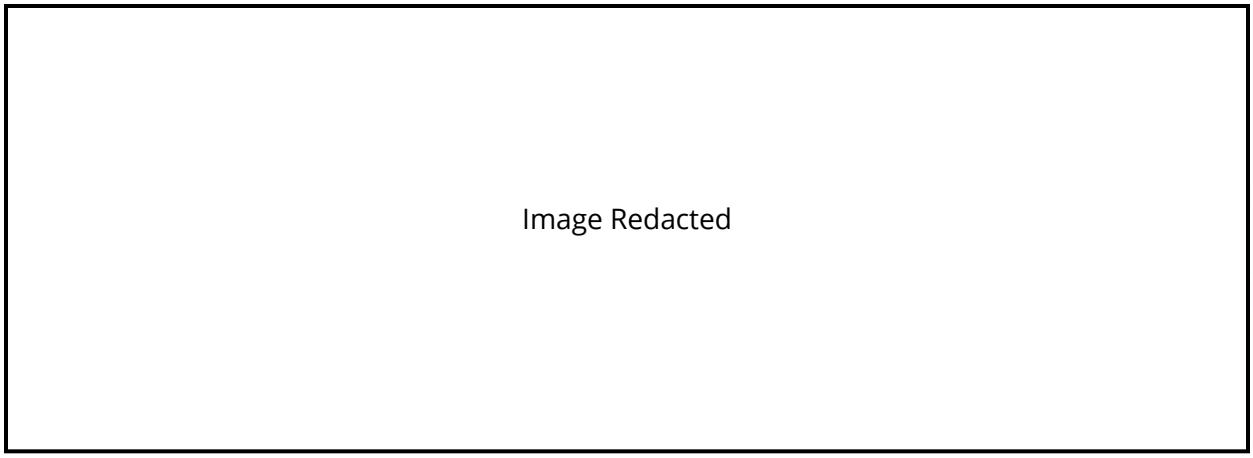
Image 7.3-5 Fixtures

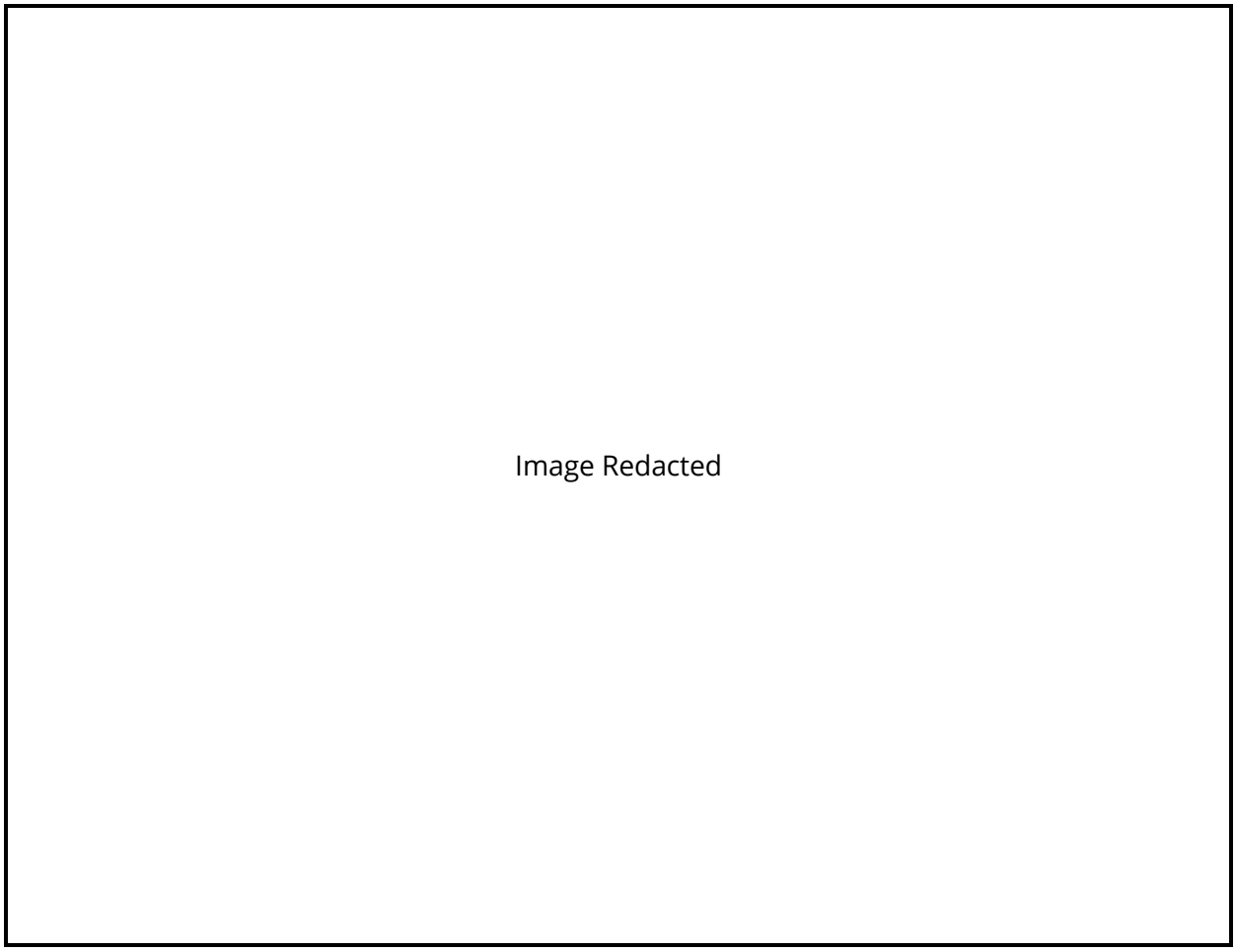




4. **The toilet facilities within the cell are not accessible** – p. 699, Trade Cost: $21,568.

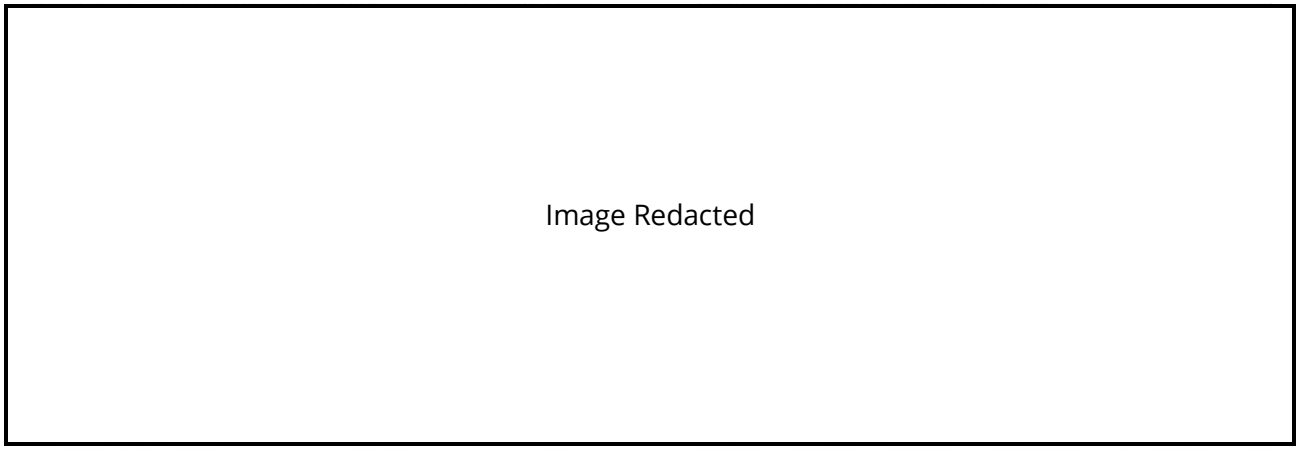
Image 7.3-6 Fixtures

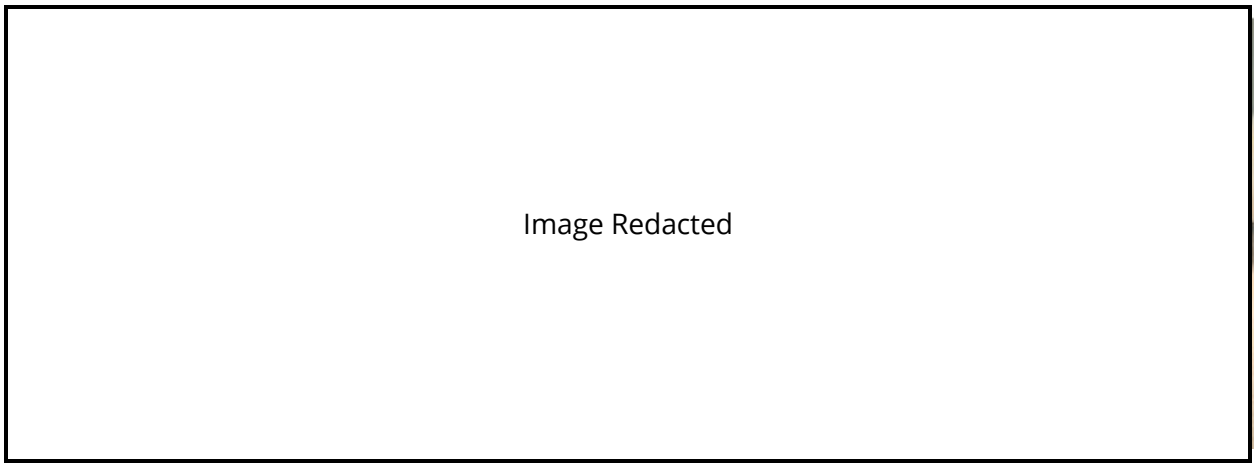




5. **At least 5% but no fewer than one cubicle or counter must be accessible on both the visitor and detainee sides** – p. 973, Trade Cost: $161,759.

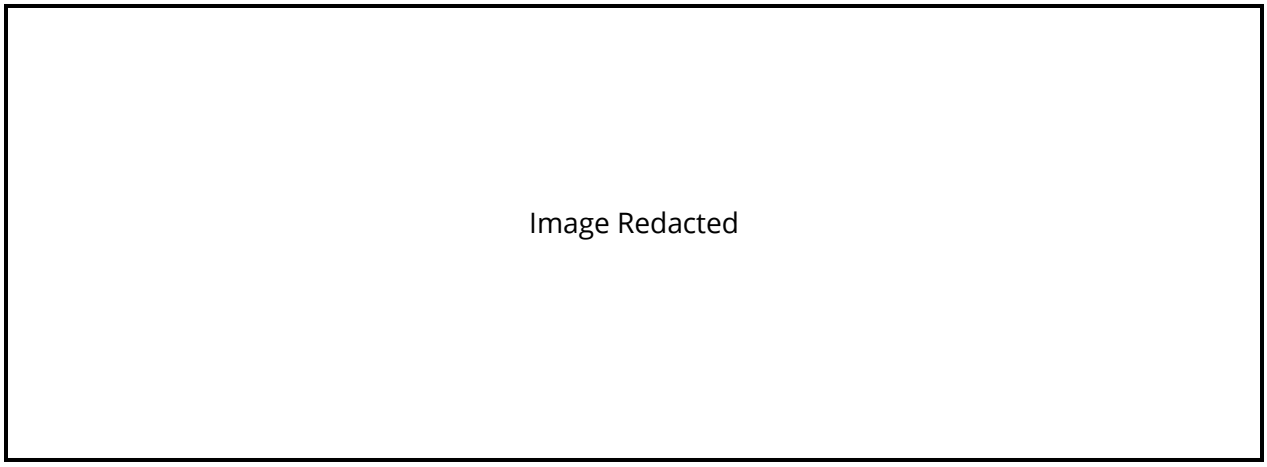
Image 7.3-7 Stairs





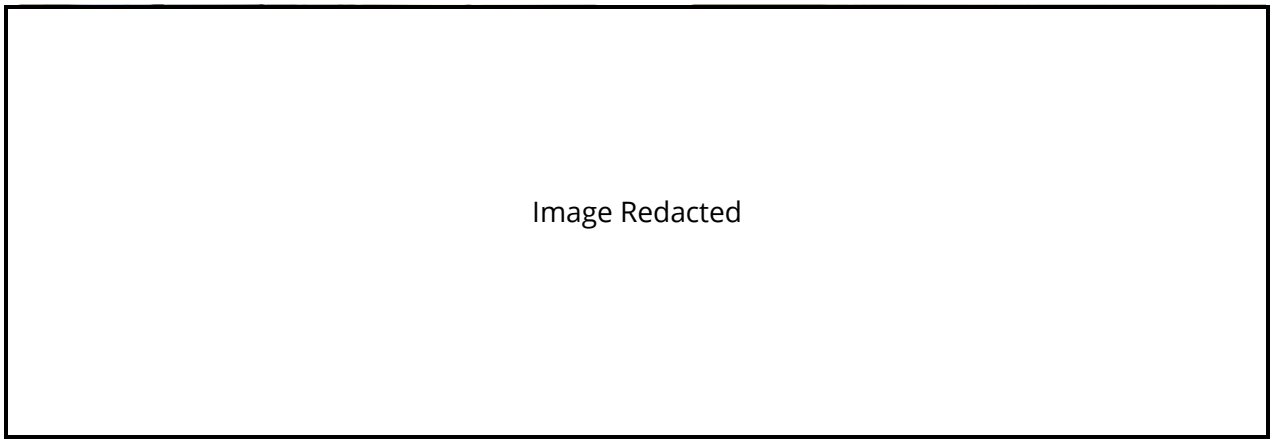
6. **The accessible door with door closer has a sweep period of less than five seconds from 90 degrees to a position 12 degrees from latch** – 906, Trade Cost: $180.

Image 7.3-8 Door



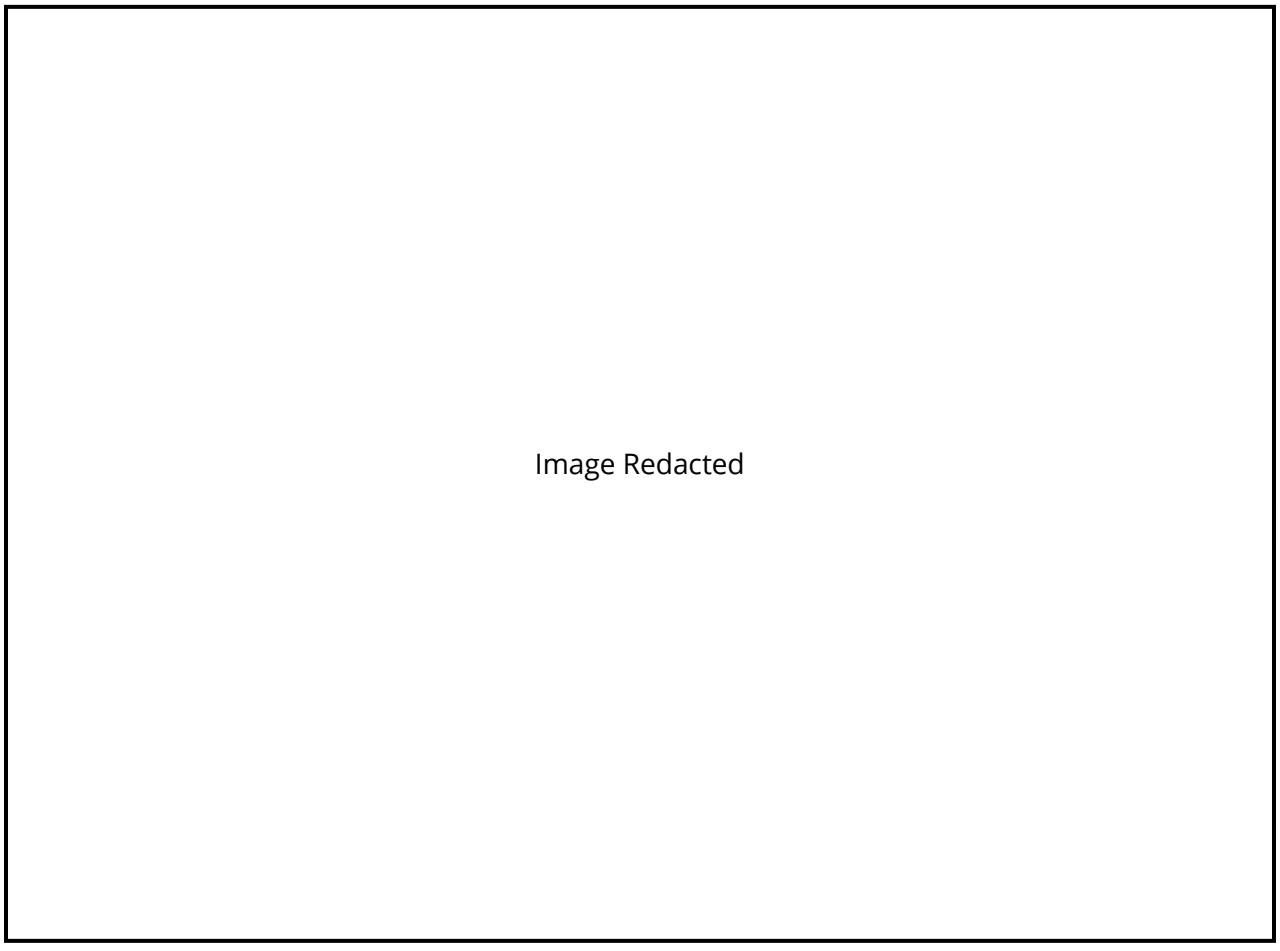
7. **The opening force required to open the accessible, hinged, non-fire door is more than five pounds** – p. 117, Trade Cost: $659.

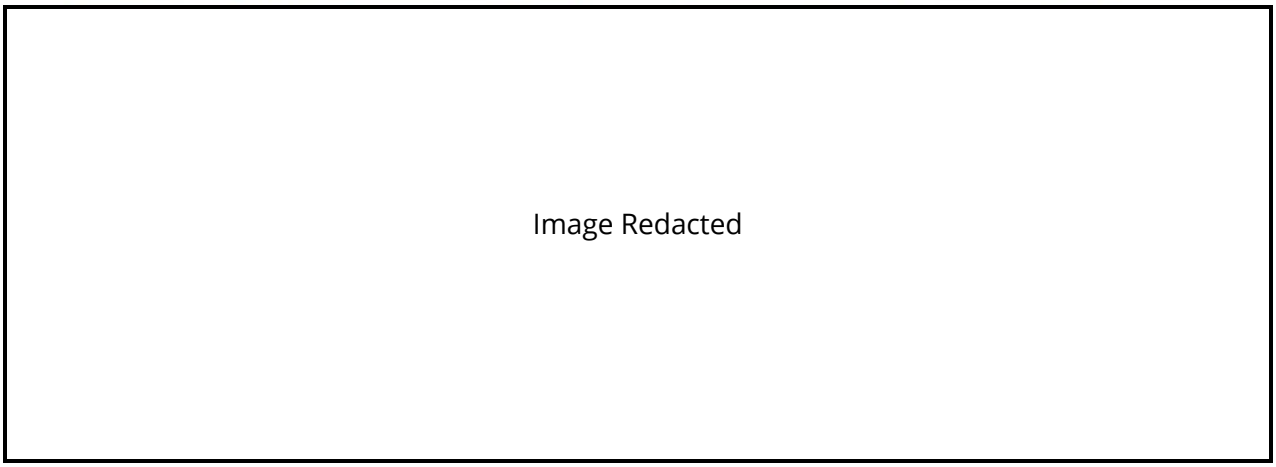
Image 7.3-9 Pull Test



8. **The bottom of the door vision light is higher than 43" maximum** – p. 339, Trade Cost: $18,692.

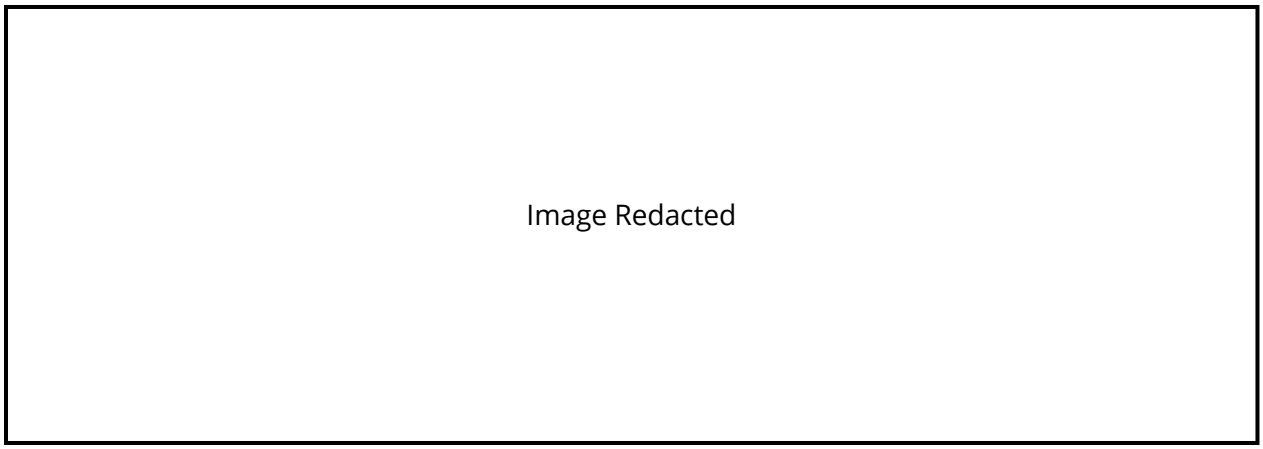
Image 7.3-10 Vision Light





9. **The service counter does not have a 36" long section that is 34" maximum above the finished floor that is oriented for a parallel approach, or the service counter does not have a 36" long section that is 34" maximum above the finished floor, with knee and toe clearance oriented for a forward approach** – p. 339, Trade Cost: $3,235.

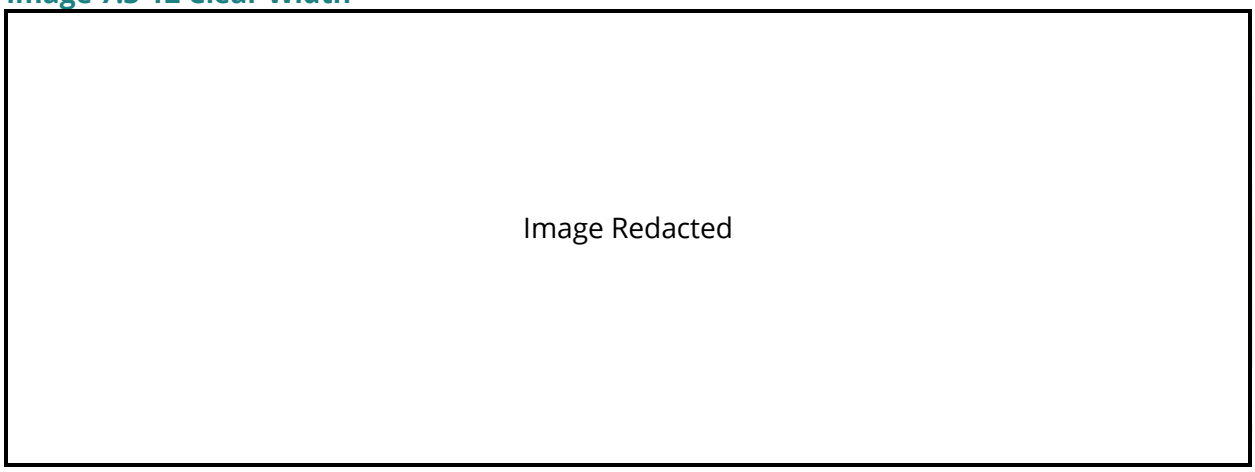
Image 7.3-11 Counter Height



10. **Less than 3% of the detention cells are mobility cells. Cells do not provide mobility features. Door hardware, closing speeds and operation pressure are not compliant. Doors have an open clear width of less than 32." Quantities determined by 3% of total cells in each classification.** – p. 703, Trade Cost: $15,528,909.

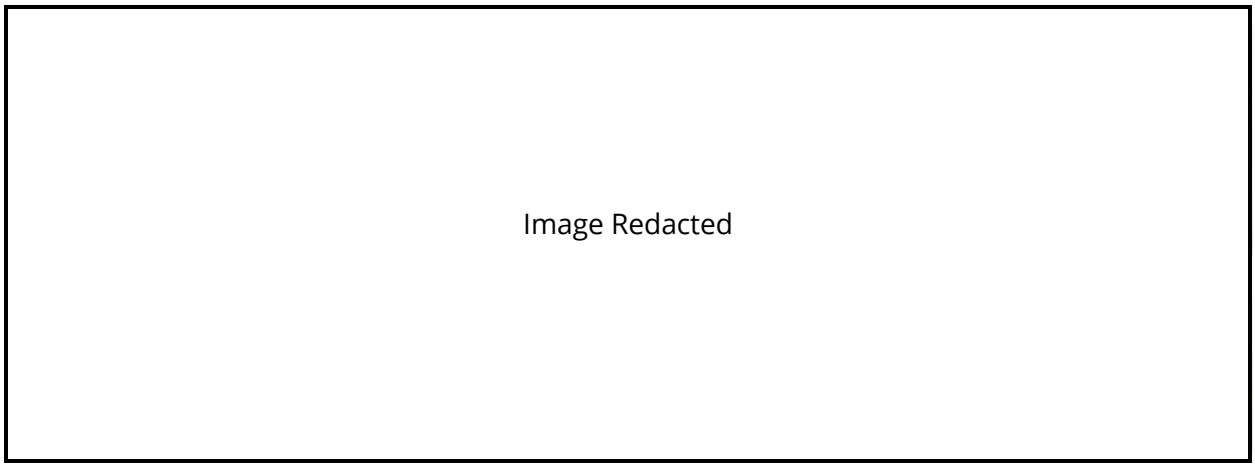
11. **Door has less than 32" clear width** – p. 167, Trade Cost: $46,098. (no image available)

Image 7.3-12 Clear Width



12. **The locations of electrical controls and outlets are not** compliant – p. 983, Trade Cost: $899.

Image 7.3-13 Card Key



7.3.2 RCCC

RCCC Executive Summary

1.1 Summary of findings

An Accessibility Assessment was performed at the RCCC pursuant to Title II of the ADA and state laws. The following significant barrier issues to accessibility were identified:

- The minimum number of accessible parking spaces is not provided in each parking lot.
- Existing accessible parking is not located at the closest available parking for the facilities.
- Ramps have slopes exceeding 8.33% and non-compliant handrailing.
- Ramps to multiple facilities have vertical rises greater than 30” without intermediate landings.

- Door maneuvering clearance has slopes greater than 2.08% and/or does not have the required latch side clearance.
- Accessible routes have cross slopes greater than 2.08%, gaps greater than ½" and vertical changes greater than ¼."
- Service counters and inmate passthrough windows facility wide exceed 34" above the floor.
- Multiple restrooms are too small to accommodate accessible restrooms.
- Doors are less than 32" clear in the staff and inmate areas.
- Accessible visitor stations are not provided throughout.
- Electrical controls and intercoms are greater than 48" above finished floor throughout.
- Accessible cells and cells with compliant communication features are not provided in each classification or area.

The County has the responsibility to assess the requirements for barrier removal, to create an accessible environment, and to initiate a transition planning process to outline which barriers will be corrected and when the correction will take place. For review of the full report see Exhibit VII.

1.2 Accessibility Summary Table

Figure 7.3.2. RCCC Accessibility Summary (Title II Accessibility Assessment)

The assessment identified and prioritized the following areas of concern:

RIO COSUMNES CORRECTIONAL CENTER - TITLE II ACCESSIBILITY ASSESSMENT - ACCESSIBILITY SUMMARY

	Priority 1		Priority 2		Priority 3		Priority 4		Total	
Facility / Building	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
Rio Cosumnes Correctional Center	**$2,073,308**	631	**$586,505**	192	**$18,822,157**	643	**$328,890**	78	**$21,810,861**	1544

Order of magnitude costs to address those elements are described individually in Appendix B.

An order of magnitude (ROM) cost[11] to address those elements is described individually in Appendix B to the report.

1.3 Purpose

The purpose of the report is to assist the client in evaluating compliance with certain exterior and interior elements of the facility, including program access. Where there are no other feasible methods to meet program access requirements, structural changes are required complying with the 2010 ADA Standards for Accessible Design to the extent feasible.

[11] All FCA costs are trade direct costs. See Project Costs in Section 7.1.2.A above for fully burdened costs.

1.4 Scope of Work

The ADA Title II assessment, applicability of ADA standards on the subject facilities, field observation process and contents of the report were summarized above in the discussion of the MJ and are discussed in detail in the ADA report attached as Appendix VIII.

1.5 Historic Amenities

The project is not on the National Register of Historic Places.

1.6 Basis for Rough Order of Magnitude (ROM) Costs

Rough order of magnitude estimates were summarized above in the discussion of the MJ and are discussed in detail in the ADA report attached as Appendix VIII.

1.7 Criteria for Priority Levels

The criteria for Priority Levels were summarized above in the discussion of the MJ and are discussed in detail in the ADA report attached as Appendix VIII.

2. RCCC Accessibility

The other two titles of the ADA prohibit discrimination by entities to access and use of the programs, services, and activities on a basis of disability. Regardless of age, facilities must be maintained and operated to comply with the ADA Accessibility Guidelines and applicable state and local accessibility regulations to the maximum extent possible for providing programmatic access.

2.1 Barrier Summary Table

The ADA report attached to Appendix VII identifies 1,544 barriers with the total cost of $21,810,861. These are "Trade" costs that do not include overhead and profit, phasing/escalation, and project soft cost. See **Figure 7.3.3.** An enlargement excerpt provides the following information for each barrier:

Figure 7.3.3. Barrier Summary Report (Example, partial)

Barrier Summary Report

Id	Facility	Building	Assembly	Type
713971	Rio Cosumnes Correctional Center	MAYS LAWSUIT BARRIERS - EXTERIOR	Exterior Access Route	Exterior Accessible Route
713975	Rio Cosumnes Correctional Center	MAYS LAWSUIT BARRIERS - EXTERIOR	Exterior Access Route	Exterior Accessible Route

Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description
1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	149	+38.306070, -121.421246	Accessible Route to Engraving and South Side of Admin
1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	153	+38.306051, -121.421299	Access to Ramp R-5

ADA	Ref. Number	Quantity	Cost	Unit	Total
ADA	303	6	$17.97	SF	$108
ADA	303	4	$35.63	SF	$143

The full list of barriers can be found in the barrier summary report and matrix BV ADA Barrier Summary RCCCv2; attached in Appendix VIII. The County has received an Excel version of the matrix.

3. RCCC Certification

The ADA Report in Appendix VII includes a certification as to the scope of the investigation and use of the findings.

4. Appendices

The assessment included the following appendices:

- Appendix A: Site Plan(s)
- Appendix B: Record of Individual Barriers

The record of individual barriers includes Mays Lawsuit and Non-Mays Lawsuit Barriers. A sample excerpt is as follows:

1. **The exterior ramp is less than 48" wide** – p. 1092, Trade costs: $42,834.

Image 7.3.14. Analysis

Barrier ID: AX717967

Rio Cosumnes Correctional Center NON MAYS LAWSUIT BARRIERS - EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-Chap 11B-405.3
Barrier Detail	CALIFORNIA: The exterior ramp is less than 48" wide.
Location Description	Ramp to Psych Building
Observed	Nov 3, 2025 by Ron.johnson@bureauveritas.com
Site Conditions	The ramp has a clear width of 47-1/2".
Length	31'
Width	47-1/2"

Resolution

The ramp should be removed and an accessible ramp should be installed. Ramps which are part of the exterior accessible route shall be minimum 48" wide. [Exception 1: Where the enforcing agency finds that, in specific areas, the natural environment would be damaged by compliance with these regulations, such areas will be subject to these regulations only to the extent that such material damage would not occur. 2: Automobile access or accessible routes are not required where the enforcing agency determines that compliance with this chapter would create an unreasonable hardship as defined in Chapter 2, section 202.] Ramp runs shall have a running slope not steeper than 1:12. Cross slopes shall not be steeper than 1:48. The maximum rise of a ramp run shall be 30". The ramp shall have 48" minimum clear width. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, and min. 60" wide and at least as wide as the ramp run. Ramp landings at the top of ramps shall be 60" minimum by 60" minimum. Ramp landings located between ramp runs, where landings are not at a turn in direction shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" min. wide by 72" min. length in the direction of downward travel from the upper ramp run. Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces. All ramp runs with a rise of 6" or greater shall have handrails on each side of the ramp.

Quantity	Unit Cost	Unit Cost w/ Markup	Total Cost	Total Cost w/ Markup
36 LF	1,189.83	1,189.83	$ 42,834	$ 42,834

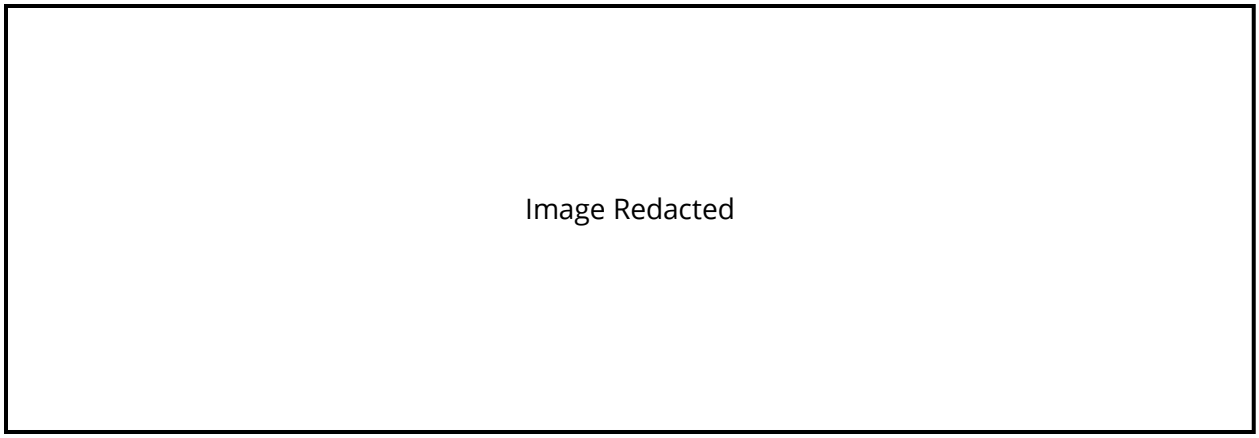
Priority	1

1487

Quantity	Unit Cost	Total Cost
36 LF	1,189.83	$ 42,834

Priority	1

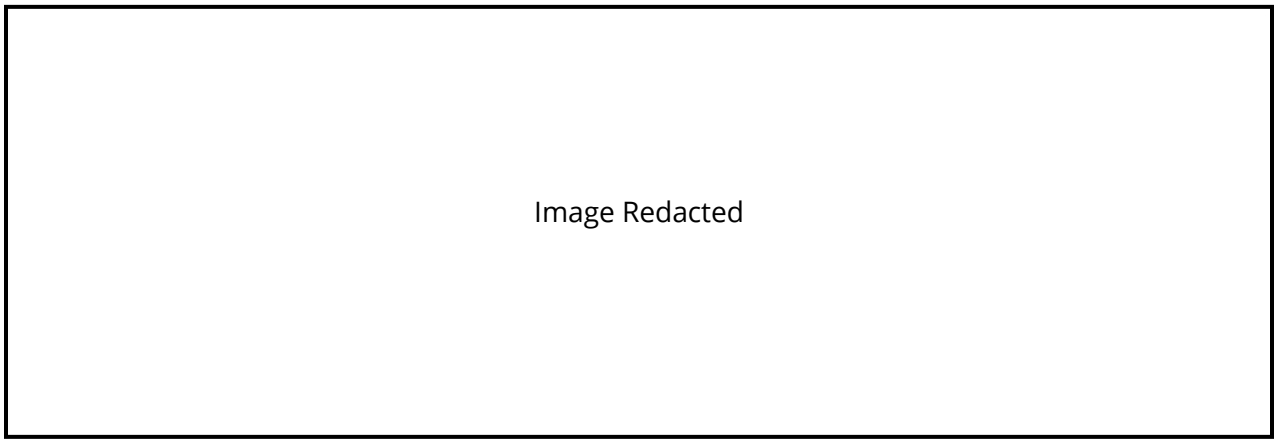
Image 7.3.15. Clear Path

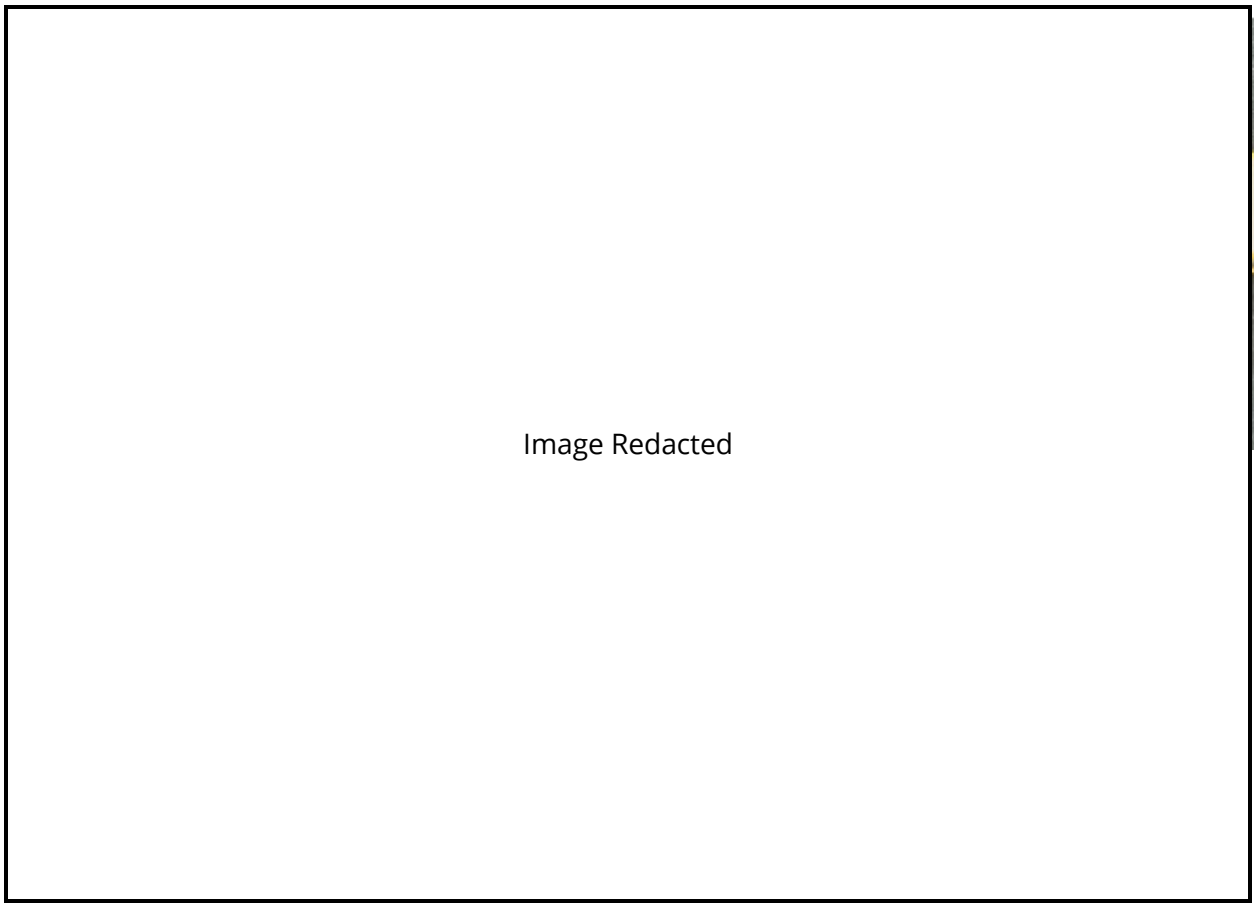


Additional barriers include the following additional samples for illustration; the full list and analysis are located in the ADA report attached as Appendix VIII:

2. **The exterior ramp railings are not compliant** – p. 443, Trade Costs: $9,961.

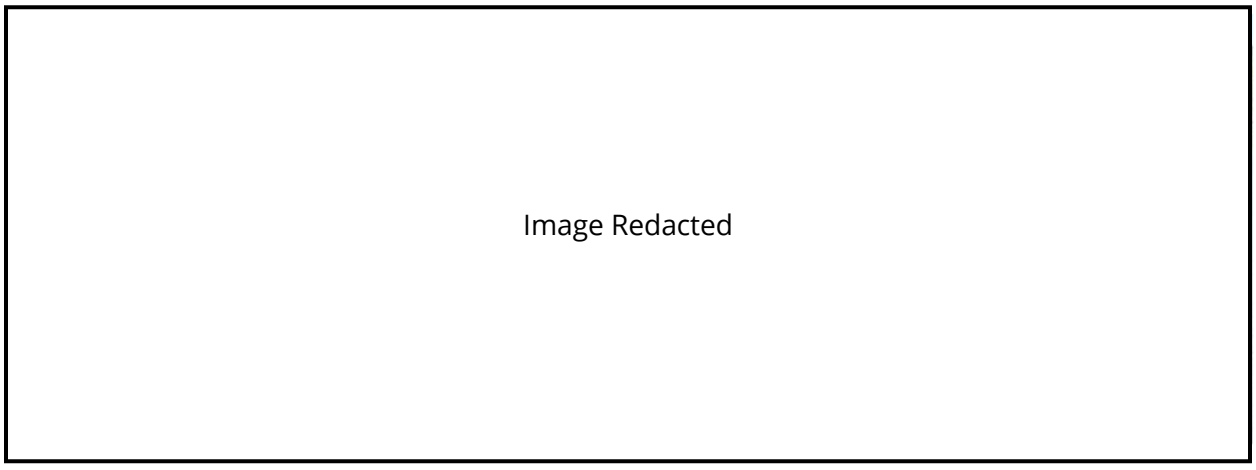
Image 7.3.16. Ramp Rails

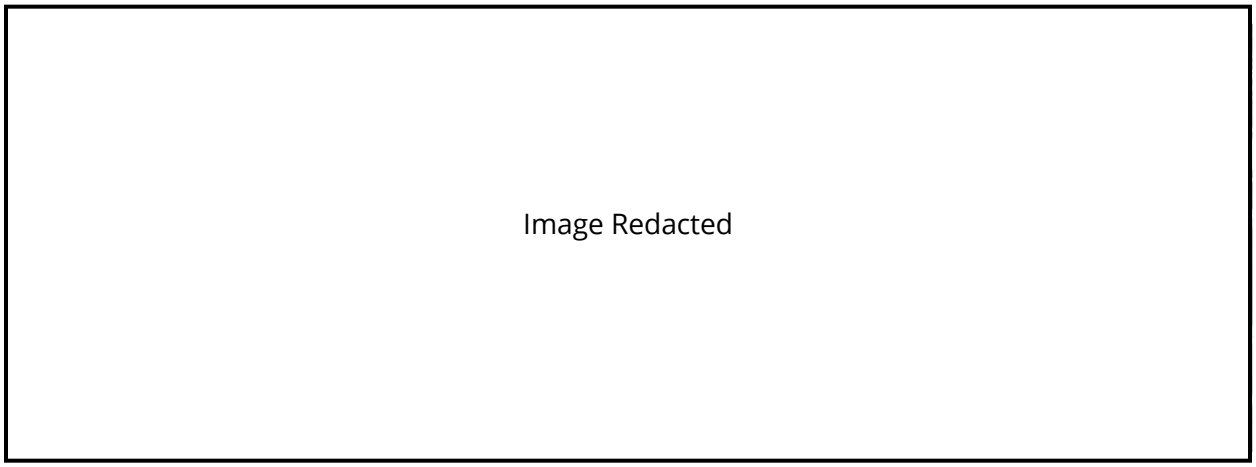




3. **Accessible parking spaces are not at the nearest accessible entrance** – p. 733, Trade cost: $3,020.

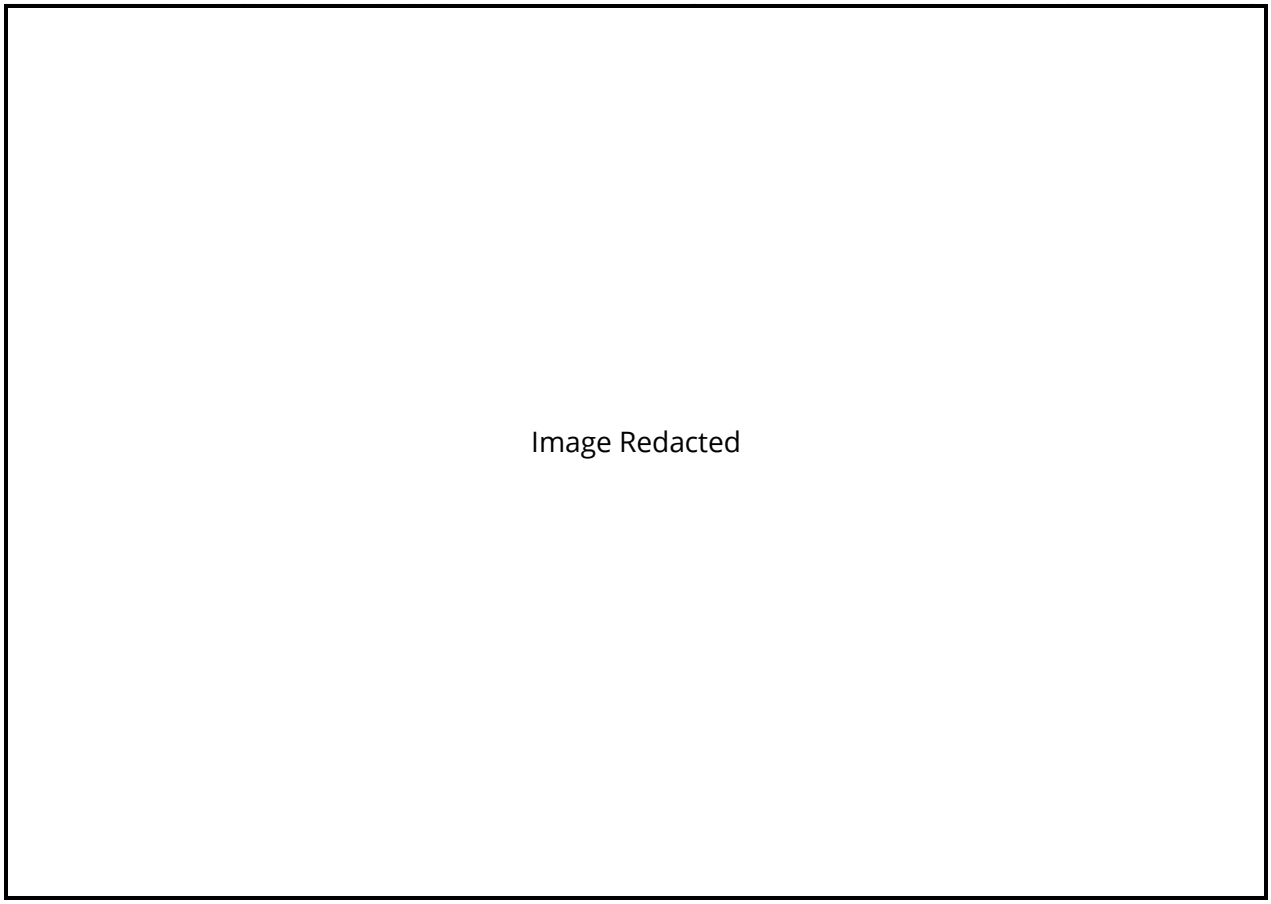
Image 7.3.17. Parking





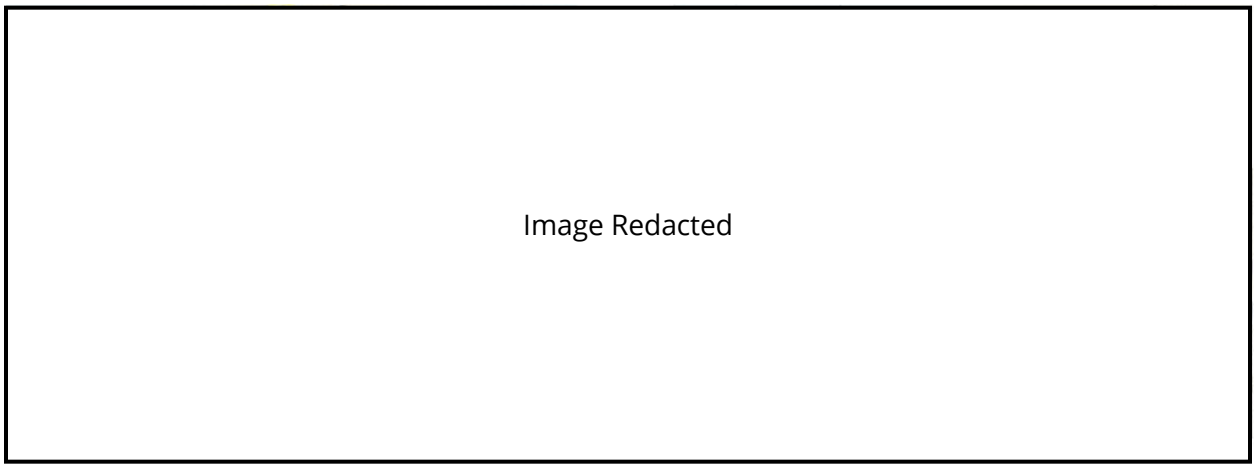
4. **The ramp has running slopes and/or rises in excess of 1:12** – p. 402, Trade Costs: $17,847.

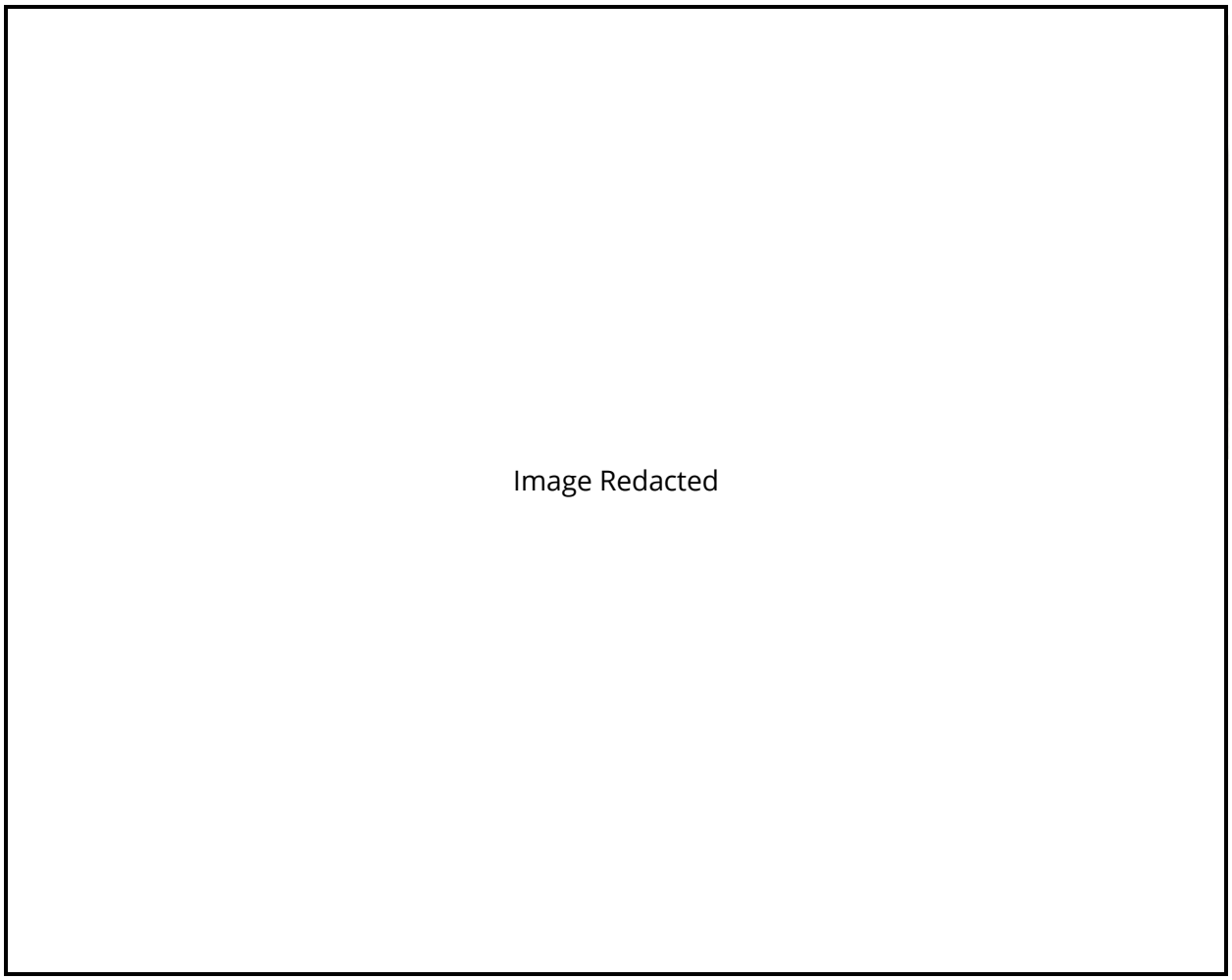
Image 7.3.18. Ramp Slope



5. **Maneuvering clearance at the exterior side of the pull door with frontal approach is not level and clear** – p. 374, Trade Costs: $2,247.

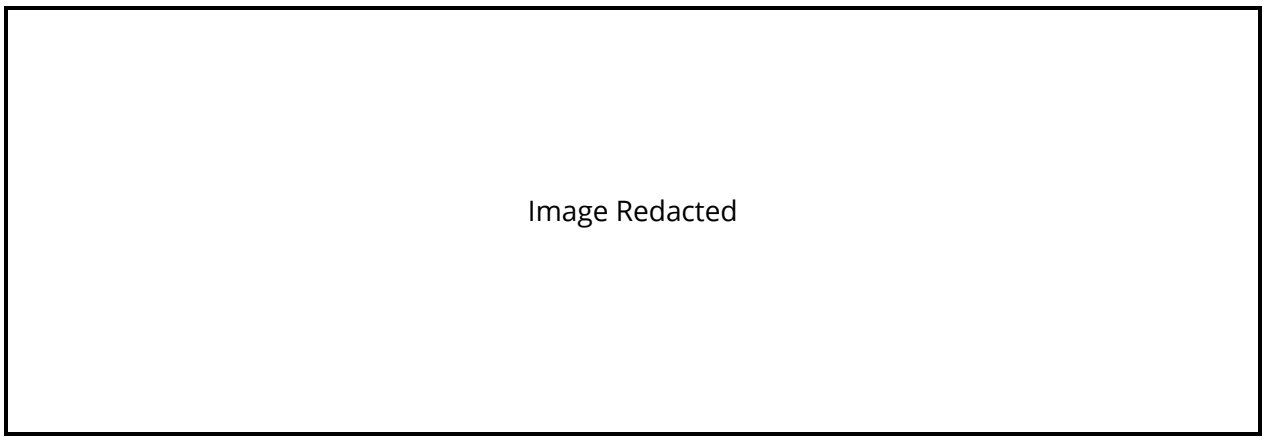
Image 7.3.19. Offset





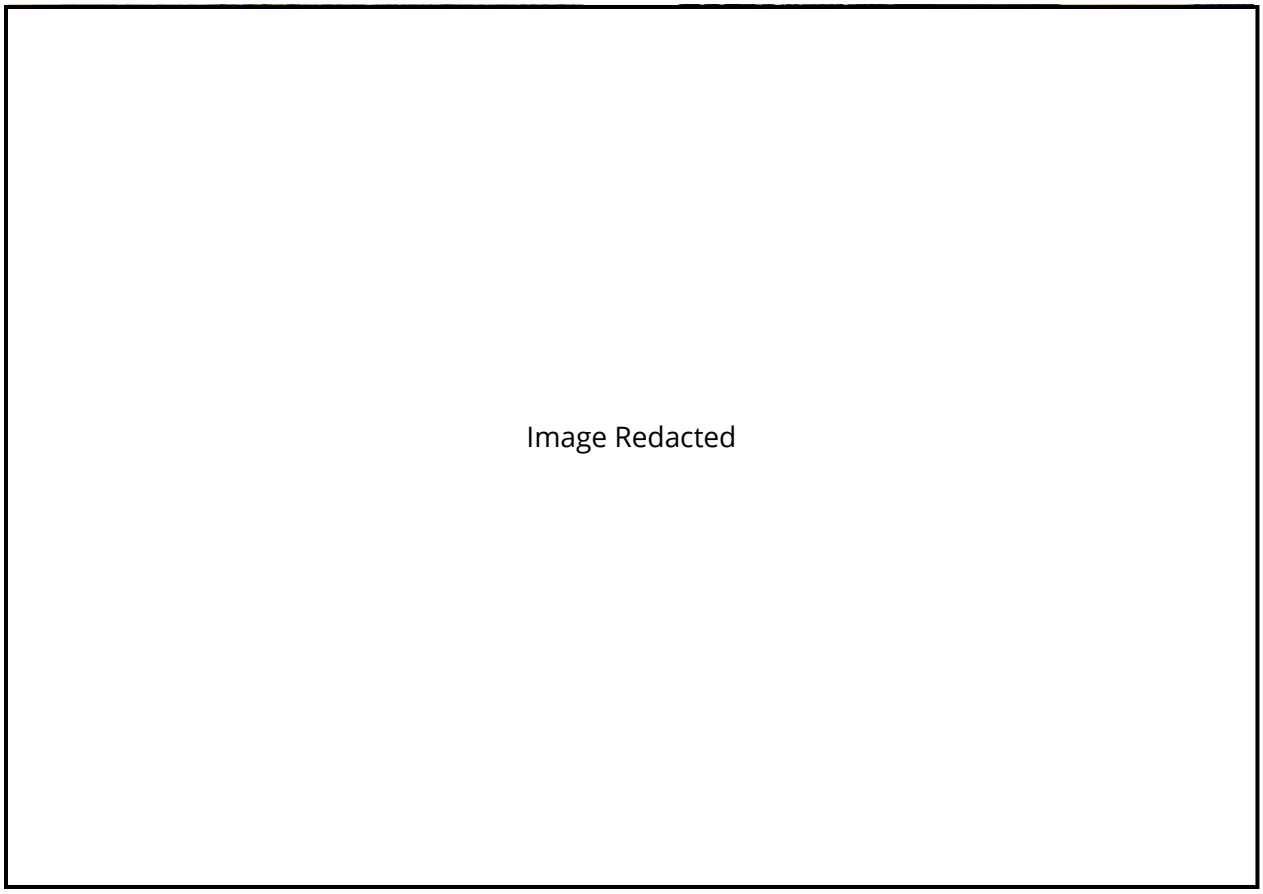
6. **The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped** – p. 368, Trade Costs: $107.

Image 7.3.20. Offset



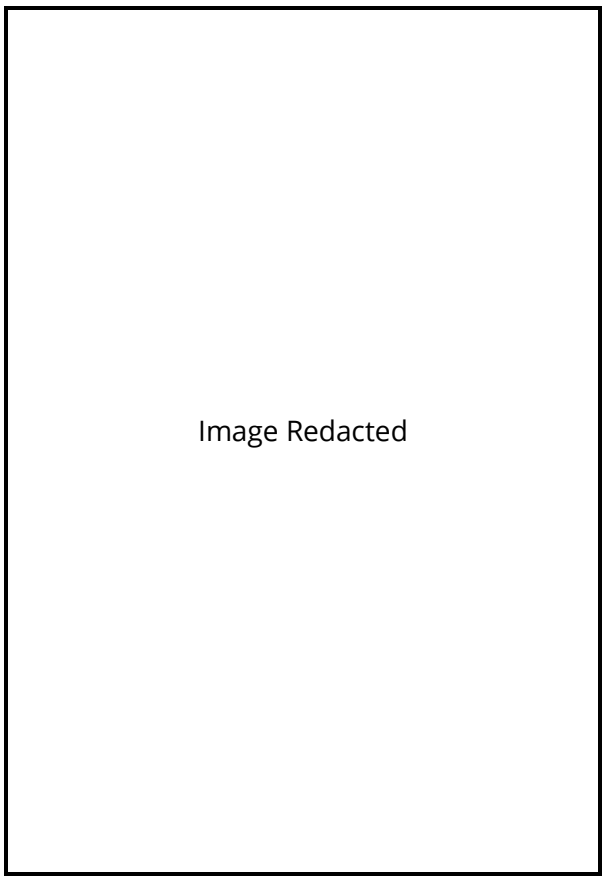
7. **The accessible route has gaps in the surface greater than 1/2" wide** – p. 1184, Trade Costs: $285.

Image 7.3.21. Offset



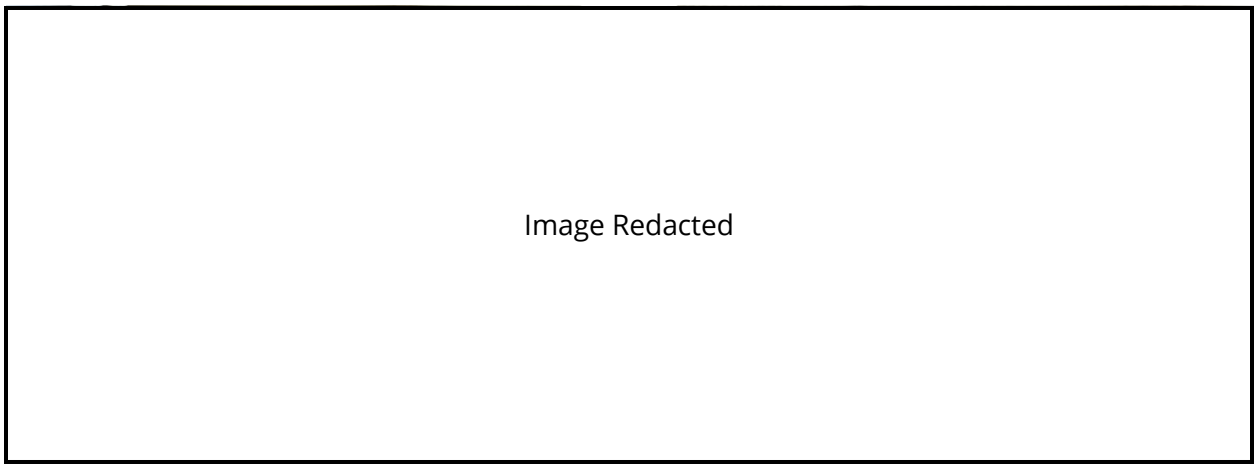
8. **The service counter does not have a 36" long section that is 34" maximum above the finished floor that is oriented for a parallel approach, or the service counter does not have a 36" long section that is 34" maximum above the finished floor, with knee and toe clearance oriented for a forward approach** – p. 656, Trade Costs: $3,235.

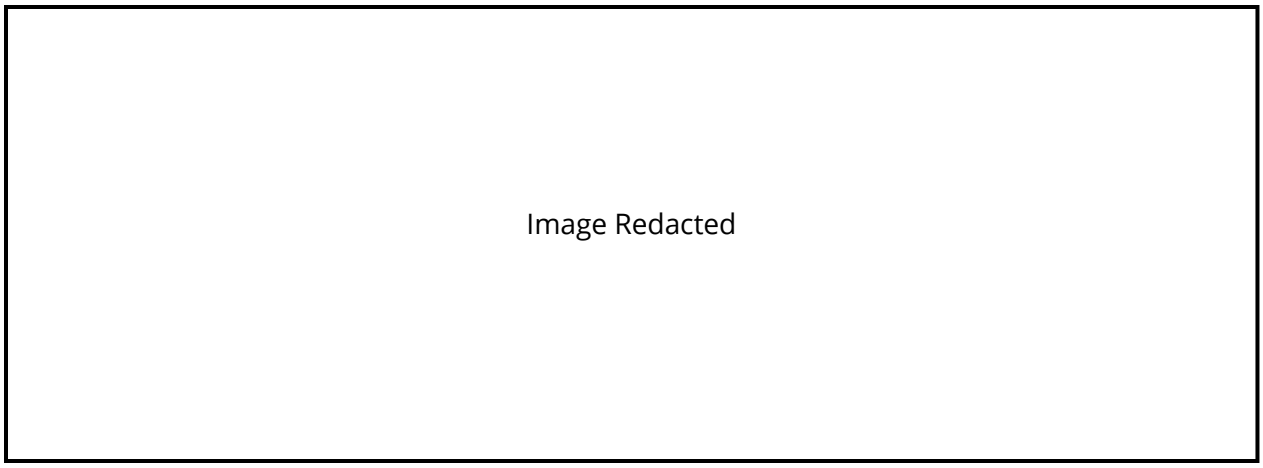
Image 7.3.22. Counter Height



9. **The entire restroom is not compliant due to limited room dimensions** – p. 453, Trade Costs: $21,568.

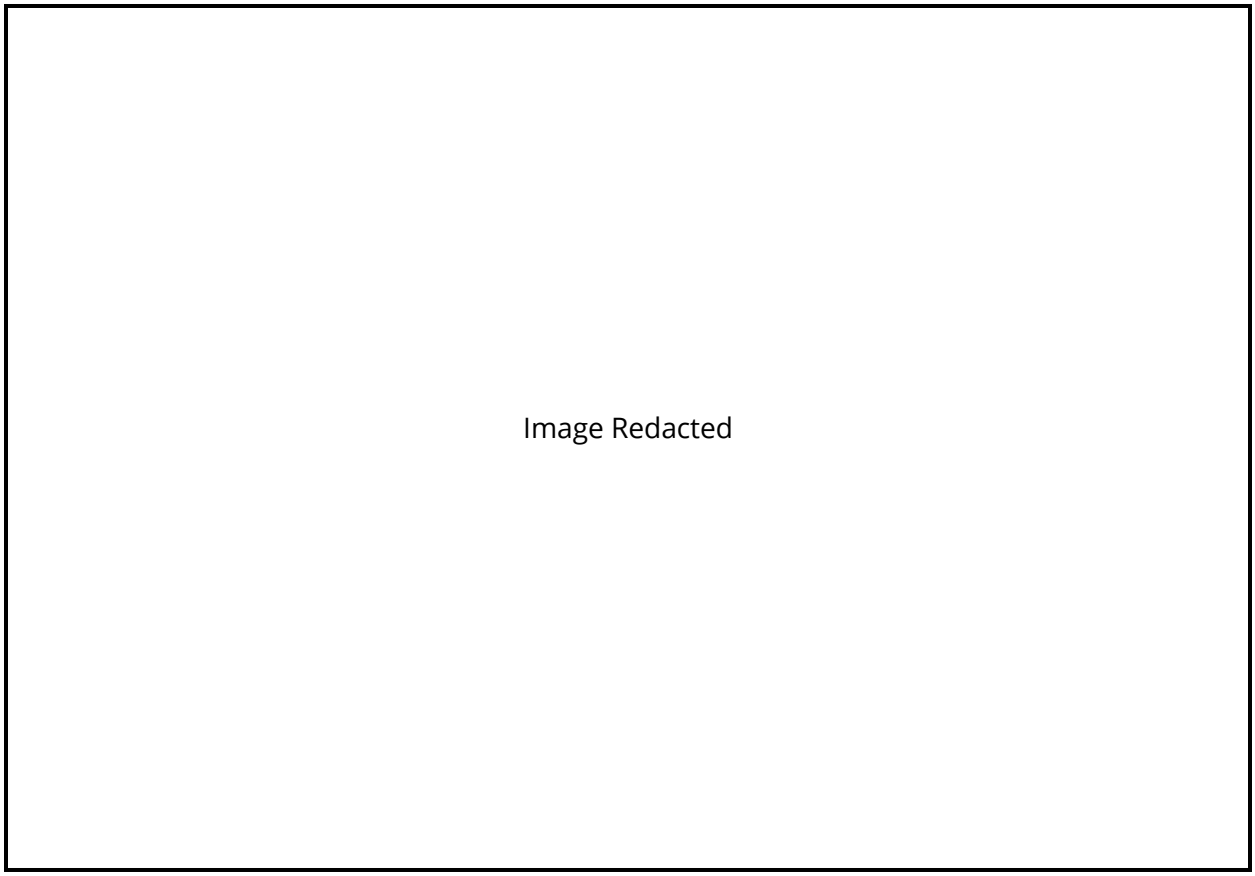
Image 7.3.23. ADA Clearances



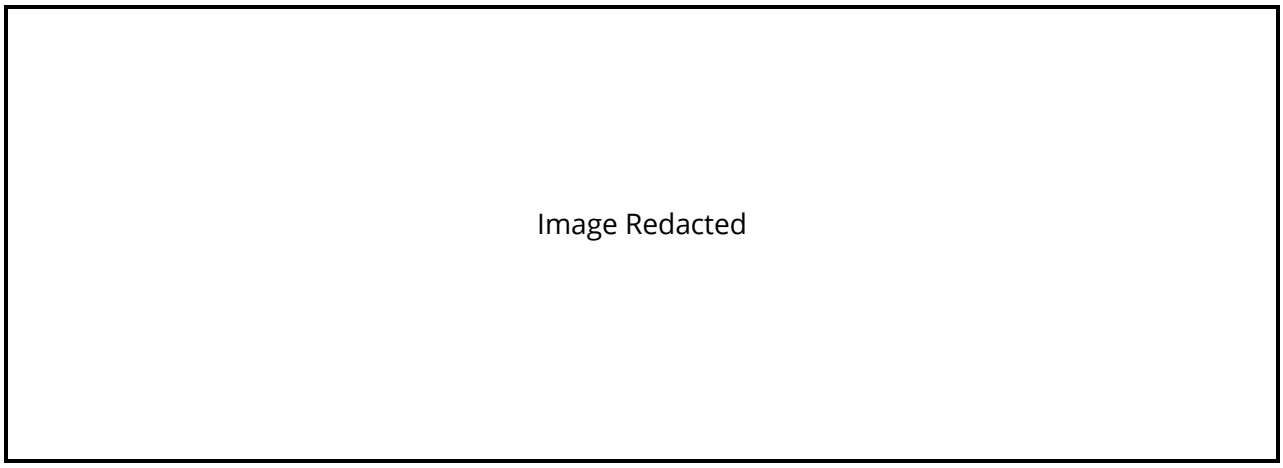


10. **The door has less than 32" clear width. All pod cells have clear door widths of 25." 96 pods require three accessible facilities** – p. 462, Trade Costs: $14,019

Image 7.3.24. Clear Width

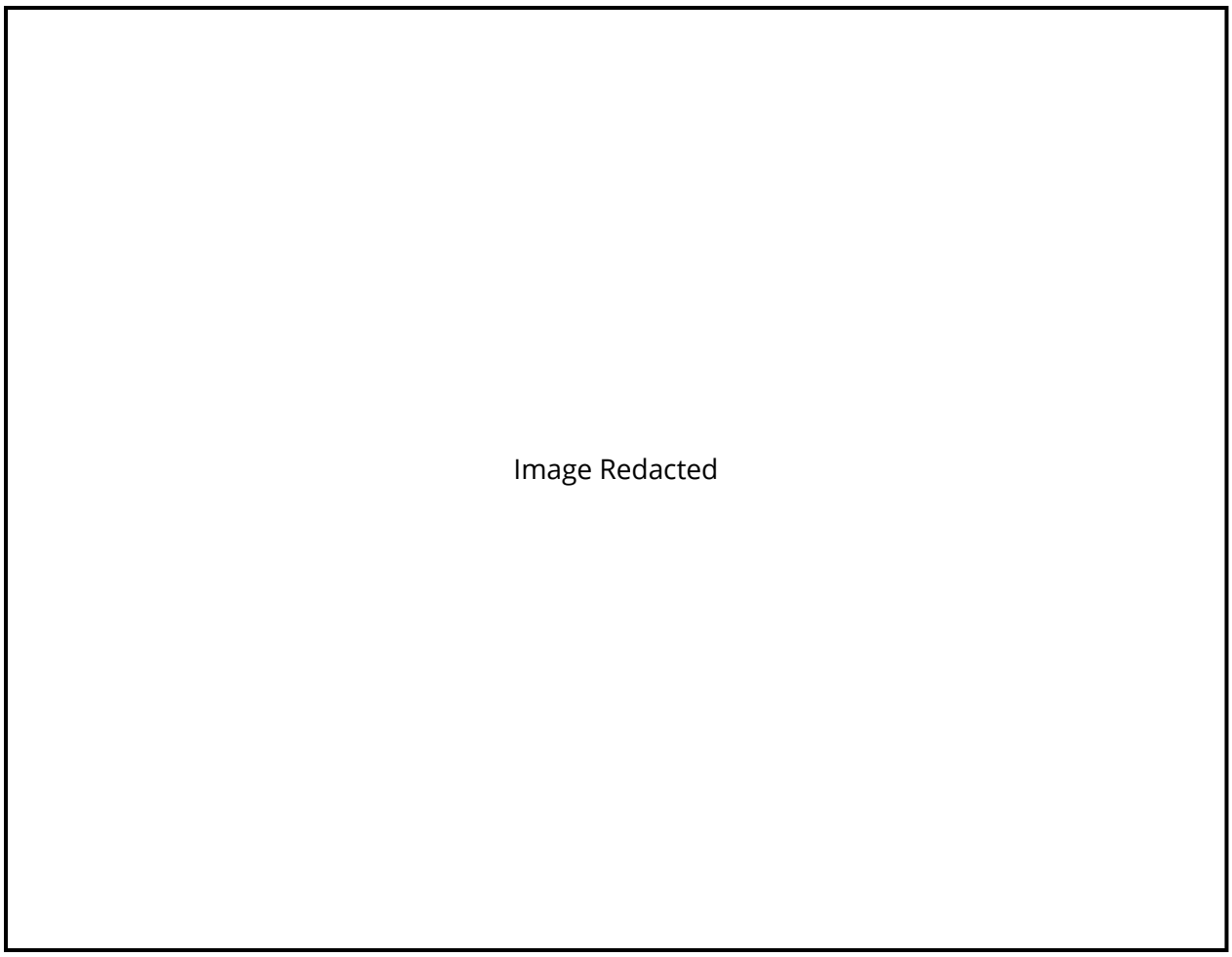


11. **At least 5% but no fewer than one cubicle or counter must be accessible on both the visitor and detainee sides** – p. 493, Trade Costs: $13,480.



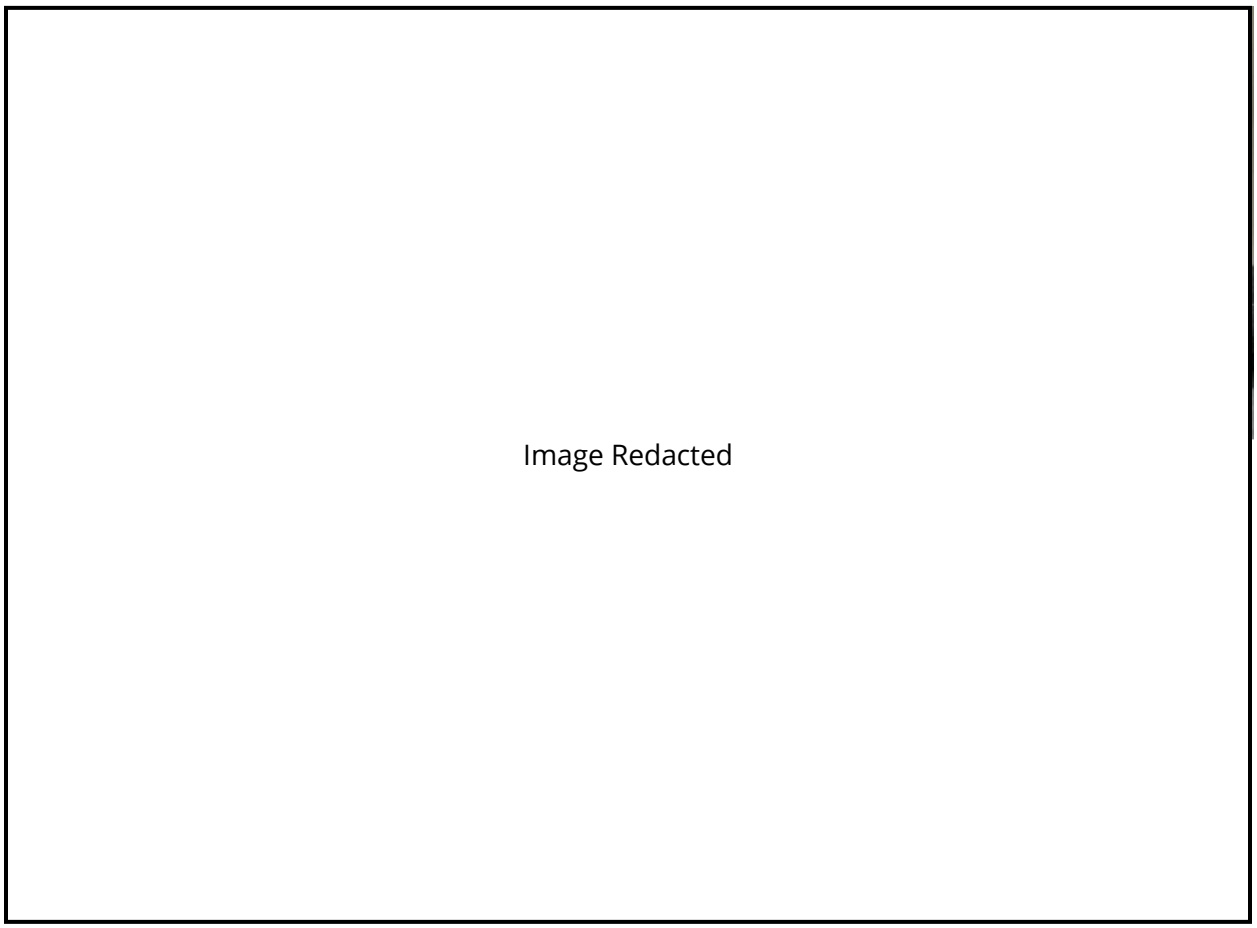
12. **The locations of electrical controls and outlets are not compliant** – p. 789, Trade Costs: $1,797.

Image 7.3.26. Electrical Controls



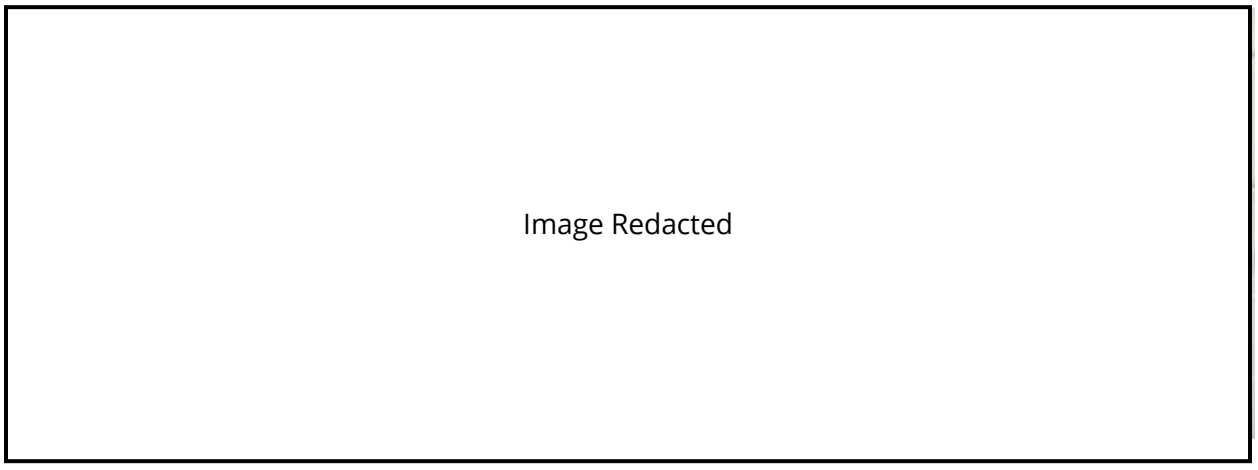
13. **Less than 3% of the detention cells are mobility cells** – p. 662, Trade Costs: $2,156,793.

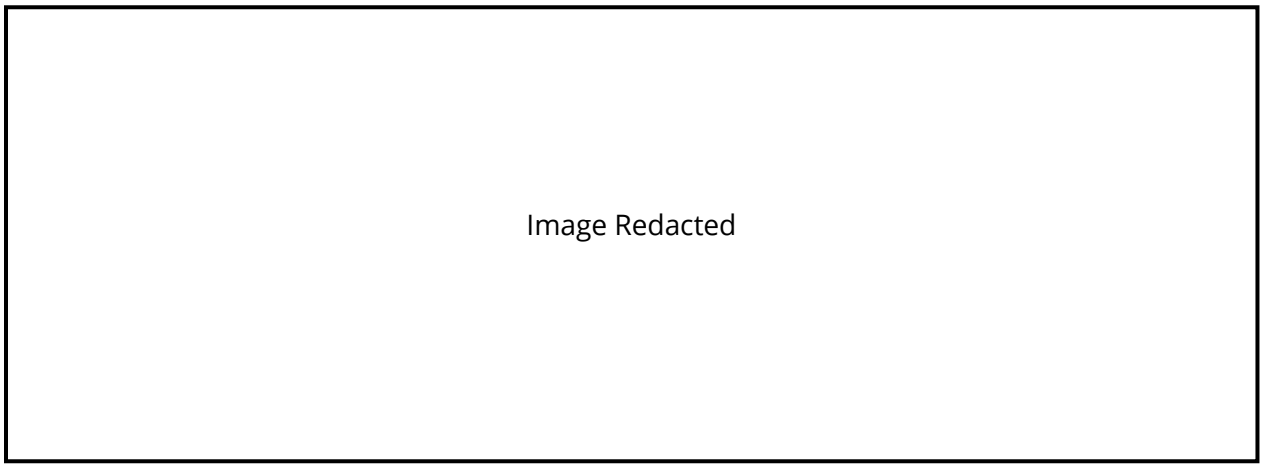
Image 7.3.27. Cell Clearances



14. **Less than 2% of the detention cells are communication cells** – p. 696, Trade Costs: $33,430.

Image 7.3.28. Phone Height





7.4 Facility Condition Assessment – CIP Funding

For the 2025/2026 Fiscal Year, Capital Budgets were prepared for close to $150,000,000 in capital expenditure projects at the MJ and RCCC over the next five years, to be concluded in the 2029/2030 Fiscal Year:

Table 7.4.1. Combined Project Costs

Main Jail Total Project Costs	62,919,905
RCCC Total Project Costs	87,007,417
Main Jail and RCCC Total Project Costs	149,927,322

The capital projects in the budgets included:

- MJ Prepare medical treatment room for new dialysis machine
- MJ Upgrade passthrough from classification office to holding tank
- MJ Install 26 HIPAA Booths for Mental Health Consults
- MJ Replace damaged doors in garage
- MJ Replace three clothes washers and dryers
- MJ Replace DOM Lock System
- MJ Replace two air compressors
- MJ Restore Fire Storage Tank Coating
- MJ New Acute Psychiatric Unit
- MJ Update Medical Control Panels
- RCCC Remodel Staff Dining
- RCCC Replace Domestic Water Boiler
- RCCC Replace Honor Yard Fence
- RCCC Replace Four Commercial Washers and Six Commercial Dryers
- RCCC Upgrade electrical/security in Sandra Larson Facility
- RCCC Replace Roofing Weatherproof Membrane
- RCCC Replace Rooftop Packaged Mechanical Units

Some projects were completed and improvements were observed at the facilities. Others were funded for the first year, but not the full duration required to completion. Many projects have been placed on hold “pending the outcome of the facility master plan.”

APPENDICES

V. FCA Final Report MJ

- FCA Final Report MJv2
- BV Replacement Reserves Report MJ
- BV State of Good Repair Funds MJv2
- BV 3.1.2.D Observation Export MJv2
- BV 3.1.2.F Capital Action Plan MJv2

VI. FCA Final Report RCCC

- FCA Final Report RCCCv2
- BV Replacement Reserves Report RCCC
- BV State of Good Repair Funds RCCCv2
- BV 3.1.2.D Observation Export RCCCv2
- BV 3.1.2.F Capital Action Plan RCCCv2

VII. ADA Final Report MJ

- ADA Final Report MJv2
- BV ADA Barrier Summary MJv2

VIII. ADA Final Report RCCC

- ADA Final Report RCCCv2
- BV ADA Barrier Summary RCCCv2

IX. Miscellaneous

- Preventive Maintenance Plan 1-Year MJv2
- Preventive Maintenance Plan 1-Year RCCCv2