Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
C1030	Cells	Security, Cell Doors, Replace	30	29	1	70	EA	$1,047.00	$1,560.85
C1030	Trhoughout	Security Hardware, Circulation Doors, Replace	30	29	1	144	EA	$1,047.00	$1,560.85
D7030	All building - Throughout	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	14	1	412741	SF	$4.89	$7.29
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00076 - RCCC - Sheriff Range House									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2010	Building exterior	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1800	SF	$3.00	$4.47
B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	26	4	150	SF	$55.00	$81.99
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Wood, Solid-Core, Replace	25	21	4	4	EA	$700.00	$1,043.55
B3010	00076 - Floor - 00076 - Roof	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	1920	SF	$3.80	$5.66
B3020	00076 - Floor - 00076 - Roof	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	220	LF	$9.00	$13.42
C1030	00076 - Floor - 00076 - Throughout building	Door Hardware, Office, per Door, Replace	30	26	4	9	EA	$350.00	$521.77
C1090	00076 - Floor - 00076 - Space	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	9	LF	$500.00	$745.39
C2010	00076 - Floor - 00076 - Throughout building	Wall Finishes, Wood Paneling, Plywood, Replace	30	26	4	700	SF	$6.00	$8.94
C2010	00076 - Floor - 00076 - Restrooms	Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	200	SF	$16.00	$23.85
C2010	00076 - Floor - 00076 - Throughout building	Wall Finishes, any surface, Prep & Paint	10	6	4	2000	SF	$1.50	$2.24
C2030	00076 - Floor - 00076 - Restrooms	Flooring, Vinyl Sheeting, Replace	15	10	5	100	SF	$7.00	$10.44
C2030	00076 - Floor - 00076 - Throughout building	Flooring, Vinyl Tile (VCT), Replace	15	8	7	1180	SF	$5.00	$7.45
C2030	01 - First Floor - 01CLASS - Classroom	Flooring, Carpet, Commercial Standard, Replace	10	6	4	640	SF	$7.50	$11.18
C2050	00076 - Floor - 00076 - Throughout building	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1920	SF	$2.00	$2.98
D2010	01 - First Floor - 01MECH - Mechanical Rm	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	$1,300.00	$1,938.01
D2010	00076 - Floor - 00076 - Space	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	1	EA	$1,200.00	$1,788.94
D2010	00076 - Floor - 00076 - Restrooms	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,300.00	$1,938.01
D2010	00076 - Floor - 00076 - Restrooms	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	2	EA	$1,400.00	$2,087.09
D3020	01 - First Floor - 01MECH - Mechanical Rm	Furnace, Gas, Replace	20	18	2	1	EA	$6,200.00	$9,242.84
D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$7,100.00	$10,584.54
D3050	00076 - Floor - 00076 - Throughout building	HVAC System, Ductwork, Medium Density, Replace	30	24	6	1920	SF	$4.00	$5.96
D3060	00076 - Floor - 00076 - Restrooms	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70
D3060	00076 - Floor - 00076 - Restrooms	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C1030	$109,259		$109,259										$109,259
C1030	$224,762		$224,762										$224,762
D7030	$3,008,846		$3,008,846										$3,008,846
Totals, Unescalated		$0	$3,342,868	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,342,868
Totals, Escalated (6.0% inflation, compounded annually)		$0	$3,543,440	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,543,440
Rio Consumnes Correctional Center / 00076 - RCCC - Sheriff Range House													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$8,050					$8,050							$8,050
B2020	$12,299					$12,299							$12,299
B2050	$4,174					$4,174							$4,174
B3010	$10,877					$10,877							$10,877
B3020	$2,952										$2,952		$2,952
C1030	$4,696					$4,696							$4,696
C1090	$6,709					$6,709							$6,709
C2010	$6,261					$6,261							$6,261
C2010	$4,770					$4,770							$4,770
C2010	$4,472					$4,472							$4,472
C2030	$1,044						$1,044						$1,044
C2030	$8,796								$8,796				$8,796
C2030	$7,156					$7,156							$7,156
C2050	$5,725					$5,725							$5,725
D2010	$1,938				$1,938								$1,938
D2010	$1,789					$1,789							$1,789
D2010	$3,876					$3,876							$3,876
D2010	$4,174										$4,174		$4,174
D3020	$9,243			$9,243									$9,243
D3030	$10,585			$10,585									$10,585
D3050	$11,449							$11,449					$11,449
D3060	$373					$373							$373
D3060	$373					$373							$373

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3060	01 - First Floor - 01CLASS - Classroom	Exhaust Fan, Residential Bathroom, Replace	15	6	9	1	EA	$250.00	$372.70
D4030	00076 - Floor - 00076 - Throughout building	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	5	EA	$150.00	$223.62
D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/240 V, Replace	30	26	4	1	EA	$2,500.00	$3,726.95
D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/208 V, 225 AMP, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5040	00076 - Floor - 00076 - Throughout building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	1920	SF	$4.50	$6.71
D7050	Guestroom Entries01 - First Floor - 01ARMORY - Armory	Fire Alarm Panel, Annunciator, Replace	15	11	4	1	EA	$1,580.00	$2,355.43
D7050	Throughout	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	11	9	1920	SF	$1.50	$2.24
E1040	00076 - Floor - 00076 - Space	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	$1,500.00	$2,236.17
G4050	01 - First Floor - 01EXT - Exterior	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	16	4	10	EA	$400.00	$596.31
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	11420	SF	$1.86	$2.77
B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	29	1	6750	SF	$55.00	$81.99
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	29	1	2	EA	$1,300.00	$1,938.01
B3010	R2 - Roof Level 2 - R2ROOF - Roof	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	27000	SF	$17.00	$25.34
C1020	01 - First Floor - 01INT - Interior	Interior Window, Fixed, 24 SF, Replace	40	39	1	30	EA	$850.00	$1,267.16
C1030	01 - First Floor - 01INT - Interior	Interior Door, Wood, Solid-Core, Replace	40	36	4	41	EA	$700.00	$1,043.55
C1030	01 - First Floor - 01INT - Interior	Door Hardware, Office, per Door, Replace	30	26	4	40	EA	$350.00	$521.77
C1070	01 - First Floor - 01INT - Interior	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	7000	SF	$3.50	$5.22
C1090	01 - First Floor - 01COMKIT - Kitchen	Toilet Partitions, Metal, Replace	20	19	1	1	EA	$850.00	$1,267.16
C1090	01 - First Floor - 01GOLDRR_2 - Restroom	Toilet Partitions, Metal, Replace	20	16	4	14	EA	$850.00	$1,267.16
C1090	01 - First Floor - 01SUTRR_1 - Restroom	Toilet Partitions, Metal, Replace	20	11	9	3	EA	$850.00	$1,267.16
C1090	01 - First Floor - 01RAM_RR - Restroom Shower	Toilet Partitions, Metal, Replace	20	11	9	2	EA	$850.00	$1,267.16
C2010	01 - First Floor - 01INT - Interior	Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	2964	SF	$16.00	$23.85
C2010	01 - First Floor - 01INT - Interior	Wall Finishes, any surface, Prep & Paint	10	6	4	56316	SF	$1.50	$2.24

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3060	$373										$373		$373
D4030	$1,118							$1,118					$1,118
D5020	$3,727					$3,727							$3,727
D5020	$2,982					$2,982							$2,982
D5040	$12,880										$12,880		$12,880
D7050	$2,355					$2,355							$2,355
D7050	$4,293										$4,293		$4,293
E1040	$2,236					$2,236							$2,236
G4050	$5,963					$5,963							$5,963
Totals, Unescalated		$0	$0	$19,827	$1,938	$98,863	$1,044	$12,567	$8,796	$0	$24,672	$0	$167,707
Totals, Escalated (6.0% inflation, compounded annually)		$0	$0	$22,278	$2,308	$124,812	$1,396	$17,827	$13,225	$0	$41,684	$0	$223,530
Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)													

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	$31,666					$31,666							$31,666
B2020	$553,452		$553,452										$553,452
B2050	$3,876		$3,876										$3,876
B3010	$684,268					$684,268							$684,268
C1020	$38,015		$38,015										$38,015
C1030	$42,785					$42,785							$42,785
C1030	$20,871					$20,871							$20,871
C1070	$36,524		$36,524										$36,524
C1090	$1,267		$1,267										$1,267
C1090	$17,740					$17,740							$17,740
C1090	$3,801										$3,801		$3,801
C1090	$2,534										$2,534		$2,534
C2010	$70,699					$70,699							$70,699
C2010	$125,932					$125,932							$125,932

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
C2030	01 - First Floor - 01INT - Interior	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	3000	SF	$1.50	$2.24
C2030	01 - First Floor - 01LOBBY - Lobby	Flooring, Laminate Faux Wood, Replace	15	14	1	1000	SF	$7.00	$10.44
C2030	01 - First Floor - 01CNT - Control	Flooring, Laminate Faux Wood, Replace	15	14	1	1000	SF	$7.00	$10.44
C2030	01 - First Floor - 01INT - Interior	Flooring, Vinyl Sheeting, Replace	15	13	2	1500	SF	$7.00	$10.44
C2030	01 - First Floor - 01INT - Interior	Flooring, Vinyl Tile (VCT), Replace	15	10	5	19000	SF	$5.00	$7.45
C2030	01 - First Floor - 01SUT_MED - Medical Office	Flooring, Carpet, Commercial Standard, Replace	10	9	1	1500	SF	$7.50	$11.18
C2050	Throughout	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	20000	SF	$2.00	$2.98
D2010	01 - First Floor - 01COMKIT - Kitchen	Water Heater, Booster, Replace	15	10	5	1	EA	$3,500.00	$5,217.73
D2010	01 - First Floor - 01RAM_PC - Pipe Chase	Water Heater, Electric, Commercial (12 kW), Replace	20	19	1	1	EA	$12,400.00	$18,485.67
D2010	01 - First Floor - 01KINYAMECH - Mechanical Rm	Water Heater, Gas, Residential, 80 GAL, Replace	15	11	4	1	EA	$1,900.00	$2,832.48
D2010	01 - First Floor - 01SUTCST - Customer Space	Water Heater, Electric, Residential, 40 GAL, Replace	15	7	8	1	EA	$900.00	$1,341.70
D2010	01 - First Floor - 01INT - Interior	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	27000	SF	$14.00	$20.87
D2010	01 - First Floor - 01COMKIT - Kitchen	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	$1,400.00	$2,087.09
D2010	00200 - Floor - 00200 - Laundry Room	Sink/Lavatory, Service Sink, Laundry, Replace	30	29	1	1	EA	$900.00	$1,341.70
D2010	01 - First Floor - 01SUTCST - Customer Space	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01COMKIT - Kitchen	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	1	EA	$1,700.00	$2,534.33
D2010	01 - First Floor - 01RAM_RR - Restroom Shower	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	1	EA	$1,100.00	$1,639.86
D2010	01 - First Floor - 01SUTRR_1 - Restroom	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	2	EA	$1,100.00	$1,639.86
D2010	01 - First Floor - 01RAM_RR - Restroom Shower	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01
D2010	01 - First Floor - 01GOLDRR_2 - Restroom	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	2	EA	$1,100.00	$1,639.86
D2010	01 - First Floor - 01RAM_RR - Restroom Shower	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01
D2010	01 - First Floor - 01GOLDRR_2 - Restroom	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	2	EA	$1,100.00	$1,639.86
D2010	01 - First Floor - 01SUTRR_1 - Restroom	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,300.00	$1,938.01
D2010	01 - First Floor - 01RAM_PC - Pipe Chase	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01COMRR_1 - Restroom	Sink/Lavatory, Wall-Hung, Replace	30	26	4	1	EA	$1,700.00	$2,534.33
D2010	01 - First Floor - 01COSM - Cosmetology	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	1	EA	$1,100.00	$1,639.86
D2010	01 - First Floor - 01LOBBY - Lobby	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	2	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01COMKIT - Kitchen	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01
D2010	01 - First Floor - 01COMKIT - Kitchen	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01
D2010	00200 - Floor - 00200 - Laundry Room	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01
D2010	01 - First Floor - 01CORE_RR - Core Restroom	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01
D2010	01 - First Floor - 01LOBBY - Lobby	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,300.00	$1,938.01
D2010	01 - First Floor - 01PODS - Communal Restrooms	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	3	EA	$1,200.00	$1,788.94
D2010	01 - First Floor - 01SUT_MED - Medical Office	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	2	EA	$1,200.00	$1,788.94
D2010	01 - First Floor - 01CNT - Control	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01
D2010	01 - First Floor - 01SUT_MED - Medical Office	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01
D2010	01 - First Floor - 01LOBBY - Lobby	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	$1,200.00	$1,788.94
D2010	01 - First Floor - 01COMKIT - Kitchen	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	$1,200.00	$1,788.94
D2010	01 - First Floor - 01SUTCST - Customer Space	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	$1,200.00	$1,788.94
D2020	01 - First Floor - 01COMKIT - Kitchen	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground, Replace	20	19	1	1	EA	$12,000.00	$17,889.36

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C2030	$6,709					$6,709							$6,709
C2030	$10,435		$10,435										$10,435
C2030	$10,435		$10,435										$10,435
C2030	$15,653			$15,653									$15,653
C2030	$141,624						$141,624						$141,624
C2030	$16,771		$16,771										$16,771
C2050	$59,631					$59,631							$59,631
D2010	$5,218						$5,218						$5,218
D2010	$18,486		$18,486										$18,486
D2010	$2,832					$2,832							$2,832
D2010	$1,342									$1,342			$1,342
D2010	$563,515					$563,515							$563,515
D2010	$2,087		$2,087										$2,087
D2010	$1,342		$1,342										$1,342
D2010	$2,087		$2,087										$2,087
D2010	$2,534					$2,534							$2,534
D2010	$1,640					$1,640							$1,640
D2010	$3,280					$3,280							$3,280
D2010	$1,938					$1,938							$1,938
D2010	$3,280					$3,280							$3,280
D2010	$1,938					$1,938							$1,938
D2010	$3,280					$3,280							$3,280
D2010	$3,876					$3,876							$3,876
D2010	$2,087					$2,087							$2,087
D2010	$2,534					$2,534							$2,534
D2010	$1,640					$1,640							$1,640
D2010	$4,174					$4,174							$4,174
D2010	$1,938					$1,938							$1,938
D2010	$1,938					$1,938							$1,938
D2010	$1,938					$1,938							$1,938
D2010	$1,938					$1,938							$1,938
D2010	$3,876					$3,876							$3,876
D2010	$5,367					$5,367							$5,367
D2010	$3,578					$3,578							$3,578
D2010	$1,938					$1,938							$1,938
D2010	$1,938					$1,938							$1,938
D2010	$1,789								$1,789				$1,789
D2010	$1,789								$1,789				$1,789
D2010	$1,789								$1,789				$1,789
D2020	$17,889		$17,889										$17,889

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	19	1	1	EA	$30,000.00	$44,723.40
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$30,000.00	$44,723.40
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$30,000.00	$44,723.40
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$30,000.00	$44,723.40
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$30,000.00	$44,723.40
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$30,000.00	$44,723.40
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$30,000.00	$44,723.40
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$30,000.00	$44,723.40
D3050	Throughout	HVAC System, Ductwork w/ VAV/FCU, High Density, Replace	30	26	4	27000	SF	$8.00	$11.93
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM, Replace	25	24	1	1	EA	$2,400.00	$3,577.87
D3060	01 - First Floor - 01LOBBY - Lobby	Exhaust Fan, Residential Bathroom, Replace	15	14	1	1	EA	$250.00	$372.70
D3060	01 - First Floor - 01CORE_RR - Core Restroom	Exhaust Fan, Residential Bathroom, Replace	15	14	1	1	EA	$250.00	$372.70
D3060	01 - First Floor - 01LOBBY - Lobby	Exhaust Fan, Residential Bathroom, Replace	15	14	1	1	EA	$250.00	$372.70
D3060	01 - First Floor - 01CORE_RR - Core Restroom	Exhaust Fan, Residential Bathroom, Replace	15	14	1	1	EA	$250.00	$372.70
D3060	00200 - Floor - 00200 - Space	Exhaust Fan, Residential Bathroom, Replace	15	13	2	1	EA	$250.00	$372.70
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	23	2	1	EA	$3,000.00	$4,472.34
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fan, Centrifugal, 28" Diameter, 5001 to 8500 CFM, Replace	25	22	3	1	EA	$4,000.00	$5,963.12
D3060	01 - First Floor - 01RAM_RR - Restroom Shower	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70
D3060	01 - First Floor - 01BKGPROPERTY - Property Rm	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70
D3060	01 - First Floor - 01RAMCELL_1 - Cell 1	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70
D3060	01 - First Floor - 01GOLDRR_2 - Restroom	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	21	4	1	EA	$3,000.00	$4,472.34
D3060	01 - First Floor - 01EXT - Exterior	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	21	4	1	EA	$3,000.00	$4,472.34
D3060	01 - First Floor - 01LOBBY - Lobby	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70
D3060	01 - First Floor - 01EXT - Exterior	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	21	4	1	EA	$3,000.00	$4,472.34
D3060	00200 - Floor - 00200 - Space	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	$4,000.00	$5,963.12
D3060	01 - First Floor - 01COMKIT - Kitchen	Fan, Centrifugal, 28" Diameter, 5001 to 8500 CFM, Replace	25	21	4	1	EA	$4,000.00	$5,963.12
D3060	01 - First Floor - 01EXT - Exterior	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	21	4	1	EA	$3,000.00	$4,472.34
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	$3,000.00	$4,472.34
D3060	01 - First Floor - 01SUT_MED - Medical Office	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	$4,000.00	$5,963.12
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fan, Centrifugal, 28" Diameter, 5001 to 8500 CFM, Replace	25	21	4	1	EA	$4,000.00	$5,963.12
D3060	01 - First Floor - 01CNT - Control	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70
D3060	01 - First Floor - 01LOBBY - Lobby	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3050	$44,723		$44,723										$44,723
D3050	$44,723				$44,723								$44,723
D3050	$44,723				$44,723								$44,723
D3050	$44,723				$44,723								$44,723
D3050	$44,723				$44,723								$44,723
D3050	$44,723				$44,723								$44,723
D3050	$44,723				$44,723								$44,723
D3050	$44,723				$44,723								$44,723
D3050	$322,008					$322,008							$322,008
D3060	$3,578		$3,578										$3,578
D3060	$373		$373										$373
D3060	$373		$373										$373
D3060	$373		$373										$373
D3060	$373			$373									$373
D3060	$4,472			$4,472									$4,472
D3060	$5,963				$5,963								$5,963
D3060	$373					$373							$373
D3060	$373					$373							$373
D3060	$373					$373							$373
D3060	$373					$373							$373
D3060	$4,472					$4,472							$4,472
D3060	$4,472					$4,472							$4,472
D3060	$373					$373							$373
D3060	$4,472					$4,472							$4,472
D3060	$373					$373							$373
D3060	$5,963					$5,963							$5,963
D3060	$5,963					$5,963							$5,963
D3060	$4,472					$4,472							$4,472
D3060	$4,472					$4,472							$4,472
D3060	$373					$373							$373
D3060	$5,963					$5,963							$5,963
D3060	$5,963					$5,963							$5,963
D3060	$373					$373							$373
D3060	$373					$373							$373

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3060	01 - First Floor - 01COMRR_1 - Restroom	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM, Replace	20	11	9	1	EA	$500.00	$745.39
D3060	01 - First Floor - 01COMKIT - Kitchen	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM, Replace	20	11	9	1	EA	$500.00	$745.39
D3060	01 - First Floor - 01CORE - Core Area	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM, Replace	20	11	9	1	EA	$500.00	$745.39
D3060	01 - First Floor - 01EXT - Exterior	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	16	9	1	EA	$3,000.00	$4,472.34
D3060	01 - First Floor - 01COMKIT - Kitchen	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM, Replace	25	16	9	1	EA	$2,400.00	$3,577.87
D3060	01 - First Floor - 01COMKIT - Kitchen	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	11	9	1	EA	$2,800.00	$4,174.18
D4010	01 - First Floor - 01COMKIT - Kitchen	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	11	9	8	LF	$400.00	$596.31
D4030	01 - First Floor - 01INT - Interior	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	12	EA	$150.00	$223.62
D5020	01 - First Floor - 01EXT - Exterior	Switchboard, 120/208 V, 1000 AMP, Replace	40	40	0	1	EA	$52,100.00	$77,669.64
D5020	01 - First Floor - 01KINYAMECH - Mechanical Rm	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	R2 - Roof Level 2 - R2ROOF - Roof	Distribution Panel, 120/208 V, 500 AMP, Replace	30	30	0	1	EA	$6,000.00	$8,944.68
D5020	01 - First Floor - 01COSM - Cosmetology	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01CORE - Core Area	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01SUTCST - Customer Space	Distribution Panel, 120/208 V, 200 AMP, Replace	30	29	1	1	EA	$2,000.00	$2,981.56
D5020	00200 - Floor - 00200 - Office	Distribution Panel, 120/208 V, 225 AMP, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5030	01 - First Floor - 01INT - Interior	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	36	4	27000	SF	$4.00	$5.96
D5040	01 - First Floor - 01COSM - Cosmetology	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77
D5040	01 - First Floor - 01CST - Customer Space	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77
D5040	01 - First Floor - 01CORE - Core Area	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77
D5040	01 - First Floor - 01KINYAMECH - Mechanical Rm	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77
D5040	01 - First Floor - 01RAM_PC - Pipe Chase	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77
D5040	01 - First Floor - 01SUTCST - Customer Space	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77
D5040	01 - First Floor - 01INT - Interior	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	27000	SF	$5.00	$7.45
D6020	01 - First Floor - 01INT - Interior	Low Voltage System, Phone & Data Lines, Replace	20	19	1	27000	SF	$1.50	$2.24
D7010	01 - First Floor - 01CAMBERTH - Berthing	Access Control Devices, Electronic Lock, Replace	10	8	2	1	EA	$980.00	$1,460.96
D7010	01 - First Floor - 01SUTCST - Customer Space	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$980.00	$1,460.96
D7010	01 - First Floor - 01COMKIT - Kitchen	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$980.00	$1,460.96
D7050	01 - First Floor - 01RAMCELL_14 - Cell 14	Healthcare, Healthcare Equipment, UV Germicidal Light, Replace	10	9	1	1	EA	$740.00	$1,103.18
D8010	Throughout	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	13	2	27000	SF	$6.00	$8.94
E1030	00200 - Floor - 00200 - Laundry Room	Laundry Equipment, Washer, Commercial, 31 to 50 LB, Replace	10	9	1	2	EA	$7,000.00	$10,435.46
E1030	00200 - Floor - 00200 - Laundry Room	Laundry Equipment, Dryer, Commercial, Replace	15	9	6	2	EA	$4,000.00	$5,963.12
E1030	01 - First Floor - 01COMKIT - Kitchen	Foodservice Equipment, Deep Fryer, Replace	15	13	2	1	EA	$7,000.00	$10,435.46

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3060	$745										$745		$745
D3060	$745										$745		$745
D3060	$745										$745		$745
D3060	$4,472										$4,472		$4,472
D3060	$3,578										$3,578		$3,578
D3060	$4,174										$4,174		$4,174
D4010	$4,770										$4,770		$4,770
D4030	$2,683							$2,683					$2,683
D5020	$77,670	$77,670											$77,670
D5020	$2,982	$2,982											$2,982
D5020	$8,945	$8,945											$8,945
D5020	$2,982	$2,982											$2,982
D5020	$2,982	$2,982											$2,982
D5020	$2,982		$2,982										$2,982
D5020	$2,982					$2,982							$2,982
D5020	$2,982					$2,982							$2,982
D5030	$161,004					$161,004							$161,004
D5040	$2,624				$2,624								$2,624
D5040	$2,624				$2,624								$2,624
D5040	$2,624				$2,624								$2,624
D5040	$2,624				$2,624								$2,624
D5040	$2,624				$2,624								$2,624
D5040	$2,624				$2,624								$2,624
D5040	$201,255					$201,255							$201,255
D6020	$60,377		$60,377										$60,377
D7010	$1,461			$1,461									$1,461
D7010	$1,461					$1,461							$1,461
D7010	$1,461					$1,461							$1,461
D7050	$1,103		$1,103										$1,103
D8010	$241,506			$241,506									$241,506
E1030	$20,871		$20,871										$20,871
E1030	$11,926							$11,926					$11,926
E1030	$10,435			$10,435									$10,435

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
E1030	01 - First Floor - 01COMKIT - Kitchen	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	$4,600.00	$6,857.59
E1030	R2 - Roof Level 2 - R2ROOF - Roof	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	$4,600.00	$6,857.59
E1030	01 - First Floor - 01COMKIT - Kitchen	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	$15,000.00	$22,361.70
E1030	01 - First Floor - 01COMKIT - Kitchen	Foodservice Equipment, Sink, 1-Bowl, Replace	30	26	4	3	EA	$1,600.00	$2,385.25
E1030	01 - First Floor - 01COMKIT - Kitchen	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$12,343.66
E1030	01 - First Floor - 01COMKIT - Kitchen	Foodservice Equipment, Dishwasher Commercial, Replace	10	3	7	1	EA	$21,500.00	$32,051.77
E1040	01 - First Floor - 01RAM_RR - Restroom Shower	Detention Equipment, Shower, Stainless Steel, Replace	30	26	4	2	EA	$3,500.00	$5,217.73
E1040	01 - First Floor - 01RAMCELLS - Cells	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	26	4	25	EA	$3,500.00	$5,217.73
E1040	01 - First Floor - 01SUTRR_1 - Restroom	Detention Equipment, Shower, Stainless Steel, Replace	30	26	4	1	EA	$3,500.00	$5,217.73
E1040	01 - First Floor - 01PODS - Communal Restrooms	Detention Equipment, Shower, Stainless Steel, Replace	30	26	4	12	EA	$3,500.00	$5,217.73
E1040	01 - First Floor - 01PODS - Communal Restrooms	Detention Equipment, Wash Basin, Stainless Steel, Replace	30	26	4	9	EA	$3,500.00	$5,217.73
E1040	01 - First Floor - 01RAMCELLS - Cells	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	33	7	26	EA	$6,000.00	$8,944.68
E2010	01 - First Floor - 01SUT_MED - Medical Office	Casework, Countertop, Plastic Laminate, Replace	15	11	4	30	LF	$50.00	$74.54
E2010	01 - First Floor - 01CNT - Control	Casework, Cabinetry, Economy, Replace	20	16	4	25	LF	$175.00	$260.89
E2010	01 - First Floor - 01CNT - Control	Casework, Countertop, Plastic Laminate, Replace	15	11	4	25	LF	$50.00	$74.54
E2010	01 - First Floor - 01SUT_MED - Medical Office	Casework, Cabinetry, Economy, Replace	20	11	9	30	LF	$175.00	$260.89
E2010	01 - First Floor - 01COMKIT - Kitchen	Fixed Seating, Detention Equipment, Metal Standard, Replace	20	16	4	20	EA	$350.00	$521.77
E2010	01 - First Floor - 01LOBBY - Lobby	Fixed Seating, Detention Equipment, Metal Standard, Replace	20	11	9	24	EA	$350.00	$521.77
E2010	01 - First Floor - 01SUT_MED - Medical Office	Fixed Seating, Detention Equipment, Wood Benches, Replace	30	21	9	10	LF	$300.00	$447.23
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00422 - RCCC - Horse Ranch									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	Building exterior	Exterior Walls, any painted surface, Prep & Paint	10	10	0	1400	SF	$3.00	$4.47

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
E1030	$6,858					$6,858							$6,858
E1030	$6,858					$6,858							$6,858
E1030	$22,362					$22,362							$22,362
E1030	$7,156					$7,156							$7,156
E1030	$12,344					$12,344							$12,344
E1030	$32,052								$32,052				$32,052
E1040	$10,435					$10,435							$10,435
E1040	$130,443					$130,443							$130,443
E1040	$5,218					$5,218							$5,218
E1040	$62,613					$62,613							$62,613
E1040	$46,960					$46,960							$46,960
E1040	$232,562								$232,562				$232,562
E2010	$2,236					$2,236							$2,236
E2010	$6,522					$6,522							$6,522
E2010	$1,863					$1,863							$1,863
E2010	$7,827										$7,827		$7,827
E2010	$10,435					$10,435							$10,435
E2010	$12,523										$12,523		$12,523
E2010	$4,472										$4,472		$4,472
Totals, Unescalated		$95,559	$847,046	$273,901	$334,770	$2,750,123	$146,842	$14,610	$269,980	$1,342	$50,388	$0	$4,784,560
Totals, Escalated (6.0% inflation, compounded annually)		$95,559	$897,869	$307,755	$398,716	$3,471,967	$196,507	$20,724	$405,950	$2,138	$85,130	$0	$5,882,316
Rio Consumnes Correctional Center / 00422 - RCCC - Horse Ranch													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$6,261	$6,261										$6,261	$12,523

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	00422 - Horse Ranch - 00422 - Modular Exterior	Exterior Walls, Wood Siding, Replace	30	30	0	1400	SF	$10.00	$14.91
B2020	00422 - Horse Ranch - 00422 - Modular Exterior	Glazing, any type by SF, Replace	30	26	4	72	SF	$55.00	$81.99
B2050	00422 - Horse Ranch - 00422 - Modular Exterior	Exterior Door, Wood, Solid-Core, Replace	25	25	0	2	EA	$700.00	$1,043.55
C1030	00422 - Horse Ranch - 00422 - Modular Office	Interior Door, Wood, Hollow-Core Residential, Replace	20	11	9	3	EA	$400.00	$596.31
C1030	00422 - Horse Ranch - 00422 - Modular Office	Door Hardware, Office, per Door, Replace	30	26	4	3	EA	$350.00	$521.77
C1070	00422 - Horse Ranch - 00422 - Modular Office	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	880	SF	$3.50	$5.22
C1090	00422 - Horse Ranch - 00422 - Modular Office	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	4	LF	$500.00	$745.39
C2010	00422 - Horse Ranch - 00422 - Modular Office	Wall Finishes, Vinyl, Replace	15	11	4	2023	SF	$2.50	$3.73
C2030	00422 - Horse Ranch - 00422 - Modular Office	Flooring, Carpet, Commercial Standard, Replace	10	8	2	880	SF	$7.50	$11.18
D3030	00422 - Horse Ranch - 00422 - Modular Exterior	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	$4,400.00	$6,559.43
D4030	00422 - Horse Ranch - 00422 - Horse Ranch	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$150.00	$223.62
D5020	00422 - Horse Ranch - 00422 - Modular Exterior	Distribution Panel, 120/240 V, Replace	30	26	4	1	EA	$2,500.00	$3,726.95
D5040	00422 - Horse Ranch - 00422 - Modular Office	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	1	EA	$220.00	$327.97
D5040	00422 - Horse Ranch - 00422 - Modular Office	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	11	9	880	SF	$2.10	$3.13
E1040	00422 - Horse Ranch - 00422 - Modular Office	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	$1,500.00	$2,236.17
G4050	00422 - Horse Ranch - 00422 - Modular Exterior	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	16	4	2	EA	$400.00	$596.31
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00423 - RCCC - Pistol Range Portable 1									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
C1090	01 - First Floor - 01Restroom - Restroom Trailer	Toilet Partitions, Metal, Replace	20	16	4	7	EA	$850.00	$1,267.16
D3030	01 - First Floor - 02Classroom - Classroom 2	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	17	3	1	EA	$5,500.00	$8,199.29
D5020	01 - First Floor - 02Classroom - Classroom 2	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
F1020	01 - First Floor - 02Classroom - Classroom 2	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	21	4	1000	SF	$100.00	$149.08
Totals, Unescalated									

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	$20,871	$20,871											$20,871
B2020	$5,903					$5,903							$5,903
B2050	$2,087	$2,087											$2,087
C1030	$1,789										$1,789		$1,789
C1030	$1,565					$1,565							$1,565
C1070	$4,592	$4,592											$4,592
C1090	$2,982					$2,982							$2,982
C2010	$7,540					$7,540							$7,540
C2030	$9,839			$9,839									$9,839
D3030	$6,559				$6,559								$6,559
D4030	$224							$224					$224
D5020	$3,727					$3,727							$3,727
D5040	$328					$328							$328
D5040	$2,755										$2,755		$2,755
E1040	$2,236					$2,236							$2,236
G4050	$1,193					$1,193							$1,193
Totals, Unescalated		$33,811	$0	$9,839	$6,559	$25,474	$0	$224	$0	$0	$4,544	$6,261	$86,712
Totals, Escalated (6.0% inflation, compounded annually)		$33,811	$0	$11,055	$7,812	$32,160	$0	$317	$0	$0	$7,677	$11,213	$104,046
Rio Consumnes Correctional Center / 00423 - RCCC - Pistol Range Portable 1													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
C1090	$8,870					$8,870							$8,870
D3030	$8,199				$8,199								$8,199
D5020	$2,982					$2,982							$2,982
F1020	$149,078					$149,078							$149,078
Totals, Unescalated		$0	$0	$0	$8,199	$160,930	$0	$0	$0	$0	$0	$0	$169,129

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	11	9	5000	SF	$1.86	$2.77
B2020	01 - First Floor - 01EXT - Exterior	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	13	7	1	EA	$2,000.00	$2,981.56
B2020	01 - First Floor - 01KIT - Main Kitchen	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	11	9	1	EA	$1,200.00	$1,788.94
B2020	01 - First Floor - 01KIT - Main Kitchen	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	11	9	1	EA	$1,200.00	$1,788.94
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4	10	EA	$1,300.00	$1,938.01
B3010	R2 - Roof Level 2 - R2ROOF - Roof	Roofing, Modified Bitumen, Replace	20	16	4	10650	SF	$10.00	$14.91
B3020	R2 - Roof Level 2 - R2ROOF - Roof	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	150	LF	$9.00	$13.42
C1030	00533 - Floor - 00533 - Throughout Building	Door Hardware, Office, per Door, Replace	30	26	4	10	EA	$980.00	$1,460.96
C1090	01 - First Floor - 01RR_2 - Restroom Staff	Toilet Partitions, Metal, Replace	20	17	3	1	EA	$850.00	$1,267.16
C1090	01 - First Floor - 01RR_2 - Restroom Staff	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	6	LF	$500.00	$745.39
C2030	00533 - Floor - 00533 - Throughout Building	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	4260	SF	$1.50	$2.24
C2050	00533 - Floor - 00533 - Throughout Building	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	10650	SF	$2.00	$2.98
D2010	01 - First Floor - 01EXT_BLR - Boiler	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	23	2	1	EA	$22,500.00	$33,542.55
D2010	01 - First Floor - 01EXT_BLR - Boiler	Pump, Circulation, Domestic Water, 1/12 HP, Replace	15	11	4	1	EA	$2,600.00	$3,876.03
D2010	01 - First Floor - 01EXT_BLR - Boiler	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	19	6	1	EA	$22,500.00	$33,542.55
D2010	00533 - Floor - 00533 - Throughout Building	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	10650	SF	$14.00	$20.87
D2010	01 - First Floor - 01KIT - Main Kitchen	Backflow Preventer, Domestic Water, 2 IN, Replace	30	26	4	1	EA	$3,200.00	$4,770.50
D2010	01 - First Floor - 01EXT - Exterior	Backflow Preventer, Domestic Water, 2 IN, Replace	30	23	7	1	EA	$3,200.00	$4,770.50
D2010	01 - First Floor - 01RR_2 - Restroom Staff	Urinal, Standard, Replace	30	26	4	1	EA	$1,100.00	$1,639.86
D2010	01 - First Floor - 01RR_1 - Inmate Restroom	Urinal, Standard, Replace	30	26	4	4	EA	$1,100.00	$1,639.86
D2010	01 - First Floor - 01RR_2 - Restroom Staff	Toilet, Residential Water Closet, Replace	30	26	4	1	EA	$700.00	$1,043.55
D2010	01 - First Floor - 01RR_1 - Inmate Restroom	Sink/Lavatory, Wall-Hung, Replace	30	26	4	1	EA	$1,700.00	$2,534.33
D2010	01 - First Floor - 01RR_1 - Inmate Restroom	Toilet, Residential Water Closet, Replace	30	26	4	4	EA	$700.00	$1,043.55
D2010	01 - First Floor - 01RR_2 - Restroom Staff	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	1	EA	$1,700.00	$2,534.33
D2010	01 - First Floor - 01KIT - Main Kitchen	Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	1	EA	$800.00	$1,192.62

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Totals, Escalated (6.0% inflation, compounded annually)		$0	$0	$0	$9,765	$203,170	$0	$0	$0	$0	$0	$0	$212,936
Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$13,864										$13,864		$13,864
B2020	$2,982								$2,982				$2,982
B2020	$1,789										$1,789		$1,789
B2020	$1,789										$1,789		$1,789
B2050	$19,380					$19,380							$19,380
B3010	$158,768					$158,768							$158,768
B3020	$2,013										$2,013		$2,013
C1030	$14,610					$14,610							$14,610
C1090	$1,267				$1,267								$1,267
C1090	$4,472					$4,472							$4,472
C2030	$9,526					$9,526							$9,526
C2050	$31,754					$31,754							$31,754
D2010	$33,543			$33,543									$33,543
D2010	$3,876					$3,876							$3,876
D2010	$33,543							$33,543					$33,543
D2010	$222,275					$222,275							$222,275
D2010	$4,770					$4,770							$4,770
D2010	$4,770								$4,770				$4,770
D2010	$1,640					$1,640							$1,640
D2010	$6,559					$6,559							$6,559
D2010	$1,044					$1,044							$1,044
D2010	$2,534					$2,534							$2,534
D2010	$4,174					$4,174							$4,174
D2010	$2,534					$2,534							$2,534
D2010	$1,193										$1,193		$1,193

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D2010	01 - First Floor - 01KIT - Main Kitchen	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	2	EA	$1,400.00	$2,087.09
D2010	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	1	EA	$1,400.00	$2,087.09
D2020	01 - First Floor - 01KIT - Main Kitchen	Grease Trap/Interceptor, Underground, 100 GPM and 300 LB, Replace	20	25	0	1	EA	$12,000.00	$17,889.36
D3020	01 - First Floor - 01EXT_BLR - Boiler	Boiler Supplemental Components, Chemical Feed System, Replace	15	9	6	1	EA	$11,700.00	$17,442.13
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	18	2	1	EA	$25,000.00	$37,269.50
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	17	3	1	EA	$15,000.00	$22,361.70
D3050	Throughout	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	26	4	10650	SF	$6.00	$8.94
D3060	01 - First Floor - 01BAKE - Bakery	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Replace	20	16	4	1	EA	$2,100.00	$3,130.64
D3060	01 - First Floor - 01BAKE - Bakery	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Replace	20	16	4	1	EA	$2,100.00	$3,130.64
D3060	01 - First Floor - 01BAKE - Bakery	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Replace	20	16	4	1	EA	$2,100.00	$3,130.64
D3060	01 - First Floor - 01BAKE - Bakery	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Replace	20	16	4	1	EA	$2,100.00	$3,130.64
D3060	01 - First Floor - 01BAKE - Bakery	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Replace	20	16	4	1	EA	$2,100.00	$3,130.64
D3060	01 - First Floor - 01BAKE - Bakery	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Replace	20	16	4	1	EA	$2,100.00	$3,130.64
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	25	0	1	EA	$1,400.00	$2,087.09
D3060	01 - First Floor - 01RR_1 - Inmate Restroom	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70
D3060	01 - First Floor - 01RR_2 - Restroom Staff	Exhaust Fan, Residential Bathroom, Replace	15	9	6	1	EA	$250.00	$372.70
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Residential Bathroom, Replace	15	9	6	1	EA	$250.00	$372.70
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	11	9	1	EA	$3,000.00	$4,472.34
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	11	9	1	EA	$3,000.00	$4,472.34
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2010	$4,174										$4,174		$4,174
D2010	$2,087										$2,087		$2,087
D2020	$17,889	$17,889											$17,889
D3020	$17,442							$17,442					$17,442
D3050	$37,270			$37,270									$37,270
D3050	$22,362				$22,362								$22,362
D3050	$95,261					$95,261							$95,261
D3060	$3,131					$3,131							$3,131
D3060	$3,131					$3,131							$3,131
D3060	$3,131					$3,131							$3,131
D3060	$3,131					$3,131							$3,131
D3060	$3,131					$3,131							$3,131
D3060	$3,131					$3,131							$3,131
D3060	$2,087	$2,087											$2,087
D3060	$373					$373							$373
D3060	$373							$373					$373
D3060	$373							$373					$373
D3060	$4,472										$4,472		$4,472
D3060	$4,472										$4,472		$4,472
D3060	$2,236										$2,236		$2,236
D3060	$2,236										$2,236		$2,236
D3060	$2,236										$2,236		$2,236
D3060	$2,236										$2,236		$2,236
D3060	$2,236										$2,236		$2,236

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D3060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D4010	00533 - Floor - 00533 - Throughout Building	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	30	0	10650	SF	$1.07	$1.60
D4030	00533 - Floor - 00533 - Throughout Building	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	5	EA	$150.00	$223.62
D5020	01 - First Floor - 01ELE - Electrical	Switchboard, 120/208 V, 2000 AMP, Replace	40	36	4	1	EA	$120,000.00	$178,893.60
D5020	01 - First Floor - 01CST_2 - Deputy Office	Relay Panel, 120/208 V, 200 AMP, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01BAKE - Bakery	Distribution Panel, 120/208 V, 200 AMP, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01KIT - Main Kitchen	Distribution Panel, 120/208 V, 225 AMP, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01ELE - Electrical	Distribution Panel, 120/208 V, 225 AMP, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01CST_2 - Deputy Office	Distribution Panel, 120/208 V, 225 AMP, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5040	00533 - Floor - 00533 - Throughout Building	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	8	2	4	EA	$220.00	$327.97
D5040	00533 - Floor - 00533 - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	10650	SF	$4.50	$6.71
D6020	00533 - Floor - 00533 - Throughout Building	Low Voltage System, Facility-Wide, Phone & Data Lines, Replace	20	11	9	10650	SF	$1.50	$2.24
D7050	01 - First Floor - 01MECH - Mechanical Rm	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, residential in-house, Replace	10	5	5	1	EA	$120.00	$178.89
D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	13	2	10650	SF	$2.50	$3.73
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Foodservice Equipment, Dough Divider, Replace	10	10	0	1	EA	$3,200.00	$4,770.50
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Foodservice Equipment, Conical Dough Rounder, Replace	10	9	1	1	EA	$4,200.00	$6,261.28
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Convection Oven, Single, Replace	10	9	1	2	EA	$5,600.00	$8,348.37
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	2	EA	$5,600.00	$8,348.37
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Sink, 1-Bowl, Replace	30	26	4	3	EA	$1,600.00	$2,385.25

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3060	$2,236										$2,236		$2,236
D3060	$2,236										$2,236		$2,236
D3060	$2,236										$2,236		$2,236
D3060	$2,236										$2,236		$2,236
D3060	$2,236										$2,236		$2,236
D3060	$2,236										$2,236		$2,236
D3060	$2,236										$2,236		$2,236
D4010	$16,988	$16,988											$16,988
D4030	$1,118							$1,118					$1,118
D5020	$178,894					$178,894							$178,894
D5020	$2,982					$2,982							$2,982
D5020	$2,982					$2,982							$2,982
D5020	$2,982					$2,982							$2,982
D5020	$2,982					$2,982							$2,982
D5020	$2,982					$2,982							$2,982
D5040	$1,312			$1,312									$1,312
D5040	$71,446					$71,446							$71,446
D6020	$23,815										$23,815		$23,815
D7050	$179						$179						$179
D8010	$39,692			$39,692									$39,692
E1030	$4,770	$4,770										$4,770	$9,541
E1030	$6,261		$6,261										$6,261
E1030	$16,697		$16,697										$16,697
E1030	$16,697				$16,697								$16,697
E1030	$7,156					$7,156							$7,156

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	2	EA	$4,600.00	$6,857.59
E1030	01 - First Floor - 01DISHWASH - Dish Wash Area	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	$21,500.00	$32,051.77
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	2	EA	$1,700.00	$2,534.33
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$30,000.00	$44,723.40
E1030	01 - First Floor - 01WALKIN_5 - Butcher Room	Foodservice Equipment, Sink, 1-Bowl, Replace	30	26	4	1	EA	$1,600.00	$2,385.25
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$30,000.00	$44,723.40
E1030	01 - First Floor - 01WALKIN_5 - Butcher Room	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	$15,000.00	$22,361.70
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$30,000.00	$44,723.40
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, commercial tilting skillet, Replace	15	11	4	3	EA	$7,000.00	$10,435.46
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$30,000.00	$44,723.40
E1030	01 - First Floor - 01WALKIN_5 - Butcher Room	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	$4,600.00	$6,857.59
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Foodservice Equipment, Sink, 2-Bowl, Replace	30	26	4	1	EA	$2,100.00	$3,130.64
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Mixer, Freestanding, Replace	25	21	4	1	EA	$14,000.00	$20,870.92
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Foodservice Equipment, Mixer, Freestanding, Replace	25	21	4	2	EA	$14,000.00	$20,870.92
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	11	4	1	EA	$3,800.00	$5,664.96
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$30,000.00	$44,723.40
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	3	EA	$4,600.00	$6,857.59
E1030	01 - First Floor - 01DISHWASH - Dish Wash Area	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	8	7	1	EA	$3,800.00	$5,664.96
E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	2	EA	$6,700.00	$9,988.23
E1040	01 - First Floor - 01KIT - Main Kitchen	Can Washer-Sanitizer, Dishwasher, Replace	10	8	2	1	EA	$5,760.00	$8,586.89
E2010	00533 - Floor - 00533 - Space	Fixed Seating, Detention Equipment, Metal Standard, Replace	20	17	3	8	EA	$350.00	$521.77
G3010	01 - First Floor - 01EXT_BLR - Boiler	Pump, Distribution, Domestic Well Water, 0.75 HP, Replace	15	13	2	1	EA	$2,370.00	$3,533.15
G3010	01 - First Floor - 01KIT - Main Kitchen	Pump, Distribution, Domestic Well Water, 0.75 HP, Replace	15	8	7	1	EA	$2,370.00	$3,533.15
G4050	01 - First Floor - 01EXT - Exterior	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	11	9	1	EA	$400.00	$596.31
G4050	01 - First Floor - 01EXT - Exterior	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	11	9	2	EA	$400.00	$596.31
Totals, Unescalated									

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
E1030	$13,715					$13,715							$13,715
E1030	$32,052					$32,052							$32,052
E1030	$5,069					$5,069							$5,069
E1030	$44,723					$44,723							$44,723
E1030	$2,385					$2,385							$2,385
E1030	$44,723					$44,723							$44,723
E1030	$22,362					$22,362							$22,362
E1030	$44,723					$44,723							$44,723
E1030	$31,306					$31,306							$31,306
E1030	$44,723					$44,723							$44,723
E1030	$6,858					$6,858							$6,858
E1030	$3,131					$3,131							$3,131
E1030	$20,871					$20,871							$20,871
E1030	$41,742					$41,742							$41,742
E1030	$5,665					$5,665							$5,665
E1030	$44,723					$44,723							$44,723
E1030	$20,573					$20,573							$20,573
E1030	$5,665								$5,665				$5,665
E1030	$19,976											$19,976	$19,976
E1040	$8,587			$8,587									$8,587
E2010	$4,174				$4,174								$4,174
G3010	$3,533			$3,533									$3,533
G3010	$3,533								$3,533				$3,533
G4050	$596										$596		$596
G4050	$1,193										$1,193		$1,193
Totals, Unescalated		$41,735	$22,958	$123,936	$44,500	$1,300,952	$179	$52,848	$16,950	$0	$88,291	$24,747	$1,717,096

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00534 - RCCC - Laundry									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	29	1	100	SF	$55.00	$81.99
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	5	EA	$600.00	$894.47
B3010	R2 - Roof Level 2 - R2ROOF - Roof	Roofing, Metal, Replace	40	36	4	7000	SF	$13.00	$19.38
C1030	00534 - Floor - 00534 - Space	Door Hardware, Office, per Door, Replace	30	21	9	15	EA	$350.00	$521.77
C2010	00534 - Floor - 00534 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	11000	SF	$1.50	$2.24
C2030	00534 - Floor - 00534 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	7000	SF	$1.50	$2.24
C2050	00534 - Floor - 00534 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	7000	SF	$2.00	$2.98
D2010	01 - First Floor - 01MECH - Mechanical Rm	Storage Tank, Domestic Water, Replace	30	25	5	1	EA	$5,000.00	$7,453.90
D2010	00534 - Floor - 00534 - Throughout Building	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	7000	SF	$14.00	$20.87
D2010	01 - First Floor - 01MECH - Mechanical Rm	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$14,400.00	$21,467.23
D2010	00534 - Floor - 00534 - Space	Sink/Lavatory, Service Sink, Floor, Replace	35	34	1	1	EA	$800.00	$1,192.62
D2010	00534 - Floor - 00534 - Space	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	29	1	1	EA	$1,100.00	$1,639.86
D2010	01 - First Floor - 01RR_1 - Restroom	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	24	6	2	EA	$1,700.00	$2,534.33
D2010	00534 - Floor - 00534 - Space	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	$1,200.00	$1,788.94
D2010	01 - First Floor - 01RR_1 - Restroom	Toilet, Commercial Water Closet, Replace	30	24	6	2	EA	$1,300.00	$1,938.01
D3020	01 - First Floor - 01WASH - Wash Room	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$4,300.00	$6,410.35
D3020	01 - First Floor - 01WASH - Wash Room	Unit Heater, Natural Gas, Replace	20	16	4	1	EA	$4,700.00	$7,006.67
D3030	R2 - Roof Level 2 - R2ROOF - Roof	Evaporative Cooler, 0.33 to 0.50 HP, Replace	15	15	0	1	EA	$3,720.00	$5,545.70
D3030	R2 - Roof Level 2 - R2ROOF - Roof	Evaporative Cooler, 0.33 to 0.50 HP, Replace	15	13	2	1	EA	$3,720.00	$5,545.70
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$8,200.00	$12,224.40
D3050	00534 - Floor - 00534 - Throughout Building	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	26	4	7000	SF	$6.00	$8.94
D3060	01 - First Floor - 01MECH - Mechanical Rm	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	1	EA	$1,200.00	$1,788.94
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	13	7	1	EA	$1,200.00	$1,788.94
D4030	00534 - Floor - 00534 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	4	EA	$150.00	$223.62
D5020	01 - First Floor - 01BLR - Boiler Room	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$16,000.00	$23,852.48
D5020	01 - First Floor - 01EXT - Exterior	Switchboard, 277/480 V, Replace	40	36	4	1	EA	$75,000.00	$111,808.50
D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$6,000.00	$8,944.68
D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 277/480 V, Replace	30	30	0	1	EA	$7,000.00	$10,435.46
D5020	01 - First Floor - 01BLR - Boiler Room	Distribution Panel, 120/240 V, Residential Style, Replace	30	30	0	1	EA	$1,100.00	$1,639.86

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Totals, Escalated (6.0% inflation, compounded annually)		$41,735	$24,335	$139,254	$53,000	$1,642,421	$239	$74,966	$25,487	$0	$149,167	$44,318	$2,194,923
Rio Consumnes Correctional Center / 00534 - RCCC - Laundry													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2020	$8,199		$8,199										$8,199
B2050	$4,472										$4,472		$4,472
B3010	$135,661					$135,661							$135,661
C1030	$7,827										$7,827		$7,827
C2010	$24,598					$24,598							$24,598
C2030	$15,653			$15,653									$15,653
C2050	$20,871					$20,871							$20,871
D2010	$7,454						$7,454						$7,454
D2010	$146,096					$146,096							$146,096
D2010	$21,467										$21,467		$21,467
D2010	$1,193		$1,193										$1,193
D2010	$1,640		$1,640										$1,640
D2010	$5,069							$5,069					$5,069
D2010	$1,789							$1,789					$1,789
D2010	$3,876							$3,876					$3,876
D3020	$6,410		$6,410										$6,410
D3020	$7,007					$7,007							$7,007
D3030	$5,546	$5,546											$5,546
D3030	$5,546			$5,546									$5,546
D3050	$12,224			$12,224									$12,224
D3050	$62,613					$62,613							$62,613
D3060	$1,789			$1,789									$1,789
D3060	$1,789								$1,789				$1,789
D4030	$894							$894					$894
D5020	$23,852					$23,852							$23,852
D5020	$111,809					$111,809							$111,809
D5020	$8,945	$8,945											$8,945
D5020	$10,435	$10,435											$10,435
D5020	$1,640	$1,640											$1,640

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D5020	01 - First Floor - 01MECH - Mechanical Rm	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	26	4	1	EA	$2,100.00	$3,130.64
D5020	01 - First Floor - 01BLR - Boiler Room	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$8,944.68
D5030	00534 - Floor - 00534 - Throughout Building	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	7000	SF	$2.50	$3.73
D6020	00534 - Floor - 00534 - Throughout Building	Low Voltage System, Phone & Data Lines, Replace	20	11	9	7000	SF	$1.50	$2.24
D7050	01 - First Floor - 01BLR - Boiler Room	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install	10	7	3	1	EA	$120.00	$178.89
D7050	00534 - Floor - 00534 - Throughout Building	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	7000	SF	$3.00	$4.47
D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	7000	SF	$2.50	$3.73
E1030	01 - First Floor - 01WASH - Wash Room	Laundry Equipment, Washer, Commercial, 81 to 120 LB, Replace	10	1	9	1	EA	$17,000.00	$25,343.26
E1030	01 - First Floor - 01WASH - Wash Room	Laundry Equipment, Washer, Commercial, 81 to 120 LB, Replace	10	1	9	1	EA	$17,000.00	$25,343.26
E1030	01 - First Floor - 01WASH - Wash Room	Laundry Equipment, Washer, Commercial, 81 to 120 LB, Replace	10	1	9	1	EA	$17,000.00	$25,343.26
E1030	01 - First Floor - 01WASH - Wash Room	Laundry Equipment, Washer, Commercial, 81 to 120 LB, Replace	10	1	9	1	EA	$17,000.00	$25,343.26
G3010	01 - First Floor - 01BLR - Boiler Room	Pump, Distribution, Domestic Well Water, 0.5 HP, Replace	15	10	5	1	EA	$1,740.00	$2,593.96
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00535 - RCCC - 448									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	Building Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	19400	SF	$3.00	$4.47
B2050	Building Exterior	Exterior Door, Steel, Standard, Replace	30	28	2	6	EA	$600.00	$894.47
B3010	00535 - Floor - 00535 - Space	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	11	9	37710	SF	$17.00	$25.34
B3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Roof Skylight, per unit, up to 20 SF, Replace	30	24	6	38	EA	$1,300.00	$1,938.01
B3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Roof Hatch, Metal, Replace	30	26	4	2	EA	$1,300.00	$1,938.01
C1030	00535 - Floor - 00535 - Space	Door Hardware, Office, per Door, Replace	30	26	4	48	EA	$350.00	$521.77
C1070	00535 - Floor - 00535 - Space	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	2000	SF	$3.50	$5.22
C2010	00535 - Floor - 00535 - Space	Wall Finishes, any surface, Prep & Paint	10	4	6	120000	SF	$1.50	$2.24
C2030	00535 - Floor - 00535 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	70000	SF	$1.50	$2.24

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5020	$3,131					$3,131							$3,131
D5020	$8,945					$8,945							$8,945
D5030	$26,089					$26,089							$26,089
D6020	$15,653										$15,653		$15,653
D7050	$179				$179								$179
D7050	$31,306										$31,306		$31,306
D8010	$26,089					$26,089							$26,089
E1030	$25,343										$25,343		$25,343
E1030	$25,343										$25,343		$25,343
E1030	$25,343										$25,343		$25,343
E1030	$25,343										$25,343		$25,343
G3010	$2,594						$2,594						$2,594
Totals, Unescalated		$26,566	$17,442	$35,212	$179	$596,759	$10,048	$11,628	$1,789	$0	$182,099	$0	$881,722
Totals, Escalated (6.0% inflation, compounded annually)		$26,566	$18,489	$39,564	$213	$753,395	$13,446	$16,495	$2,690	$0	$307,652	$0	$1,178,510
Rio Consumnes Correctional Center / 00535 - RCCC - 448													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$86,763					$86,763							$86,763
B2050	$5,367			$5,367									$5,367
B3010	$955,694										$955,694		$955,694
B3060	$73,645							$73,645					$73,645
B3060	$3,876					$3,876							$3,876
C1030	$25,045					$25,045							$25,045
C1070	$10,435										$10,435		$10,435
C2010	$268,340							$268,340					$268,340
C2030	$156,532					$156,532							$156,532

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
C2030	00535 - Floor - 00535 - Space	Flooring, Vinyl Tile (VCT), Replace	15	11	4	3000	SF	$5.00	$7.45
C2050	00535 - Floor - 00535 - Space	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	73000	SF	$2.50	$3.73
D1010	00535 - Floor - 00535 - Space	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	28	2	1	EA	$55,000.00	$81,992.90
D1010	00535 - Floor - 00535 - Space	Elevator Cab Finishes, Economy, Replace	10	8	2	1	EA	$3,000.00	$4,472.34
D1010	00535 - Floor - 00535 - Space	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	$5,000.00	$7,453.90
D2010	02 - Second Floor - 02BLR - Boiler Room	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	$6,000.00	$8,944.68
D2010	00535 - Floor - 00535 - Space	Water Heater, Gas, Tankless, Replace	15	11	4	1	EA	$1,600.00	$2,385.25
D2010	02 - Second Floor - 02BLR - Boiler Room	Pump, Circulation, Domestic Water, Replace	15	9	6	1	EA	$2,600.00	$3,876.03
D2010	01 - First Floor - 01KIT - Kitchen	Water Heater, Gas, Tankless, 3.2 to 6.4 GPM, Replace	15	8	7	1	EA	$1,600.00	$2,385.25
D2010	02 - Second Floor - 02BLR - Boiler Room	Pump, Circulation, Domestic Water, Replace	15	6	9	1	EA	$2,600.00	$3,876.03
D2010	01 - First Floor - 01EXT - Exterior	Backflow Preventer, Domestic Water, Replace	30	28	2	1	EA	$3,200.00	$4,770.50
D2010	01 - First Floor - 01EXT - Exterior	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$3,200.00	$4,770.50
D2010	02 - Second Floor - 02BLR - Boiler Room	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$5,200.00	$7,752.06
D2010	00535 - Floor - 00535 - Restroom	Shower, Valve & Showerhead, Replace	30	28	2	24	EA	$800.00	$1,192.62
D2010	00535 - Floor - 00535 - Pods	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	13	EA	$1,200.00	$1,788.94
D2010	00535 - Floor - 00535 - Pods	Sink/Lavatory, Service Sink, Floor, Replace	35	28	7	18	EA	$800.00	$1,192.62
D2010	00535 - Floor - 00535 - Pods	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	73	EA	$1,700.00	$2,534.33
D2020	00535 - Floor - 00535 - Space	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter, Replace	20	19	1	1	EA	$1,800.00	$2,683.40
D3020	02 - Second Floor - 02BLR - Boiler Room	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	$26,200.00	$39,058.44
D3020	02 - Second Floor - 02BLR - Boiler Room	Boiler Supplemental Components, Shot Feed Tank, Replace	30	28	2	2	EA	$1,520.00	$2,265.99
D3020	02 - Second Floor - 02BLR - Boiler Room	Boiler Supplemental Components, Expansion Tank, Replace	40	30	10	1	EA	$4,400.00	$6,559.43
D3030	01 - First Floor - 01EXT - Exterior	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	15	0	1	EA	$6,100.00	$9,093.76
D3030	R3 - Roof Level 3 - R3ROOF - Roof 448	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	12	3	1	EA	$6,100.00	$9,093.76
D3030	02 - Second Floor - 02ELE - Electrical	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, Replace	15	12	3	1	EA	$3,000.00	$4,472.34
D3030	00535 - Floor - 00535 - Space	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	12	3	1	EA	$3,800.00	$5,664.96
D3030	01 - First Floor - 01ELE - North Electrical Rm	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	12	3	1	EA	$3,800.00	$5,664.96
D3030	01 - First Floor - 01S_ELE - Electrical Room	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	12	3	1	EA	$3,800.00	$5,664.96
D3030	01 - First Floor - 01ELE - North Electrical Rm	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, Replace	15	12	3	1	EA	$3,000.00	$4,472.34
D3030	00535 - Floor - 00535 - Space	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, Replace	15	12	3	1	EA	$3,000.00	$4,472.34
D3030	R3 - Roof Level 3 - R3ROOF - Roof 448	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, Replace	15	11	4	1	EA	$3,000.00	$4,472.34
D3050	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Separator, HVAC, Replace	15	11	4	1	EA	$3,900.00	$5,814.04
D3050	01 - First Floor - 01EXT - Exterior	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, Replace	25	20	5	1	EA	$6,500.00	$9,690.07
D3050	02 - Second Floor - 02BLR - Boiler Room	Pump, Distribution, HVAC Heating Water, Replace	15	9	6	1	EA	$5,100.00	$7,602.98
D3050	02 - Second Floor - 02BLR - Boiler Room	Pump, Distribution, HVAC Heating Water, Replace	15	9	6	1	EA	$5,100.00	$7,602.98
D3050	02 - Second Floor - 02BLR - Boiler Room	Pump, Distribution, HVAC Heating Water, Replace	15	8	7	1	EA	$5,100.00	$7,602.98

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C2030	$22,362					$22,362							$22,362
C2050	$272,067					$272,067							$272,067
D1010	$81,993			$81,993									$81,993
D1010	$4,472			$4,472									$4,472
D1010	$7,454					$7,454							$7,454
D2010	$8,945			$8,945									$8,945
D2010	$2,385					$2,385							$2,385
D2010	$3,876							$3,876					$3,876
D2010	$2,385								$2,385				$2,385
D2010	$3,876										$3,876		$3,876
D2010	$4,770			$4,770									$4,770
D2010	$4,770							$4,770					$4,770
D2010	$7,752							$7,752					$7,752
D2010	$28,623			$28,623									$28,623
D2010	$23,256					$23,256							$23,256
D2010	$21,467								$21,467				$21,467
D2010	$185,006										$185,006		$185,006
D2020	$2,683		$2,683										$2,683
D3020	$39,058			$39,058									$39,058
D3020	$4,532			$4,532									$4,532
D3020	$6,559											$6,559	$6,559
D3030	$9,094	$9,094											$9,094
D3030	$9,094				$9,094								$9,094
D3030	$4,472				$4,472								$4,472
D3030	$5,665				$5,665								$5,665
D3030	$5,665				$5,665								$5,665
D3030	$5,665				$5,665								$5,665
D3030	$4,472				$4,472								$4,472
D3030	$4,472				$4,472								$4,472
D3030	$4,472					$4,472							$4,472
D3050	$5,814					$5,814							$5,814
D3050	$9,690						$9,690						$9,690
D3050	$7,603							$7,603					$7,603
D3050	$7,603							$7,603					$7,603
D3050	$7,603								$7,603				$7,603

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3050	01 - First Floor - 01EXT - Exterior	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, Replace	25	16	9	1	EA	$6,500.00	$9,690.07
D3050	02 - Second Floor - 02BLR - Boiler Room	Pump, Distribution, HVAC Heating Water, Replace	15	6	9	1	EA	$5,100.00	$7,602.98
D3050	00535 - Floor - 00535 - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	28	2	75420	SF	$4.00	$5.96
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$58,800.00	$87,657.86
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$58,800.00	$87,657.86
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	17	3	1	EA	$48,000.00	$71,557.44
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	20	17	3	1	EA	$26,400.00	$39,356.59
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	17	3	1	EA	$48,000.00	$71,557.44
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$58,800.00	$87,657.86
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	20	17	3	1	EA	$26,400.00	$39,356.59
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	20	17	3	1	EA	$26,400.00	$39,356.59
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$58,800.00	$87,657.86
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$58,800.00	$87,657.86
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	$26,400.00	$39,356.59
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	$37,200.00	$55,457.02
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	$37,200.00	$55,457.02
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	16	4	1	EA	$58,800.00	$87,657.86
D3060	00535 - Floor - 00535 - Space	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	21	4	2	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	16	9	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$2,087.09
D5010	01 - First Floor - 01EXT - Exterior	Generator, Diesel, Replace	25	23	2	1	EA	$120,000.00	$178,893.60
D5010	00535 - Floor - 00535 - Space	Automatic Transfer Switch, ATS, 600 AMP, Replace	25	21	4	1	EA	$25,000.00	$37,269.50
D5020	02 - Second Floor - 02ELE - Electrical	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$25,000.00	$37,269.50
D5020	02 - Second Floor - 02ELE - Electrical	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$25,000.00	$37,269.50
D5020	02 - Second Floor - 02ELE - Electrical	Secondary Transformer, Dry, Stepdown, 75 KVA, Replace	30	24	6	1	EA	$10,000.00	$14,907.80
D5020	01 - First Floor - 01S_ELE - Electrical Room	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	$6,000.00	$8,944.68
D5020	01 - First Floor - 01ELE - North Electrical Rm	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	$6,000.00	$8,944.68
D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1	EA	$1,430.00	$2,131.82
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, 200 AMP, Replace	30	28	2	1	EA	$3,000.00	$4,472.34
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, 800 AMP, Replace	30	28	2	1	EA	$10,000.00	$14,907.80
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, 200 AMP, Replace	30	28	2	1	EA	$3,000.00	$4,472.34
D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1	EA	$1,430.00	$2,131.82
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, 200 AMP, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01ELE - North Electrical Rm	Distribution Panel, 120/208 V, 200 AMP, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1	EA	$1,430.00	$2,131.82
D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1	EA	$1,430.00	$2,131.82
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3050	$9,690										$9,690		$9,690
D3050	$7,603										$7,603		$7,603
D3050	$449,739			$449,739									$449,739
D3050	$87,658				$87,658								$87,658
D3050	$87,658				$87,658								$87,658
D3050	$71,557				$71,557								$71,557
D3050	$39,357				$39,357								$39,357
D3050	$71,557				$71,557								$71,557
D3050	$87,658				$87,658								$87,658
D3050	$39,357				$39,357								$39,357
D3050	$39,357				$39,357								$39,357
D3050	$87,658				$87,658								$87,658
D3050	$87,658				$87,658								$87,658
D3050	$39,357				$39,357								$39,357
D3050	$55,457				$55,457								$55,457
D3050	$55,457				$55,457								$55,457
D3050	$87,658					$87,658							$87,658
D3060	$4,174					$4,174							$4,174
D3060	$2,087										$2,087		$2,087
D3060	$2,087										$2,087		$2,087
D3060	$3,578										$3,578		$3,578
D3060	$2,087										$2,087		$2,087
D3060	$2,087										$2,087		$2,087
D3060	$2,087										$2,087		$2,087
D5010	$178,894			$178,894									$178,894
D5010	$37,270					$37,270							$37,270
D5020	$37,270			$37,270									$37,270
D5020	$37,270			$37,270									$37,270
D5020	$14,908							$14,908					$14,908
D5020	$8,945							$8,945					$8,945
D5020	$8,945							$8,945					$8,945
D5020	$2,132			$2,132									$2,132
D5020	$4,472			$4,472									$4,472
D5020	$14,908			$14,908									$14,908
D5020	$4,472			$4,472									$4,472
D5020	$2,132			$2,132									$2,132
D5020	$2,982			$2,982									$2,982
D5020	$2,982			$2,982									$2,982
D5020	$2,132			$2,132									$2,132
D5020	$2,132			$2,132									$2,132
D5020	$2,982			$2,982									$2,982

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$8,944.68
D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, Replace	30	28	2	1	EA	$1,430.00	$2,131.82
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$3,000.00	$4,472.34
D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, Replace	30	28	2	1	EA	$1,430.00	$2,131.82
D5020	02 - Second Floor - 02CUST - Custodial	Supplemental Components, Bus Switch, Replace	30	28	2	1	EA	$1,430.00	$2,131.82
D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, Replace	30	28	2	1	EA	$1,430.00	$2,131.82
D5020	01 - First Floor - 01NCIRC - North Circular Area	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$3,000.00	$4,472.34
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$14,000.00	$20,870.92
D5020	01 - First Floor - 01ELE - North Electrical Rm	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$8,944.68
D5020	01 - First Floor - 01SCIRC - South Circular Area	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$3,000.00	$4,472.34
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	02 - Second Floor - 02ELE - Electrical	Motor Control Center, w/ Main Breaker, Replace	30	28	2	1	EA	$15,000.00	$22,361.70
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$3,000.00	$4,472.34
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01SCIRC - South Circular Area	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01SCIRC - South Circular Area	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$8,944.68
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$3,000.00	$4,472.34
D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$3,000.00	$4,472.34
D5030	02 - Second Floor - 02BLR - Boiler Room	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace	20	10	10	1	EA	$6,200.00	$9,242.84
D5030	02 - Second Floor - 02BLR - Boiler Room	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$6,200.00	$9,242.84
D5040	02 - Second Floor - 02ELE - Electrical	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	15	5	1	EA	$4,680.00	$6,976.85
D5040	01 - First Floor - 01ELE - North Electrical Rm	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$1,760.00	$2,623.77
D5040	01 - First Floor - 01S_ELE - Electrical Room	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$1,760.00	$2,623.77
D5040	01 - First Floor - 01S_ELE - Electrical Room	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$1,760.00	$2,623.77
D5040	02 - Second Floor - 02ELE - Electrical	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$1,760.00	$2,623.77
D5040	01 - First Floor - 01S_ELE - Electrical Room	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$1,760.00	$2,623.77
D5040	02 - Second Floor - 02ELE - Electrical	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$1,760.00	$2,623.77
D5040	02 - Second Floor - 02ELE - Electrical	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$1,760.00	$2,623.77
D5040	02 - Second Floor - 02ELE - Electrical	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$1,760.00	$2,623.77
D5040	02 - Second Floor - 02ELE - Electrical	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$1,760.00	$2,623.77
D5040	02 - Second Floor - 02ELE - Electrical	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$1,760.00	$2,623.77
D5040	00535 - Floor - 00535 - Throughout Building	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	75420	SF	$0.65	$0.97

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5020	$8,945			$8,945									$8,945
D5020	$2,132			$2,132									$2,132
D5020	$2,982			$2,982									$2,982
D5020	$4,472			$4,472									$4,472
D5020	$2,132			$2,132									$2,132
D5020	$2,132			$2,132									$2,132
D5020	$2,132			$2,132									$2,132
D5020	$4,472			$4,472									$4,472
D5020	$20,871			$20,871									$20,871
D5020	$2,982			$2,982									$2,982
D5020	$2,982			$2,982									$2,982
D5020	$8,945			$8,945									$8,945
D5020	$4,472			$4,472									$4,472
D5020	$2,982			$2,982									$2,982
D5020	$22,362			$22,362									$22,362
D5020	$2,982			$2,982									$2,982
D5020	$4,472			$4,472									$4,472
D5020	$2,982			$2,982									$2,982
D5020	$2,982			$2,982									$2,982
D5020	$2,982			$2,982									$2,982
D5020	$8,945			$8,945									$8,945
D5020	$2,982			$2,982									$2,982
D5020	$8,945			$8,945									$8,945
D5020	$4,472			$4,472									$4,472
D5020	$4,472			$4,472									$4,472
D5030	$9,243											$9,243	$9,243
D5030	$9,243											$9,243	$9,243
D5040	$6,977						$6,977						$6,977
D5040	$2,624										$2,624		$2,624
D5040	$2,624										$2,624		$2,624
D5040	$2,624										$2,624		$2,624
D5040	$2,624										$2,624		$2,624
D5040	$2,624										$2,624		$2,624
D5040	$2,624										$2,624		$2,624
D5040	$2,624										$2,624		$2,624
D5040	$2,624										$2,624		$2,624
D5040	$2,624										$2,624		$2,624
D5040	$73,083					$73,083							$73,083

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D5040	00535 - Floor - 00535 - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	75420	SF	$4.50	$6.71
D7050	00535 - Floor - 00535 - Throughout Building	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	75420	SF	$3.00	$4.47
E1030	01 - First Floor - 01KIT - Kitchen	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	28	2	2	EA	$1,600.00	$2,385.25
E1030	01 - First Floor - 01KIT - Kitchen	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	28	2	1	EA	$2,500.00	$3,726.95
E1030	01 - First Floor - 01KIT - Kitchen	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1	EA	$21,500.00	$32,051.77
E1030	01 - First Floor - 01KIT - Kitchen	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	13	7	1	EA	$15,000.00	$22,361.70
E1030	01 - First Floor - 01KIT - Kitchen	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	6	9	1	EA	$4,600.00	$6,857.59
E1030	01 - First Floor - 01KIT - Kitchen	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	1	EA	$6,700.00	$9,988.23
E1040	00535 - Floor - 00535 - Pods	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	26	4	10	EA	$3,500.00	$5,217.73
E1040	00535 - Floor - 00535 - Pods	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	26	4	75	EA	$3,500.00	$5,217.73
G2020	00535 - Floor - 00535 - Space	Vehicular Access Devices, Operator, Small Gate, Replace	15	13	2	1	EA	$6,400.00	$9,540.99
G2050	01 - First Floor - 01EXT - Exterior	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	24	1	2	EA	$4,750.00	$7,081.21
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	00536 - Floor - 00536 - Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	9800	SF	$3.00	$4.47
B2020	00536 - Floor - 00536 - Exterior	Glazing, any type by SF, Replace	30	28	2	500	SF	$55.00	$81.99
B2050	00536 - Floor - 00536 - Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	14	EA	$600.00	$894.47
B3010	00536 - Floor - 00536 - Space	Roofing, Modified Bitumen, Replace	20	13	7	22500	SF	$10.00	$14.91
C1020	00536 - Floor - 00536 - Space	Interior Glazing, any type by SF, Replace	40	38	2	500	SF	$41.60	$62.02
C1070	00536 - Floor - 00536 - Space	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	2500	SF	$3.50	$5.22
C2010	00536 - Floor - 00536 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	33500	SF	$1.50	$2.24
C2030	00536 - Floor - 00536 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	10	0	20000	SF	$1.50	$2.24

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5040	$505,956										$505,956		$505,956
D7050	$337,304										$337,304		$337,304
E1030	$4,770			$4,770									$4,770
E1030	$3,727			$3,727									$3,727
E1030	$32,052						$32,052						$32,052
E1030	$22,362								$22,362				$22,362
E1030	$6,858										$6,858		$6,858
E1030	$9,988											$9,988	$9,988
E1040	$52,177					$52,177							$52,177
E1040	$391,330					$391,330							$391,330
G2020	$9,541			$9,541									$9,541
G2050	$14,162		$14,162										$14,162
Totals, Unescalated		$9,094	$16,846	$1,069,575	$889,250	$1,255,718	$48,719	$406,387	$53,817	$0	$2,062,673	$35,033	$5,847,112
Totals, Escalated (6.0% inflation, compounded annually)		$9,094	$17,857	$1,201,774	$1,059,111	$1,585,315	$65,197	$576,467	$80,921	$0	$3,484,843	$62,739	$8,143,318
Rio Consumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$43,829			$43,829									$43,829
B2020	$40,996			$40,996									$40,996
B2050	$12,523										$12,523		$12,523
B3010	$335,426								$335,426				$335,426
C1020	$31,008			$31,008									$31,008
C1070	$13,044					$13,044							$13,044
C2010	$74,912					$74,912							$74,912
C2030	$44,723	$44,723										$44,723	$89,447

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
C2030	01 - First Floor - 01S_RR - Restroom	Flooring, Vinyl Sheeting, Replace	15	10	5	100	SF	$7.00	$10.44
C2030	01 - First Floor - 01S_LOBBY - South Lobby	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2000	SF	$5.00	$7.45
C2030	01 - First Floor - 01S_LOBBY - South Lobby	Flooring, Carpet, Commercial Standard, Replace	10	8	2	400	SF	$7.50	$11.18
C2050	00536 - Floor - 00536 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	20000	SF	$2.00	$2.98
D2010	01 - First Floor - 01CORE - Core	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	15	0	1	EA	$2,600.00	$3,876.03
D2010	01 - First Floor - 01MS_STOR - Storage	Water Heater, Electric, Commercial (36 kW), Replace	20	17	3	1	EA	$18,500.00	$27,579.43
D2010	01 - First Floor - 01CORE - Core	Boiler, Gas, Domestic, Replace	25	19	6	1	EA	$22,500.00	$33,542.55
D2010	00536 - Floor - 00536 - Throughout Building	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	22500	SF	$14.00	$20.87
D2010	01 - First Floor - 01MS_STOR - Storage	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01S_RR - Restroom	Shower, Valve & Showerhead, Replace	30	24	6	12	EA	$800.00	$1,192.62
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$4,000.00	$5,963.12
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$4,000.00	$5,963.12
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$4,000.00	$5,963.12
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$4,000.00	$5,963.12
D3030	R2 - Roof Level 2 - R2CORE_ROOF - Core Roof	Split System, Condensing Unit/Heat Pump, 2 TON, Replace	15	12	3	1	EA	$3,400.00	$5,068.65
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$4,000.00	$5,963.12
D3050	00536 - Floor - 00536 - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	30	0	22500	SF	$4.00	$5.96
D3050	R2 - Roof Level 2 - R2S_ROOF - South Wing Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	19	1	1	EA	$20,000.00	$29,815.60
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	19	1	1	EA	$20,000.00	$29,815.60
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	19	1	1	EA	$20,000.00	$29,815.60
D3050	R2 - Roof Level 2 - R2EAST_ ROOF - East Wing Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	19	1	1	EA	$20,000.00	$29,815.60
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	19	1	1	EA	$11,000.00	$16,398.58
D3050	R2 - Roof Level 2 - R2CORE_ROOF - Core Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	19	1	1	EA	$11,000.00	$16,398.58
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	19	1	1	EA	$20,000.00	$29,815.60
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	19	1	1	EA	$11,000.00	$16,398.58
D3060	00536 - Floor - 00536 - Space	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	23	2	1	EA	$1,400.00	$2,087.09
D3060	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	21	4	1	EA	$1,400.00	$2,087.09
D3060	R2 - Roof Level 2 - R2CORE_ROOF - Core Roof	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	19	6	1	EA	$1,400.00	$2,087.09

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C2030	$1,044						$1,044						$1,044
C2030	$14,908						$14,908						$14,908
C2030	$4,472			$4,472									$4,472
C2050	$59,631					$59,631							$59,631
D2010	$3,876	$3,876											$3,876
D2010	$27,579				$27,579								$27,579
D2010	$33,543							$33,543					$33,543
D2010	$469,596					$469,596							$469,596
D2010	$2,087			$2,087									$2,087
D2010	$14,311							$14,311					$14,311
D3030	$5,963		$5,963										$5,963
D3030	$5,963		$5,963										$5,963
D3030	$5,963		$5,963										$5,963
D3030	$5,963		$5,963										$5,963
D3030	$5,069				$5,069								$5,069
D3030	$5,963					$5,963							$5,963
D3050	$134,170	$134,170											$134,170
D3050	$29,816		$29,816										$29,816
D3050	$29,816		$29,816										$29,816
D3050	$29,816		$29,816										$29,816
D3050	$29,816		$29,816										$29,816
D3050	$16,399		$16,399										$16,399
D3050	$16,399		$16,399										$16,399
D3050	$29,816		$29,816										$29,816
D3050	$16,399		$16,399										$16,399
D3060	$2,087			$2,087									$2,087
D3060	$2,087					$2,087							$2,087
D3060	$2,087							$2,087					$2,087

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3060	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	19	6	1	EA	$1,400.00	$2,087.09
D3060	R2 - Roof Level 2 - R2EAST_ ROOF - East Wing Roof	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	19	6	1	EA	$1,400.00	$2,087.09
D4010	00536 - Floor - 00536 - Throughout Building	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	22500	SF	$1.07	$1.60
D4030	00536 - Floor - 00536 - Space	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA	$300.00	$447.23
D4030	00536 - Floor - 00536 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	10	EA	$150.00	$223.62
D5020	01 - First Floor - 01CORE - Core	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01CORE - Core	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01CORE - Core	Distribution Panel, 120/240 V, Residential Style, Replace	30	27	3	1	EA	$1,100.00	$1,639.86
D5020	01 - First Floor - 01CORE - Core	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$6,000.00	$8,944.68
D5040	00536 - Floor - 00536 - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	22500	SF	$4.50	$6.71
D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	22500	SF	$2.50	$3.73
E1040	00536 - Floor - 00536 - Space	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	30	0	60	EA	$3,500.00	$5,217.73
E1040	01 - First Floor - 01CORE HOLD_1 - Close Custody 1	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01CORE - Core	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	5	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01WEST_HOLD_1 - Trustee Dorm	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	10	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01CORE - Core	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	5	EA	$6,000.00	$8,944.68
E1040	00536 - Floor - 00536 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	10	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01CORE - Core	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01S_LOBBY - South Lobby	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01S_RR - Restroom	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01CORE - Core	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01E_HALL - East Corridor	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	18	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01WEST_HOLD_1 - Trustee Dorm	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	10	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01CORE - Core	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	5	EA	$6,000.00	$8,944.68

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3060	$2,087							$2,087					$2,087
D3060	$2,087							$2,087					$2,087
D4010	$35,891										$35,891		$35,891
D4030	$894						$894						$894
D4030	$2,236							$2,236					$2,236
D5020	$2,982	$2,982											$2,982
D5020	$2,982	$2,982											$2,982
D5020	$1,640				$1,640								$1,640
D5020	$8,945						$8,945						$8,945
D5040	$150,941										$150,941		$150,941
D8010	$83,856					$83,856							$83,856
E1040	$313,064	$313,064											$313,064
E1040	$17,889					$17,889							$17,889
E1040	$44,723					$44,723							$44,723
E1040	$89,447					$89,447							$89,447
E1040	$44,723					$44,723							$44,723
E1040	$89,447					$89,447							$89,447
E1040	$8,945					$8,945							$8,945
E1040	$8,945					$8,945							$8,945
E1040	$17,889					$17,889							$17,889
E1040	$17,889					$17,889							$17,889
E1040	$161,004					$161,004							$161,004
E1040	$89,447					$89,447							$89,447
E1040	$44,723					$44,723							$44,723

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
E1040	01 - First Floor - 01S_LOBBY - South Lobby	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2	EA	$6,000.00	$8,944.68
E1040	00536 - Floor - 00536 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01MS_CORE - Max Sec Core	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01CORE HOLD_6 - Close Custody 6	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01CORE_ BARBER - Barber Shop	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68
E1040	00536 - Floor - 00536 - Space	Detention Equipment, Security Doors & Hardware, Rolling, Replace	40	31	9	28	EA	$9,455.00	$14,095.32
E1040	00536 - Floor - 00536 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	31	9	43	EA	$6,000.00	$8,944.68
E2010	01 - First Floor - 01S_LOBBY - South Lobby	Casework, Countertop, Plastic Laminate, Replace	15	11	4	60	LF	$50.00	$74.54
E2010	01 - First Floor - 01S_LOBBY - South Lobby	Casework, Cabinetry, Standard, Replace	20	11	9	40	LF	$300.00	$447.23
G4050	00536 - Floor - 00536 - Exterior	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	16	4	14	EA	$400.00	$596.31
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00537 - RCCC - Medical Housing Unit (MHU)									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	Building Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	5400	SF	$3.00	$4.47
B2020	Building Exterior	Glazing, any type by SF, Replace	30	29	1	200	SF	$55.00	$81.99
B2050	00537 - Floor - 00537 - Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	8	EA	$600.00	$894.47
B3010	00537 - Floor - 00537 - Space	Roofing, Modified Bitumen, Replace	20	11	9	11500	SF	$10.00	$14.91
C1030	00537 - Floor - 00537 - Space	Door Hardware, Office, per Door, Replace	30	21	9	24	EA	$350.00	$521.77
C1070	Office Areas	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	3000	SF	$3.50	$5.22
C1090	00537 - Floor - 00537 - Exterior	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	11	9	6	LF	$500.00	$745.39
C2010	00537 - Floor - 00537 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	16800	SF	$1.50	$2.24
C2030	00537 - Floor - 00537 - Throughout Building	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	10000	SF	$1.50	$2.24

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
E1040	$17,889					$17,889							$17,889
E1040	$8,945					$8,945							$8,945
E1040	$8,945					$8,945							$8,945
E1040	$8,945					$8,945							$8,945
E1040	$8,945					$8,945							$8,945
E1040	$394,669										$394,669		$394,669
E1040	$384,621										$384,621		$384,621
E2010	$4,472					$4,472							$4,472
E2010	$17,889										$17,889		$17,889
G4050	$8,348					$8,348							$8,348
Totals, Unescalated		$501,797	$222,126	$124,480	$34,288	$1,410,651	$25,790	$56,351	$335,426	$0	$996,534	$44,723	$3,752,167
Totals, Escalated (6.0% inflation, compounded annually)		$501,797	$235,454	$139,866	$40,837	$1,780,914	$34,513	$79,936	$504,356	$0	$1,683,624	$80,093	$5,081,389
Rio Consumnes Correctional Center / 00537 - RCCC - Medical Housing Unit (MHU)													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$24,151				$24,151								$24,151
B2020	$16,399		$16,399										$16,399
B2050	$7,156										$7,156		$7,156
B3010	$171,440										$171,440		$171,440
C1030	$12,523										$12,523		$12,523
C1070	$15,653					$15,653							$15,653
C1090	$4,472										$4,472		$4,472
C2010	$37,568					$37,568							$37,568
C2030	$22,362				$22,362								$22,362

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
C2030	01 - First Floor - 01CST2 - Examination Room	Flooring, Vinyl Tile (VCT), Replace	15	8	7	500	SF	$5.00	$7.45
C2030	00537 - Floor - 00537 - Space	Flooring, Laminate Faux Wood, Replace	15	6	9	1000	SF	$7.00	$10.44
C2050	00537 - Floor - 00537 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	8500	SF	$2.00	$2.98
D2010	01 - First Floor - 01MHU_RR - Restroom	Water Heater, Gas, Commercial (200 MBH), Replace	20	12	8	1	EA	$16,600.00	$24,746.95
D2010	01 - First Floor - 01MHU_RR - Restroom	Water Heater, Gas, Commercial (200 MBH), Replace	20	11	9	1	EA	$16,600.00	$24,746.95
D2010	01 - First Floor - 01MHU_RR - Restroom	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	2	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01MHU_RR - Restroom	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	2	EA	$1,500.00	$2,236.17
D2010	01 - First Floor - 01MHU_RR - Restroom	Tub, Enameled Steel, Replace	20	14	6	1	EA	$2,500.00	$3,726.95
D3030	01 - First Floor - 01MED - Medical Staff	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$2,200.00	$3,279.72
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$11,000.00	$16,398.58
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$40,000.00	$59,631.20
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$40,000.00	$59,631.20
D3060	00537 - Floor - 00537 - Space	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	$1,400.00	$2,087.09
D3060	00537 - Floor - 00537 - Space	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	$2,400.00	$3,577.87
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	$2,400.00	$3,577.87
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	$1,400.00	$2,087.09
D3060	01 - First Floor - 01MHU_BERTH - Berthing	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	$1,500.00	$2,236.17
D4030	00537 - Floor - 00537 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	$150.00	$223.62
D5020	00537 - Floor - 00537 - Space	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,981.56
D5020	00537 - Floor - 00537 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,100.00	$1,639.86
D5020	00537 - Floor - 00537 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,100.00	$1,639.86
D5040	00537 - Floor - 00537 - Space	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77
D5040	00537 - Floor - 00537 - Space	Lighting Controls, Dimming Panel, Standard, Replace	20	16	4	1	EA	$1,760.00	$2,623.77
D5040	00537 - Floor - 00537 - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	11500	SF	$4.50	$6.71
D7050	01 - First Floor - 01CST3 - Dr. Office	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01MED - Medical Staff	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01CST - Customer	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare Equipment, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01CST2 - Examination Room	Fire Alarm Devices, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare Equipment, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C2030	$3,727								$3,727				$3,727
C2030	$10,435										$10,435		$10,435
C2050	$25,343					$25,343							$25,343
D2010	$24,747									$24,747			$24,747
D2010	$24,747										$24,747		$24,747
D2010	$4,174			$4,174									$4,174
D2010	$4,472				$4,472								$4,472
D2010	$3,727							$3,727					$3,727
D3030	$3,280			$3,280									$3,280
D3050	$16,399			$16,399									$16,399
D3050	$59,631				$59,631								$59,631
D3050	$59,631				$59,631								$59,631
D3060	$2,087			$2,087									$2,087
D3060	$3,578			$3,578									$3,578
D3060	$3,578			$3,578									$3,578
D3060	$2,087							$2,087					$2,087
D3060	$2,236				$2,236								$2,236
D4030	$671							$671					$671
D5020	$2,982				$2,982								$2,982
D5020	$1,640					$1,640							$1,640
D5020	$1,640					$1,640							$1,640
D5040	$2,624				$2,624								$2,624
D5040	$2,624					$2,624							$2,624
D5040	$77,148										$77,148		$77,148
D7050	$1,103			$1,103									$1,103
D7050	$1,103			$1,103									$1,103
D7050	$1,103			$1,103									$1,103
D7050	$1,103			$1,103									$1,103
D7050	$1,103			$1,103									$1,103
D7050	$1,103			$1,103									$1,103
D7050	$1,103			$1,103									$1,103
D7050	$1,103			$1,103									$1,103
D7050	$1,103			$1,103									$1,103
D7050	$1,103			$1,103									$1,103

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01MED - Medical Staff	Fire Alarm Devices, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	00537 - Floor - 00537 - Throughout Building	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	11500	SF	$3.00	$4.47
D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	11500	SF	$2.50	$3.73
E1040	01 - First Floor - 01MHU_RR - Restroom	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	27	3	4	EA	$3,500.00	$5,217.73
E1040	01 - First Floor - 01MHU_RR - Restroom	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	27	3	14	EA	$3,500.00	$5,217.73
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00538 - RCCC - A & B Barracks									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	6000	SF	$3.00	$4.47
B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	28	2	300	SF	$55.00	$81.99
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	1	EA	$600.00	$894.47
B3010	00538 - Floor - 00538 - Space	Roofing, Built-Up, Replace	25	25	0	11000	SF	$14.00	$20.87
C2010	01 - First Floor - 01SPACE - Throughout Building	Wall Finishes, any surface, Prep & Paint	10	8	2	15000	SF	$1.50	$2.24
C2030	01 - First Floor - 01SPACE - Throughout Building	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	11000	SF	$1.50	$2.24
C2050	01 - First Floor - 01SPACE - Throughout Building	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11000	SF	$2.00	$2.98
D2010	01 - First Floor - 01MECH - Mechanical Rm	Water Heater, Gas, Commercial (200 MBH), Replace	20	12	8	1	EA	$16,600.00	$24,746.95
D2010	00538 - Floor - 00538 - Throughout Building	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	39	1	11000	SF	$14.00	$20.87
D2010	01 - First Floor - 01SPACE - Restroom	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	2	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01SPACE - Restroom	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	$1,200.00	$1,788.94
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$40,000.00	$59,631.20
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$40,000.00	$59,631.20
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$7,500.00	$11,180.85
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$7,500.00	$11,180.85
D3050	01 - First Floor - 01SPACE - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	23	7	11000	SF	$4.00	$5.96
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D7050	$1,103			$1,103									$1,103
D7050	$1,103			$1,103									$1,103
D7050	$51,432										$51,432		$51,432
D8010	$42,860					$42,860							$42,860
E1040	$20,871				$20,871								$20,871
E1040	$73,048				$73,048								$73,048
Totals, Unescalated		$0	$16,399	$46,333	$272,008	$127,328	$0	$6,485	$3,727	$24,747	$359,353	$0	$856,379
Totals, Escalated (6.0% inflation, compounded annually)		$0	$17,382	$52,060	$323,966	$160,748	$0	$9,199	$5,604	$39,443	$607,119	$0	$1,215,521
Rio Consumnes Correctional Center / 00538 - RCCC - A & B Barracks													

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	$26,834						$26,834						$26,834
B2020	$24,598			$24,598									$24,598
B2050	$894										$894		$894
B3010	$229,580	$229,580											$229,580
C2010	$33,543			$33,543									$33,543
C2030	$24,598				$24,598								$24,598
C2050	$32,797					$32,797							$32,797
D2010	$24,747									$24,747			$24,747
D2010	$229,580		$229,580										$229,580
D2010	$4,174			$4,174									$4,174
D2010	$3,578					$3,578							$3,578
D3050	$59,631	$59,631											$59,631
D3050	$59,631	$59,631											$59,631
D3050	$11,181					$11,181							$11,181
D3050	$11,181					$11,181							$11,181
D3050	$65,594								$65,594				$65,594
D3060	$2,087		$2,087										$2,087
D3060	$2,087		$2,087										$2,087

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D4030	00538 - Floor - 00538 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$150.00	$223.62
D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,100.00	$1,639.86
D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	$1,100.00	$1,639.86
D5040	01 - First Floor - 01MECH - Mechanical Rm	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$1,760.00	$2,623.77
D5040	00538 - Floor - 00538 - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	11000	SF	$4.50	$6.71
D6060	01 - First Floor - 01SPACE - Throughout Building	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	11000	SF	$1.65	$2.46
D7050	01 - First Floor - 01MECH - Mechanical Rm	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install	10	5	5	1	EA	$120.00	$178.89
D7050	00538 - Floor - 00538 - Throughout Building	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	11	9	11000	SF	$2.00	$2.98
D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$2.50	$3.73
E1040	01 - First Floor - 01SPACE - Restroom	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	28	2	24	EA	$3,500.00	$5,217.73
E1040	01 - First Floor - 01EXT - Exterior	Detention Equipment, Security Doors Hardware, Replace	40	36	4	3	EA	$800.00	$1,192.62
E1040	00538 - Floor - 00538 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	33	7	3	EA	$6,000.00	$8,944.68
G2020	00538 - Floor - 00538 - Space	Vehicular Access Devices, Operator, Small Gate, Replace	15	15	0	1	EA	$6,400.00	$9,540.99
G2020	01 - First Floor - 01EXT - Exterior	Vehicular Access Devices, Operator, Small Gate, Replace	15	11	4	1	EA	$6,400.00	$9,540.99
Y1050	Restroom	Barracks Restrooms, ADA Reconfiguration, Renovate	0	0	0	1	EA	$175,000.00	$260,886.50
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00539 - RCCC - C & D Barracks									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	Building Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	6000	SF	$3.00	$4.47
B2020	Building Exterior	Glazing, any type by SF, Replace	30	28	2	300	SF	$55.00	$81.99
B2050	Building Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	10	EA	$600.00	$894.47
B3010	00539 - Floor - 00539 - Space	Roofing, Built-Up, Replace	25	25	0	11000	SF	$14.00	$20.87

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3060	$2,087		$2,087										$2,087
D3060	$2,087		$2,087										$2,087
D3060	$3,578					$3,578							$3,578
D4030	$224							$224					$224
D5020	$2,982	$2,982											$2,982
D5020	$1,640					$1,640							$1,640
D5020	$1,640											$1,640	$1,640
D5040	$2,624			$2,624									$2,624
D5040	$73,794										$73,794		$73,794
D6060	$27,058					$27,058							$27,058
D7050	$179						$179						$179
D7050	$32,797										$32,797		$32,797
D8010	$40,996	$40,996											$40,996
E1040	$125,226			$125,226									$125,226
E1040	$3,578					$3,578							$3,578
E1040	$26,834								$26,834				$26,834
G2020	$9,541	$9,541											$9,541
G2020	$9,541					$9,541							$9,541
Y1050	$260,887	$260,887											$260,887
Totals, Unescalated		$663,248	$237,928	$190,164	$24,598	$104,131	$27,013	$224	$92,428	$24,747	$107,485	$1,640	$1,473,606
Totals, Escalated (6.0% inflation, compounded annually)		$663,248	$252,204	$213,668	$29,296	$131,463	$36,149	$317	$138,978	$39,443	$181,594	$2,937	$1,689,298
Rio Consumnes Correctional Center / 00539 - RCCC - C & D Barracks													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$26,834					$26,834							$26,834
B2020	$24,598			$24,598									$24,598
B2050	$8,945										$8,945		$8,945
B3010	$229,580	$229,580											$229,580

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
C2010	01 - First Floor - 01SPACE - Throughout Building	Wall Finishes, any surface, Prep & Paint	10	7	3	15000	SF	$1.50	$2.24
C2030	01 - First Floor - 01SPACE - Throughout Building	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	11000	SF	$1.50	$2.24
C2050	01 - First Floor - 01SPACE - Throughout Building	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11000	SF	$2.00	$2.98
D2010	01 - First Floor - 01SPACE - Throughout Building	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	38	2	11000	SF	$11.00	$16.40
D2010	01 - First Floor - 01SPACE - Restroom	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	2	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01SPACE - Restroom	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	$1,200.00	$1,788.94
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$40,000.00	$59,631.20
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$40,000.00	$59,631.20
D3050	01 - First Floor - 01SPACE - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	25	5	11000	SF	$4.00	$5.96
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	24	1	1	EA	$2,400.00	$3,577.87
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09
D4030	00539 - Floor - 00539 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$150.00	$223.62
D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	$1,100.00	$1,639.86
D5040	01 - First Floor - 01MECH - Mechanical Rm	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$1,760.00	$2,623.77
D5040	01 - First Floor - 01SPACE - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	19	1	11000	SF	$4.50	$6.71
D6060	01 - First Floor - 01SPACE - Throughout Building	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	11000	SF	$1.65	$2.46
D7050	01 - First Floor - 01SPACE - Throughout Building	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	11000	SF	$3.00	$4.47
D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$2.50	$3.73
E1040	01 - First Floor - 01SPACE - Restroom	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	28	2	24	EA	$3,500.00	$5,217.73
Y1050	Restroom	Barracks Restrooms, ADA Reconfiguration, Renovate	0	0	0	1	EA	$175,000.00	$260,886.50
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00540 - RCCC - G & H Barracks									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	6000	SF	$3.00	$4.47
B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	27	3	300	SF	$55.00	$81.99

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C2010	$33,543				$33,543								$33,543
C2030	$24,598				$24,598								$24,598
C2050	$32,797					$32,797							$32,797
D2010	$180,384			$180,384									$180,384
D2010	$4,174				$4,174								$4,174
D2010	$3,578					$3,578							$3,578
D3050	$59,631		$59,631										$59,631
D3050	$59,631		$59,631										$59,631
D3050	$65,594						$65,594						$65,594
D3060	$3,578		$3,578										$3,578
D3060	$2,087		$2,087										$2,087
D3060	$2,087		$2,087										$2,087
D4030	$224							$224					$224
D5020	$2,982					$2,982							$2,982
D5020	$1,640											$1,640	$1,640
D5040	$2,624			$2,624									$2,624
D5040	$73,794		$73,794										$73,794
D6060	$27,058						$27,058						$27,058
D7050	$49,196										$49,196		$49,196
D8010	$40,996	$40,996											$40,996
E1040	$125,226			$125,226									$125,226
Y1050	$260,887	$260,887											$260,887
Totals, Unescalated		$531,463	$200,808	$332,832	$62,315	$66,191	$92,652	$224	$0	$0	$58,140	$1,640	$1,346,264
Totals, Escalated (6.0% inflation, compounded annually)		$531,463	$212,857	$373,970	$74,218	$83,564	$123,989	$317	$0	$0	$98,227	$2,937	$1,501,541
Rio Consumnes Correctional Center / 00540 - RCCC - G & H Barracks													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$26,834					$26,834							$26,834
B2020	$24,598				$24,598								$24,598

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	5	EA	$600.00	$894.47
B3010	00540 - Floor - 00540 - Space	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	11000	SF	$17.00	$25.34
C2010	00540 - Floor - 00540 - Space	Wall Finishes, any surface, Prep & Paint	10	8	2	15000	SF	$1.50	$2.24
C2030	01 - First Floor - 01SPACE - Throughout Building	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	11000	SF	$1.50	$2.24
C2050	00540 - Floor - 00540 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11000	SF	$2.00	$2.98
D2010	01 - First Floor - 01MECH - Mechanical Rm	Pump, Circulation, Domestic Water, 0.75 HP, Replace	15	11	4	1	EA	$3,100.00	$4,621.42
D2010	00540 - Floor - 00540 - Space	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, Replace	20	10	10	1	EA	$22,000.00	$32,797.16
D2010	Throughout	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	39	1	11000	SF	$14.00	$20.87
D2010	01 - First Floor - 01SPACE - Restroom	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	2	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01SPACE - Restroom	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	2	EA	$1,200.00	$1,788.94
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$40,000.00	$59,631.20
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$40,000.00	$59,631.20
D3050	01 - First Floor - 01SPACE - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	23	7	11000	SF	$4.00	$5.96
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09
D4030	00540 - Floor - 00540 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$150.00	$223.62
D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	$1,100.00	$1,639.86
D5030	Throughout	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	11000	SF	$2.50	$3.73
D5040	01 - First Floor - 01MECH - Mechanical Rm	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77
D5040	Throughout	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	11000	SF	$4.50	$6.71
D6060	01 - First Floor - 01SPACE - Throughout Building	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	11000	SF	$1.65	$2.46
D7050	01 - First Floor - 01MECH - Mechanical Rm	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install	10	5	5	1	EA	$120.00	$178.89
D7050	Throughout	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	11	9	11000	SF	$2.00	$2.98
D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$2.50	$3.73
E1040	01 - First Floor - 01SPACE - Restroom	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	27	3	24	EA	$3,500.00	$5,217.73
Y1050	Restroom	Barracks Restrooms, ADA Reconfiguration, Renovate	0	0	0	1	EA	$175,000.00	$260,886.50
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2050	$4,472										$4,472		$4,472
B3010	$278,776			$278,776									$278,776
C2010	$33,543			$33,543									$33,543
C2030	$24,598				$24,598								$24,598
C2050	$32,797					$32,797							$32,797
D2010	$4,621					$4,621							$4,621
D2010	$32,797											$32,797	$32,797
D2010	$229,580		$229,580										$229,580
D2010	$4,174					$4,174							$4,174
D2010	$3,578							$3,578					$3,578
D3050	$59,631	$59,631											$59,631
D3050	$59,631	$59,631											$59,631
D3050	$65,594								$65,594				$65,594
D3060	$2,087		$2,087										$2,087
D3060	$2,087		$2,087										$2,087
D4030	$224							$224					$224
D5020	$2,982					$2,982							$2,982
D5020	$1,640											$1,640	$1,640
D5030	$40,996										$40,996		$40,996
D5040	$2,624				$2,624								$2,624
D5040	$73,794					$73,794							$73,794
D6060	$27,058								$27,058				$27,058
D7050	$179						$179						$179
D7050	$32,797										$32,797		$32,797
D8010	$40,996	$40,996											$40,996
E1040	$125,226				$125,226								$125,226
Y1050	$260,887	$260,887											$260,887
Totals, Unescalated		$421,145	$233,754	$312,318	$177,045	$145,202	$179	$3,801	$92,652	$0	$78,266	$34,437	$1,498,800
Totals, Escalated (6.0% inflation, compounded annually)		$421,145	$247,780	$350,921	$210,863	$183,314	$239	$5,392	$139,314	$0	$132,229	$61,671	$1,752,870

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
Rio Consumnes Correctional Center / 00541 - RCCC - J & K Barracks									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2010	00541 - Floor - 00541 - Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	6000	SF	$3.00	$4.47
B2020	00541 - Floor - 00541 - Exterior	Glazing, any type by SF, Replace	30	27	3	300	SF	$55.00	$81.99
B2050	00541 - Floor - 00541 - Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	5	EA	$600.00	$894.47
B3010	00541 - Floor - 00541 - Space	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	20	0	11000	SF	$17.00	$25.34
C2010	00541 - Floor - 00541 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	15000	SF	$1.50	$2.24
C2030	01 - First Floor - 01SPACE - Throughout Building	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	11000	SF	$1.50	$2.24
C2050	00541 - Floor - 00541 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	11000	SF	$2.00	$2.98
D2010	00541 - Floor - 00541 - Throughout Building	Plumbing System, Supply & Sanitary, High Density (includes fixtures), Replace	40	38	2	11000	SF	$20.00	$29.82
D2010	01 - First Floor - 01SPACE - Restroom	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	2	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01SPACE - Restroom	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	$1,200.00	$1,788.94
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$40,000.00	$59,631.20
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$40,000.00	$59,631.20
D3050	01 - First Floor - 01SPACE - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	24	6	11000	SF	$4.00	$5.96
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	24	1	1	EA	$1,400.00	$2,087.09
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	24	1	1	EA	$1,400.00	$2,087.09
D4030	00541 - Floor - 00541 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$150.00	$223.62
D5020	01 - First Floor - 01CNT_ELE - Electrical	Distribution Panel, 120/208 V, 200 AMP, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01CNT_ELE - Electrical	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	30	20	10	1	EA	$1,100.00	$1,639.86
D5030	00541 - Floor - 00541 - Throughout Building	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	11000	SF	$2.50	$3.73
D5040	01 - First Floor - 01CNT_ELE - Electrical	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$1,760.00	$2,623.77
D5040	00541 - Floor - 00541 - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	11000	SF	$4.50	$6.71
D6060	01 - First Floor - 01SPACE - Throughout Building	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	11000	SF	$1.65	$2.46
D7050	01 - First Floor - 01MECH - Mechanical Rm	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, residential in-house, Replace	10	5	5	1	EA	$120.00	$178.89
D7050	00541 - Floor - 00541 - Throughout Building	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	11	9	11000	SF	$2.00	$2.98
D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$2.50	$3.73
E1040	01 - First Floor - 01SPACE - Restroom	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	27	3	24	EA	$3,500.00	$5,217.73

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Rio Consumnes Correctional Center / 00541 - RCCC - J & K Barracks													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$26,834				$26,834								$26,834
B2020	$24,598				$24,598								$24,598
B2050	$4,472										$4,472		$4,472
B3010	$278,776	$278,776											$278,776
C2010	$33,543					$33,543							$33,543
C2030	$24,598				$24,598								$24,598
C2050	$32,797			$32,797									$32,797
D2010	$327,972			$327,972									$327,972
D2010	$4,174			$4,174									$4,174
D2010	$3,578				$3,578								$3,578
D3050	$59,631	$59,631											$59,631
D3050	$59,631	$59,631											$59,631
D3050	$65,594							$65,594					$65,594
D3060	$2,087		$2,087										$2,087
D3050	$65,594							$65,594					$65,594
D3060	$2,087		$2,087										$2,087
D3060	$2,087		$2,087										$2,087
D4030	$224							$224					$224
D5020	$2,982	$2,982											$2,982
D5020	$1,640											$1,640	$1,640
D5030	$40,996			$40,996									$40,996
D5040	$2,624			$2,624									$2,624
D5040	$73,794										$73,794		$73,794
D6060	$27,058					$27,058							$27,058
D7050	$179						$179						$179
D7050	$32,797										$32,797		$32,797
D8010	$40,996	$40,996											$40,996
E1040	$125,226				$125,226								$125,226

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
E1040	00541 - Floor - 00541 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2	EA	$6,000.00	$8,944.68
E1040	00541 - Floor - 00541 - Space	Detention Equipment, Security Doors & Hardware, Rolling, Replace	40	36	4	3	EA	$9,455.00	$14,095.32
Y1050	Restroom	Barracks Restrooms, ADA Reconfiguration, Renovate	0	0	0	1	EA	$175,000.00	$260,886.50
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00542 - RCCC - Fire Pump									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2010	Building Exterior	Exterior Walls, Metal Siding, Replace	40	33	7	800	SF	$11.00	$16.40
B2050	Building Exterior	Exterior Door, Steel, Standard, Replace	30	29	1	1	EA	$600.00	$894.47
B2050	Building Exterior	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	27	3	1	EA	$4,400.00	$6,559.43
D3010	00542 - Floor - 00542 - Space	Pump, Fuel Oil, Replace	15	10	5	1	EA	$2,160.00	$3,220.08
D4030	00542 - Floor - 00542 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$150.00	$223.62
D5020	00542 - Floor - 00542 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	23	7	1	EA	$1,100.00	$1,639.86
D5020	Throughout	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	33	7	400	SF	$18.00	$26.83
D5040	Throughout	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	400	SF	$4.50	$6.71
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00543 - RCCC - Main Tower									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2010	Building exterior	Exterior Walls, Metal Siding, Replace	40	36	4	950	SF	$11.00	$16.40
B3010	00543 - Floor - 00543 - Roof	Roofing, Single-Ply Membrane, EPDM, Replace	20	18	2	280	SF	$11.00	$16.40
C1030	01 - First Floor - 03GUARD - Guard Room	Interior Door, Wood, Solid-Core, Replace	40	33	7	2	EA	$700.00	$1,043.55

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
E1040	$17,889					$17,889							$17,889
E1040	$42,286					$42,286							$42,286
Y1050	$260,887	$260,887											$260,887
Totals, Unescalated		$702,903	$4,174	$408,563	$204,833	$120,776	$179	$65,818	$0	$0	$111,063	$1,640	$1,619,949
Totals, Escalated (6.0% inflation, compounded annually)		$702,903	$4,425	$459,062	$243,960	$152,476	$239	$93,364	$0	$0	$187,639	$2,937	$1,847,004
Rio Consumnes Correctional Center / 00542 - RCCC - Fire Pump													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$13,119								$13,119				$13,119
B2050	$894		$894										$894
B2050	$6,559				$6,559								$6,559
D3010	$3,220						$3,220						$3,220
B2050	$6,559				$6,559								$6,559
D3010	$3,220						$3,220						$3,220
D4030	$224							$224					$224
D5020	$1,640								$1,640				$1,640
D5020	$10,734								$10,734				$10,734
D5040	$2,683			$2,683									$2,683
Totals, Unescalated		$0	$894	$2,683	$6,559	$0	$3,220	$224	$25,492	$0	$0	$0	$39,073
Totals, Escalated (6.0% inflation, compounded annually)		$0	$948	$3,015	$7,812	$0	$4,309	$317	$38,331	$0	$0	$0	$54,733
Rio Consumnes Correctional Center / 00543 - RCCC - Main Tower													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$15,579					$15,579							$15,579
B3010	$4,592			$4,592									$4,592
C1030	$2,087								$2,087				$2,087

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
C1030	01 - First Floor - 03GUARD - Guard Room	Door Hardware, Office, per Door, Replace	30	21	9	2	EA	$350.00	$521.77
C2010	01 - First Floor - 03GUARD - Guard Room	Wall Finishes, any surface, Prep & Paint	10	8	2	840	SF	$1.50	$2.24
C2030	01 - First Floor - 03GUARD	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	560	SF	$1.50	$2.24
C2050	01 - First Floor - 03GUARD	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	560	SF	$2.00	$2.98
D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	$4,000.00	$5,963.12
D3030	01 - First Floor - 03GUARD - Guard Room	Split System, Fan Coil Unit, DX, Replace	15	8	7	1	EA	$3,800.00	$5,664.96
D4030	01 - First Floor - 03GUARD - Guard Room	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$150.00	$223.62
D5020	01 - First Floor - 03GUARD - Guard Room	Distribution Panel, 120/208 V, 200 AMP, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 03GUARD - Guard Room	Distribution Panel, 120/208 V, 200 AMP, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	00543 - Floor - 00543 - Space	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5030	01 - First Floor - 03GUARD - Guard Room	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	33	7	560	SF	$2.50	$3.73
D5040	Throughout	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	560	SF	$4.50	$6.71
D6020	01 - First Floor - 03GUARD - Guard Room	Low Voltage System, Phone & Data Lines, Replace	20	11	9	560	SF	$1.50	$2.24
D6060	01 - First Floor - 03GUARD - Guard Room	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	19	1	560	SF	$1.65	$2.46
G2050	01 - First Floor - 03GUARD - Guard Room	Siren Guard Tower, Multipurpose, Medium, Replace	20	20	0	1	EA	$20,000.00	$29,815.60
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00544 - RCCC - T-3 Education Trailer									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D2010	01 - First Floor - 0REST - Restrooms	Water Heater, Electric, Residential, 2.5 GAL, Replace	15	9	6	1	EA	$650.00	$969.01
D2010	01 - First Floor - 0INT - Interior	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA	$1,200.00	$1,788.94
D2010	01 - First Floor - 0REST - Restrooms	Sink/Lavatory, Wall-Hung, Replace	30	27	3	2	EA	$1,700.00	$2,534.33
D2010	01 - First Floor - 0REST - Restrooms	Toilet, Commercial Water Closet, Replace	30	27	3	2	EA	$1,300.00	$1,938.01
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, 3 TON, Replace	20	17	3	1	EA	$4,400.00	$6,559.43
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, 3 TON, Replace	20	17	3	1	EA	$4,400.00	$6,559.43
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, 3 TON, Replace	20	17	3	1	EA	$4,400.00	$6,559.43
D3060	01 - First Floor - 0INT - Interior	Exhaust Fan, Residential Bathroom, Replace	15	13	2	1	EA	$250.00	$372.70
D3060	01 - First Floor - 01WMN - Staff Restroom	Exhaust Fan, Residential Bathroom, Replace	15	13	2	1	EA	$250.00	$372.70
D5020	01 - First Floor - 01EXT - Exterior	Distribution Panel, 120/208 V, 125 AMP, Replace	30	27	3	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01EXT - Exterior	Distribution Panel, 120/208 V, 100 AMP, Replace	30	27	3	1	EA	$2,000.00	$2,981.56

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C1030	$1,044										$1,044		$1,044
C2010	$1,878			$1,878									$1,878
C2030	$1,252				$1,252								$1,252
C2050	$1,670					$1,670							$1,670
D3030	$5,963								$5,963				$5,963
D3030	$5,665								$5,665				$5,665
D4030	$224							$224					$224
D5020	$2,982	$2,982											$2,982
D5020	$2,982	$2,982											$2,982
D5020	$2,982	$2,982											$2,982
D5030	$2,087								$2,087				$2,087
D5040	$3,757			$3,757									$3,757
D6020	$1,252										$1,252		$1,252
D6060	$1,377		$1,377										$1,377
G2050	$29,816	$29,816											$29,816
Totals, Unescalated		$38,760	$1,377	$10,227	$1,252	$17,248	$0	$224	$15,802	$0	$2,296	$0	$87,187
Totals, Escalated (6.0% inflation, compounded annually)		$38,760	$1,460	$11,491	$1,491	$21,776	$0	$317	$23,761	$0	$3,879	$0	$102,935

Rio Consumnes Correctional Center / 00544 - RCCC - T-3 Education Trailer

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2010	$969							$969					$969
D2010	$1,789			$1,789									$1,789
D2010	$5,069				$5,069								$5,069
D2010	$3,876				$3,876								$3,876
D3030	$6,559				$6,559								$6,559
D3030	$6,559				$6,559								$6,559
D3030	$6,559				$6,559								$6,559
D3060	$373			$373									$373
D3060	$373			$373									$373
D5020	$2,982				$2,982								$2,982
D5020	$2,982				$2,982								$2,982

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D5020	01 - First Floor - 0EXT - Exterior	Distribution Panel, 120/208 V, 125 AMP, Replace	30	27	3	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01EXT - Exterior	Distribution Panel, 120/208 V, 125 AMP, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D7050	01 - First Floor - 0INT - Interior	Fire Alarm Panel, Multiplex, Replace	15	7	8	1	EA	$4,000.00	$5,963.12
F1020	Throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	23	2	2340	SF	$100.00	$149.08
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00545 - RCCC - Re-Entry - Education									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	00545 - First Floor - 00545 - Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	2500	SF	$3.00	$4.47
B2020	00545 - First Floor - 00545 - Exterior	Glazing, any type by SF, Replace	30	26	4	100	SF	$55.00	$81.99
B2050	00545 - First Floor - 00545 - Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	3	EA	$600.00	$894.47
B3020	00545 - First Floor - 00545 - Throughout Building	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	150	LF	$9.00	$13.42
C1030	00545 - Floor - 00545 - Space	Door Hardware, Office, per Door, Replace	30	21	9	18	EA	$350.00	$521.77
C1070	00545 - Floor - 00545 - Space	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	4000	SF	$3.50	$5.22
C2010	00545 - Floor - 00545 - Space	Wall Finishes, any surface, Prep & Paint	10	4	6	7500	SF	$1.50	$2.24
C2030	00545 - First Floor - 00545 - Restroom	Flooring, Vinyl Sheeting, Replace	15	12	3	250	SF	$7.00	$10.44
C2030	00545 - Floor - 00545 - Space	Flooring, Vinyl Tile (VCT), Replace	15	12	3	4000	SF	$5.00	$7.45
C2050	00545 - First Floor - 00545 - Restroom	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	250	SF	$2.00	$2.98
D2010	00545 - Floor - 00545 - Space	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$550.00	$819.93
D2010	00545 - First Floor - 00545 - Throughout Building	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	33	7	4280	SF	$11.00	$16.40
D2010	01 - First Floor - 01CST - Customer Space	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	14	1	1	EA	$900.00	$1,341.70
D2010	00545 - Floor - 00545 - Space	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA	$1,400.00	$2,087.09
D2010	00545 - First Floor - 00545 - Restroom	Toilet, Commercial Water Closet, Replace	30	21	9	1	EA	$1,300.00	$1,938.01
D2010	00545 - First Floor - 00545 - Restroom	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	1	EA	$1,700.00	$2,534.33
D3020	00545 - Floor - 00545 - Space	Furnace, Electric, Replace	20	19	1	1	EA	$6,500.00	$9,690.07
D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, 13 to 15 TON, Replace	15	12	3	1	EA	$25,300.00	$37,716.73
D3050	01 - First Floor - 01MECH - Mechanical Rm	Air Handler, Interior AHU, Easy/Moderate Access, 801 to 1200 CFM, Replace	25	25	0	1	EA	$9,200.00	$13,715.18

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5020	$2,982				$2,982								$2,982
D5020	$2,982					$2,982							$2,982
D7050	$5,963									$5,963			$5,963
F1020	$348,843			$348,843									$348,843
Totals, Unescalated		$0	$0	$351,377	$37,568	$2,982	$0	$969	$0	$5,963	$0	$0	$398,858
Totals, Escalated (6.0% inflation, compounded annually)		$0	$0	$394,807	$44,744	$3,764	$0	$1,375	$0	$9,504	$0	$0	$454,194
Rio Consumnes Correctional Center / 00545 - RCCC - Re-Entry - Education													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$11,181							$11,181					$11,181
B2020	$8,199					$8,199							$8,199
B2050	$2,683										$2,683		$2,683
B3020	$2,013										$2,013		$2,013
C1030	$9,392										$9,392		$9,392
C1070	$20,871										$20,871		$20,871
C2010	$16,771							$16,771					$16,771
C2030	$2,609				$2,609								$2,609
C2030	$29,816				$29,816								$29,816
C2050	$745							$745					$745
D2010	$820			$820									$820
D2010	$70,186								$70,186				$70,186
D2010	$1,342		$1,342										$1,342
D2010	$2,087			$2,087									$2,087
D2010	$1,938										$1,938		$1,938
D2010	$2,534										$2,534		$2,534
D3020	$9,690		$9,690										$9,690
D3030	$37,717				$37,717								$37,717
D3050	$13,715	$13,715											$13,715

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3050	00545 - First Floor - 00545 - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	21	9	4280	SF	$4.00	$5.96
D4030	00545 - Floor - 00545 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	4	EA	$150.00	$223.62
D5020	01 - First Floor - 01MECH - Mechanical Rm	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$6,700.00	$9,988.23
D5020	00545 - Floor - 00545 - Space	Distribution Panel, 277/480 V, Replace	30	30	0	1	EA	$3,000.00	$4,472.34
D5020	00545 - Floor - 00545 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	30	0	1	EA	$1,100.00	$1,639.86
D5020	00545 - Floor - 00545 - Space	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5030	00545 - First Floor - 00545 - Throughout Building	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	33	7	4280	SF	$2.50	$3.73
D5040	00545 - First Floor - 00545 - Throughout Building	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	4280	SF	$0.65	$0.97
D7050	01 - First Floor - 01MECH - Mechanical Rm	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install	10	5	5	1	EA	$120.00	$178.89
D7050	00545 - First Floor - 00545 - Throughout Building	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	4280	SF	$3.00	$4.47
D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	4280	SF	$2.50	$3.73
E1040	00545 - First Floor - 00545 - Restroom	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	27	3	1	EA	$3,500.00	$5,217.73
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00546 - RCCC - Rec Trailer									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Wood, Solid-Core, Replace	25	24	1	2	EA	$700.00	$1,043.55
C1070	00546 - Floor - 00546 - Throughout Building	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	672	SF	$3.50	$5.22
C2010	01 - First Floor - 01EXT - Exterior	Wall Finishes, Vinyl, Replace	15	14	1	1060	SF	$2.50	$3.73
F1020	Throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	24	1	672	SF	$118.00	$175.91
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3050	$25,522										$25,522		$25,522
D4030	$894							$894					$894
D5020	$9,988			$9,988									$9,988
D5020	$4,472	$4,472											$4,472
D5020	$1,640	$1,640											$1,640
D5020	$2,982	$2,982											$2,982
D5030	$15,951								$15,951				$15,951
D5040	$4,147					$4,147							$4,147
D7050	$179						$179						$179
D7050	$19,142										$19,142		$19,142
D8010	$15,951					$15,951							$15,951
E1040	$5,218				$5,218								$5,218
Totals, Unescalated		$22,809	$11,032	$12,895	$75,359	$28,298	$179	$29,592	$86,137	$0	$84,095	$0	$350,396
Totals, Escalated (6.0% inflation, compounded annually)		$22,809	$11,694	$14,489	$89,754	$35,726	$239	$41,977	$129,519	$0	$142,077	$0	$488,282
Rio Consumnes Correctional Center / 00546 - RCCC - Rec Trailer													

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2050	$2,087		$2,087										$2,087
C1070	$3,506		$3,506										$3,506
C2010	$3,951		$3,951										$3,951
F1020	$118,213		$118,213										$118,213
Totals, Unescalated		$0	$127,757	$0	$0	$0	$0	$0	$0	$0	$0	$0	$127,757
Totals, Escalated (6.0% inflation, compounded annually)		$0	$135,422	$0	$0	$0	$0	$0	$0	$0	$0	$0	$135,422

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
Rio Consumnes Correctional Center / 00547 - RCCC - M1 Modular Unit									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
D3050	00547 - Floor - 00547 - Roof	Packaged Unit, RTU, Roof-Mounted, Replace	20	18	2	1	EA	$7,500.00	$11,180.85
D5020	00547 - Floor - 00547 - Throughout Building	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,100.00	$1,639.86
F1020	Throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	20	5	1300	SF	$100.00	$149.08
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00548 - RCCC - M2 Modular Unit									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
D3050	00548 - Floor - 00548 - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	$9,000.00	$13,417.02
D3050	00548 - Floor - 00548 - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	26	4	1100	SF	$4.00	$5.96
D5020	00548 - Floor - 00548 - Exterior	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,100.00	$1,639.86
F1020	Throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	20	5	1100	SF	$100.00	$149.08
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00549 - RCCC - M3 Modular Unit									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, Wood Siding, Paint	30	27	3	1400	SF	$2.40	$3.58
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Wood, any type, Refinish	10	7	3	2	EA	$150.00	$223.62

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Rio Consumnes Correctional Center / 00547 - RCCC - M1 Modular Unit													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
D3050	$11,181			$11,181									$11,181
D5020	$1,640					$1,640							$1,640
F1020	$193,801						$193,801						$193,801
Totals, Unescalated		$0	$0	$11,181	$0	$1,640	$193,801	$0	$0	$0	$0	$0	$206,622
Totals, Escalated (6.0% inflation, compounded annually)		$0	$0	$12,563	$0	$2,070	$259,350	$0	$0	$0	$0	$0	$273,983
Rio Consumnes Correctional Center / 00548 - RCCC - M2 Modular Unit													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
D3050	$13,417	$13,417											$13,417
D3050	$6,559					$6,559							$6,559
D5020	$1,640					$1,640							$1,640
F1020	$163,986						$163,986						$163,986
Totals, Unescalated		$13,417	$0	$0	$0	$8,199	$163,986	$0	$0	$0	$0	$0	$185,602
Totals, Escalated (6.0% inflation, compounded annually)		$13,417	$0	$0	$0	$10,351	$219,450	$0	$0	$0	$0	$0	$243,218
Rio Consumnes Correctional Center / 00549 - RCCC - M3 Modular Unit													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$5,009				$5,009								$5,009
B2050	$447				$447								$447

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
C1030	01 - First Floor - 01INT - Interior	Door Hardware, Office, per Door, Replace	30	27	3	1	EA	$980.00	$1,460.96
C2010	01 - First Floor - 01INT - Interior	Wall Finishes, Wallpaper, Replace	15	11	4	1380	SF	$2.20	$3.28
C2030	01 - First Floor - 01INT - Interior	Flooring, Vinyl Tile (VCT), Replace	15	11	4	650	SF	$5.00	$7.45
C2030	01 - First Floor - 01INT - Interior	Flooring, Carpet, Commercial Standard, Replace	10	9	1	250	SF	$7.50	$11.18
D3050	01 - First Floor - 01INT - Interior	HVAC System, Ductwork, Low Density, Replace	30	27	3	900	SF	$2.00	$2.98
D5030	01 - First Floor - 01INT - Interior	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	900	SF	$2.50	$3.73
F1020	throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	20	5	900	SF	$100.00	$149.08
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00551 - RCCC - Rec - Visit Building									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	Building exterior	Exterior Walls, any painted surface, Prep & Paint	10	6	4	3100	SF	$3.00	$4.47
B3010	00551 - Floor - 00551 - Space	Roofing, Built-Up, Replace	25	21	4	5100	SF	$14.00	$20.87
B3010	00551 - Floor - 00551 - Roof	Roofing, Modified Bitumen, Replace	20	13	7	1600	SF	$10.00	$14.91
C1070	00551 - Floor - 00551 - Space	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	6700	SF	$3.50	$5.22
C2010	00551 - Floor - 00551 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	10500	SF	$1.50	$2.24
C2030	00551 - Floor - 00551 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	6700	SF	$1.50	$2.24
D2010	01 - First Floor - 01MECH - Mechanical Rm	Storage Tank, Domestic Water, Replace	30	30	0	1	EA	$5,000.00	$7,453.90
D2010	01 - First Floor - 01MECH - Mechanical Rm	Water Heater, Gas, Commercial (200 MBH), Replace	20	17	3	1	EA	$16,600.00	$24,746.95
D2010	00551 - Floor - 00551 - Space	Water Heater, Electric, Residential, Replace	15	8	7	1	EA	$650.00	$969.01
D2010	01 - First Floor - 01MECH - Mechanical Rm	Pump, Circulation, Domestic Water, Replace	15	6	9	1	EA	$2,600.00	$3,876.03
D2010	00551 - Floor - 00551 - Space	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$1,400.00	$2,087.09
D2010	00551 - Floor - 00551 - Space	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$1,400.00	$2,087.09
D2010	00551 - Floor - 00551 - Throughout Building	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	36	4	6700	SF	$5.00	$7.45
D2010	00551 - Floor - 00551 - Space	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	$1,200.00	$1,788.94
D2010	00551 - Floor - 00551 - Space	Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	1	EA	$800.00	$1,192.62
D3020	01 - First Floor - 01REC - Recreation	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$5,000.00	$7,453.90
D3020	01 - First Floor - 01REC - Recreation	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$5,000.00	$7,453.90
D3030	R2 - Roof Level 2 - R2ROOF - Roof	Evaporative Cooler, 0.33 to 0.50 HP, Replace	15	15	0	1	EA	$3,720.00	$5,545.70
D3030	R2 - Roof Level 2 - R2ROOF - Roof	Evaporative Cooler, 0.33 to 0.50 HP, Replace	15	12	3	1	EA	$3,720.00	$5,545.70

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C1030	$1,461				$1,461								$1,461
C2010	$4,526					$4,526							$4,526
C2030	$4,845					$4,845							$4,845
C2030	$2,795		$2,795										$2,795
D3050	$2,683				$2,683								$2,683
D5030	$3,354					$3,354							$3,354
F1020	$134,170						$134,170						$134,170
Totals, Unescalated		$0	$2,795	$0	$9,601	$12,725	$134,170	$0	$0	$0	$0	$0	$159,291
Totals, Escalated (6.0% inflation, compounded annually)		$0	$2,963	$0	$11,434	$16,065	$179,550	$0	$0	$0	$0	$0	$210,013
Rio Consumnes Correctional Center / 00551 - RCCC - Rec - Visit Building													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$13,864					$13,864							$13,864
B3010	$106,442					$106,442							$106,442
B3010	$23,852								$23,852				$23,852
C1070	$34,959				$34,959								$34,959
C2010	$23,480					$23,480							$23,480
C2030	$14,982		$14,982										$14,982
D2010	$7,454	$7,454											$7,454
D2010	$24,747				$24,747								$24,747
D2010	$969								$969				$969
D2010	$3,876										$3,876		$3,876
D2010	$2,087				$2,087								$2,087
D2010	$2,087				$2,087								$2,087
D2010	$49,941					$49,941							$49,941
D2010	$1,789						$1,789						$1,789
D2010	$1,193										$1,193		$1,193
D3020	$7,454		$7,454										$7,454
D3020	$7,454		$7,454										$7,454
D3030	$5,546	$5,546											$5,546
D3030	$5,546				$5,546								$5,546

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3030	R2 - Roof Level 2 - R2ROOF - Roof	Evaporative Cooler, 0.33 to 0.50 HP, Replace	15	11	4	1	EA	$3,720.00	$5,545.70
D3060	01 - First Floor - 01EXT - Exterior	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$1,400.00	$2,087.09
D3060	01 - First Floor - 01EXT - Exterior	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$1,400.00	$2,087.09
D3060	01 - First Floor - 01REC - Recreation	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	$3,000.00	$4,472.34
D3060	01 - First Floor - 01VISIT - Visit	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	$3,000.00	$4,472.34
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	$3,000.00	$4,472.34
D3060	01 - First Floor - 01EXT - Exterior	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$1,400.00	$2,087.09
D4030	00551 - Floor - 00551 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$150.00	$223.62
D5020	01 - First Floor - 01MECH - Mechanical Rm	Secondary Transformer, Dry, Stepdown, Replace	30	29	1	1	EA	$6,700.00	$9,988.23
D5020	01 - First Floor - 01MECH - Mechanical Rm	Secondary Transformer, Dry, Stepdown, Replace	30	29	1	1	EA	$6,700.00	$9,988.23
D5020	00545 - Floor - 00545 - Space	Distribution Panel, 277/480 V, Replace	30	30	0	1	EA	$3,000.00	$4,472.34
D5030	00551 - Floor - 00551 - Throughout Building	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	6700	SF	$2.50	$3.73
D5040	00551 - Floor - 00551 - Throughout Building	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	6700	SF	$0.65	$0.97
D6020	00551 - Floor - 00551 - Throughout Building	Low Voltage System, Phone & Data Lines, Replace	20	11	9	6700	SF	$1.50	$2.24
E1040	00551 - Floor - 00551 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	4	EA	$6,000.00	$8,944.68
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00553 - RCCC - Trades Building									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	5000	SF	$3.00	$4.47
B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	26	4	300	SF	$55.00	$81.99
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	8	EA	$600.00	$894.47
B2050	00553 - Floor - 00553 - Space	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	25	5	1	EA	$4,400.00	$6,559.43
B2050	00553 - Floor - 00553 - Space	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	25	5	1	EA	$4,400.00	$6,559.43
B2050	00553 - Floor - 00553 - Space	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	25	5	1	EA	$7,500.00	$11,180.85
B2050	00553 - Floor - 00553 - Space	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	21	9	1	EA	$4,400.00	$6,559.43
B2050	00553 - Floor - 00553 - Space	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	21	9	1	EA	$7,500.00	$11,180.85
B2050	00553 - Floor - 00553 - Space	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	20	10	1	EA	$7,500.00	$11,180.85
C1030	00553 - Floor - 00553 - Space	Door Hardware, Office, per Door, Replace	30	21	9	16	EA	$350.00	$521.77
C1090	00553 - Floor - 00553 - Restroom	Toilet Partitions, Metal, Replace	20	12	8	1	EA	$850.00	$1,267.16
C2010	00553 - Floor - 00553 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	15000	SF	$1.50	$2.24

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3030	$5,546					$5,546							$5,546
D3060	$2,087					$2,087							$2,087
D3060	$2,087					$2,087							$2,087
D3060	$4,472							$4,472					$4,472
D3060	$4,472							$4,472					$4,472
D3060	$4,472							$4,472					$4,472
D3060	$2,087										$2,087		$2,087
D4030	$224							$224					$224
D5020	$9,988		$9,988										$9,988
D5020	$9,988		$9,988										$9,988
D5020	$4,472	$4,472											$4,472
D5030	$24,971										$24,971		$24,971
D5040	$6,492					$6,492							$6,492
D6020	$14,982										$14,982		$14,982
E1040	$35,779					$35,779							$35,779
Totals, Unescalated		$17,472	$49,867	$0	$69,426	$245,718	$1,789	$13,641	$24,821	$0	$47,109	$0	$469,842
Totals, Escalated (6.0% inflation, compounded annually)		$17,472	$52,859	$0	$82,687	$310,213	$2,394	$19,350	$37,322	$0	$79,589	$0	$601,886
Rio Consumnes Correctional Center / 00553 - RCCC - Trades Building													

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	$22,362						$22,362						$22,362
B2020	$24,598					$24,598							$24,598
B2050	$7,156										$7,156		$7,156
B2050	$6,559						$6,559						$6,559
B2050	$6,559						$6,559						$6,559
B2050	$11,181						$11,181						$11,181
B2050	$6,559										$6,559		$6,559
B2050	$11,181										$11,181		$11,181
B2050	$11,181											$11,181	$11,181
C1030	$8,348										$8,348		$8,348
C1090	$1,267									$1,267			$1,267
C2010	$33,543					$33,543							$33,543

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
C2030	00553 - Floor - 00553 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	9650	SF	$1.50	$2.24
C2050	01 - First Floor - 01EXT - Exterior	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	9650	SF	$2.00	$2.98
D2010	Guestroom Entries01 - First Floor - 01BLR - Boiler Room	Storage Tank, Domestic Water, 251 to 500 GAL, Replace	30	28	2	1	EA	$5,000.00	$7,453.90
D2010	00553 - Floor - 00553 - Space	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	12	3	1	EA	$650.00	$969.01
D2010	01 - First Floor - 01BLR - Boiler Room	Boiler, Gas, Domestic, Replace	25	21	4	1	EA	$22,500.00	$33,542.55
D2010	01 - First Floor - 01BLR - Boiler Room	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	10	5	1	EA	$2,600.00	$3,876.03
D2010	01 - First Floor - 01BLR - Boiler Room	Pump, Circulation, Domestic Water, 1 HP, Replace	15	6	9	1	EA	$3,300.00	$4,919.57
D2010	00553 - Floor - 00553 - Space	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	33	7	9650	SF	$5.00	$7.45
D2010	00553 - Floor - 00553 - Space	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	2	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01EXT - Exterior	Emergency Plumbing Fixtures, Eye Wash, Replace	20	11	9	1	EA	$1,500.00	$2,236.17
D2030	00553 - Floor - 00553 - Space	Pump, Sump, Replace	15	12	3	1	EA	$4,270.00	$6,365.63
D3020	01 - First Floor - 01CST - Customer Space	Furnace, Gas, Replace	20	17	3	1	EA	$4,200.00	$6,261.28
D3020	00553 - Floor - 00553 - Space	Furnace, Gas, Replace	20	11	9	1	EA	$6,200.00	$9,242.84
D3020	01 - First Floor - 01CST - Customer Space	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$5,000.00	$7,453.90
D3030	00553 - Floor - 00553 - Pharmacy	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	14	1	1	EA	$4,600.00	$6,857.59
D3030	01 - First Floor - 01EXT - Exterior	Air Conditioner, Window/Thru-Wall, Replace	10	9	1	1	EA	$2,900.00	$4,323.26
D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$3,400.00	$5,068.65
D3030	01 - First Floor - 01EXT - Exterior	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$4,800.00	$7,155.74
D3030	01 - First Floor - 01CST - Customer Space	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$2,200.00	$3,279.72
D3030	01 - First Floor - 01EXT - Exterior	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$4,800.00	$7,155.74
D3030	01 - First Floor - 01CST - Customer Space	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$2,200.00	$3,279.72
D3030	00553 - Floor - 00553 - Space	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$2,200.00	$3,279.72
D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$5,068.65
D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$7,100.00	$10,584.54
D3030	00553 - Floor - 00553 - Space	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$3,400.00	$5,068.65
D3050	01 - First Floor - 01EXT - Exterior	Make-Up Air Unit, MUA or MAU, Replace	20	13	7	1	EA	$48,000.00	$71,557.44
D3060	01 - First Floor - 01EXT - Exterior	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	11	9	1	EA	$1,400.00	$2,087.09
D3060	01 - First Floor - 01EXT - Exterior	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	11	9	1	EA	$1,400.00	$2,087.09
D4030	00553 - Floor - 00553 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	7	EA	$150.00	$223.62
D5010	00553 - Floor - 00553 - Space	Supplemental Components, Battery Charger, Replace	20	16	4	1	EA	$1,630.00	$2,429.97
D5010	01 - First Floor - 01EXT - Exterior	Supplemental Components, Battery Charger, Replace	20	15	5	1	EA	$1,630.00	$2,429.97
D5020	00553 - Floor - 00553 - Space	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	00553 - Floor - 00553 - Space	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	00553 - Floor - 00553 - Space	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,981.56
D5040	00553 - Floor - 00553 - Space	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	9650	SF	$4.50	$6.71
D7050	00553 - Floor - 00553 - Space	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	9650	SF	$3.00	$4.47
E1030	00553 - Floor - 00553 - Space	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	21	9	1	EA	$2,100.00	$3,130.64
E1040	01 - First Floor - 01CST - Customer Space	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	$1,500.00	$2,236.17

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C2030	$21,579			$21,579									$21,579
C2050	$28,772					$28,772							$28,772
D2010	$7,454			$7,454									$7,454
D2010	$969				$969								$969
D2010	$33,543					$33,543							$33,543
D2010	$3,876						$3,876						$3,876
D2010	$4,920										$4,920		$4,920
D2010	$71,930								$71,930				$71,930
D2010	$4,174				$4,174								$4,174
D2010	$2,236										$2,236		$2,236
D2030	$6,366				$6,366								$6,366
D3020	$6,261				$6,261								$6,261
D3020	$9,243										$9,243		$9,243
D3020	$7,454		$7,454										$7,454
D3030	$6,858		$6,858										$6,858
D3030	$4,323		$4,323										$4,323
D3030	$5,069			$5,069									$5,069
D3030	$7,156			$7,156									$7,156
D3030	$3,280			$3,280									$3,280
D3030	$3,280			$3,280									$3,280
D3030	$5,069				$5,069								$5,069
D3030	$10,585				$10,585								$10,585
D3030	$5,069					$5,069							$5,069
D3050	$71,557								$71,557				$71,557
D3060	$2,087										$2,087		$2,087
D3060	$2,087										$2,087		$2,087
D4030	$1,565							$1,565					$1,565
D5010	$2,430					$2,430							$2,430
D5010	$2,430						$2,430						$2,430
D5020	$2,982	$2,982											$2,982
D5020	$2,982			$2,982									$2,982
D5020	$2,982				$2,982								$2,982
D5040	$64,737										$64,737		$64,737
D7050	$43,158										$43,158		$43,158
E1030	$3,131										$3,131		$3,131
E1040	$2,236			$2,236									$2,236

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
E1040	01 - First Floor - 01EXT - Exterior	Automotive Equipment, Power Washer, Replace	15	10	5	1	EA	$1,957.00	$2,917.46
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00554 - RCCC - Administration									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, Concrete, Clean & Seal, Replace	20	11	9	9400	SF	$1.54	$2.30
B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	26	4	600	SF	$55.00	$81.99
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4	1	EA	$1,300.00	$1,938.01
B2050	Building Exterior	Exterior Door, Steel, Standard, Replace	30	26	4	7	EA	$600.00	$894.47
B3010	00554 - Floor - 00554 - Space	Roofing, Modified Bitumen, Replace	20	19	1	19150	SF	$10.00	$14.91
B3020	R3 - Roof Level 3 - R3ROOF - Roof	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	200	LF	$9.00	$13.42
C1030	00554 - Floor - Throughout Building	Door Hardware, Office, per Door, Replace	30	26	4	47	EA	$350.00	$521.77
C1090	00554 - Floor - 00554 - Restrooms	Toilet Partitions, Metal, Replace	20	14	6	21	EA	$850.00	$1,267.16
C1090	01 - First Floor - 01WMN - Women Restroom	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	190	LF	$500.00	$745.39
C2010	00554 - Floor - Throughout Building	Wall Finishes, any surface, Prep & Paint	10	6	4	71812	SF	$1.50	$2.24
C2030	00554 - First Floor Corridor - 00554	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	2300	SF	$1.50	$2.24
C2030	00554 - Floor - Throughout Building	Flooring, Vinyl Tile (VCT), Replace	15	8	7	20700	SF	$5.00	$7.45
C2030	00554 - Second Floor - 00554	Flooring, Carpet, Commercial Standard, Replace	10	7	3	8500	SF	$7.50	$11.18
D1010	01 - First Floor - 01ELV - Elevator Public	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$7,453.90
D1010	01 - First Floor - 01ELV - Elevator Public	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$7,453.90
D1010	Elevator	Elevator Cab Finishes, Economy, Replace	10	6	4	2	EA	$3,000.00	$4,472.34
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	Water Heater, Gas, Commercial (200 MBH), Replace	20	12	8	1	EA	$16,600.00	$24,746.95
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	12	8	1	EA	$16,600.00	$24,746.95
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	Pump, Circulation, Domestic Water, Replace	15	6	9	1	EA	$2,600.00	$3,876.03
D2010	00554 - Second Floor - 00554	Sink and Faucet, Stainless Steel, Replace	20	16	4	1	EA	$532.20	$793.39
D2010	00554 - Floor - 00554 - Space	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	$1,400.00	$2,087.09
D2010	00554 - Second Floor - 00554 - Restrooms	Urinal, Standard, Replace	30	26	4	6	EA	$1,100.00	$1,639.86
D2010	01 - First Floor - 01WMN - Women Restroom	Shower, Ceramic Tile, Replace	30	26	4	3	EA	$2,500.00	$3,726.95
D2010	00554 - Floor - 00554 - Restrooms	Urinal, Standard, Replace	30	26	4	4	EA	$1,100.00	$1,639.86
D2010	00554 - Floor - 00554 - Restrooms	Toilet, Commercial Water Closet, Replace	30	26	4	18	EA	$1,300.00	$1,938.01

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
E1040	$2,917						$2,917						$2,917
Totals, Unescalated		$2,982	$18,635	$53,034	$36,405	$127,954	$55,885	$1,565	$143,488	$1,267	$164,843	$11,181	$617,238
Totals, Escalated (6.0% inflation, compounded annually)		$2,982	$19,753	$59,590	$43,359	$161,539	$74,787	$2,220	$215,752	$2,020	$278,499	$20,023	$880,522
Rio Consumnes Correctional Center / 00554 - RCCC - Administration													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$21,581										$21,581		$21,581
B2020	$49,196					$49,196							$49,196
B2050	$1,938					$1,938							$1,938
B2050	$6,261					$6,261							$6,261
B3010	$285,484		$285,484										$285,484
B3020	$2,683										$2,683		$2,683
C1030	$24,523					$24,523							$24,523
C1090	$26,610							$26,610					$26,610
C1090	$141,624					$141,624							$141,624
C2010	$160,584					$160,584							$160,584
C2030	$5,143		$5,143										$5,143
C2030	$154,296								$154,296				$154,296
C2030	$95,037				$95,037								$95,037
D1010	$7,454				$7,454								$7,454
D1010	$7,454				$7,454								$7,454
D1010	$8,945					$8,945							$8,945
D2010	$24,747									$24,747			$24,747
D2010	$24,747									$24,747			$24,747
D2010	$3,876										$3,876		$3,876
D2010	$793					$793							$793
D2010	$2,087					$2,087							$2,087
D2010	$9,839					$9,839							$9,839
D2010	$11,181					$11,181							$11,181
D2010	$6,559					$6,559							$6,559
D2010	$34,884					$34,884							$34,884

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D2010	01 - First Floor - 01MEN - Men Restroom	Shower, Ceramic Tile, Replace	30	26	4	7	EA	$2,500.00	$3,726.95
D2010	00554 - Second Floor - 00554 - Restrooms	Toilet, Commercial Water Closet, Replace	30	26	4	9	EA	$1,300.00	$1,938.01
D2010	00554 - Floor - Throughout Building	Sink/Lavatory, Wall-Hung, Replace	30	26	4	16	EA	$1,700.00	$2,534.33
D2010	01 - First Floor - 01DINE - Staff Dining	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	$1,200.00	$1,788.94
D2030	01 - First Floor - 01ELV - Elevator Public	Pump, Sump, 20 HP, Replace	25	21	4	1	EA	$13,400.00	$19,976.45
D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,400.00	$5,068.65
D3030	01 - First Floor - 01ELE - Electrical/telephone	Split System, Fan Coil Unit, DX, Replace	15	14	1	1	EA	$3,000.00	$4,472.34
D3030	R3 - Roof Level 3 - R3ROOF - Roof	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$4,000.00	$5,963.12
D3030	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Split System, Fan Coil Unit, DX, Replace	15	13	2	1	EA	$3,800.00	$5,664.96
D3030	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	18	7	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	18	7	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	18	7	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	17	8	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	17	8	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	17	8	1	EA	$3,000.00	$4,472.34
D4010	00554 - Floor - Throughout Building	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	38300	SF	$1.07	$1.60
D4030	00554 - Floor - 00554 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	2	EA	$150.00	$223.62
D5020	01 - First Floor - 01ELE - Electrical/telephone	Secondary Transformer, Dry, Stepdown, 10 KVA, Replace	30	26	4	1	EA	$5,400.00	$8,050.21
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$45,000.00	$67,085.10
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$25,000.00	$37,269.50
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$10,000.00	$14,907.80
D5020	01 - First Floor - 01ELE - Electrical/telephone	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$7,600.00	$11,329.93
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Distribution Panel, 120/208 V, 125 AMP, Replace	30	25	5	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01ELE - Electrical/telephone	Distribution Panel, 120/208 V, 225 AMP, Replace	30	25	5	1	EA	$2,000.00	$2,981.56

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2010	$26,089					$26,089							$26,089
D2010	$17,442					$17,442							$17,442
D2010	$40,549					$40,549							$40,549
D2010	$1,789							$1,789					$1,789
D2030	$19,976					$19,976							$19,976
D3030	$5,069		$5,069										$5,069
D3030	$4,472		$4,472										$4,472
D3030	$5,963			$5,963									$5,963
D3030	$5,665			$5,665									$5,665
D3030	$4,472				$4,472								$4,472
D3060	$4,472		$4,472										$4,472
D3060	$4,472		$4,472										$4,472
D3060	$4,472		$4,472										$4,472
D3060	$4,472		$4,472										$4,472
D3060	$4,472								$4,472				$4,472
D3060	$4,472								$4,472				$4,472
D3060	$4,472								$4,472				$4,472
D3060	$4,472									$4,472			$4,472
D3060	$4,472									$4,472			$4,472
D3060	$4,472									$4,472			$4,472
D4010	$61,094							$61,094					$61,094
D4030	$447							$447					$447
D5020	$8,050					$8,050							$8,050
D5020	$67,085						$67,085						$67,085
D5020	$37,270						$37,270						$37,270
D5020	$14,908						$14,908						$14,908
D5020	$11,330											$11,330	$11,330
D5020	$2,982	$2,982											$2,982
D5020	$2,982	$2,982											$2,982
D5020	$2,982	$2,982											$2,982
D5020	$2,982						$2,982						$2,982
D5020	$2,982						$2,982						$2,982

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Distribution Panel, 120/208 V, 225 AMP, Replace	30	25	5	1	EA	$2,000.00	$2,981.56
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Distribution Panel, 120/208 V, 400 AMP, Replace	30	25	5	1	EA	$6,000.00	$8,944.68
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Distribution Panel, 120/208 V, 800 AMP, Replace	30	25	5	1	EA	$8,000.00	$11,926.24
D5020	01 - First Floor - 01ELE - Electrical/telephone	Distribution Panel, 120/208 V, 225 AMP, Replace	30	25	5	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01ELE - Electrical/telephone	Distribution Panel, 120/208 V, 200 AMP, Replace	30	20	10	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01ELE - Electrical/telephone	Distribution Panel, 120/208 V, 225 AMP, Replace	30	20	10	1	EA	$2,000.00	$2,981.56
D5040	00554 - Floor - Throughout Building	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	38300	SF	$0.65	$0.97
D5040	00554 - Floor - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	38300	SF	$4.50	$6.71
D5040	01 - First Floor - 01EXT - Exterior	Exterior Light, any type, w/ LED Replacement, Replace	20	11	9	7	EA	$400.00	$596.31
D7010	01 - First Floor - 01GYM - Gym	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$980.00	$1,460.96
D7010	00554 - Second Floor - 00554	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$980.00	$1,460.96
D7010	01 - First Floor - 01HALL_S - South Passage	Access Control Devices, Electric Lock, w/ Card Reader, Install	15	11	4	1	EA	$6,430.00	$9,585.72
D7010	01 - First Floor - 01MEN - Men Restroom	Access Control Devices, Electric Lock, w/ Card Reader, Install	15	11	4	1	EA	$6,430.00	$9,585.72
D7010	01 - First Floor - 01WMN - Women Restroom	Access Control Devices, Electric Lock, w/ Card Reader, Install	15	11	4	1	EA	$6,430.00	$9,585.72
D7010	01 - First Floor - 01HALL_S - South Passage	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$980.00	$1,460.96
D7050	02 - Second Floor - 02MECH_1 - Mechanical Rm	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install	10	8	2	1	EA	$120.00	$178.89
D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	38300	SF	$2.50	$3.73
E1030	01 - First Floor - 01DINE - Staff Dining	Foodservice Equipment, Dishwasher Commercial, Replace	10	9	1	1	EA	$21,500.00	$32,051.77
E1030	01 - First Floor - 01DINE - Staff Dining	Foodservice Equipment, Icemaker, Freestanding, Replace	15	11	4	1	EA	$6,700.00	$9,988.23
E1030	01 - First Floor - 01DINE - Staff Dining	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	$4,700.00	$7,006.67
E1030	01 - First Floor - 01DINE - Staff Dining	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$1,700.00	$2,534.33
E1030	01 - First Floor - 01DINE - Staff Dining	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	6	9	1	EA	$3,100.00	$4,621.42
E1030	01 - First Floor - 01DINE - Staff Dining	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$4,600.00	$6,857.59
E1060	00554 - Second Floor - 00554	Residential Appliances, Dishwasher, Replace	10	8	2	1	EA	$700.00	$1,043.55
E1060	00554 - Second Floor - 00554	Residential Appliances, Garbage Disposal, Replace	10	7	3	1	EA	$270.00	$402.51
E2010	00554 - Second Floor - 00554	Casework, Countertop, Plastic Laminate, Replace	15	11	4	8	LF	$50.00	$74.54
E2010	00554 - Second Floor - 00554	Casework, Cabinetry, Economy, Replace	20	16	4	16	LF	$175.00	$260.89

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5020	$2,982						$2,982						$2,982
D5020	$8,945						$8,945						$8,945
D5020	$11,926						$11,926						$11,926
D5020	$2,982						$2,982						$2,982
D5020	$2,982											$2,982	$2,982
D5020	$2,982											$2,982	$2,982
D5040	$37,113					$37,113							$37,113
D5040	$256,936										$256,936		$256,936
D5040	$4,174										$4,174		$4,174
D7010	$1,461					$1,461							$1,461
D7010	$1,461					$1,461							$1,461
D7010	$9,586					$9,586							$9,586
D7010	$9,586					$9,586							$9,586
D7010	$9,586					$9,586							$9,586
D7010	$1,461					$1,461							$1,461
D7050	$179			$179									$179
D8010	$142,742					$142,742							$142,742
E1030	$32,052		$32,052										$32,052
E1030	$9,988					$9,988							$9,988
E1030	$7,007						$7,007						$7,007
E1030	$2,534						$2,534						$2,534
E1030	$4,621										$4,621		$4,621
E1030	$6,858										$6,858		$6,858
E1060	$1,044			$1,044									$1,044
E1060	$403				$403								$403
E2010	$596					$596							$596
E2010	$4,174					$4,174							$4,174

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
G4050	01 - First Floor - 01EXT - Exterior	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	11	9	3	EA	$400.00	$596.31
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00555 - RCCC - Christopher Boone Facility (CBF)									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	Building Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	12000	SF	$3.00	$4.47
B2050	Building Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	8	EA	$600.00	$894.47
B3010	00555 - Floor - 00555 - Space	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	22700	SF	$17.00	$25.34
B3020	R3 - Roof Level 3 - R3ROOF - Roof	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	1	LF	$9.00	$13.42
B3060	R3 - Roof Level 3 - R3ROOF - Roof	Roof Skylight, per unit, up to 20 SF, Replace	30	26	4	14	EA	$1,300.00	$1,938.01
B3060	R3 - Roof Level 3 - R3ROOF - Roof	Roof Hatch, Metal, Replace	30	30	0	2	EA	$1,300.00	$1,938.01
C1030	00555 - Floor - 00555 - Space	Interior Door, Steel, Standard, Replace	40	36	4	23	EA	$600.00	$894.47
C1030	00555 - Floor - 00555 - Space	Door Hardware, Office, per Door, Replace	30	21	9	129	EA	$350.00	$521.77
C1070	00555 - Floor - 00555 - Space	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	16	9	10000	SF	$3.50	$5.22
C2010	00555 - Floor - 00555 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	70000	SF	$1.50	$2.24
C2030	00555 - Floor - 00555 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	40000	SF	$1.50	$2.24
C2030	00555 - Floor - 00555 - Space	Flooring, Vinyl Sheeting, Replace	15	11	4	1000	SF	$7.00	$10.44
C2030	00555 - Floor - 00555 - Space	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4000	SF	$7.50	$11.18
C2050	00555 - Floor - 00555 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	35000	SF	$2.00	$2.98
D2010	01 - First Floor - 01CBF_HW - Hot Water	Pump, Circulation, Domestic Water, Replace	15	8	7	1	EA	$3,100.00	$4,621.42
D2010	01 - First Floor - 01MECH_N - North Mechanical	Water Heater, Gas, Commercial (200 MBH), Replace	20	10	10	1	EA	$16,600.00	$24,746.95
D2010	00555 - Floor - 00555 - Throughout Building	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	36	4	45000	SF	$11.00	$16.40
D2010	01 - First Floor - 01EXT - Exterior	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	$1,200.00	$1,788.94
D2060	01 - First Floor - 01CBF_CST - Customer Space	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	$7,270.00	$10,837.97
D2060	02 - Second Floor - 02CBF_MEZZ - Mezzanine	Air Compressor, Tank-Style, Replace	20	11	9	1	EA	$7,270.00	$10,837.97
D3030	01 - First Floor - 01CBFCOREELE_TEL - Electrical/telephone	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$3,000.00	$4,472.34
D3030	R3 - Roof Level 3 - R3ROOF - Roof	Split System Ductless, Single Zone, Replace	15	7	8	1	EA	$3,500.00	$5,217.73
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$15,000.00	$22,361.70

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
G4050	$1,789										$1,789		$1,789
Totals, Unescalated		$8,945	$350,110	$12,851	$114,820	$798,276	$161,601	$89,940	$167,713	$58,439	$302,518	$17,293	$2,082,504
Totals, Escalated (6.0% inflation, compounded annually)		$8,945	$371,116	$14,439	$136,752	$1,007,805	$216,258	$127,582	$252,178	$93,142	$511,098	$30,969	$2,770,284
Rio Consumnes Correctional Center / 00555 - RCCC - Christopher Boone Facility (CBF)													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$53,668							$53,668					$53,668
B2050	$7,156										$7,156		$7,156
B3010	$575,292											$575,292	$575,292
B3020	$13								$13				$13
B3060	$27,132					$27,132							$27,132
B3060	$3,876	$3,876											$3,876
C1030	$20,573					$20,573							$20,573
C1030	$67,309										$67,309		$67,309
C1070	$52,177										$52,177		$52,177
C2010	$156,532					$156,532							$156,532
C2030	$89,447		$89,447										$89,447
C2030	$10,435					$10,435							$10,435
C2030	$44,723						$44,723						$44,723
C2050	$104,355					$104,355							$104,355
D2010	$4,621								$4,621				$4,621
D2010	$24,747											$24,747	$24,747
D2010	$737,936					$737,936							$737,936
D2010	$1,789						$1,789						$1,789
D2060	$10,838			$10,838									$10,838
D2060	$10,838										$10,838		$10,838
D3030	$4,472				$4,472								$4,472
D3030	$5,218									$5,218			$5,218
D3050	$22,362			$22,362									$22,362

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$30,000.00	$44,723.40
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$25,000.00	$37,269.50
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$30,000.00	$44,723.40
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$15,000.00	$22,361.70
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$7,500.00	$11,180.85
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$11,000.00	$16,398.58
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34
D3060	00555 - Floor - 00555 - Space	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	18	7	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	18	7	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	18	7	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$1,400.00	$2,087.09
D4010	00555 - Floor - 00555 - Throughout Building	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	45000	SF	$1.07	$1.60
D4010	02 - Second Floor - 02CBF_CNT - Control	Supplemental Components, Fire Shutter, Motor-Operated, Replace	30	25	5	1	EA	$7,800.00	$11,628.08
D4030	00555 - Floor - 00555 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	15	EA	$150.00	$223.62
D5010	01 - First Floor - 01EXT - Exterior	Generator, Diesel, Replace	25	22	3	1	EA	$86,000.00	$128,207.08
D5010	00555 - Floor - 00555 - Space	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	$12,000.00	$17,889.36
D5020	01 - First Floor - 01MECH_N - North Mechanical	Secondary Transformer, Dry, Stepdown, Replace	30	30	0	1	EA	$7,600.00	$11,329.93
D5020	01 - First Floor - 01MECH_N - North Mechanical	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$16,000.00	$23,852.48
D5020	00555 - Floor - 00555 - Space	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	00555 - Floor - 00555 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	28	2	1	EA	$1,100.00	$1,639.86
D5020	00555 - Floor - 00555 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	28	2	1	EA	$1,100.00	$1,639.86
D5020	01 - First Floor - 01CBFCOREELE_TEL - Electrical/telephone	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56
D5020	00555 - Floor - 00555 - Space	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$8,944.68
D5020	00555 - Floor - 00555 - Space	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$8,944.68
D5020	01 - First Floor - 01CBFCOREELE_TEL - Electrical/telephone	Distribution Panel, 120/240 V, Residential Style, Replace	30	28	2	1	EA	$1,100.00	$1,639.86

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3050	$44,723			$44,723									$44,723
D3050	$37,270			$37,270									$37,270
D3050	$44,723			$44,723									$44,723
D3050	$22,362			$22,362									$22,362
D3050	$11,181										$11,181		$11,181
D3050	$16,399										$16,399		$16,399
D3060	$4,472			$4,472									$4,472
D3060	$4,472			$4,472									$4,472
D3060	$4,472			$4,472									$4,472
D3060	$4,472			$4,472									$4,472
D3060	$4,472			$4,472									$4,472
D3060	$4,472			$4,472									$4,472
D3060	$3,578					$3,578							$3,578
D3060	$2,087								$2,087				$2,087
D3060	$2,087								$2,087				$2,087
D3060	$2,087								$2,087				$2,087
D3060	$3,578								$3,578				$3,578
D3060	$3,578								$3,578				$3,578
D3060	$2,087								$2,087				$2,087
D3060	$3,578								$3,578				$3,578
D3060	$2,087								$2,087				$2,087
D3060	$3,578								$3,578				$3,578
D3060	$2,087								$2,087				$2,087
D3060	$2,087								$2,087				$2,087
D3060	$2,087								$2,087				$2,087
D3060	$2,087								$2,087				$2,087
D4010	$71,781			$71,781									$71,781
D4010	$11,628						$11,628						$11,628
D4030	$3,354							$3,354					$3,354
D5010	$128,207				$128,207								$128,207
D5010	$17,889						$17,889						$17,889
D5020	$11,330	$11,330											$11,330
D5020	$23,852						$23,852						$23,852
D5020	$2,982			$2,982									$2,982
D5020	$1,640			$1,640									$1,640
D5020	$1,640			$1,640									$1,640
D5020	$2,982			$2,982									$2,982
D5020	$8,945			$8,945									$8,945
D5020	$8,945			$8,945									$8,945
D5020	$1,640			$1,640									$1,640

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D5020	00555 - Floor - 00555 - Space	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$5,300.00	$7,901.13
D5020	00555 - Floor - 00555 - Space	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$3,000.00	$4,472.34
D5030	00555 - Floor - 00555 - Throughout Building	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	45000	SF	$2.50	$3.73
D6020	00555 - Floor - 00555 - Throughout Building	Low Voltage System, Phone & Data Lines, Replace	20	11	9	45000	SF	$1.50	$2.24
D8010	00555 - Floor - 00555 - Throughout Building	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	9	6	45000	SF	$2.50	$3.73
E1040	00555 - Floor - 00555 - Pods	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	28	2	99	EA	$3,500.00	$5,217.73
E1040	00555 - Floor - 00555 - Pods	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	90	EA	$6,000.00	$8,944.68
G2050	01 - First Floor - 01EXT - Exterior	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	1	EA	$4,750.00	$7,081.21
G2060	00555 - Floor - 00555 - Space	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	1	EA	$600.00	$894.47
G2060	01 - First Floor - 01EXT - Exterior	Picnic Table, Precast Concrete, Replace	25	16	9	2	EA	$1,200.00	$1,788.94
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00556 - RCCC - SVF Corridor									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	Building exterior	Exterior Walls, any painted surface, Prep & Paint	10	6	4	9500	SF	$3.00	$4.47
B2050	01 - First Floor - 01SECPASS_N - North Secure Passage	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	21	9	1	EA	$4,400.00	$6,559.43
B2050	01 - First Floor - 01SECPASS_N - North Secure Passage	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	21	9	1	EA	$4,400.00	$6,559.43
B3010	00556 - Floor - 00556 - Roof	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	6775	SF	$17.00	$25.34
C2010	00556 - Floor - 00556 - Space	Wall Finishes, any surface, Prep & Paint	10	7	3	12000	SF	$1.50	$2.24
C2030	00556 - Floor - 00556 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	6775	SF	$1.50	$2.24
D4010	00556 - Floor - 00556 - Throughout Building	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	6775	SF	$1.07	$1.60
D4030	00556 - Floor - 00556 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	4	EA	$150.00	$223.62
D5020	Throughout	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	36	4	6775	SF	$18.00	$26.83
D5040	00556 - Floor - 00556 - Throughout Building	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	6775	SF	$0.65	$0.97

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5020	$7,901			$7,901									$7,901
D5020	$4,472			$4,472									$4,472
D5030	$167,713					$167,713							$167,713
D6020	$100,628										$100,628		$100,628
D8010	$167,713							$167,713					$167,713
E1040	$516,555			$516,555									$516,555
E1040	$805,021					$805,021							$805,021
G2050	$7,081					$7,081							$7,081
G2060	$894						$894						$894
G2060	$3,578										$3,578		$3,578
Totals, Unescalated		$15,206	$89,447	$838,594	$132,679	$2,040,356	$100,777	$224,735	$32,065	$5,218	$269,265	$600,039	$4,348,380
Totals, Escalated (6.0% inflation, compounded annually)		$15,206	$94,814	$942,244	$158,023	$2,575,902	$134,862	$318,791	$48,214	$8,316	$454,917	$1,074,578	$5,825,868
Rio Consumnes Correctional Center / 00556 - RCCC - SVF Corridor													

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	$42,487					$42,487							$42,487
B2050	$6,559										$6,559		$6,559
B2050	$6,559										$6,559		$6,559
B3010	$171,701					$171,701							$171,701
C2010	$26,834				$26,834								$26,834
C2030	$15,150				$15,150								$15,150
D4010	$10,807										$10,807		$10,807
D4030	$894							$894					$894
D5020	$181,801					$181,801							$181,801
D5040	$6,565					$6,565							$6,565

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D5040	00556 - Floor - 00556 - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	6775	SF	$4.50	$6.71
D6060	00556 - Floor - 00556 - Throughout Building	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	6775	SF	$1.65	$2.46
D7050	00556 - Floor - 00556 - Throughout Building	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	6775	SF	$3.00	$4.47
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00557 - RCCC - Booking									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	5000	SF	$3.00	$4.47
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	2	EA	$600.00	$894.47
C1070	01 - First Floor - Booking - Office	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	2000	SF	$3.50	$5.22
C1070	01 - First Floor - Booking - Office	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	3000	SF	$3.50	$5.22
C1090	00557 - Floor - 00557 - Restroom	Toilet Partitions, Metal, Replace	20	11	9	4	EA	$850.00	$1,267.16
C2010	00557 - Floor - 00557 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	16000	SF	$1.50	$2.24
C2030	00557 - Floor - 00557 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	3600	SF	$1.50	$2.24
C2030	00557 - Floor - 00557 - Space	Flooring, Vinyl Tile (VCT), Replace	15	11	4	3000	SF	$5.00	$7.45
C2030	00557 - Floor - 00557 - Restroom	Flooring, Vinyl Sheeting, Replace	15	10	5	1000	SF	$7.00	$10.44
C2030	01 - First Floor - Booking - Office	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1500	SF	$7.50	$11.18
C2030	01 - First Floor - Booking - Office	Flooring, Carpet, Commercial Tile, Replace	10	3	7	2000	SF	$6.50	$9.69
C2050	00557 - Floor - 00557 - Restroom	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	6100	SF	$2.00	$2.98
D2010	00557 - Floor - 00557 - Throughout building	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	11100	SF	$14.00	$20.87
D2010	00557 - Floor - 00557 - Space	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	$1,400.00	$2,087.09
D2010	00557 - Floor - 00557 - Restroom	Shower, Valve & Showerhead, Replace	30	26	4	6	EA	$800.00	$1,192.62
D3020	01 - First Floor - 01BKGMECH - Mechanical Rm	Furnace, Gas, Replace	20	19	1	1	EA	$4,200.00	$6,261.28
D3030	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,800.00	$5,664.96
D3030	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,800.00	$5,664.96
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$9,000.00	$13,417.02
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Make-Up Air Unit, MUA or MAU, Replace	20	19	1	1	EA	$60,000.00	$89,446.80
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$11,000.00	$16,398.58
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$8,200.00	$12,224.40

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5040	$45,450					$45,450							$45,450
D6060	$16,665			$16,665									$16,665
D7050	$30,300										$30,300		$30,300
Totals, Unescalated		$0	$0	$16,665	$41,984	$448,004	$0	$894	$0	$0	$54,226	$0	$561,773
Totals, Escalated (6.0% inflation, compounded annually)		$0	$0	$18,725	$50,004	$565,594	$0	$1,269	$0	$0	$91,614	$0	$727,205
Rio Consumnes Correctional Center / 00557 - RCCC - Booking													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$22,362				$22,362								$22,362
B2050	$1,789										$1,789		$1,789
C1070	$10,435			$10,435									$10,435
C1070	$15,653										$15,653		$15,653
C1090	$5,069										$5,069		$5,069
C2010	$35,779					$35,779							$35,779
C2030	$8,050			$8,050									$8,050
C2030	$22,362					$22,362							$22,362
C2030	$10,435						$10,435						$10,435
C2030	$16,771			$16,771									$16,771
C2030	$19,380								$19,380				$19,380
C2050	$18,188					$18,188							$18,188
D2010	$231,667					$231,667							$231,667
D2010	$2,087		$2,087										$2,087
D2010	$7,156					$7,156							$7,156
D3020	$6,261		$6,261										$6,261
D3030	$5,665							$5,665					$5,665
D3030	$5,665							$5,665					$5,665
D3050	$13,417		$13,417										$13,417
D3050	$89,447		$89,447										$89,447
D3050	$16,399		$16,399										$16,399
D3050	$12,224		$12,224										$12,224

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$11,000.00	$16,398.58
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$7,500.00	$11,180.85
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$7,500.00	$11,180.85
D3050	00557 - Floor - 00557 - Throughout building	HVAC System, Ductwork, Medium Density, Upgrade/Install	30	26	4	11100	SF	$4.00	$5.96
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$11,000.00	$16,398.58
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	19	1	1	EA	$1,200.00	$1,788.94
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	19	1	1	EA	$1,200.00	$1,788.94
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	23	2	1	EA	$4,000.00	$5,963.12
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	23	2	1	EA	$4,000.00	$5,963.12
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	22	3	1	EA	$4,000.00	$5,963.12
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$4,000.00	$5,963.12
D4030	00557 - Floor - 00557 - Throughout building	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	9	1	5	EA	$150.00	$223.62
D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	00557 - Floor - 00557 - Space	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5030	01 - First Floor - 01BKG_CNT - Control	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Upgrade/Install	40	31	9	11100	SF	$2.50	$3.73
D5040	01 - First Floor - 01BKG_ELE - Electrical	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	11100	SF	$4.50	$6.71
D6020	00557 - Floor - 00557 - Throughout building	Low Voltage System, Phone & Data Lines, Upgrade/Install	20	16	4	11100	SF	$1.50	$2.24
D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKG_HOLD_2 - Holding 2	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKG_HOLD_1 - Holding 1	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGVST_3 - Attorney Visit	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKG_HOLD_3 - Holding 3	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGVST_3 - Attorney Visit	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18
D7050	00557 - Floor - 00557 - Throughout building	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	11	9	11100	SF	$1.50	$2.24

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3050	$16,399			$16,399									$16,399
D3050	$11,181			$11,181									$11,181
D3050	$11,181				$11,181								$11,181
D3050	$66,191					$66,191							$66,191
D3050	$16,399					$16,399							$16,399
D3060	$1,789		$1,789										$1,789
D3060	$1,789		$1,789										$1,789
D3060	$5,963			$5,963									$5,963
D3060	$5,963			$5,963									$5,963
D3060	$5,963				$5,963								$5,963
D3060	$5,963					$5,963							$5,963
D4030	$1,118		$1,118										$1,118
D5020	$2,982	$2,982											$2,982
D5020	$2,982	$2,982											$2,982
D5020	$2,982	$2,982											$2,982
D5020	$2,982					$2,982							$2,982
D5030	$41,369										$41,369		$41,369
D5040	$74,464			$74,464									$74,464
D6020	$24,821					$24,821							$24,821
D7050	$1,103			$1,103									$1,103
D7050	$1,103			$1,103									$1,103
D7050	$1,103					$1,103							$1,103
D7050	$1,103					$1,103							$1,103
D7050	$1,103					$1,103							$1,103
D7050	$1,103					$1,103							$1,103
D7050	$1,103					$1,103							$1,103
D7050	$1,103					$1,103							$1,103
D7050	$1,103					$1,103							$1,103
D7050	$1,103					$1,103							$1,103
D7050	$1,103					$1,103							$1,103
D7050	$1,103					$1,103							$1,103
D7050	$1,103					$1,103							$1,103
D7050	$24,821										$24,821		$24,821

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D7050	01 - First Floor - 01BKG_CNT - Control	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	$4,000.00	$5,963.12
D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	11100	SF	$2.50	$3.73
E1040	00557 - Floor - 00557 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	38	2	3	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01BKG_CNT - Control	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	38	2	1	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01BKGPRCESS - Processing	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	38	2	1	EA	$6,000.00	$8,944.68
E1040	00557 - Floor - 00557 - Space	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	28	2	3	EA	$3,500.00	$5,217.73
E1040	01 - First Floor - 01BKG_EXT - Exterior	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01BKG_EXT - Exterior	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68
E2010	01 - First Floor - Booking - Office	Casework, Countertop, Plastic Laminate, Replace	15	12	3	120	LF	$50.00	$74.54
E2010	01 - First Floor - Booking - Office	Casework, Cabinetry, Standard, Replace	20	13	7	120	LF	$300.00	$447.23
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00558 - RCCC - Warehouse									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	6600	SF	$3.00	$4.47
B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	29	1	400	SF	$55.00	$81.99
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	8	EA	$600.00	$894.47
B2050	01 - First Floor - 01WHSEDOCKSTOR - Loading Dock Storage	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	25	5	1	EA	$7,500.00	$11,180.85
B3010	00558 - Floor - 00558 - Roof	Roofing, Modified Bitumen, Replace	20	16	4	11900	SF	$10.00	$14.91
B3020	00558 - Floor - 00558 - Roof	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	100	LF	$9.00	$13.42
C1090	01 - First Floor - 01WHSEDOCKSTOR - Restroom	Toilet Partitions, Metal, Replace	20	20	0	1	EA	$850.00	$1,267.16
C2010	01 - First Floor - 01WHSEDOCKSTOR - Restroom	Wall Finishes, Laminated Paneling (FRP), Replace	30	23	7	300	SF	$16.00	$23.85
C2010	00558 - Floor - 00558 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	18000	SF	$1.50	$2.24
C2030	00558 - Floor - 00558 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	11000	SF	$1.50	$2.24
C2030	01 - First Floor - 01WHSECST - Office	Flooring, Vinyl Tile (VCT), Replace	15	10	5	900	SF	$5.00	$7.45

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D7050	$5,963										$5,963		$5,963
D8010	$41,369					$41,369							$41,369
E1040	$26,834			$26,834									$26,834
E1040	$8,945			$8,945									$8,945
E1040	$8,945			$8,945									$8,945
E1040	$15,653			$15,653									$15,653
E1040	$8,945					$8,945							$8,945
E1040	$8,945					$8,945							$8,945
E2010	$8,945				$8,945								$8,945
E2010	$53,668								$53,668				$53,668
Totals, Unescalated		$8,945	$144,531	$211,810	$48,450	$506,209	$10,435	$11,330	$73,048	$0	$94,665	$0	$1,109,424
Totals, Escalated (6.0% inflation, compounded annually)		$8,945	$153,203	$237,990	$57,705	$639,078	$13,965	$16,072	$109,838	$0	$159,934	$0	$1,396,728
Rio Consumnes Correctional Center / 00558 - RCCC - Warehouse													

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	$29,517					$29,517							$29,517
B2020	$32,797		$32,797										$32,797
B2050	$7,156										$7,156		$7,156
B2050	$11,181						$11,181						$11,181
B3010	$177,403					$177,403							$177,403
B3020	$1,342					$1,342							$1,342
C1090	$1,267	$1,267											$1,267
C2010	$7,156								$7,156				$7,156
C2010	$40,251					$40,251							$40,251
C2030	$24,598			$24,598									$24,598
C2030	$6,709						$6,709						$6,709

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
C2050	01 - First Floor - 01WHSECST - Office	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11900	SF	$2.00	$2.98
D2010	00558 - Floor - 00558 - Throughout Building	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	31	9	11900	SF	$1.00	$1.49
D2010	01 - First Floor - 01WHSEDOCKSTOR - Restroom	Urinal, Standard, Replace	30	30	0	1	EA	$1,100.00	$1,639.86
D2010	01 - First Floor - 01WHSE_SUPPLY - Utility Room	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01WHSEDOCKSTOR - Restroom	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	1	EA	$1,700.00	$2,534.33
D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$3,400.00	$5,068.65
D3030	01 - First Floor - 01WHSECST - Office	Split System, Fan Coil Unit, DX, Replace	15	9	6	1	EA	$3,000.00	$4,472.34
D4030	00558 - Floor - 00558 - Throughout building	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	4	EA	$150.00	$223.62
D5010	01 - First Floor - 01WHSEDOCKSTOR - Loading Dock Storage	Supplemental Components, Battery Charger, Replace	20	11	9	1	EA	$1,630.00	$2,429.97
D5020	01 - First Floor - 01WHSEDOCK - Loading Dock	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5020	01 - First Floor - 01EXT - Exterior	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56
D5030	00558 - Floor - 00558 - Throughout Building	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	11900	SF	$2.50	$3.73
D5040	01 - First Floor - 01WHSE_SUPPLY - Supply	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$1,760.00	$2,623.77
D5040	00558 - Floor - 00558 - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	11900	SF	$4.50	$6.71
D7050	00558 - Floor - 00558 - Throughout Building	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	11900	SF	$2.00	$2.98
E1030	01 - First Floor - 01EXT - Exterior	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	19	1	1	EA	$15,000.00	$22,361.70
E1030	01 - First Floor - 01EXT - Exterior	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	28	2	1	EA	$1,600.00	$2,385.25
E1030	Walk-in	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	$4,600.00	$6,857.59
E1030	Unknown	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	11	4	1	EA	$6,300.00	$9,391.91
E1040	01 - First Floor - 01EXT - Exterior	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68
E1040	01 - First Floor - 01EXT - Exterior	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68
E2010	01 - First Floor - 01WHSECST - Office	Casework, Countertop, Plastic Laminate, Replace	15	8	7	100	LF	$50.00	$74.54
E2010	01 - First Floor - 01WHSECST - Office	Casework, Cabinetry, Standard, Replace	20	13	7	100	LF	$300.00	$447.23
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C2050	$35,481					$35,481							$35,481
D2010	$17,740										$17,740		$17,740
D2010	$1,640	$1,640											$1,640
D2010	$2,087					$2,087							$2,087
D2010	$2,534										$2,534		$2,534
D3030	$5,069							$5,069					$5,069
D3030	$4,472							$4,472					$4,472
D4030	$894			$894									$894
D5010	$2,430										$2,430		$2,430
D5020	$2,982	$2,982											$2,982
D5020	$2,982	$2,982											$2,982
D5030	$44,351					$44,351							$44,351
D5040	$2,624			$2,624									$2,624
D5040	$79,831					$79,831							$79,831
D7050	$35,481						$35,481						$35,481
E1030	$22,362		$22,362										$22,362
E1030	$2,385			$2,385									$2,385
E1030	$6,858					$6,858							$6,858
E1030	$9,392					$9,392							$9,392
E1040	$8,945					$8,945							$8,945
E1040	$8,945					$8,945							$8,945
E2010	$7,454								$7,454				$7,454
E2010	$44,723								$44,723				$44,723
Totals, Unescalated		$8,870	$55,159	$30,501	$0	$444,402	$53,370	$9,541	$59,333	$0	$29,860	$0	$691,036
Totals, Escalated (6.0% inflation, compounded annually)		$8,870	$58,468	$34,271	$0	$561,047	$71,421	$13,534	$89,215	$0	$50,448	$0	$887,275

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
Rio Consumnes Correctional Center / 00559 - RCCC - Gate House									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, any painted surface, Prep & Paint	10	6	4	3000	SF	$3.00	$4.47
B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	23	7	150	SF	$55.00	$81.99
B3010	00559 - Floor - 00559 - Gate House	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	2750	SF	$17.00	$25.34
B3060	01 - First Floor - 01EXT - Exterior	Roof Hatch, Metal, Replace	30	26	4	1	EA	$1,300.00	$1,938.01
C1030	00559 - Floor - 00559 - Gate House	Door Hardware, Office, per Door, Replace	30	21	9	7	EA	$350.00	$521.77
C1070	00559 - Floor - 00559 - Gate House	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	2500	SF	$3.50	$5.22
C1090	00559 - Floor - 00559 - Gate House	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	13	7	7	LF	$500.00	$745.39
C2010	00559 - Floor - 00559 - Gate House	Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	40	SF	$16.00	$23.85
C2010	00559 - Floor - 00559 - Gate House	Wall Finishes, any surface, Prep & Paint	10	6	4	4500	SF	$1.50	$2.24
C2030	00559 - Floor - 00559 - Gate House	Flooring, Vinyl Tile (VCT), Replace	15	12	3	1000	SF	$5.00	$7.45
C2030	00559 - Floor - 00559 - Gate House	Flooring, Laminate Faux Wood, Replace	15	7	8	1500	SF	$7.00	$10.44
C2050	00559 - Floor - 00559 - Gate House	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	250	SF	$2.00	$2.98
D2010	01 - First Floor - 01EXT - Exterior	Water Heater, Gas, Residential, Replace	15	13	2	1	EA	$1,300.00	$1,938.01
D2010	00559 - Floor - 00559 - Restrooms	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,300.00	$1,938.01
D2010	00559 - Floor - 00559 - Restrooms	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	2	EA	$1,700.00	$2,534.33
D2010	00559 - Floor - 00559 - Gate House	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	$1,500.00	$2,236.17
D2010	00559 - Floor - 00559 - Gate House	Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	1	EA	$800.00	$1,192.62
D3050	00559 - Floor - 00559 - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	26	4	2750	SF	$4.00	$5.96
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$11,000.00	$16,398.58
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09
D4010	00559 - Floor - 00559 - Throughout Building	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	2750	SF	$1.07	$1.60
D4030	00559 - Floor - 00559 - Gate House	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	3	EA	$300.00	$447.23
D5020	00559 - Floor - 00559 - Gate House	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$6,700.00	$9,988.23
D5020	00559 - Floor - 00559 - Gate House	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	$3,000.00	$4,472.34
D5020	00559 - Floor - 00559 - Gate House	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5040	01 - First Floor - 01EXT - Exterior	Exterior Light, any type, w/ LED Replacement, Replace	20	19	1	8	EA	$400.00	$596.31
D7050	00559 - Floor - 00559 - Throughout Building	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	2750	SF	$3.00	$4.47
E2010	00559 - Floor - 00559 - Gate House	Casework, Countertop, Plastic Laminate, Replace	15	11	4	30	LF	$50.00	$74.54
E2010	00559 - Floor - 00559 - Gate House	Casework, Cabinetry, Standard, Replace	20	11	9	40	LF	$300.00	$447.23
G2020	01 - First Floor - 01EXT - Exterior	Vehicular Access Devices, Operator, Large Gate, Replace	15	11	4	1	EA	$9,400.00	$14,013.33
G2020	01 - First Floor - 01EXT - Exterior	Vehicular Access Devices, Operator, Large Gate, Replace	15	6	9	1	EA	$9,400.00	$14,013.33
G2060	01 - First Floor - 01EXT - Exterior	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	21	4	2	EA	$800.00	$1,192.62
G2060	01 - First Floor - 01EXT - Exterior	Fences & Gates, Pedestrian Gate, Wrought Iron, Refinish	10	6	4	2	EA	$30.00	$44.72
G2060	00559 - Floor - 00559 - Gate House	Park Bench, Metal Powder-Coated, Replace	20	15	5	2	EA	$700.00	$1,043.55

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Rio Consumnes Correctional Center / 00559 - RCCC - Gate House													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$13,417					$13,417							$13,417
B2020	$12,299								$12,299				$12,299
B3010	$69,694			$69,694									$69,694
B3060	$1,938					$1,938							$1,938
C1030	$3,652										$3,652		$3,652
C1070	$13,044										$13,044		$13,044
C1090	$5,218								$5,218				$5,218
C2010	$954					$954							$954
C2010	$10,063					$10,063							$10,063
C2030	$7,454				$7,454								$7,454
C2030	$15,653									$15,653			$15,653
C2050	$745					$745							$745
D2010	$1,938			$1,938									$1,938
D2010	$3,876					$3,876							$3,876
D2010	$5,069					$5,069							$5,069
D2010	$2,236								$2,236				$2,236
D2010	$1,193										$1,193		$1,193
D3050	$16,399					$16,399							$16,399
D3050	$16,399										$16,399		$16,399
D3060	$2,087		$2,087										$2,087
D4010	$4,387										$4,387		$4,387
D4030	$1,342							$1,342					$1,342
D5020	$9,988					$9,988							$9,988
D5020	$4,472					$4,472							$4,472
D5020	$2,982					$2,982							$2,982
D5040	$4,770		$4,770										$4,770
D7050	$12,299										$12,299		$12,299
E2010	$2,236					$2,236							$2,236
E2010	$17,889										$17,889		$17,889
G2020	$14,013					$14,013							$14,013
G2020	$14,013										$14,013		$14,013
G2060	$2,385					$2,385							$2,385
G2060	$89					$89							$89
G2060	$2,087						$2,087						$2,087

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
G2060	00559 - Floor - 00559 - Gate House	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	1	EA	$600.00	$894.47
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00560 - RCCC - Warehouse Annex									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Steel, Standard, Replace	30	21	9	3	EA	$600.00	$894.47
B2050	00560 - Floor - 00560 - Space	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	26	4	1	EA	$7,500.00	$11,180.85
B2050	00560 - Floor - 00560 - Space	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	26	4	1	EA	$4,400.00	$6,559.43
C1030	00560 - Floor - 00560 - Space	Door Hardware, Office, per Door, Replace	30	21	9	1	EA	$350.00	$521.77
C1090	00560 - Floor - 00560 - Space	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	13	7	11	LF	$500.00	$745.39
C2030	00560 - Floor - 00560 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	3700	SF	$1.50	$2.24
D2060	01 - First Floor - 01EXT - Exterior	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	16	4	1	EA	$5,600.00	$8,348.37
D2060	01 - First Floor - 01EXT - Exterior	Air Compressor, Tank-Style, Replace	20	11	9	1	EA	$15,900.00	$23,703.40
D4030	00560 - Floor - 00560 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	2	EA	$150.00	$223.62
D5020	00560 - Floor - 00560 - Space	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,981.56
D5040	00560 - Floor - 00560 - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	3700	SF	$4.50	$6.71
E1090	01 - First Floor - 01EXT - Exterior	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press, Replace	15	11	4	1	EA	$8,400.00	$12,522.55
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00561 - RCCC - Culinary Trailer									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
D2020	01 - First Floor - 01EXT - Exterior	Grease Trap/Interceptor, Underground, 100 GPM and 300 LB, Replace	20	19	1	1	EA	$12,000.00	$17,889.36

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
G2060	$894									$894			$894
Totals, Unescalated		$0	$6,858	$71,632	$7,454	$88,627	$2,087	$1,342	$19,753	$16,548	$82,876	$0	$297,176
Totals, Escalated (6.0% inflation, compounded annually)		$0	$7,269	$80,486	$8,878	$111,889	$2,793	$1,903	$29,701	$26,374	$140,018	$0	$409,311
Rio Consumnes Correctional Center / 00560 - RCCC - Warehouse Annex													

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2050	$2,683										$2,683		$2,683
B2050	$11,181					$11,181							$11,181
B2050	$6,559					$6,559							$6,559
C1030	$522										$522		$522
C1090	$8,199								$8,199				$8,199
C2030	$8,274			$8,274									$8,274
D2060	$8,348					$8,348							$8,348
D2060	$23,703										$23,703		$23,703
D4030	$447				$447								$447
D5020	$2,982				$2,982								$2,982
D5040	$24,821										$24,821		$24,821
E1090	$12,523					$12,523							$12,523
Totals, Unescalated		$0	$0	$8,274	$3,429	$38,611	$0	$0	$8,199	$0	$51,730	$0	$110,243
Totals, Escalated (6.0% inflation, compounded annually)		$0	$0	$9,296	$4,084	$48,746	$0	$0	$12,329	$0	$87,397	$0	$161,852
Rio Consumnes Correctional Center / 00561 - RCCC - Culinary Trailer													

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2020	$17,889		$17,889										$17,889

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
F1020	00561 - Floor - 00561 - Building Exterior	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	39	0	1579	SF	$144.00	$214.67
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00565 - RCCC - Compound Guard House									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2010	Building exterior	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	43	2	200	SF	$22.00	$32.80
B2020	Building exterior	Glazing, any type by SF, Replace	30	26	4	500	SF	$55.00	$81.99
C1030	00565 - Floor - 00565 - Space	Door Hardware, Office, per Door, Replace	30	30	0	1	EA	$350.00	$521.77
C2030	00565 - Floor - 00565 - Space	Flooring, Vinyl Tile (VCT), Replace	15	15	0	400	SF	$5.00	$7.45
C2050	00565 - Floor - 00565 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	10	0	400	SF	$2.00	$2.98
D4030	00565 - Floor - 00565 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$150.00	$223.62
D5020	Throughout	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	36	4	400	SF	$18.00	$26.83
D5040	00565 - Floor - 00565 - Space	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	400	SF	$4.50	$6.71
D7050	00565 - Floor - 00565 - Space	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	400	SF	$3.00	$4.47
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00566 - RCCC - Waste Water Control Building									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2050	00566 - Floor - 00566 - Exterior	Exterior Door, Steel, Standard, Replace	30	28	2	6	EA	$600.00	$894.47
C1030	00566 - Floor - 00566 - Exterior	Door Hardware, Office, per Door, Replace	30	28	2	6	EA	$350.00	$521.77

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
F1020	$338,968	$338,968											$338,968
Totals, Unescalated		$338,968	$17,889	$0	$0	$0	$0	$0	$0	$0	$0	$0	$356,857
Totals, Escalated (6.0% inflation, compounded annually)		$338,968	$18,963	$0	$0	$0	$0	$0	$0	$0	$0	$0	$357,930
Rio Consumnes Correctional Center / 00565 - RCCC - Compound Guard House													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$6,559			$6,559									$6,559
B2020	$40,996					$40,996							$40,996
C1030	$522	$522											$522
C2030	$2,982	$2,982											$2,982
C2050	$1,193	$1,193										$1,193	$2,385
D4030	$224							$224					$224
D5020	$10,734					$10,734							$10,734
D5040	$2,683			$2,683									$2,683
D7050	$1,789										$1,789		$1,789
Totals, Unescalated		$4,696	$0	$9,243	$0	$51,730	$0	$224	$0	$0	$1,789	$1,193	$68,874
Totals, Escalated (6.0% inflation, compounded annually)		$4,696	$0	$10,385	$0	$65,308	$0	$317	$0	$0	$3,022	$2,136	$85,865
Rio Consumnes Correctional Center / 00566 - RCCC - Waste Water Control Building													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2050	$5,367			$5,367									$5,367
C1030	$3,131			$3,131									$3,131

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
C2030	Throughout	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	700	SF	$1.50	$2.24
D2010	00566 - Floor - 00566 - Space	Pump, Circulation/Booster, Domestic Water, Replace	25	19	6	1	EA	$13,600.00	$20,274.61
D2010	00566 - Floor - 00566 - Space	Pump, Circulation/Booster, Domestic Water, Replace	25	17	8	1	EA	$6,800.00	$10,137.30
D3030	00566 - Floor - 00566 - Space	Chilled Water, Chemical Feed Dosing System, Replace	15	14	1	3	EA	$5,000.00	$7,453.90
D5030	00566 - Floor - 00566 - Space	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	$8,800.00	$13,118.86
D5040	00566 - Floor - 00566 - Space	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	700	SF	$4.50	$6.71
F1050	00566 - Floor - 00566 - Space	Sanitary Equipment, Filtration System, Replace	15	8	7	1	EA	$6,000.00	$8,944.68
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00569 - RCCC - Greenhouse									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3060	00569 - Floor - 00569 - Space	Exhaust Fan, Propeller, 0.5 HP Motor, Replace	20	15	5	1	EA	$1,300.00	$1,938.01
D3060	00569 - Floor - 00569 - Space	Exhaust Fan, Propeller, 0.5 HP Motor, Replace	20	15	5	1	EA	$1,300.00	$1,938.01
D5020	00569 - Floor - 00569 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	25	5	1	EA	$1,100.00	$1,639.86
D5040	Throughout	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	4800	SF	$2.10	$3.13
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00570 - RCCC - Stuart Baird Facility (SBF)									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2010	Building exterior	Exterior Walls, any painted surface, Prep & Paint	10	6	4	12000	SF	$3.00	$4.47
B3010	00570 - Floor - 00570 - SBF Space	Roofing, Modified Bitumen, Replace	20	18	2	23000	SF	$10.00	$14.91
B3060	R3 - Roof Level 3 - R3ROOF - Roof	Roof Skylight, per unit, up to 20 SF, Replace	30	26	4	12	EA	$1,300.00	$1,938.01

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C2030	$1,565					$1,565							$1,565
D2010	$20,275							$20,275					$20,275
D2010	$10,137									$10,137			$10,137
D3030	$22,362		$22,362										$22,362
D5030	$13,119							$13,119					$13,119
D5040	$4,696							$4,696					$4,696
F1050	$8,945								$8,945				$8,945
Totals, Unescalated		$0	$22,362	$8,497	$0	$1,565	$0	$38,089	$8,945	$10,137	$0	$0	$89,596
Totals, Escalated (6.0% inflation, compounded annually)		$0	$23,703	$9,548	$0	$1,976	$0	$54,031	$13,449	$16,157	$0	$0	$118,865
Rio Consumnes Correctional Center / 00569 - RCCC - Greenhouse													

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3060	$1,938						$1,938						$1,938
D3060	$1,938						$1,938						$1,938
D5020	$1,640						$1,640						$1,640
D5040	$15,027							$15,027					$15,027
Totals, Unescalated		$0	$0	$0	$0	$0	$5,516	$15,027	$0	$0	$0	$0	$20,543
Totals, Escalated (6.0% inflation, compounded annually)		$0	$0	$0	$0	$0	$7,381	$21,316	$0	$0	$0	$0	$28,698
Rio Consumnes Correctional Center / 00570 - RCCC - Stuart Baird Facility (SBF)													

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	$53,668					$53,668							$53,668
B3010	$342,879			$342,879									$342,879
B3060	$23,256					$23,256							$23,256

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B3060	R3 - Roof Level 3 - R3ROOF - Roof	Roof Hatch, Metal, Replace	30	28	2	2	EA	$1,300.00	$1,938.01
C1030	00570- First Floor - 00570 - Space	Interior Door, Steel, Standard, Replace	40	36	4	21	EA	$600.00	$894.47
C2010	00570- First Floor - 00570 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	70000	SF	$1.50	$2.24
C2030	00570- First Floor - 00570 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	44500	SF	$1.50	$2.24
C2030	00570- First Floor - 00570 - Space	Flooring, Ceramic Tile, Replace	40	36	4	500	SF	$18.00	$26.83
C2050	00570- First Floor - 00570 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	35000	SF	$2.00	$2.98
D2010	01 - First Floor - 01MECH_N - North Mechanical	Water Heater, Gas, Commercial (125 MBH), Replace	20	13	7	1	EA	$12,400.00	$18,485.67
D2010	00570 - Floor - 00570 - SBF Space	Pump, Circulation, Domestic Water, Replace	15	6	9	1	EA	$2,600.00	$3,876.03
D2010	00570- First Floor - 00570 - Throughout Building	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	36	4	45000	SF	$11.00	$16.40
D2010	01 - First Floor - 01MECH_N - North Mechanical	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$1,400.00	$2,087.09
D2010	01 - First Floor - 01MECH_N - North Mechanical	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$1,400.00	$2,087.09
D2010	00570- First Floor - 00570 - Space	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	1	EA	$1,200.00	$1,788.94
D2010	00570- First Floor - 00570 - Space	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	7	EA	$1,200.00	$1,788.94
D2010	00570- First Floor - 00570 - Cells	Shower, Valve & Showerhead, Replace	30	21	9	12	EA	$800.00	$1,192.62
D2010	00570- First Floor - 01CNT - Restroom	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	1	EA	$1,700.00	$2,534.33
D2010	00570- First Floor - 01CNT - Restroom	Toilet, Commercial Water Closet, Replace	30	21	9	1	EA	$1,300.00	$1,938.01
D2030	R3 - Roof Level 3 - R3ROOF - Roof	Supplemental Components, Drains, Roof, Replace	40	36	4	14	EA	$644.00	$960.06
D3030	01 - First Floor - 01CNT - Control	Split System, Fan Coil Unit, DX, Replace	15	14	1	1	EA	$2,100.00	$3,130.64
D3030	R3 - Roof Level 3 - R3ROOF - Roof	Split System Ductless, Single Zone, Replace	15	14	1	1	EA	$3,500.00	$5,217.73
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$11,000.00	$16,398.58
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$15,000.00	$22,361.70
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$20,000.00	$29,815.60
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$11,000.00	$16,398.58
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$15,000.00	$22,361.70
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$20,000.00	$29,815.60
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$7,500.00	$11,180.85
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$25,000.00	$37,269.50
D3050	00570- First Floor - 00570 - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	20	10	45000	SF	$4.00	$5.96
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$1,400.00	$2,087.09
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$4,472.34

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B3060	$3,876			$3,876									$3,876
C1030	$18,784					$18,784							$18,784
C2010	$156,532					$156,532							$156,532
C2030	$99,510		$99,510										$99,510
C2030	$13,417					$13,417							$13,417
C2050	$104,355					$104,355							$104,355
D2010	$18,486								$18,486				$18,486
D2010	$3,876										$3,876		$3,876
D2010	$737,936					$737,936							$737,936
D2010	$2,087								$2,087				$2,087
D2010	$2,087										$2,087		$2,087
D2010	$1,789		$1,789										$1,789
D2010	$12,523								$12,523				$12,523
D2010	$14,311										$14,311		$14,311
D2010	$2,534										$2,534		$2,534
D2010	$1,938										$1,938		$1,938
D2030	$13,441					$13,441							$13,441
D3030	$3,131		$3,131										$3,131
D3030	$5,218		$5,218										$5,218
D3050	$16,399			$16,399									$16,399
D3050	$22,362				$22,362								$22,362
D3050	$29,816				$29,816								$29,816
D3050	$16,399				$16,399								$16,399
D3050	$22,362				$22,362								$22,362
D3050	$29,816				$29,816								$29,816
D3050	$11,181				$11,181								$11,181
D3050	$37,270				$37,270								$37,270
D3050	$268,340											$268,340	$268,340
D3060	$3,578					$3,578							$3,578
D3060	$3,578					$3,578							$3,578
D3060	$3,578					$3,578							$3,578
D3060	$4,472					$4,472							$4,472
D3060	$3,578					$3,578							$3,578
D3060	$3,578					$3,578							$3,578
D3060	$4,472					$4,472							$4,472
D3060	$2,087					$2,087							$2,087
D3060	$3,578					$3,578							$3,578
D3060	$3,578					$3,578							$3,578
D3060	$4,472					$4,472							$4,472
D3060	$4,472					$4,472							$4,472
D3060	$4,472					$4,472							$4,472

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$3,000.00	$4,472.34
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	00570 - Floor - 00570 - SBF Space	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	2	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$3,000.00	$4,472.34
D4010	00570- First Floor - 00570 - Throughout Building	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	45000	SF	$1.07	$1.60
D4030	00570 - Floor - 00570 - SBF Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	8	EA	$150.00	$223.62
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$16,000.00	$23,852.48
D5020	01 - First Floor - 01MECH_N - North Mechanical	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$7,600.00	$11,329.93
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$3,000.00	$4,472.34
D5020	01 - First Floor - 01COREELE_TEL - Electrical/telephone	Distribution Panel, 120/240 V, Residential Style, Replace	30	27	3	1	EA	$1,100.00	$1,639.86
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$5,300.00	$7,901.13
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
D5020	00570 - Floor - 00570 - SBF Space	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$8,944.68
D5020	00570 - Floor - 00570 - SBF Space	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$8,944.68
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,100.00	$1,639.86
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Distribution Panel, 120/240 V, Residential Style, Replace	30	23	7	1	EA	$1,100.00	$1,639.86
D5030	00570- First Floor - 00570 - Throughout Building	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	45000	SF	$2.50	$3.73
D7050	00570- First Floor - 00570 - Throughout Building	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	45000	SF	$3.00	$4.47
D8010	00570- First Floor - 00570 - Throughout Building	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	8	7	45000	SF	$2.50	$3.73
E1040	00570- First Floor - 00570 - Cells	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	29	1	98	EA	$3,500.00	$5,217.73
E1040	02 - Second Floor - 02MEZZ - Mezzanine	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	4	EA	$6,000.00	$8,944.68
Totals, Unescalated									

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3060	$3,578					$3,578							$3,578
D3060	$3,578					$3,578							$3,578
D3060	$4,472					$4,472							$4,472
D3060	$3,578					$3,578							$3,578
D3060	$3,578					$3,578							$3,578
D3060	$3,578					$3,578							$3,578
D3060	$7,156					$7,156							$7,156
D3060	$3,578					$3,578							$3,578
D3060	$4,472										$4,472		$4,472
D4010	$71,781						$71,781						$71,781
D4030	$1,789							$1,789					$1,789
D5020	$23,852			$23,852									$23,852
D5020	$11,330								$11,330				$11,330
D5020	$4,472			$4,472									$4,472
D5020	$1,640				$1,640								$1,640
D5020	$7,901				$7,901								$7,901
D5020	$2,982					$2,982							$2,982
D5020	$8,945					$8,945							$8,945
D5020	$8,945					$8,945							$8,945
D5020	$1,640					$1,640							$1,640
D5020	$1,640								$1,640				$1,640
D5030	$167,713					$167,713							$167,713
D7050	$201,255										$201,255		$201,255
D8010	$167,713								$167,713				$167,713
E1040	$511,338		$511,338										$511,338
E1040	$35,779					$35,779							$35,779
Totals, Unescalated		$0	$620,984	$391,479	$178,745	$1,429,980	$71,781	$1,789	$213,778	$0	$230,475	$268,340	$3,407,351

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00571 - RCCC - OCIT Communications Bldg									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
D3030	00571 - Floor - 00571 - Space	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	$2,900.00	$4,323.26
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00572 - RCCC - Sheriff Owned Modular Trailer									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B3010	00572 - Floor - 00572 - Space	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	2	EA	$1,100.00	$1,639.86
B3020	00572 - RCCC - Sheriff Owned Modular Trailer - Roof	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	40	LF	$9.00	$13.42
C1070	00572 - RCCC - Sheriff Owned Modular Trailer - Throughout building	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	7200	SF	$3.50	$5.22
C1070	00572 - Floor - 00572 - Space	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	7200	SF	$3.50	$5.22
C2010	00572 - RCCC - Sheriff Owned Modular Trailer - Throughout building	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	17	8	10000	SF	$14.00	$20.87
C2030	00572 - Floor - 00572 - Space	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2000	SF	$5.00	$7.45
C2030	00572 - Floor - 00572 - Restroom	Flooring, Vinyl Sheeting, Replace	15	5	10	200	SF	$7.00	$10.44
C2030	00572 - RCCC - Sheriff Owned Modular Trailer - Office Space	Flooring, Carpet, Commercial Standard, Replace	10	6	4	5000	SF	$7.50	$11.18
C2050	00572 - Floor - 00572 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	200	SF	$2.00	$2.98
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$5,500.00	$8,199.29
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$4,400.00	$6,559.43
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$6,300.00	$9,391.91
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$4,400.00	$6,559.43

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Totals, Escalated (6.0% inflation, compounded annually)		$0	$658,243	$439,866	$212,888	$1,805,317	$96,059	$2,538	$321,443	$0	$389,382	$480,557	$4,406,292
Rio Consumnes Correctional Center / 00571 - RCCC - OCIT Communications Bldg													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
D3030	$4,323					$4,323							$4,323
Totals, Unescalated		$0	$0	$0	$0	$4,323	$0	$0	$0	$0	$0	$0	$4,323
Totals, Escalated (6.0% inflation, compounded annually)		$0	$0	$0	$0	$5,458	$0	$0	$0	$0	$0	$0	$5,458
Rio Consumnes Correctional Center / 00572 - RCCC - Sheriff Owned Modular Trailer													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B3010	$3,280	$3,280											$3,280
B3020	$537				$537								$537
C1070	$37,568									$37,568			$37,568
C1070	$37,568									$37,568			$37,568
C2010	$208,709									$208,709			$208,709
C2030	$14,908						$14,908						$14,908
C2030	$2,087											$2,087	$2,087
C2030	$55,904					$55,904							$55,904
C2050	$596				$596								$596
D3030	$8,199							$8,199					$8,199
D3030	$6,559							$6,559					$6,559
D3030	$9,392							$9,392					$9,392
D3030	$6,559							$6,559					$6,559

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$6,300.00	$9,391.91
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$4,400.00	$6,559.43
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$4,000.00	$5,963.12
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$5,500.00	$8,199.29
D3030	01 - First Floor - 01EXT - Exterior	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$5,500.00	$8,199.29
D4010	00572 - Floor - 00572 - Throughout Building	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	17	8	7200	SF	$1.07	$1.60
D4030	00572 - Floor - 00572 - Space	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	4	EA	$300.00	$447.23
D5040	00572 - RCCC - Sheriff Owned Modular Trailer - Building Exterior	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	5	EA	$400.00	$596.31
D5040	00572 - Floor - 00572 - Throughout Building	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	7200	SF	$4.50	$6.71
D5040	00572 - Floor - 00572 - Throughout Building	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	7200	SF	$0.65	$0.97
D7050	00572 - Floor - 00572 - Throughout Building	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	17	3	7200	SF	$2.00	$2.98
E2010	00572 - RCCC - Sheriff Owned Modular Trailer - Kitchen	Casework, Cabinetry, Economy, Replace	20	17	3	16	LF	$175.00	$260.89
E2010	00572 - RCCC - Sheriff Owned Modular Trailer - Kitchen	Casework, Countertop, Plastic Laminate, Replace	15	11	4	8	LF	$50.00	$74.54
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / 00574 - RCCC - Psych Trailer									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
F1020	Throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	25	0	1715	SF	$132.00	$196.78
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3030	$9,392							$9,392					$9,392
D3030	$6,559							$6,559					$6,559
D3030	$5,963							$5,963					$5,963
D3030	$8,199							$8,199					$8,199
D3030	$8,199							$8,199					$8,199
D4010	$11,485									$11,485			$11,485
D4030	$1,789							$1,789					$1,789
D5040	$2,982				$2,982								$2,982
D5040	$48,301				$48,301								$48,301
D5040	$6,977					$6,977							$6,977
D7050	$21,467				$21,467								$21,467
E2010	$4,174				$4,174								$4,174
E2010	$596					$596							$596
Totals, Unescalated		$3,280	$0	$0	$78,057	$63,477	$14,908	$70,812	$0	$295,329	$0	$2,087	$527,951
Totals, Escalated (6.0% inflation, compounded annually)		$3,280	$0	$0	$92,967	$80,139	$19,950	$100,448	$0	$470,710	$0	$3,738	$771,232
Rio Consumnes Correctional Center / 00574 - RCCC - Psych Trailer													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
F1020	$337,483	$337,483											$337,483
Totals, Unescalated		$337,483	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$337,483
Totals, Escalated (6.0% inflation, compounded annually)		$337,483	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$337,483

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
Rio Consumnes Correctional Center / 00G04 - RCCC - Main Emergency Gen									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
B2010	00G04 - Floor - 00G04 - Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	10	0	500	SF	$3.00	$4.47
B2010	00G04 - Floor - 00G04 - Exterior	Exterior Walls, Wood Siding, Replace	30	29	1	200	SF	$10.00	$14.91
B2050	00G04 - Floor - 00G04 - Roof	Exterior Door, Steel, Standard, Replace	30	28	2	1	EA	$600.00	$894.47
B3010	00G04 - Floor - 00G04 - Roof	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	20	0	500	SF	$3.80	$5.66
D4010	00G04 - Floor - 00G04 - Space	Supplemental Components, Fire Pump Controller, Replace	20	16	4	1	EA	$17,800.00	$26,535.88
D5040	Throughout	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	500	SF	$4.50	$6.71
G3010	00G04 - Floor - 00G04 - Space	Pump, Distribution, Domestic Well Water, Replace	25	21	4	1	EA	$11,600.00	$17,293.05
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / Pistol Range Portable 2									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***
D3030	01 - First Floor - 01Restroom - Restroom Trailer	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	17	3	1	EA	$5,500.00	$8,199.29
D5020	01 - First Floor - 01Restroom - Restroom Trailer	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56
F1020	01 - First Floor - 01Restroom - Restroom Trailer	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	23	2	550	SF	$100.00	$149.08
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / Pistol Range Portable 3									
Uniformat Code	**Location Description**	**Cost Description**	**Lifespan (EUL)**	**EAge**	**RUL**	**Quantity**	**Unit**	**Unit Cost**	**w/ Markup***

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
Rio Consumnes Correctional Center / 00G04 - RCCC - Main Emergency Gen													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2010	$2,236	$2,236										$2,236	$4,472
B2010	$2,982		$2,982										$2,982
B2050	$894			$894									$894
B3010	$2,832	$2,832											$2,832
D4010	$26,536					$26,536							$26,536
D5040	$3,354										$3,354		$3,354
G3010	$17,293					$17,293							$17,293
Totals, Unescalated		$5,069	$2,982	$894	$0	$43,829	$0	$0	$0	$0	$3,354	$2,236	$58,364
Totals, Escalated (6.0% inflation, compounded annually)		$5,069	$3,160	$1,005	$0	$55,333	$0	$0	$0	$0	$5,667	$4,005	$74,239
Rio Consumnes Correctional Center / Pistol Range Portable 2													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
D3030	$8,199				$8,199								$8,199
D5020	$2,982					$2,982							$2,982
F1020	$81,993			$81,993									$81,993
Totals, Unescalated		$0	$0	$81,993	$8,199	$2,982	$0	$0	$0	$0	$0	$0	$93,174
Totals, Escalated (6.0% inflation, compounded annually)		$0	$0	$92,127	$9,765	$3,764	$0	$0	$0	$0	$0	$0	$105,657
Rio Consumnes Correctional Center / Pistol Range Portable 3													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
D3030	01 - First Floor - 01TRLR_EXT - Trailer Exterior	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	17	3	1	EA	$5,500.00	$8,199.29
D5020	01 - First Floor - 01Classroom - Classroom	Distribution Panel, 120/240 V, 200 AMP, Replace	30	26	4	1	EA	$2,500.00	$3,726.95
F1020	01 - First Floor - 01Classroom - Classroom	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	23	2	900	SF	$100.00	$149.08
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									
Rio Consumnes Correctional Center / RCCC - Site									

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
B2080	Site	Fabric Cover, Metal, per SF of Fabric Cover, Refinish	10	9	1	8000	SF	$2.50	$3.73
D3010	00080 - Fuel Station - 00080-FUEL - Fuel Station	Storage Tank, Fuel, Interior, Replace	25	21	4	1	EA	$5,500.00	$8,199.29
D3020	00567 - Floor - 00567 - Space	Boiler Supplemental Components, Chemical Feed System, Replace	15	11	4	1	EA	$11,700.00	$17,442.13
D4030	00080-FU - Fuel Station - 00080-FUEL - Fuel Station	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	$150.00	$223.62
D5010	00000 - RCCC - Exterior - Site	Generator, Diesel, Replace	25	22	3	1	EA	$120,000.00	$178,893.60
D5010	01 - First Floor - 01EXT - Exterior	Generator, Diesel, 600 KW, Replace	25	18	7	1	EA	$220,000.00	$327,971.60
D5010	00000 - RCCC - Exterior - Site	Automatic Transfer Switch, ATS, Replace	25	23	2	1	EA	$70,000.00	$104,354.60
D5010	01 - First Floor - 01EXT - Exterior	Automatic Transfer Switch, ATS, 1200 AMP, Replace	25	18	7	1	EA	$50,000.00	$74,539.00
D5020	01 - First Floor - 01EXT - Exterior	Primary Transformer, Dry, Property-Owned, 1000 KVA, Replace	30	26	4	1	EA	$110,000.00	$163,985.80
F1020	Site	Shade Structure, Wood Framed, Standard, Replace	30	21	9	400	SF	$50.00	$74.54
G2020	00000 - RCCC - Exterior - Site	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	20000	SF	$3.50	$5.22
G2020	00000 - RCCC - Exterior - Site	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	94500	SF	$0.45	$0.67
G2020	Site	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	74500	SF	$3.50	$5.22
G2020	00565 - Floor - 00565 - Exterior	Vehicular Access Devices, Operator, Small Gate, Replace	15	15	0	1	EA	$6,400.00	$9,540.99
G2020	00565 - Floor - 00565 - Exterior	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$6,400.00	$9,540.99
G2020	00565 - Floor - 00565 - Exterior	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$6,400.00	$9,540.99
G2020	00565 - Floor - 00565 - Exterior	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$6,400.00	$9,540.99
G2020	00565 - Floor - 00565 - Exterior	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$6,400.00	$9,540.99
G2020	00565 - Floor - 00565 - Exterior	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$6,400.00	$9,540.99
G2020	00565 - Floor - 00565 - Exterior	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$6,400.00	$9,540.99
G2020	00565 - Floor - 00565 - Exterior	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$6,400.00	$9,540.99

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3030	$8,199				$8,199								$8,199
D5020	$3,727					$3,727							$3,727
F1020	$134,170			$134,170									$134,170
Totals, Unescalated		$0	$0	$134,170	$8,199	$3,727	$0	$0	$0	$0	$0	$0	$146,096
Totals, Escalated (6.0% inflation, compounded annually)		$0	$0	$150,754	$9,765	$4,705	$0	$0	$0	$0	$0	$0	$165,224
Rio Consumnes Correctional Center / RCCC - Site													
Uniformat Code	**Subtotal**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**Deficiency Repair Estimate**
B2080	$29,816		$29,816										$29,816
D3010	$8,199					$8,199							$8,199
D3020	$17,442					$17,442							$17,442
D4030	$224						$224						$224
D5010	$178,894				$178,894								$178,894
D5010	$327,972								$327,972				$327,972
D5010	$104,355			$104,355									$104,355
D5010	$74,539								$74,539				$74,539
D5020	$163,986					$163,986							$163,986
F1020	$29,816										$29,816		$29,816
G2020	$104,355	$104,355											$104,355
G2020	$63,395		$63,395					$63,395					$126,791
G2020	$388,721										$388,721		$388,721
G2020	$9,541	$9,541											$9,541
G2020	$9,541							$9,541					$9,541
G2020	$9,541							$9,541					$9,541
G2020	$9,541							$9,541					$9,541
G2020	$9,541							$9,541					$9,541
G2020	$9,541							$9,541					$9,541
G2020	$9,541							$9,541					$9,541
G2020	$9,541							$9,541					$9,541
G2020	$9,541							$9,541					$9,541

Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*
G2050	00000 - RCCC - Exterior - Site	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	16	4	2	EA	$1,400.00	$2,087.09
G2050	00000 - RCCC - Exterior - Site	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	10	EA	$4,750.00	$7,081.21
G2060	01 - First Floor - 01EXT - Exterior	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	25	0	1	EA	$6,955.00	$14,325.77
G2060	01 - First Floor - 01EXT - Exterior	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	19	1	1	EA	$6,955.00	$14,325.77
G2060	00000 - RCCC - Exterior - Site	Fences & Gates, Secure Fence, Chain Link 10-16', With Razor Wire, Replace	25	19	6	4000	LF	$61.51	$161.70
G2060	00000 - RCCC - Exterior - Site	Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	16	9	20	EA	$750.00	$1,118.09
G2060	00000 - RCCC - Exterior - Site	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	11	9	3	EA	$6,955.00	$10,368.37
G2060	00000 - RCCC - Exterior - Site	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	15	10	18	EA	$3,655.00	$5,448.80
G2060	00000 - RCCC - Exterior - Site	Signage, Property, Monument, Replace/Install	20	13	7	3	EA	$3,000.00	$4,472.34
G2080	00000 - RCCC - Exterior - Site	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	7	3	40000	SF	$0.40	$0.60
G3060	00080 - Fuel Station - 00080-FUEL - Fuel Station	Pump, Gasoline Fuel Dispenser, Replace	15	11	4	2	EA	$11,200.00	$16,696.74
G5010	Perimeter Fence	Security Fence, Motion Detectors, Replace	15	12	3	30	EA	$1,950.00	$2,907.02
P2030	Throughout	Electrical Study, Emergency Generators	0	0	0	1	EA	$25,000.00	$37,269.50
Totals, Unescalated									
Totals, Escalated (6.0% inflation, compounded annually)									

Uniformat Code	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
G2050	$4,174					$4,174							$4,174
G2050	$70,812					$70,812							$70,812
G2060	$14,326	$14,326											$14,326
G2060	$14,326		$14,326										$14,326
G2060	$646,785							$646,785					$646,785
G2060	$22,362										$22,362		$22,362
G2060	$31,105										$31,105		$31,105
G2060	$98,078											$98,078	$98,078
G2060	$13,417								$13,417				$13,417
G2080	$23,852				$23,852								$23,852
G3060	$33,393					$33,393							$33,393
G5010	$87,211				$87,211								$87,211
P2030	$37,270	$37,270											$37,270
Totals, Unescalated		$165,491	$107,537	$104,355	$289,957	$298,007	$224	$786,508	$415,928	$0	$472,003	$98,078	$2,738,087
Totals, Escalated (6.0% inflation, compounded annually)		$165,491	$113,989	$117,253	$345,343	$376,227	$299	$1,115,677	$625,401	$0	$797,440	$175,644	$3,832,764