FACILITY CONDITION ASSESSMENT

prepared for

County of Sacramento Department of General Services
9660 Ecology Lane
Sacramento, CA 95827



Rio Cosumnes Correctional Center
12500 Bruceville Road
Elk Grove, CA 95757

PREPARED BY:
Bureau Veritas
6021 University Boulevard, Suite 200
Ellicott City, MD 21043
800.733.0660
www.bvna.com

BV CONTACT:
Matthew Anderson
Program Manager
800.733.0660 x7297613
Matt.Anderson@bureauveritas.com

BV PROJECT #:
174393.25R000-001.354

DATE OF REPORT:
October 27, 2026

ON SITE DATE:
October 20, 2025

TABLE OF CONTENTS

1. **Prefatory Note - FCA Total Project Costs for Capital Budgeting 1**
2. **Executive Summary 7**
   - Campus Overview and Assessment Details 7
   - Campus Findings and Deficiencies 8
   - Facility Condition Index (FCI) 10
   - Immediate Needs 13
   - Plan Types 14
3. **00076 - RCCC - Sheriff Range House 15**
4. **00200 - RCCC - Sandra Larson Facility (SLF) 21**
5. **00422 - RCCC - Horse Ranch 30**
6. **00423 - RCCC - Pistol Range Portable 1 ..... 36**
7. **00533 - RCCC - Main Kitchen 40**
8. **00534 - RCCC - Laundry 48**
9. **00535 - RCCC - 448 ..... 57**
10. **00536 - RCCC - Rodger Bauman Facility (RBF) 65**
11. **00537 - RCCC - Medical Housing Unit (MHU) 74**
12. **00538 - RCCC - A & B Barracks 80**
13. **00539 - RCCC - C & D Barracks 89**
14. **00540 - RCCC - G & H Barracks 96**
15. **00541 - RCCC - J & K Barracks 103**
16. **00542 - RCCC - Fire Pump 111**
17. **00543 - RCCC - Main Tower 115**
18. **00544 - RCCC - T-3 Education Trailer 122**
19. **00545 - RCCC - Re-Entry - Education 127**
20. **00546 - RCCC - Rec Trailer 135**
21. **00547 - RCCC - M1 Modular Unit 139**
22. **00548 - RCCC - M2 Modular Unit 144**
23. **00549 - RCCC - M3 Modular Unit 150**
24. **00551 - RCCC - Rec - Visit Building 155**
25. **00553 - RCCC - Trades Building 163**
26. **00554 - RCCC - Administration 170**
27. **00555 - RCCC - Christopher Boone Facility (CBF) 177**
28. **00556 - RCCC - SVF Corridor 184**
29. **00557 - RCCC - Booking 189**
30. **00558 - RCCC - Warehouse 197**
31. **00559 - RCCC - Gate House 205**
32. **00560 - RCCC - Warehouse Annex 211**
33. **00561 - RCCC - Culinary Trailer 215**
34. **00565 - RCCC - Compound Guard House 221**
35. **00566 - RCCC - Waste Water Control Building 226**
36. **00569 - RCCC - Greenhouse 231**
37. **00570 - RCCC - Stuart Baird Facility (SBF) 235**
38. **00571 - RCCC - OCIT Communications Bldg 241**
39. **00572 - RCCC - Sheriff Owned Modular Trailer 245**

40. 00574 - RCCC - Psych Trailer 252
41. 00G04 - RCCC - Main Emergency Gen 257
42. Pistol Range Portable 2 262
43. Pistol Range Portable 3 266
44. RCCC - Site 271
45. Purpose and Scope 277
46. Opinions of Probable Costs 279
Methodology 279
Definitions 280
47. Certification 281
48. Appendices 282

1. Prefatory Note - FCA Total Project Costs for Capital Budgeting

Project Cost Summary

The basic Facility Condition Assessment (FCA) report includes the projected cost of replacing systems and components of systems as they reach the end of their intended life cycle. These costs reflect primary the direct cost of replacing equipment or systems as individual “trade” costs and do not include costs related to undertaking a larger scale project that may involve a general contractor, construction manager, or design/builder.

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

- Repair/Replacement/modernization of detention equipment – gates, doors, locks, operators, monitors etc.
- Repair/Replacement/modernization/integration of electronic Security and Communication Systems – some upgrades to SBF and CBF housing units, but much of the campus relies on outdated or non-integrated control platforms that lack integration, flexibility and operational visibility; analog intercom/communication equipment; and limited decentralized surveillance equipment. Rio Consumes Correctional Center **(**RCCC) is not a unified campus from a security and control standpoint, but operates as a collection of independent buildings limiting situational awareness and coordinated response during emergencies and security incidents
- An allowance for enhanced technology which does not exist as a full system under FCA replacement
- ADA improvements as mandated by Mays and detailed in the FCA, ADA Reports.
- Unfunded Capital Expenditures in the 5-year Capital Plan which the FCA assumed to be part of current budgeting, however Sacramento Department of General Services (DGS) stated that until funded these are still considered unfunded liabilities

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

- First, a project of this magnitude will require lead time for funding, confirmation of existing conditions and preparation of design and tender documents and agency review and approvals. DGS estimated this as requiring a minimum of 24 months.
- Second, this is an operating facility with a capacity of over 2000 beds. Any repair or renovation work will have to be completed on a phased basis. The floor plate of the building represents 6 discrete pods. For planning it was assumed that each pod extended vertically as a tower would be a separate renovation phase to allow for vertical integration of systems and work. As a result, as outlined below, work will extend over 6 – 18-month phases after award.

Based on the foregoing and the more detailed analysis outlined below, **the total probable Project Cost to resolve deferred maintenance issues, addressing Mays ADA issues and to modernize electronic security and technology for the RCCC is estimated at $328,516,788** as detailed in the following table. This cost Is significantly impacted by planning for phased renovations due to lack of capacity in the existing system and in neighboring counties and the need to vacate more than 1/6 of the facility at any one time, resulting in **escalation cost of $73,699,790.**

It should also be noted that the base FCA costs are for an “in kind” replacement at a Trade Cost level. Depending on the system costs would be increased by 20% to 35% to provide state-of-the-art energy-efficient gas equipment and associated infrastructure improvements in accordance with the County’s Climate Action Plan (CAP). Converting the existing gas equipment to all state-of the-art energy-efficient electric equipment would be an additional increase in costs of 23-25% for additional electrical distribution panels and wiring. The cost to modify infrastructure depends on construction limitations that could raise overall costs exponentially.

Should the County desire to move the facility to net zero, costs will increase further due to the impact of providing increased electrical service to the building and increased emergency power. At the Rio Consumes Correctional Center there is on-site area available for solar panels or battery storage. A full Net Zero analysis also requires a review of the carbon footprint and the source of the electrical power.

	%	RCCC TOTAL COST
Trade Prices as of 2029*		**$101,456,043**
General Conditions	18%	$18,262,088
General Requirements	3.5%	$3,550,962
Insurance and Bonds	2.3%	$2,333,489
Contractor OH&P	5%	$5,072,802
Contractor Costs		**$130,675,383**
Premium for Working in Secure Environment (including Escorts)	15%	$19,601,308
Permits	2%	$2,613,508
Construction Contingency	20%	$26,135,077
Escalation %	6%/ yr	56%
Escalation $$$		$73,699,790
Subtotal		**$252,725,066**
FF&E	10%	$13,067,538
Architectural/Engineering Design, ASD and Consultants	15%	$19,601,308
Construction Support, ASD	5%	$6,533,769
Construction Mangement and Inspection CMID	18%	$23,521,569
Soft Costs Contingency	10%	$13,067,538
Total Project Costs		**$328,516,788**

* Cost assume 6% inflation per year

Introduction

A Facility Condition Assessment is an evaluation of a building's physical state, identifying current deficiencies, deferred maintenance, future repair needs, and forecast of repair costs, here over a 20-year period. Costs reflect “in-kind” replacement, not enhancements to “state-of-the-art” systems whether it be mechanical, electrical, security or communications.

State-of-Good Repair

As used in the in this study, “State-of-Good Repair” means:

- an asset or facility is functioning as intended
- structurally sound
- meet safety code requirements
- does not require immediate major repairs or a replacement
- deficiencies Impacting safety security and efficient operations will be addressed even if such would be considered enhancements

Maintaining a state-of-good repair ensures safety, reliability, and cost effectiveness. For this planning study and comparison of alternatives (reuse to new construction), it is assumed that all deficiencies and deferred maintenance will be completed to provide comparability to “new” construction for continued maintenance and allow an apples-to-apples comparison of alternatives for informed decision-making.
Also, this approach recognizes that any reuse alternative involving the RCCC will require phased construction and vacating parts of the facility, and that it would be prudent to address deferred maintenance issues concurrent with planned functional renovations.

Other Factors Considered

As outlined, a full state-of-good repair requires the expenditure on trade costs in the following categories. “Trade” costs do not include overhead and profit, phasing/escalation, and project soft cost.

Base Trade Cost for Construction (Excludes OH&P, phasing /escalation, and project soft cost)		**RCCC**
FCA cost based on Assessment	FCA costs to bring buildings to a state-of-good repair equal to new construction dash reset life cycle (without new construction or replacement of buildings)	**$ 41,557,420**
Detention Equipment*	Updated detention doors and hardware	**$ 1,750,000**
Electronic Security	Updated security electronic equipment	**$ 2,930,804**
Technology*	Updated low voltage communication equipment Based on discussions with stakeholders as an upgrade	**$ 1,582,853**
ADA	Updated cost based on BV survey reported elsewhere	**$ 21,810,861**
CIP	Unfunded CIP costs – CIP was reviewed to avoid duplicate planned repairs. Five year planned expenditures were unfunded, so they were added back into the estimated construction cost	**$ 31,824,105**
Total for State-of-Good Repair		**$ 101,456,043**

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

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

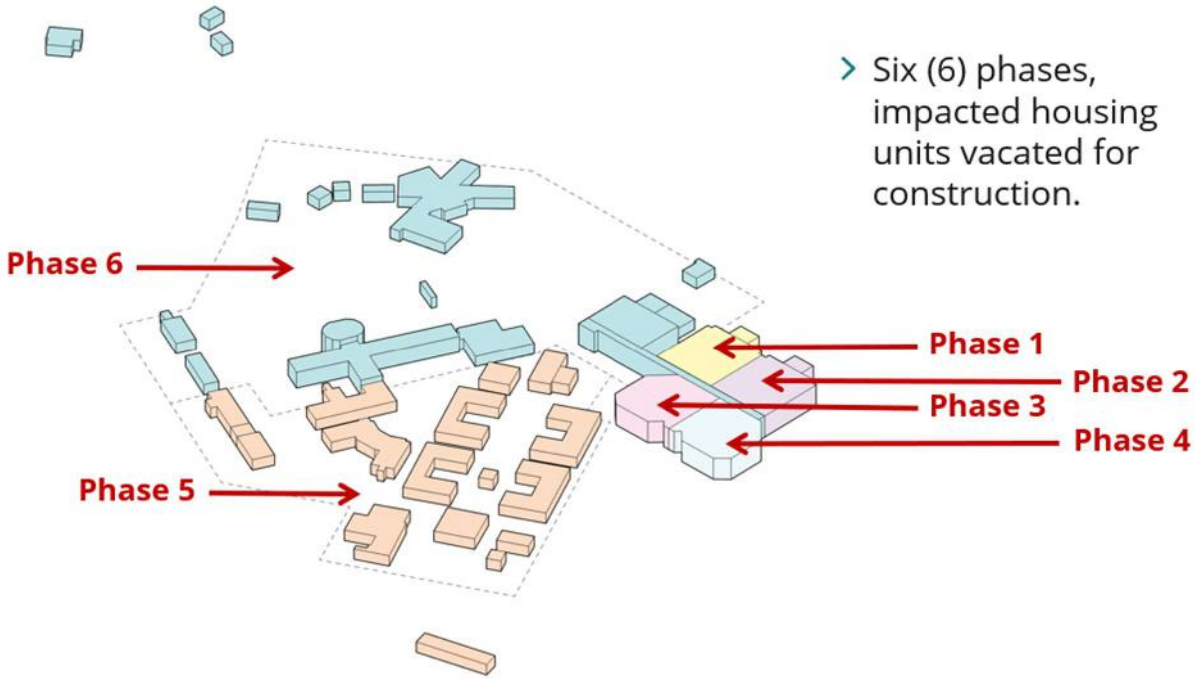
- **General conditions** – Contractors administrative and logistical cost for superintendents' trailers safety security and cleaning during construction
- **General requirements** – Requirements a contractor must follow to complete a construction contract like permits, project management, safety, and documentation
- **Insurance and bonds** – protect County for casualty losses and guarantee performance
- **Contractor overhead and profit** – Markups for indirect operating expenses and to generate earnings
- **Premium for working in a secure environment including escorts** – The additional labor expense for going through security and having escorts
- **Permits** – Mandatory approvals from government agencies for construction
- **Construction contingency** – A dedicated portion of the construction budget for an expected costs and unforeseen site conditions and design errors
- **Escalation costs** – Estimated at 6% for County projects are an increase in the price of goods and services over a period due to inflation, rising production costs, and problems with the supply chain. Start assumed a 2-year delay for funding, contract award, design and permitting
- **FF&E** - Furniture fixtures and equipment for operations
- **Architecture/Engineering design ADS and Consultants** – design services
- **Construction Support ADS** – Essential technical administrative and on-site assistance through projects life cycle ensuring compliance safety and efficiency
- **Construction Management and Inspection CMID** – ensures that building projects are completed on time, within budget and in compliance with codes, specifications, and safety standards
- **Soft Cost Contingency** – A dedicated reserve of funds in a development budget used to cover indirect, intangible project expenses that exceed their original estimates

These mark-ups and estimated project costs do not include "temporary capacity" or the costs for temporarily house inmates elsewhere during construction.

Estimated Project Costs
Using construction rates, applying mark-ups at percentages provided by the County for each category of project cost considerations identified above, and using a formula template provide by the County, the following total project cost for a standalone project "as-is" renovation are estimated:

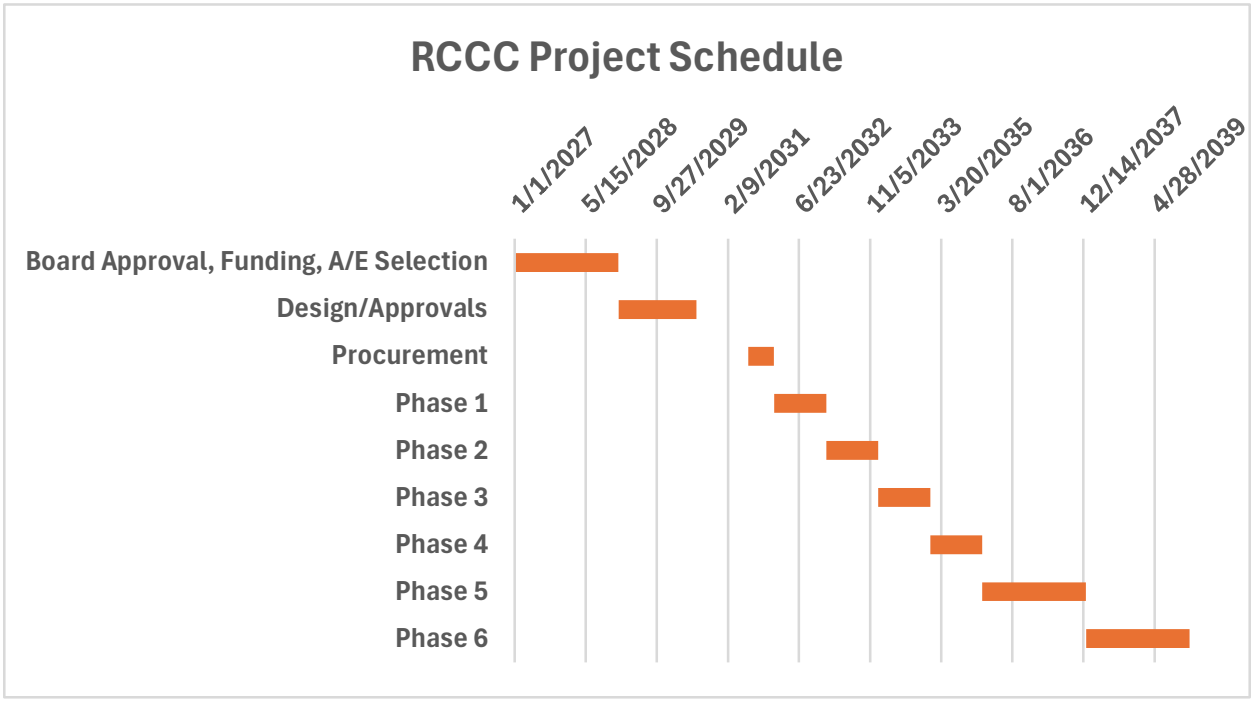
Construction Phasing Plan
The County does not have the excess capacity to vacate RCCC during renovations. The work must be phased. For RCCC, construction will be divided into six phases. See, RCCC Phasing, Figure 1 below.[1] Inmates will be relocated while their housing unit is being renovated, off site if necessary. As each phase is complete, inmates and operations from prior phases will be relocated to the finished facilities until the project is complete. The facility will remain occupied, requiring some support services to remain operation during renovations if they cannot be temporarily relocated. If remaining operation is not feasible, then the temporary facilities our outside resources will have to be utilized

[1] Phasing plan based on RCCC, Clark County Nevada



RCCC Phasing
Figure 1

After required board approvals and funding, the construction schedule assumes two years for design, approval, and procurement, and six phases of construction, two years for each phase. See, RCCC Project Schedule, Chart 1 below.



RCCC Project Schedule
Chart 1

The table below illustrates how the project costs were developed based on this implementation schedule. The costs do not include the additional 20-35% increase associated with converting the gas equipment to state-of-the-art high-efficiency gas or electrical equipment pursuant to the Climate Action Plan.

Sacramento RCCC - 6 Phases

DESCRIPTION	%	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	TOTAL COST
		12/2032	12/2032	12/2033	12/2034	12/2036	12/2038	
Trade Prices as of 1/2029*		**$16,909,341**	**$16,909,341**	**$16,909,341**	**$16,909,341**	**$16,909,341**	**$16,909,341**	**$101,456,043**
General Conditions	18%	$3,043,681	$3,043,681	$3,043,681	$3,043,681	$3,043,681	$3,043,681	$18,262,088
General Requirements	3.5%	$591,827	$591,827	$591,827	$591,827	$591,827	$591,827	$3,550,962
Insurance and Bonds	2.3%	$388,915	$388,915	$388,915	$388,915	$388,915	$388,915	$2,333,489
Contractor OH&P	5%	$845,467	$845,467	$845,467	$845,467	$845,467	$845,467	$5,072,802
Contractor Costs		**$21,779,231**	**$21,779,231**	**$21,779,231**	**$21,779,231**	**$21,779,231**	**$21,779,231**	**$130,675,383**
Premium for Working in Secure Environment (includes Escorts)	15%	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$19,601,308
Permits	2%	$435,585	$435,585	$435,585	$435,585	$435,585	$435,585	$2,613,508
Construction Contingency	20%	$4,355,846	$4,355,846	$4,355,846	$4,355,846	$4,355,846	$4,355,846	$26,135,077
Escalation %	6%/yr	30.04%	37.84%	46.11%	54.87%	74.02%	95.52%	56%
Escalation $$$		$6,541,420	$8,240,659	$10,041,852	$11,951,117	$16,120,188	$20,804,556	$73,699,790
Subtotal		**$36,378,965**	**$38,078,204**	**$39,879,398**	**$41,788,663**	**$45,957,734**	**$50,642,102**	**$252,725,066**
FF&E	10%	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$13,067,538
Architectural/Engineering Design, ASD and Consultants	15%	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$3,266,885	$19,601,308
Construction Support, ASD	5%	$1,088,962	$1,088,962	$1,088,962	$1,088,962	$1,088,962	$1,088,962	$6,533,769
Construction Mangement and Inspection CMID	18%	$3,920,262	$3,920,262	$3,920,262	$3,920,262	$3,920,262	$3,920,262	$23,521,569
Soft Costs Contingency	10%	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$2,177,923	$13,067,538
Total Project Costs and Cost by Phase		**$49,010,919**	**$50,710,158**	**$52,511,351**	**$54,420,616**	**$58,589,687**	**$63,274,055**	**$328,516,788**

* Cost assume 6% inflation per year

2. Executive Summary

Campus Overview and Assessment Details

General Information	
Property Type	Detention Center
Number of Buildings	41
Main Address	Rio Cosumnes Correctional Center, 12500 Bruceville Road, Elk Grove, CA 95757
Site Developed	1960 Renovated 1998
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 20, 2025
Management Point of Contact	DLR Group Mr. Kevin Quan, Owner Consultant (916) 446-0206
On-site Point of Contact (POC)	Gary
Assessment & Report Prepared By	Matthew Van Camp and Alexandrea Ashley
Reviewed By	Everett Kyniston *for,* Matthew Anderson Program Manager 800.733.0660 x7297613 Matt.Anderson@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Campus Findings and Deficiencies

Historical Summary

The Rio Consumes Correctional Center (RCCC) was originally developed as an Air Force base and the land and buildings was eventually deeded to the county in 1947 after WW2. The buildings and surrounding area was developed into a penitentiary in the early 1960s, using some of the original military buildings that still house inmates today. Additional structures were built from the 1960s to 1990s as demand for more space grew.

The RBF facility and the Main Tower are currently not in use and have reportedly not been used for some time. The compound guard house is an old airport control tower from the adjacent airstrip.

Architectural

A majority of the structures onsite are concrete or masonry framed with minimal finishes. Only the Admin, Christopher Boone Facility (CBF), Stuart Baird Facility (SBF) and 448 Buildings are 2-story, while all of the others are single. Roofing types are mostly modified bitumen on the older structures, with single-ply Thermoplastic Polyolefin (TPO) present on the newer buildings. Facades consist of painted concrete or concrete masonry units (CMU), with wood or metal siding on the portable modular units installed onsite. Aged single-paned, steel framed window systems exist on the original structures. They are the Barracks buildings, Roger Bauman (RBF), Medical Housing Unit (MHU) and the Warehouse.

A few of the modular buildings onsite were observed to have deteriorated or damaged exterior walls. No active roof leaks were reported, but water damaged ceilings were noted in some of the education trailers which should be repaired. A majority of the structures contained hard flooring, painted walls and either metal or exposed ceilings. Replacement of typical lifecycle materials are budgeted and anticipated for all buildings.

Critical architectural infrastructure includes the security doors and hardware.

Mechanical, Electrical, Plumbing and Fire (MEPF)

Conditioned air for the buildings are primarily through rooftop packaged units. The #448 Building uses a boiler, chiller and air handler system that feed fan coil units. Most of the packaged units and air handlers were observed to be aged but functional, meaning attention to the units will occur soon as the equipment begins to break down.

Smaller areas in select buildings were supplemented with ductless mini split systems.

Heated water to all of the plumbing equipment is mostly through gas powered water heaters with both internal tanks and tankless systems. The RBF and Rec-Visit Buildings utilize a domestic boiler and storage tank system. The storage tank at the Rec-Visit Building was found to be 65 years of age and should be replaced soon. Two passenger elevators are installed onsite; one public elevator located in the Administration, and one in the #448-building used for prisoner transport.
Electrical service to the site is brought to a main 4,000-amp switchboard that sends power across the campus to each building. The buildings contain Zinsco, Federal Pacific, Sylvania and Challenger electrical panels which are known for fire hazards. This is a potential safety problem as the units could catch fire and should be replaced as an immediate need.

The electrical service onsite is backed by three emergency generators. The generator for the #448 Building and the CBF/SBF buildings were both observed to be aged but functional, and the main site generator was found to have 4 years of remaining useful life. All three generators will require attention soon as repairs are needed. Replacement costs have been budgeted.

Fire suppression systems are located at most buildings built after 1960, but all buildings are wired with fire alarm systems. Commercial kitchen equipment of varying ages is located in the Kitchen Building.

Critical mechanical, electrical, plumbing and fire protection infrastructure includes the elevators at buildings with only one elevator, electronic security systems, the fire protection systems, large capacity electric equipment (switchboards, transformers, panel boards), emergency generators and emergency eye wash equipment.

The Booking Building, Sandra Larson Facility and Medical Housing Unit have germicidal UV lighting suspended from the ceilings. These are relatively new and in good condition.

Site

Two main asphalt parking lots are located on the east side of the property: one outside of the gates and one inside for staff. Both lots appeared to be receiving regular scheduled maintenance. Multiple recreation areas are located throughout the site with asphalt courts and basketball hoops. One small baseball field is located near the southwest corner but is reportedly rarely used.

The complex contains multiple ancillary structures such as a greenhouse, water treatment and fire pump sheds, and various storage units.

The entire complex is surrounded with a vehicular drive lane located in between double-walled non-climb chain link fencing with vibration sensors and topped with razor wire. The fencing onsite is regularly inspected for anomalies.

Critical site infrastructure includes the fencing, exterior lighting and exterior security systems.

Recommended Additional Studies

See the *Systems Summary* tables in the latter sections of this report for recommended additional studies associated with emergency power generation and distribution.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate the Facility Condition Index (FCI), which provides a theoretical objective indication of a facility's overall condition. The FCI is defined as the ratio of the cost of current needs divided by the current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

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

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone mathematical values. The table below presents the current, 3-year, 5-year, and 10-year FCI's for this facility:

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
00076 - RCCC - Sheriff Range House (2000)	$426	1,920	$818,342	0.0%	3.0%	18.4%	27.3%
00200 - RCCC - Sandra Larson Facility (SLF) (1960)	$629	27,000	$16,978,950	0.6%	10.0%	31.6%	34.6%
00422 - RCCC - Horse Ranch (1800)	$297	880	$261,325	12.9%	20.2%	32.5%	39.8%
00423 - RCCC - Pistol Range Portable 1 (1993)	$297	1,000	$296,960	0.0%	3.3%	71.7%	71.7%
00533 - RCCC - Main Kitchen (1960)	$578	10,650	$6,157,724	0.7%	4.2%	30.9%	35.6%
00534 - RCCC - Laundry (1980)	$426	7,000	$2,983,540	0.9%	2.8%	28.5%	39.5%
00535 - RCCC - 448 (1998)	$629	75,420	$47,427,867	0.0%	4.8%	8.3%	17.2%
00536 - RCCC - Rodger Bauman Facility (RBF) (1960)	$629	22,500	$14,149,125	3.5%	6.5%	19.3%	35.9%
00537 - RCCC - Medical Housing Unit (MHU) (1960)	$629	11,500	$7,231,775	0.0%	5.4%	7.7%	16.8%

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
00538 - RCCC - A & B Barracks (1940)	$629	11,000	$6,917,350	9.6%	16.7%	19.2%	24.4%
00539 - RCCC - C & D Barracks (1940)	$629	11,000	$6,917,350	7.7%	17.2%	20.2%	21.7%
00540 - RCCC - G & H Barracks (1940)	$629	11,000	$6,917,350	6.1%	17.8%	20.4%	25.3%
00541 - RCCC - J & K Barracks (1940)	$629	11,000	$6,917,350	10.2%	20.4%	22.6%	26.7%
00542 - RCCC - Fire Pump (1993)	$293	400	$117,384	0.0%	10.0%	13.7%	46.6%
00543 - RCCC - Main Tower (1990)	$293	560	$164,338	23.6%	32.4%	45.6%	62.6%
00544 - RCCC - T-3 Education Trailer (1999)	$297	2,340	$694,886	0.0%	63.3%	63.8%	65.4%
00545 - RCCC - Re-Entry - Education (1964)	$629	4,280	$2,691,478	0.8%	5.2%	6.5%	18.1%
00546 - RCCC - Rec Trailer (2002)	$297	672	$199,557	0.0%	67.9%	67.9%	67.9%
00547 - RCCC - M1 Modular Unit (2000)	$297	1,300	$386,048	0.0%	3.3%	71.0%	71.0%
00548 - RCCC - M2 Modular Unit (2000)	$297	1,100	$326,656	4.1%	4.1%	74.5%	74.5%
00549 - RCCC - M3 Modular Unit (1999)	$297	900	$267,264	0.0%	5.4%	78.6%	78.6%
00551 - RCCC - Rec - Visit Building (1964)	$629	6,700	$4,213,295	0.4%	3.6%	11.1%	14.3%
00553 - RCCC - Trades Building (1960)	$529	9,650	$5,107,552	0.1%	2.5%	7.1%	17.2%
00554 - RCCC - Administration (1963)	$676	38,300	$25,891,183	0.0%	2.1%	6.8%	10.7%
00555 - RCCC - Christopher Boone Facility (CBF) (1990)	$629	45,000	$28,298,250	0.1%	4.3%	13.9%	20.6%
00556 - RCCC - SVF Corridor (1990)	$629	6,775	$4,260,459	0.0%	1.6%	14.9%	17.1%
00557 - RCCC - Booking (1960)	$629	11,100	$6,980,235	0.1%	6.6%	15.9%	20.0%
00558 - RCCC - Warehouse (1960)	$629	11,900	$7,483,315	0.1%	1.4%	9.8%	11.9%

Facility (year built)	Cost/SF	Total SF	Replacement Value	Current	3-Year	5-Year	10-Year
00559 - RCCC - Gate House (2000)	$426	2,750	$1,172,105	0.0%	8.2%	18.0%	34.9%
00560 - RCCC - Warehouse Annex (2000)	$293	3,700	$1,085,802	0.0%	1.2%	5.7%	14.9%
00561 - RCCC - Culinary Trailer (2000)	$297	1,579	$468,900	72.3%	76.3%	76.3%	76.3%
00565 - RCCC - Compound Guard House (1980)	$426	400	$170,488	2.8%	8.8%	47.1%	50.4%
00566 - RCCC - Waste Water Control Building (2012)	$293	700	$205,422	0.0%	16.2%	17.1%	57.9%
00569 - RCCC - Greenhouse (2001)	$297	4,800	$1,425,408	0.0%	0.0%	0.5%	2.0%
00570 - RCCC - Stuart Baird Facility (SBF) (1990)	$629	45,000	$28,298,250	0.0%	4.6%	11.4%	15.6%
00571 - RCCC - OCIT Communications Bldg (2005)	$426	200	$85,244	0.0%	0.0%	6.4%	6.4%
00572 - RCCC - Sheriff Owned Modular Trailer (2009)	$297	7,200	$2,138,112	0.2%	4.5%	9.2%	36.1%
00574 - RCCC - Psych Trailer (2000)	$297	1,715	$509,286	66.3%	66.3%	66.3%	66.3%
00G04 - RCCC - Main Emergency Gen (1940)	$426	500	$213,110	2.4%	4.3%	30.3%	34.8%
Pistol Range Portable 2 (1993)	$297	500	$148,480	0.0%	68.6%	71.2%	71.2%
Pistol Range Portable 3 (1993)	$297	850	$252,416	0.0%	63.6%	65.5%	65.5%

Immediate Needs

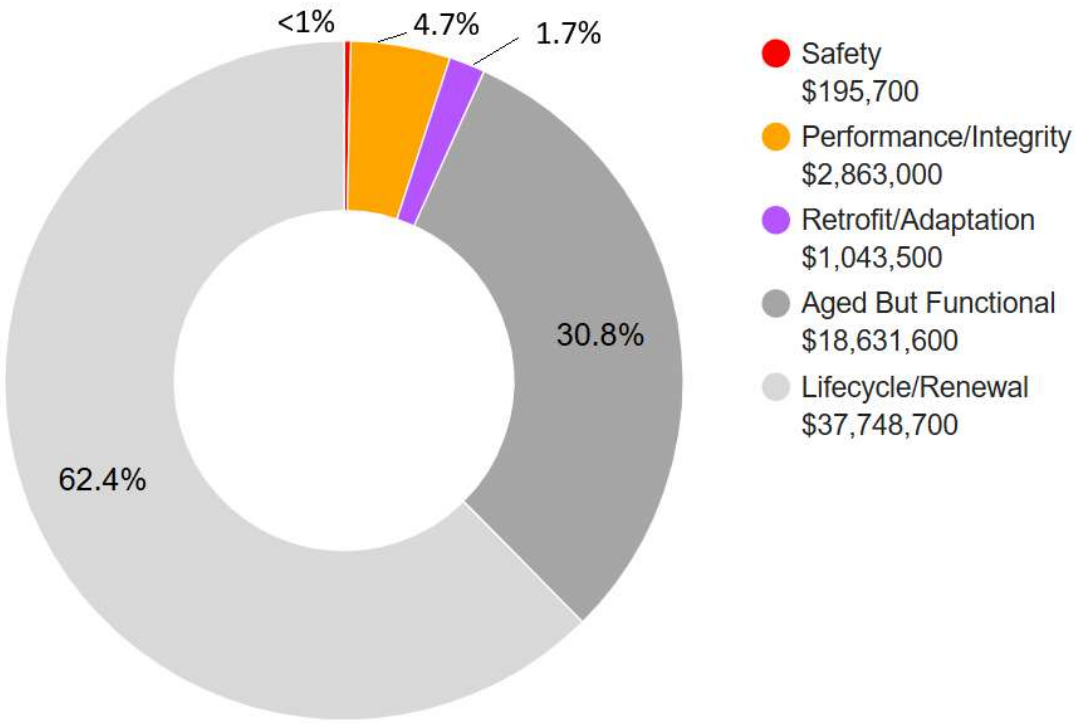
Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost. The Uniformat Codes shown below are at Uniformat level 4. This means the Uniformat code numbers end in a digit from 1 to 9, representing the Level 4 Code.

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

Plan Types

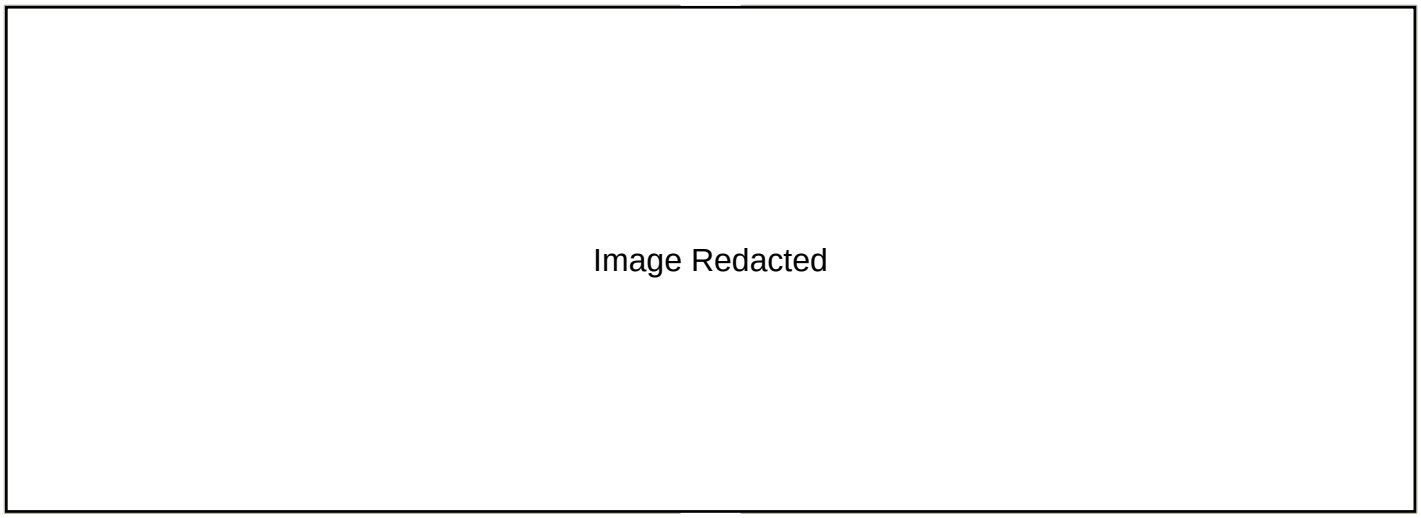
Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the "why" part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the "best" fit, typically the one with the greatest significance and highest on the list below.

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



10-YEAR TOTAL: $60,482,500

3. 00076 - RCCC - Sheriff Range House



00076 - RCCC - Sheriff Range House: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.310270087339184, -121.42193402433321	
Constructed/Renovated	2000	
Building Area	1,920 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: CMU Secondary Wall Finish: Wood siding Windows: Aluminum	Fair
Roof	Gable construction with asphalt shingles	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, and wood paneling, Floors: Carpet and VCT Ceilings: Lath & plaster and ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks	Fair

00076 - RCCC - Sheriff Range House: Building Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: Linear fluorescent	Fair
Fire Alarm	Alarm panel	Fair
Equipment/Special	Commercial kitchen equipment	Good
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

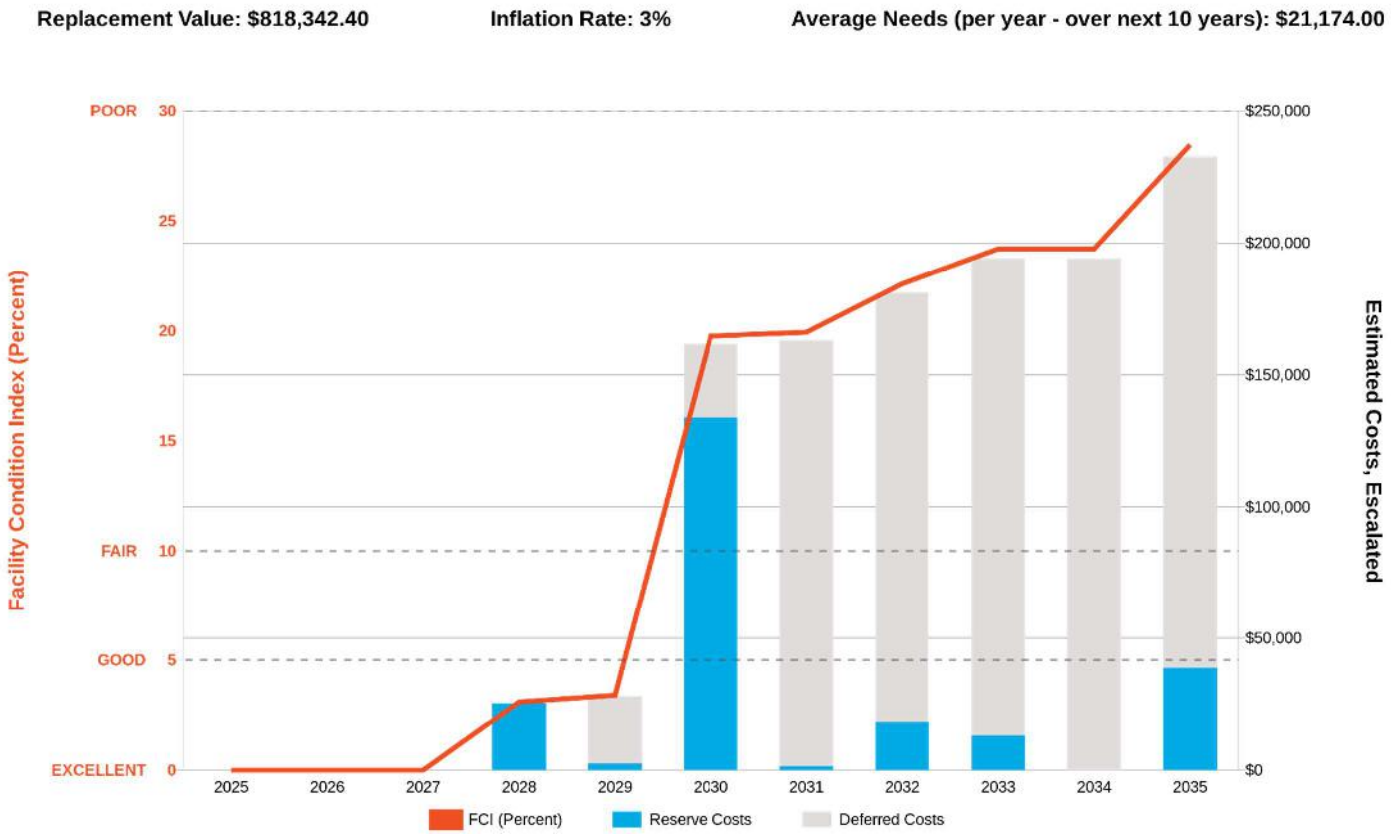
System Expenditure Forecast - Rio Consumnes Correctional Center / 00076 - RCCC - Sheriff Range House

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$31,000	-	$18,200	$49,200
Roofing	-	-	$13,700	$5,000	-	$18,700
Interiors	-	-	$51,600	$13,200	$67,300	$132,200
Plumbing	-	-	$9,500	$7,100	$83,100	$99,600
HVAC	-	$22,300	$900	$16,900	$30,800	$70,800
Fire Protection	-	-	-	$1,600	$2,800	$4,400
Electrical	-	-	$8,500	$21,800	$16,200	$46,400
Fire Alarm & Electronic Systems	-	-	$3,000	$7,300	$16,800	$27,100
Equipment & Furnishings	-	-	$2,800	-	$27,600	$30,500
Site Utilities	-	-	$7,500	-	$2,700	$10,200
TOTALS (6% inflation)	**-**	**$22,300**	**$128,500**	**$72,700**	**$265,500**	**$489,000**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

00076 - RCCC - Sheriff Range House: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

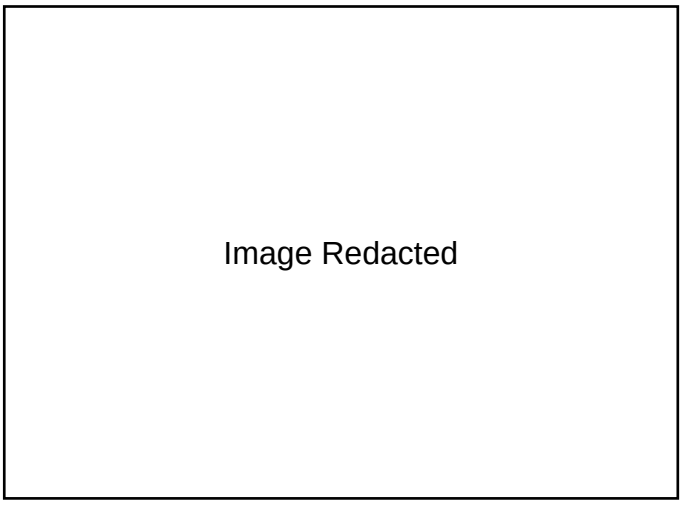
4 – RIGHT ELEVATION

Image Redacted

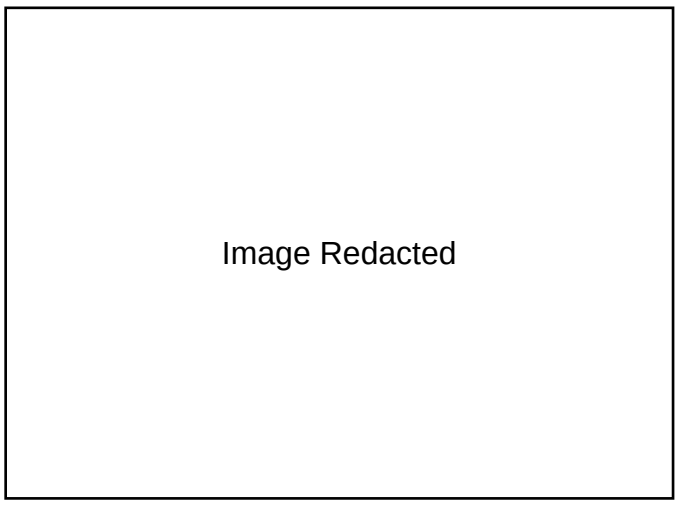
5 – ROOFING

Image Redacted

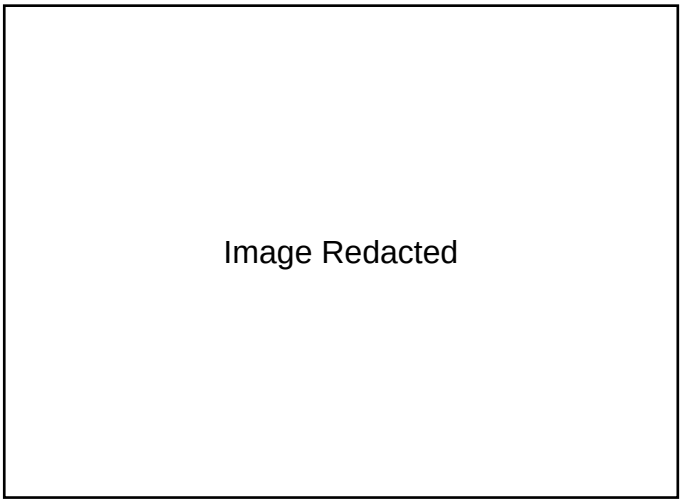
6 – INTERIOR FINISHES



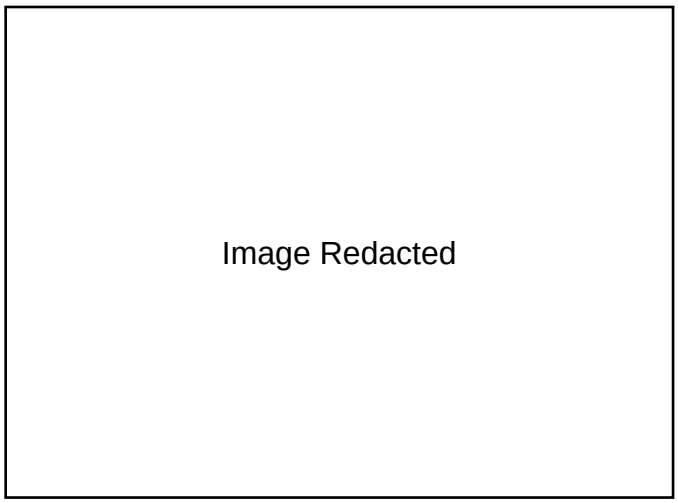
7 – WATER HEATER



8 – FURNACE UNIT

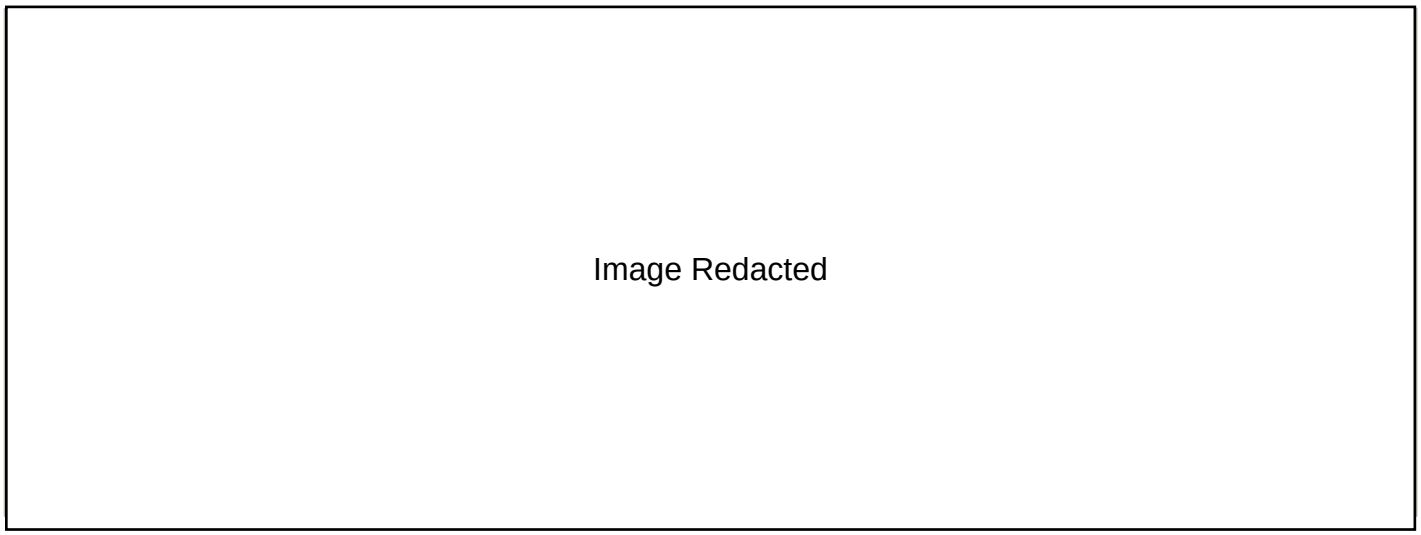


9 – EXTERIOR CONDENSER



10 – DISTRIBUTION PANEL

4. 00200 - RCCC - Sandra Larson Facility (SLF)



00200 - RCCC - Sandra Larson Facility (SLF): Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.307939822545485, -121.4215022460073	
Constructed/Renovated	1960	
Building Area	27,000 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Stone veneer Secondary Wall Finish: Concrete integral to superstructure Windows: Steel	Fair
Roof	Primary: Hip construction with single-ply TPO/PVC membrane Secondary: Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board and FRP Floors: Carpet, VCT, and sealed concrete Ceilings: Painted and ACT	Fair
Elevators	None	Fair

00200 - RCCC - Sandra Larson Facility (SLF): Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas and electric water heaters with integral tanks and booster water heater Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units	Poor
Fire Suppression	Fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: Linear fluorescent Emergency Power: Diesel generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment and Commercial laundry equipment	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Ramona Cells: occupants actively using space	

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

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

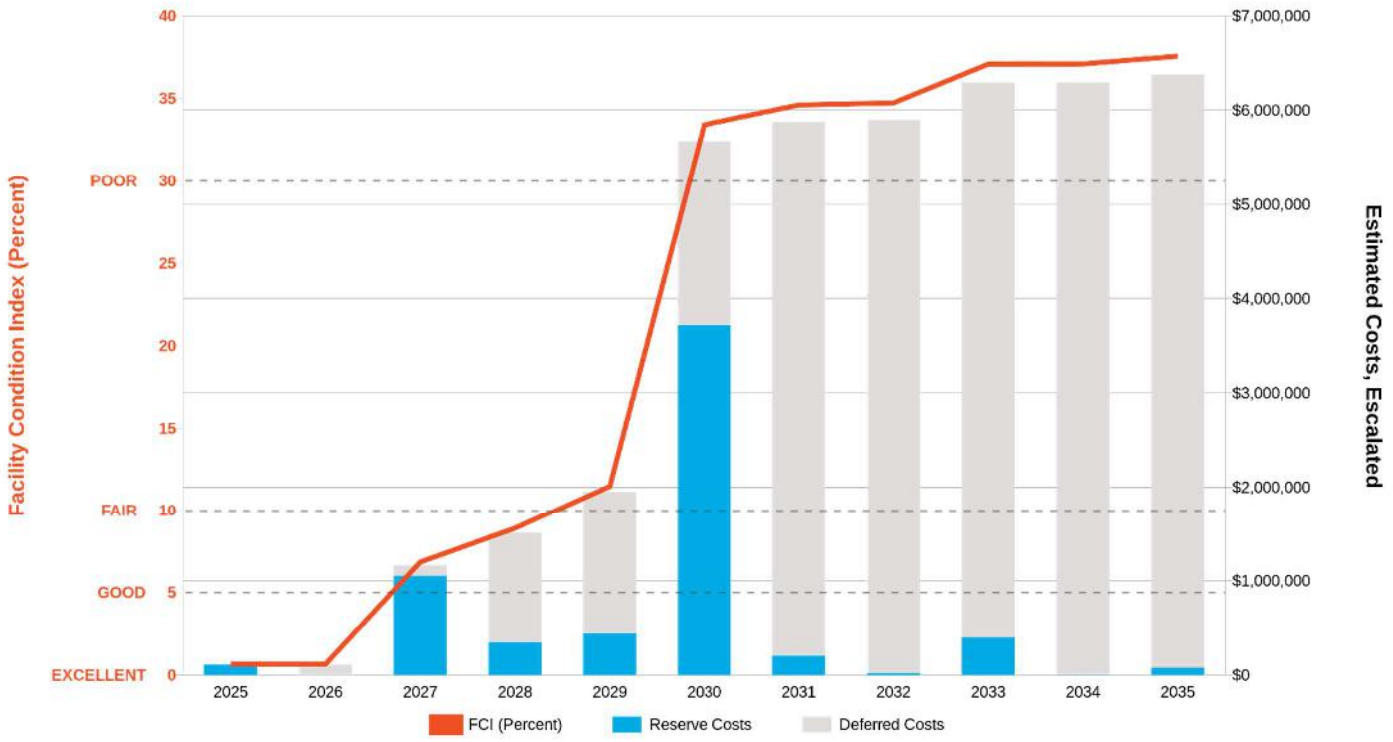
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$590,800	$40,000	-	$41,100	$671,800
Roofing	-	-	$863,900	-	-	$863,900
Interiors	-	$137,800	$624,300	$10,700	$1,015,900	$1,788,700
Plumbing	-	$44,400	$786,900	$10,200	$197,400	$1,038,800
HVAC	-	$57,400	$849,000	$24,400	$53,100	$984,000
Fire Protection	-	-	-	$11,900	$6,800	$18,700
Electrical	$95,600	$3,200	$479,800	-	-	$578,600
Fire Alarm & Electronic Systems	-	$338,200	$3,700	-	$857,800	$1,199,600
Equipment & Furnishings	-	$33,800	$419,500	$456,700	$276,300	$1,186,400
TOTALS (6% inflation)	**$95,600**	**$1,205,600**	**$4,067,100**	**$513,900**	**$2,448,300**	**$8,330,500**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $16,978,950.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $579,798.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00200 - RCCC - Sandra Larson Facility (SLF)	D5023	Distribution Panel, 120/208 V, 225 AMP, Replace	Poor	Safety	$3,000
00200 - RCCC - Sandra Larson Facility (SLF)	D5023	Distribution Panel, 120/208 V, 500 AMP, Replace	Poor	Safety	$8,900
00200 - RCCC - Sandra Larson Facility (SLF)	D5021	Switchboard, 120/208 V, 1000 AMP, Replace	Poor	Safety	$77,700
00200 - RCCC - Sandra Larson Facility (SLF)	D5023	Distribution Panel, 120/208 V, 225 AMP, Replace	Poor	Safety	$3,000
00200 - RCCC - Sandra Larson Facility (SLF)	D5023	Distribution Panel, 120/208 V, 225 AMP, Replace	Poor	Safety	$3,000
TOTAL (5 items)					**$95,600**

Key Findings

Key Findings typically include repairs or replacements of significant deficient items within the first few years. The Key Findings are identified using Uniformat Level 3 identification. This means the Uniformat code numbers end in a 0, representing the Level 3 Code.



Switchboard in Poor condition.

120/208 V, 1000 AMP
00200 - RCCC - Sandra Larson Facility (SLF)
01 - First Floor - 01EXT - Exterior

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $90,700

Zinsco panels are safety hazard due to aluminum parts - AssetCALC ID: 9860310



Distribution Panel in Poor condition.

120/208 V, 225 AMP
00200 - RCCC - Sandra Larson Facility (SLF)
01 - First Floor - 01CORE - Core Area

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Zinsco panels are safety hazard due to aluminum parts - AssetCALC ID: 9860563



Distribution Panel in Poor condition.

Plan Type: Safety

Cost Estimate: $3,500

120/208 V, 225 AMP
00200 - RCCC - Sandra Larson Facility (SLF)
01 - First Floor - 01COSM - Cosmetology

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Zinsco panels are safety hazard due to aluminum parts - AssetCALC ID: 9861126



Distribution Panel in Poor condition.

Plan Type: Safety

Cost Estimate: $10,400

120/208 V, 500 AMP
00200 - RCCC - Sandra Larson Facility (SLF)
R2 - Roof Level 2 - R2ROOF - Roof

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Zinsco panels are known for containing aluminum parts which are a safety hazard. - AssetCALC ID: 9860876



Distribution Panel in Poor condition.

Plan Type: Safety

Cost Estimate: $3,500

120/208 V, 225 AMP
00200 - RCCC - Sandra Larson Facility (SLF)
01 - First Floor - 01KINYAMECH - Mechanical Rm

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Sylvania panels have known poor connections that can lead to overheating and fires. - AssetCALC ID: 9860965

00200 - RCCC - Sandra Larson Facility (SLF): Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – RIGHT ELEVATION

Image Redacted

5 – ROOFING

Image Redacted

6 – INTERIOR FINISHES

Image Redacted

7 – CHOW HALL

Image Redacted

8 – STORAGE AREA

Image Redacted

9 – CAFETERIA

Image Redacted

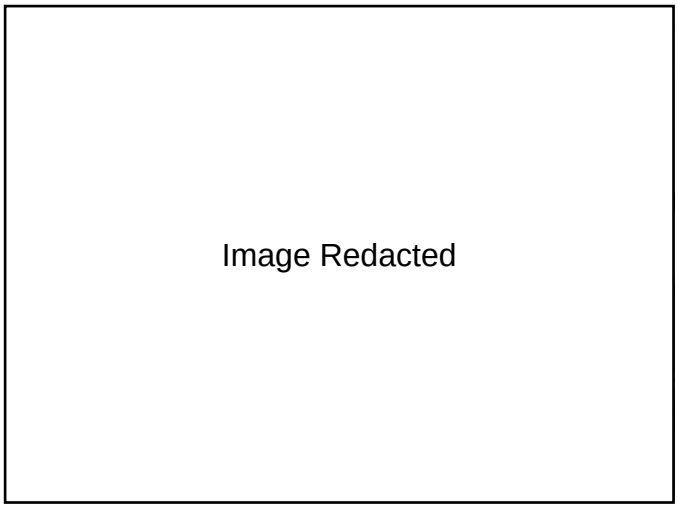
10 – COMMERCIAL KITCHEN EQUIPMENT

Image Redacted

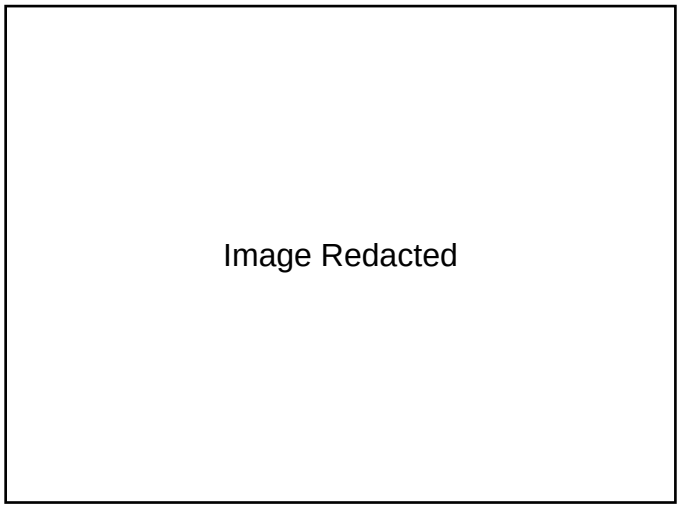
11 – WATER HEATER

Image Redacted

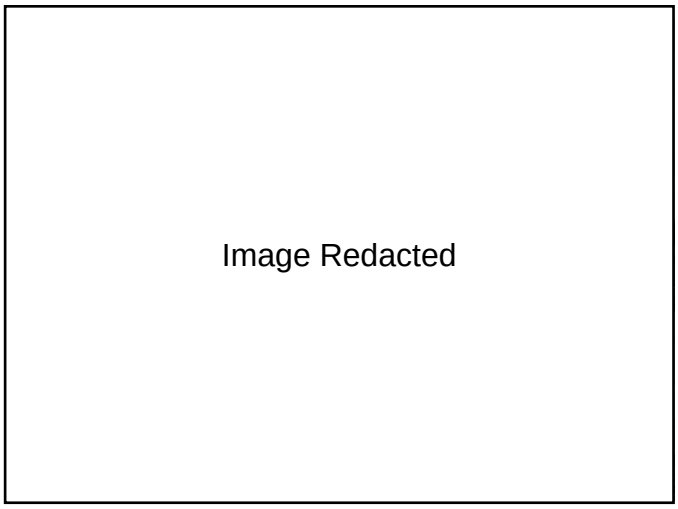
12 – FURNACE



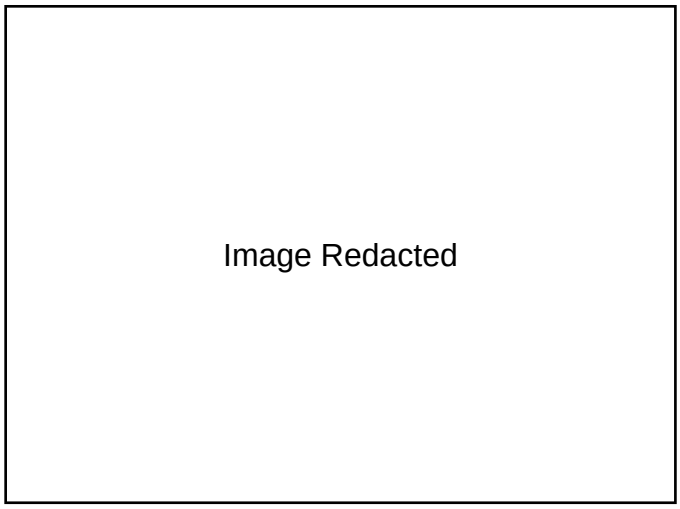
13 – PACKAGED UNIT



14 – MAIN SWITCHBOARD

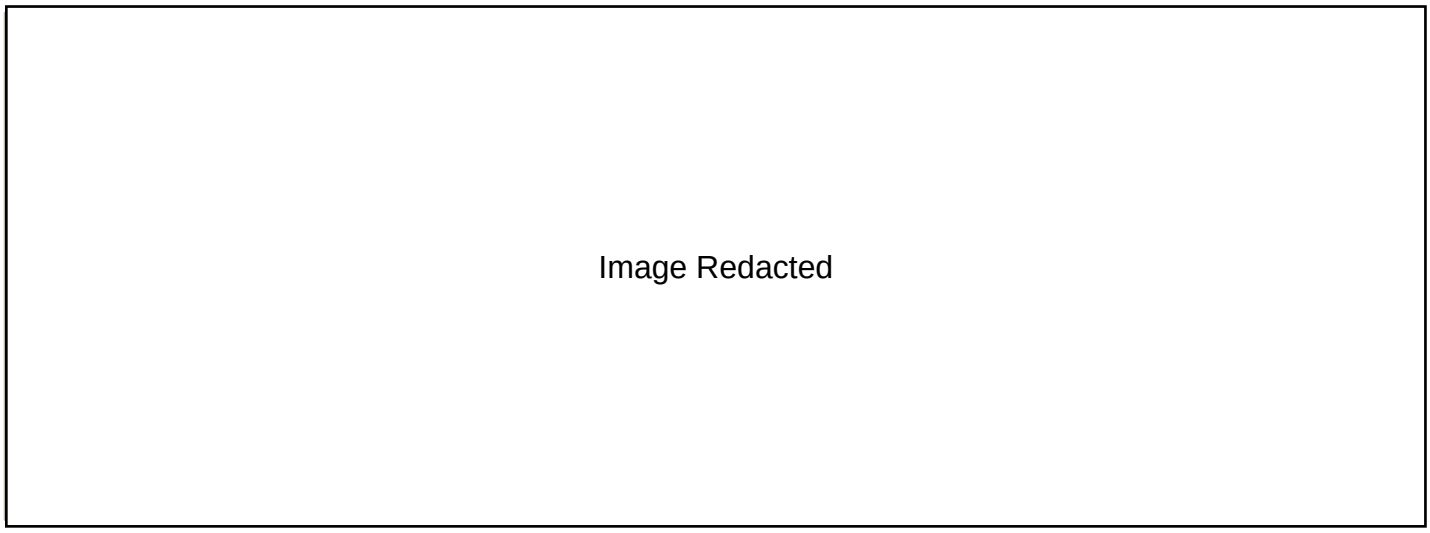


15 – MAIN GENERATOR



16 – FIRE ALARM PANEL

5. 00422 - RCCC - Horse Ranch



00422 - RCCC - Horse Ranch: Building Systems Summary		
Address	12500 Bruceville Street, Elk Grove, CA 95757	
GPS Coordinates	38.30973639324799, -121.42701286876127	
Constructed/Renovated	1800	
Building Area	880 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered modular structure over concrete pad column footings	Fair
Facade	Vinyl Siding // Wood siding Windows: Aluminum	Poor
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: None Hot Water: None Fixtures: None	n/a
HVAC	Non-Central System: Wall mounted heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair

00422 - RCCC - Horse Ranch: Building Systems Summary		
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent	Fair
Fire Alarm	Smoke detectors and exit signs	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

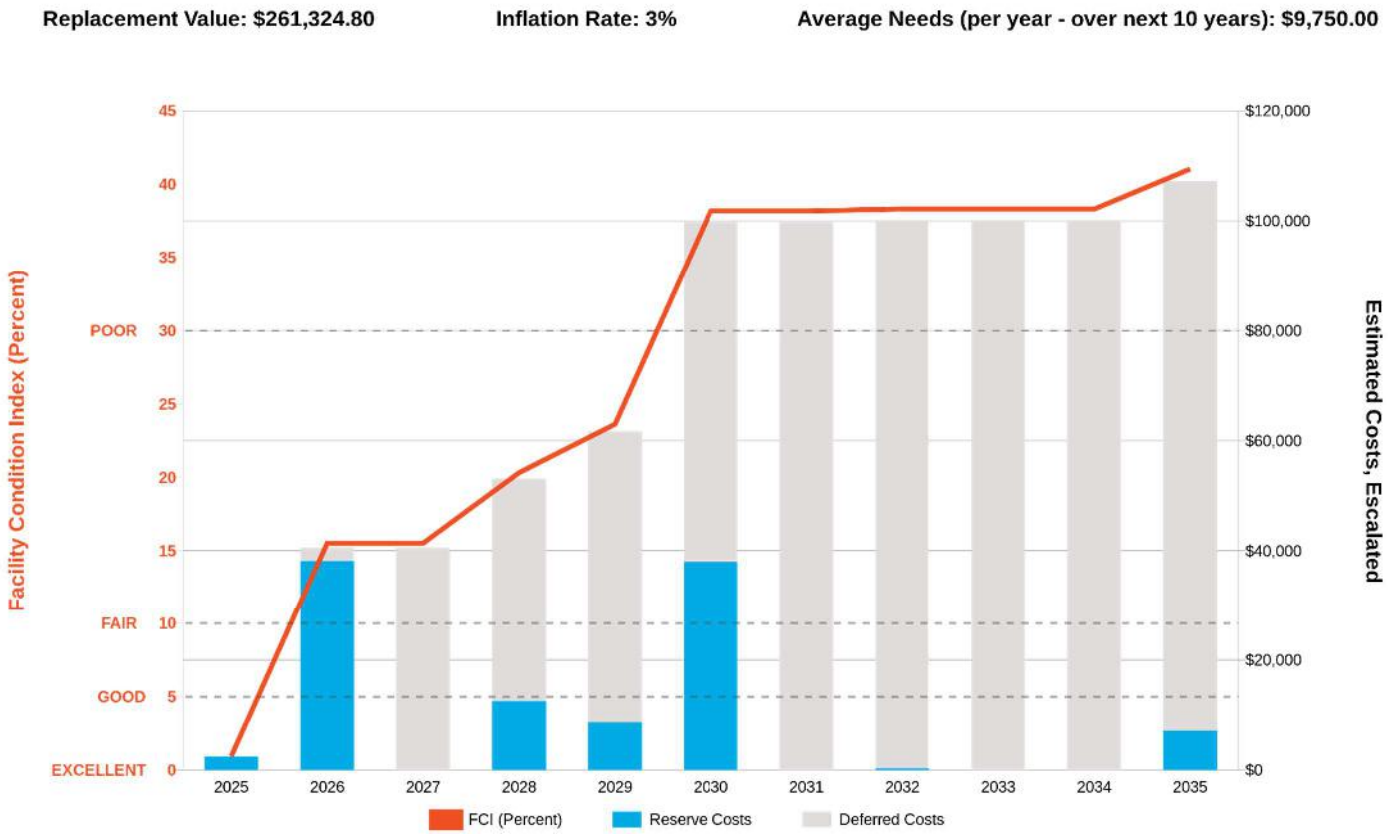
System Expenditure Forecast - Rio Consumnes Correctional Center / 00422 - RCCC - Horse Ranch

System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$29,200	-	$7,500	$11,200	$20,100	$68,000
Roofing	-	-	-	-	$43,300	$43,300
Interiors	$4,600	$11,100	$15,300	$3,000	$42,600	$76,500
HVAC	-	-	$7,800	-	$11,900	$19,700
Fire Protection	-	-	-	$300	$600	$900
Electrical	-	-	$5,100	$4,700	$8,200	$17,900
Fire Alarm & Electronic Systems	-	-	-	-	$4,400	$4,400
Equipment & Furnishings	-	-	$2,800	-	$5,100	$7,900
Site Utilities	-	-	$1,500	-	-	$1,500
TOTALS (6% inflation)	**$33,800**	**$11,100**	**$40,000**	**$19,200**	**$136,100**	**$240,200**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00422 - RCCC - Horse Ranch	B2011	Exterior Walls, any painted surface, Prep & Paint	Poor	Performance/Integrity	$6,300
00422 - RCCC - Horse Ranch	B2051	Exterior Door, Wood, Solid-Core, Replace	Poor	Performance/Integrity	$2,100
00422 - RCCC - Horse Ranch	C1071	Suspended Ceilings, Acoustical Tile (ACT), Replace	Poor	Performance/Integrity	$4,600
00422 - RCCC - Horse Ranch	B2011	Exterior Walls, Wood Siding, Replace	Poor	Performance/Integrity	$20,900
TOTAL (4 items)					**$33,800**

Key Findings

Key Findings typically include repairs or replacements of significant deficient items within the first few years. The Key Findings are identified using Uniformat Level 3 identification. This means the Uniformat code numbers end in a 0, representing the Level 3 Code.

Image Redacted

Exterior Walls in Poor condition.

Wood Siding
00422 - RCCC - Horse Ranch
00422 - Horse Ranch - 00422 - Modular Exterior

Uniformat Code: B2010
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $24,400

Exterior siding is significantly damaged at each elevation. - AssetCALC ID: 9947381

Image Redacted

Exterior Walls in Poor condition.

any painted surface
00422 - RCCC - Horse Ranch
Building exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $7,300

Aged and peeling paint - AssetCALC ID: 10000944

Image Redacted

Exterior Door in Poor condition.

Plan Type: Performance/Integrity

Cost Estimate: $2,400

Wood, Solid-Core
00422 - RCCC - Horse Ranch
00422 - Horse Ranch - 00422 - Modular Exterior

Uniformat Code: B2050
Recommendation: **Replace in 2026**

Exterior doors are significantly damaged. - AssetCALC ID: 9947393

Image Redacted

Suspended Ceilings in Poor condition.

Plan Type: Performance/Integrity

Cost Estimate: $5,400

Acoustic Tile (ACT)
00422 - RCCC - Horse Ranch
00422 - Horse Ranch - 00422 - Modular Office

Uniformat Code: C1070
Recommendation: **Replace in 2026**

Several missing and damaged tiles throughout the modular building. Visible insulation. - AssetCALC ID: 9947387

00422 - RCCC - Horse Ranch: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – RIGHT ELEVATION

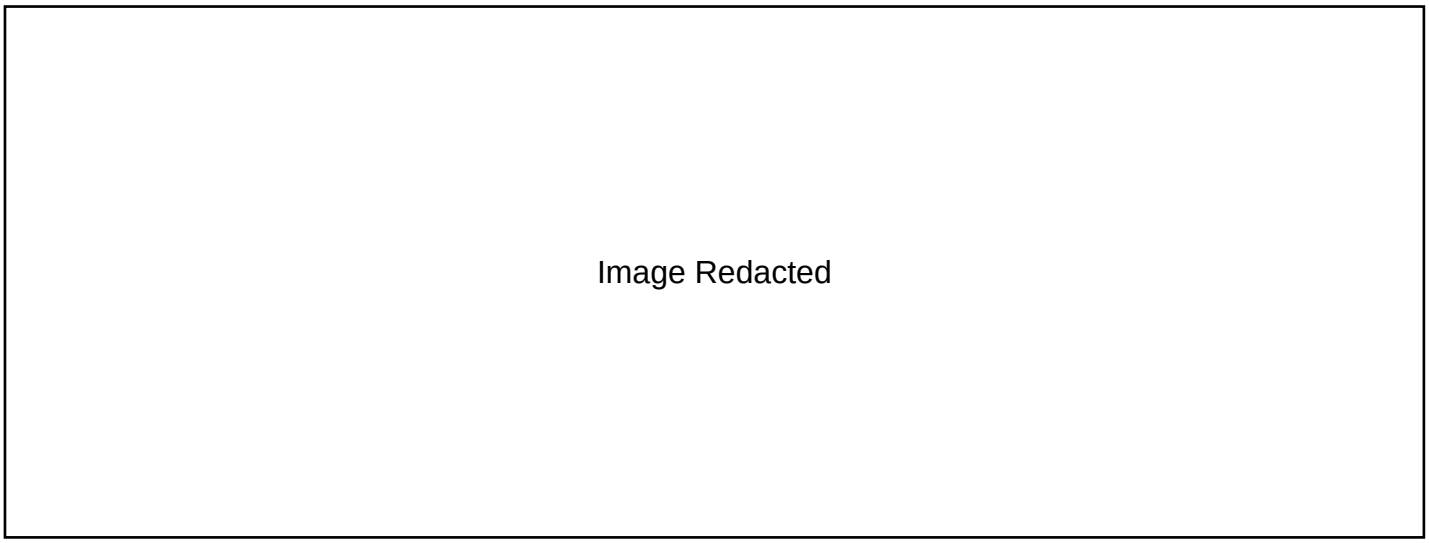
Image Redacted

5 – INTERIOR OVERVIEW

Image Redacted

6 – PACKAGED UNIT

6. 00423 - RCCC - Pistol Range Portable 1



00423 - RCCC - Pistol Range Portable 1: Building Systems Summary		
Address	12500 Bruceville Rd, Elk Grove, CA 95757	
GPS Coordinates	38.30962921650701, -121.42120648404342	
Constructed/Renovated	1993	
Building Area	7,900 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered Modular structure over concrete pad column footings and over concrete slab foundation	Poor
Facade	Primary Wall Finish: Wood siding Secondary Wall Finish: Metal siding Windows: Aluminum	Poor
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Lath & plaster, painted, and vinyl Floors: Carpet and VCT Ceilings: Lath & plaster and ACT	Poor
Elevators	None	n/a
Plumbing	Distribution: Not observed Hot Water: Source not observed Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Split-system heat pumps	Poor

00423 - RCCC - Pistol Range Portable 1: Building Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: Linear fluorescent	Poor
Fire Alarm	None	n/a
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00423 - RCCC - Pistol Range Portable 1

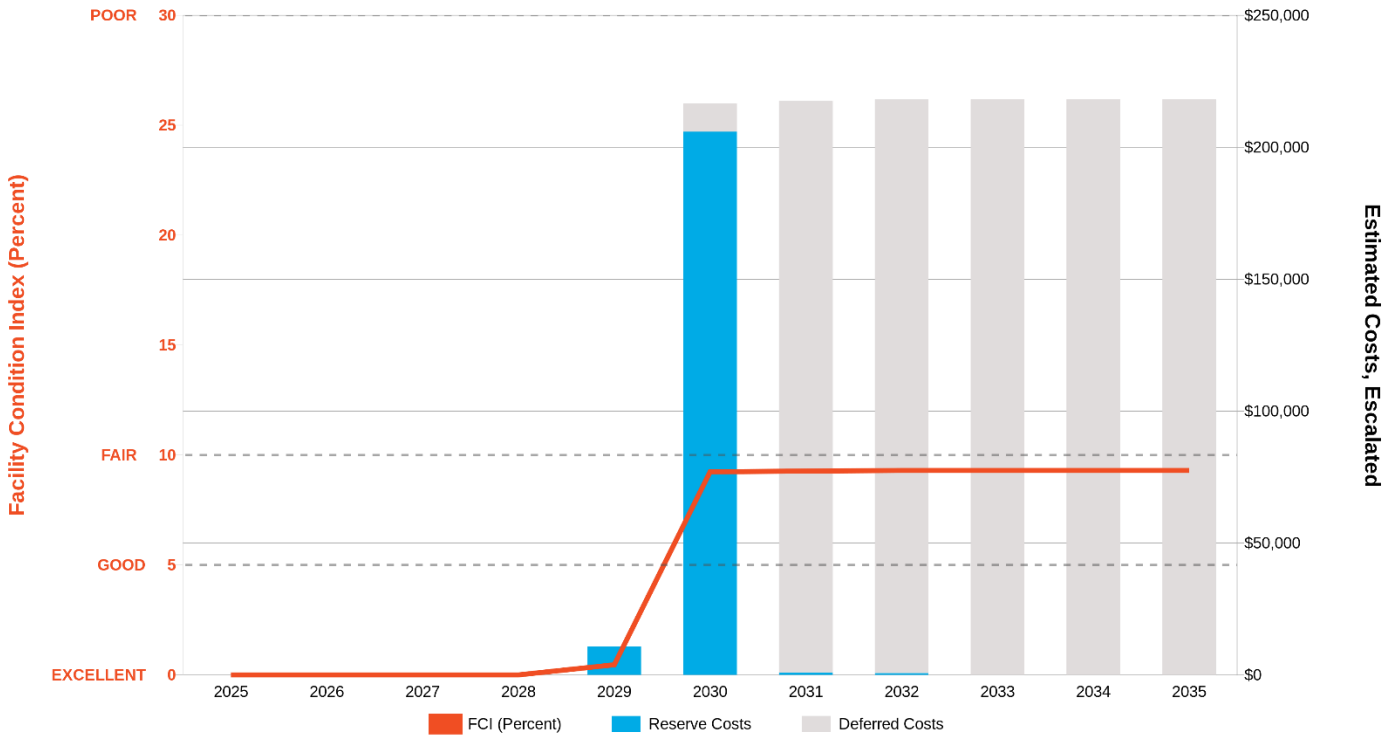
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Interiors	-	-	$11,200	-	-	$11,200
HVAC	-	-	$9,800	-	-	$9,800
Electrical	-	-	$3,800	-	-	$3,800
Special Construction & Demo	-	-	$188,200	-	-	$188,200
TOTALS (6% inflation)	**-**	**-**	**$212,900**	**-**	**-**	**$212,900**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $2,345,984.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $19,830.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

00423 - RCCC - Pistol Range Portable 1: Photographic Overview

Image Redacted

1 – FRONT/RIGHT ELEVATION

Image Redacted

2 – FRONT/LEFT ELEVATION

Image Redacted

3 – EXTERIOR FINISH

Image Redacted

4 – INTERIOR OVERVIEW

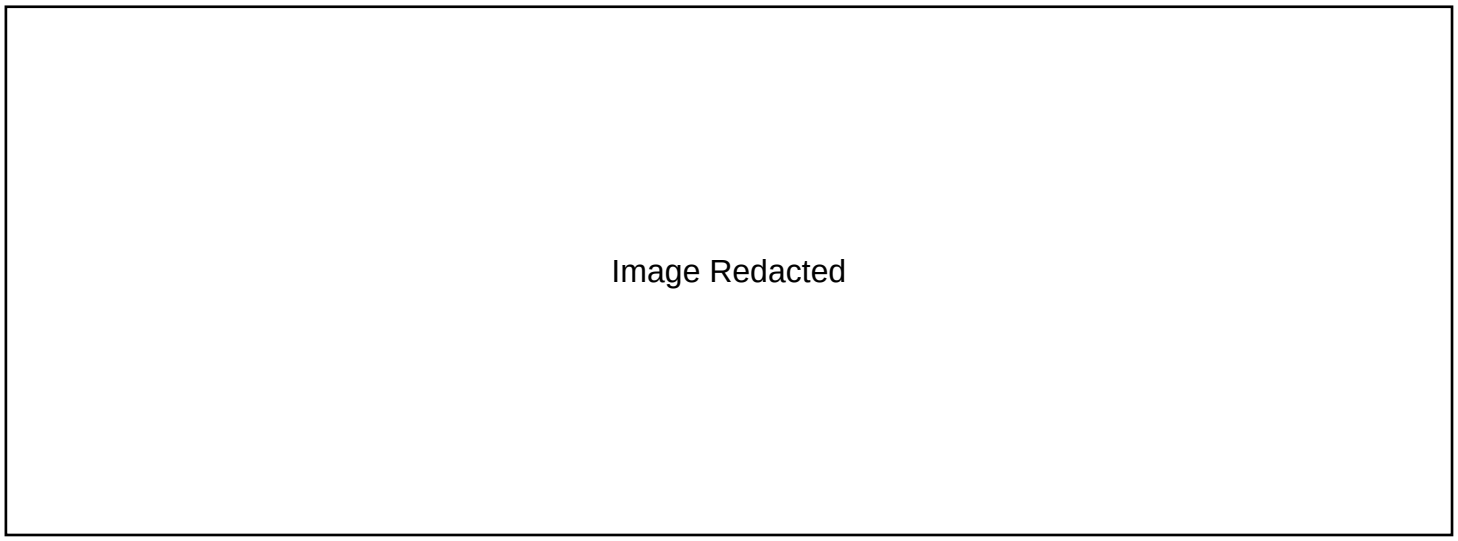
Image Redacted

5 – DISTRIBUTION PANEL

Image Redacted

6 – HEAT PUMP

7. 00533 - RCCC - Main Kitchen



00533 - RCCC - Main Kitchen: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30607698333305, -121.4244567214674	
Constructed/Renovated	1960	
Building Area	10,650 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by open-web steel joists on concrete slab foundation	Fair
Facade	Primary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Flat construction with Modified Bitumen	Fair
Interiors	Walls: Painted gypsum board, CMU, vinyl, and ceramic tile and unfinished Floors: VCT, ceramic tile, and unfinished concrete Ceilings: Painted gypsum board	Fair
Elevators	None	Fair

00533 - RCCC - Main Kitchen: Building Systems Summary		
Plumbing	Distribution: Copper and galvanized iron supply and cast-iron waste & venting Hot Water: Gas domestic boilers with storage tanks Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged Units Supplemental components: Make-up air units	Good
Fire Suppression	Wet-pipe sprinkler system with dry-piped portion and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, strobes, pull stations, back-up emergency lights, and exit signs	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

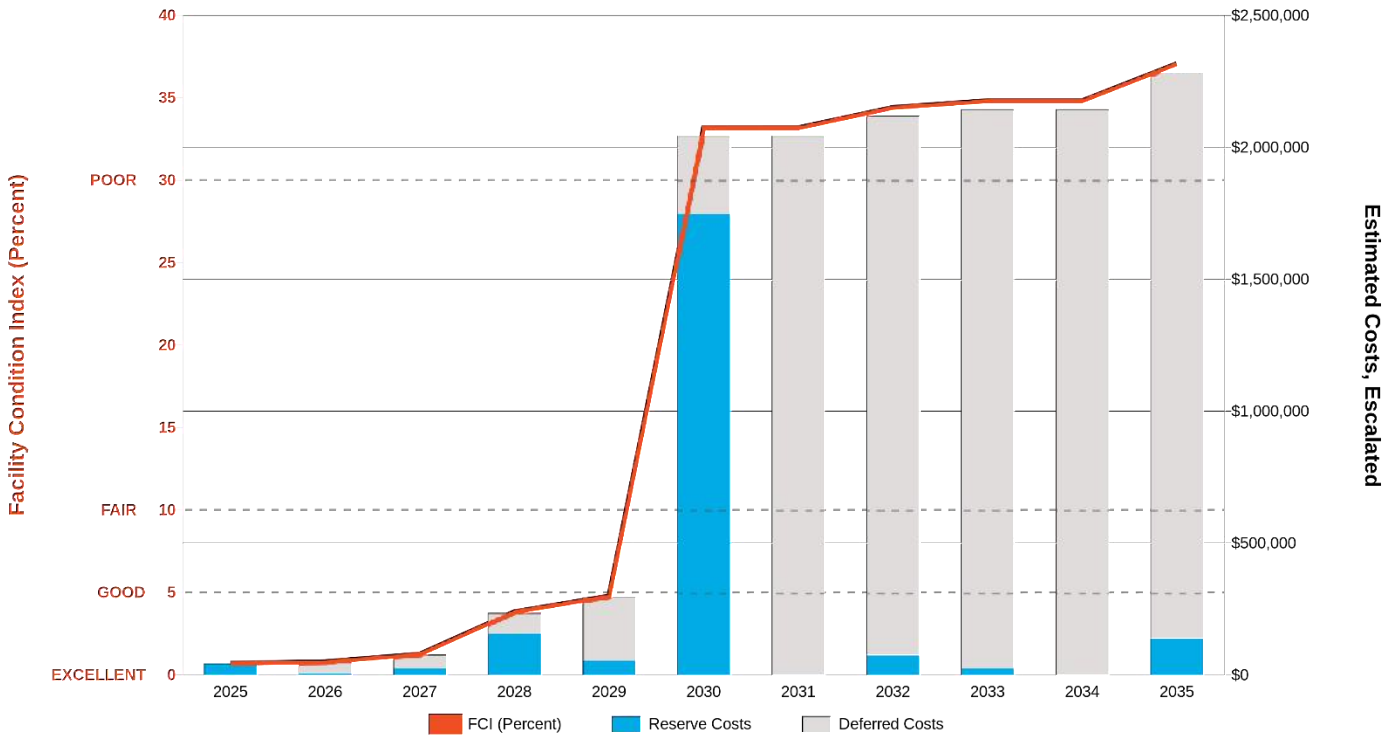
System Expenditure Forecast - Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	-	-	$24,500	$33,900	$42,600	$101,100
Roofing	-	-	$200,400	$3,400	-	$203,800
Interiors	-	-	$77,700	-	$2,054,200	$2,131,900
Plumbing	$17,900	$37,700	$314,900	$67,300	$253,800	$691,600
HVAC	$2,100	$41,900	$167,100	$86,200	$954,300	$1,251,700
Fire Protection	$17,000	-	-	$1,600	$22,600	$41,200
Electrical	-	$1,500	$334,900	-	$128,500	$464,800
Fire Alarm & Electronic Systems	-	$44,600	$200	$40,200	$210,300	$295,300
Equipment & Furnishings	$4,800	$34,000	$575,900	$52,800	$1,171,600	$1,839,100
Site Utilities	-	$4,000	-	$8,300	$9,500	$21,800
TOTALS (6% inflation)	**$41,700**	**$163,600**	**$1,695,600**	**$293,900**	**$4,847,400**	**$7,042,200**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $6,157,723.50 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $207,495.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00533 - RCCC - Main Kitchen	D4011	Fire Suppression System, Existing Sprinkler Heads, Replace	Poor	Safety	$17,000
00533 - RCCC - Main Kitchen	E1038	Foodservice Equipment, Dough Divider, Replace	Poor	Performance/Integrity	$4,800
00533 - RCCC - Main Kitchen	D3063	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	Poor	Performance/Integrity	$2,100
00533 - RCCC - Main Kitchen	D2021	Grease Trap/Interceptor, Underground, Replace	Poor	Performance/Integrity	$17,900
TOTAL (4 items)					**$41,700**

Key Findings



Fire Suppression System in Poor condition.

Existing Sprinkler Heads, by SF
00533 - RCCC - Main Kitchen
00533 - Floor - 00533 - Throughout Building

Uniformat Code: D4010
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $19,800

Existing sprinkler heads past estimated remaining useful life. - AssetCALC ID: 9938856



Grease Trap/Interceptor in Poor condition.

Underground, 100 GPM and 300 LB
00533 - RCCC - Main Kitchen
01 - First Floor - 01KIT - Main Kitchen

Uniformat Code: D2020
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $20,900

Grease trap is past estimated remaining useful life. - AssetCALC ID: 9860650



Exhaust Fan in Poor condition.

Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM
00533 - RCCC - Main Kitchen
R2 - Roof Level 2 - R2ROOF - Roof

Uniformat Code: D3060
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $2,400

Exhaust fan past estimated remaining useful life. - AssetCALC ID: 9938817



Food service Equipment in Poor condition.

Dough Divider
00533 - RCCC - Main Kitchen
Guestroom Entries01 - First Floor - 01BAKE - Bakery

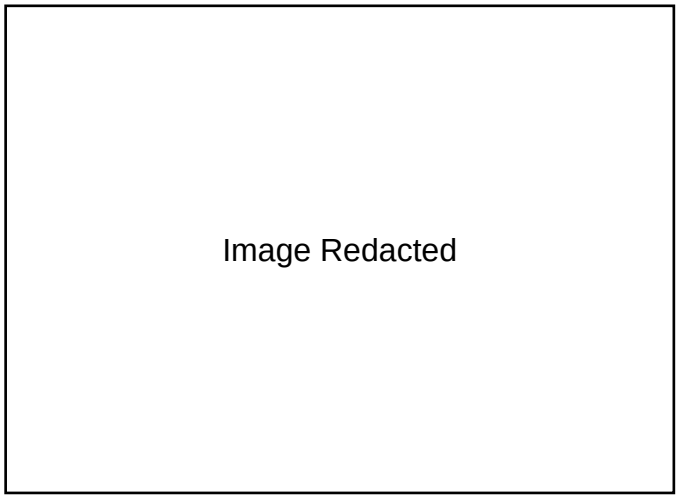
Uniformat Code: E1030
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

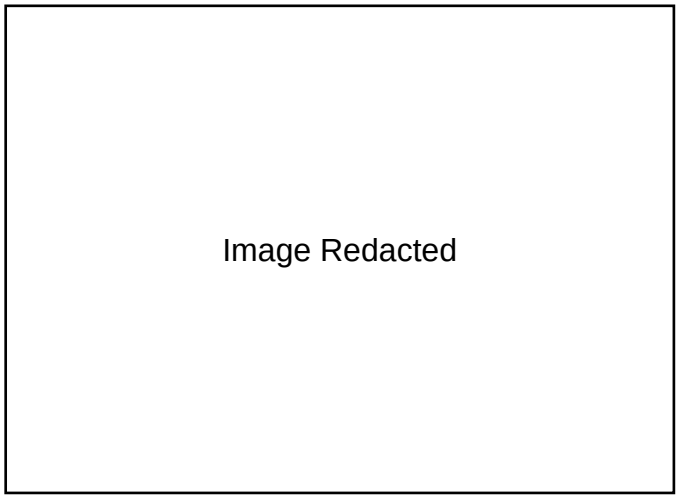
Cost Estimate: $5,600

Dough divider is functional but past estimated remining useful life. - AssetCALC ID: 9938834

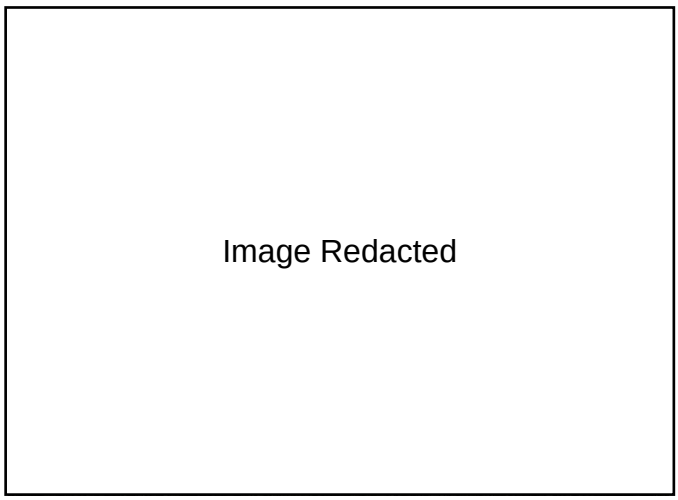
00533 - RCCC - Main Kitchen: Photographic Overview



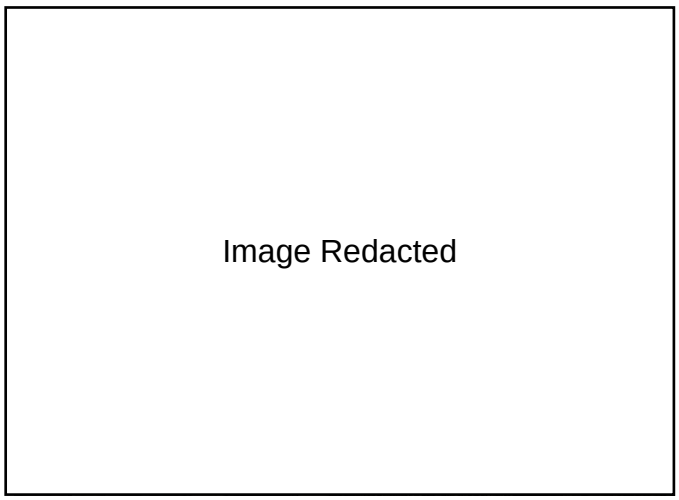
1 – FRONT ELEVATION



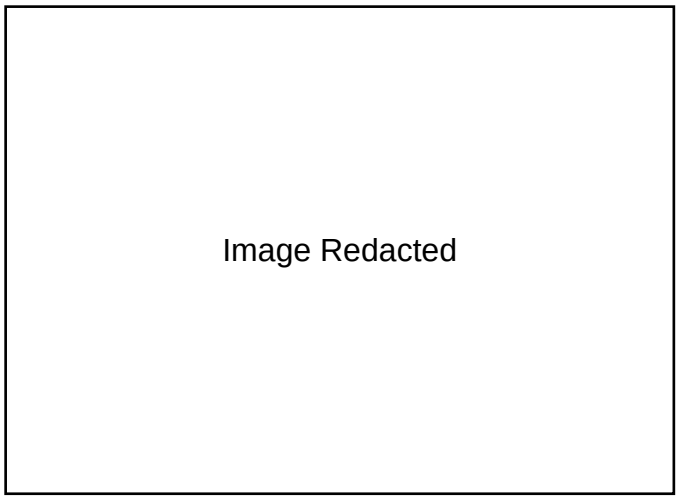
2 – LEFT ELEVATION



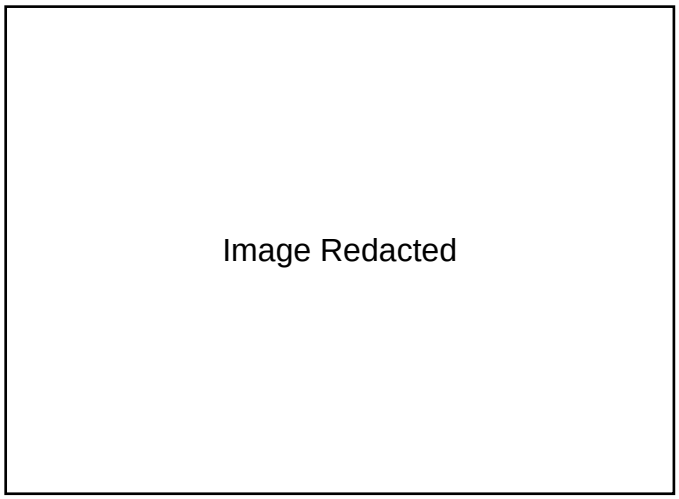
3 – REAR ELEVATION



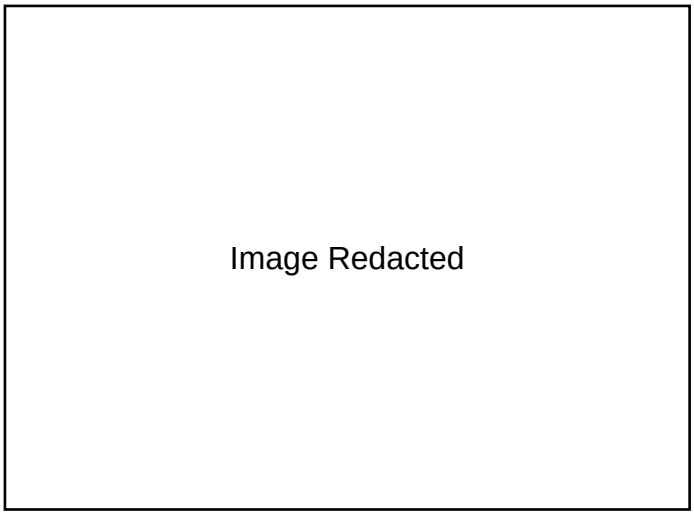
4 – RIGHT ELEVATION



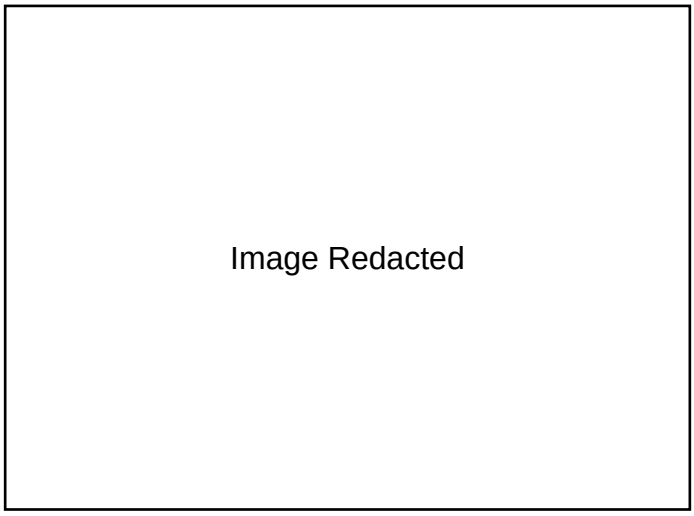
5 – ROOFING



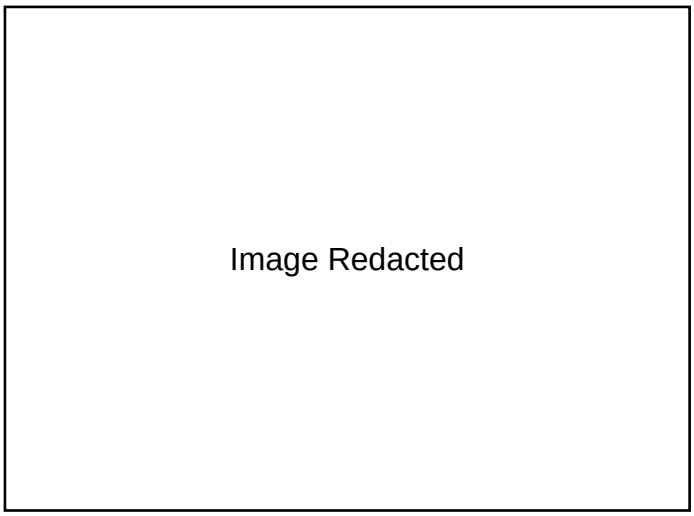
6 – INTERIOR FINISHES



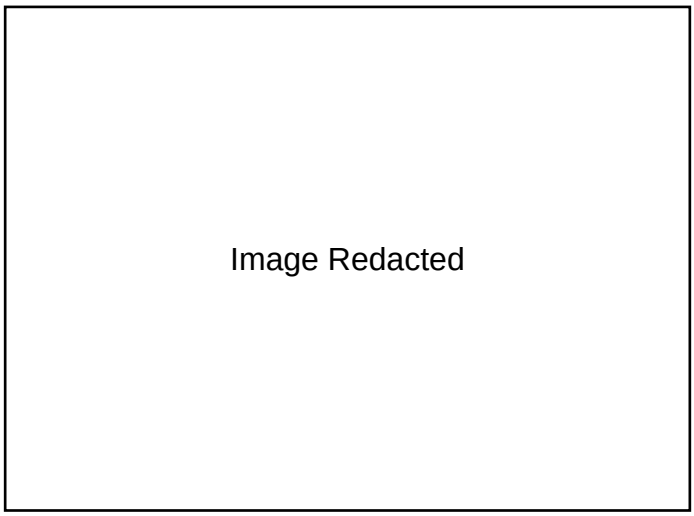
7 – FOODSERVICE EQUIPMENT



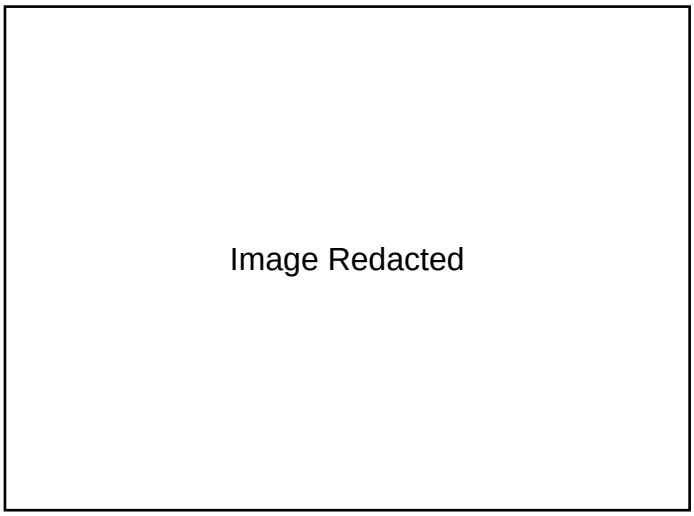
8 – WATER HEATER



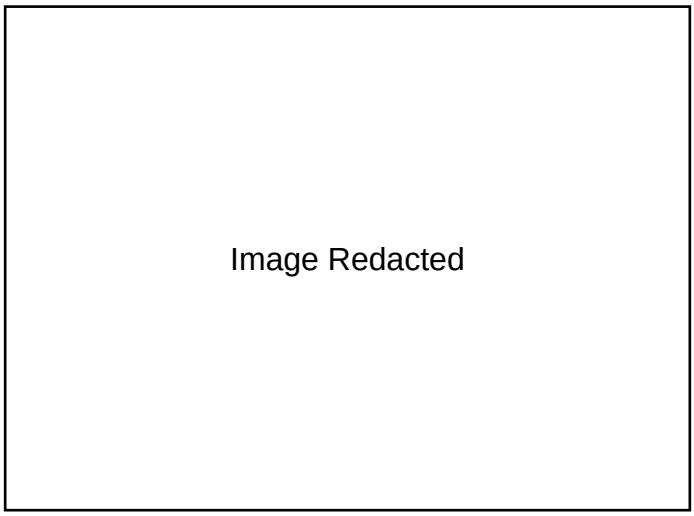
9 – FOODSERVICE EQUIPMENT



10 – MAKE-UP AIR UNIT

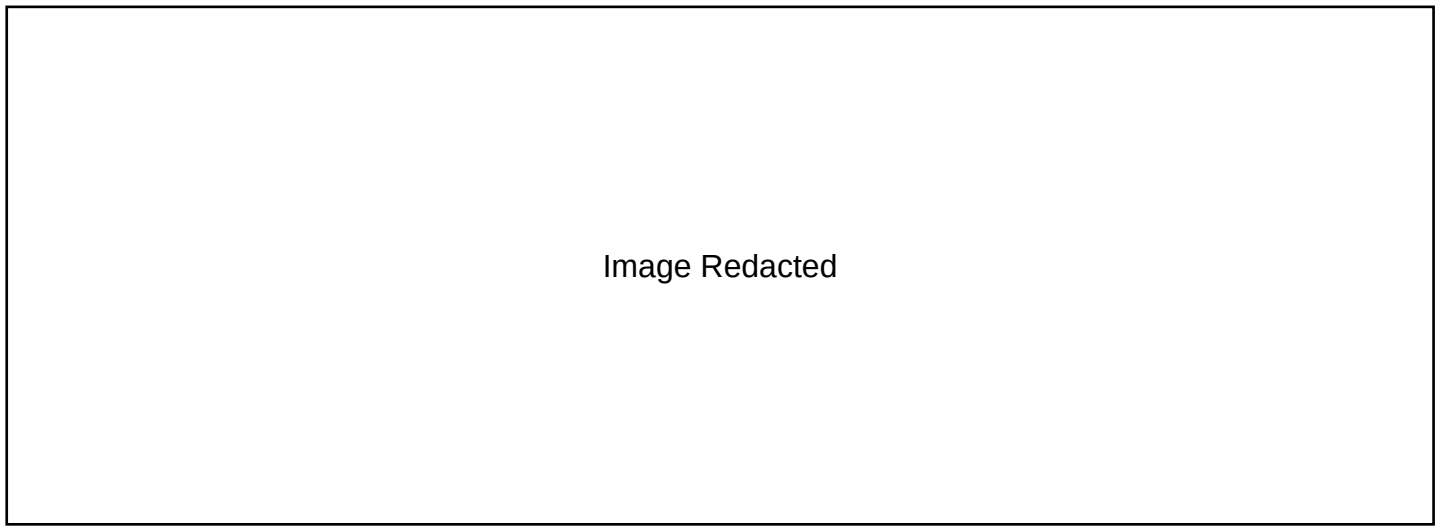


11 – MAIN SWITCHBOARD



12 – FACP

8. 00534 - RCCC - Laundry



00534 - RCCC - Laundry: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.305759811201675, -121.42401350728434	
Constructed/Renovated	1980	
Building Area	7,000 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Steel frame with concrete-topped metal decks over concrete slab foundation	Fair
Facade	Primary Wall Finish: Metal siding Windows: Steel	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, Unfinished Floors: Sealed concrete Ceilings: Painted gypsum board and Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks and tankless water heaters Fixtures: Toilets, and sinks in restrooms	Fair

00534 - RCCC - Laundry: Building Systems Summary		
HVAC	Non-Central System: Packaged unit Supplemental components: Evaporative coolers, Suspended unit heaters	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, and exit signs	Fair
Equipment/Special	Commercial laundry equipment	Good
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00534 - RCCC - Laundry

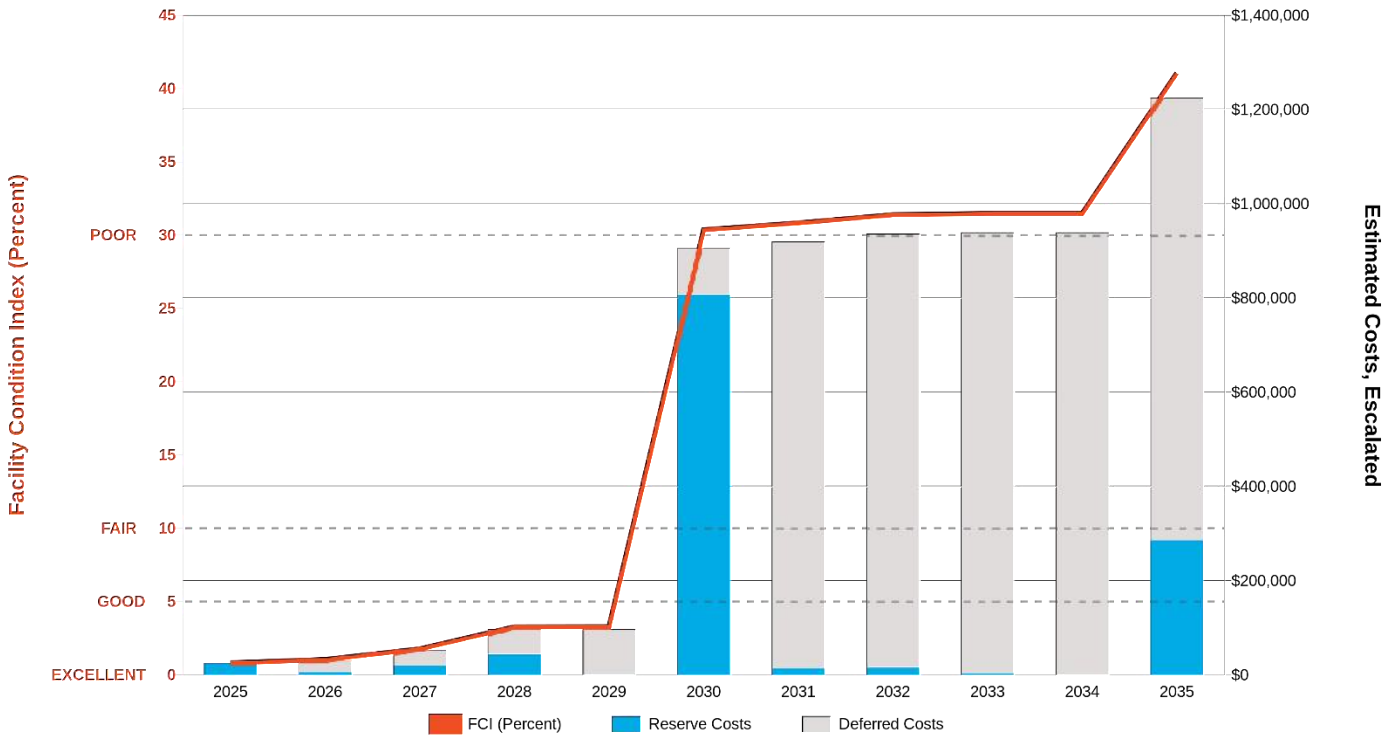
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$8,700	-	$7,600	$230,900	$247,200
Roofing	-	-	$171,300	-	-	$171,300
Interiors	-	$17,600	$57,400	$13,200	$154,500	$242,700
Plumbing	-	$3,000	$194,400	$51,500	$99,100	$348,100
HVAC	$5,500	$28,800	$87,900	$2,700	$73,100	$198,000
Fire Protection	-	-	-	$1,300	$26,100	$27,400
Electrical	$21,000	-	$219,400	-	$89,100	$329,600
Fire Alarm & Electronic Systems	-	-	$33,100	$79,300	$121,800	$234,200
Equipment & Furnishings	-	-	-	$171,300	$405,900	$577,200
Site Utilities	-	-	$3,500	-	$8,300	$11,800
TOTALS (6% inflation)	**$26,600**	**$58,000**	**$767,000**	**$326,800**	**$1,208,900**	**$2,387,300**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $2,983,540.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $111,375.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00534 - RCCC - Laundry	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$8,900
00534 - RCCC - Laundry	D5023	Distribution Panel, 277/480 V, Replace	Poor	Safety	$10,400
00534 - RCCC - Laundry	D3033	Evaporative Cooler, 0.33 to 0.50 HP, Replace	Poor	Performance/Integrity	$5,500
00534 - RCCC - Laundry	D5023	Distribution Panel, 120/240 V, Residential Style, Replace	Poor	Safety	$1,600
TOTAL (4 items)					**$26,600**

Key Findings



Distribution Panel in Poor condition.

120/240 V, Residential Style
00534 - RCCC - Laundry
01 - First Floor - 01BLR - Boiler Room

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $1,900

Many Sylvania panels are rebranded Zinsco panels and poor connections can lead to overheating and fires. - AssetCALC ID: 9860771



Distribution Panel in Poor condition.

277/480 V
00534 - RCCC - Laundry
01 - First Floor - 01MECH - Mechanical Rm

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $12,200

Many Sylvania panels are rebranded Zinsco panels and poor connections can lead to overheating and fires. - AssetCALC ID: 9860531



Distribution Panel in Poor condition.

120/208 V
00534 - RCCC - Laundry
01 - First Floor - 01MECH - Mechanical Rm

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $10,400

Many Sylvania panels are rebranded Zinsco panels and poor connections can lead to overheating and fires. - AssetCALC ID: 9860887



Evaporative Cooler in Poor condition.

0.33 to 0.50 HP
00534 - RCCC - Laundry
R2 - Roof Level 2 - R2ROOF - Roof

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $6,500

Unit is 3 years old; however, unit appears to have excessive sediment build-up. - AssetCALC ID: 9860432

00534 - RCCC - Laundry: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

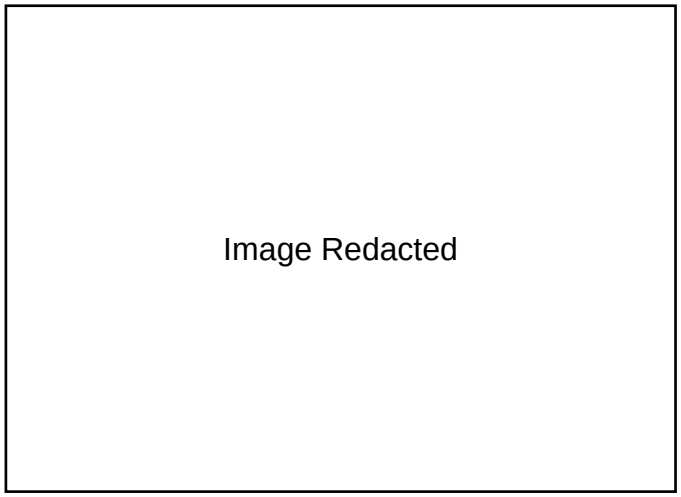
4 – RIGHT ELEVATION

Image Redacted

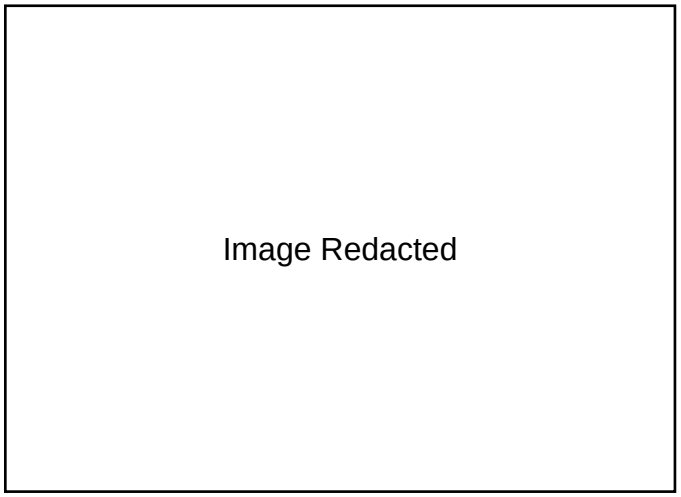
5 – STRUCTURAL PHOTO

Image Redacted

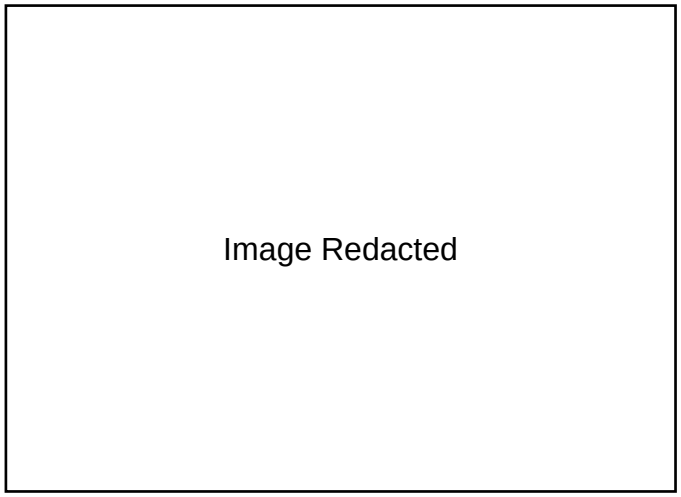
6 – CLASSROOM VIEW



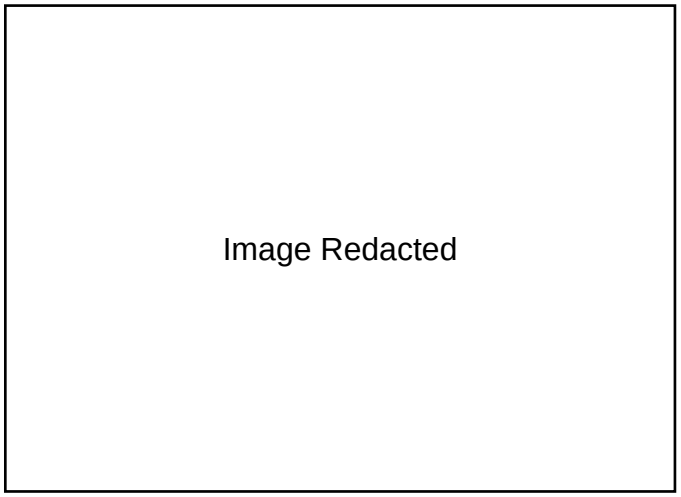
7 – LAUNDRY ROOM AREA



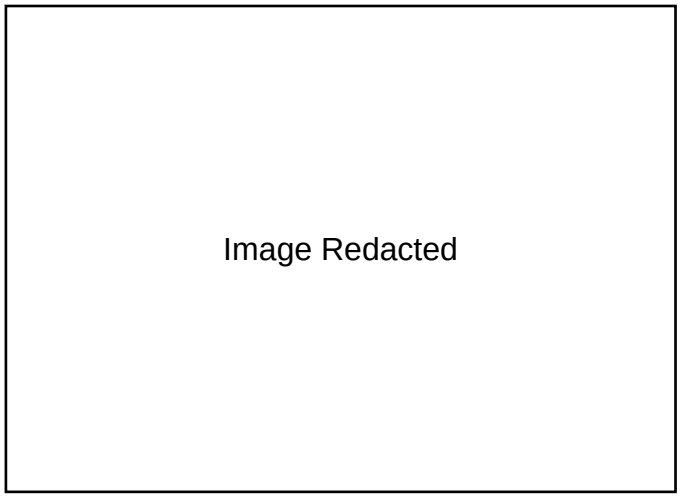
8 – WATER HEATERS



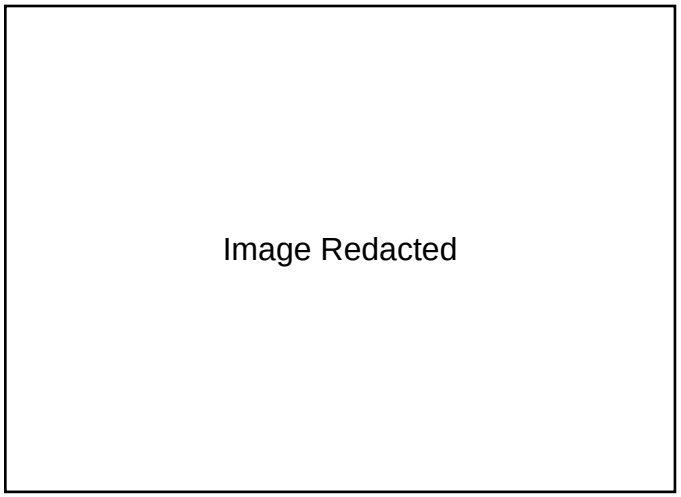
9 – UNIT HEATER



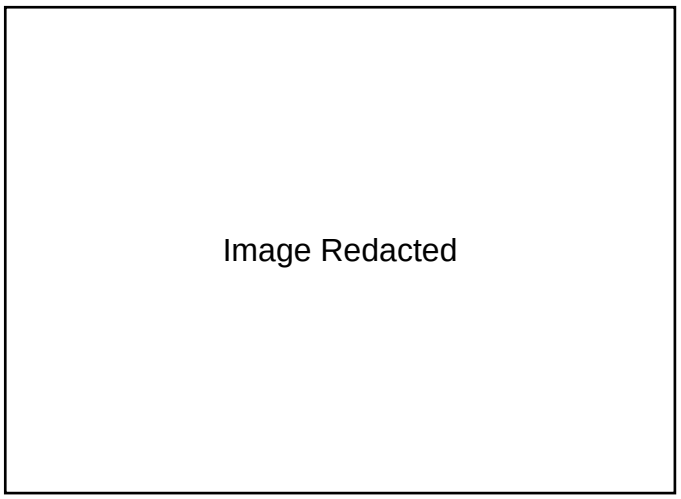
10 – PACKAGED UNIT AND ROOFING



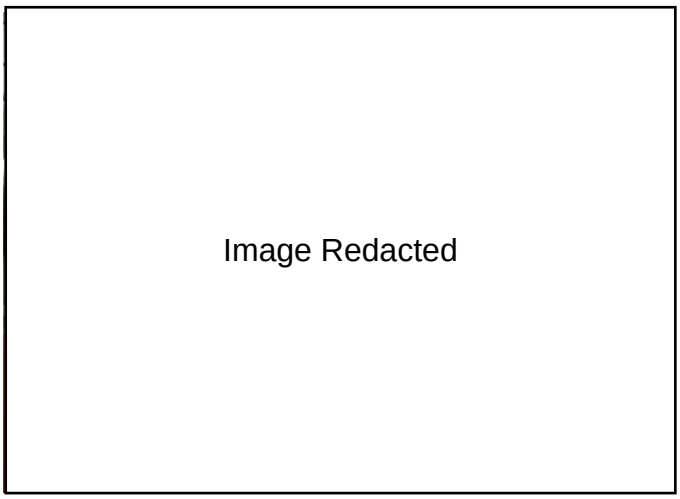
11 – MAIN SWITCHBOARD



12 – FIRE ALARM PANEL

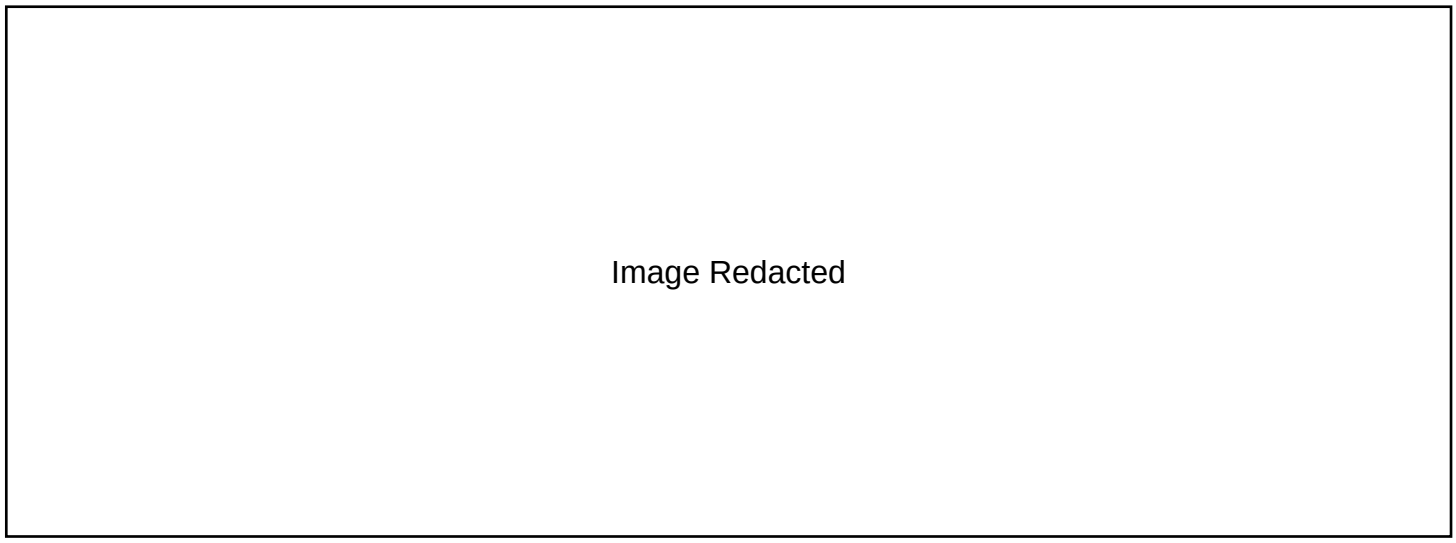


13 – LAUNDRY EQUIPMENT



14 – WASHING MACHINE

9. 00535 - RCCC - 448



00535 - RCCC - 448: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.305571694661644, -121.42209012498058	
Constructed/Renovated	1998	
Building Area	75,420 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Concrete integral to superstructure Windows: None	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: VCT, Ceramic tile, sealed concrete Ceilings: Painted gypsum board, ACT, metal and Unfinished/exposed	Fair
Elevators	Passenger: One hydraulic serving all floors	Fair

00535 - RCCC - 448: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas tankless water heaters Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Central System: Boilers, chillers, and air handlers feeding fan coil terminal units Supplemental Components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: Diesel gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Foodservice equipment	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	A representative sample of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Prisoner holding pods; One pod was entered and observed due to occupants actively using spaces & sensitivity to operations	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00535 - RCCC - 448

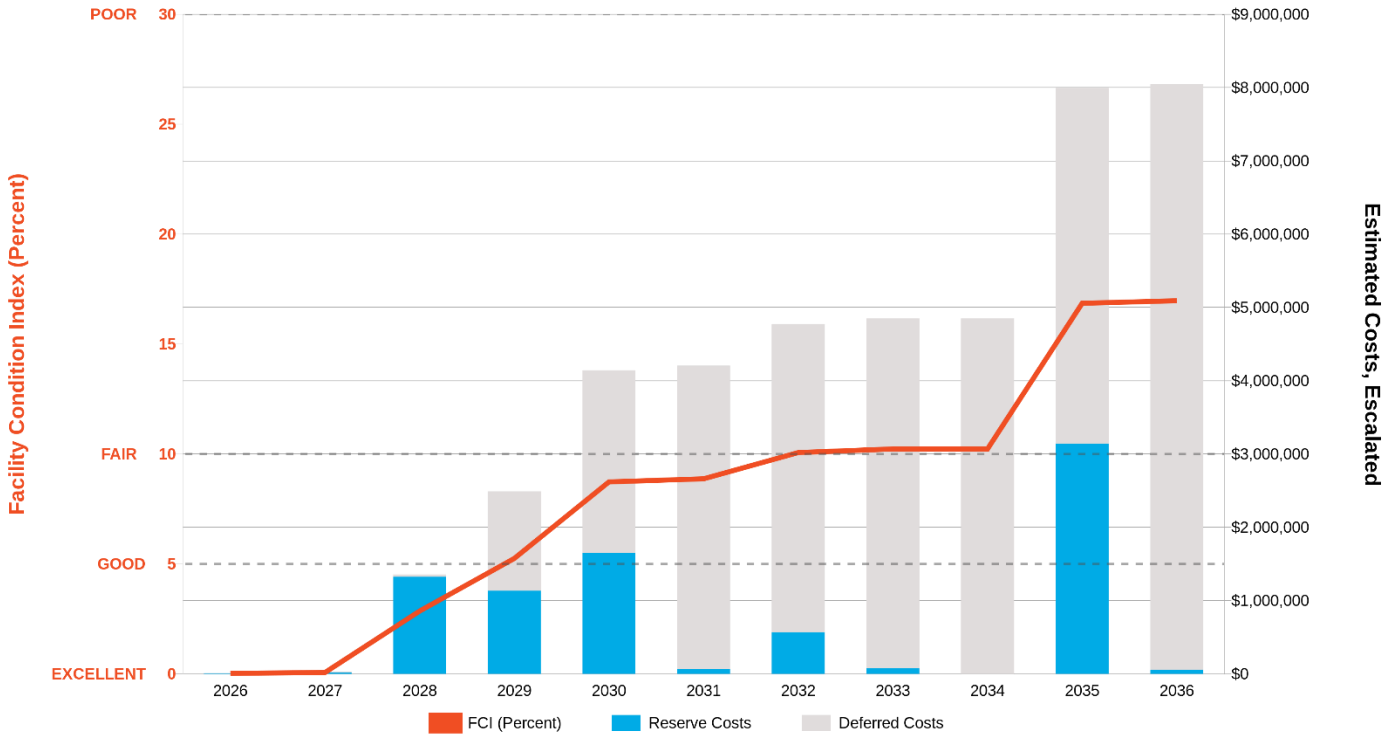
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$6,000	$109,500	-	$196,200	$311,700
Roofing	-	-	$4,900	$1,719,100	-	$1,724,000
Interiors	-	-	$600,900	$398,300	$1,923,400	$2,922,600
Conveying	-	$97,200	$9,400	-	$9,000	$115,600
Plumbing	-	$50,400	$32,400	$378,200	$2,655,700	$3,116,700
HVAC	$9,100	$554,300	$1,201,000	$97,600	$2,048,200	$3,910,100
Fire Protection	-	-	-	-	$228,400	$228,400
Electrical	-	$476,400	$148,700	$978,700	$865,800	$2,469,600
Fire Alarm & Electronic Systems	-	-	-	$569,900	$423,800	$993,600
Equipment & Furnishings	-	$9,500	$602,800	$63,100	$1,853,100	$2,528,600
Site Development	-	$15,000	-	-	-	$15,000
Site Pavement	-	$10,700	-	-	$25,700	$36,400
TOTALS (6% inflation)	**$9,100**	**$1,219,600**	**$2,709,600**	**$4,204,900**	**$10,229,200**	**$18,372,400**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $47,427,867.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $731,808.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00535 - RCCC - 448	D3037	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	Fair	Lifecycle/Renewal	$9,100
TOTAL (1 items)					**$9,100**

Key Findings

There are no key findings to report.

00535 - RCCC - 448: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – ROOFING

Image Redacted

5 – INNER POD CELLS

Image Redacted

6 – INTERIOR OF POD

Image Redacted

7 – EXTERIOR YARD

Image Redacted

8 – VISITATION AREA



9 – FOODSERVICE EQUIPMENT



10 – ELEVATOR EQUIPMENT



11 – TANKLESS WATER HEATER



12 – BOILER



13 – CHILLER



14 – AIR HANDLER

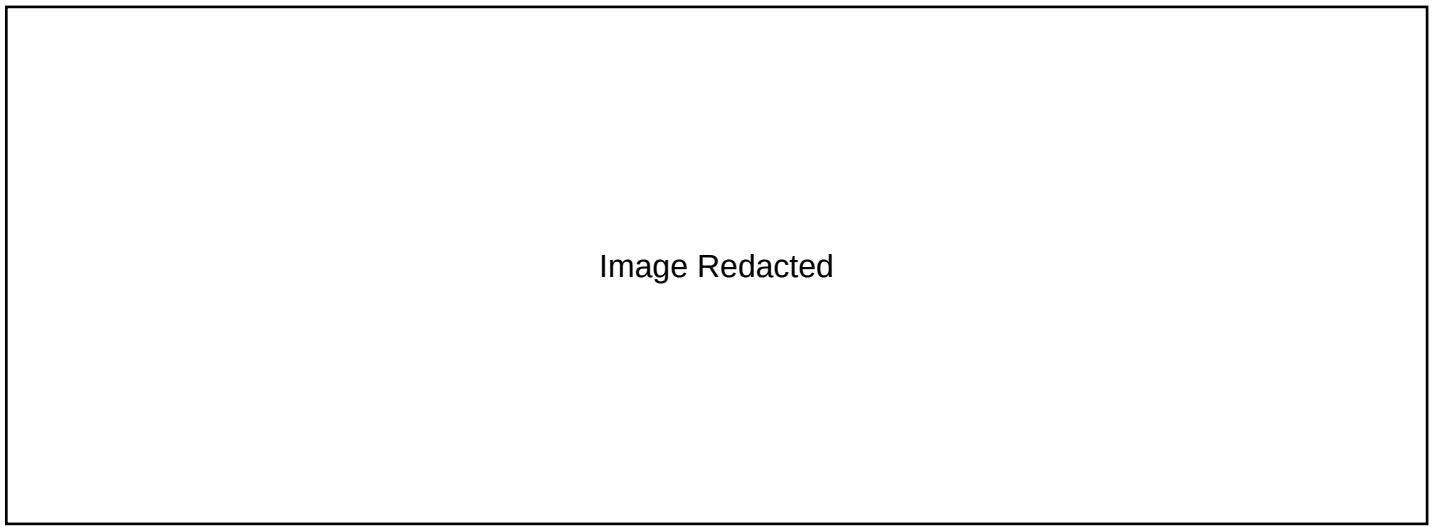


15 – MAIN SWITCHBOARD



16 – EMERGENCY GENERATOR

10. 00536 - RCCC - Rodger Bauman Facility (RBF)



00536 - RCCC - Rodger Bauman Facility (RBF): Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.307238477722905, -121.4231633165595	
Constructed/Renovated	1960	
Building Area	22,500 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors with precast deck planks and concrete pad column footing foundation system	Fair
Facade	Primary Wall Finish: Painted concrete integral to superstructure Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted concrete, FRP, Unfinished Floors: Carpet, VCT, vinyl sheeting, sealed concrete Ceilings: Painted concrete, ACT, Unfinished/exposed	Fair
Elevators	None	n/a

00536 - RCCC - Rodger Bauman Facility (RBF): Building Systems Summary		
Plumbing	Distribution: Copper and galvanized iron supply and cast-iron waste & venting Hot Water: Gas domestic boiler with storage tank Hot Water: Electric water heater with integral tank Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units, split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)

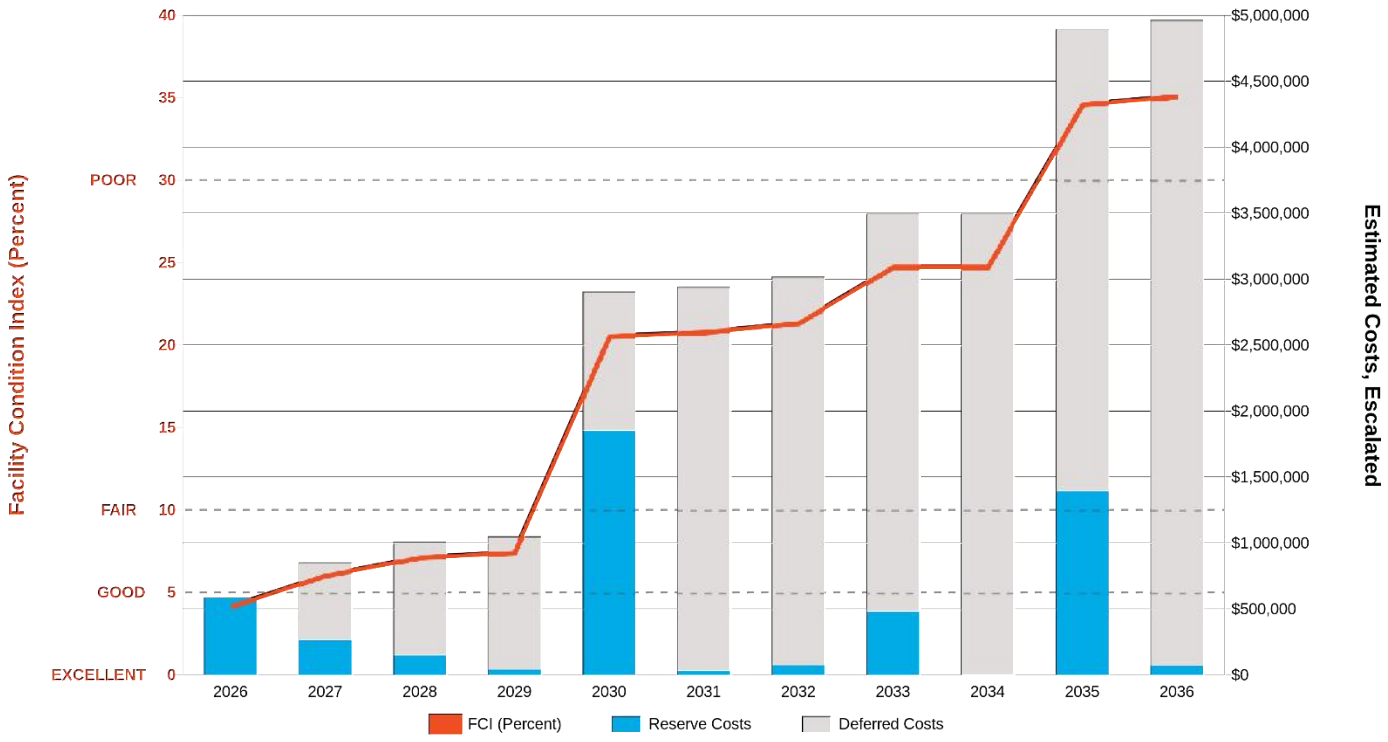
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$95,300	-	$21,200	$88,200	$204,700
Roofing	-	-	-	$504,400	-	$504,400
Interiors	$44,700	$39,900	$207,700	$80,100	$721,400	$1,093,800
Plumbing	$3,900	$2,300	$625,700	$67,900	$53,900	$753,700
HVAC	$134,200	$237,800	$16,200	$8,900	$93,100	$490,100
Fire Protection	-	-	$1,200	$63,800	$7,800	$72,800
Electrical	$6,000	-	$13,900	$255,000	$213,000	$487,900
Fire Alarm & Electronic Systems	-	-	$105,900	-	$582,700	$688,600
Equipment & Furnishings	$313,100	-	$875,100	$1,346,800	$13,500	$2,548,600
Site Utilities	-	-	$10,500	-	-	$10,500
TOTALS (6% inflation)	**$501,800**	**$375,300**	**$1,856,200**	**$2,348,000**	**$1,773,700**	**$6,855,000**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $14,149,125.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $451,391.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
Rio Cosumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)	D2012	Pump, Circulation, Domestic Water, 0.5 HP, Replace	Poor	Performance/Integrity	$4,500
Rio Cosumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$3,500
Rio Cosumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)	C2031	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	Poor	Performance/Integrity	$52,200
Rio Cosumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$3,500
Rio Cosumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)	E1047	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	Poor	Performance/Integrity	$365,600
Rio Cosumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)	D3055	HVAC System, Ductwork, Medium Density, Replace	Poor	Performance/Integrity	$156,700
TOTAL (6 items)					**$586,100**

Key Findings



Distribution Panel in Poor condition.

120/208 V
00536 - RCCC - Rodger Bauman Facility (RBF)
01 - First Floor - 01CORE - Core

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Sylvania panels have known poor connections that can lead to overheating and fires. - AssetCALC ID: 9861057



Distribution Panel in Poor condition.

120/208 V
00536 - RCCC - Rodger Bauman Facility (RBF)
01 - First Floor - 01CORE - Core

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Sylvania panels have known poor connections that can lead to overheating and fires. - AssetCALC ID: 9861078



Pump in Poor condition.

Circulation, Domestic Water, 0.5 HP
00536 - RCCC - Rodger Bauman Facility (RBF)
01 - First Floor - 01CORE - Core

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $4,500

Seal appears to be leaking - AssetCALC ID: 9861007



HVAC System in Poor condition.

Ductwork, Medium Density
00536 - RCCC - Rodger Bauman Facility (RBF)
00536 - Floor - 00536 - Throughout Building

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $156,700

Office area supply is not functional - AssetCALC ID: 9969248



Detention Equipment in Poor condition.

Toilet & Wash Basin, Stainless Steel
00536 - RCCC - Rodger Bauman Facility (RBF)
00536 - Floor - 00536 - Space

Uniformat Code: E1040
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $365,600

Toilets and sinks are in poor condition. - AssetCALC ID: 9969237



Flooring in Poor condition.

any surface, w/ Paint or Sealant
00536 - RCCC - Rodger Bauman Facility (RBF)
00536 - Floor - 00536 - Space

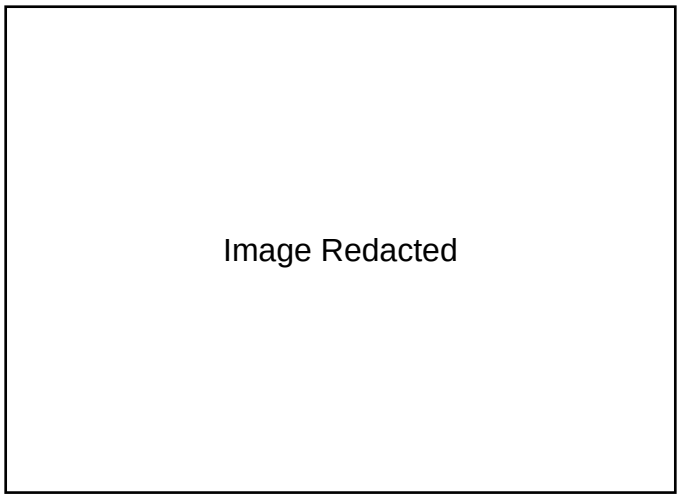
Uniformat Code: C2030
Recommendation: **Prep & Paint in 2026**

Plan Type: Performance/Integrity

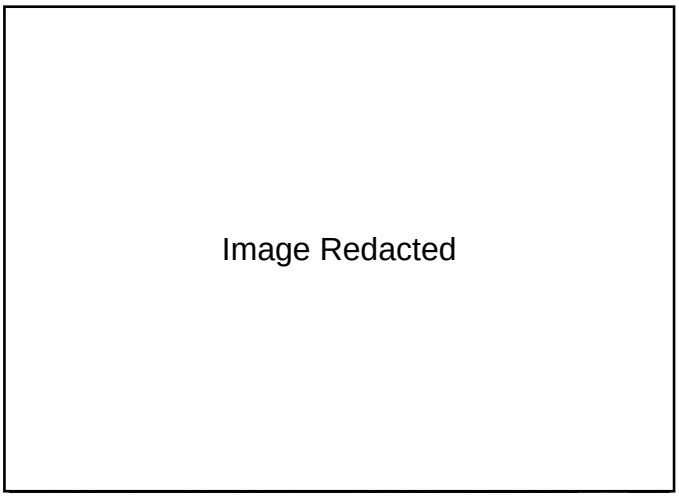
Cost Estimate: $52,200

Peeling/missing paint - AssetCALC ID: 9969242

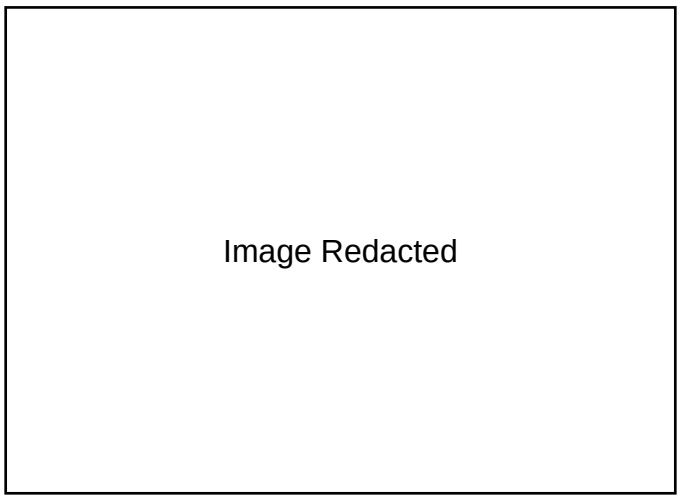
00536 - RCCC - Rodger Bauman Facility (RBF): Photographic Overview



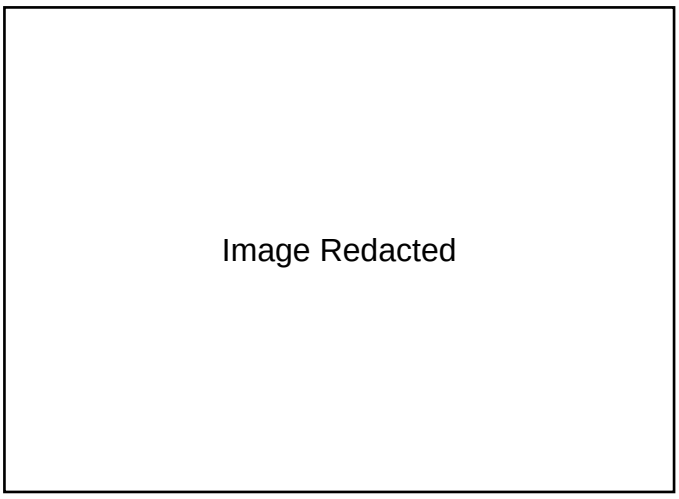
1 – FRONT ELEVATION



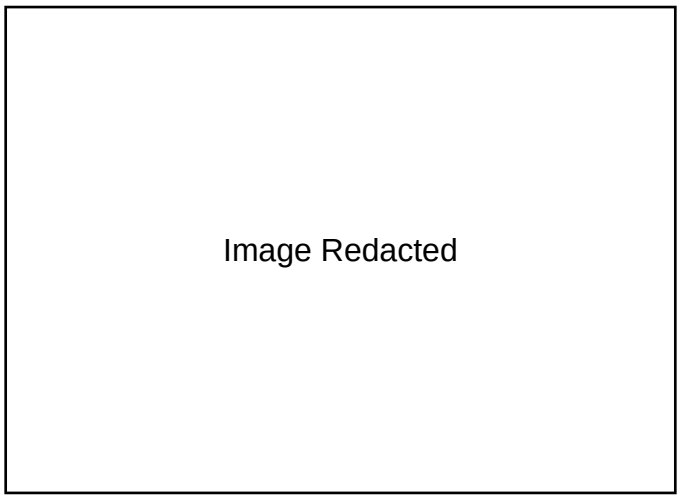
2 – LEFT ELEVATION



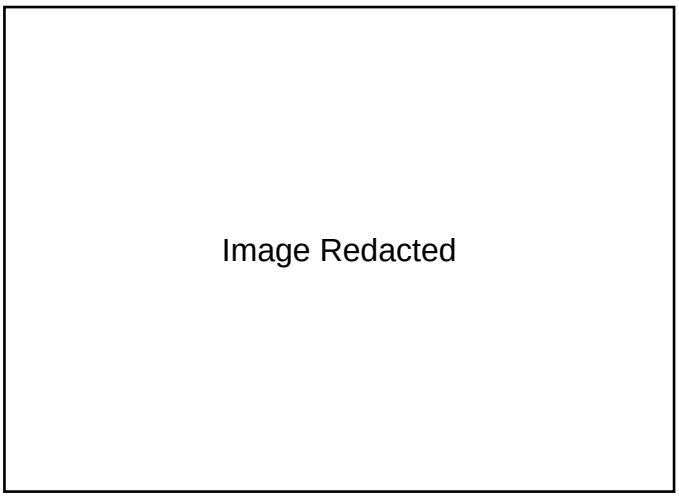
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – INTERIOR VIEW AND FINISHES



6 – DOMESTIC BOILER



7 – PACKAGED UNIT



8 – SPLIT SYSTEM UNIT

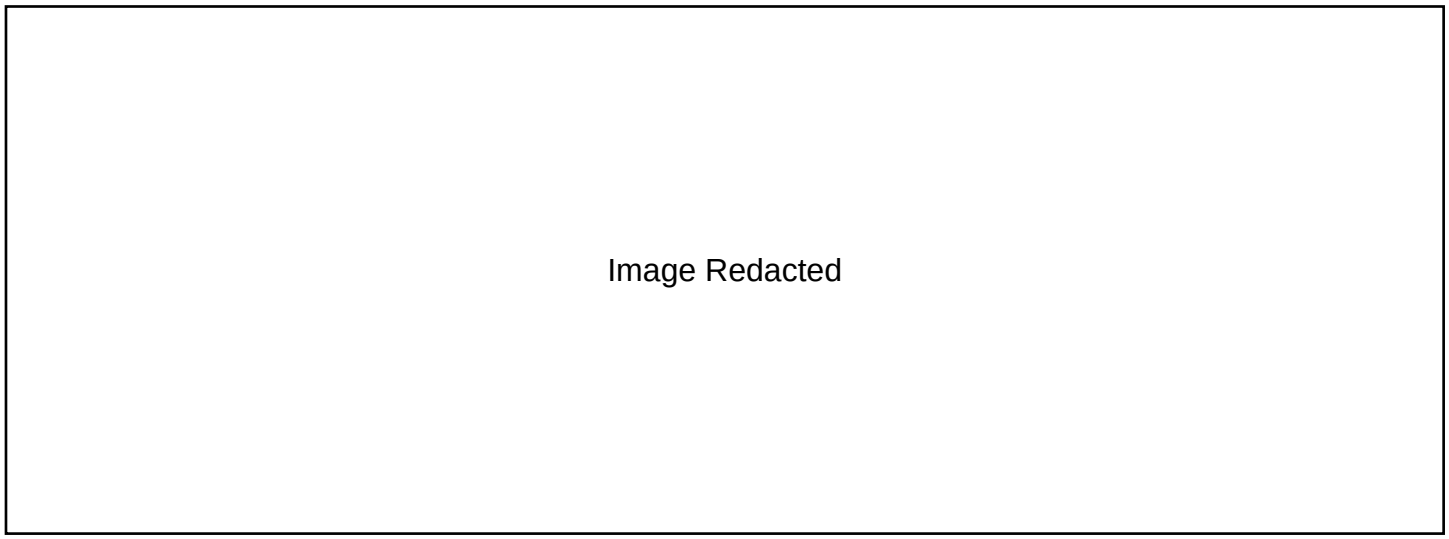


9 – MAIN DISTRIBUTION PANEL



10 – FIRE ALARM PANEL

11. 00537 - RCCC - Medical Housing Unit (MHU)



00537 - RCCC - Medical Housing Unit (MHU): Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30661945384296, -121.42376263133531	
Constructed/Renovated	1960	
Building Area	11,500 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors with precast deck planks and concrete pad column footing foundation system	Fair
Facade	Primary Wall Finish: Painted concrete integral to superstructure Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum, ceramic tile Floors: VCT, faux wood LVT, sealed concrete Ceilings: ACT, Painted and Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in restrooms	Fair

00537 - RCCC - Medical Housing Unit (MHU): Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00537 - RCCC - Medical Housing Unit (MHU)

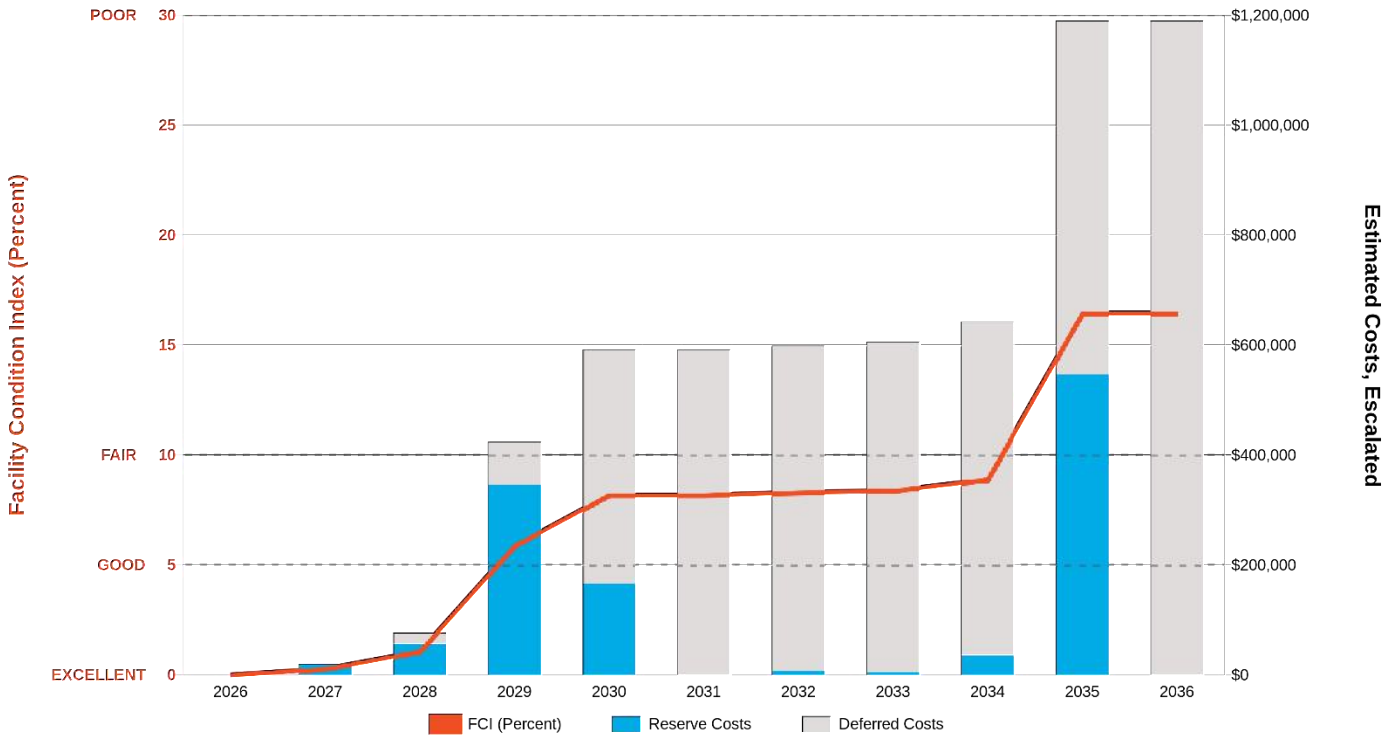
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$17,400	$28,800	$12,100	$51,500	$109,700
Roofing	-	-	-	$289,600	-	$289,600
Interiors	-	-	$125,800	$51,900	$426,200	$603,900
Plumbing	-	$4,700	$5,300	$86,500	$605,300	$701,900
HVAC	-	$32,500	$144,700	$3,000	$202,000	$382,200
Fire Protection	-	-	-	$1,000	$1,700	$2,700
Electrical	-	-	$14,100	$130,300	$86,200	$230,700
Fire Alarm & Electronic Systems	-	$14,900	$54,100	$86,900	$223,900	$379,800
Equipment & Furnishings	-	-	$111,900	-	$67,900	$179,800
TOTALS (6% inflation)	**-**	**$69,400**	**$484,700**	**$661,300**	**$1,664,800**	**$2,880,200**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $7,231,775.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $108,202.00**



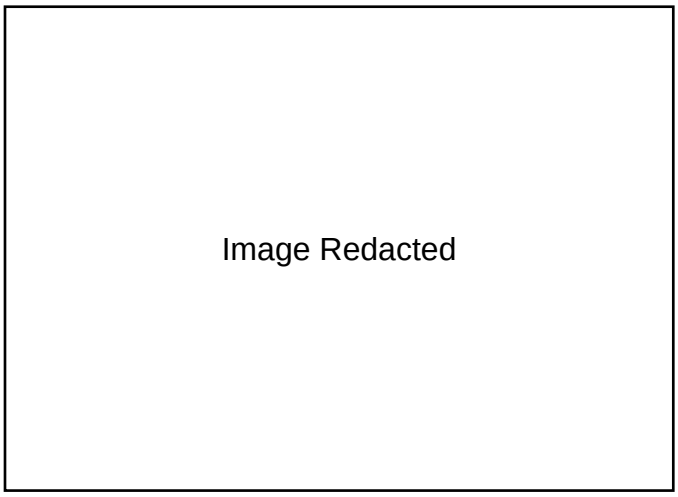
Immediate Needs

There are no immediate needs to report.

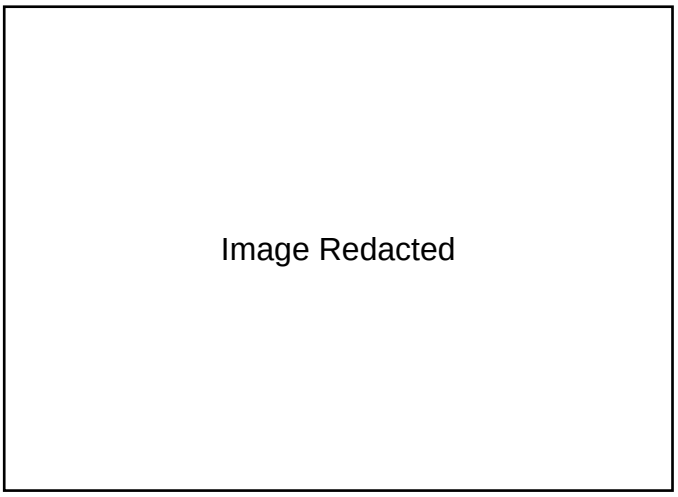
Key Findings

There are no key findings to report.

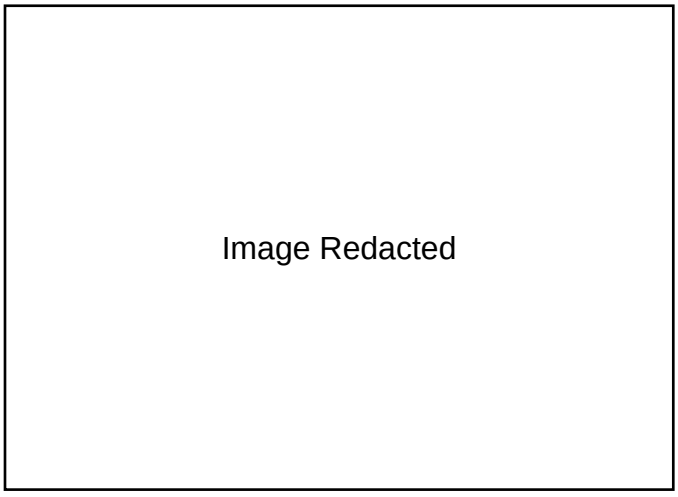
00537 - RCCC - Medical Housing Unit (MHU): Photographic Overview



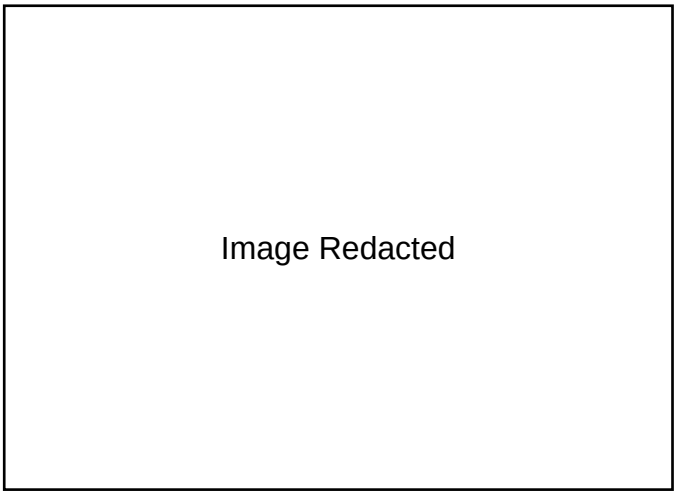
1 – LEFT ELEVATION



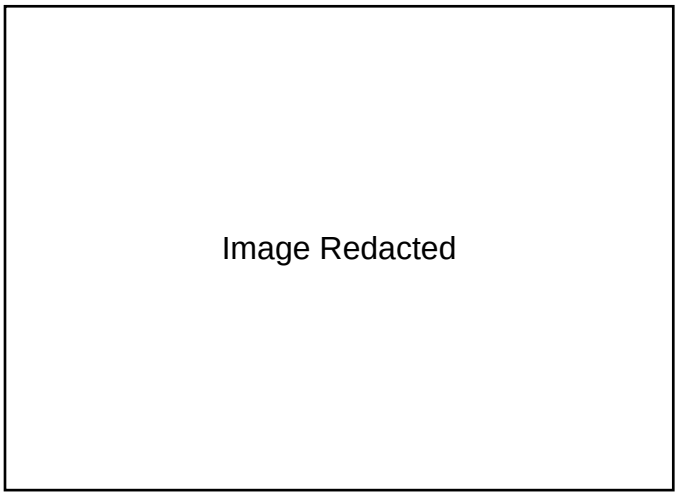
2 – REAR ELEVATION



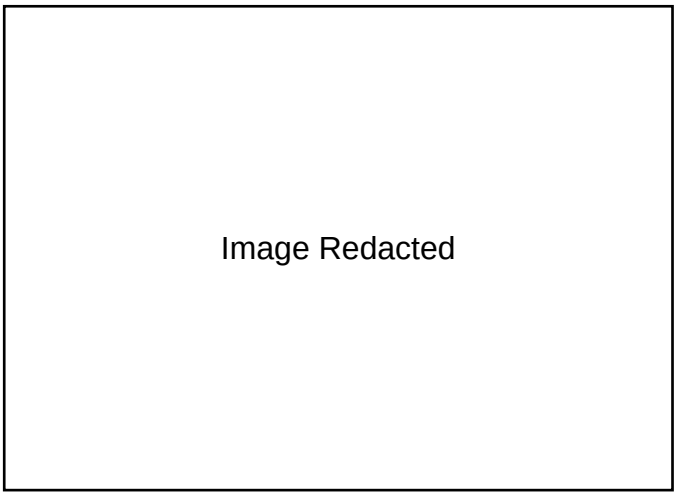
3 – RIGHT ELEVATION



4 – INTERIOR VIEW



5 – CELL BUNKS



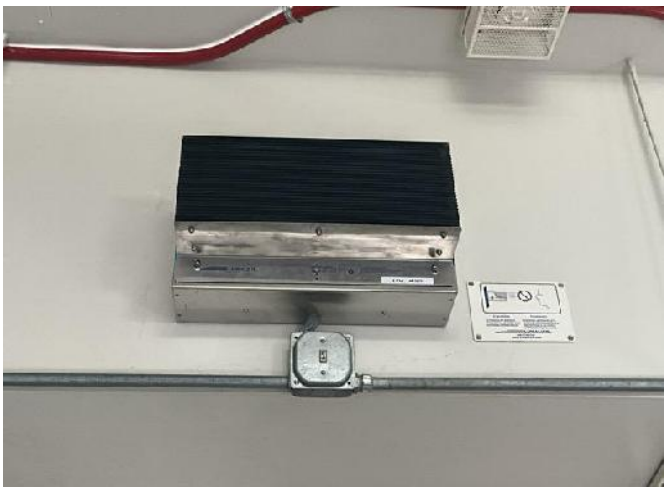
6 – RESTROOM



7 – WATER HEATERS



8 – PACKAGED UNIT

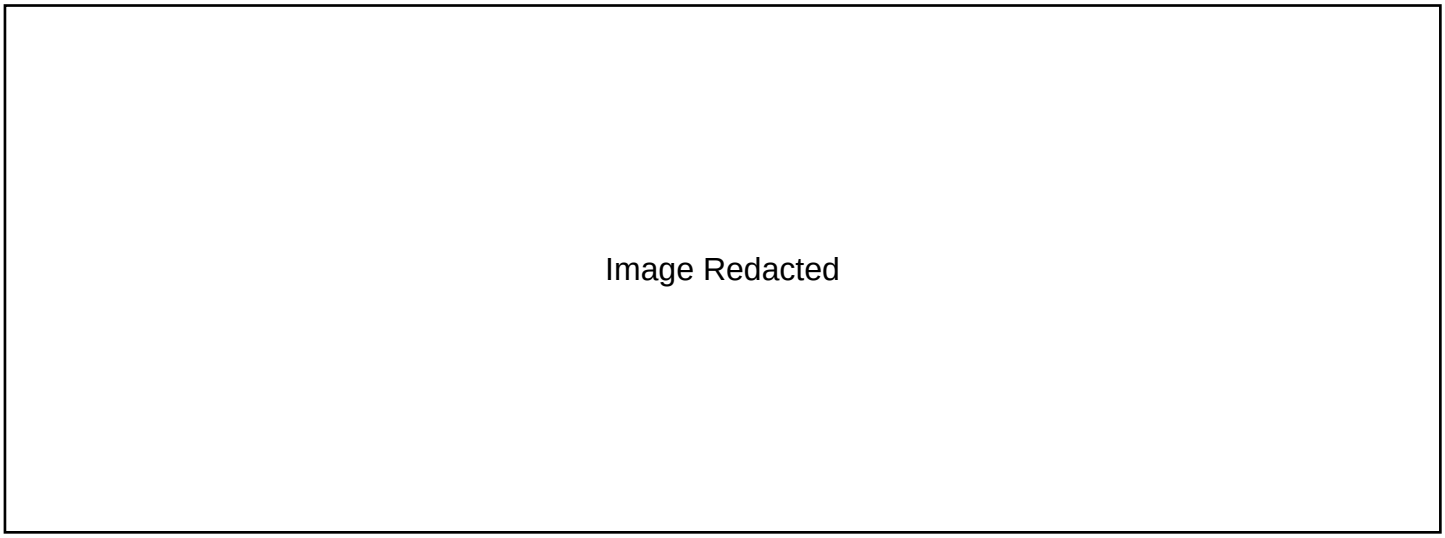


9 – UV GERMICIDAL LIGHT



10 – FIRE ALARM PANEL

12. 00538 - RCCC - A & B Barracks



00538 - RCCC - A & B Barracks: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30647946184433, -121.42313265394306	
Constructed/Renovated	1940	
Building Area	11,000 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors with precast deck planks and concrete pad column footing foundation system	Fair
Facade	Primary Wall Finish: Painted concrete integral to superstructure Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted gypsum, ceramic tile Floors: Sealed concrete Ceilings: Painted and Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals and sinks in restrooms	Fair

00538 - RCCC - A & B Barracks: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, and strobes	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

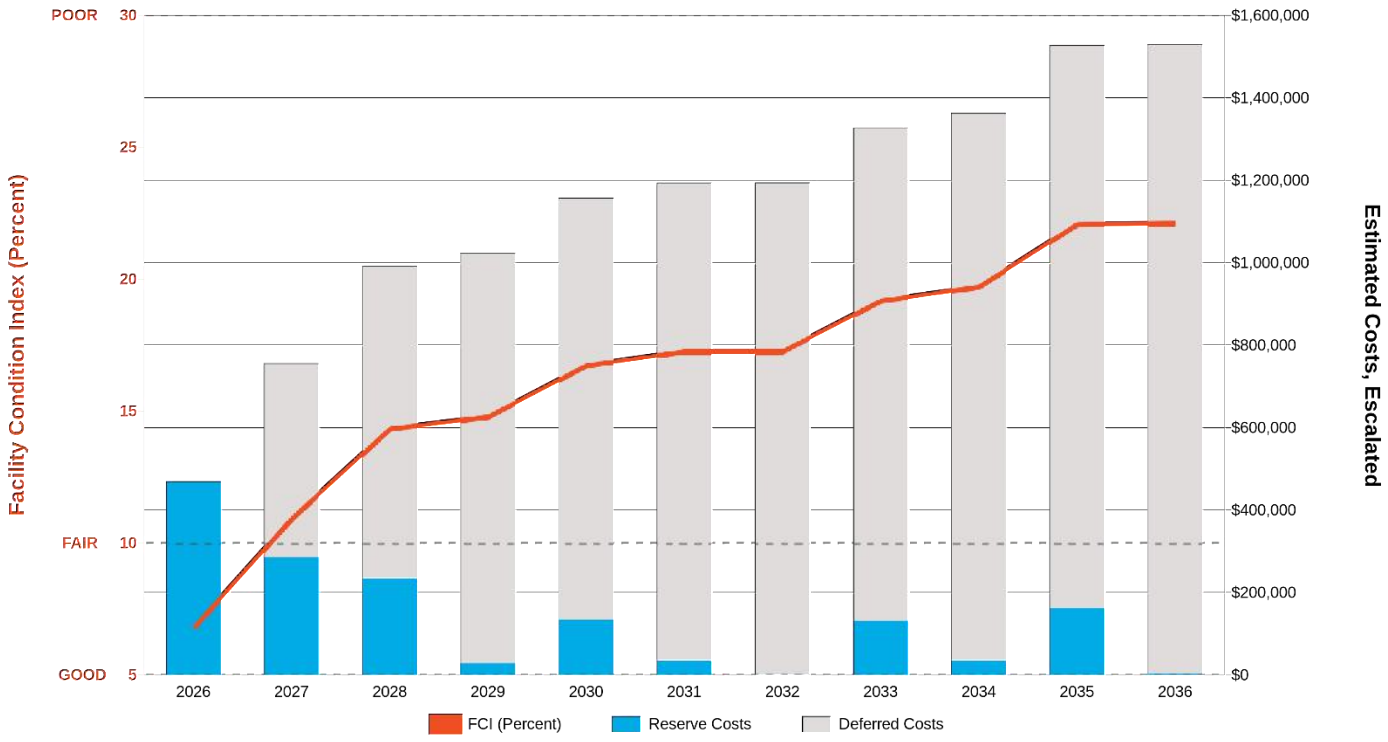
System Expenditure Forecast						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	-	$27,600	$35,900	$1,500	$64,300	$129,400
Roofing	$229,600	-	-	-	-	$229,600
Interiors	$260,900	$37,700	$70,700	-	$437,700	$806,900
Plumbing	-	$248,000	$4,500	$39,400	$265,100	$557,100
HVAC	$119,300	$8,800	$32,700	$98,600	$396,600	$656,100
Fire Protection	-	-	-	$300	$600	$900
Electrical	$3,000	$2,900	$2,100	$127,600	$98,200	$233,900
Fire Alarm & Electronic Systems	$41,000	-	$34,400	$55,400	$148,200	$279,000
Equipment & Furnishings	-	$140,700	$4,500	$40,300	-	$185,600
Site Pavement	$9,500	-	$12,000	-	$51,700	$73,300
TOTALS (6% inflation)	**$663,200**	**$465,900**	**$196,900**	**$363,300**	**$1,462,300**	**$3,151,600**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $6,917,350.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $139,118.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00538 - RCCC - A & B Barracks	B3015	Roofing, Built-Up, Replace	Poor	Performance/Integrity	$229,600
00538 - RCCC - A & B Barracks	G2028	Vehicular Access Devices, Operator, Small Gate, Replace	Failed	Performance/Integrity	$9,500
00538 - RCCC - A & B Barracks	Y1051	Barracks Restrooms, ADA Reconfiguration, Renovate	Poor	Retrofit/Adaptation	$260,900
00538 - RCCC - A & B Barracks	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$59,600
00538 - RCCC - A & B Barracks	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$3,000
00538 - RCCC - A & B Barracks	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$59,600
00538 - RCCC - A & B Barracks	D8015	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	$41,000
TOTAL (7 items)					**$663,200**

Key Findings



Distribution Panel in Poor condition.

120/208 V
00538 - RCCC - A & B Barracks
01 - First Floor - 01MECH - Mechanical Rm

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Sylvania panels have known poor connections that can lead to overheating and fires. - AssetCALC ID: 9860590



Roofing in Poor condition.

Built-Up
00538 - RCCC - A & B Barracks
00538 - Floor - 00538 - Space

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

Plan Type:
Performance/Integrity

Cost Estimate: $268,100

Roofing is very aged - AssetCALC ID: 9860662



Vehicular Access Devices in Failed condition.

Operator, Small Gate
00538 - RCCC - A & B Barracks
00538 - Floor - 00538 - Space

Uniformat Code: G2020
Recommendation: **Replace in 2026**

Plan Type:
Performance/Integrity

Cost Estimate: $11,100

Missing hardware - AssetCALC ID: 9860446

No Photo Available

BAS/HVAC Controls in Poor condition.

Basic System Installation
00538 - RCCC - A & B Barracks
Throughout

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

Plan Type: Performance/Integrity

Cost Estimate: $47,900

Beyond useful life - AssetCALC ID: 10007061



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
00538 - RCCC - A & B Barracks
R2 - Roof Level 2 - R2ROOF - Roof

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $69,600

Beyond useful life - AssetCALC ID: 9860898



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
00538 - RCCC - A & B Barracks
R2 - Roof Level 2 - R2ROOF - Roof

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $69,600

Beyond useful life - AssetCALC ID: 9861144

00538 - RCCC - A & B Barracks: Photographic Overview

Image Redacted

1 – COVER PHOTO

Image Redacted

2 – FRONT ELEVATION

Image Redacted

3 – LEFT ELEVATION

Image Redacted

4 – RIGHT ELEVATION

Image Redacted

5 – ROOFING

Image Redacted

6 – STRUCTURAL



7 – WATER HEATER



8 – PACKAGED UNIT

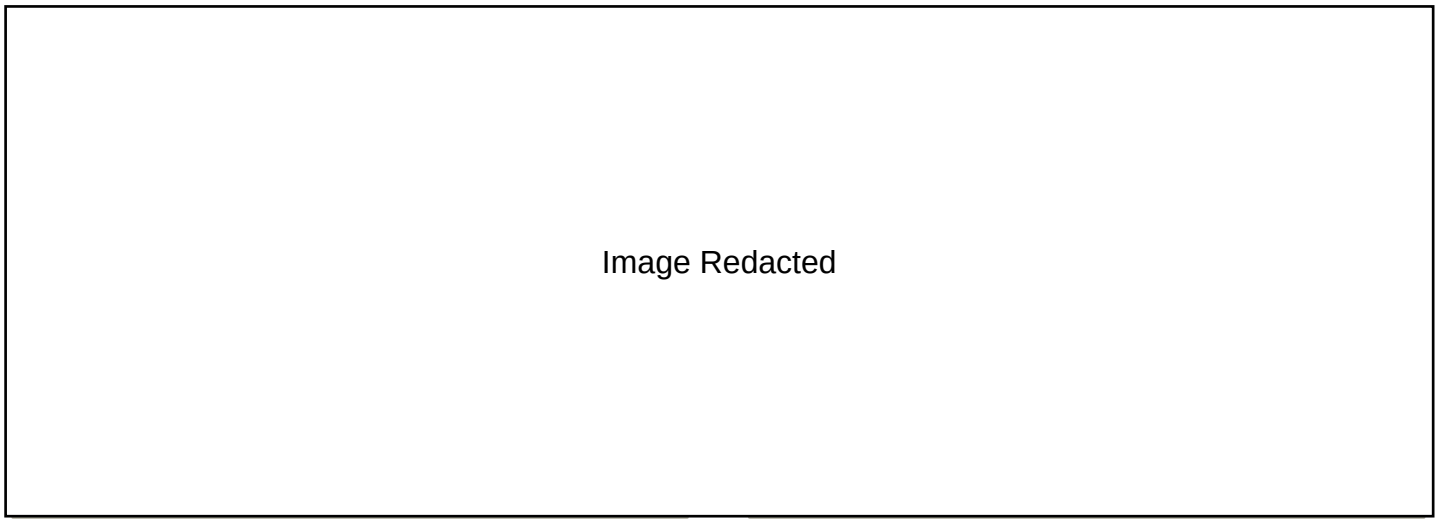


9 – DISTRIBUTION PANEL



10 – FIRE ALARM SYSTEM

13. 00539 - RCCC - C & D Barracks



00539 - RCCC - C & D Barracks: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30624759950227, -121.4237263936977	
Constructed/Renovated	1940	
Building Area	11,000 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors with precast deck planks and concrete pad column footing foundation system	Fair
Facade	Primary Wall Finish: Painted concrete integral to superstructure Windows: Steel	Fair
Roof	Primary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: painted gypsum, ceramic tile Floors: Sealed concrete Ceilings: Painted and Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets, urinals and sinks in restrooms	Fair

00539 - RCCC - C & D Barracks: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, and strobes	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

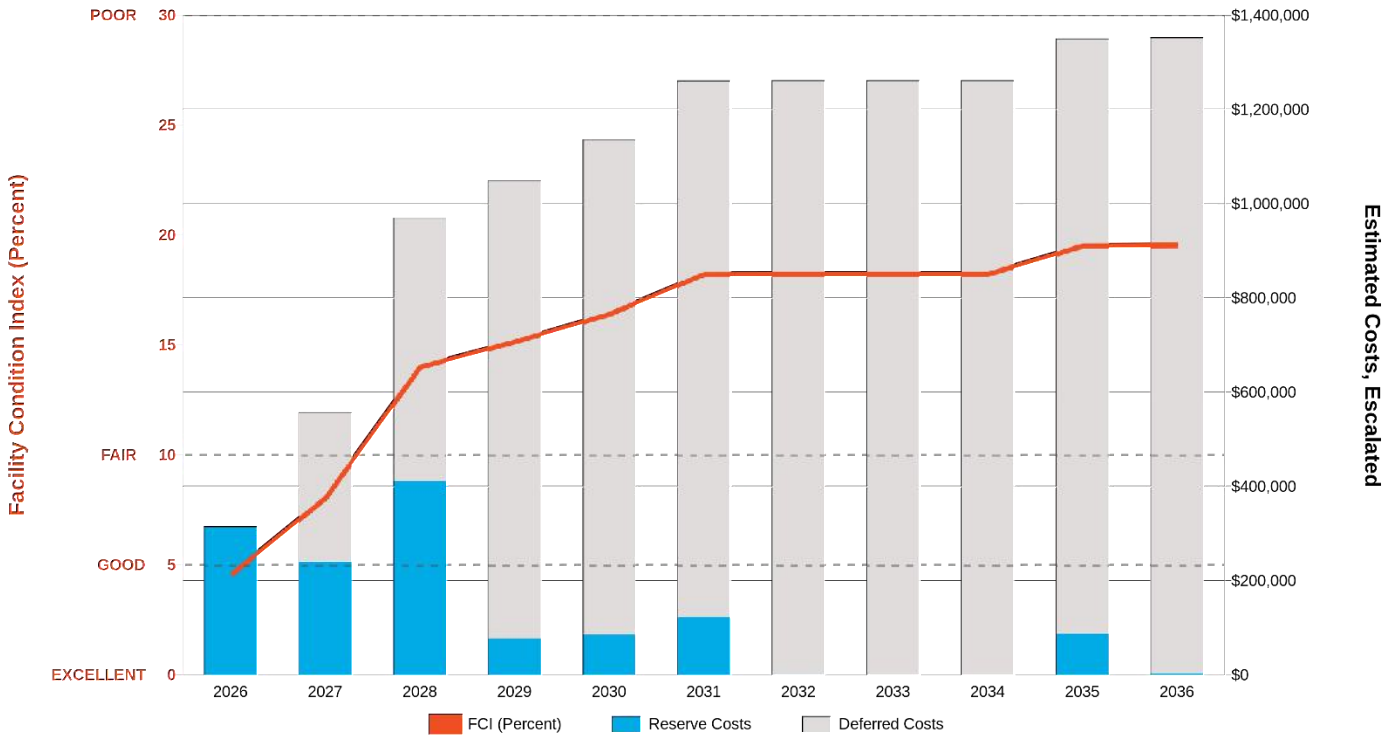
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$27,600	$33,900	$15,100	$60,700	$137,300
Roofing	$229,600	-	-	-	-	$229,600
Interiors	$260,900	-	$110,600	-	$198,200	$569,700
Plumbing	-	$202,700	$9,500	-	$284,700	$496,900
HVAC	-	$134,600	$87,800	-	$4,200	$226,600
Fire Protection	-	-	-	$300	$600	$900
Electrical	-	$81,200	$3,800	$2,900	$110,400	$198,300
Fire Alarm & Electronic Systems	$41,000	-	$36,200	$83,100	$98,200	$258,600
Equipment & Furnishings	-	$140,700	-	-	-	$140,700
TOTALS (6% inflation)	**$531,500**	**$586,800**	**$281,800**	**$101,500**	**$757,000**	**$2,258,600**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $6,917,350.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $123,039.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00539 - RCCC - C & D Barracks	D8015	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	$41,000
00539 - RCCC - C & D Barracks	B3015	Roofing, Built-Up, Replace	Poor	Performance/Integrity	$229,600
00539 - RCCC - C & D Barracks	Y1051	Barracks Restrooms, ADA Reconfiguration, Renovate	Poor	Retrofit/Adaptation	$260,900
TOTAL (3 items)					**$531,500**

Key Findings



Roofing in Poor condition.

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

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

Plan Type: Performance/Integrity

Cost Estimate: $268,100

Roofing is very aged - AssetCALC ID: 9860502

No Photo Available

BAS/HVAC Controls in Poor condition.

Basic System Install
00539 - RCCC - C & D Barracks
Throughout

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

Plan Type: Performance/Integrity

Cost Estimate: $47,900

Beyond useful life - AssetCALC ID: 10007064

00539 - RCCC - C & D Barracks: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – RIGHT ELEVATION

Image Redacted

5 – ROOFING

Image Redacted

6 – RESTROOM VIEW

Image Redacted

7 – SLEEPING ARRANGEMENTS



8 – WATER HEATER

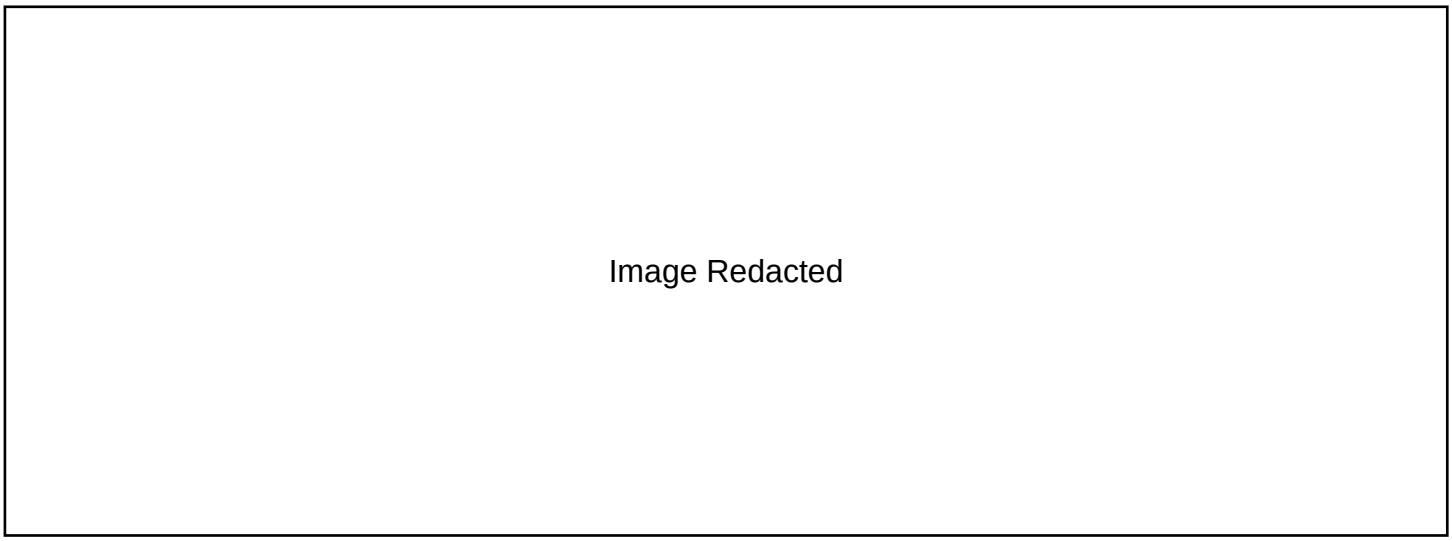


9 – PLUMBING SYSTEM



10 – PACKAGED UNIT

14. 00540 - RCCC - G & H Barracks



00540 - RCCC - G & H Barracks: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30566356560118, -121.42335565478989	
Constructed/Renovated	1940	
Building Area	11,000 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors with precast deck planks and concrete pad column footing foundation system	Fair
Facade	Primary Wall Finish: Painted concrete integral to superstructure Windows: Steel	Fair
Roof	Primary: Flat construction with Single-Ply Membrane, TPO/PVC	Fair
Interiors	Walls: painted gypsum, ceramic tile Floors: Sealed concrete Ceilings: Painted and Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals and sinks in restrooms	Fair

00540 - RCCC - G & H Barracks: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, and strobes	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

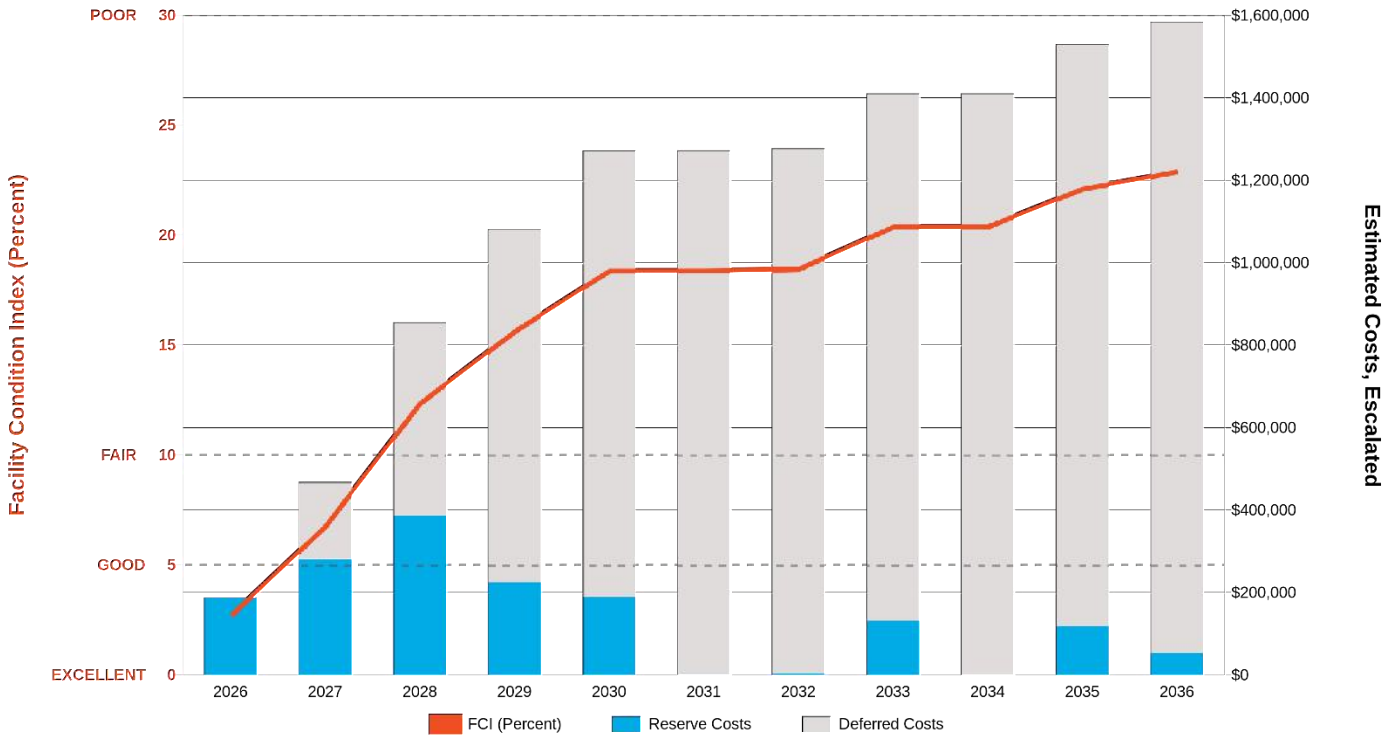
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$63,200	$7,600	$60,700	$131,400
Roofing	-	$313,200	-	-	-	$313,200
Interiors	$260,900	$37,700	$70,700	-	$410,900	$780,200
Plumbing	-	$243,400	$11,100	$63,800	$299,900	$618,100
HVAC	$119,300	$4,400	-	$98,600	$393,400	$615,700
Fire Protection	-	-	-	$300	$600	$900
Electrical	-	-	$100,000	$72,200	-	$172,200
Fire Alarm & Electronic Systems	$41,000	-	$200	$96,100	$98,700	$236,000
Equipment & Furnishings	-	-	$149,100	-	$68,200	$217,300
TOTALS (6% inflation)	**$421,100**	**$598,700**	**$394,400**	**$338,600**	**$1,332,200**	**$3,085,000**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $6,917,350.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $144,009.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00540 - RCCC - G & H Barracks	Y1051	Barracks Restrooms, ADA Reconfiguration, Renovate	Poor	Retrofit/Adaptation	$260,900
00540 - RCCC - G & H Barracks	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$59,600
00540 - RCCC - G & H Barracks	D8015	BAS/HVAC Controls, Basic System Installation	Poor	Performance/Integrity	$41,000
00540 - RCCC - G & H Barracks	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$59,600
TOTAL (4 items)					**$421,100**

Key Findings



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
00540 - RCCC - G & H Barracks
R2 - Roof Level 2 - R2ROOF - Roof

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $69,600

Beyond useful life - AssetCALC ID: 9861152

No Photo Available

BAS/HVAC Controls in Poor condition.

Basic System Installation
00540 - RCCC - G & H Barracks
Throughout

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

Plan Type: Performance/Integrity

Cost Estimate: $47,900

Beyond useful life - AssetCALC ID: 10007075



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
00540 - RCCC - G & H Barracks
R2 - Roof Level 2 - R2ROOF - Roof

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $69,600

Beyond useful life - AssetCALC ID: 9860968

00540 - RCCC - G & H Barracks: Photographic Overview

Image Redacted

1 – LEFT ELEVATION

Image Redacted

2 – REAR ELEVATION

Image Redacted

3 – RIGHT ELEVATION



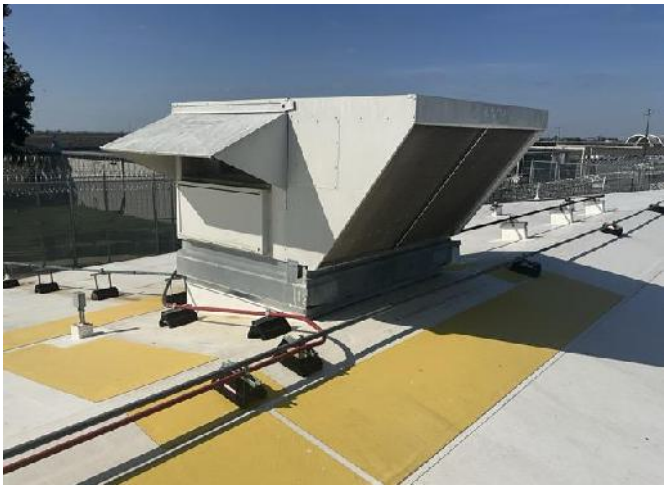
4 – ROOFING

Image Redacted

5 – WALL FINISHES



6 – WATER HEATER

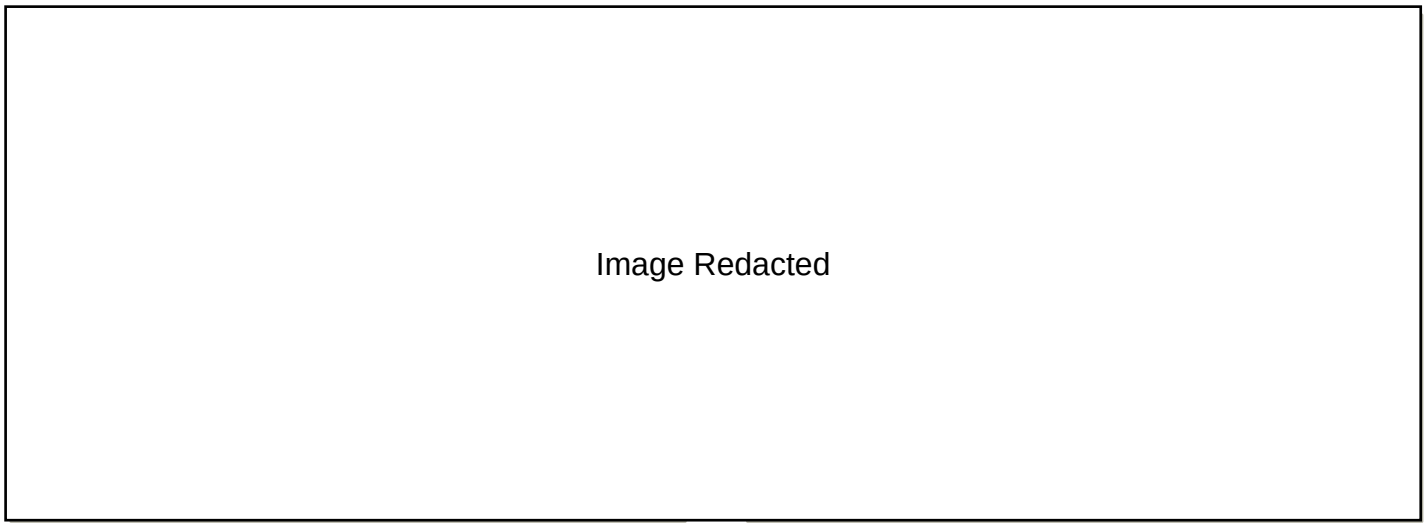


7 – PACKAGED UNIT



8 – DISTRIBUTION PANEL

15. 00541 - RCCC - J & K Barracks



00541 - RCCC - J & K Barracks: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.305926053329536, -121.422770277567	
Constructed/Renovated	1940	
Building Area	11,000 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors with precast deck planks and concrete pad column footing foundation system	Fair
Facade	Primary Wall Finish: Painted concrete integral to superstructure Windows: Steel	Fair
Roof	Primary: Flat construction with Single-Ply Membrane, TPO/PVC	Fair
Interiors	Walls: painted gypsum, ceramic tile Floors: Sealed concrete Ceilings: painted and Unfinished/exposed	Fair
Elevators	None	n/a

00541 - RCCC - J & K Barracks: Building Systems Summary		
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heater with integral tank, and tankless water heaters Fixtures: Toilets, urinals and sinks in restrooms	Fair
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, and strobes	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast

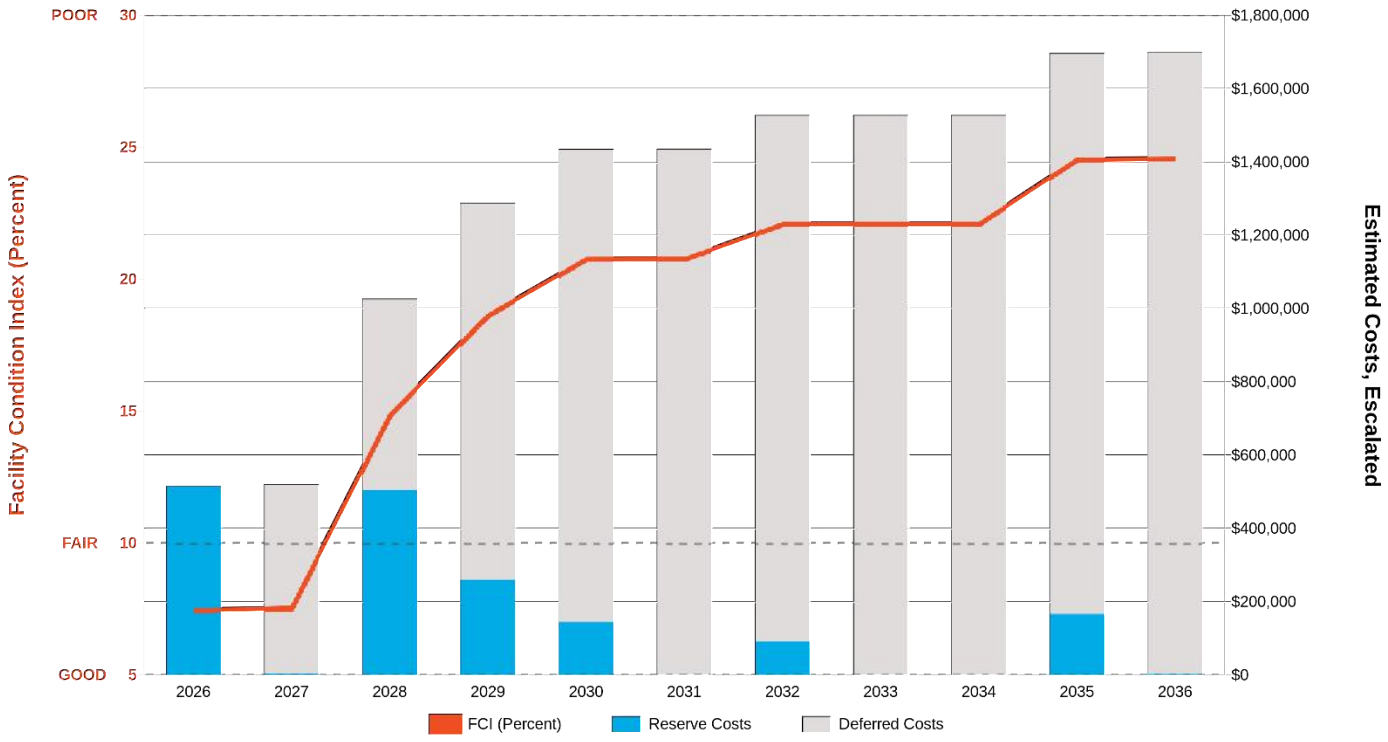
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$61,300	$7,600	$57,200	$126,000
Roofing	$278,800	-	-	-	$894,100	$1,172,800
Interiors	$260,900	$36,900	$71,600	-	$437,900	$807,200
Plumbing	-	$373,200	$4,300	-	$288,100	$665,600
HVAC	$119,300	$4,400	-	$93,000	$478,500	$695,200
Fire Protection	-	-	-	$300	$600	$900
Electrical	$3,000	$49,000	-	$127,600	-	$179,600
Fire Alarm & Electronic Systems	$41,000	-	$34,400	$55,400	$98,700	$229,500
Equipment & Furnishings	-	-	$225,100	-	-	$225,100
TOTALS (6% inflation)	**$702,900**	**$463,500**	**$396,700**	**$283,900**	**$2,255,000**	**$4,102,000**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $6,917,350.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $154,547.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00541 - RCCC - J & K Barracks	D5023	Distribution Panel, 120/208 V, 200 AMP, Replace	Poor	Safety	$3,000
00541 - RCCC - J & K Barracks	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$59,600
00541 - RCCC - J & K Barracks	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$59,600
00541 - RCCC - J & K Barracks	B3015	Roofing, Single-Ply Membrane, TPO/PVC, Replace	Poor	Performance/Integrity	$278,800
00541 - RCCC - J & K Barracks	C1011	Interior Remodel, Restrooms, Renovate	Poor	Retrofit/Adaptation	$260,900
00541 - RCCC - J & K Barracks	D8015	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	Poor	Performance/Integrity	$41,000
TOTAL (6 items)					**$702,900**

Key Findings



Distribution Panel in Poor condition.

120/208 V, 200 AMP
00541 - RCCC - J & K Barracks
01 - First Floor - 01CNT_ELE - Electrical

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Sylvania panels have known poor connections that can lead to overheating and fires. - AssetCALC ID: 9860820



Roofing in Poor condition.

Single-Ply Membrane, TPO/PVC
00541 - RCCC - J & K Barracks
00541 - Floor - 00541 - Space

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

Plan Type: Performance/Integrity

Cost Estimate: $325,600

Beyond useful life - AssetCALC ID: 9860395

No Photo Available

BAS/HVAC Controls in Poor condition.

Basic System Installation
00541 - RCCC - J & K Barracks
Throughout

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

Plan Type: Performance/Integrity

Cost Estimate: $47,900

Beyond useful life - AssetCALC ID: 10007069



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
00541 - RCCC - J & K Barracks
R2 - Roof Level 2 - R2ROOF - Roof

Uniformat Code: D3050
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $69,600

Beyond useful life - AssetCALC ID: 9860629



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
00541 - RCCC - J & K Barracks
R2 - Roof Level 2 - R2ROOF - Roof

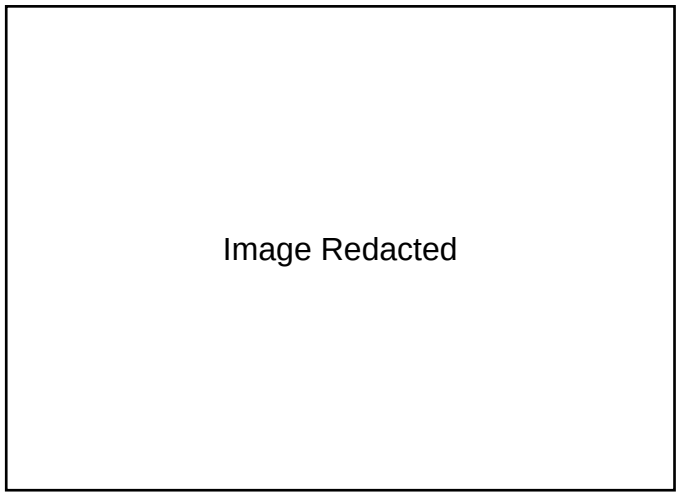
Uniformat Code: D3050
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

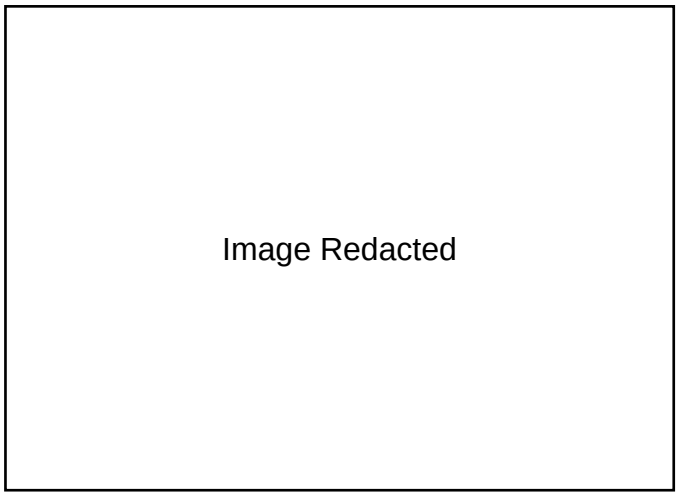
Cost Estimate: $69,600

Beyond useful life - AssetCALC ID: 9861082

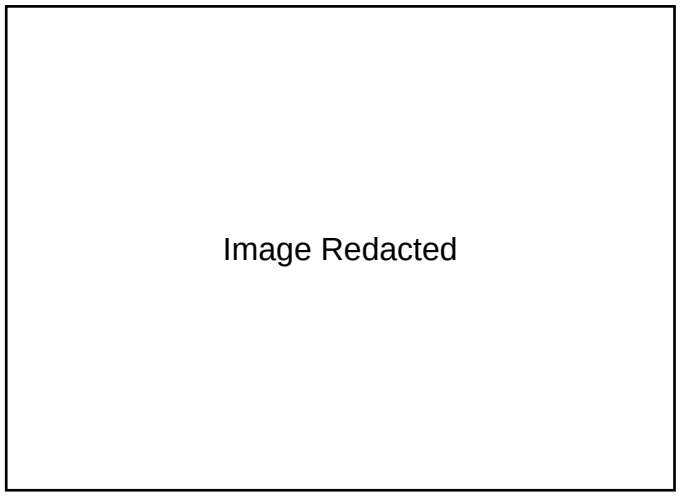
00541 - RCCC - J & K Barracks: Photographic Overview



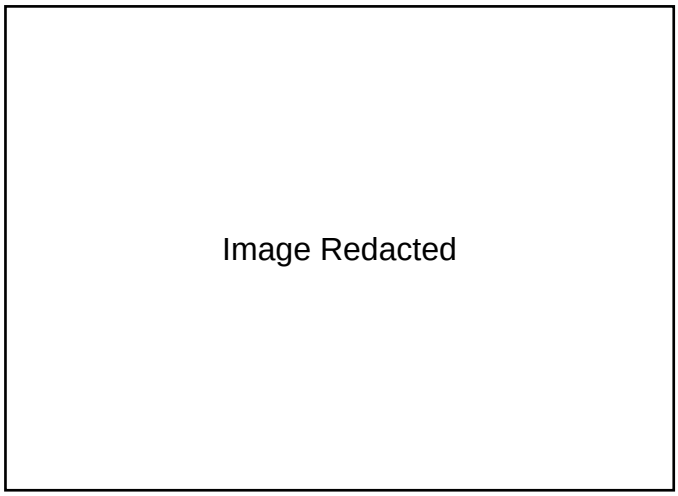
1 – LEFT ELEVATION



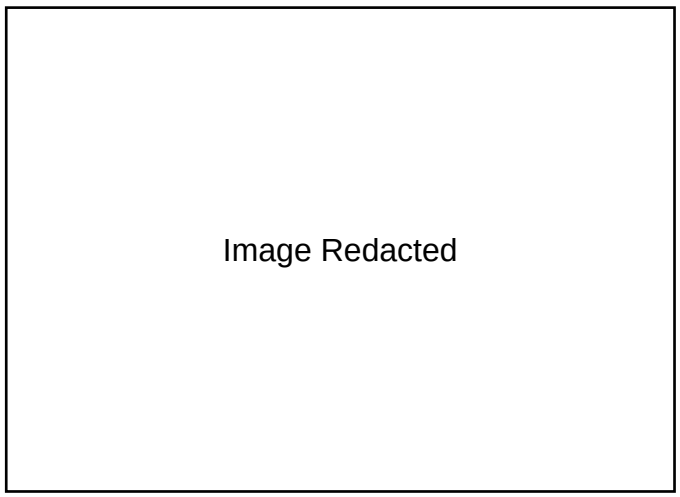
2 – REAR ELEVATION



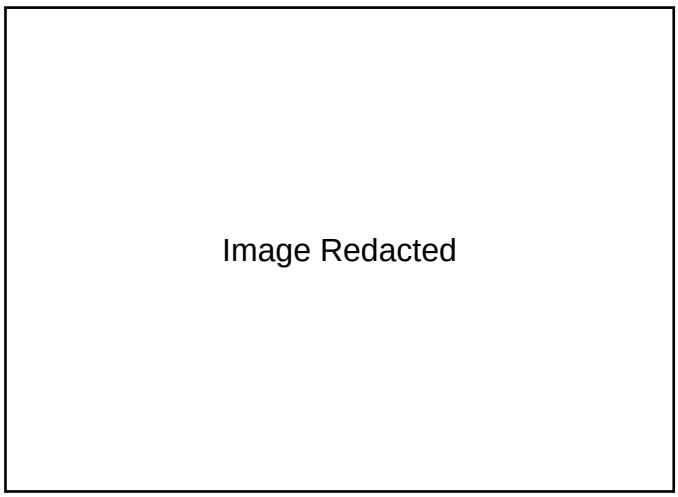
3 – RIGHT ELEVATION



4 – ROOFING



5 – WALL FINISHES



6 – WATER HEATER



7 – WATER HEATER



8 – PACKAGED UNIT

16. 00542 - RCCC - Fire Pump

Image Redacted



00542 - RCCC - Fire Pump: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30499421756842, -121.42215702524572	
Constructed/Renovated	1993	
Building Area	400 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete slab foundation	Fair
Facade	Metal siding	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: sealed concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	None	n/a
HVAC	Supplemental components: Exhaust fan	Fair

00542 - RCCC - Fire Pump: Building Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00542 - RCCC - Fire Pump

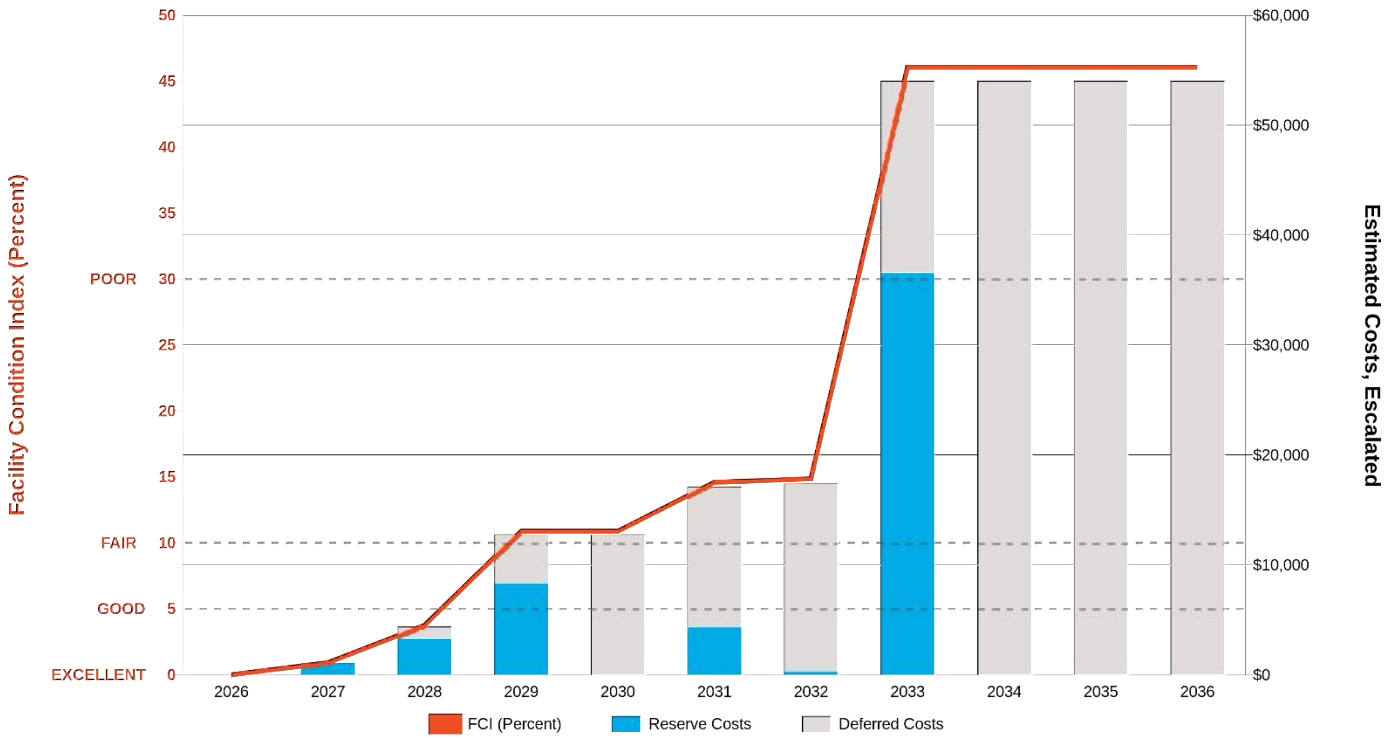
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$900	$7,800	$19,700	-	$28,500
Roofing	-	-	-	-	$23,500	$23,500
HVAC	-	-	$4,300	-	$18,400	$22,700
Fire Protection	-	-	-	$300	$791,400	$791,700
Electrical	-	$3,000	-	$18,600	-	$21,600
TOTALS (6% inflation)	**-**	**$4,000**	**$12,100**	**$38,600**	**$833,200**	**$887,900**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $117,384.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $4,914.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

00542 - RCCC - Fire Pump: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – RIGHT ELEVATION

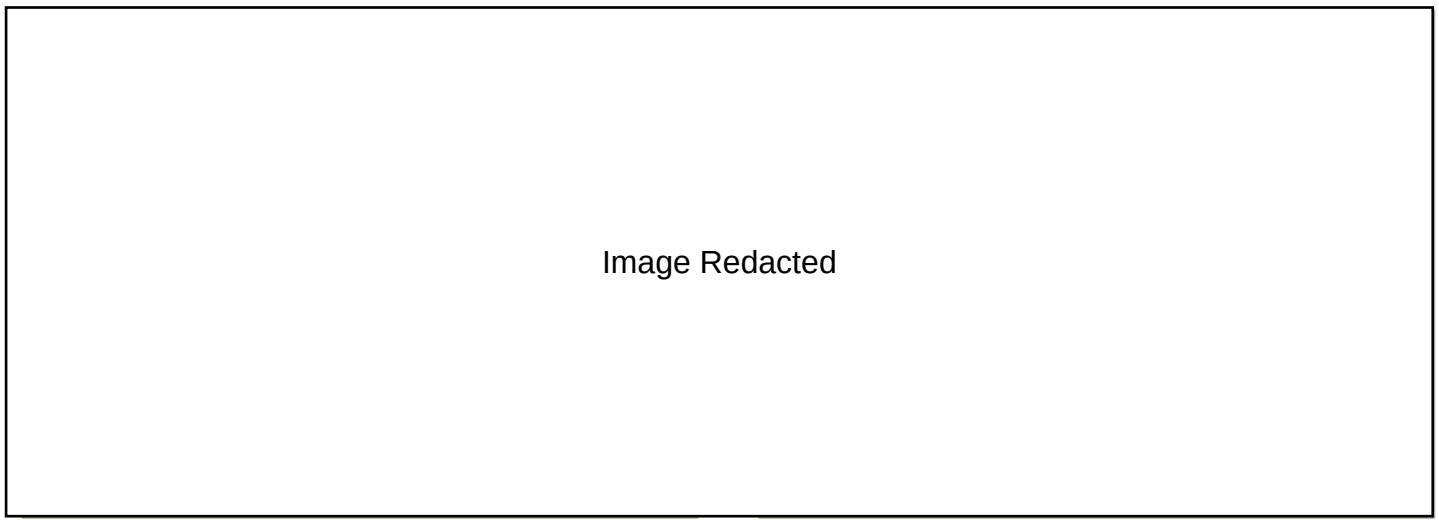
Image Redacted

5 – ROOFING



6 – PUMP EQUIPMENT

17. 00543 - RCCC - Main Tower



00543 - RCCC - Main Tower: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30661945383678, -121.42329432956426	
Constructed/Renovated	1990	
Building Area	560 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad column footings	Fair
Facade	Metal siding Windows: Aluminum	Fair
Roof	Flat construction with EPDM membrane	Fair
Interiors	Walls: Painted Floors: Painted Ceilings: Painted	Fair
Elevators	None	n/a
Plumbing	None	n/a

00543 - RCCC - Main Tower: Building Systems Summary		
HVAC	Non-Central System: Ductless split-system	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: None	Poor
Fire Alarm	None	n/a
Equipment/Special	None	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	Beyond the accessibility study recommended above, no additional studies are currently recommended for the	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00543 - RCCC - Main Tower

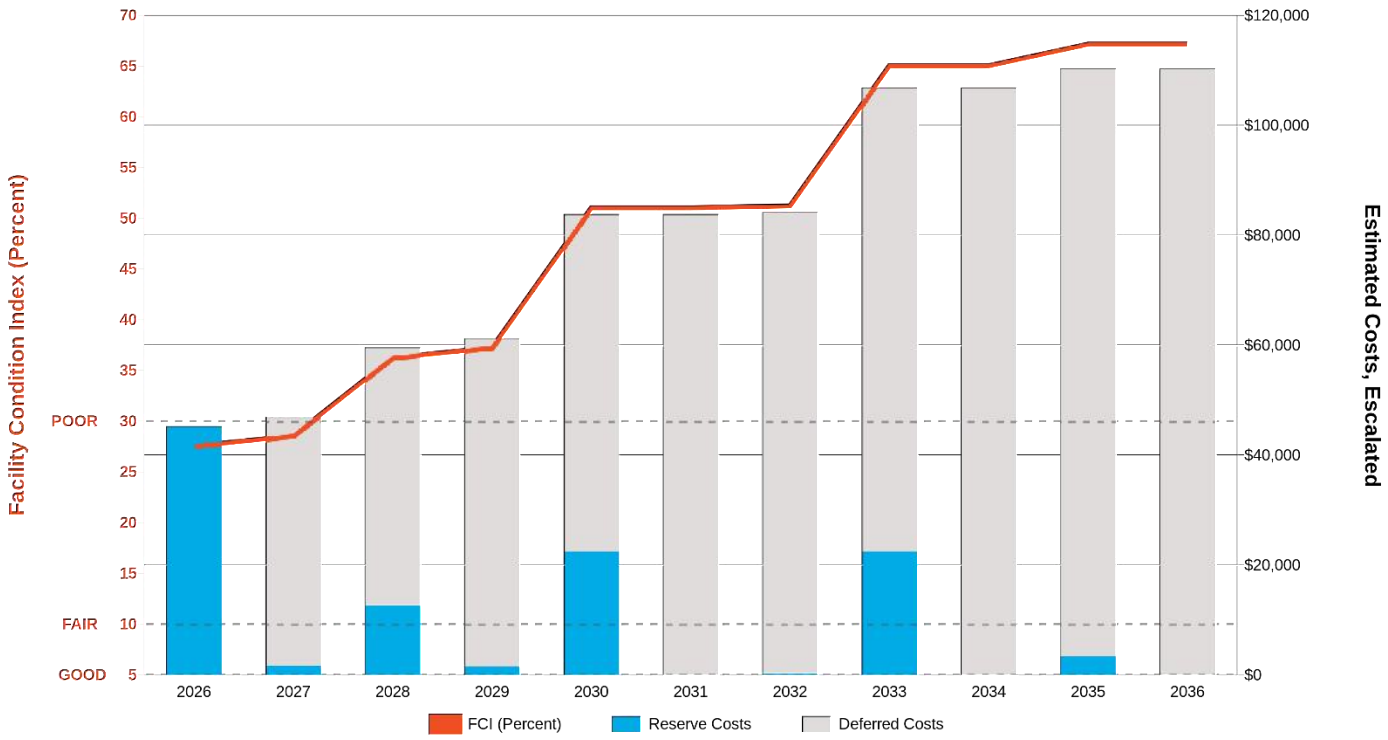
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$19,700	-	$26,400	$46,100
Roofing	-	$5,200	-	-	-	$5,200
Interiors	-	$2,100	$3,600	$4,900	$10,200	$20,800
HVAC	-	-	-	$17,500	-	$17,500
Fire Protection	-	-	-	$300	$600	$900
Electrical	$8,900	$4,200	-	$3,100	-	$16,300
Fire Alarm & Electronic Systems	-	$1,500	-	$2,100	-	$3,600
Site Development	$29,800	-	-	-	$95,600	$125,400
TOTALS (6% inflation)	**$38,800**	**$12,900**	**$23,300**	**$28,000**	**$132,800**	**$235,800**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $164,337.60 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $10,032.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00543 - RCCC - Main Tower	D5023	Distribution Panel, 120/208 V, 200 AMP, Replace	Poor	Safety	$3,000
00543 - RCCC - Main Tower	D5023	Distribution Panel, 120/208 V, 200 AMP, Replace	Poor	Safety	$3,000
00543 - RCCC - Main Tower	G2055	Siren Guard Tower, Multipurpose, Medium, Replace	Poor	Performance/Integrity	$29,800
00543 - RCCC - Main Tower	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$3,000
TOTAL (4 items)					**$38,800**

Key Findings



Distribution Panel in Poor condition.

120/208 V
00543 - RCCC - Main Tower
00543 - Floor - 00543 - Space

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Sylvania panels have known poor connections that can lead to overheating and fires. - AssetCALC ID: 9860873



Distribution Panel in Poor condition.

120/208 V, 200 AMP
00543 - RCCC - Main Tower
01 - First Floor - 03GUARD - Guard Room

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Sylvania panels have known poor connections that can lead to overheating and fires. - AssetCALC ID: 9860663



Distribution Panel in Poor condition.

120/208 V, 200 AMP
00543 - RCCC - Main Tower
01 - First Floor - 03GUARD - Guard Room

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Sylvania panels have known poor connections that can lead to overheating and fires. - AssetCALC ID: 9860326



Siren Guard Tower in Poor condition.

Multipurpose, Medium
00543 - RCCC - Main Tower
01 - First Floor - 03GUARD - Guard Room

Uniformat Code: G2050
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $34,800

Siren guard tower is no longer utilized. - AssetCALC ID: 9860746

00543 - RCCC - Main Tower: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – INTERIOR VIEW

Image Redacted

3 – ROOFING VIEW



4 – DUCTLESS SPLIT SYSTEM

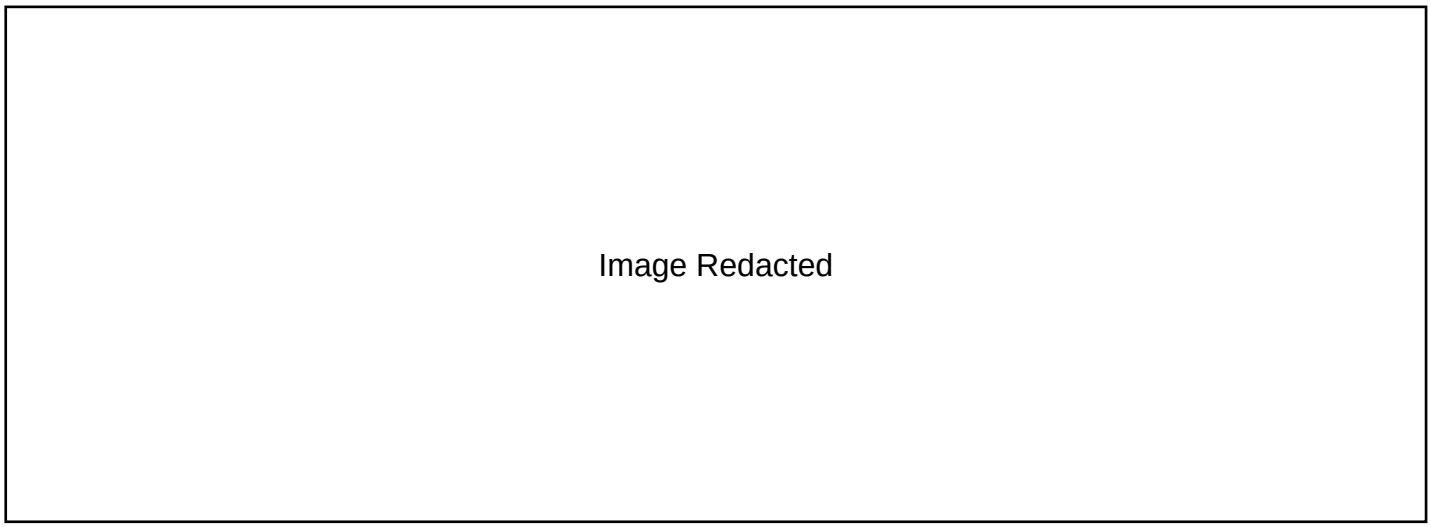


5 – DISTRIBUTION PANEL

Image Redacted

6 – GATE CONROLS

18. 00544 - RCCC - T-3 Education Trailer



00544 - RCCC - T-3 Education Trailer: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30545576213637, -121.42391594442476	
Constructed/Renovated	1999	
Building Area	2,340 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad column footings	Fair
Facade	Wood siding Windows: Vinyl	Fair
Roof	Metal finish	Fair
Interiors	Walls: Vinyl Floors: VCT Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper distribution with PVC waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets and sinks in restrooms	Fair
HVAC	Non-Central System: Wall Mounted Packaged units	Fair

00544 - RCCC - T-3 Education Trailer: Building Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, strobes and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

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

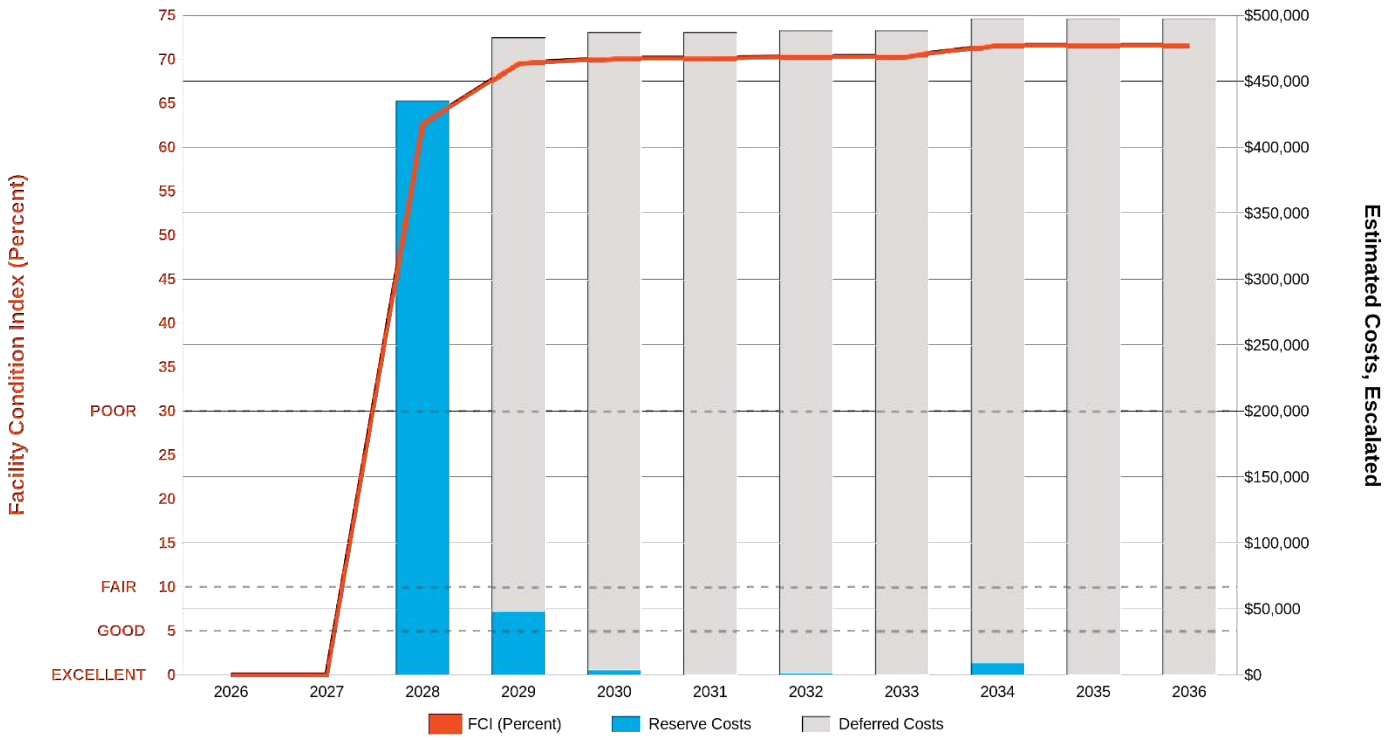
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	$2,000	$10,700	$1,400	$4,800	$18,800
HVAC	-	$800	$23,400	-	$2,000	$26,300
Electrical	-	-	$14,400	-	-	$14,400
Fire Alarm & Electronic Systems	-	-	-	$9,500	-	$9,500
Special Construction & Demo	-	$392,000	-	-	-	$392,000
TOTALS (6% inflation)	**-**	**$394,800**	**$48,500**	**$10,900**	**$6,800**	**$461,000**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $694,886.40 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $45,218.00**



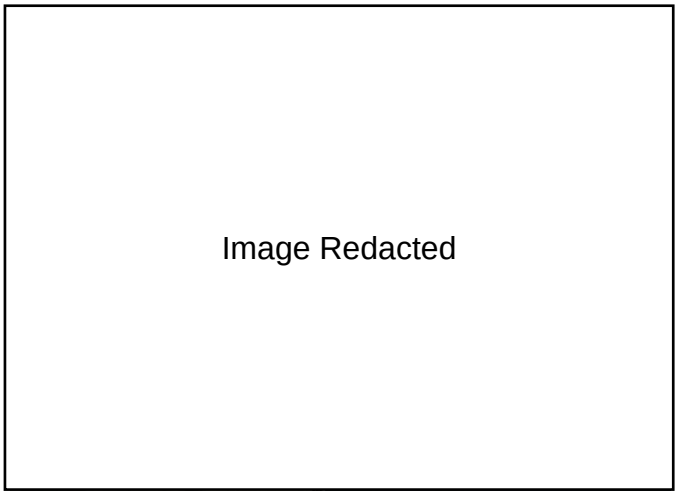
Immediate Needs

There are no immediate needs to report.

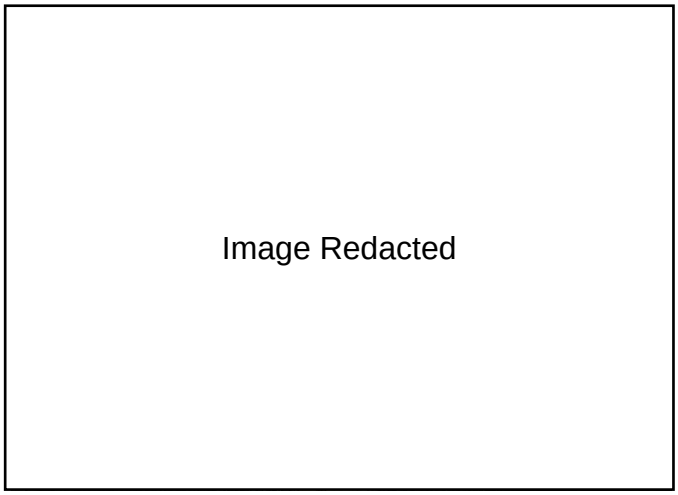
Key Findings

There are no key findings to report.

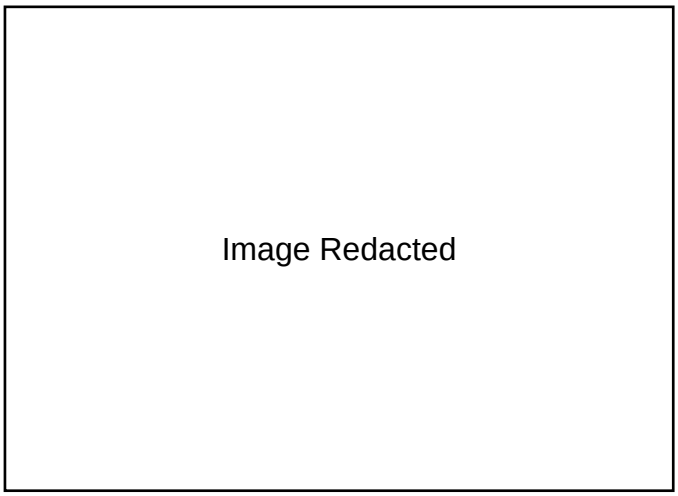
00544 - RCCC - T-3 Education Trailer: Photographic Overview



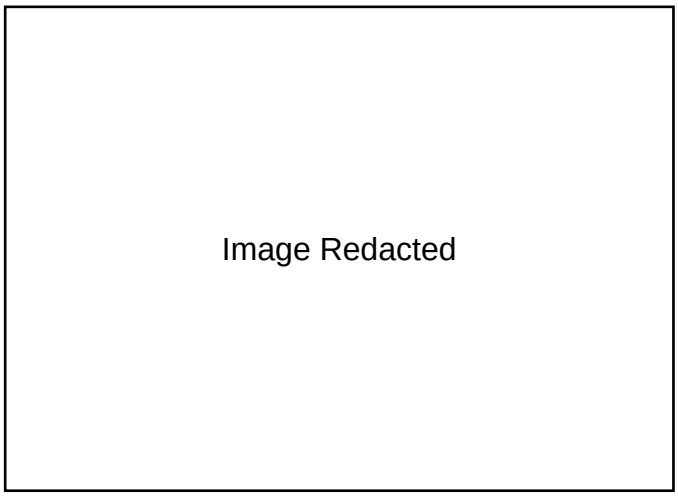
1 – FRONT ELEVATION



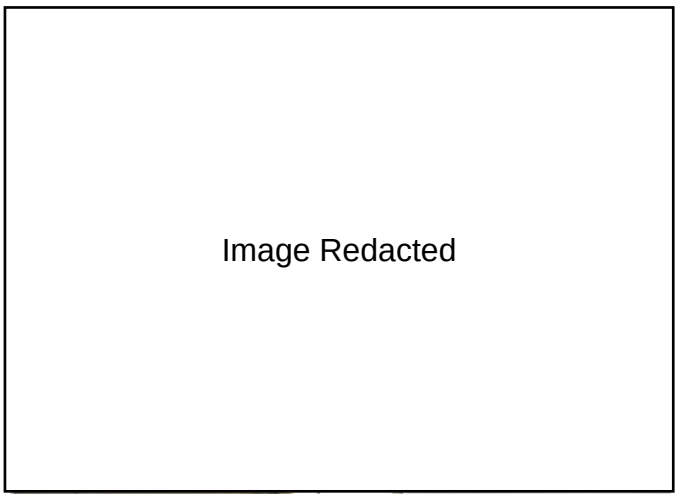
2 – LEFT ELEVATION



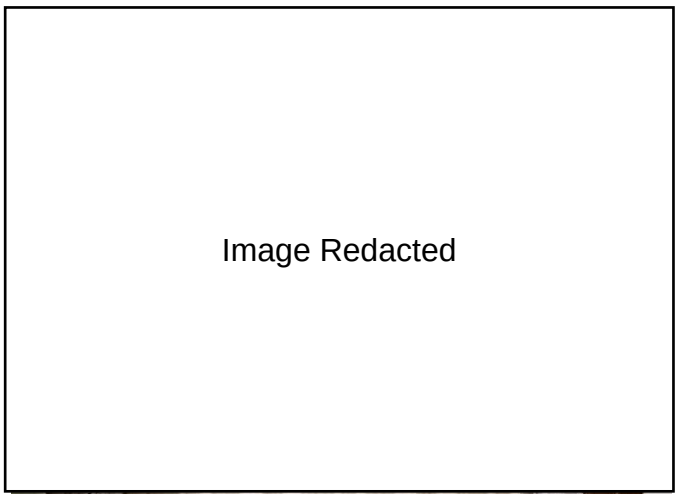
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – INTERIOR FINISHES



6 – RESTROOM FINISHES



7 – WATER HEATER



8 – HVAC UNIT

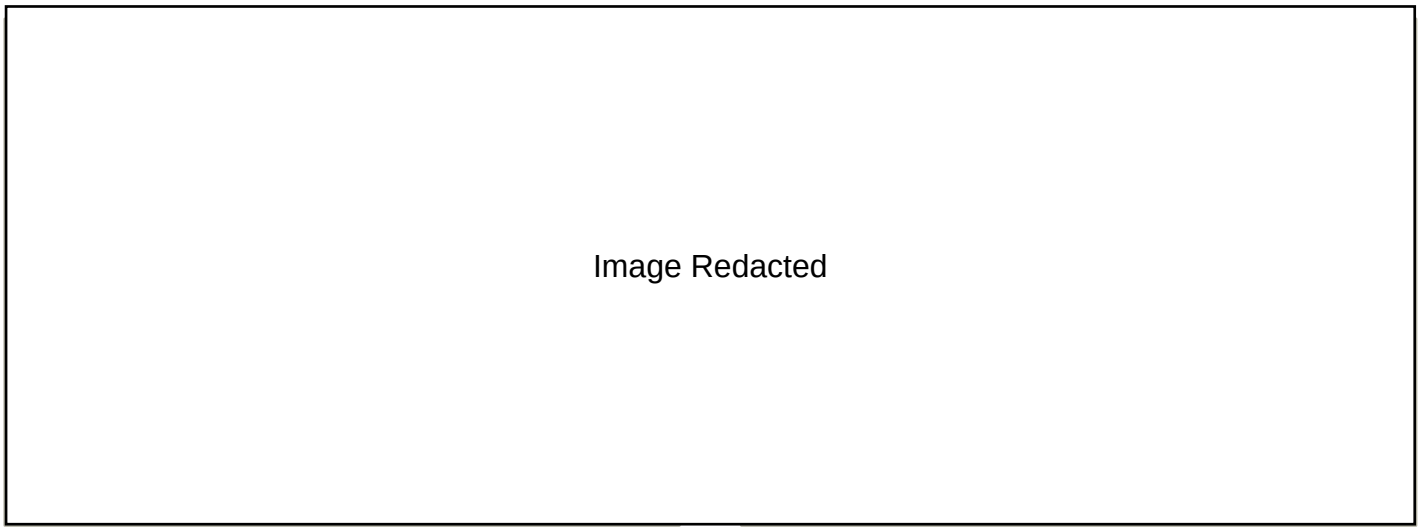


9 – MAIN PANEL



10 – FIRE ALARM SYSTEM

19. 00545 - RCCC - Re-Entry - Education



00545 - RCCC - Re-Entry - Education: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30655820737065, -121.42261696449208	
Constructed/Renovated	1964	
Building Area	4,280 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists on concrete slab foundation	Fair
Facade	CMU Windows: Steel	Fair
Roof	Gable construction with built-up finish	Fair
Interiors	Walls: Painted gypsum board & CMU Floors: VCT, vinyl sheeting Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heater with integral tank Fixtures: Toilet, and sink in restroom	Fair

00545 - RCCC - Re-Entry - Education: Building Systems Summary		
HVAC	Central System: Air handler Non-Central System: Split-system heat pump with furnace	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Poor
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

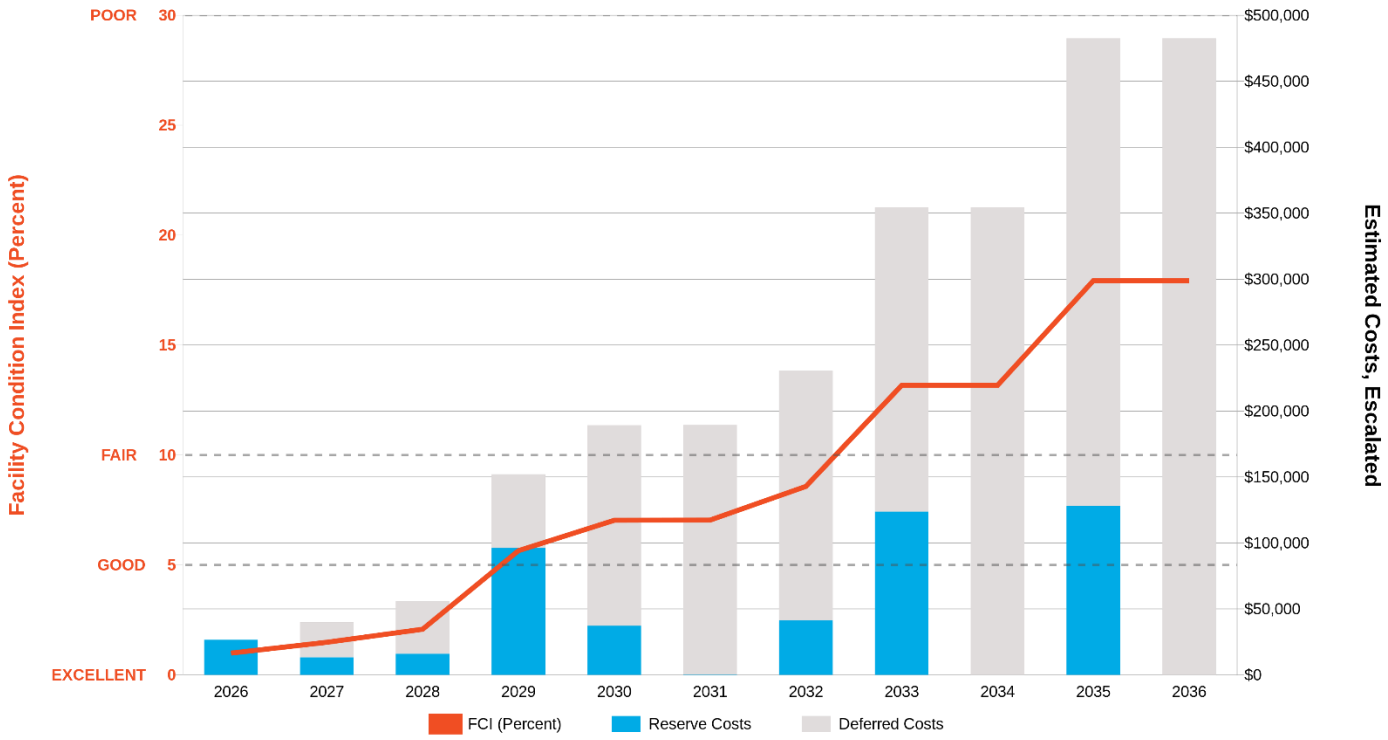
System Expenditure Forecast - Rio Consumnes Correctional Center / 00545 - RCCC - Re-Entry - Education						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	-	-	$10,400	$20,400	$28,400	$59,100
Roofing	-	-	-	$3,400	$202,000	$205,400
Interiors	-	-	$38,600	$76,000	$179,200	$293,800
Plumbing	-	$4,700	-	$113,100	$5,600	$123,400
HVAC	$13,700	$10,300	$44,900	$43,100	$107,700	$219,700
Fire Protection	-	-	-	$1,300	$2,300	$3,500
Electrical	$9,100	$11,200	$5,200	$24,000	$67,100	$116,700
Fire Alarm & Electronic Systems	-	-	$20,400	$32,300	$112,800	$165,500
Equipment & Furnishings	-	-	$6,200	-	-	$6,200
Site Utilities	-	-	-	-	$1,300	$1,300
TOTALS (6% inflation)	**$22,800**	**$26,200**	**$125,700**	**$313,600**	**$706,400**	**$1,194,700**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $2,691,478.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $43,874.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00545 - RCCC - Re-Entry - Education	D5023	Distribution Panel, 277/480 V, Replace	Poor	Safety	$4,500
00545 - RCCC - Re-Entry - Education	D3055	Air Handler, Interior AHU, Easy/Moderate Access, 801 to 1200 CFM, Replace	Poor	Performance/Integrity	$13,700
00545 - RCCC - Re-Entry - Education	D5023	Distribution Panel, 120/240 V, Residential Style, Replace	Poor	Safety	$1,600
00545 - RCCC - Re-Entry - Education	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$3,000
TOTAL (4 items)					**$22,800**

Key Findings



Distribution Panel in Poor condition.

120/208 V
00545 - RCCC - Re-Entry - Education
00545 - Floor - 00545 - Space

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Sylvania panels have known poor connections that can lead to overheating and fires. - AssetCALC ID: 9860356



Distribution Panel in Poor condition.

120/240 V, Residential Style
00545 - RCCC - Re-Entry - Education
00545 - Floor - 00545 - Space

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $1,900

Sylvania panels have known poor connections that can lead to overheating and fires. - AssetCALC ID: 9860947



Distribution Panel in Poor condition.

277/480 V
00545 - RCCC - Re-Entry - Education
00545 - Floor - 00545 - Space

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $5,200

Sylvania panels have known poor connections that can lead to overheating and fires. - AssetCALC ID: 9860504



Air Handler in Poor condition.

Interior AHU, Easy/Moderate Access, 801 to 1200 CFM
00545 - RCCC - Re-Entry - Education
01 - First Floor - 01MECH - Mechanical Rm

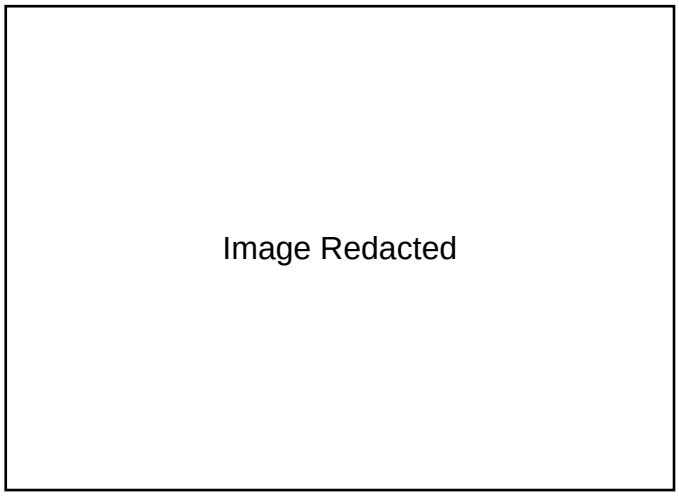
Uniformat Code: D3050
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

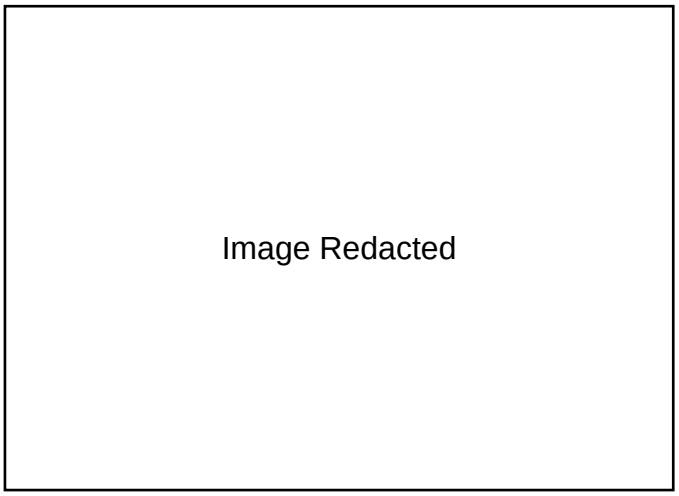
Cost Estimate: $16,000

Beyond useful life - AssetCALC ID: 9861024

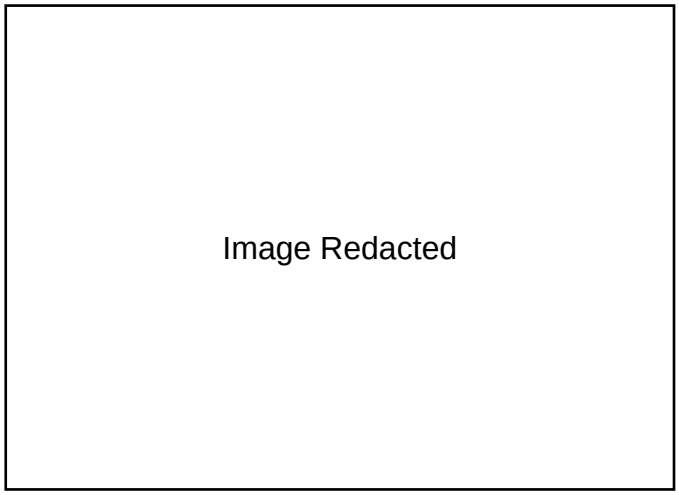
00545 - RCCC - Re-Entry - Education: Photographic Overview



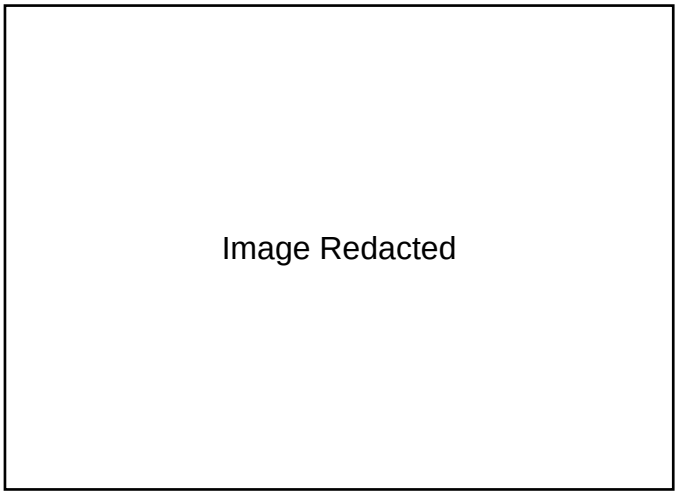
1 – FRONT ELEVATION



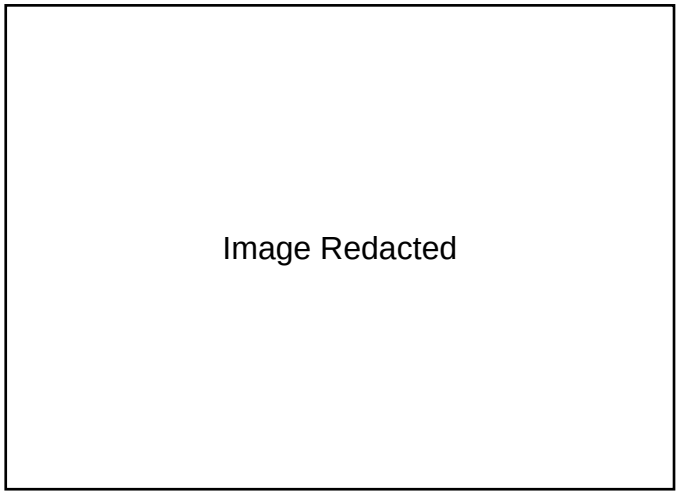
2 – LEFT ELEVATION



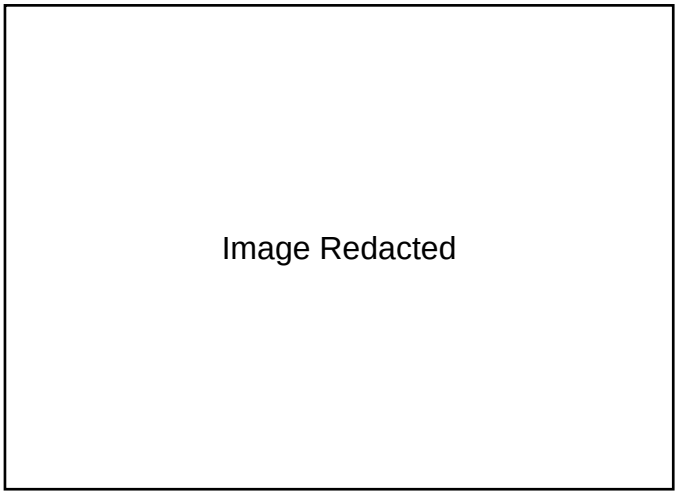
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – CLASSROOM VIEW



7 – WATER HEATER



8 – AIR HANDLER

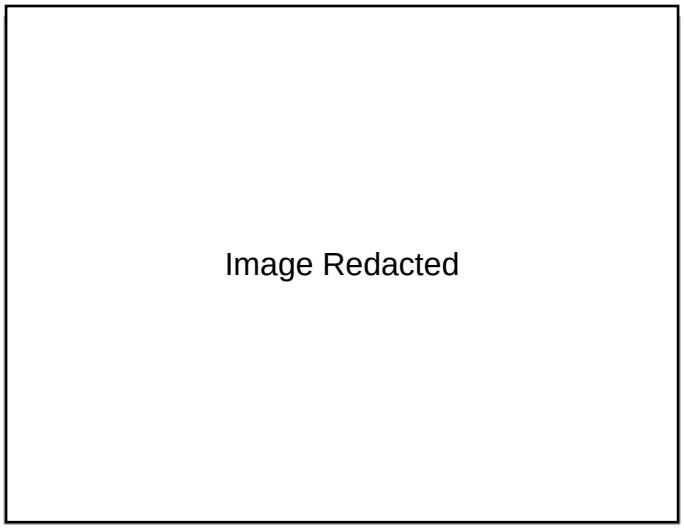


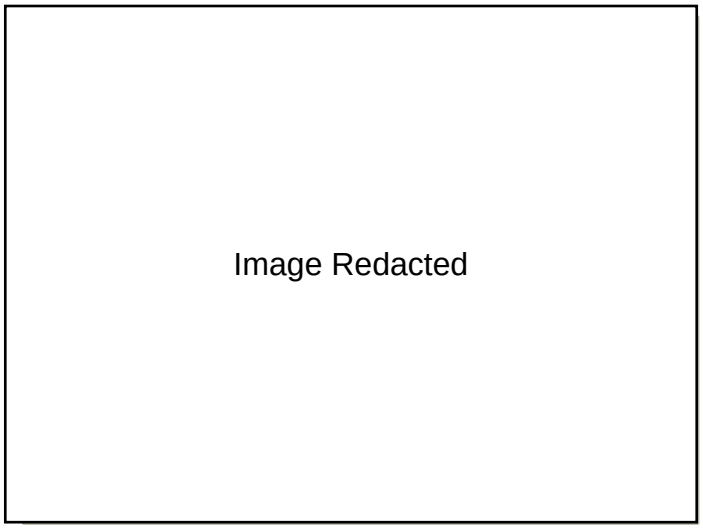
9 – SPLIT SYSTEM



10 – FIRE ALARM PANEL

20. 00546 - RCCC - Rec Trailer





00546 - RCCC - Rec Trailer: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.307334721257796, -121.4222462255802	
Constructed/Renovated	2002	
Building Area	672 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad column footings	Fair
Facade	Metal siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Painted gypsum and vinyl Floors: Carpet Ceilings: Painted gypsum and ACT	Fair
Elevators	None	n/a
Plumbing	None	n/a

00546 - RCCC - Rec Trailer: Building Systems Summary		
HVAC	Non-Central System: Split-system heat pumps Supplemental components: Ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	n/a
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00546 - RCCC - Rec Trailer

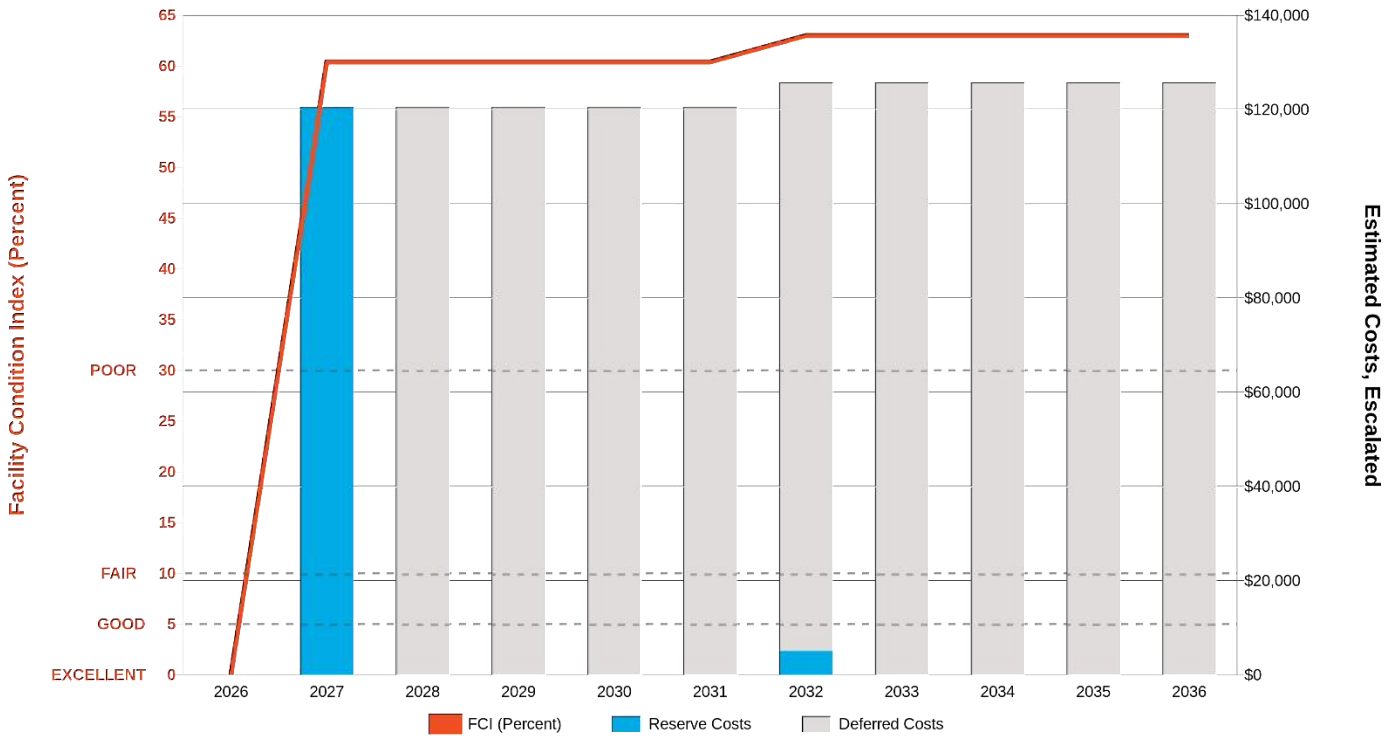
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$2,200	-	-	-	$2,200
Interiors	-	$7,900	-	-	$10,000	$17,900
Special Construction & Demo	-	$125,300	-	-	-	$125,300
TOTALS (6% inflation)	**-**	**$135,400**	**-**	**-**	**$10,000**	**$145,400**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $199,557.12 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $11,428.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

00546 - RCCC - Rec Trailer: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – RIGHT ELEVATION

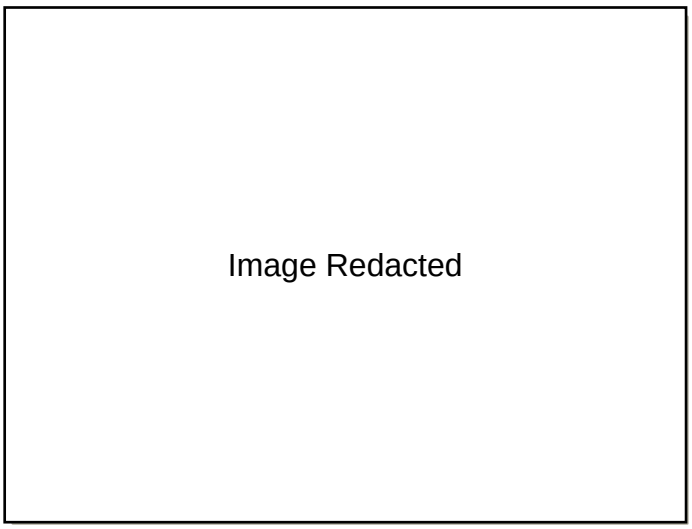
Image Redacted

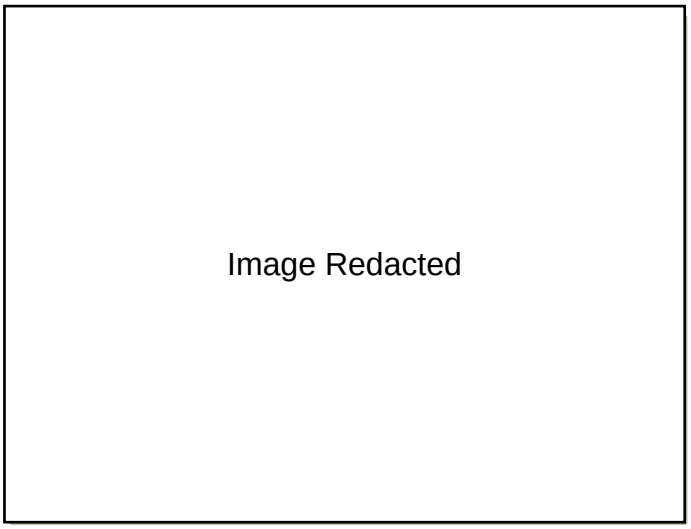
5 – INTERIOR VIEW

Image Redacted

6 – PACKAGED UNIT

21. 00547 - RCCC - M1 Modular Unit





00547 - RCCC - M1 Modular Unit: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.308358394465294, -121.4220009245706	
Constructed/Renovated	2000	
Building Area	1,300 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad column footings	Fair
Facade	Wood siding Windows: Vinyl	Fair
Roof	Flat construction with modified bituminous finish	Poor
Interiors	Walls: Vinyl Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	None	n/a

00547 - RCCC - M1 Modular Unit: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00547 - RCCC - M1 Modular Unit

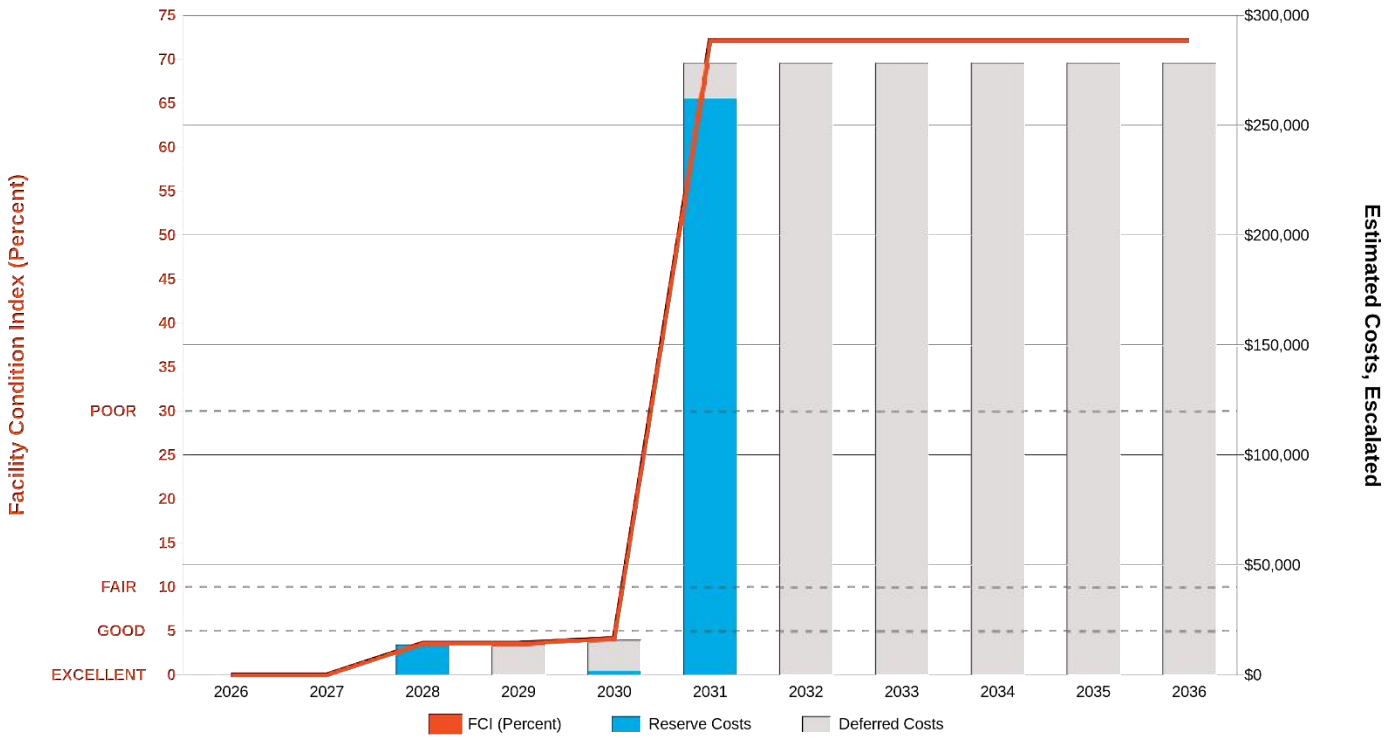
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	-	$12,600	-	-	-	$12,600
Electrical	-	-	$2,100	-	-	$2,100
Special Construction & Demo	-	-	$259,300	-	-	$259,300
TOTALS (6% inflation)	**-**	**$12,600**	**$261,400**	**-**	**-**	**$274,000**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $386,048.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $25,309.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

00547 - RCCC - M1 Modular Unit: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – RIGHT ELEVATION

Image Redacted

5 – ROOFING

Image Redacted

6 – INTERIOR OVERVIEW

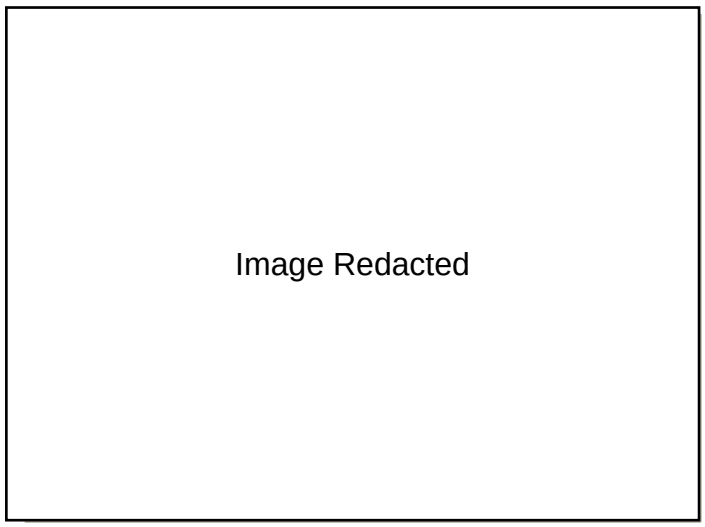


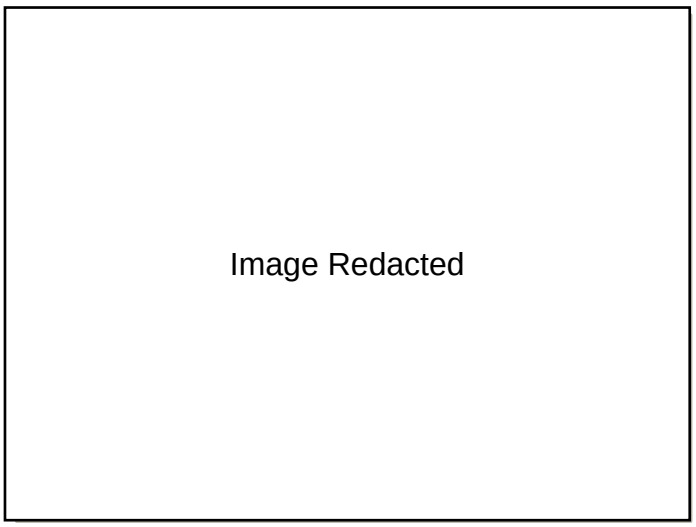
7 – PACKAGED UNIT



8 – FIRE ALARM SYSTEM

22. 00548 - RCCC - M2 Modular Unit





00548 - RCCC - M2 Modular Unit: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30832339733008, -121.42185876153076	
Constructed/Renovated	2000	
Building Area	1,100 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad column footings	Fair
Facade	Wood siding Windows: Vinyl	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: Wallpaper Floors: Carpet Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	None	n/a

00548 - RCCC - M2 Modular Unit: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00548 - RCCC - M2 Modular Unit

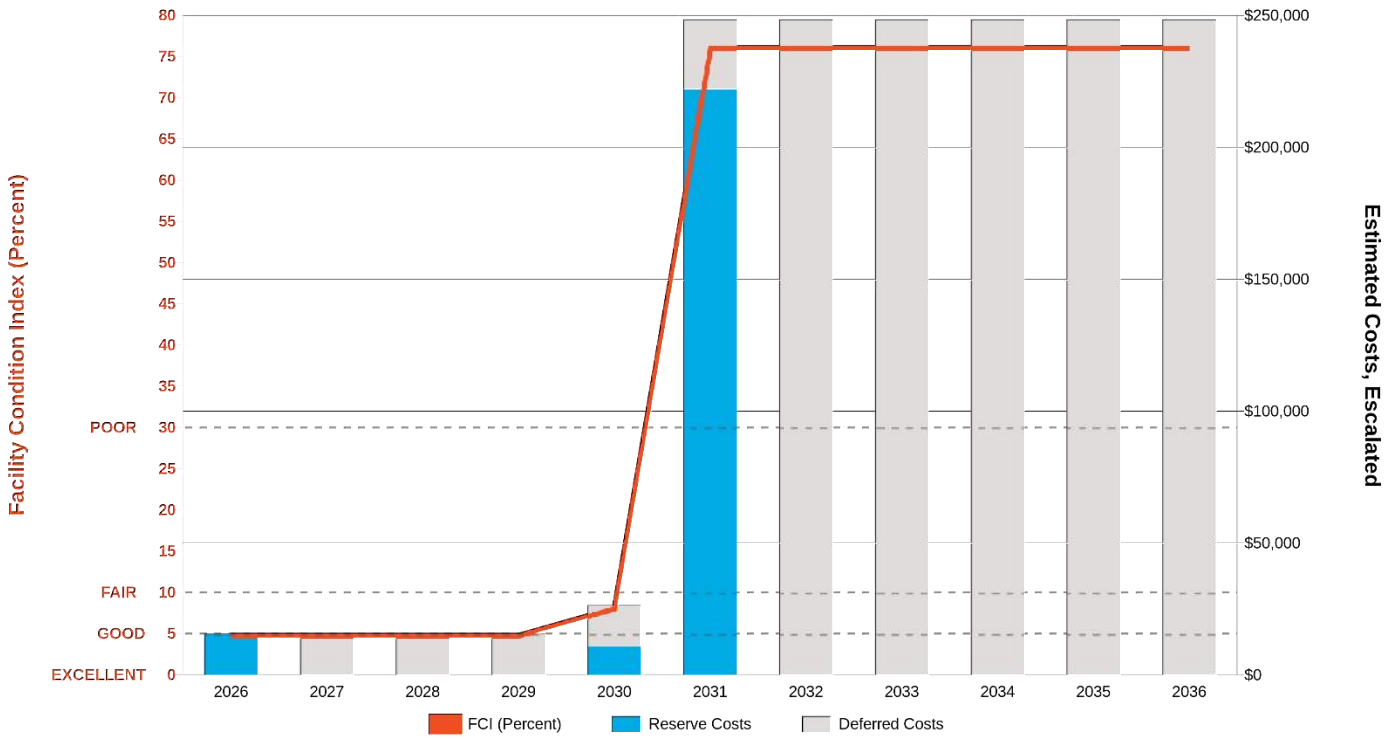
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	$13,400	-	$8,300	-	$43,000	$64,700
Electrical	-	-	$2,100	-	-	$2,100
Special Construction & Demo	-	-	$219,400	-	-	$219,400
TOTALS (6% inflation)	**$13,400**	**-**	**$229,800**	**-**	**$43,000**	**$286,200**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $326,656.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $22,588.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00548 - RCCC - M2 Modular Unit	D3055	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	Poor	Performance/Integrity	$13,400
TOTAL (1 items)					**$13,400**

Key Findings



Packaged Unit in Poor condition.

RTU, Pad or Roof-Mounted
00548 - RCCC - M2 Modular Unit
00548 - Floor - 00548 - Roof

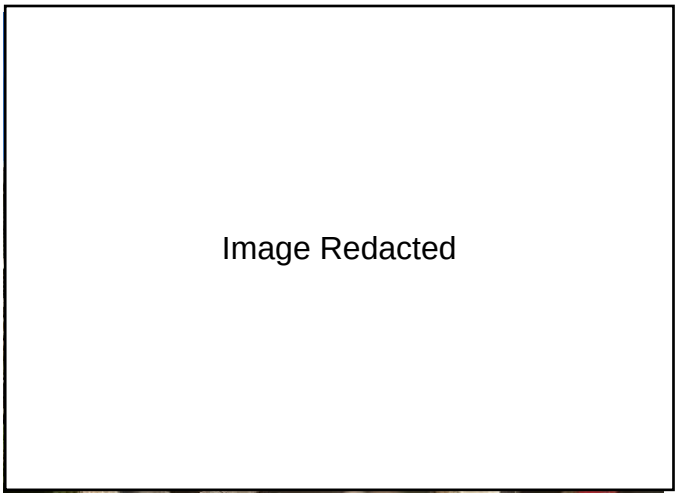
Uniformat Code: D3050
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

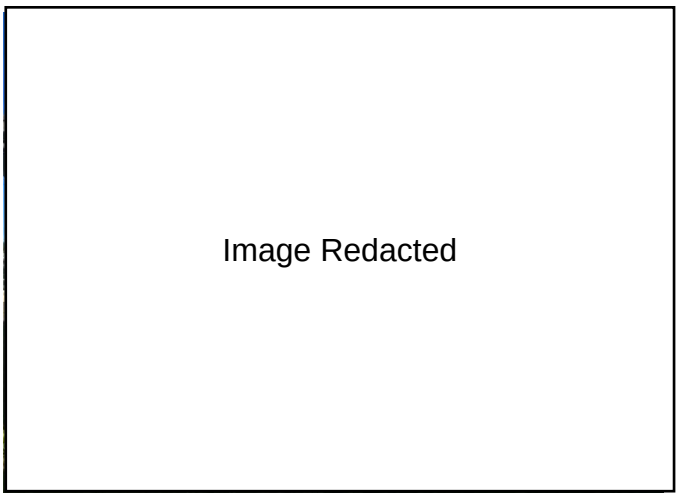
Cost Estimate: $15,700

Problematic, rusted, and missing hardware - AssetCALC ID: 9860637

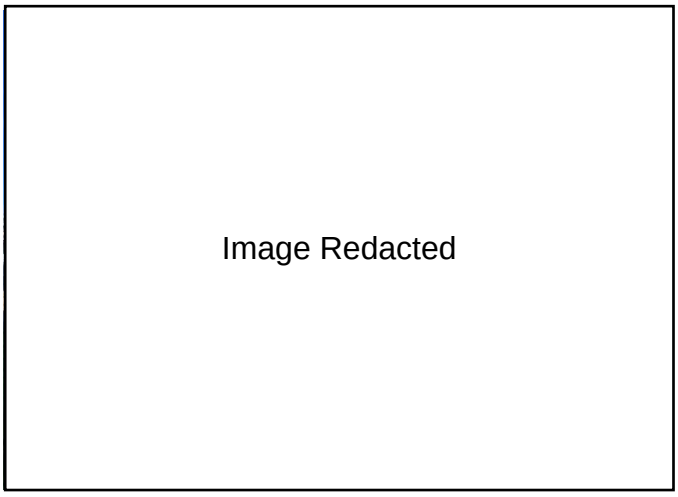
00548 - RCCC - M2 Modular Unit: Photographic Overview



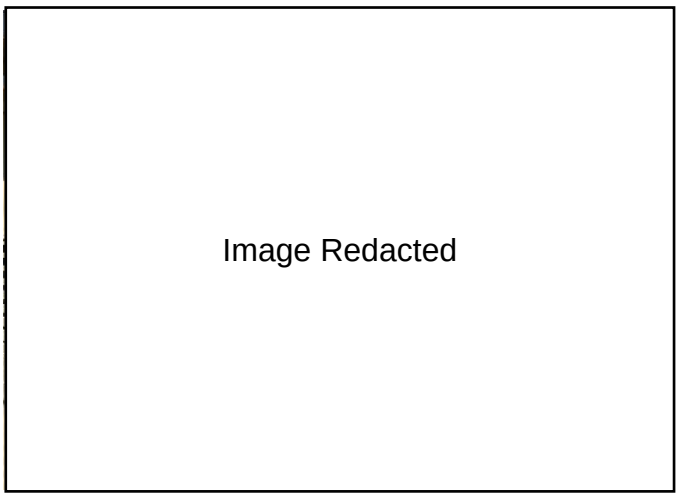
1 – FRONT ELEVATION



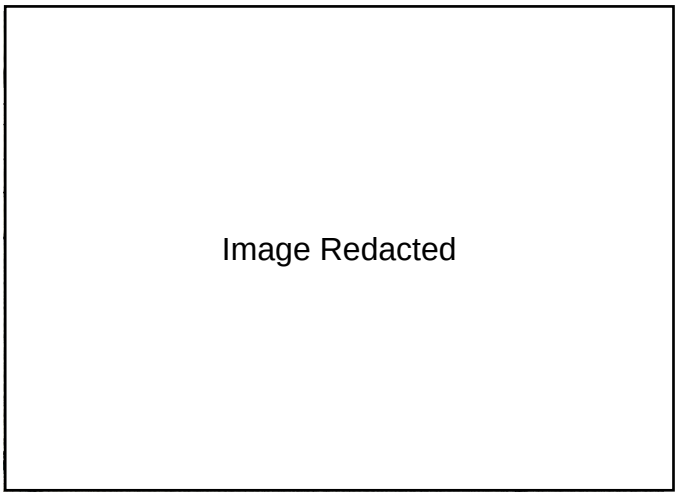
2 – LEFT ELEVATION



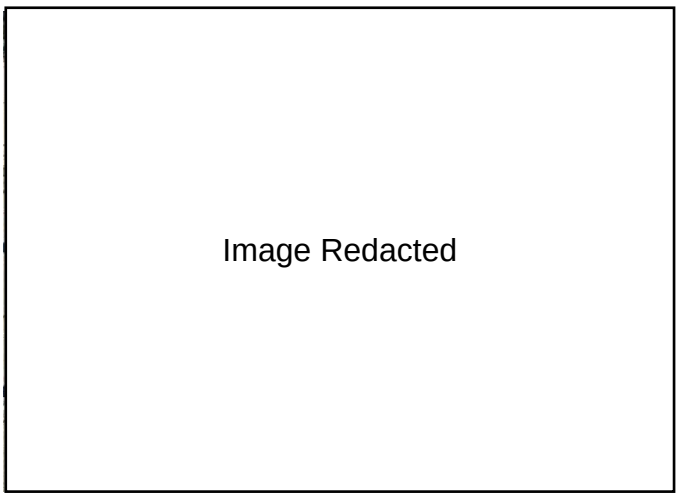
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – PACKAGED UNIT

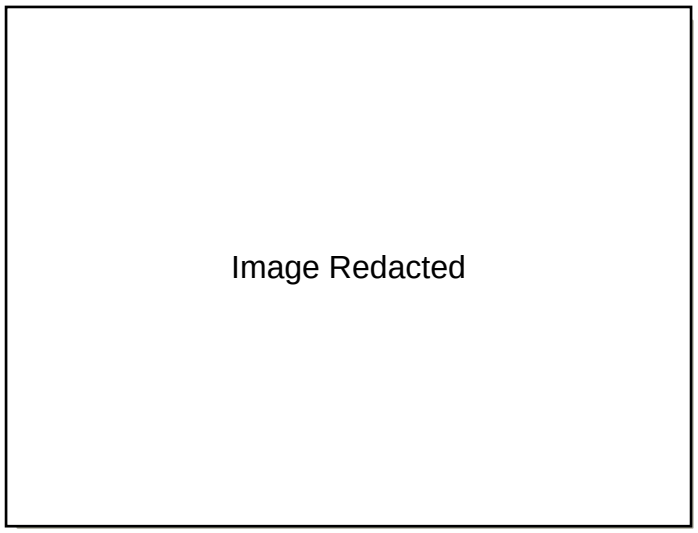


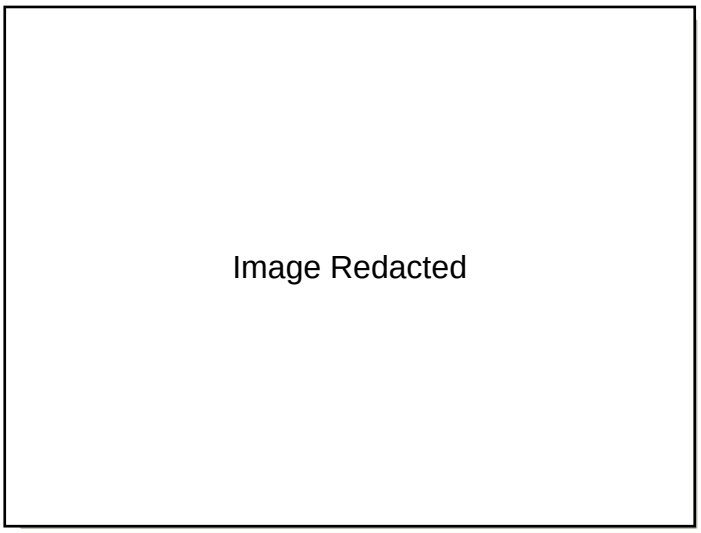
7 – DISTRIBUTION PANEL



8 – FIRE ALARM SYSTEM

23. 00549 - RCCC - M3 Modular Unit





00549 - RCCC - M3 Modular Unit: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.305438262869444, -121.42411385766287	
Constructed/Renovated	1999	
Building Area	900 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad column footings	Fair
Facade	Wood siding Windows: Vinyl	Fair
Roof	Flat construction with asphalt shingles	Fair
Interiors	Walls: Vinyl Floors: Carpet and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	None	n/a
HVAC	Packaged units	Fair

00549 - RCCC - M3 Modular Unit: Building Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00549 - RCCC - M3 Modular Unit

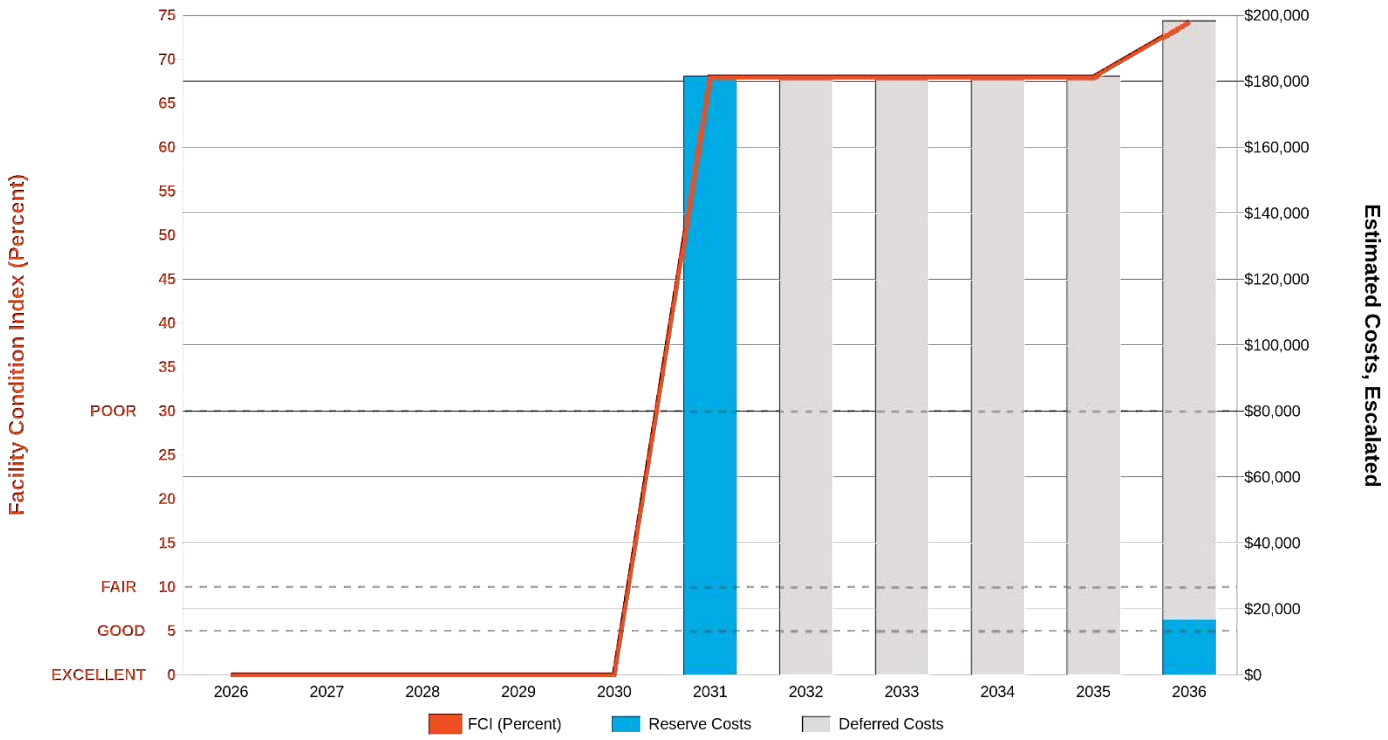
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$6,500	-	$1,000	$7,500
Interiors	-	$3,000	$13,600	-	$33,700	$50,200
HVAC	-	-	$3,200	-	-	$3,200
Electrical	-	-	$4,200	-	-	$4,200
Special Construction & Demo	-	-	$179,500	-	-	$179,500
TOTALS (6% inflation)	**-**	**$3,000**	**$207,000**	**-**	**$34,600**	**$244,600**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $267,264.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $18,045.00**



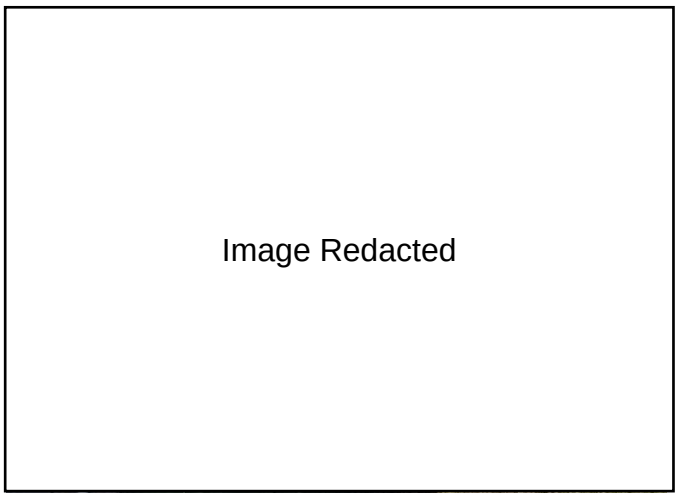
Immediate Needs

There are no immediate needs to report.

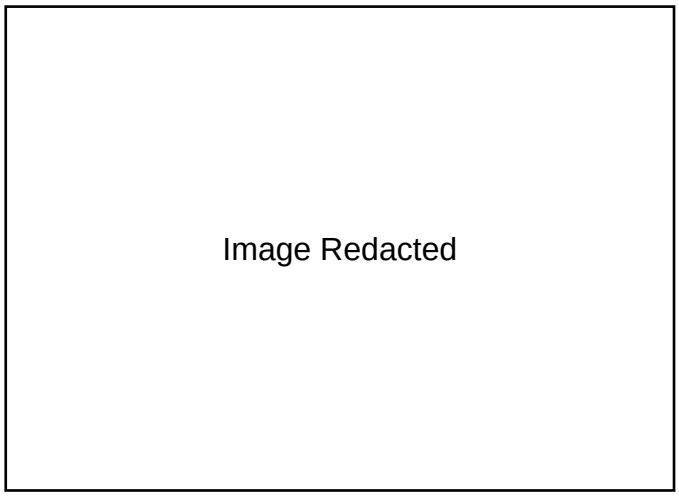
Key Findings

There are no key findings to report.

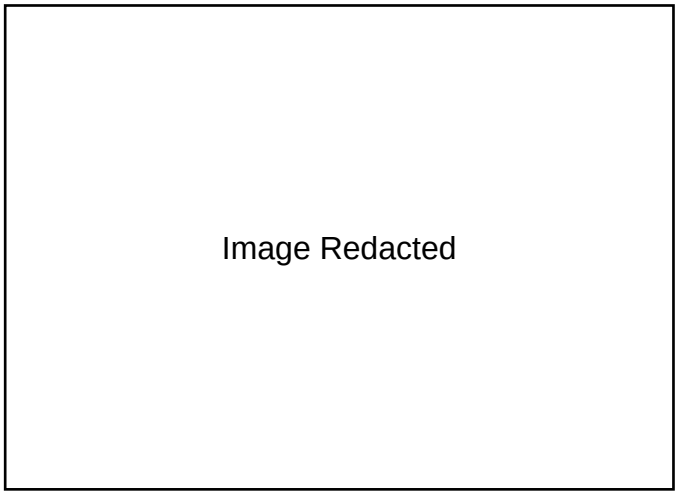
00549 - RCCC - M3 Modular Unit: Photographic Overview



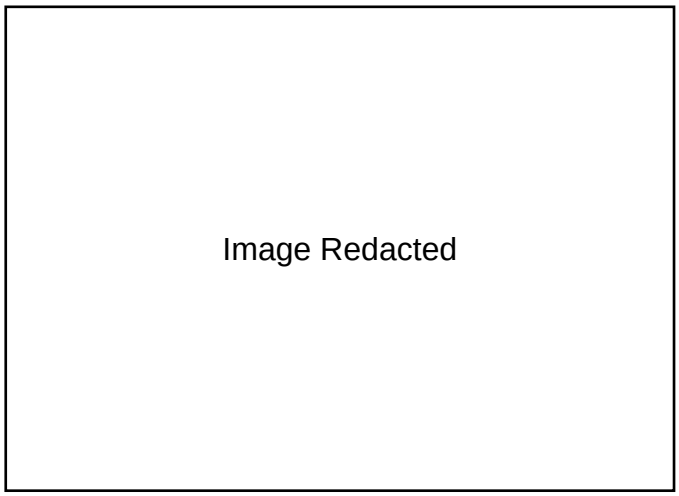
1 – FRONT ELEVATION



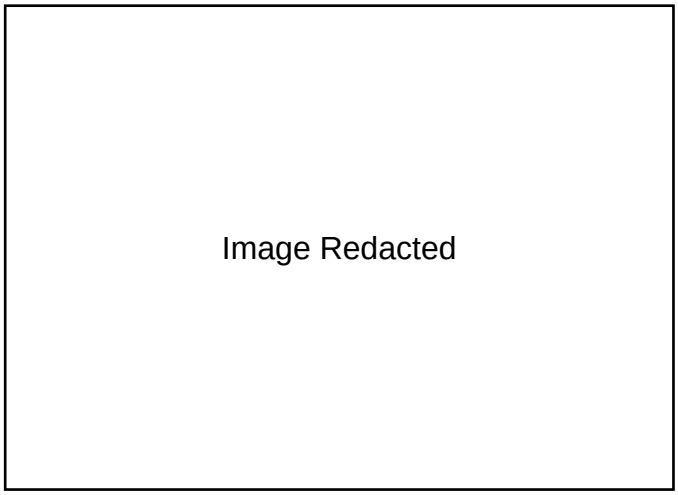
2 – LEFT ELEVATION



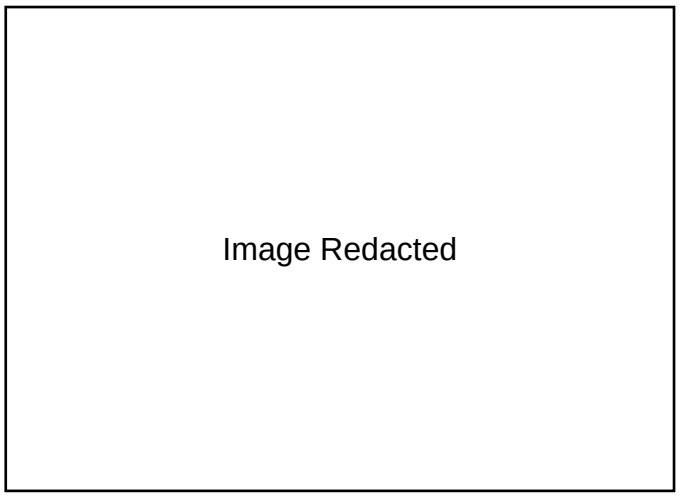
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – INTERIOR VIEW

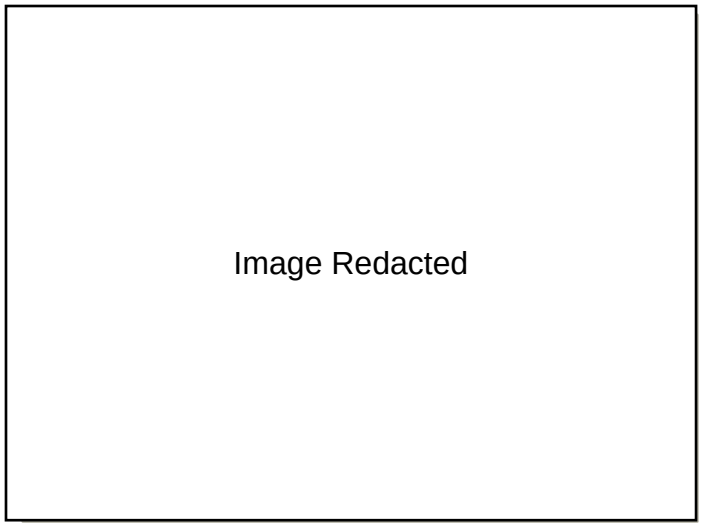


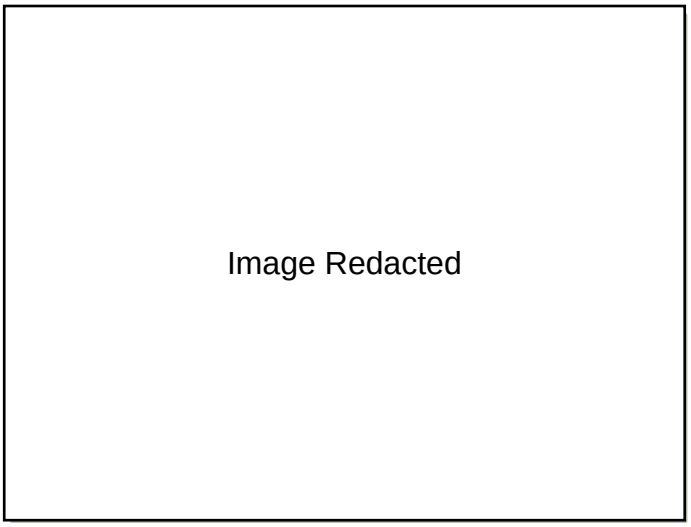
7 – HVAC UNIT



8 – MAIN ELECTRICAL PANEL

24. 00551 - RCCC - Rec - Visit Building





00551 - RCCC - Rec - Visit Building: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30639634146003, -121.42236887603654	
Constructed/Renovated	1964	
Building Area	6,700 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists on concrete slab foundation	Fair
Facade	Painted concrete integral to superstructure Windows: Steel	Fair
Roof	Primary: Gable construction with built-up finish Secondary: Flat construction with modified bituminous finish	Fair
Interiors	Walls: Painted CMU Floors: Sealed concrete Ceilings: ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas and Electric water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

00551 - RCCC - Rec - Visit Building: Building Systems Summary		
HVAC	Non-Central System: Packaged Units and Evaporative Coolers Supplemental Components: Unit Heaters	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00551 - RCCC - Rec - Visit Building

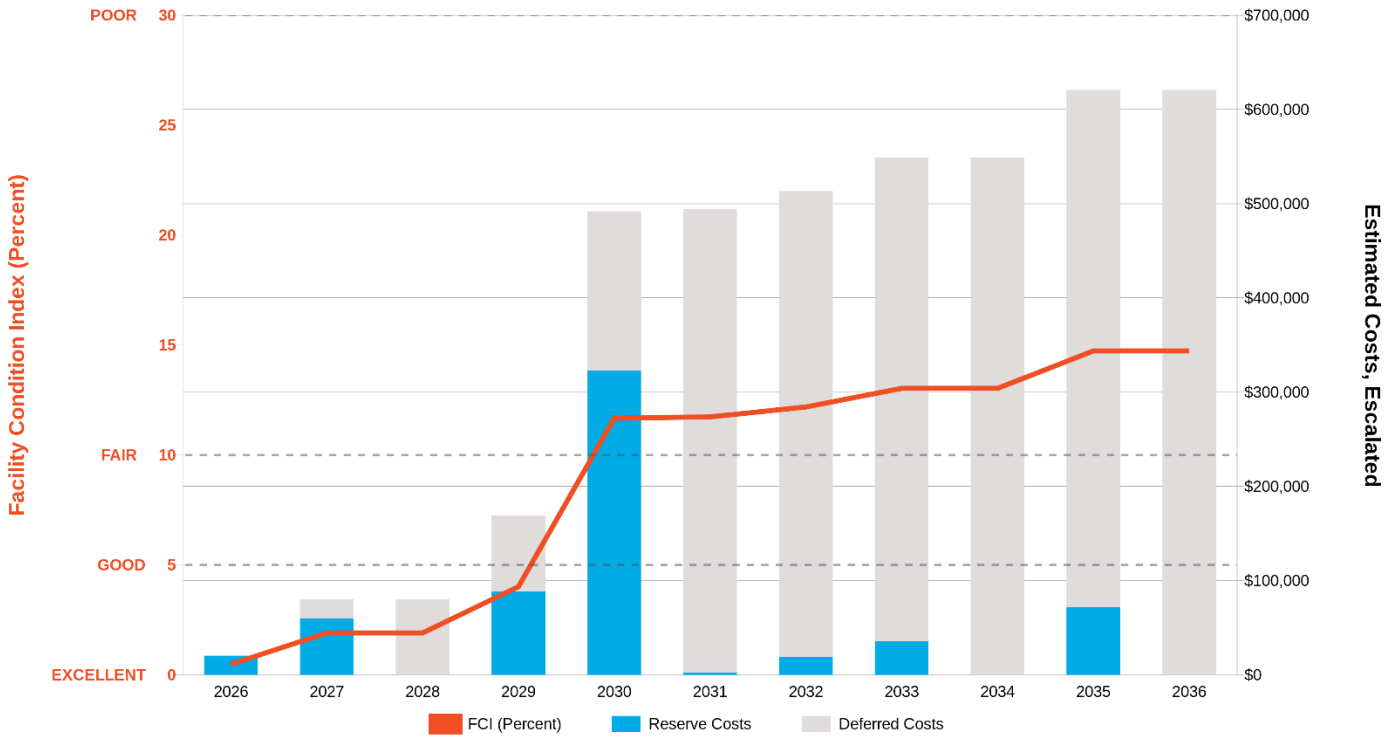
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$17,500	-	$31,300	$48,800
Roofing	-	-	$134,400	$35,900	-	$170,200
Interiors	-	$15,900	$71,300	-	$97,500	$184,700
Plumbing	$7,500	-	$99,900	$10,000	$31,100	$148,400
HVAC	$5,500	$15,800	$18,900	$22,600	$75,200	$138,000
Fire Protection	-	-	-	$300	$600	$900
Electrical	$4,500	$21,200	$8,200	$42,200	$105,100	$181,100
Fire Alarm & Electronic Systems	-	-	-	$25,300	$99,300	$124,600
Equipment & Furnishings	-	-	$45,200	-	-	$45,200
TOTALS (6% inflation)	**$17,500**	**$52,900**	**$395,300**	**$136,200**	**$440,200**	**$1,042,100**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $4,213,295.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $56,440.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00551 - RCCC - Rec - Visit Building	D3033	Evaporative Cooler, 0.33 to 0.50 HP, Replace	Failed	Performance/Integrity	$5,500
00551 - RCCC - Rec - Visit Building	D5023	Distribution Panel, 277/480 V, Replace	Poor	Safety	$4,500
00551 - RCCC - Rec - Visit Building	D2011	Storage Tank, Domestic Water, Replace	Poor	Performance/Integrity	$7,500
TOTAL (3 items)					**$17,500**

Key Findings



Distribution Panel in Poor condition.

277/480 V
00551 - RCCC - Rec - Visit Building
00545 - Floor - 00545 - Space

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $5,200

Many Sylvania panels are rebranded Zinsco panels and poor connections can lead to overheating and fires. - AssetCALC ID: 9963498



Storage Tank in Poor condition.

Domestic Water
00551 - RCCC - Rec - Visit Building
01 - First Floor - 01MECH - Mechanical Rm

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $8,700

Tank is due for replacement due to age and structural integrity - AssetCALC ID: 9860724



Evaporative Cooler in Failed condition.

0.33 to 0.50 HP
00551 - RCCC - Rec - Visit Building
R2 - Roof Level 2 - R2ROOF - Roof

Uniformat Code: D3030
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $6,500

Does not work - AssetCALC ID: 9861188

00551 - RCCC - Rec - Visit Building: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – RIGHT ELEVATION



5 – ROOFING



6 – ROOFING

Image Redacted

7 – INTERIOR PHOTO



8 – WATER HEATER



9 – PACKAGED UNIT



10 – DISTRIBUTION PANEL

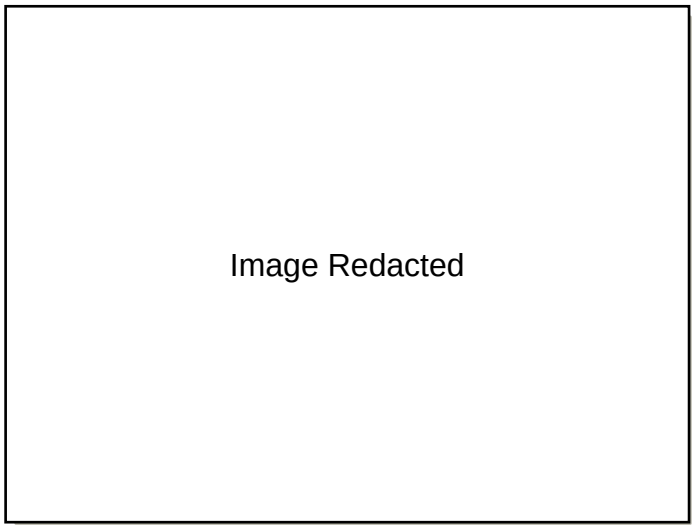


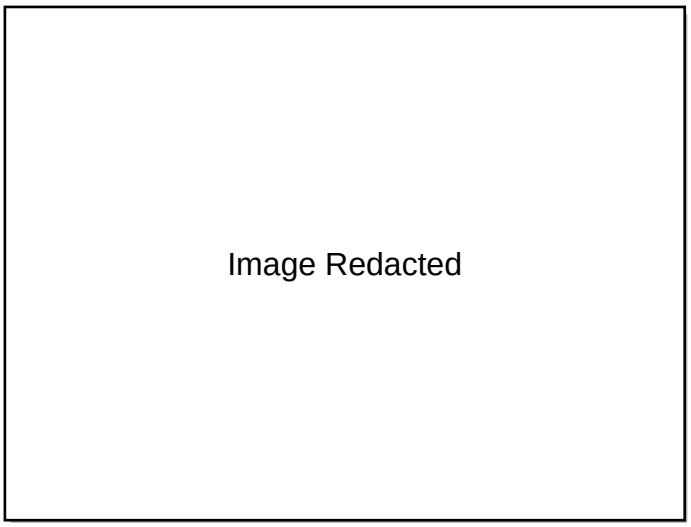
11 – FIRE ALARM PANEL



12 – FIRE ALARM SYSTEM

25. 00553 - RCCC - Trades Building





00553 - RCCC - Trades Building: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30722316624838, -121.42421142053499	
Constructed/Renovated	1960	
Building Area	9,650 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists on concrete slab foundation	Fair
Facade	Concrete integral to superstructure Windows: Steel	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted CMU Floors: Sealed concrete Ceilings: Unfinished/Exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas domestic boilers with storage tanks Hot Water: Electric water heater with integral tank Fixtures: Toilets, urinals, and sinks in restrooms	Fair

00553 - RCCC - Trades Building: Building Systems Summary		
HVAC	Non-Central System: Furnaces with split-system condensing units Supplemental components: Suspended unit heaters and Make-up air unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

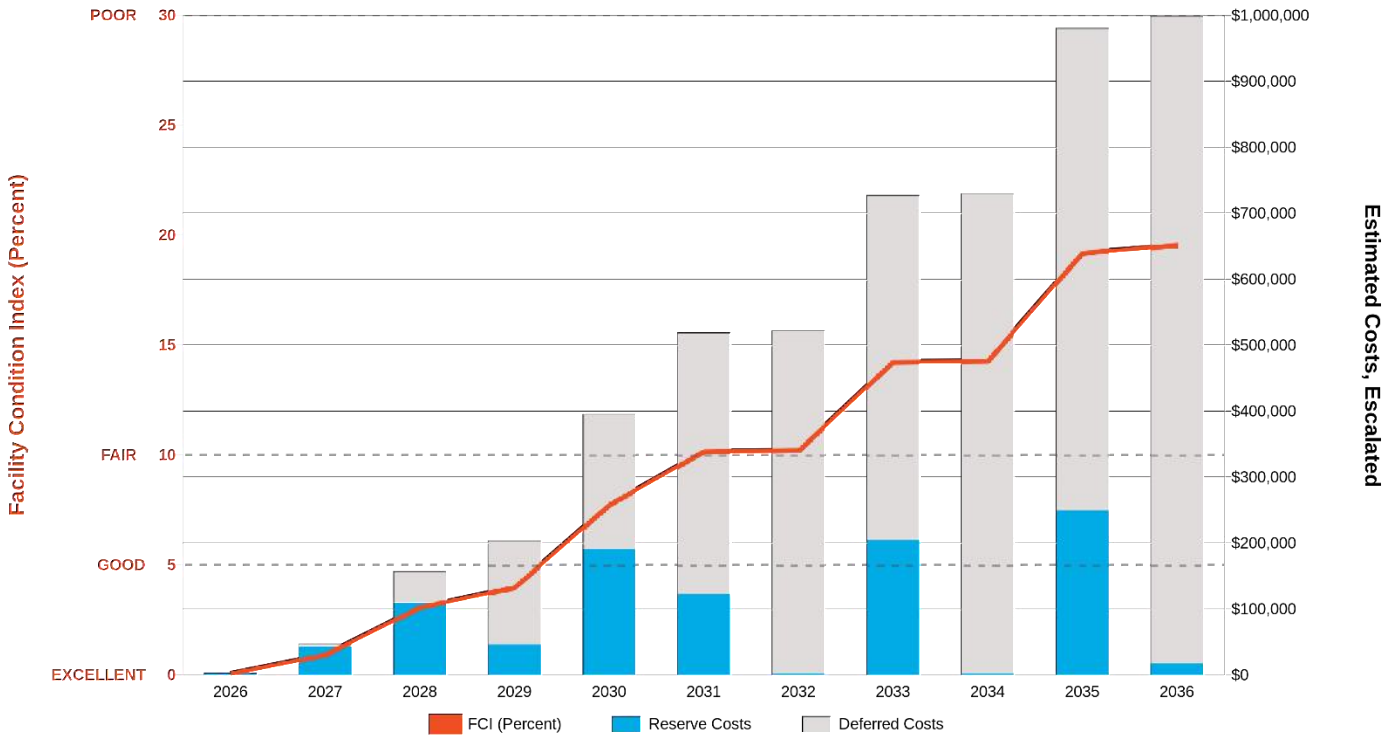
System Expenditure Forecast - Rio Consumnes Correctional Center / 00553 - RCCC - Trades Building						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	-	-	$93,500	$62,100	$53,600	$209,200
Roofing	-	-	-	-	$580,100	$580,100
Interiors	-	$24,200	$78,700	$16,100	$196,300	$315,400
Plumbing	-	$8,400	$61,200	$120,200	$122,100	$312,000
HVAC	-	$40,900	$32,500	$130,300	$278,900	$482,500
Fire Protection	-	-	-	$2,200	$4,000	$6,200
Electrical	$3,000	$3,300	$9,900	$109,400	$145,100	$270,700
Fire Alarm & Electronic Systems	-	-	-	$72,900	$88,500	$161,400
Equipment & Furnishings	-	$2,500	$3,900	$5,300	$13,900	$25,600
TOTALS (6% inflation)	**$3,000**	**$79,300**	**$279,700**	**$518,500**	**$1,482,600**	**$2,363,100**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $5,107,552.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $90,782.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00553 - RCCC - Trades Building	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$3,000
TOTAL (1 items)					**$3,000**

Key Findings



Distribution Panel in Poor condition.

120/208 V
00553 - RCCC - Trades Building
00553 - Floor - 00553 - Space

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Many Sylvania panels are rebranded Zinsco panels and poor connections can lead to overheating and fires. - AssetCALC ID: 9860869

00553 - RCCC - Trades Building: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – RIGHT ELEVATION



5 – ROOFING



6 – FURNACE



7 – UNIT HEATER



8 – SPLIT SYSTEM

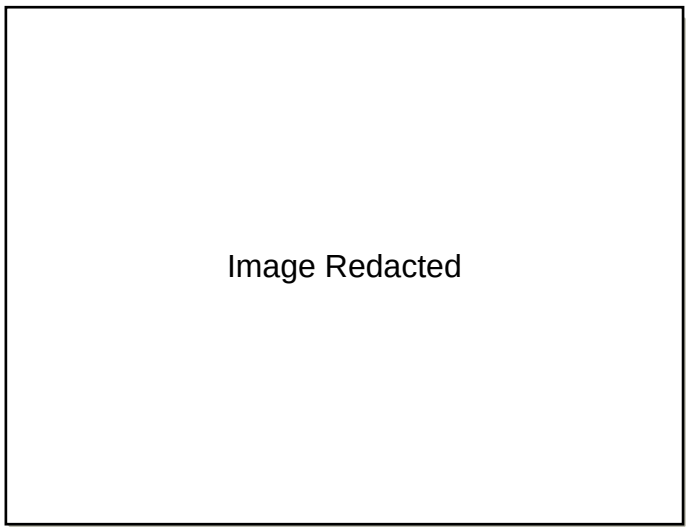


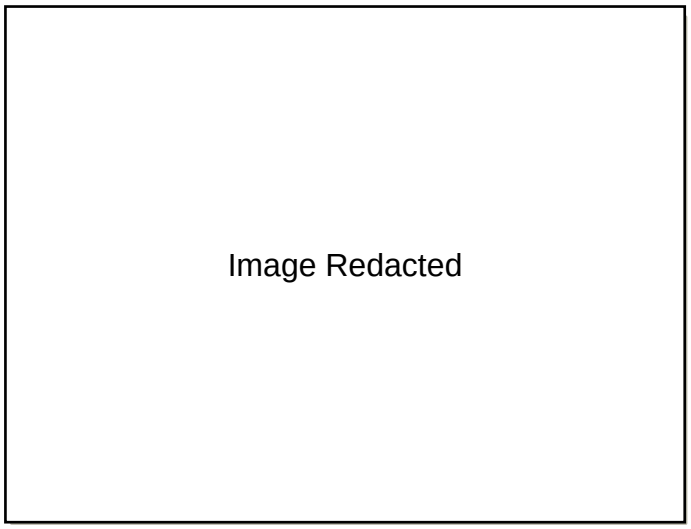
9 – MAKE-UP AIR UNIT



10 – DISTRIBUTION PANEL

26. 00554 - RCCC - Administration





00554 - RCCC - Administration: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.306361343387465, -121.4217193860253	
Constructed/Renovated	1963 Renovated 2015	
Building Area	38,300 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Facade	Primary Wall Finish: Concrete integral to structure Windows: Aluminum	Fair
Roof	Flat construction with Modified Bitumen	Fair
Interiors	Walls: Painted gypsum board, glazed CMU, and ceramic tile Floors: Carpet, VCT, ceramic tile, and sealed concrete Ceilings: Metal and ACT	Fair
Elevators	Passenger: Two hydraulic cars serving all floors	Fair
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

00554 - RCCC - Administration: Building Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system, kitchen hood system, and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

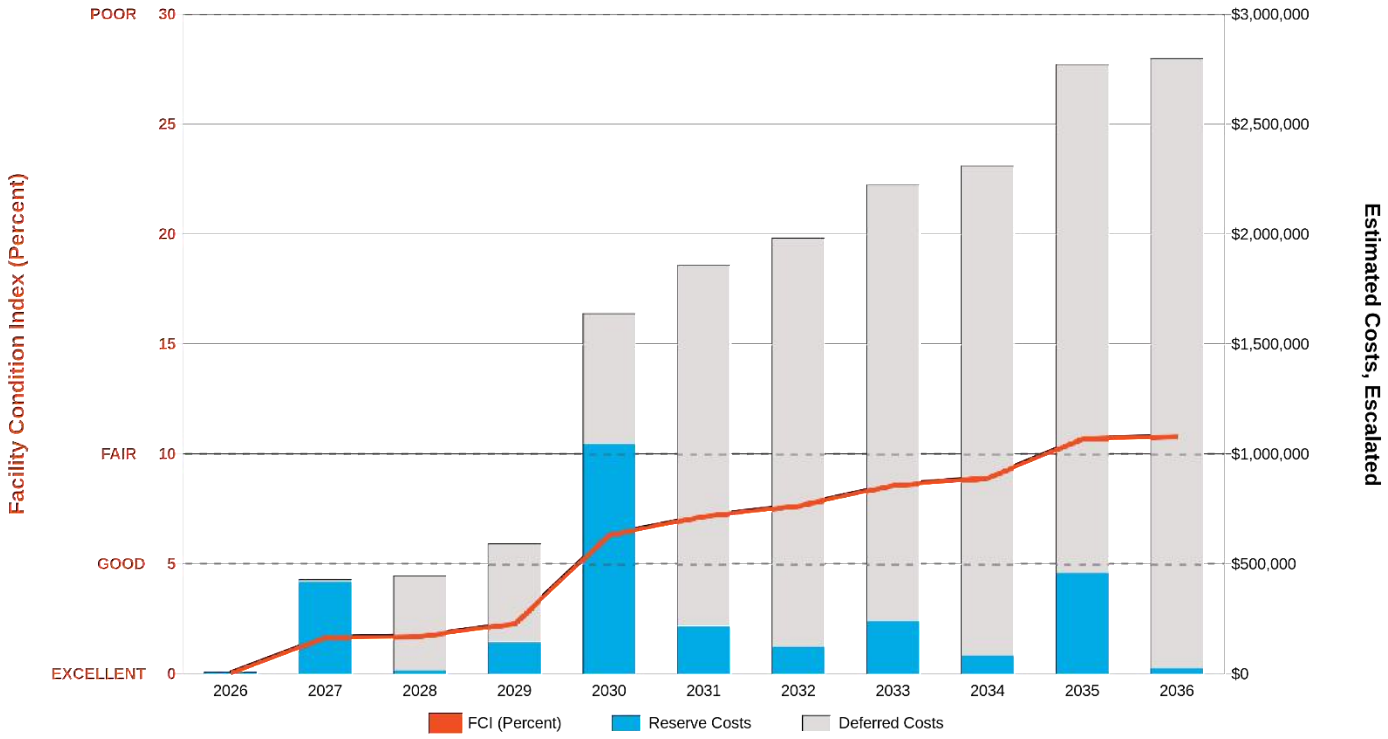
System Expenditure Forecast - Rio Consumnes Correctional Center / 00554 - RCCC - Administration						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	-	-	$72,500	$36,500	-	$108,900
Roofing	-	$302,600	-	$4,500	-	$307,100
Interiors	-	$5,500	$525,700	$269,700	$1,796,500	$2,597,400
Conveying	-	-	$29,000	-	$370,000	$399,000
Plumbing	-	-	$213,900	$88,000	$78,000	$379,800
HVAC	-	$42,100	$5,300	$34,400	$1,478,400	$1,560,300
Fire Protection	-	-	-	$87,300	$1,100	$88,400
Electrical	$8,900	-	$260,500	$472,100	$91,900	$833,500
Fire Alarm & Electronic Systems	-	$200	$222,000	-	$765,200	$987,500
Equipment & Furnishings	-	$35,100	$31,900	$19,400	$145,600	$232,000
Site Utilities	-	-	-	$3,000	-	$3,000
TOTALS (6% inflation)	**$8,900**	**$385,500**	**$1,360,800**	**$1,014,900**	**$4,726,800**	**$7,496,900**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $25,891,183.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $254,539.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00554 - RCCC - Administration	D5023	Distribution Panel, 120/208 V, 225 AMP, Replace	Poor	Safety	$3,000
00554 - RCCC - Administration	D5023	Distribution Panel, 120/208 V, 225 AMP, Replace	Poor	Safety	$3,000
00554 - RCCC - Administration	D5023	Distribution Panel, 120/208 V, 225 AMP, Replace	Poor	Safety	$3,000
TOTAL (3 items)					**$8,900**

Key Findings



Distribution Panel in Poor condition.

120/208 V, 225 AMP
00554 - RCCC - Administration
02 - Second Floor - 02ELE_TEL - Electrical/telecom

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Challenger panels have been associated with overheating connections. - AssetCALC ID: 9860922



Distribution Panel in Poor condition.

120/208 V, 225 AMP
00554 - RCCC - Administration
02 - Second Floor - 02ELE_TEL - Electrical/telecom

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Challenger panels have been associated with overheating connections. - AssetCALC ID: 9861032



Distribution Panel in Poor condition.

120/208 V, 225 AMP
00554 - RCCC - Administration
02 - Second Floor - 02ELE_TEL - Electrical/telecom

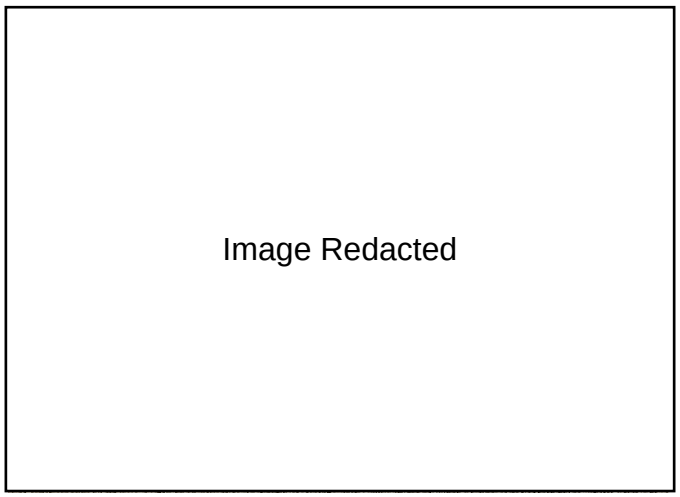
Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

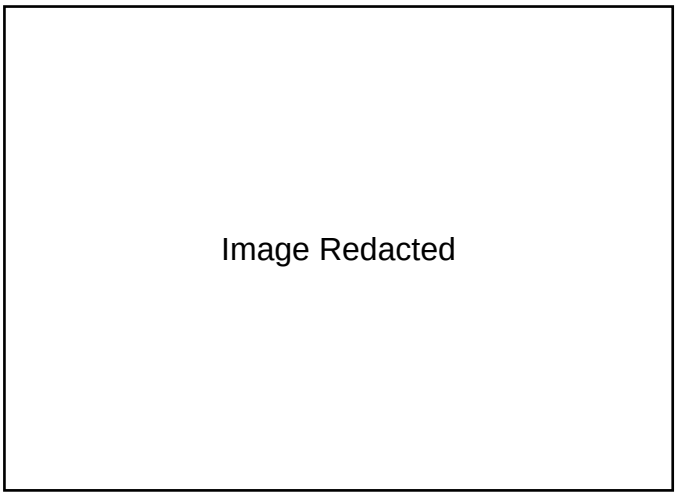
Cost Estimate: $3,500

Challenger panels have been associated with overheating connections. - AssetCALC ID: 9860288

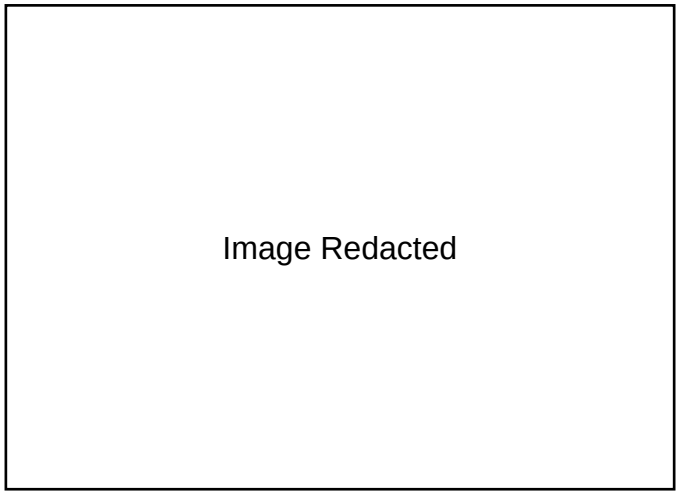
00554 - RCCC - Administration: Photographic Overview



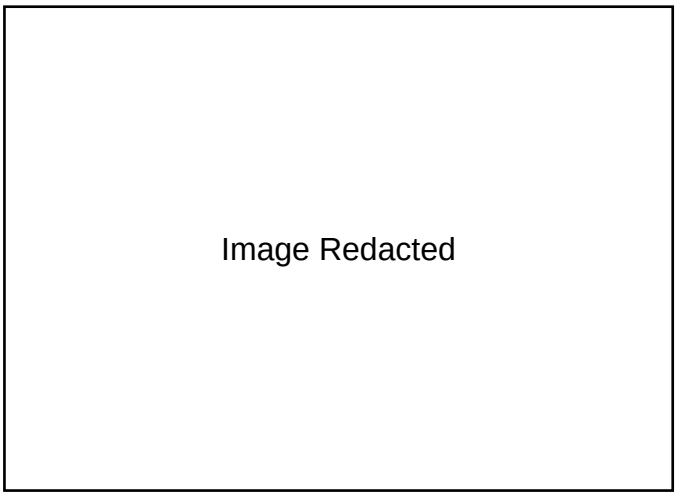
1 – FRONT ELEVATION



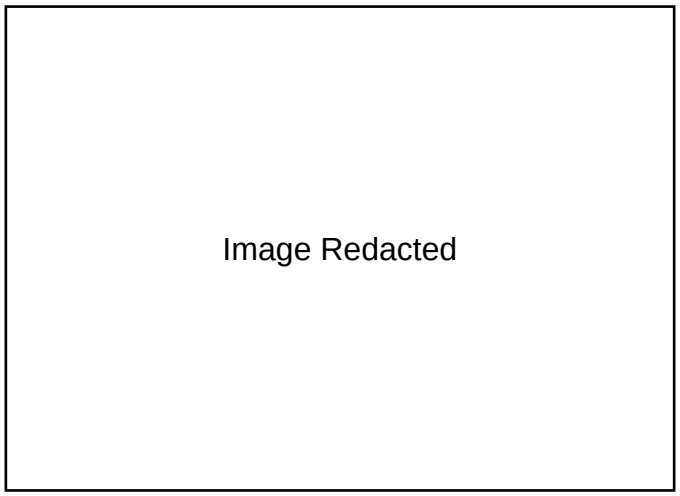
2 – LEFT ELEVATION



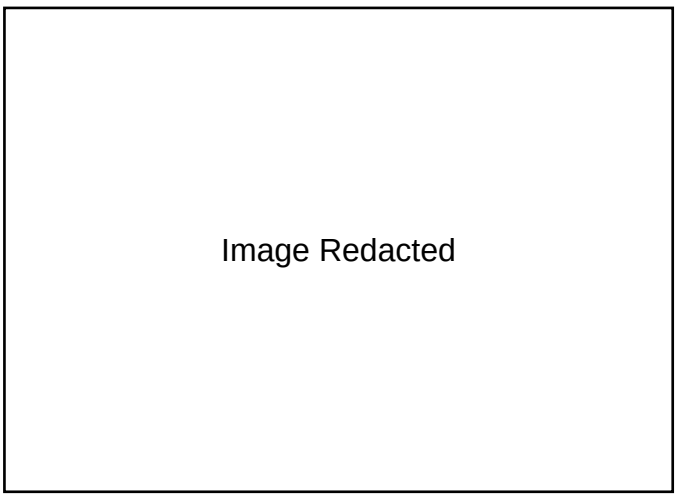
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – HALLWAY



7 – FOODSERVICE EQUIPMENT



8 – ELEVATOR CONTROLS



9 – WATER HEATER



10 – PACKAGED UNIT

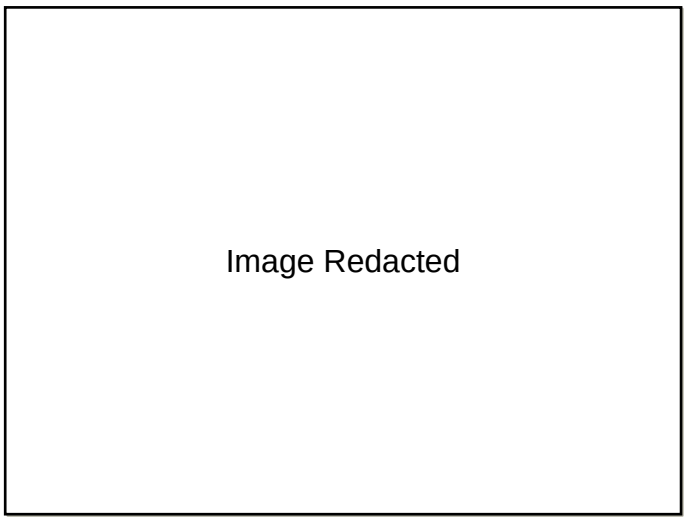


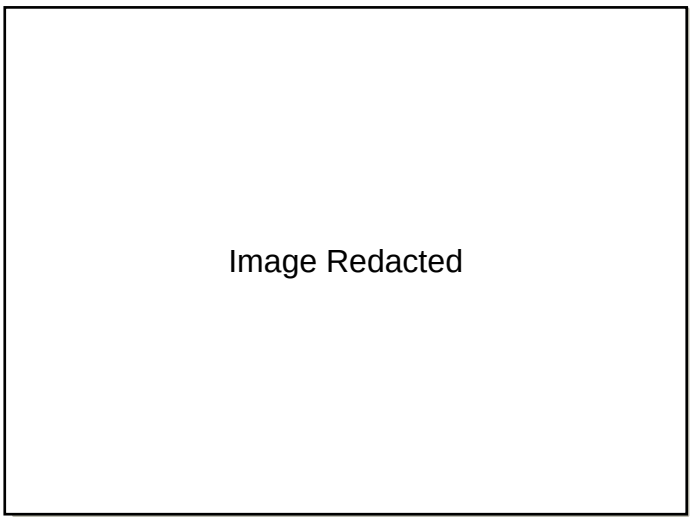
11 – MAIN PANEL



12 – FACP

27. 00555 - RCCC - Christopher Boone Facility (CBF)





00555 - RCCC - Christopher Boone Facility (CBF): Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30580793395774, -121.42159952306476	
Constructed/Renovated	1990	
Building Area	45,000 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Painted concrete integral to superstructure Windows: None	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Carpet, vinyl sheeting, sealed concrete Ceilings: ACT and Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, and sinks in restrooms	Fair

00555 - RCCC - Christopher Boone Facility (CBF): Building Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: Shared Diesel gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	A representative sample of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Prisoner holding pods; One pod was entered and observed due to occupants actively using spaces & sensitivity to operations	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00555 - RCCC - Christopher Boone Facility (CBF)

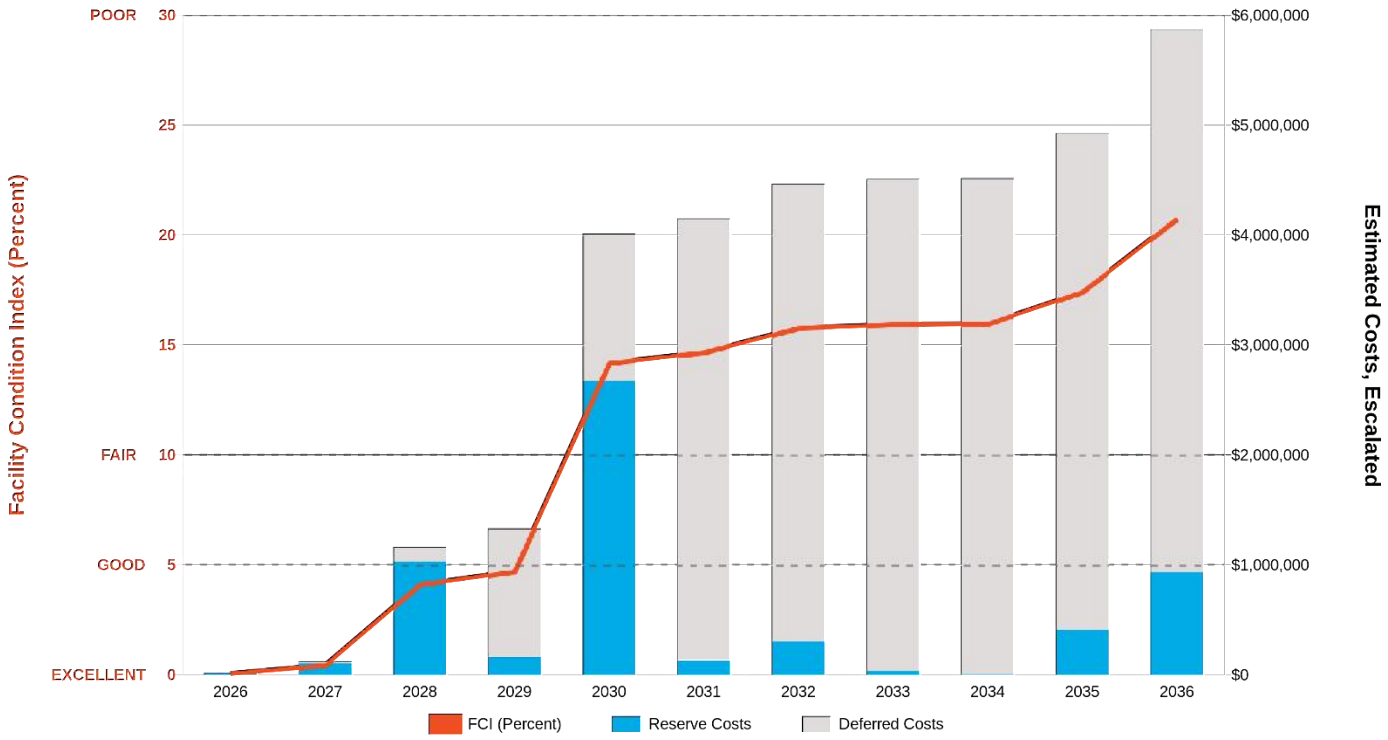
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	$88,200	$136,300	$224,600
Roofing	$3,900	-	$34,300	$1,030,300	-	$1,068,400
Interiors	-	$94,800	$428,400	$201,900	$898,400	$1,623,400
Plumbing	-	$12,200	$934,000	$69,600	$277,600	$1,293,400
HVAC	-	$222,800	$9,800	$96,100	$709,000	$1,037,700
Fire Protection	-	$80,700	$15,600	$4,800	$8,500	$109,500
Electrical	$11,300	$46,200	$420,300	-	$573,100	$1,050,900
Fire Alarm & Electronic Systems	-	-	-	$407,900	$42,400	$450,400
Equipment & Furnishings	-	$580,400	$1,016,300	-	$408,500	$2,005,200
Site Development	-	-	$10,100	$6,000	-	$16,200
Site Utilities	-	-	-	-	$22,900	$22,900
TOTALS (6% inflation)	**$15,200**	**$1,037,000**	**$2,868,800**	**$1,904,800**	**$3,076,700**	**$8,902,500**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $28,298,250.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $533,781.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00555 - RCCC - Christopher Boone Facility (CBF)	B3065	Roof Hatch, Metal, Replace	Poor	Safety	$3,900
00555 - RCCC - Christopher Boone Facility (CBF)	D5021	Secondary Transformer, Dry, Stepdown, Replace	Poor	Performance/Integrity	$11,300
TOTAL (2 items)					**$15,200**

Key Findings



Roof Hatch in Poor condition.

Metal
00555 - RCCC - Christopher Boone Facility (CBF)
R3 - Roof Level 3 - R3ROOF - Roof

Uniformat Code: B3060
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $4,500

Very aged and also needs a safety rail - AssetCALC ID: 9975454



Secondary Transformer in Poor condition.

Dry, Stepdown
00555 - RCCC - Christopher Boone Facility (CBF)
01 - First Floor - 01MECH_N - North Mechanical

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $13,200

Beyond useful life - AssetCALC ID: 9860774

00555 - RCCC - Christopher Boone Facility (CBF): Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – REAR ELEVATION

Image Redacted

3 – RIGHT ELEVATION

Image Redacted

4 – CLASSROOM AREA

Image Redacted

5 – VISITATION AREA

Image Redacted

6 – YARD

Image Redacted

7 – CELL POD OVERVIEW



8 – WATER HEATER



9 – PACKAGED UNIT



10 – FIRE SUPPRESSION SYSTEM

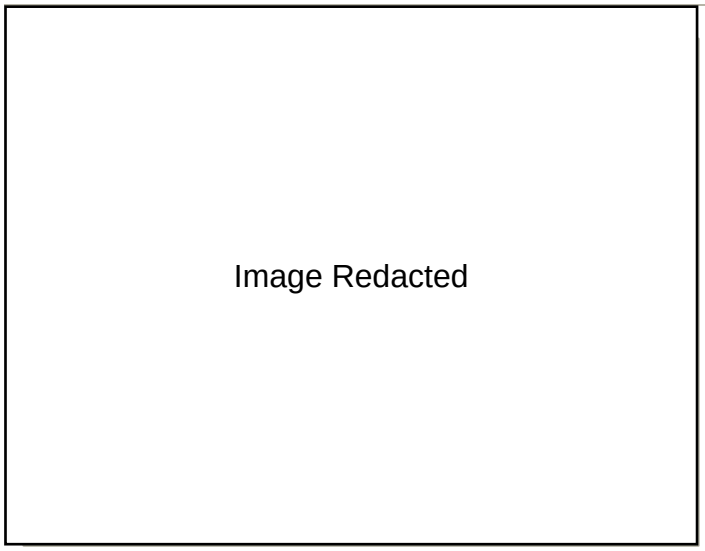


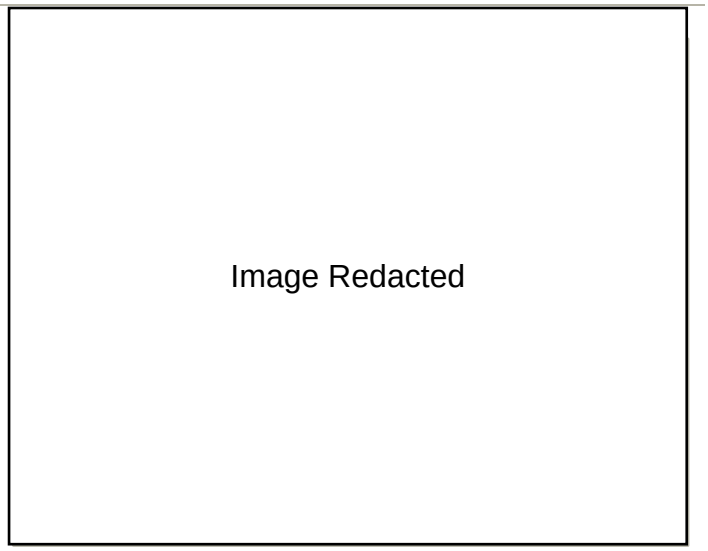
11 – EMERGENCY GENERATOR



12 – FIRE ALARM PANEL

28. 00556 - RCCC - SVF Corridor





00556 - RCCC - SVF Corridor: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30608354551135, -121.42187548663047	
Constructed/Renovated	1990	
Building Area	6,775 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Painted concrete integral to superstructure Windows: None	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted CMU Floors: Sealed concrete Ceilings: Metal Paneling	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in restrooms	Fair

00556 - RCCC - SVF Corridor: Building Systems Summary		
HVAC	Non-Central System: Packaged unit	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Fed from CBF building with copper wiring Interior Lighting: LED Emergency Power: Shared Diesel gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Prisoner holding pods; One pod was entered and observed due to occupants actively using spaces & sensitivity to operations	

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

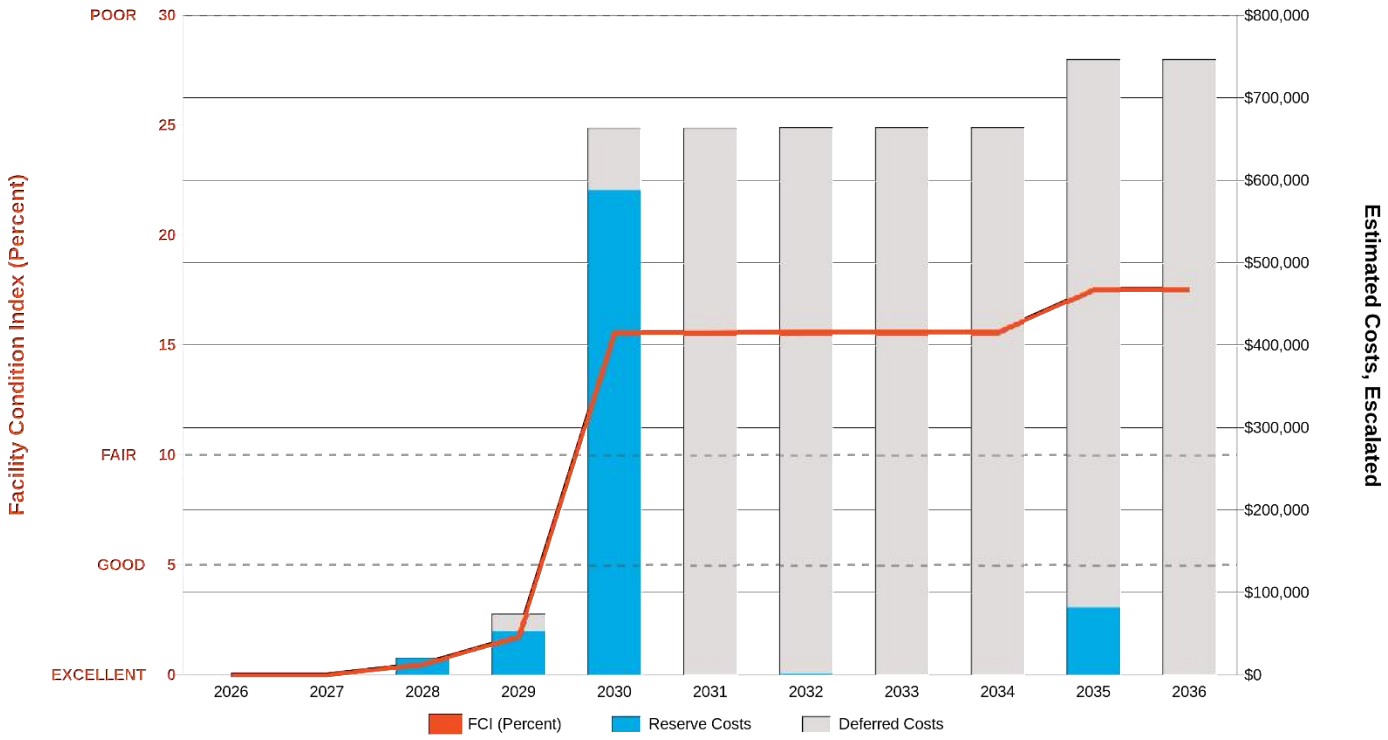
System Expenditure Forecast - Rio Consumnes Correctional Center / 00556 - RCCC - SVF Corridor						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	-	-	$53,600	$22,200	$96,100	$171,900
Roofing	-	-	$216,800	-	-	$216,800
Interiors	-	-	$50,000	-	$774,600	$824,600
HVAC	-	-	-	-	$45,000	$45,000
Fire Protection	-	-	-	$19,500	$2,300	$21,800
Electrical	-	-	$295,200	-	$14,800	$310,000
Fire Alarm & Electronic Systems	-	$18,700	-	$51,200	-	$69,900
Equipment & Furnishings	-	-	-	-	$142,400	$142,400
TOTALS (6% inflation)	**-**	**$18,700**	**$615,600**	**$92,900**	**$1,075,100**	**$1,802,300**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $4,260,458.75 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $67,910.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

00556 - RCCC - SVF Corridor: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – OVERHEAD/DOCK DOOR



4 – ROOFING

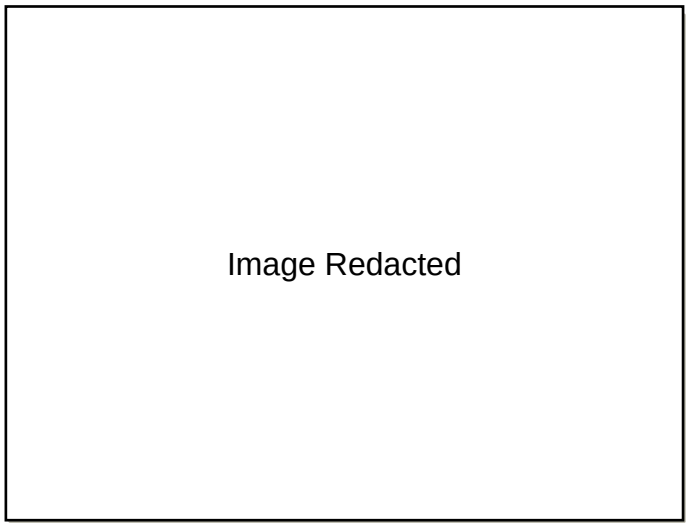


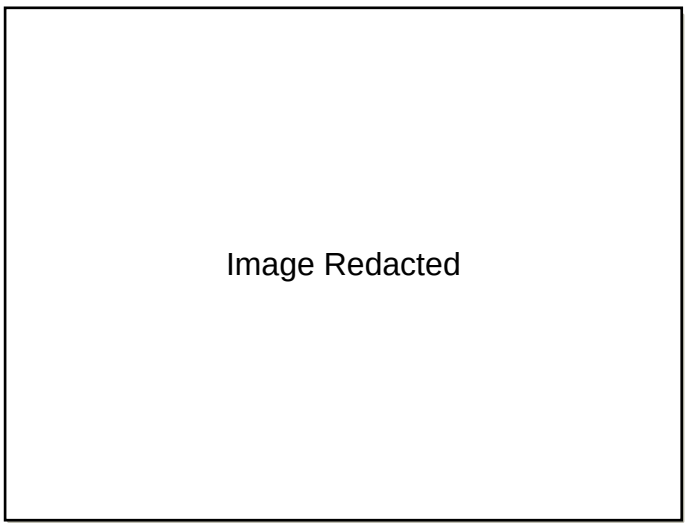
5 – PACKAGED UNIT



6 – FIRE ALARM SYSTEM

29. 00557 - RCCC - Booking





00557 - RCCC - Booking: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.3067835066225, -121.42234657591297	
Constructed/Renovated	1960	
Building Area	11,100 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors with precast deck planks and concrete pad column footing foundation system	Fair
Facade	Painted concrete integral to superstructure Windows: Steel	Fair
Roof	Flat construction with single ply-TPO membrane	Excellent
Interiors	Walls: painted concrete, FRP, Unfinished Floors: Carpet, VCT, vinyl sheeting, sealed concrete Ceilings: ACT, Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Electric water heaters with integral tanks Fixtures: Toilets, urinals and sinks in restrooms	Fair

00557 - RCCC - Booking: Building Systems Summary		
HVAC	Non-Central System: Packaged units, split-system heat pumps Supplemental Components: Ductless split-systems, Make-up Air Unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00557 - RCCC - Booking

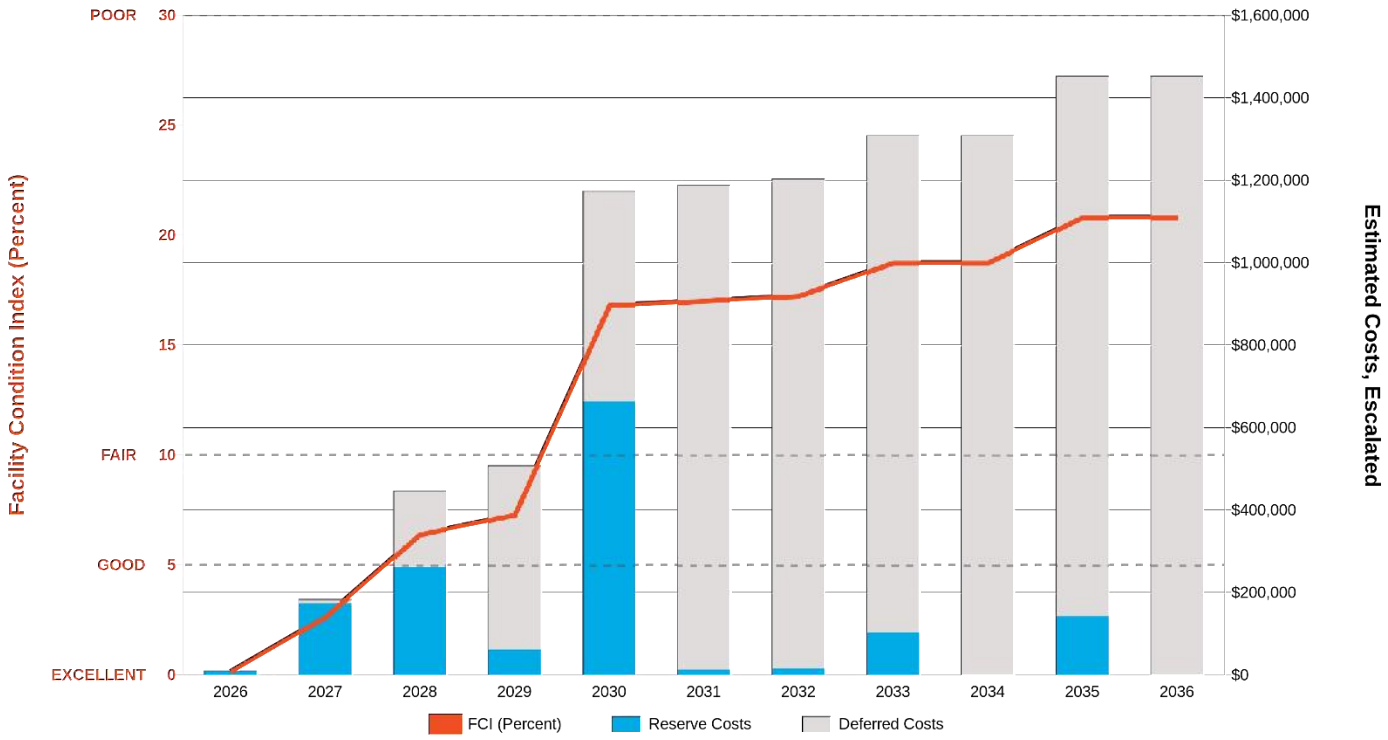
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$26,600	$3,000	$141,300	$171,000
Roofing	-	-	-	-	$851,100	$851,100
Interiors	-	$39,600	$110,300	$64,100	$666,800	$880,900
Plumbing	-	$2,200	$301,500	-	$67,900	$371,700
HVAC	-	$194,200	$132,200	$16,100	$13,600	$356,000
Fire Protection	-	$1,200	-	-	$2,100	$3,300
Electrical	$8,900	$83,700	$3,800	$69,900	-	$166,300
Fire Alarm & Electronic Systems	-	$2,500	$103,100	$52,000	$175,800	$333,400
Equipment & Furnishings	-	$67,800	$33,200	$80,700	$25,500	$207,300
Site Development	-	-	-	-	$62,700	$62,700
TOTALS (6% inflation)	**$8,900**	**$391,200**	**$710,700**	**$285,800**	**$2,007,000**	**$3,403,600**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $6,980,235.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $132,096.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00557 - RCCC - Booking	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$3,000
00557 - RCCC - Booking	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$3,000
00557 - RCCC - Booking	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$3,000
TOTAL (3 items)					**$8,900**

Key Findings



Distribution Panel in Poor condition.

120/208 V
00557 - RCCC - Booking
00557 - Floor - 00557 - Space

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Many Sylvania panels are rebranded Zinsco panels and poor connections can lead to overheating and fires. - AssetCALC ID: 9860589



Distribution Panel in Poor condition.

120/208 V
00557 - RCCC - Booking
01 - First Floor - 01BKGMECH - Mechanical Rm

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Many Sylvania panels are rebranded Zinsco panels and poor connections can lead to overheating and fires. - AssetCALC ID: 9947698



Distribution Panel in Poor condition.

120/208 V
00557 - RCCC - Booking
01 - First Floor - 01BKGMECH - Mechanical Rm

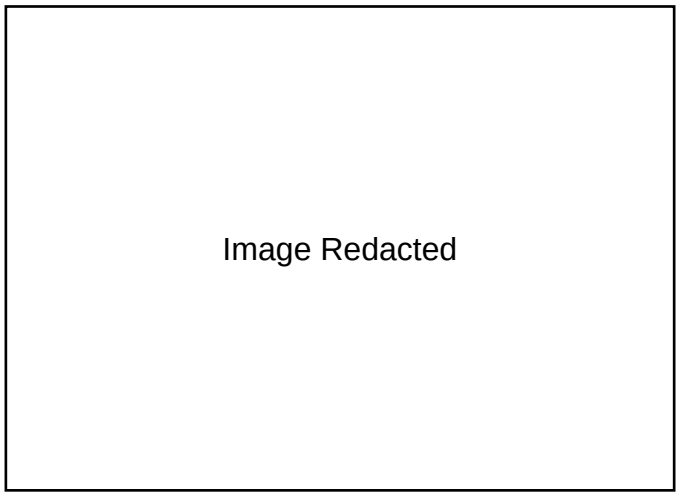
Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

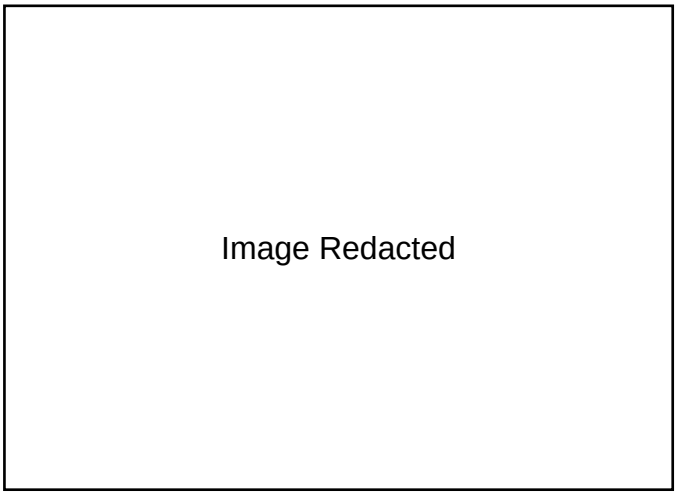
Cost Estimate: $3,500

Many Sylvania panels are rebranded Zinsco panels and poor connections can lead to overheating and fires. - AssetCALC ID: 9947706

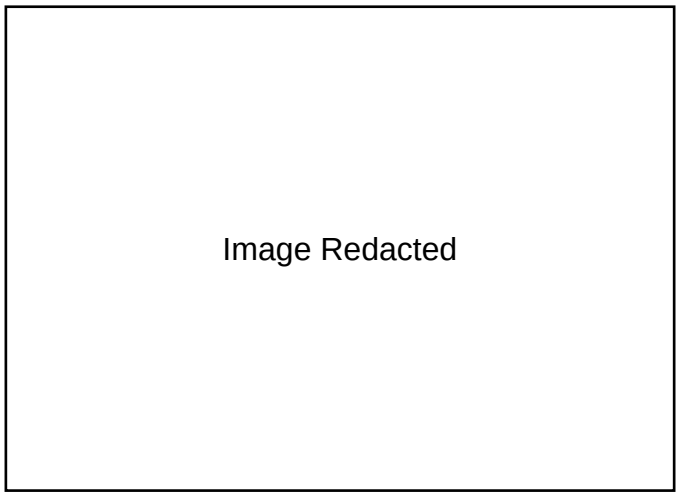
00557 - RCCC - Booking: Photographic Overview



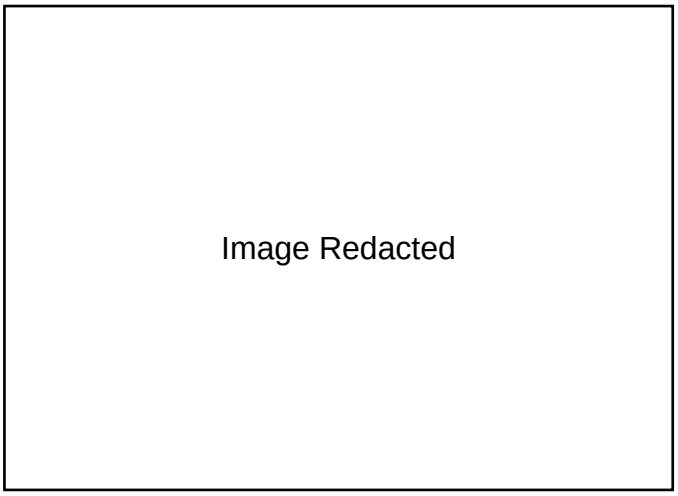
1 – FRONT ELEVATION



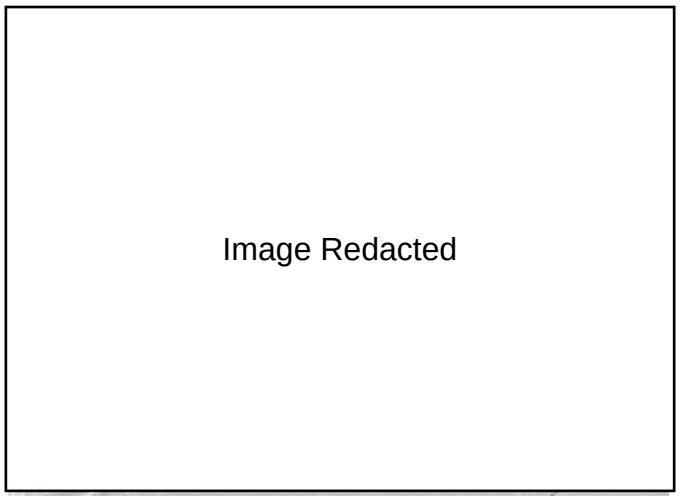
2 – LEFT ELEVATION



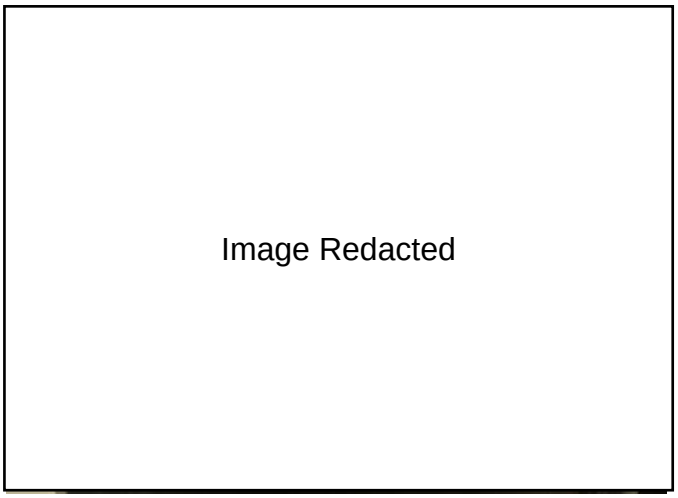
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – OFFICE

Image Redacted

7 – VISITATION AREA

Image Redacted

8 – HOLDING CELLS

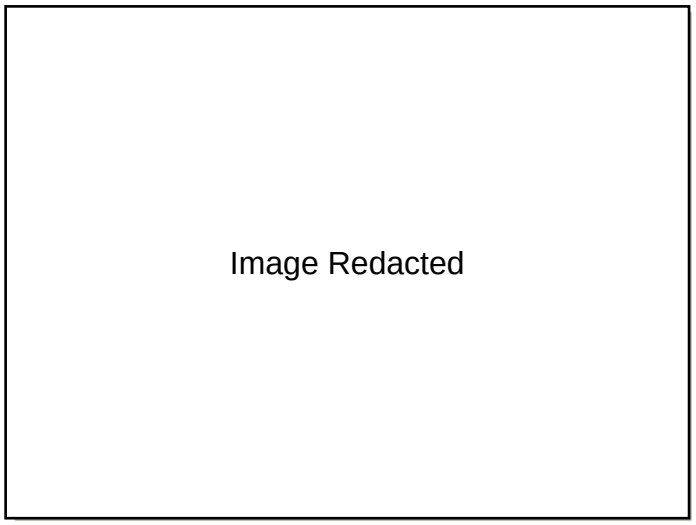


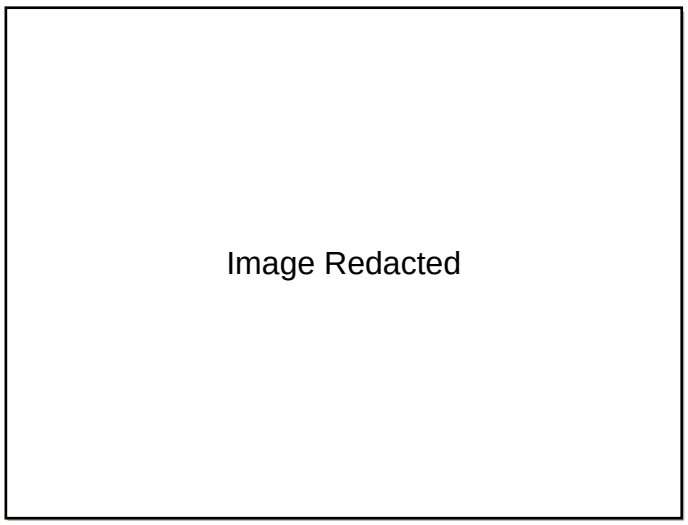
9 – ROOFTOP PACKAGED UNIT



10 – FIRE ALARM CONTROL PANEL

30. 00558 - RCCC - Warehouse





00558 - RCCC - Warehouse: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30694755903098, -121.42363440580333	
Constructed/Renovated	1960	
Building Area	11,900 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Concrete beams & columns with cast-in-place floors with precast deck planks and concrete pad column footing foundation system	Fair
Facade	Painted concrete integral to superstructure Windows: Steel	Fair
Roof	Flat construction with modified bituminous finish	Fair
Interiors	Walls: painted concrete, FRP Floors: VCT, sealed concrete Ceilings: Painted gypsum, Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: None Fixtures: Toilets, urinals and sinks in restrooms	Fair

00558 - RCCC - Warehouse: Building Systems Summary		
HVAC	Supplemental Components: ductless split-systems	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

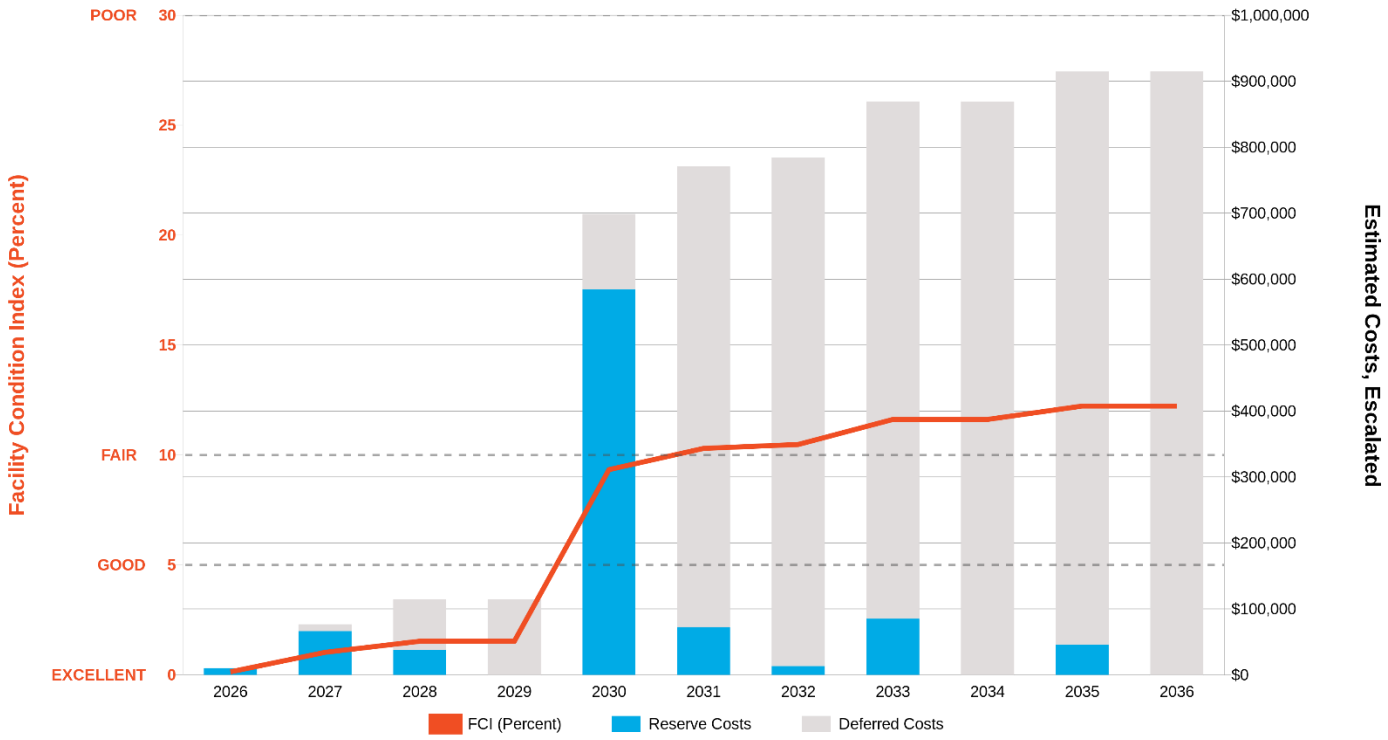
System Expenditure Forecast - Rio Consumnes Correctional Center / 00558 - RCCC - Warehouse						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	-	$34,800	$52,200	$12,100	$66,700	$165,800
Roofing	-	-	$225,700	-	-	$225,700
Interiors	$1,300	$27,600	$104,600	$10,800	$266,500	$410,800
Plumbing	$1,600	-	$2,600	$34,300	$23,200	$61,800
HVAC	-	-	-	$13,500	$32,200	$45,700
Fire Protection	-	$1,000	-	-	$1,800	$2,800
Electrical	$6,000	$2,900	$156,800	$4,100	$244,700	$414,500
Fire Alarm & Electronic Systems	-	-	$47,500	-	$143,700	$191,200
Equipment & Furnishings	-	$26,400	$43,100	$78,500	$49,200	$197,100
TOTALS (6% inflation)	**$8,900**	**$92,700**	**$632,400**	**$153,200**	**$828,000**	**$1,715,200**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $7,483,315.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $83,177.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00558 - RCCC - Warehouse	D5023	Distribution Panel, 120/208 V, Replace	Poor	Safety	$3,000
00558 - RCCC - Warehouse	C1094	Toilet Partitions, Metal, Replace	Poor	Performance/Integrity	$1,300
00558 - RCCC - Warehouse	D5023	Distribution Panel, 120/208 V, Replace	Poor	Performance/Integrity	$3,000
00558 - RCCC - Warehouse	D2016	Urinal, Standard, Replace	Poor	Performance/Integrity	$1,600
TOTAL (4 items)					**$8,900**

Key Findings



Distribution Panel in Poor condition.

120/208 V
00558 - RCCC - Warehouse
01 - First Floor - 01WHSEDOCK - Loading Dock

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Safety

Cost Estimate: $3,500

Fire and electrical risk. - AssetCALC ID: 9860934



Urinal in Poor condition.

Standard
00558 - RCCC - Warehouse
01 - First Floor - 01WHSEDOCKSTOR - Restroom

Uniformat Code: D2010
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $1,900

Rusted and chipping enamel - AssetCALC ID: 9953406



Distribution Panel in Poor condition.

120/208 V
00558 - RCCC - Warehouse
01 - First Floor - 01EXT - Exterior

Uniformat Code: D5020
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $3,500

Corroded electrical panel. - AssetCALC ID: 9947723



Toilet Partitions in Poor condition.

Metal
00558 - RCCC - Warehouse
01 - First Floor - 01WHSEDOCKSTOR - Restroom

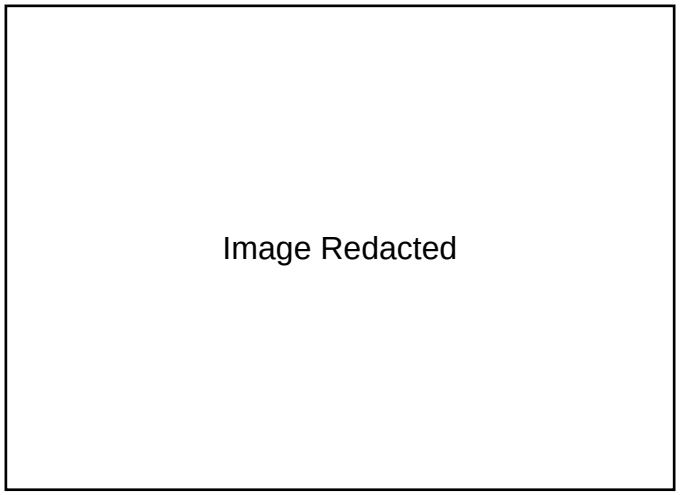
Uniformat Code: C1090
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

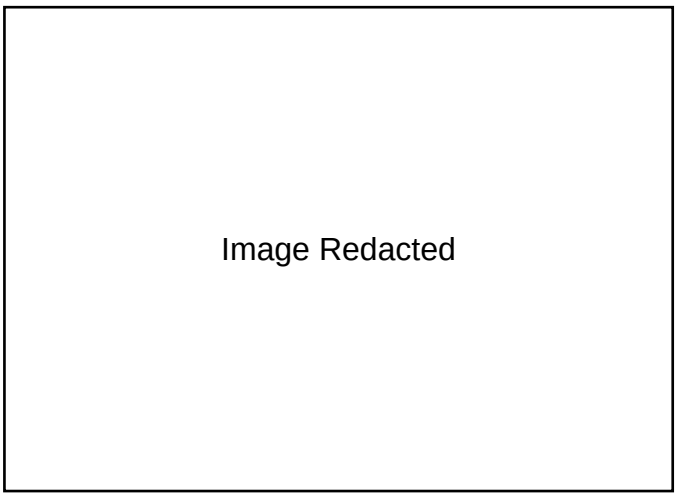
Cost Estimate: $1,500

Rusted and missing hardware - AssetCALC ID: 9953383

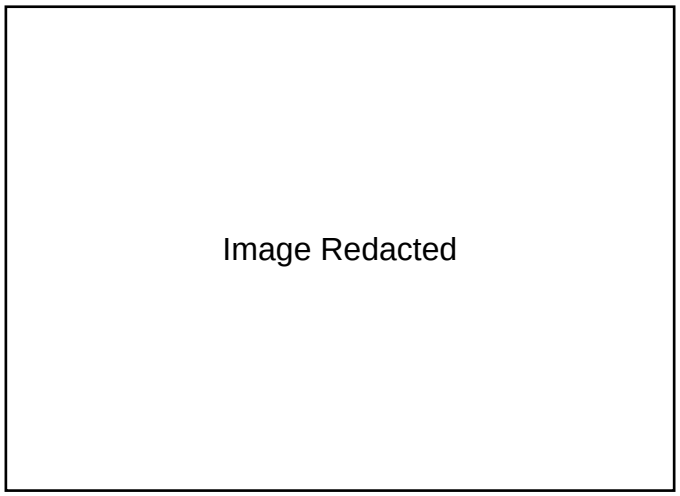
00558 - RCCC - Warehouse: Photographic Overview



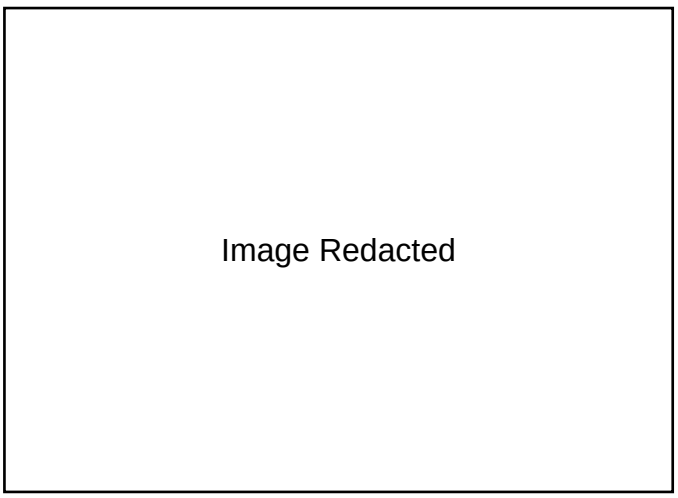
1 – FRONT ELEVATION



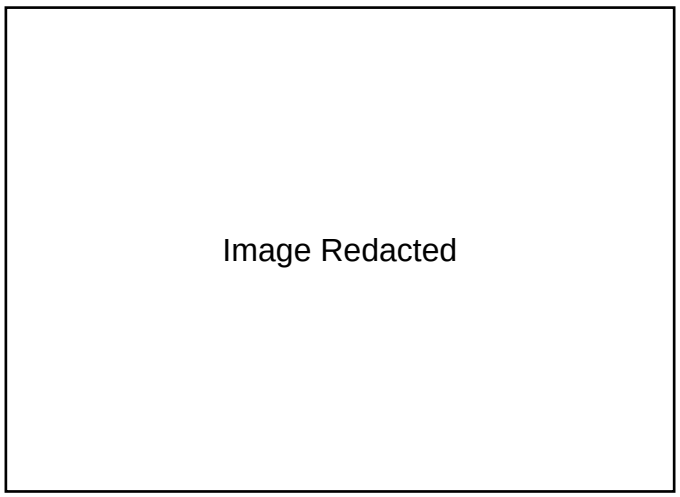
2 – LEFT ELEVATION



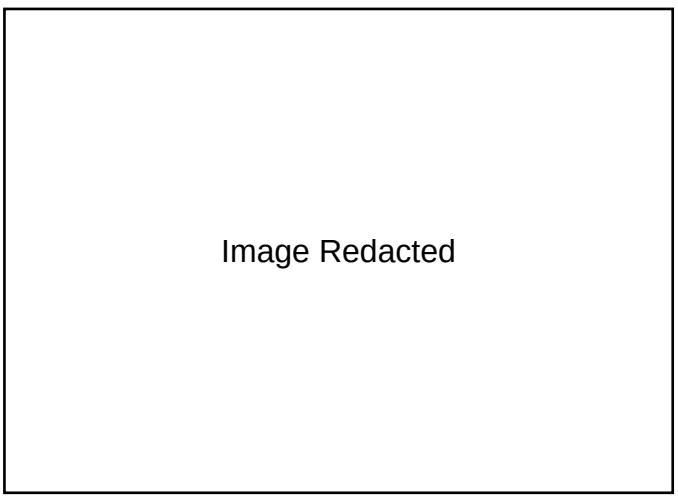
3 – REAR ELEVATION



4 – RIGHT ELEVATION



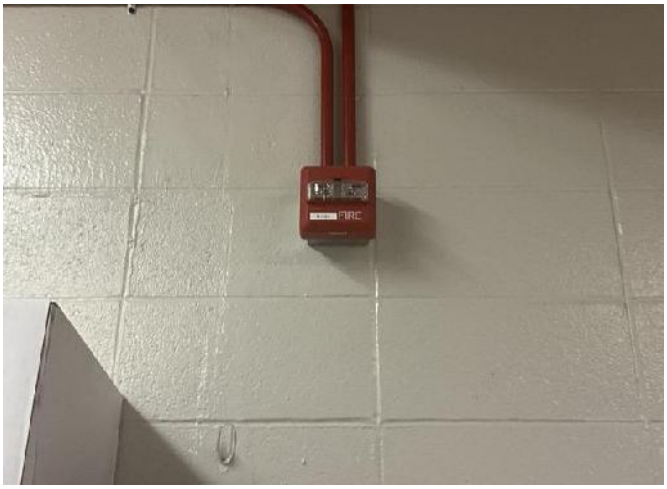
5 – INTERIOR VIEW



6 – STORAGE ROOM

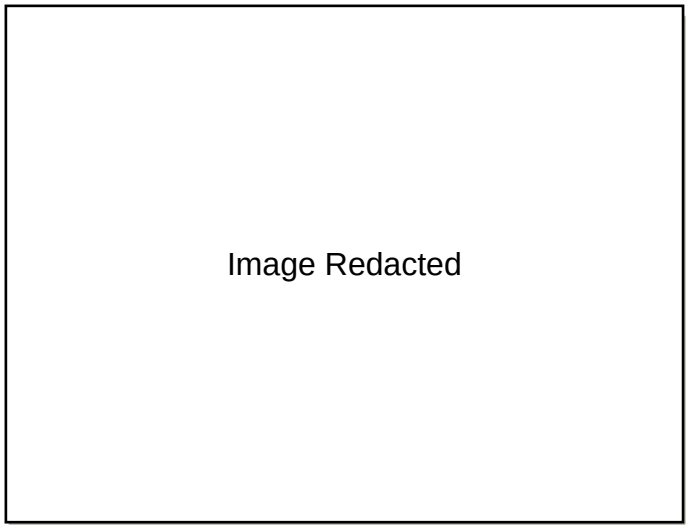


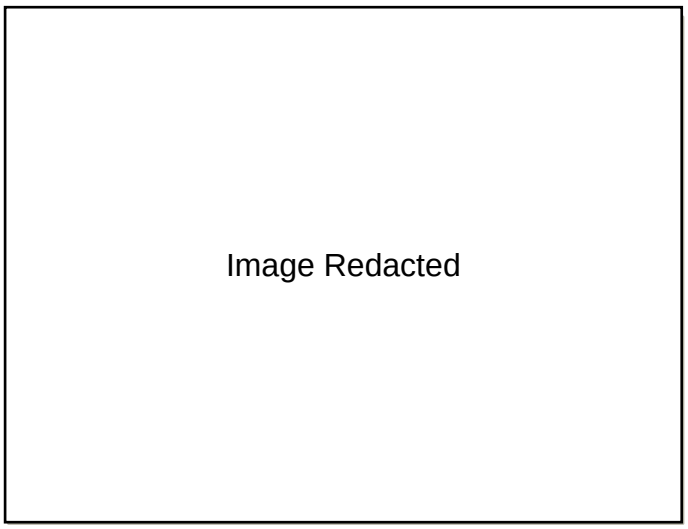
7 – ELECTRICAL SYSTEM



8 – FIRE ALARM SYSTEM

31. 00559 - RCCC - Gate House





00559 - RCCC - Gate House: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30649696085895, -121.42083853268637	
Constructed/Renovated	2000	
Building Area	2,750 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists and concrete strip/wall footing foundation system	Fair
Facade	Painted concrete Windows: Vinyl	Fair
Roof	Flat construction with single-ply TPO/PVC membrane	Fair
Interiors	Walls: Painted gypsum board, ceramic tile, FRP Floors: VCT, faux wood plank LVT, ceramic tile Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	Fair
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Gas water heater with integral tank Fixtures: Toilets and sinks in restrooms	Fair

00559 - RCCC - Gate House: Building Systems Summary		
HVAC	Non-Central System: Packaged unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00559 - RCCC - Gate House

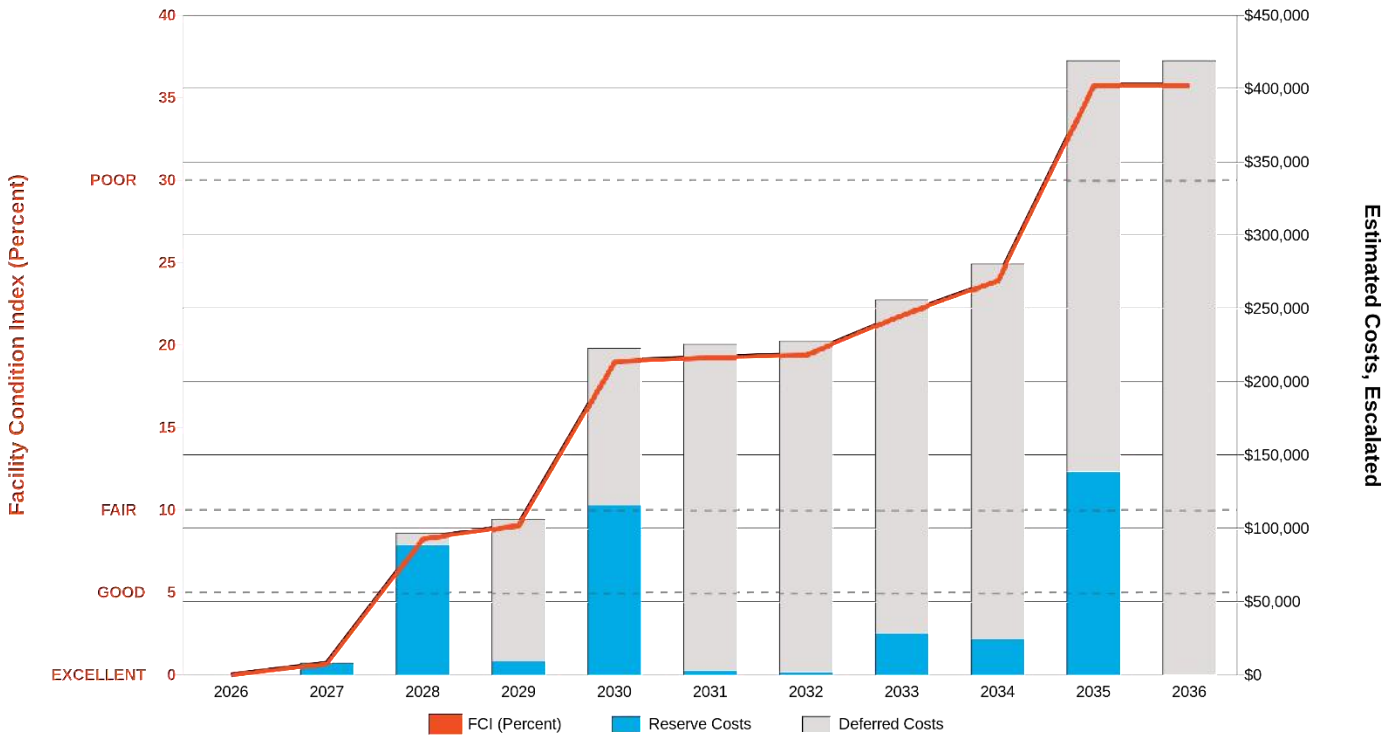
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$16,900	$18,500	$30,300	$65,800
Roofing	-	$78,300	$2,400	-	-	$80,800
Interiors	-	-	$23,700	$61,000	$135,700	$220,400
Plumbing	-	$2,200	$11,300	$5,400	$128,200	$147,000
HVAC	-	$2,200	$20,700	$27,700	-	$50,600
Fire Protection	-	-	-	$9,300	$3,400	$12,700
Electrical	-	$5,100	$22,000	-	$60,300	$87,400
Fire Alarm & Electronic Systems	-	-	-	$20,800	$54,800	$75,600
Equipment & Furnishings	-	-	$2,800	$30,200	$174,700	$207,700
Site Development	-	-	$5,900	$1,400	$200	$7,500
Site Pavement	-	-	$17,700	$23,700	$42,400	$83,800
TOTALS (6% inflation)	**-**	**$87,800**	**$123,500**	**$198,000**	**$630,000**	**$1,039,300**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $1,172,105.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $38,120.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

00559 - RCCC - Gate House: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – RIGHT ELEVATION



5 – STRUCTURAL PHOTO



6 – ROOFING

Image Redacted

7 – MAIN LOBBY

Image Redacted

8 – RESTROOM



9 – WATER HEATER



10 – PACKAGED UNIT

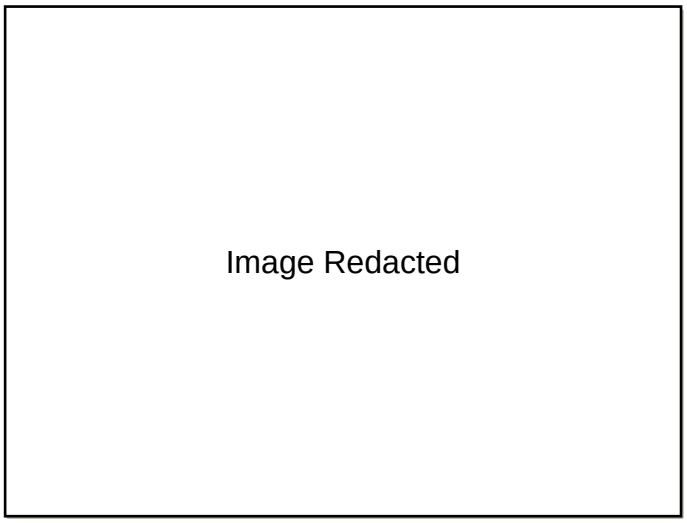


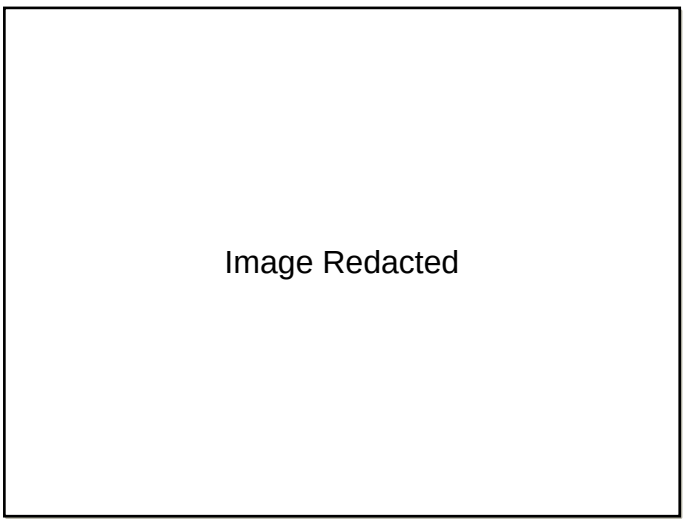
11 – DISTRIBUTION PANEL



12 – FIRE ALARM PANEL

32. 00560 - RCCC - Warehouse Annex





00560 - RCCC - Warehouse Annex: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.307708757365035, -121.42392988194493	
Constructed/Renovated	2000	
Building Area	3,700 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad foundation	Fair
Facade	Metal siding Windows: None	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: Sealed concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	None	n/a
HVAC	None	n/a
Fire Suppression	Fire extinguishers only	Fair

00560 - RCCC - Warehouse Annex: Building Systems Summary		
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00560 - RCCC - Warehouse Annex

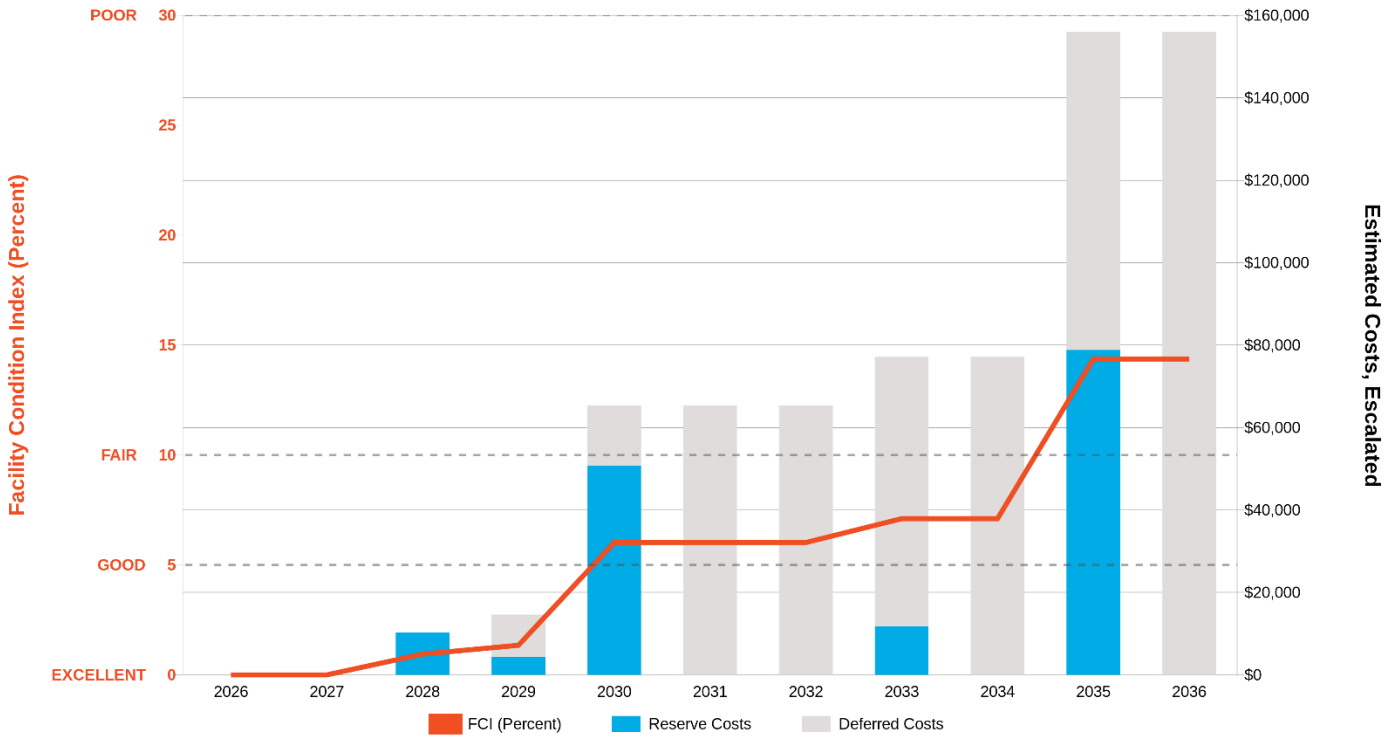
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	$22,400	$4,500	$161,300	$188,200
Roofing	-	-	-	-	$162,100	$162,100
Interiors	-	$9,300	-	$13,200	$19,000	$41,500
Plumbing	-	-	$10,500	$40,000	-	$50,600
Fire Protection	-	-	$500	-	$1,000	$1,500
Electrical	-	-	$3,600	$41,900	$31,200	$76,700
Fire Alarm & Electronic Systems	-	-	-	-	$18,700	$18,700
Equipment & Furnishings	-	-	$15,800	-	$37,900	$53,700
Site Utilities	-	-	-	-	$4,800	$4,800
TOTALS (6% inflation)	**-**	**$9,300**	**$52,800**	**$99,700**	**$435,900**	**$597,700**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $1,085,802.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $14,180.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

00560 - RCCC - Warehouse Annex: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – RIGHT ELEVATION

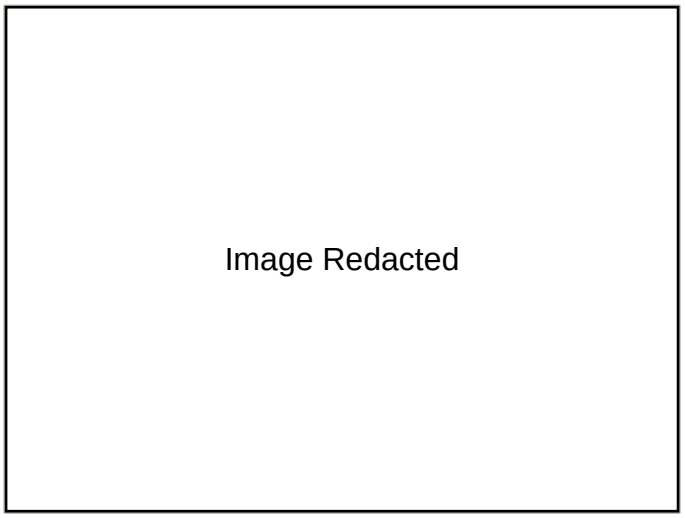
Image Redacted

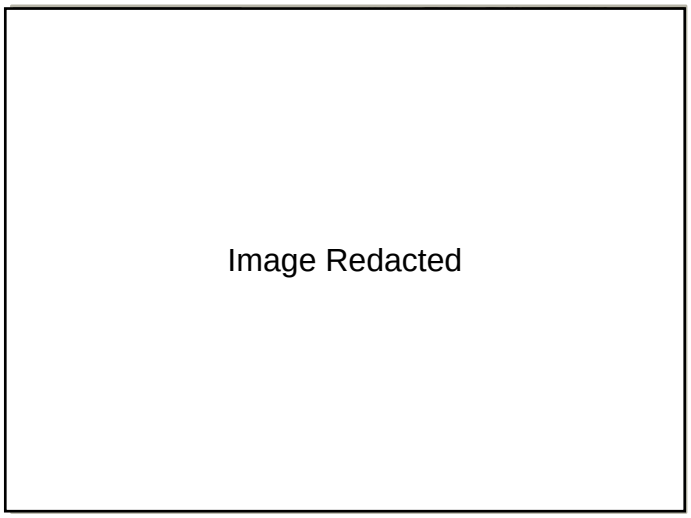
5 – STRUCTURAL VIEW

Image Redacted

6 – INTERIOR VIEW

33. 00561 - RCCC - Culinary Trailer





00561 - RCCC - Culinary Trailer: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30844369990852, -121.42233821339926	
Constructed/Renovated	2000	
Building Area	1,440 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad foundation	Fair
Facade	Metal siding Windows: Aluminum	Poor
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Painted gypsum board, wood paneling, and vinyl Floors: VCT Ceilings: Painted gypsum and ACT	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting Hot Water: Electric water heater with integral tanks Fixtures: Sinks	Fair
HVAC	Non-Central System: Packaged units	Fair

00561 - RCCC - Culinary Trailer: Building Systems Summary		
Fire Suppression	Fire extinguishers and kitchen hood system	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with pull stations	Fair
Equipment/Special	Commercial kitchen equipment	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00561 - RCCC - Culinary Trailer

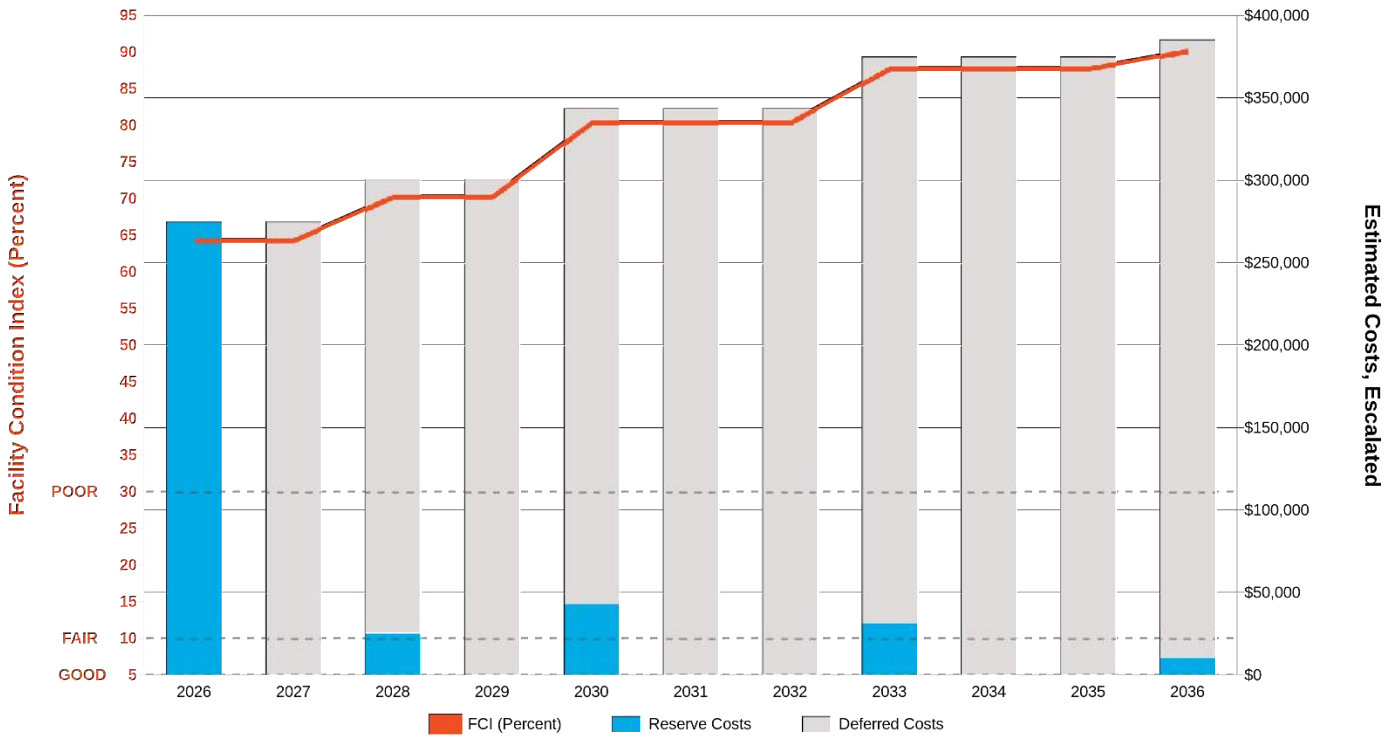
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	$19,000	-	-	-	$19,000
Special Construction & Demo	$339,000	-	-	-	-	$339,000
TOTALS (6% inflation)	**$339,000**	**$19,000**	**-**	**-**	**-**	**$358,000**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $427,622.40 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $35,040.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00561 - RCCC - Culinary Trailer	F1024	Basic/Portable, Replace	Poor	Performance/Integrity	$339,000
TOTAL (1 items)					**$339,000**

Key Findings

Image Redacted

Portable Building in Poor condition.

Classroom/Office Module, Basic/Portable
00561 - RCCC - Culinary Trailer
00561 - Floor - 00561 - Building Exterior

Uniformat Code: F1020
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $274,900

The building is in very poor condition. - AssetCALC ID: 9947681

00561 - RCCC - Culinary Trailer: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – REAR ELEVATION

Image Redacted

4 – RIGHT ELEVATION



5 – WATER HEATER



6 – WALL MOUNTED HVAC UNIT

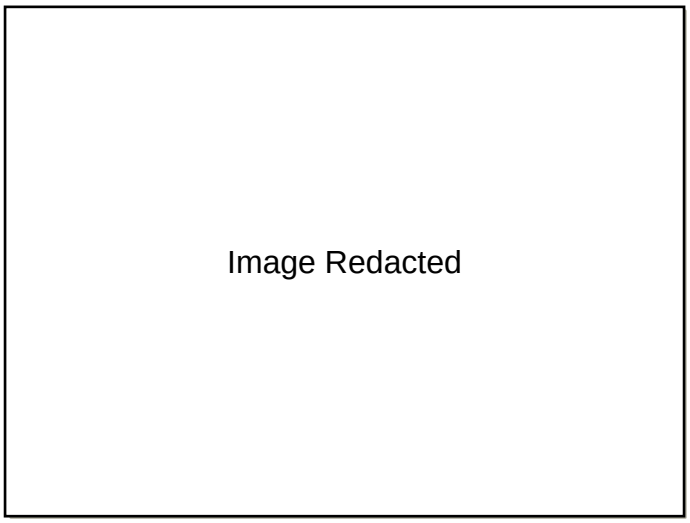


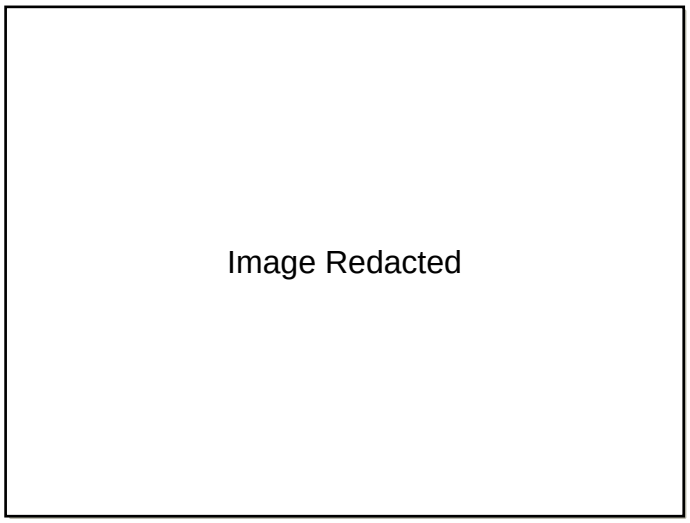
7 – KITCHEN FIRE SUPPRESSION SYSTE



8 – FOODSERVICE EQUIPMENT

34. 00565 - RCCC - Compound Guard House





00565 - RCCC - Compound Guard House: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30600698685624, -121.42342255502415	
Constructed/Renovated	1980	
Building Area	400 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad foundation	Fair
Facade	Metal siding Windows: Aluminum	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: VCT Ceilings: Painted gypsum board	Fair
Elevators	None	n/a
Plumbing	None	n/a
HVAC	Packaged units	Fair

00565 - RCCC - Compound Guard House: Building Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Fed from J&K Barracks building with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Smoke detectors, alarms, strobes, pull stations	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00565 - RCCC - Compound Guard House

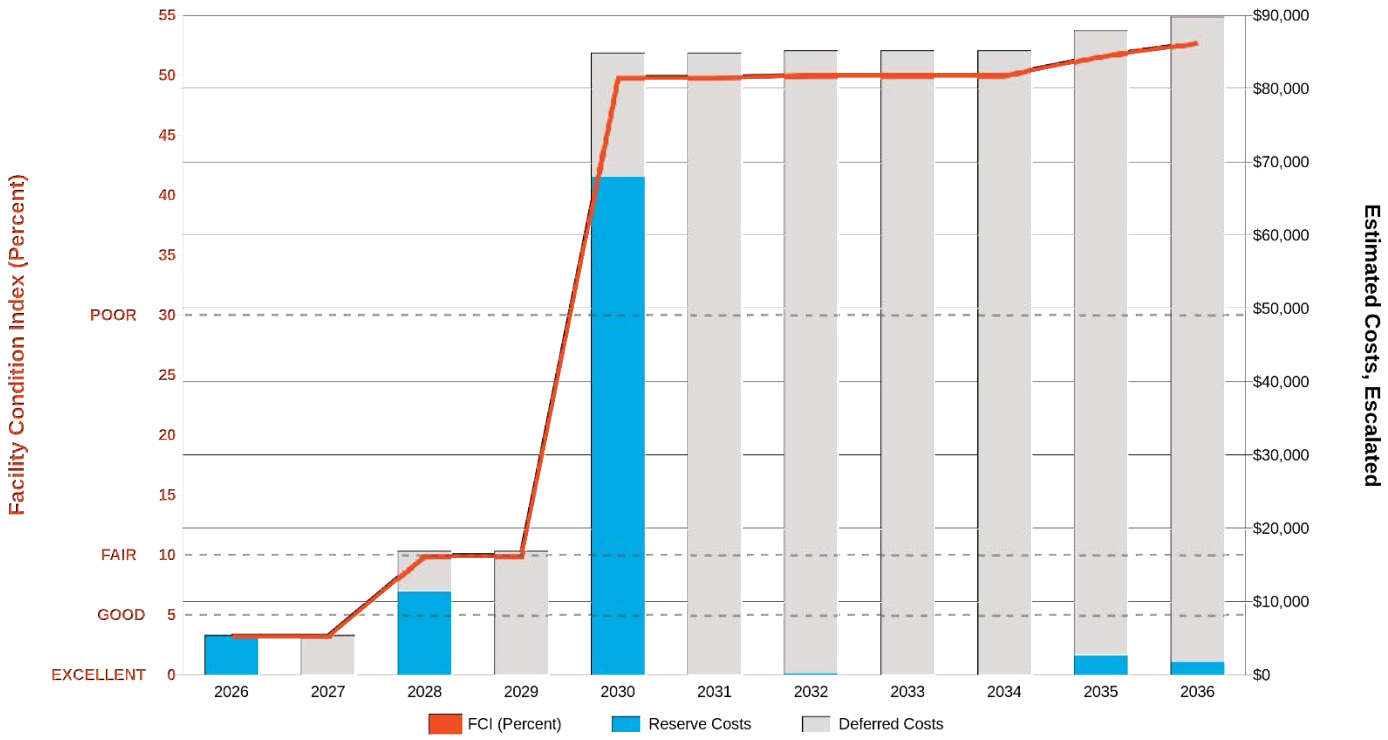
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$7,400	$51,800	-	$4,400	$63,500
Roofing	-	-	-	-	$23,500	$23,500
Interiors	$4,700	-	-	$2,100	$11,000	$17,800
HVAC	-	-	-	-	$23,800	$23,800
Fire Protection	-	-	-	$300	$600	$900
Electrical	-	$3,000	$13,600	-	-	$16,600
Fire Alarm & Electronic Systems	-	-	-	$3,000	-	$3,000
TOTALS (6% inflation)	**$4,700**	**$10,400**	**$65,300**	**$5,500**	**$63,200**	**$149,100**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $170,488.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $8,167.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00565 - RCCC - Compound Guard House	C2057	Ceiling Finishes, any flat surface, Prep & Paint	Poor	Performance/Integrity	$1,200
00565 - RCCC - Compound Guard House	C1039	Door Hardware, Office, per Door, Replace	Poor	Performance/Integrity	$500
00565 - RCCC - Compound Guard House	C2035	Flooring, Vinyl Tile (VCT), Replace	Poor	Performance/Integrity	$3,000
TOTAL (3 items)					**$4,700**

Key Findings



Door Hardware in Poor condition.

Office, per Door
00565 - RCCC - Compound Guard House
00565 - Floor - 00565 - Space

Uniformat Code: C1030
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $600

Broken handle - AssetCALC ID: 9964942



Flooring in Poor condition.

Vinyl Tile (VCT)
00565 - RCCC - Compound Guard House
00565 - Floor - 00565 - Space

Uniformat Code: C2030
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $3,500

Faded, worn tile - AssetCALC ID: 9964944



Ceiling Finishes in Poor condition.

any flat surface
00565 - RCCC - Compound Guard House
00565 - Floor - 00565 - Space

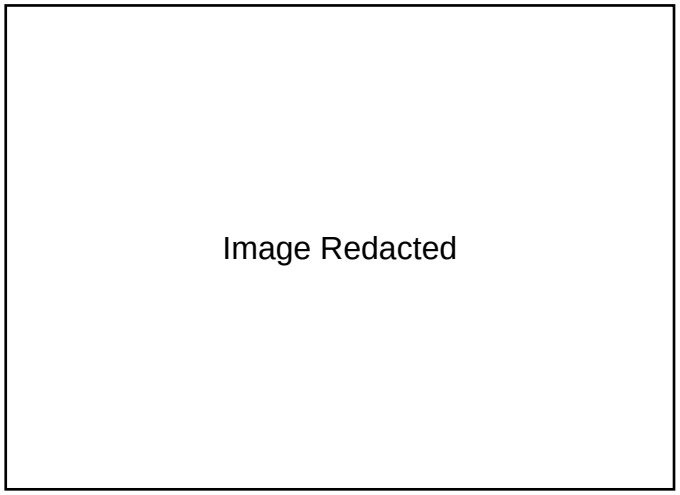
Uniformat Code: C2050
Recommendation: **Prep & Paint in 2026**

Plan Type: Performance/Integrity

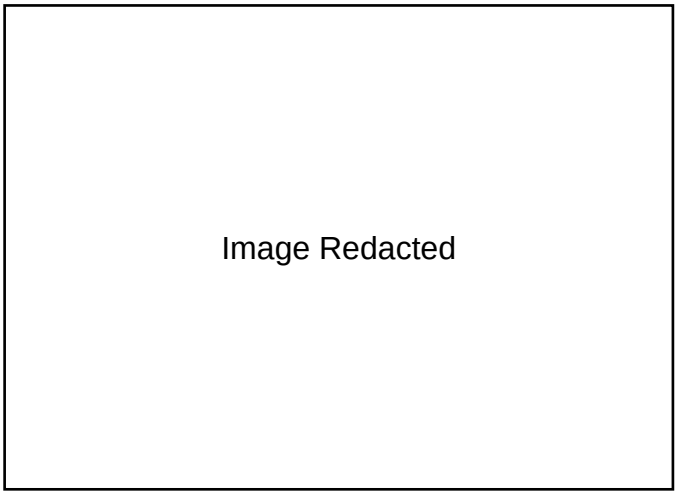
Cost Estimate: $1,400

Peeling paint - AssetCALC ID: 9964941

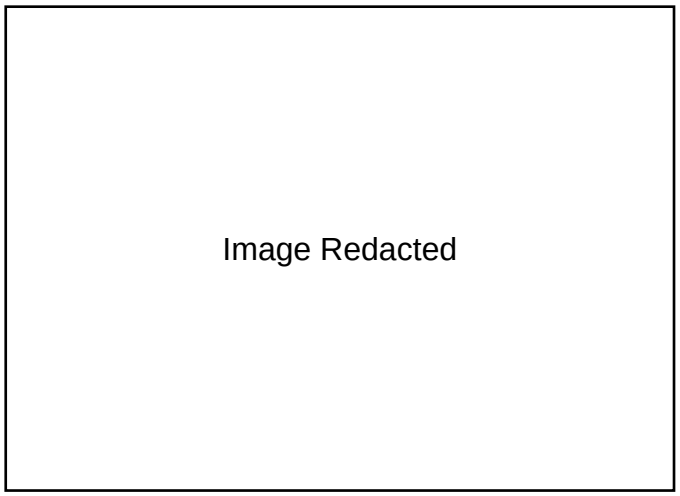
00565 - RCCC - Compound Guard House: Photographic Overview



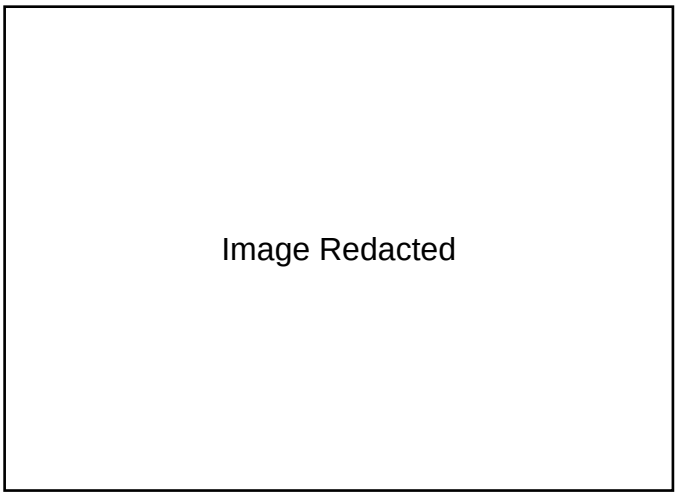
1 – FRONT ELEVATION



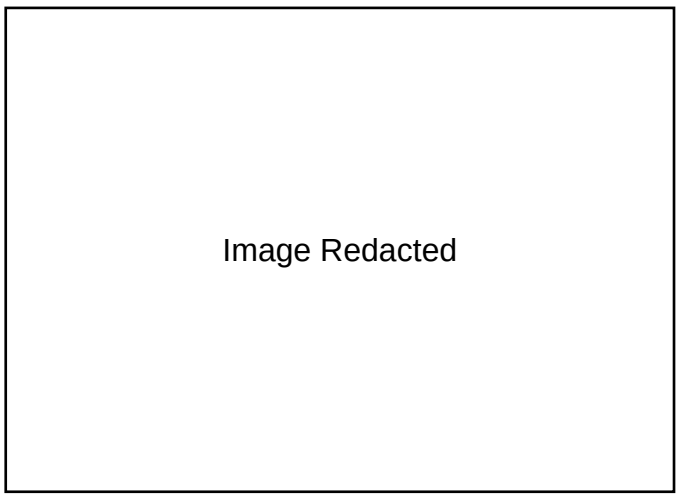
2 – LEFT ELEVATION



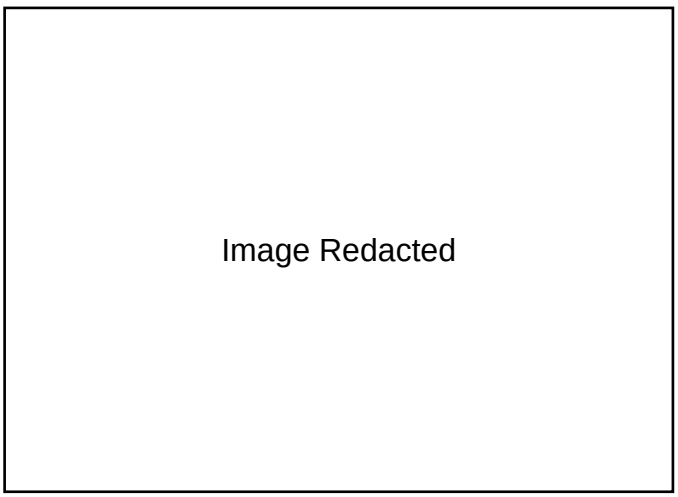
3 – REAR ELEVATION



4 – RIGHT ELEVATION

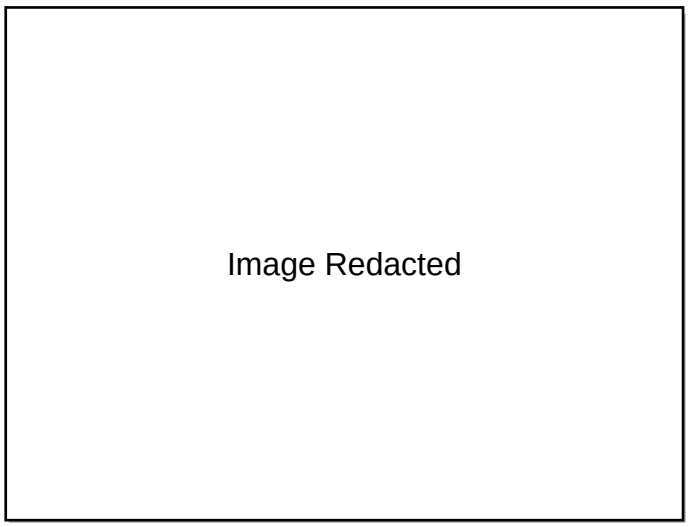


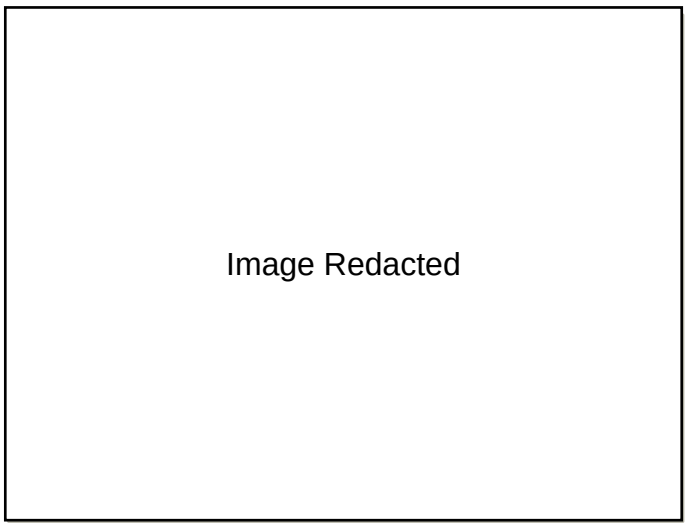
5 – INTERIOR



6 – PACKAGED UNIT

35. 00566 - RCCC - Waste Water Control Building





00566 - RCCC - Waste Water Control Building: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30481703618094, -121.4222211379585	
Constructed/Renovated	2012	
Building Area	700 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete slab foundation	Good
Facade	Metal siding	Fair
Roof	Gable construction with metal finish	Fair
Interiors	Walls: Unfinished Floors: sealed concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	None	n/a
HVAC	None	n/a

00566 - RCCC - Waste Water Control Building: Building Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Smoke detectors with exit signs only	Fair
Equipment/Special	Water treatment equipment	Fair
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00566 - RCCC - Waste Water Control Building

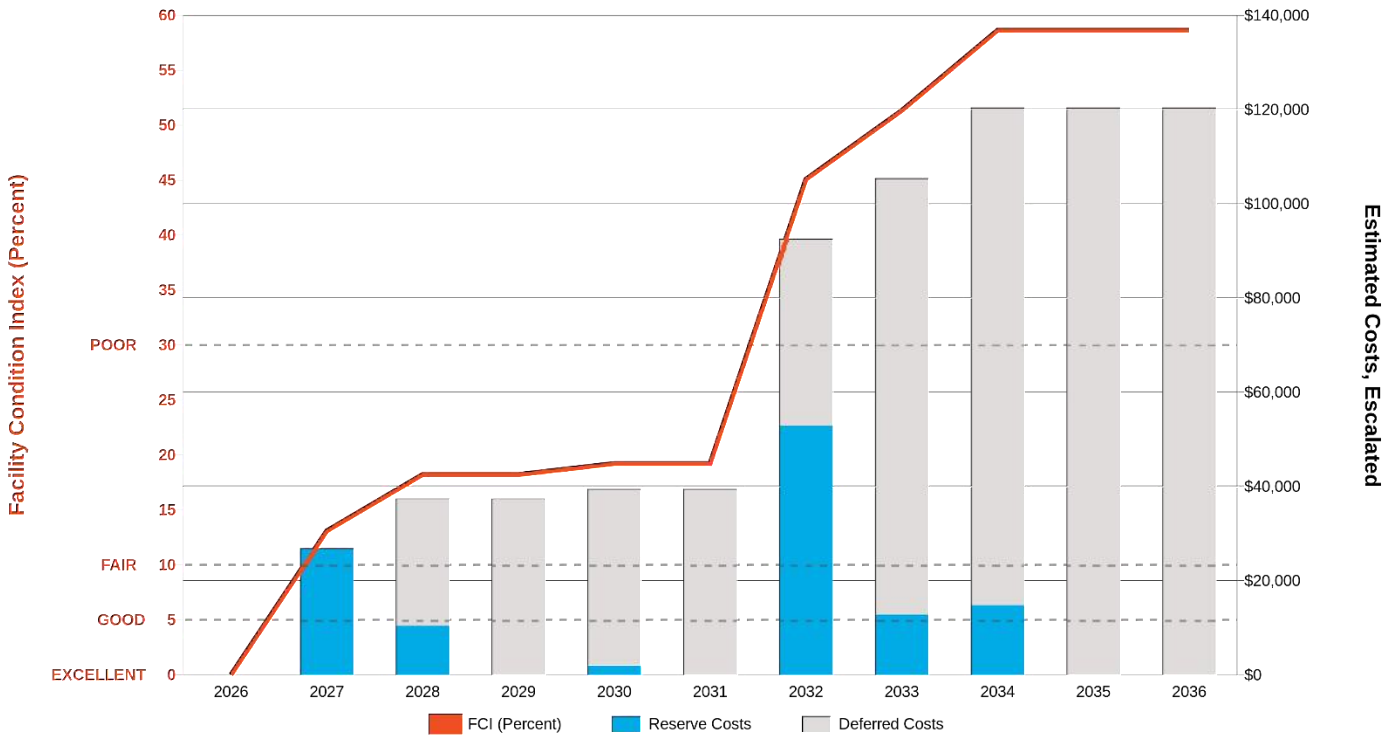
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	$6,000	-	-	$23,800	$29,900
Roofing	-	-	-	-	-	-
Interiors	-	$3,500	$2,000	-	$3,500	$9,000
Plumbing	-	-	-	$44,900	$121,200	$166,200
HVAC	-	$23,700	-	-	$56,800	$80,500
Electrical	-	-	-	$25,300	$86,300	$111,500
Special Construction & Demo	-	-	-	$13,400	-	$13,400
TOTALS (6% inflation)	**-**	**$33,200**	**$2,000**	**$83,600**	**$291,700**	**$410,500**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $205,422.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $10,949.00**



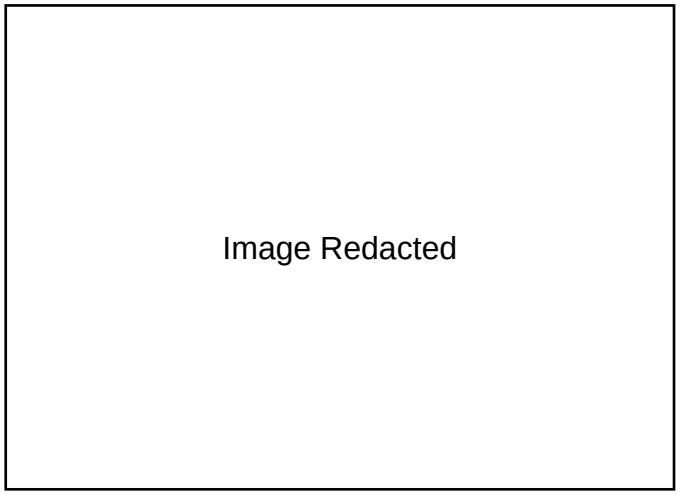
Immediate Needs

There are no immediate needs to report.

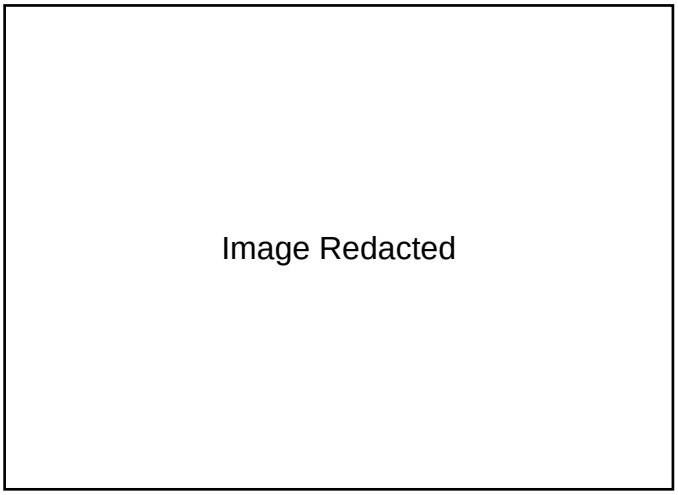
Key Findings

There are no key findings to report.

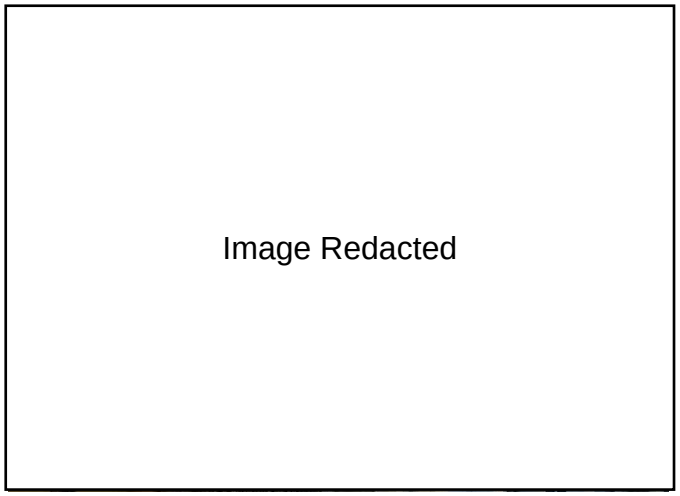
00566 - RCCC - Waste Water Control Building: Photographic Overview



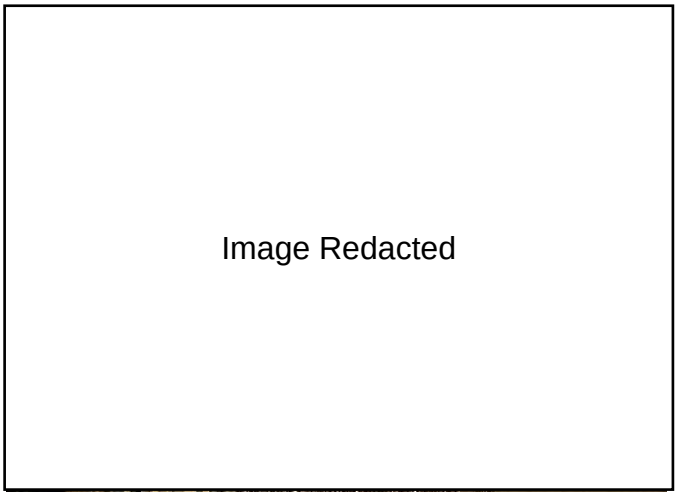
1 – FRONT ELEVATION



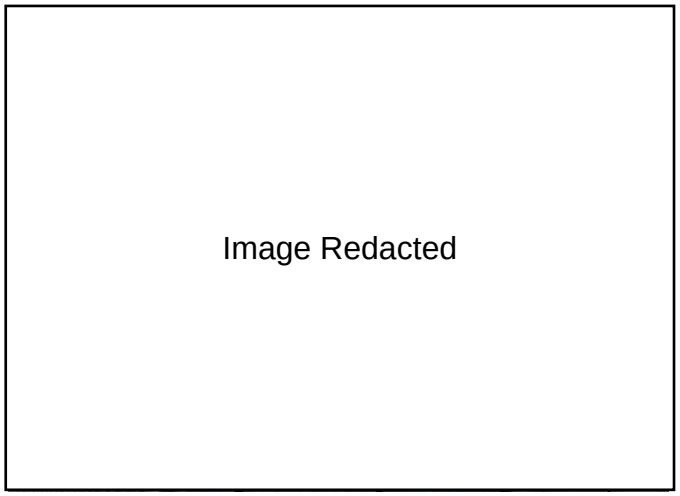
2 – LEFT ELEVATION



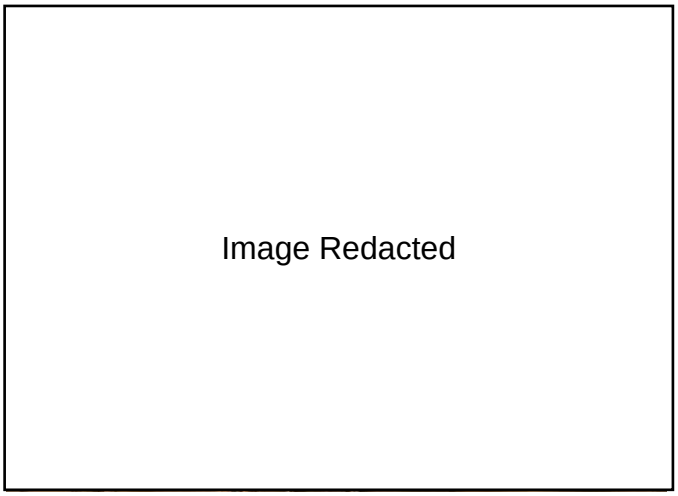
3 – REAR ELEVATION



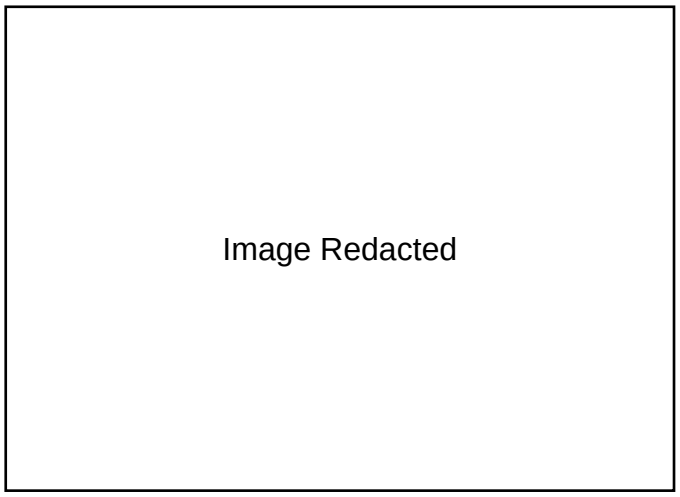
4 – RIGHT ELEVATION



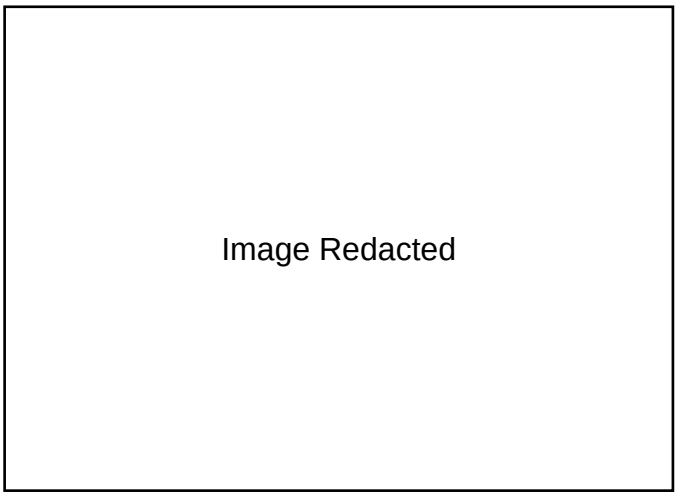
5 – EXTERIOR WALLS



6 – INTERIOR VIEW

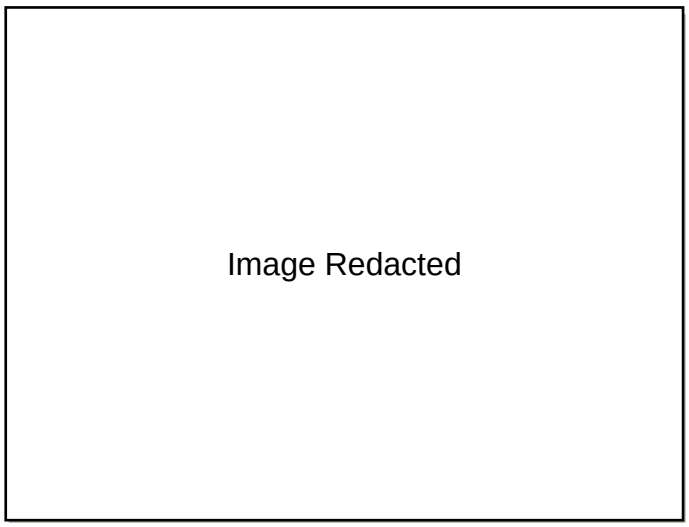


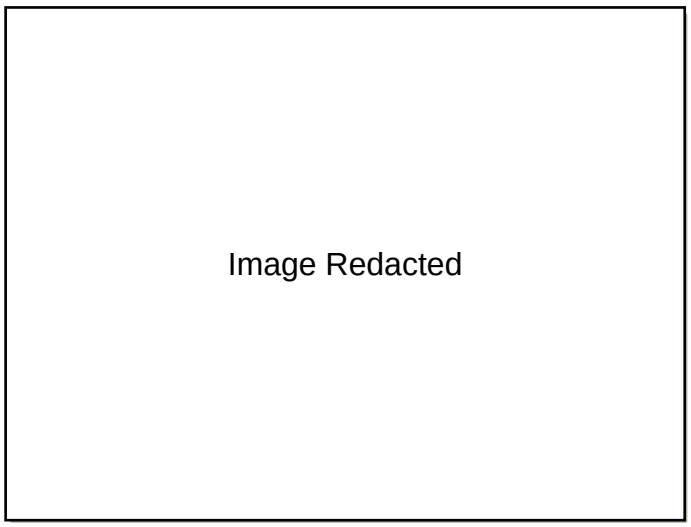
7 – MOTOR CONTROL CENTER



8 – WATER PUMP FILTRATION EQUIPMENT

36. 00569 - RCCC - Greenhouse





00569 - RCCC - Greenhouse: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.304943906848926, -121.42508112381888	
Constructed/Renovated	2001	
Building Area	4,800 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad foundation	Fair
Facade	Plastic Sheeting	Good
Roof	Plastic Sheeting	Fair
Interiors	Walls: Unfinished Floors: Sealed concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and PVC waste & venting	Fair
HVAC	Supplemental components: Ventilation Fans	Fair

00569 - RCCC - Greenhouse: Building Systems Summary		
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	None	n/a
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Interior Access; locked room and no key	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00569 - RCCC - Greenhouse

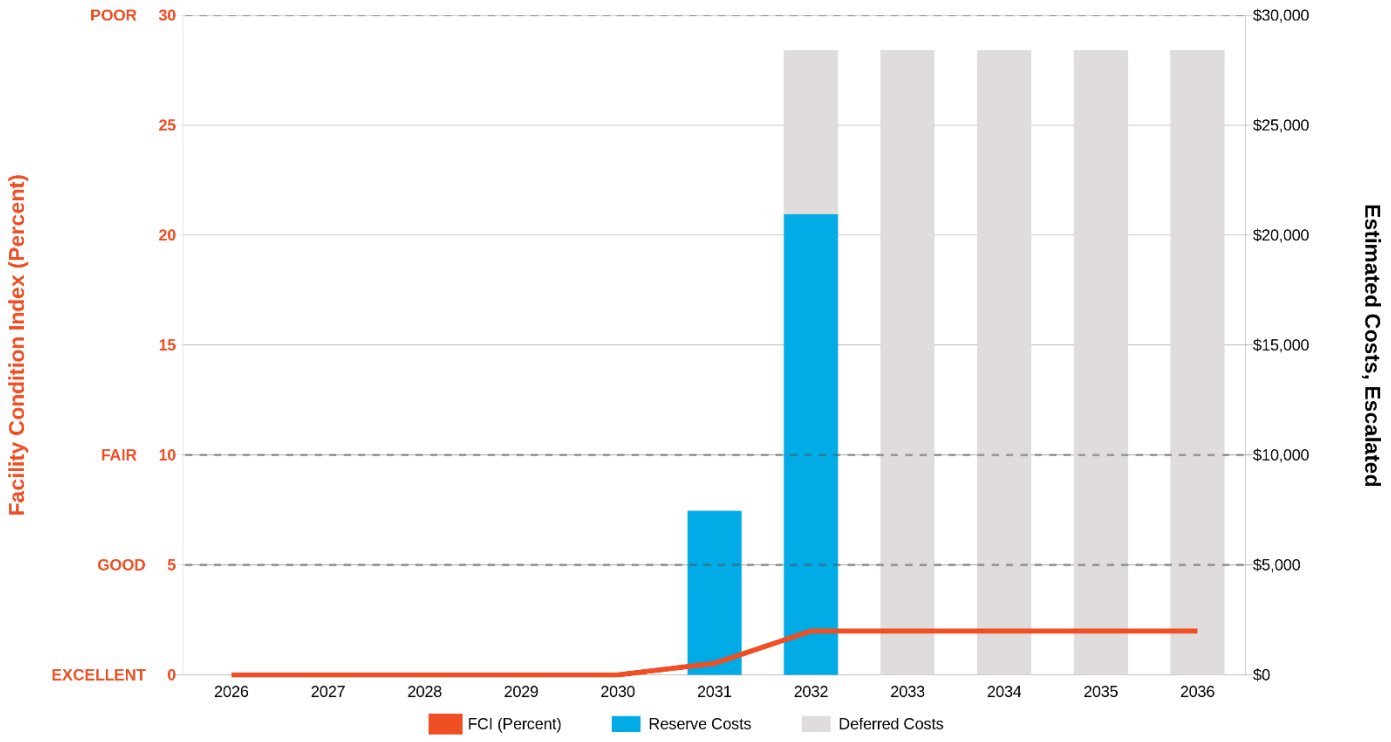
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Plumbing	-	-	-	-	-	-
HVAC	-	-	$5,200	-	-	$5,200
Electrical	-	-	$2,200	$21,300	-	$23,500
Special Construction & Demo	-	-	-	-	$636,200	$636,200
TOTALS (6% inflation)	**-**	**-**	**$7,400**	**$21,300**	**$636,200**	**$664,900**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $1,425,408.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $2,583.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

00569 - RCCC - Greenhouse: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – RIGHT ELEVATION

Image Redacted

4 – ANCILLARY BUILDING

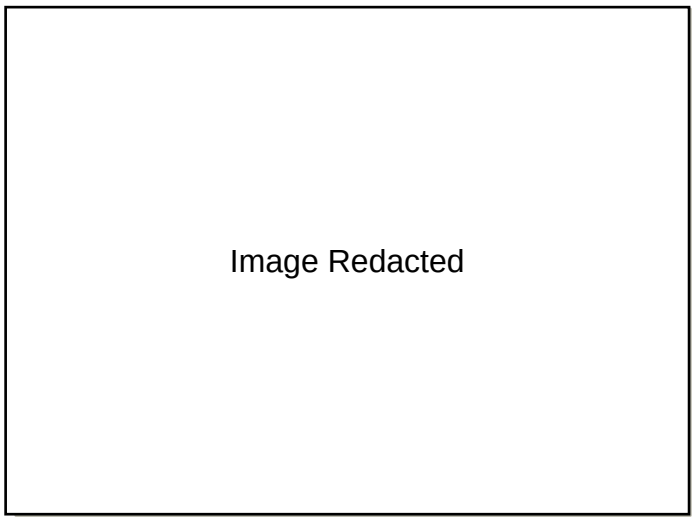
Image Redacted

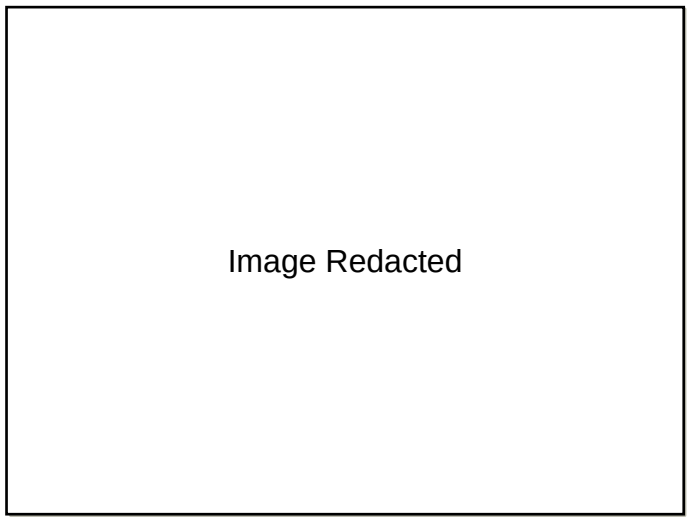
5 – INTERIOR

Image Redacted

6 – EXHAUST FANS

37. 00570 - RCCC - Stuart Baird Facility (SBF)





00570 - RCCC - Stuart Baird Facility (SBF): Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.305440450260456, -121.42158837305567	
Constructed/Renovated	1990	
Building Area	45,000 SF	
Number of Stories	2 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with metal roof deck supported by open-web steel joists and concrete strip/wall footing foundation system	Fair
Facade	Painted concrete integral to superstructure Windows: None	Fair
Roof	Flat construction with Modified Bitumen	Fair
Interiors	Walls: Painted gypsum board, painted CMU Floors: Ceramic Tile, sealed concrete Ceilings: Metal and Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	Distribution: Copper supply and cast-iron waste & venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets and sinks in restrooms	Fair

00570 - RCCC - Stuart Baird Facility (SBF): Building Systems Summary		
HVAC	Non-Central System: Packaged units Supplemental components: Ductless split-systems	Fair
Fire Suppression	Wet-pipe sprinkler system and fire extinguishers	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: Shared Diesel gas generator with automatic transfer switch	Fair
Fire Alarm	Alarm panel with smoke detectors, heat detectors, alarms, strobes, pull stations, back-up emergency lights, and exit signs	Good
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	A representative sample of the interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Prisoner holding pods; One pod was entered and observed due to occupants actively using spaces & sensitivity to operations	

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

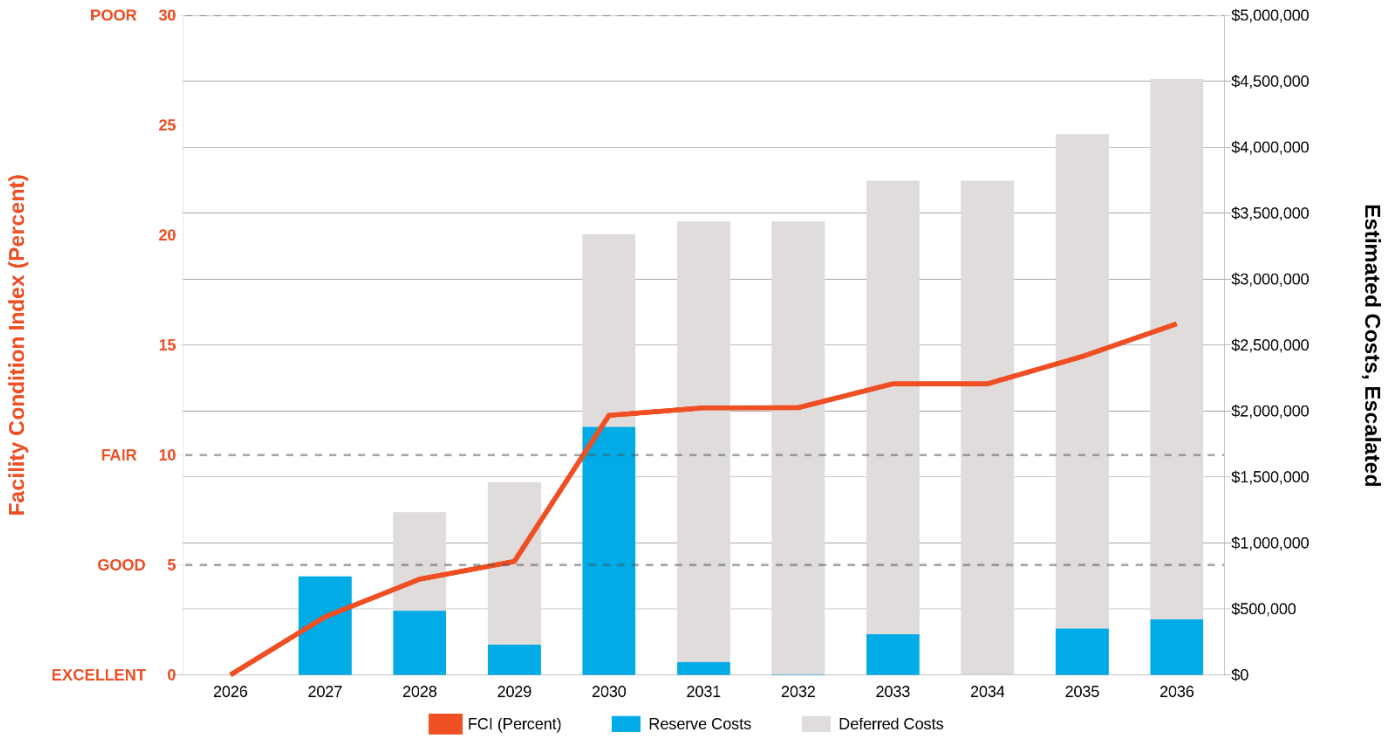
System Expenditure Forecast - Rio Consumnes Correctional Center / 00570 - RCCC - Stuart Baird Facility (SBF)						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	-	-	$67,800	-	$121,300	$189,100
Roofing	-	$389,600	$29,400	-	-	$419,000
Interiors	-	$105,500	$370,000	-	$1,953,900	$2,429,300
Plumbing	-	$1,900	$948,600	$91,600	$110,100	$1,152,200
HVAC	-	$27,300	$305,700	$488,100	$191,400	$1,012,500
Fire Protection	-	-	$96,100	$2,500	$4,500	$103,100
Electrical	-	$31,800	$251,500	$19,500	$573,100	$875,900
Fire Alarm & Electronic Systems	-	-	-	$592,200	$270,000	$862,100
Equipment & Furnishings	-	$542,000	$45,200	-	$3,077,800	$3,665,000
Site Utilities	-	-	-	-	$20,200	$20,200
Site Development	-	-	-	-	$48,500	$48,500
TOTALS (6% inflation)	**-**	**$1,098,100**	**$2,114,200**	**$1,193,900**	**$6,370,800**	**$10,777,000**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $28,298,250.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $410,823.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

00570 - RCCC - Stuart Baird Facility (SBF): Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – LEFT ELEVATION

Image Redacted

3 – STRUCTURAL MEMBERS

Image Redacted

4 – ROOFING

Image Redacted

5 – HOUSING UNIT

Image Redacted

6 – PHONE CALL ROOM

Image Redacted

7 – TYPICAL CELL

Image Redacted

8 – YARD



9 – PLUMBING CHASE



10 – WATER HEATER

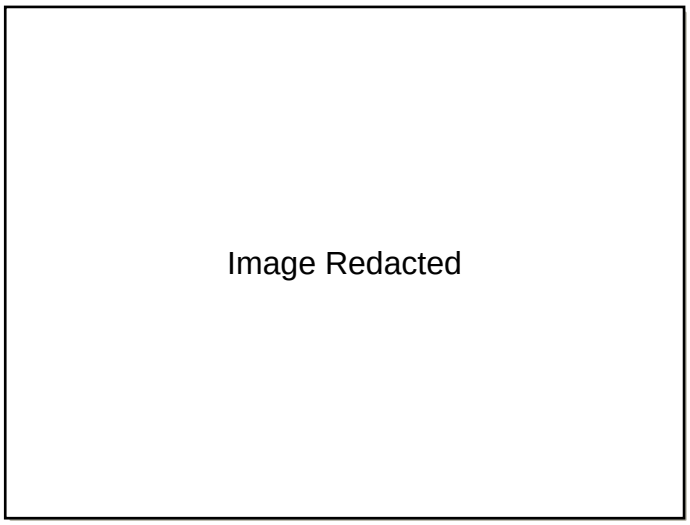


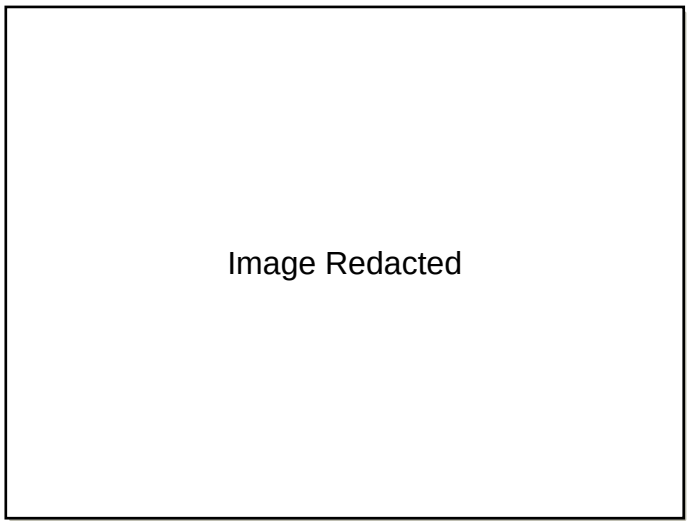
11 – PACKAGED UNIT



12 – FIRE ALARM PANEL

38. 00571 - RCCC - OCIT Communications Bldg





00571 - RCCC - OCIT Communications Bldg.: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.304703289876194, -121.42226016310669	
Constructed/Renovated	2005	
Building Area	200 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad column footings	Good
Facade	Metal siding Windows: None	Fair
Roof	Metal finish	Fair
Interiors	Walls: Unfinished Floors: Wood Ceilings: Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	None	n/a

00571 - RCCC - OCIT Communications Bldg.: Building Systems Summary		
HVAC	Window AC unit	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Interior; safety concerns & wasp infestation	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00571 - RCCC - OCIT Communications Bldg

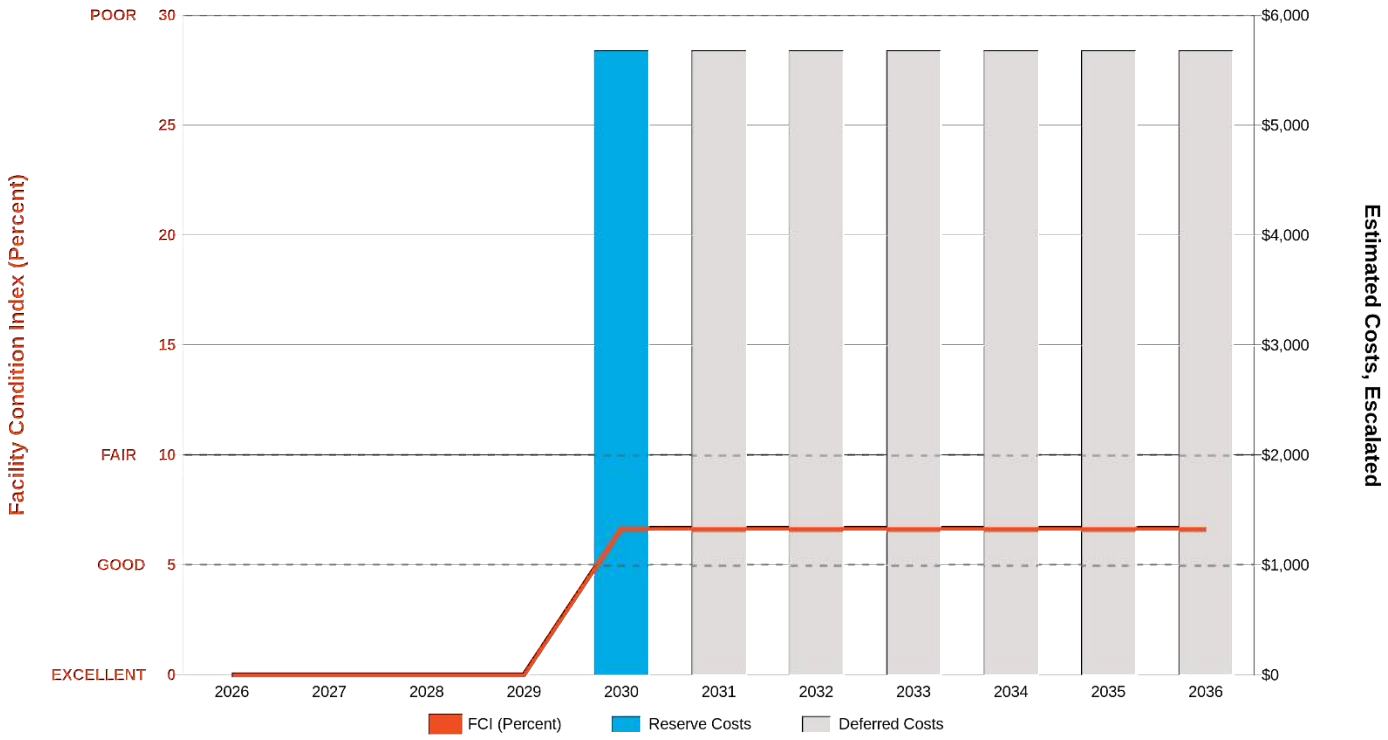
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	-	-	$5,500	-	$9,800	$15,200
Electrical	-	-	-	-	$32,900	$32,900
Special Construction & Demo	-	-	-	-	$134,800	$134,800
TOTALS (6% inflation)	**-**	**-**	**$5,500**	**-**	**$177,500**	**$183,000**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $85,244.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $516.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

00571 - RCCC - OCIT Communications Bldg.: Photographic Overview



1 – FRONT ELEVATION



2 – LEFT ELEVATION

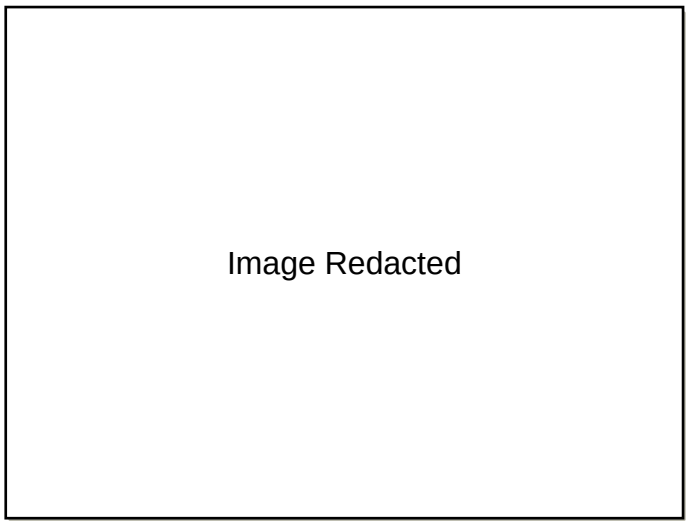


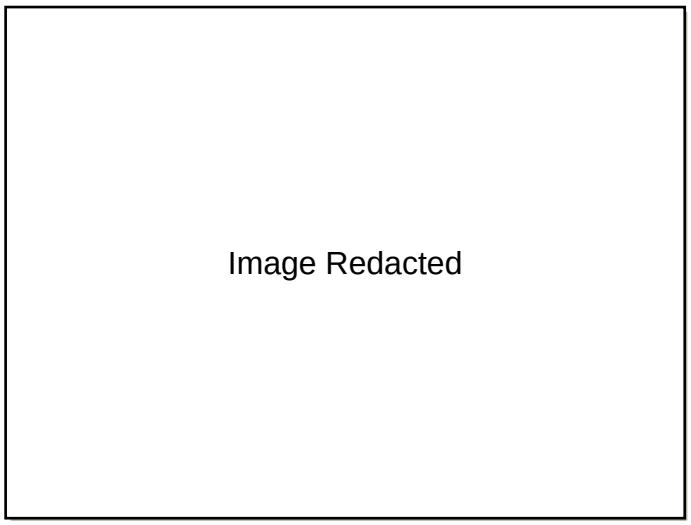
3 – RIGHT ELEVATION



4 – AIR CONDITIONER UNIT

39. 00572 - RCCC - Sheriff Owned Modular Trailer





00572 - RCCC - Sheriff Owned Modular Trailer: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30630884622562, -121.42133192206992	
Constructed/Renovated	2009	
Building Area	7,200 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad column footings	Good
Facade	Wood siding Windows: Vinyl	Fair
Roof	Flat construction with metal finish	Fair
Interiors	Walls: Fabric ACT paneling Floors: Carpet, vinyl sheeting, and VCT Ceilings: Painted gypsum board and ACT	Fair
Elevators	None	n/a
Plumbing	None	n/a

00572 - RCCC - Sheriff Owned Modular Trailer: Building Systems Summary		
HVAC	Non-Central System: Packaged units	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: LED Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms, strobes, and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the building, the exterior walls of the facility, and the roof.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00572 - RCCC - Sheriff Owned Modular Trailer

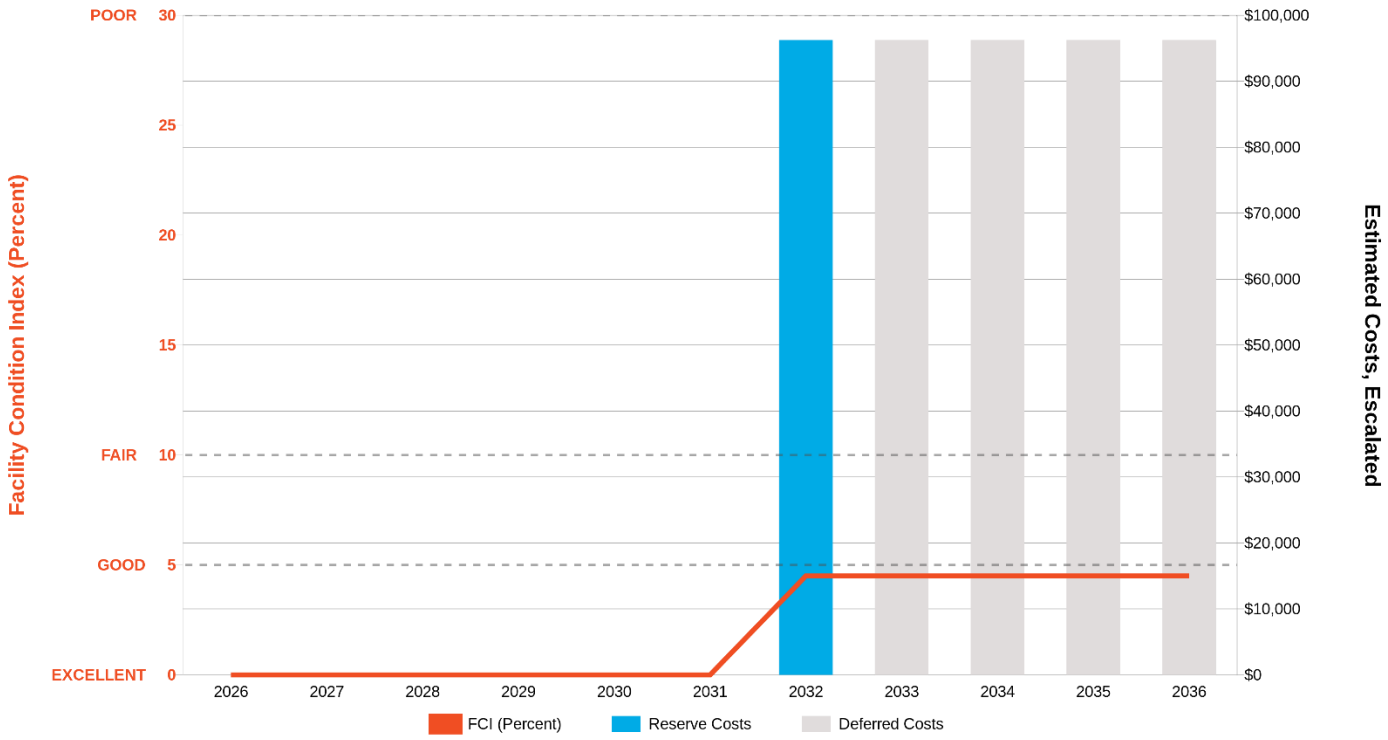
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	-	-	$190,800	$190,800
Roofing	$3,300	-	$600	-	-	$3,900
Interiors	-	-	$91,200	$456,100	$253,100	$800,400
Plumbing	-	-	-	-	$27,100	$27,100
HVAC	-	-	-	$97,900	$102,800	$200,700
Fire Protection	-	-	-	$20,800	$4,500	$25,400
Electrical	-	-	$69,900	-	$60,300	$130,200
Fire Alarm & Electronic Systems	-	-	$25,600	-	$36,400	$62,000
Equipment & Furnishings	-	-	$5,700	-	$1,800	$7,500
Special Construction & Demo	-	-	-	-	$3,063,700	$3,063,700
TOTALS (6% inflation)	**$3,300**	**-**	**$193,000**	**$574,900**	**$3,740,500**	**$4,511,700**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $2,138,112.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $8,750.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00572 - RCCC - Sheriff Owned Modular Trailer	B3015	Roofing, Repairs per Man-Day, Repair	Poor	Performance/ Integrity	$3,300
TOTAL (1 items)				**$3,300**	

Key Findings



Roofing in Poor condition.

Repairs per Man-Day
00572 - RCCC - Sheriff Owned Modular Trailer
00572 - Floor - 00572 - Space

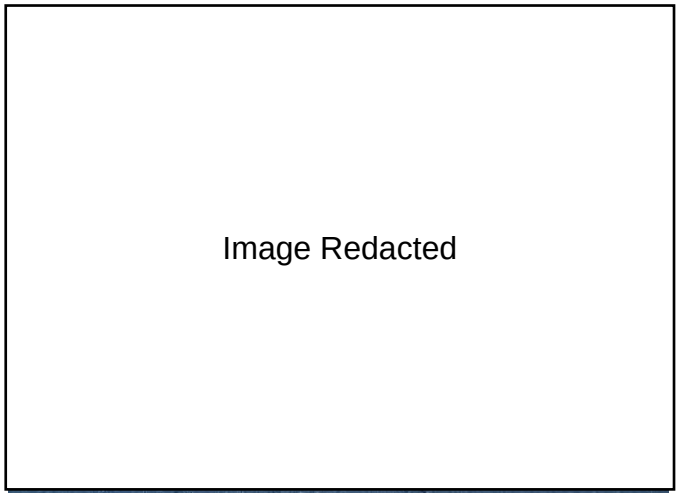
Uniformat Code: B3010
Recommendation: **Repair in 2026**

Plan Type: Performance/Integrity

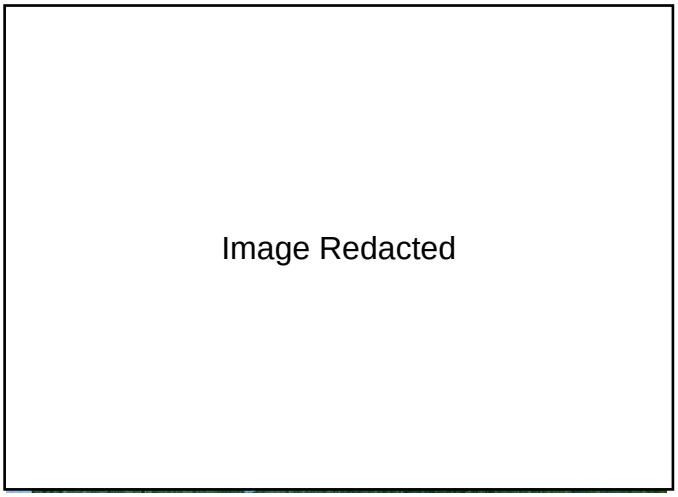
Cost Estimate: $3,300

Leak over engraving shop - AssetCALC ID: 9954318

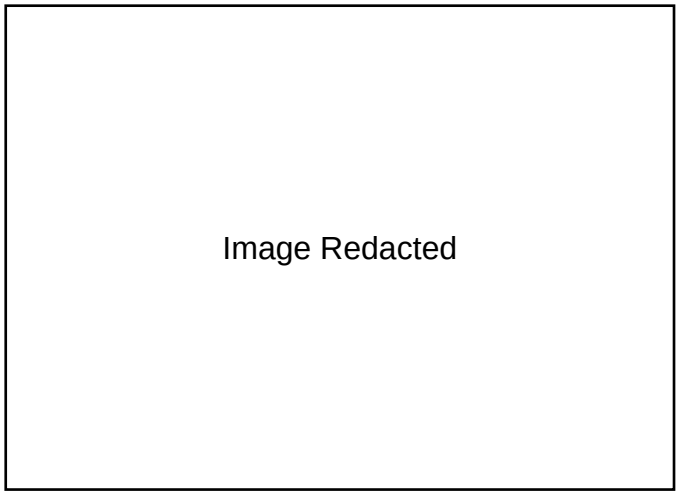
00572 - RCCC - Sheriff Owned Modular Trailer: Photographic Overview



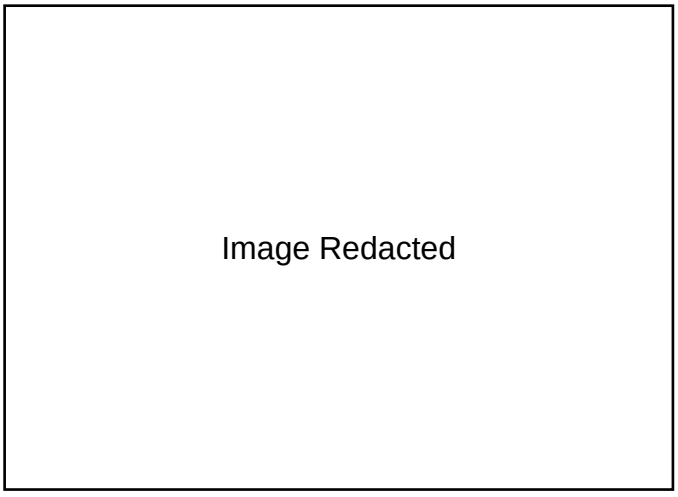
1 – FRONT ELEVATION



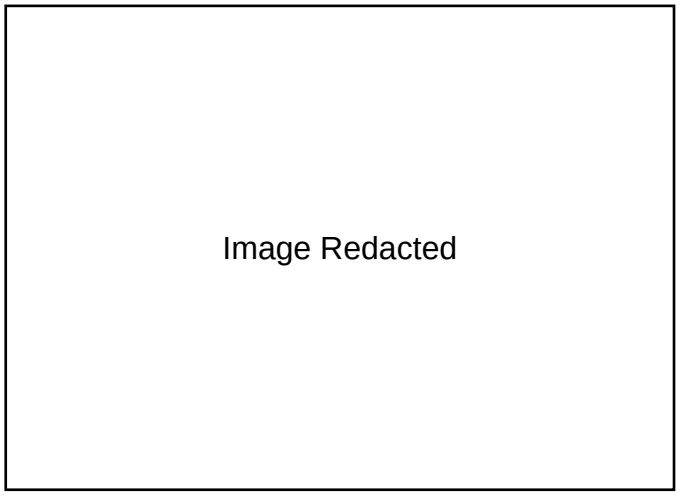
2 – LEFT ELEVATION



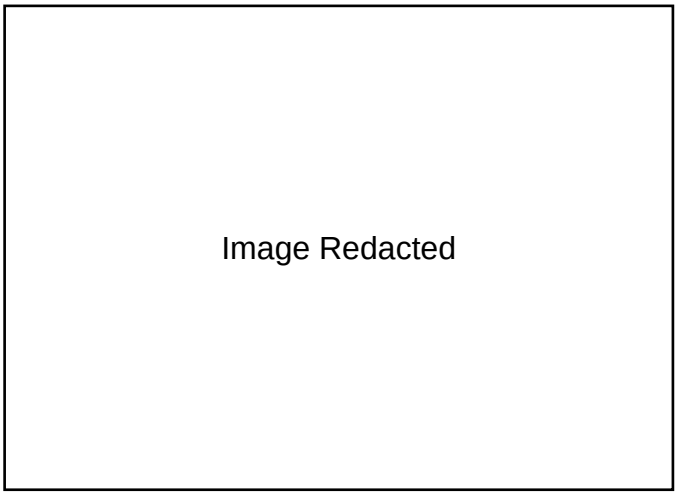
3 – REAR ELEVATION



4 – RIGHT ELEVATION



5 – ROOFING



6 – INTERIOR

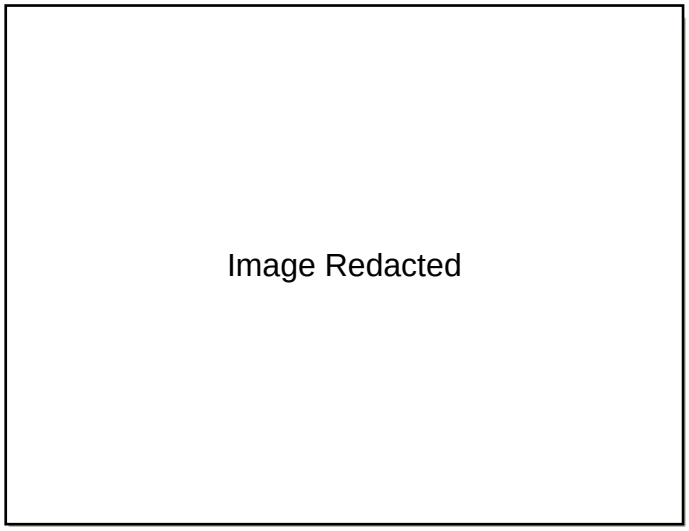


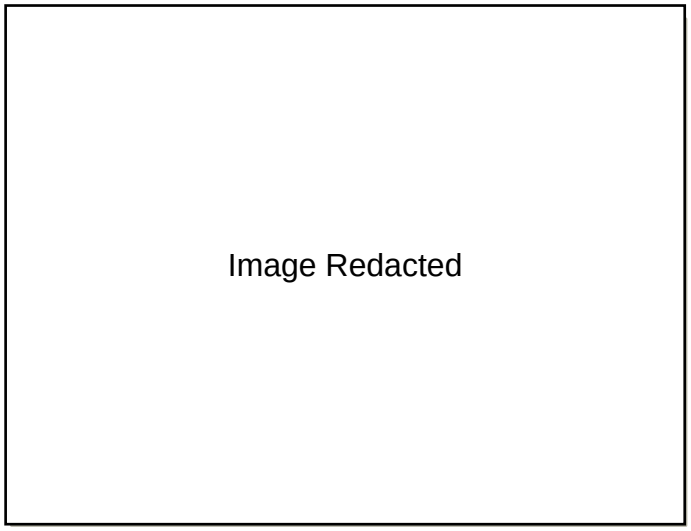
7 – HEAT PUMP



8 – MAIN DISTRIBUTION PANEL

40. 00574 - RCCC - Psych Trailer





00574 - RCCC - Psych Trailer: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30816153535838, -121.42169151092286	
Constructed/Renovated	2000	
Building Area	1,715 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered steel structure over concrete pad column footings	Poor
Facade	Primary Wall Finish: Wood siding Windows: Aluminum	Poor
Roof	Primary: Flat construction with metal finish	Poor
Interiors	Walls: Wood paneling and vinyl Floors: Carpet and VCT Ceilings: Lath & plaster and ACT // wood paneling	Poor
Elevators	None	n/a
Plumbing	None	n/a

00574 - RCCC - Psych Trailer: Building Systems Summary		
HVAC	Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	Alarm panel with alarms and pull stations	Fair
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00574 - RCCC - Psych Trailer

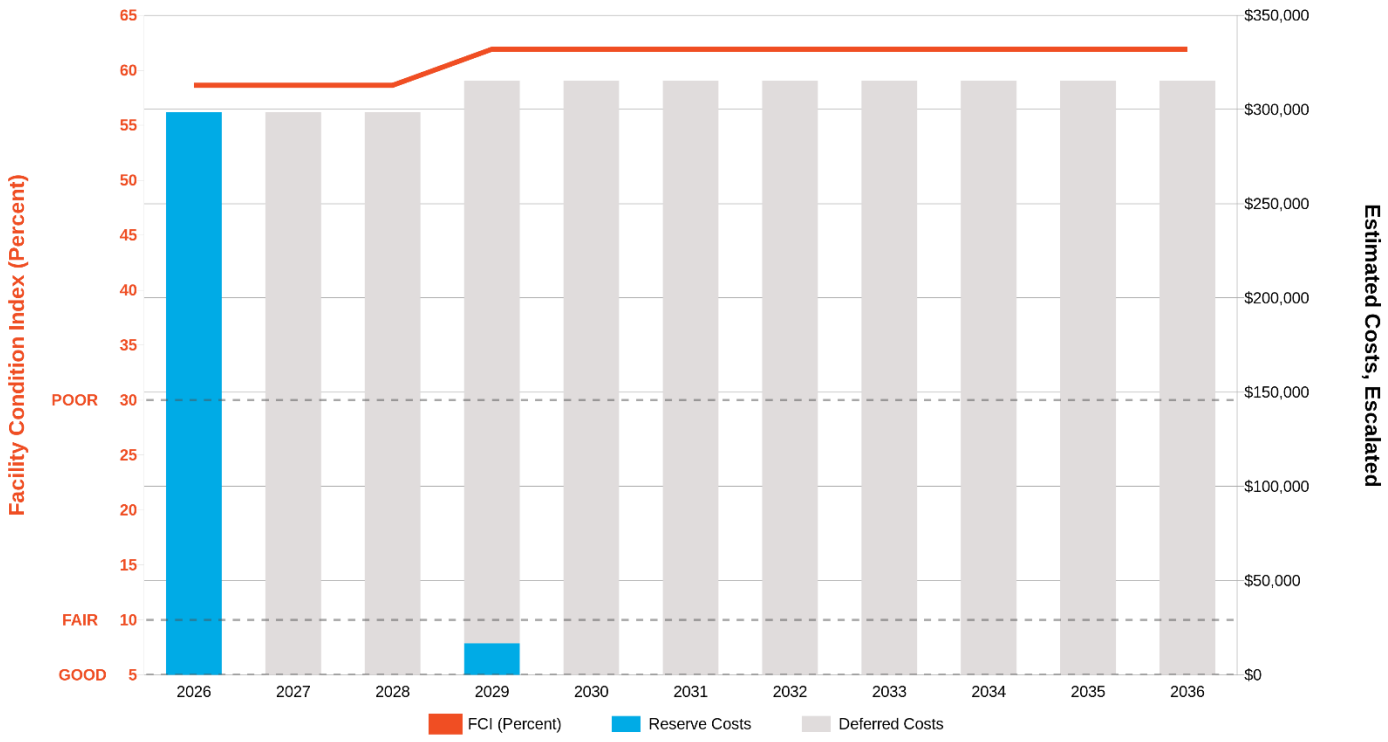
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Special Construction & Demo	$337,500	-	-	-	-	$337,500
TOTALS (6% inflation)	**$337,500**	**-**	**-**	**-**	**-**	**$337,500**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $509,286.40 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $28,667.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00574 - RCCC - Psych Trailer	F1024	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	Poor	Performance/Integrity	$337,500
TOTAL (1 items)					**$337,500**

Key Findings



Portable Building in Poor condition.

Classroom/Office Module, Basic/Portable
00574 - RCCC - Psych Trailer
Throughout

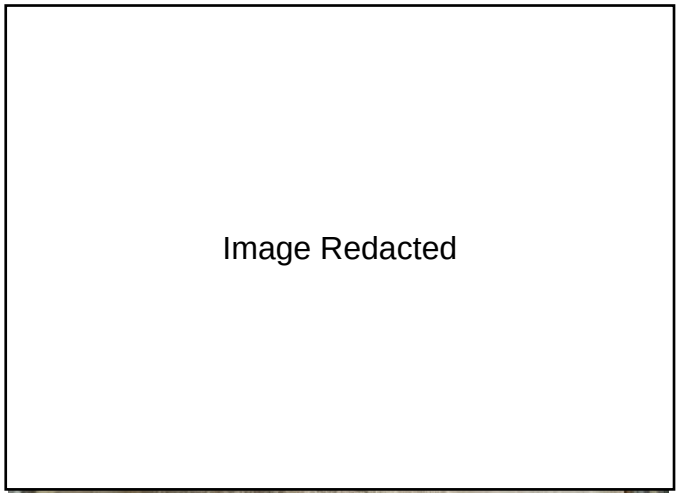
Uniformat Code: F1020
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

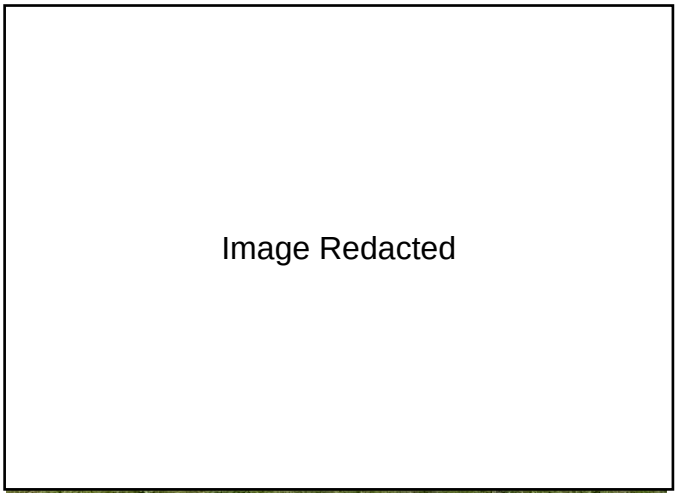
Cost Estimate: $298,600

Building is in very poor condition - AssetCALC ID: 10008072

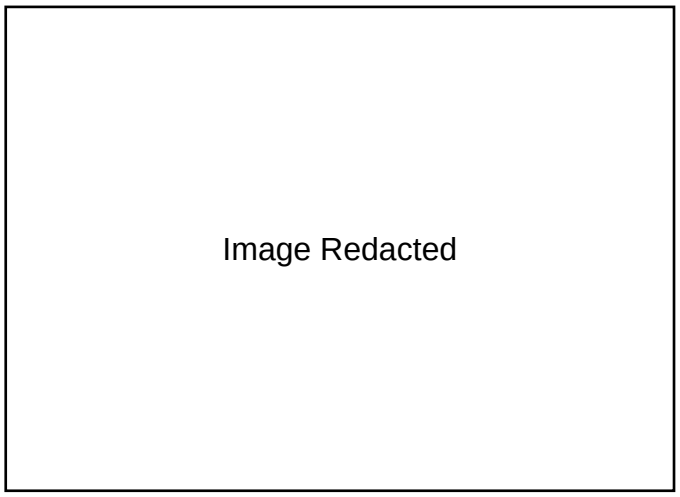
00574 - RCCC - Psych Trailer: Photographic Overview



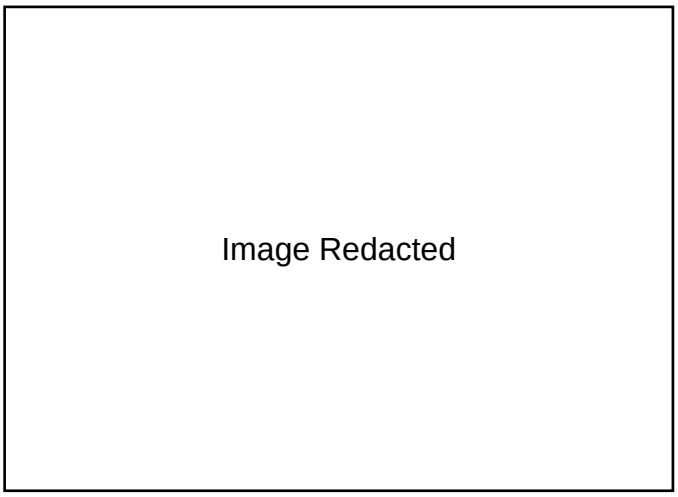
1 – FRONT ELEVATION



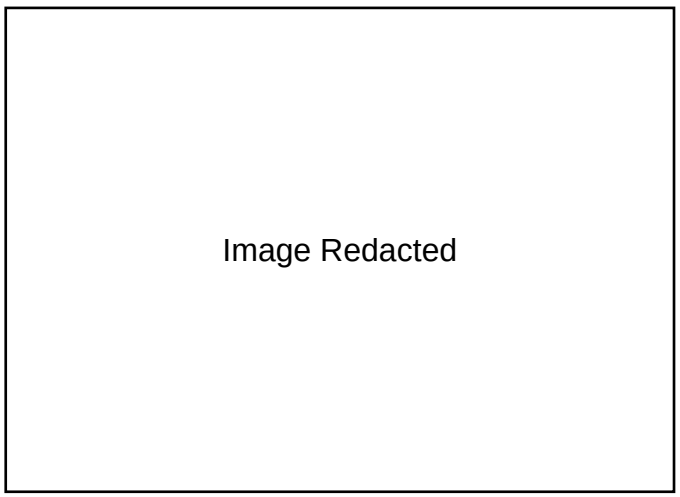
2 – LEFT ELEVATION



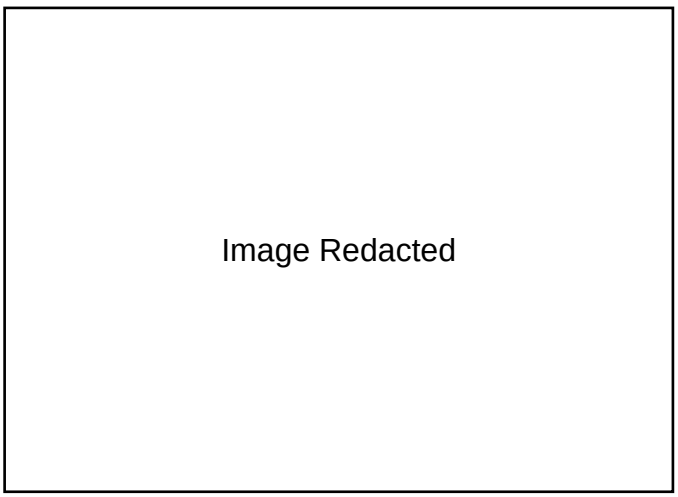
3 – REAR ELEVATION



4 – RIGHT ELEVATION

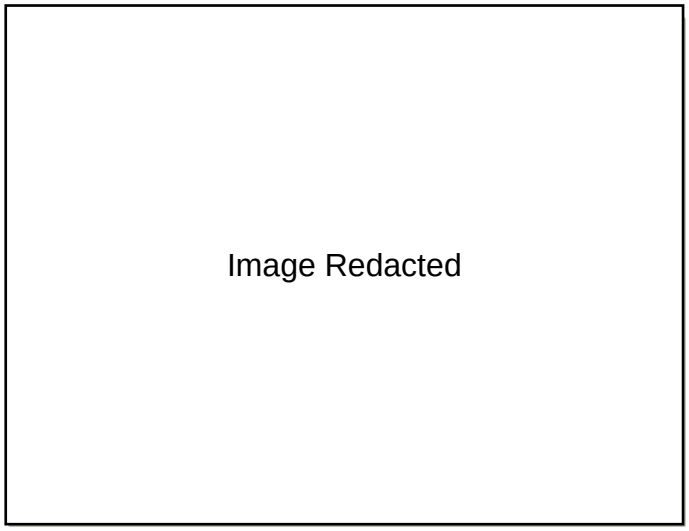


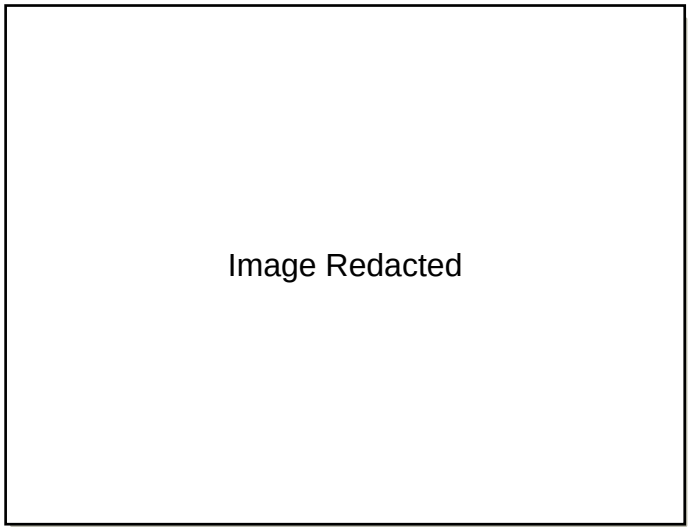
5 – INTERIOR FINISHES



6 – WALL MOUNTED PACKAGED UNIT

41. 00G04 - RCCC - Main Emergency Gen





00G04 - RCCC - Main Emergency Gen: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.30231071594536, -121.42115827087974	
Constructed/Renovated	1940	
Building Area	500 SF	
Number of Stories	1 above grade	
System	*Description*	*Condition*
Structure	Masonry bearing walls with wood roof deck supported by wood joists on concrete slab foundation	Fair
Facade	Primary Wall Finish: Painted CMU Secondary Wall Finish: Wood siding Windows: Steel	Poor
Roof	Gable construction with asphalt shingles	Poor
Interiors	Walls: Unfinished Floors: sealed concrete Ceilings: Unfinished/exposed	Fair
Elevators	None	n/a
Plumbing	None	n/a
HVAC	None	n/a

00G04 - RCCC - Main Emergency Gen: Building Systems Summary		
Fire Suppression	None	n/a
Electrical	Source & Distribution: Main panel with copper wiring Interior Lighting: Linear fluorescent Emergency Power: None	Fair
Fire Alarm	None	n/a
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Interior; locked room and no key	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / 00G04 - RCCC - Main Emergency Gen

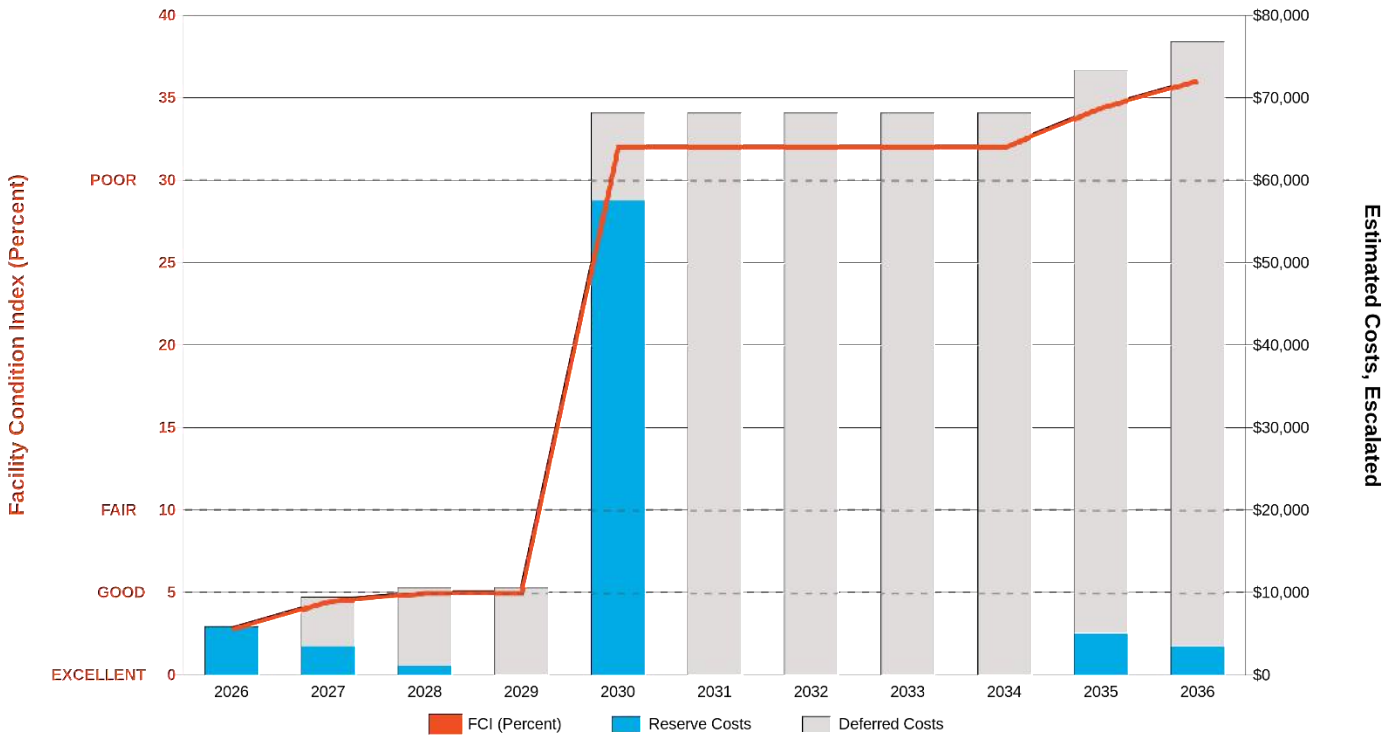
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	$2,200	$4,200	-	$4,000	$7,200	$17,600
Roofing	$2,800	-	-	-	$9,100	$11,900
Fire Protection	-	-	$33,500	-	-	$33,500
Electrical	-	-	-	$5,700	$5,600	$11,300
Site Utilities	-	-	$21,800	-	-	$21,800
TOTALS (6% inflation)	**$5,100**	**$4,200**	**$55,300**	**$9,700**	**$21,900**	**$96,200**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $213,110.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $6,985.00**



Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
00G04 - RCCC - Main Emergency Gen	B2011	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	Poor	Performance/Integrity	$2,200
00G04 - RCCC - Main Emergency Gen	B3011	Roofing, Asphalt Shingle, 20-Year Standard, Replace	Poor	Performance/Integrity	$2,800
TOTAL (2 items)					**$5,100**

Key Findings



Roofing in Poor condition.

Asphalt Shingle, 20-Year Standard
00G04 - RCCC - Main Emergency Gen
00G04 - Floor - 00G04 - Roof

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

Plan Type: Performance/Integrity

Cost Estimate: $3,300

Missing shingles - AssetCALC ID: 9964920



Exterior Walls in Poor condition.

any painted surface, 1-2 Story Building
00G04 - RCCC - Main Emergency Gen
00G04 - Floor - 00G04 - Exterior

Uniformat Code: B2010
Recommendation: **Prep & Paint in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $2,600

Peeling and faded paint - AssetCALC ID: 9964918

00G04 - RCCC - Main Emergency Gen: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – REAR ELEVATION

Image Redacted

3 – ROOFING

Image Redacted

4 – INTERIOR VIEW (RESTRICTED)

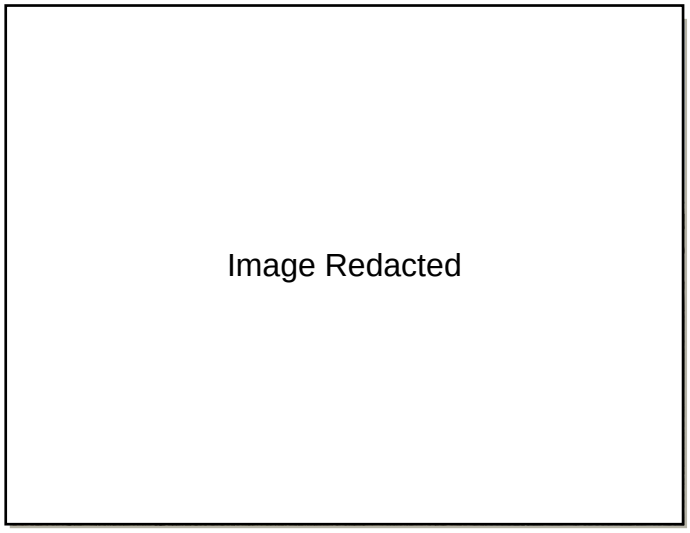


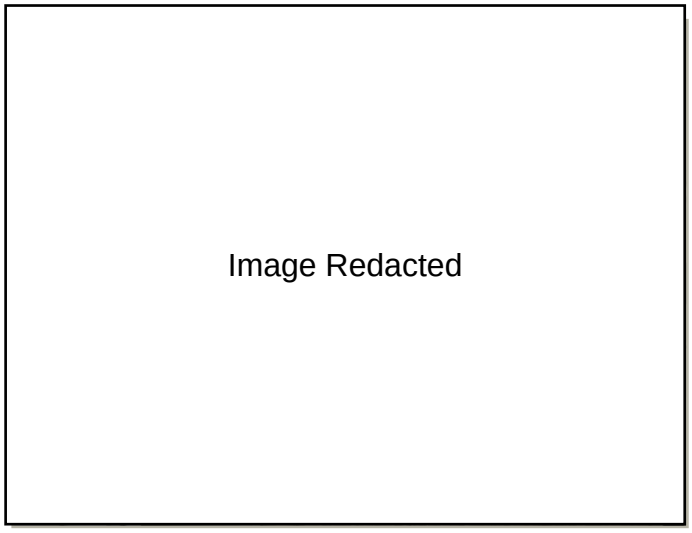
5 – ELECTRICAL PANEL



6 – WATER PUMP

42. Pistol Range Portable 2





Pistol Range Portable 2: Building Systems Summary		
Address	12500 Bruceville Road, Elk Grove, CA 95757	
GPS Coordinates	38.309358928452504, -121.42139578442007	
Constructed/Renovated	1993	
Building Area	500 SF	
Number of Stories	0 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered Modular structure over concrete pad column footings and over concrete slab foundation	Poor
Facade	Primary Wall Finish: Wood siding Secondary Wall Finish: Metal siding Windows: Aluminum	Poor
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Lath & plaster, painted, and vinyl Floors: Carpet and VCT Ceilings: Lath & plaster and ACT	Poor
Elevators	None	n/a
Plumbing	Distribution: Not observed Hot Water: Source not observed Fixtures: Toilets, urinals, and sinks in restrooms	Fair

Pistol Range Portable 2: Building Systems Summary		
HVAC	Non-Central System: Split-system heat pumps	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: Linear fluorescent	Poor
Fire Alarm	None	n/a
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

System Expenditure Forecast - Rio Consumnes Correctional Center / Pistol Range Portable 2

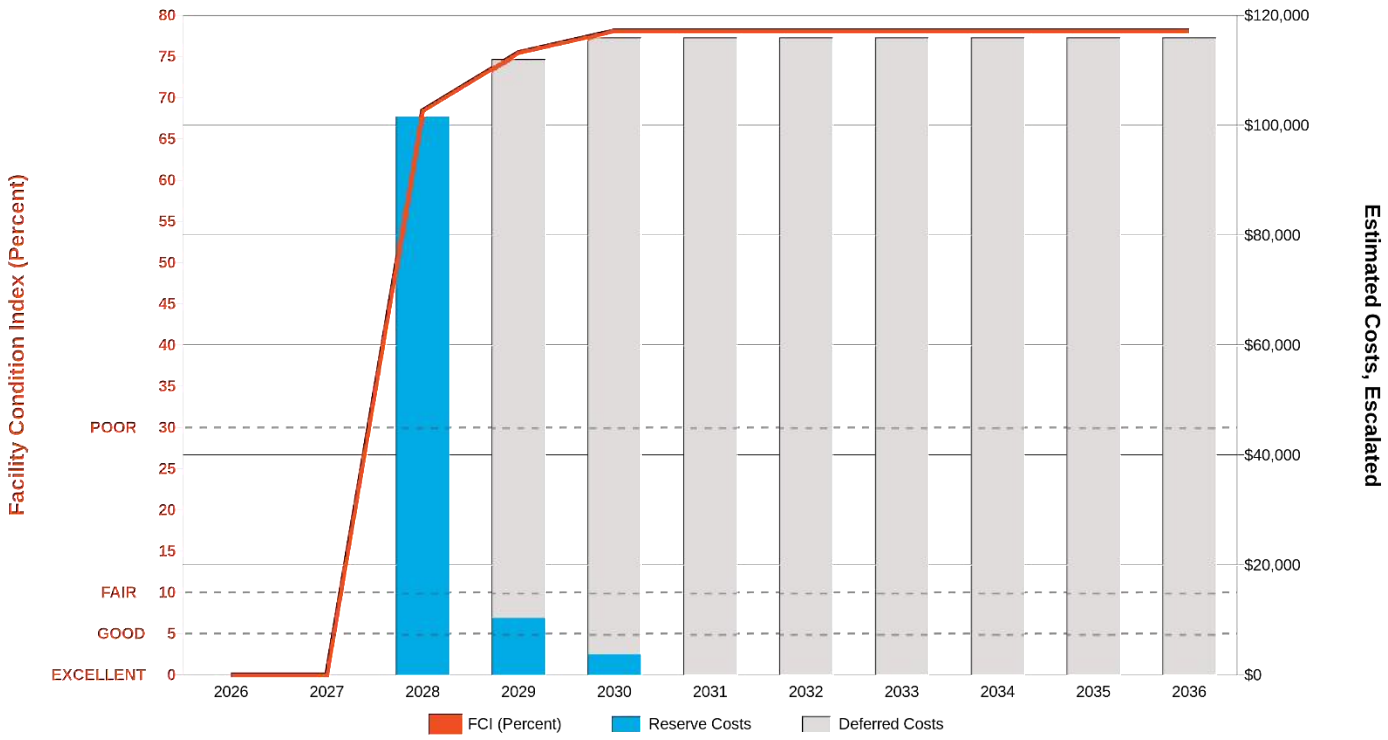
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
HVAC	-	-	$9,800	-	-	$9,800
Electrical	-	-	$3,800	-	-	$3,800
Special Construction & Demo	-	$92,100	-	-	-	$92,100
TOTALS (6% inflation)	**-**	**$92,100**	**$13,500**	**-**	**-**	**$105,600**

*Totals have been rounded to the nearest $100. ***The darker the shading, the higher the cost.***

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $148,480.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $10,543.00**



Immediate Needs

There are no immediate needs to report.

Key Findings

There are no key findings to report.

Pistol Range Portable 2: Photographic Overview

Image Redacted

1 – FRONT ELEVATION

Image Redacted

2 – INTERIOR OVERVIEW

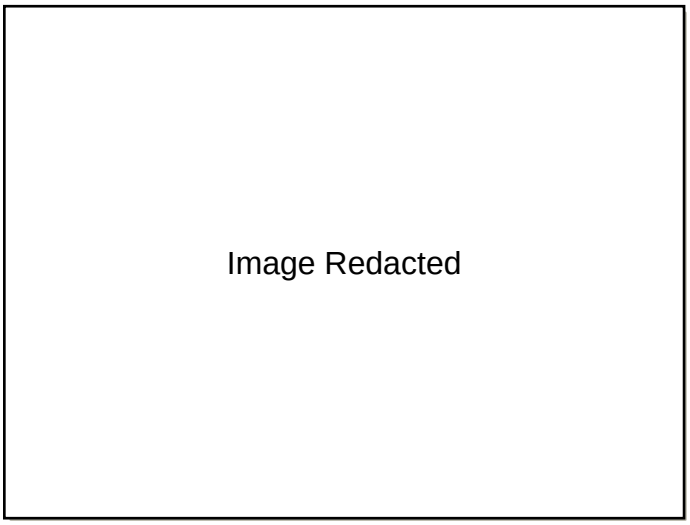


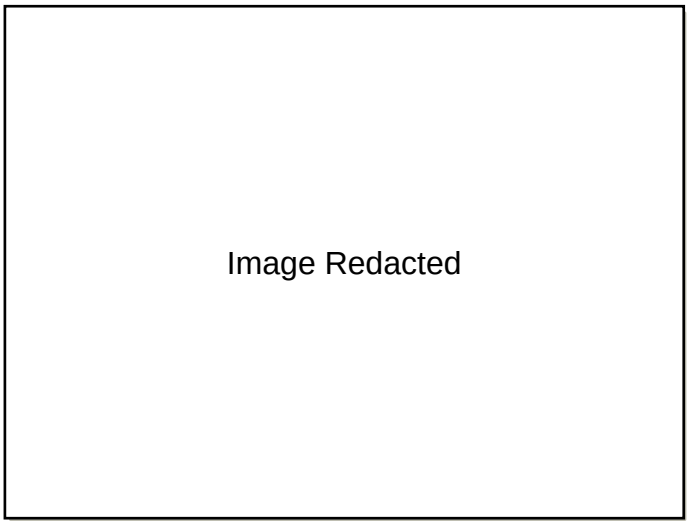
3 – HEAT PUMP



4 – ELECTRICAL PANEL

43. Pistol Range Portable 3





Pistol Range Portable 3: Building Systems Summary		
Address	12500 Bruceville Rd, Elk Grove, CA 95757	
GPS Coordinates	38.30986562422572, -121.4207748530484	
Constructed/Renovated	1993	
Building Area	850 SF	
Number of Stories	0 above grade	
System	*Description*	*Condition*
Structure	Pre-engineered Modular structure over concrete pad column footings and over concrete slab foundation	Poor
Facade	Primary Wall Finish: Wood siding Secondary Wall Finish: Metal siding Windows: Aluminum	Poor
Roof	Primary: Gable construction with metal finish Secondary: Flat construction with metal finish	Fair
Interiors	Walls: Lath & plaster, painted, and vinyl Floors: Carpet and VCT Ceilings: Lath & plaster and ACT	Poor
Elevators	None	n/a

Pistol Range Portable 3: Building Systems Summary		
Plumbing	Distribution: Not observed Hot Water: Source not observed Fixtures: Toilets, urinals, and sinks in restrooms	Fair
HVAC	Non-Central System: Split-system heat pumps	Poor
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source & Distribution: Main switchboard Interior Lighting: Linear fluorescent	Poor
Fire Alarm	None	n/a
Equipment/Special	None	n/a
Accessibility	An accessibility survey has been prepared as a separate report.	
Additional Studies	No additional studies are currently recommended for the building.	
Areas Observed	The interior spaces were observed to gain a clear understanding of the facility's overall condition. Other areas accessed and assessed included the exterior equipment and assets directly serving the buildings, the exterior walls of the facility, and the roofs.	
Key Spaces Not Observed	All key areas of the facility were accessible and observed.	

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

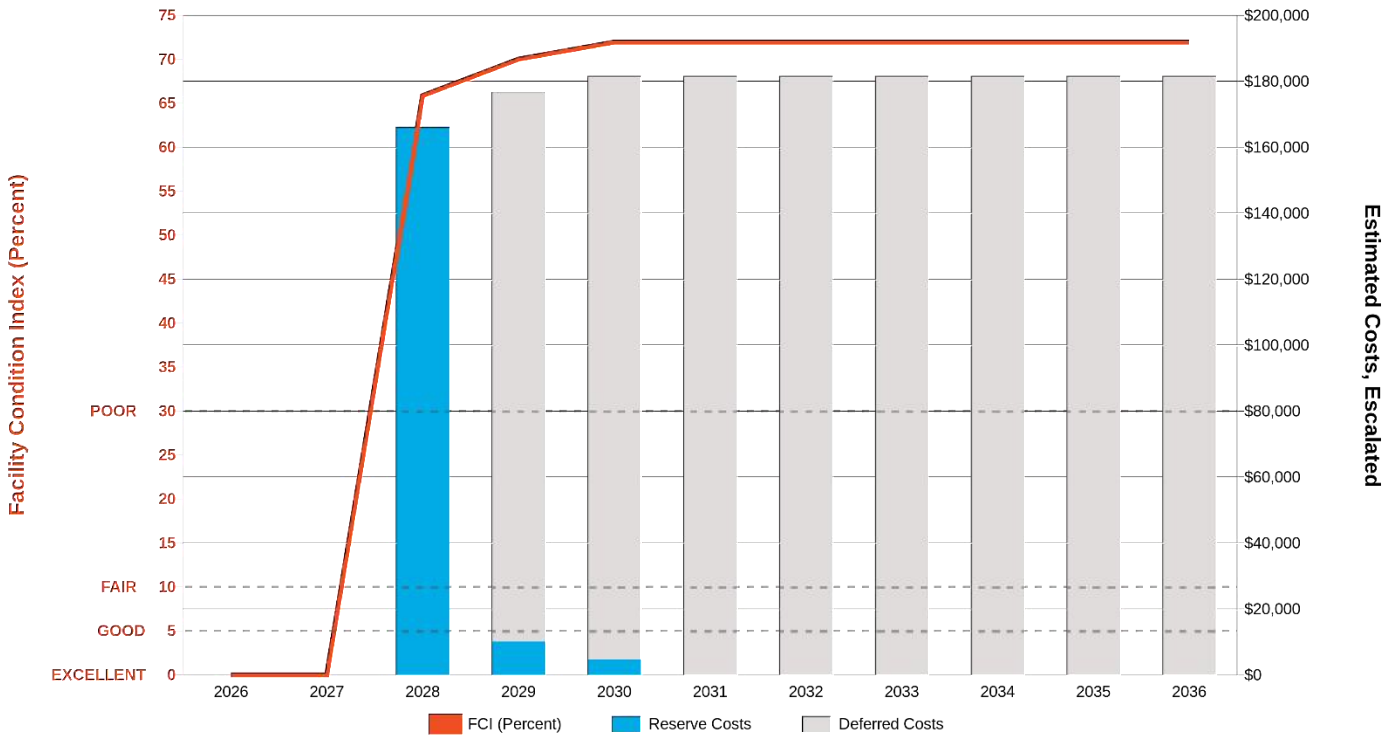
System Expenditure Forecast - Rio Consumnes Correctional Center / Pistol Range Portable 3						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
HVAC	-	-	$9,800	-	-	$9,800
Electrical	-	-	$4,700	-	-	$4,700
Special Construction & Demo	-	$150,800	-	-	-	$150,800
TOTALS (6% inflation)	**-**	**$150,800**	**$14,500**	**-**	**-**	**$165,300**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

NEEDS OVER TIME: The vertical blue bars in the graphic below represent the year-by-year needs identified for the facility. The orange line forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year are associated with the values along the right Y axis.

Needs by Year with Unaddressed FCI Over Time

Replacement Value: $252,416.00 **Inflation Rate: 3%** **Average Needs (per year - over next 10 years): $16,509.00**



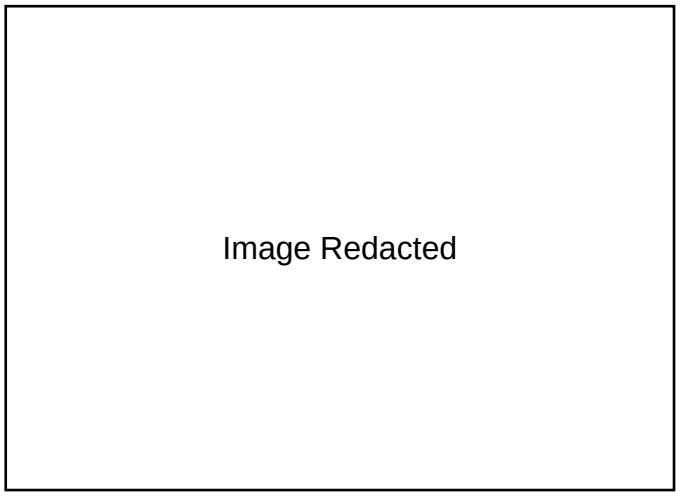
Immediate Needs

There are no immediate needs to report.

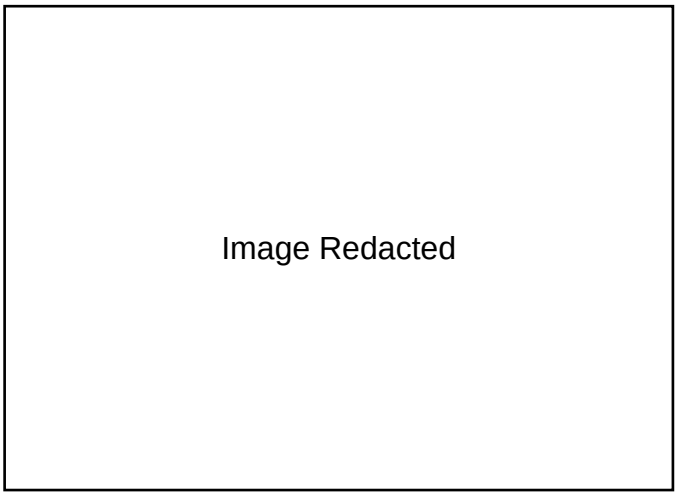
Key Findings

There are no key findings to report.

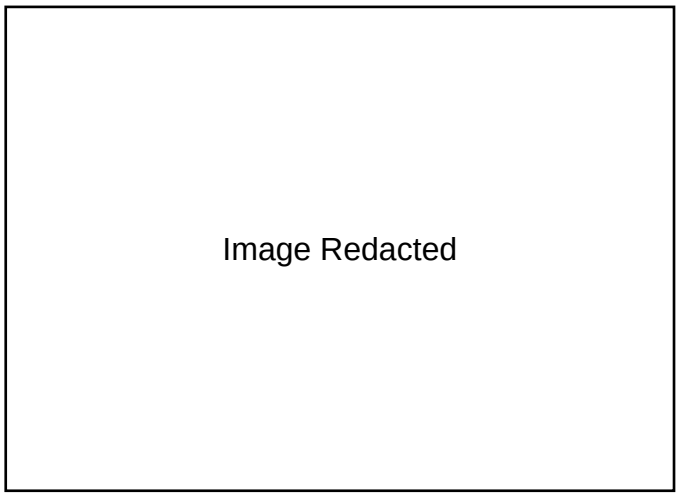
Pistol Range Portable 3: Photographic Overview



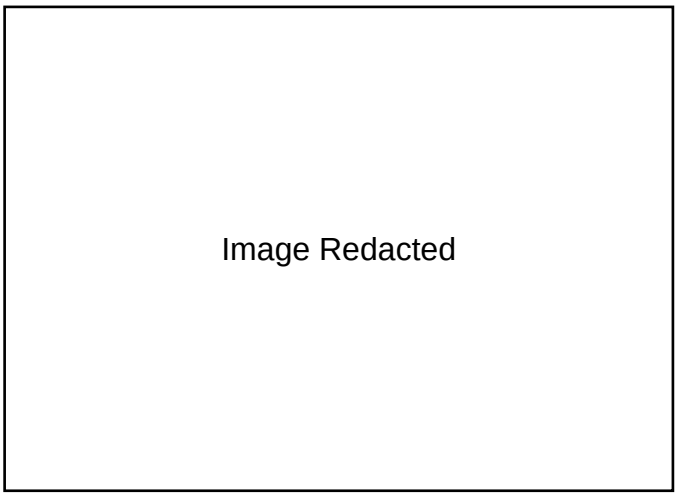
1 – FRONT ELEVATION



2 – RIGHT/REAR ELEVATION

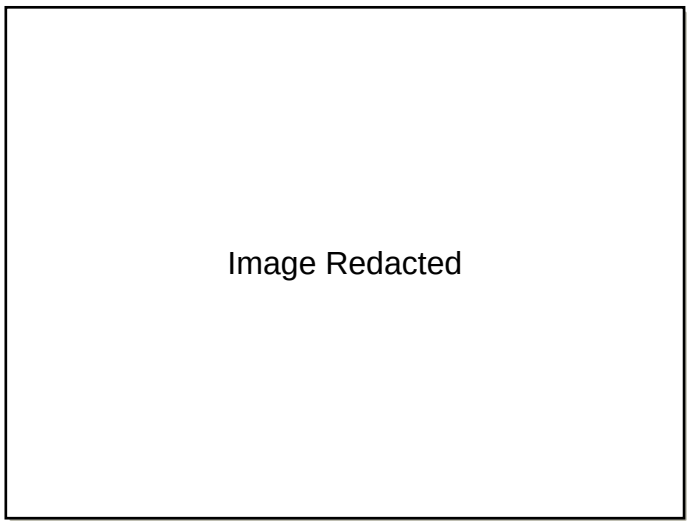


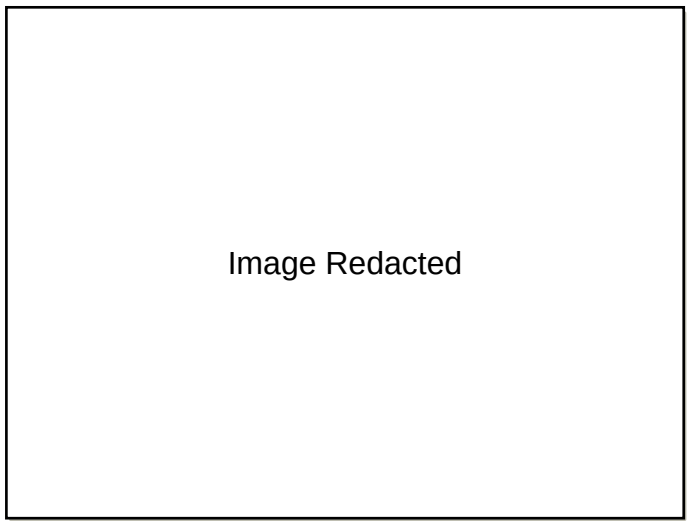
3 – INTERIOR OVERVIEW



4 – HEAT PUMP/DISTRIBUTION PANEL

44. RCCC - Site





RCCC - Site: Site Information		
Site Area	141.5 acres	
Parking Spaces	236 total spaces all in open lots; 3 of which are accessible.	
System	*Description*	*Condition*
Site Pavement	Asphalt lots with limited areas of concrete aprons and adjacent concrete sidewalks, curbs, ramps, and stairs	Fair
Site Development	Building-mounted and Property entrance signage; chain link and wrought iron fencing Sports fields and courts with fencing, and site lights Limited park benches, picnic tables, trash receptacles	Fair
Landscaping & Topography	Limited landscaping features including lawns and trees Irrigation present Low to moderate site slopes throughout	Fair
Utilities	On-site wells and septic Local utility-provided electric and natural gas	Fair
Site Lighting	Pole-mounted: LED Building-mounted: LED and HPS	Fair
Ancillary Structures	Storage sheds and Prefabricated modular buildings	Fair
Site Accessibility	An accessibility survey has been prepared as a separate report.	

RCCC - Site: Site Information	
Site Additional Studies	It was reported that it is unclear which buildings the onsite emergency generators provide power to and if the total emergency power is sufficient to cover the facility's needs. A professional engineer should be retained to analyze the existing condition, provide recommendations and, if necessary estimate the scope and cost of any required repairs. The cost of this study is included in the cost tables. Due to the ambiguity of the required repair scope at the time of this assessment, the cost for any possible subsequent repairs is not included.
Site Areas Observed	The exterior areas within the property boundaries were observed to gain a clear understanding of the site's overall condition.
Site Key Spaces Not Observed	Areas of note that were either inaccessible or not observed for other reasons are listed here: Majority of Barrack Yards; occupants actively using space and sensitivity to operations

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

System Expenditure Forecast - Rio Consumnes Correctional Center / RCCC - Site						
System	**Immediate**	**Short Term (1-2 yr)**	**Near Term (3-5 yr)**	**Med Term (6-10 yr)**	**Long Term (11-20 yr)**	**TOTAL**
Facade	-	$31,600	-	-	$56,600	$88,200
HVAC	-	-	$32,400	-	$52,800	$85,100
Fire Protection	-	-	$300	-	$500	$800
Electrical	-	$117,300	$420,100	$605,200	$1,786,000	$2,928,600
Equipment & Furnishings	-	-	-	-	$90,200	$90,200
Special Construction & Demo	-	-	-	$50,400	$592,700	$643,000
Site Pavement	$113,900	$67,200	-	$854,900	$304,300	$1,340,300
Site Development	$14,300	$15,200	$123,100	$1,203,600	$6,205,000	$7,561,200
Site Utilities	-	-	$146,000	-	$777,300	$923,300
Follow-up Studies	$37,300	-	-	-	-	$37,300
TOTALS (6% inflation)	**$165,500**	**$231,200**	**$721,900**	**$2,714,100**	**$9,865,400**	**$13,698,100**

*Totals have been rounded to the nearest $100. *The darker the shading, the higher the cost.*

Immediate Needs

Location	UF Code	Description	Condition	Plan Type	Cost
RCCC - Site	G2028	Vehicular Access Devices, Operator, Small Gate, Replace	Failed	Performance/Integrity	$9,500
RCCC - Site	P2032	Electrical Study, Emergency Generators	NA	Performance/Integrity	$37,300
RCCC - Site	G2062	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	Fair	Aged But Functional	$14,300
RCCC - Site	G2021	Parking Lots, Pavement, Asphalt, Mill & Overlay	Poor	Performance/Integrity	$104,400
TOTAL (4 items)					**$165,500**

Key Findings

Image Redacted

Parking Lots in Poor condition.

Pavement, Asphalt
RCCC - Site
00000 - RCCC - Exterior - Site

Uniformat Code: G2020
Recommendation: **Mill & Overlay in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $121,900

Alligator asphalt - AssetCALC ID: 9967766



Vehicular Access Devices in Failed condition.

Operator, Small Gate
RCCC - Site
00565 - Floor - 00565 - Exterior

Uniformat Code: G2020
Recommendation: **Replace in 2026**

Plan Type: Performance/Integrity

Cost Estimate: $11,100

Missing hardware - AssetCALC ID: 9860912

Image Redacted

Recommended Follow-up Study:

Electrical, General Design
RCCC - Site
Throughout

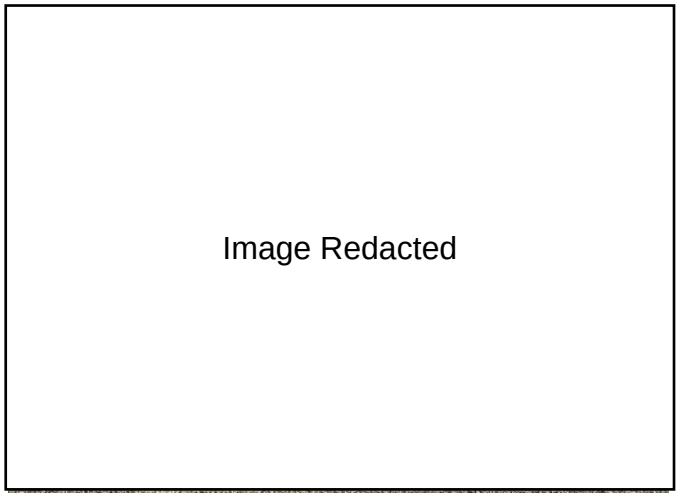
Uniformat Code: P2030
Recommendation: **in 2026**

Plan Type: Energy & Sustainability

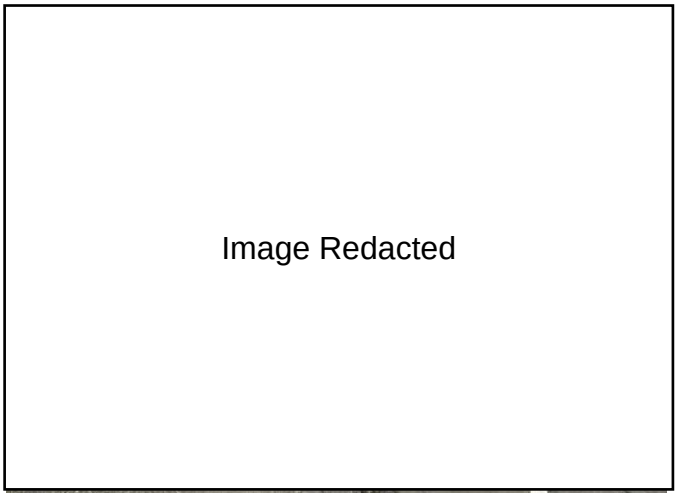
Cost Estimate: $43,500

It was reported that it is unclear which buildings the onsite emergency generators provide power to and if the total emergency power is sufficient to cover the facility's needs. - AssetCALC ID: 10011844

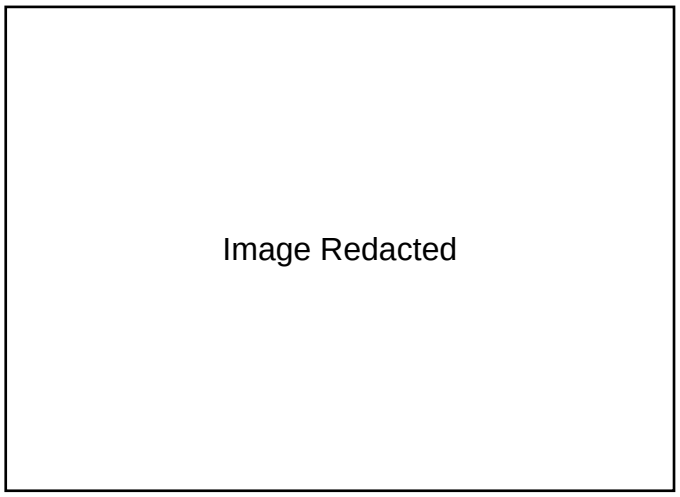
RCCC - Site: Photographic Overview



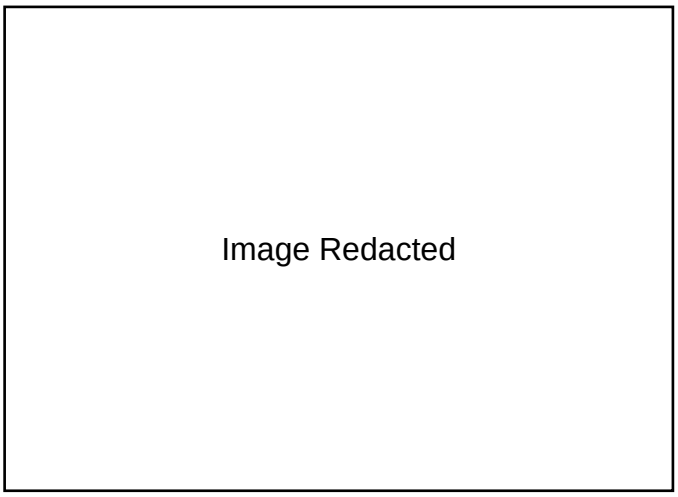
1 – PARKING LOTS



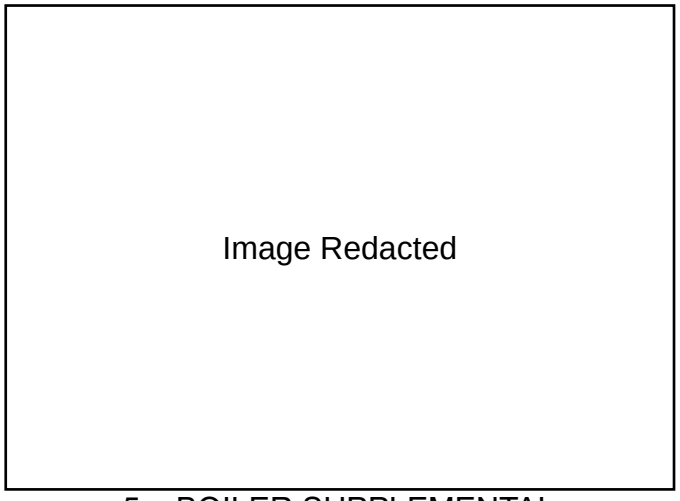
2 – RECREATION YARD



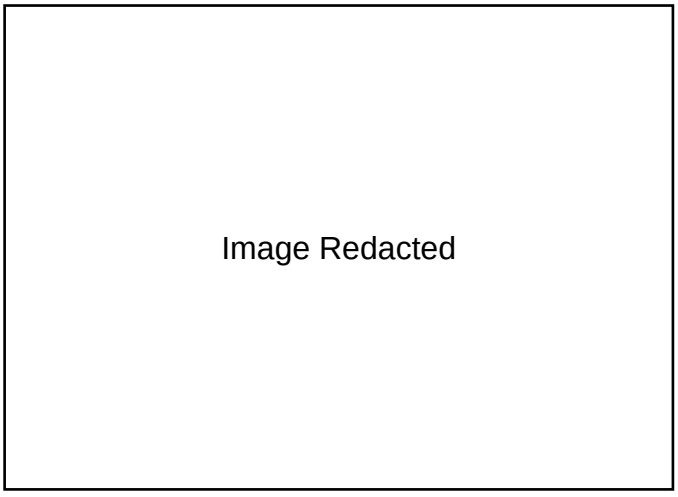
3 – FENCES & GATES



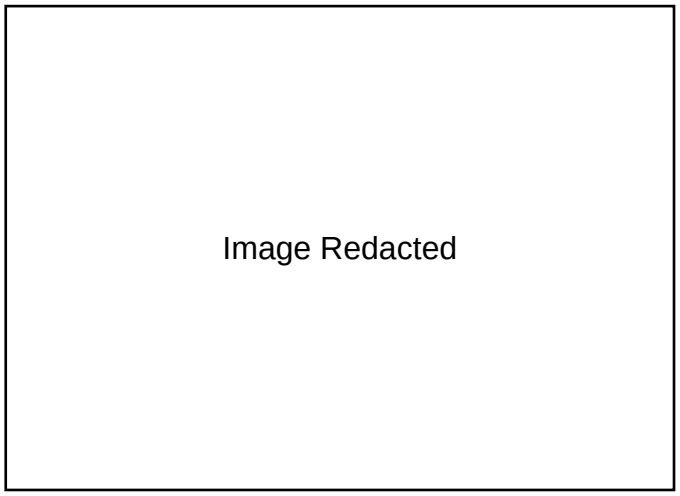
4 – LANDSCAPING



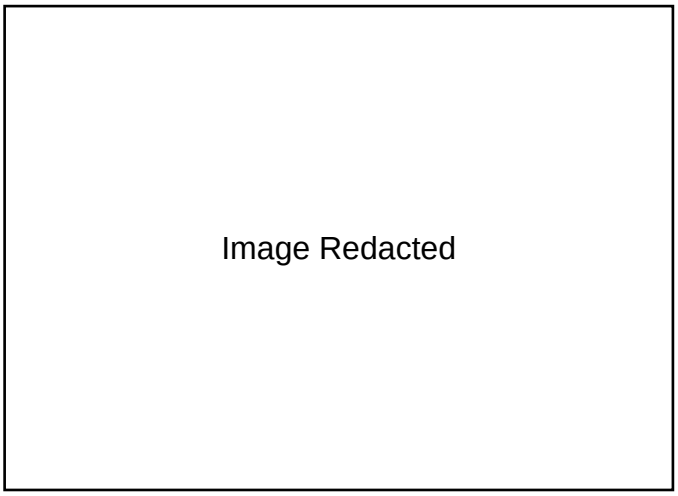
5 – BOILER SUPPLEMENTAL COMPONENTS



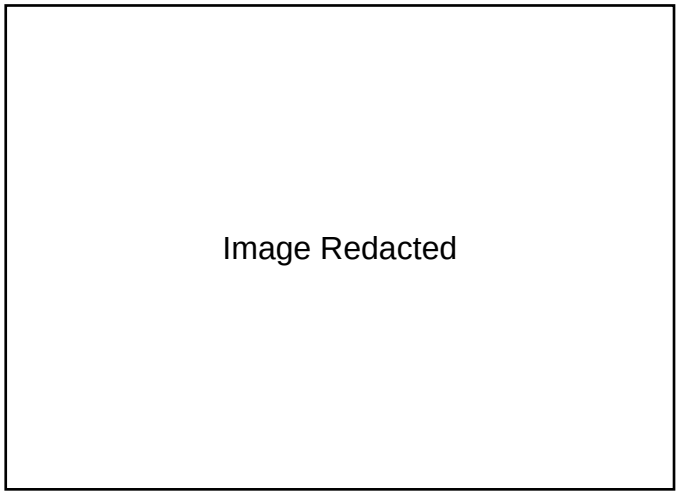
6 – STORAGE SHED



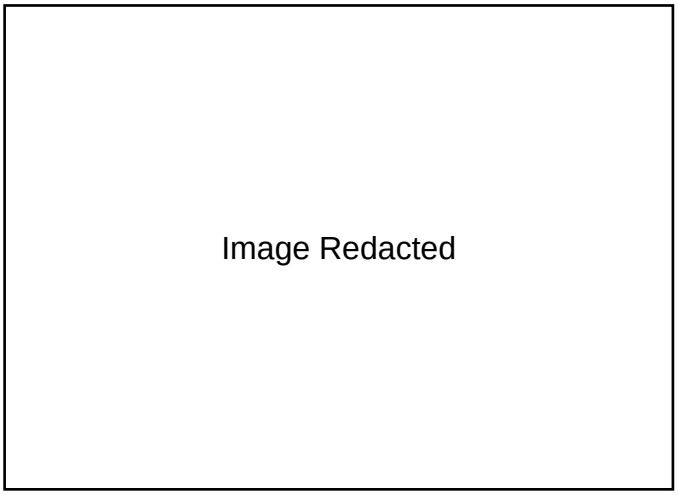
7 – MAIN GENERATOR



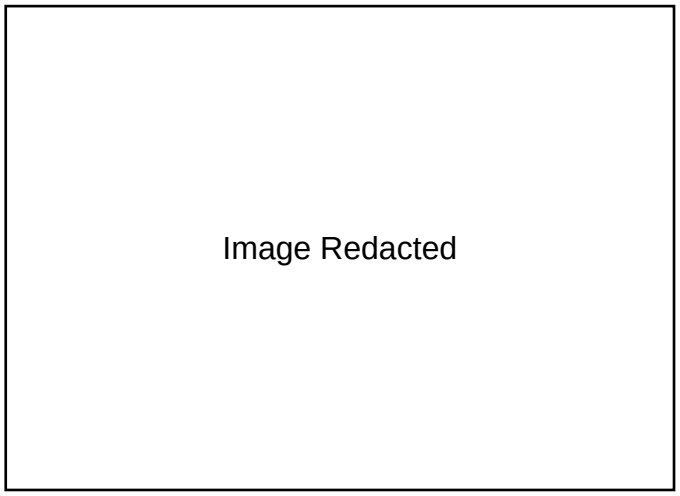
8 – MAIN SITE SWITCHBOARD



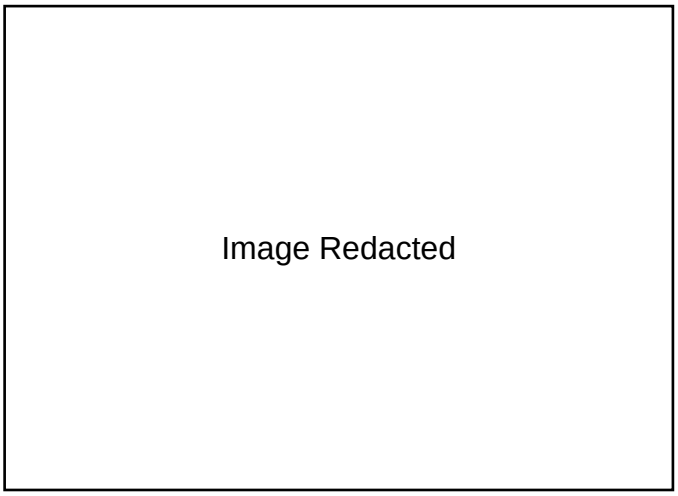
9 – SEWAGE LIFT STATION



10 – WATER WELL VIEW



11 – STORAGE CONTAINER



12 – FUEL STORAGE AND DISPENSING

45. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

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

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general-built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history, and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

46. Opinions of Probable Costs

Cost estimates are embedded throughout this report, including the very detailed Replacement Reserves report in the appendix. The cost estimates are predominantly based on construction rehabilitation costs developed by the *RSMeans data from Gordian.* While the *RSMeans data from Gordian* is the primary reference source for the Bureau Veritas cost library, secondary and supporting sources include but are not limited to other industry experts work, such as *Marshall & Swift* and *CBRE Whitestone.* For improved accuracy, additional research integrated with Bureau Veritas's historical experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions also come into play when deemed necessary. Invoice or bid documents provided either by the owner or facility construction resources may be reviewed early in the process or for specific projects as warranted.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct, and manage the corrections.

To account for differences in prices between locations, the base costs are modified by geographical location factors to adjust for market conditions, transportation costs, or other local contributors. When requested by the client, the costs may be further adjusted by several additional factors including labor rates (prevailing minimum wage), general contractor fees for profit and overhead, and insurance. If desired, costs for design and permits, and a contingency factor, may also be included in the calculations.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system or component replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

47. Certification

The County of Sacramento Department of General Services, HMA and DLR (the Clients) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Rio Cosumnes Correctional Center, 12500 Bruceville Road, Elk Grove, CA 95757, the “Property”. It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager’s walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling, or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property’s original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

If you have any questions regarding this report, please contact Program Manager Matthew Anderson at Matt.Anderson@bureauveritas.com or at 800.733.0660 x7297613.

Prepared by: Matthew Van Camp and Alexandrea Ashley
Project Assessor

Reviewed by: Everett Kyniston

Everett Kyniston
Technical Report Reviewer

48. Appendices

Appendix A: Site and Floor Plan(s)
Appendix B: Pre-Survey Questionnaire(s)
Appendix C: Component Condition Report
Appendix D: Replacement Reserves
Appendix E: Security Review

Appendix A:
Site and Floor Plan(s)

Site Map

Site Plan Redacted

Project Number	Site Name
174393.25R000-001.354	Rio Cosumnes Correctional Center
Source	**On-Site Date**
Google	October 20, 2025

BUREAU VERITAS

N

Site Map

Site Plan Redacted

Project Number	Site Name
174393.25R000-001.354	Rio Cosumnes Correctional Center
Source	**On-Site Date**
Google	October 20, 2025

Site Plan

Site Plan Redacted

Project Number	Site Name
174393.25R000-001.354	Rio Cosumnes Correctional Center
Source	**On-Site Date**
Google	October 20, 2025

BUREAU VERITAS

N

Appendix B:
Pre-Survey Questionnaire(s)

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Rio Cosumnes Correctional Center

Name of person completing form: Gary

Title / Association w/ property: Facilities Tech

Length of time associated w/ property: 2 years

Date Completed: 10/20/2025

Phone Number: 916-279-0676

Method of Completion: DURING - verbally completed during assessment

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed: 1960	Renovated: 1998	
2	Building size in SF	430,000 **SF**		
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2025	Roof on Booking
		Interiors		
		HVAC	2025	Laundry Equipment
		Electrical		
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).	Tankless heaters in 448 Kitchen equipment		
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any ***Yes*** responses. (**NA** indicates "*Not Applicable*", **Unk** indicates "*Unknown*")

	Question	Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?		X			
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?			X		
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.			X		
20	ADA: Has building management reported any accessibility-based complaints or litigation?			X		
21	Are any areas of the property leased to outside occupants?		X			

Signature of Assessor

Signature of POC

Appendix C:
Component Condition Report

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, Concrete Block (CMU), NA	1,606 SF	24	9947374
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	1,800 SF	4	9998153
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF, NA	150 SF	4	9947369
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Wood, Solid-Core, NA	4	4	9947357
Roofing						
B3010	00076 - Floor - 00076 - Roof	Fair	Roofing, Asphalt Shingle, 20-Year Standard, NA [ROOF]	1,920 SF	4	9861115
B3020	00076 - Floor - 00076 - Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, NA	220 LF	9	9947368
Interiors						
C1010	00076 - Floor - 00076 - Throughout building	Fair	Interior Wall, Concrete Block (CMU), NA	1,840 SF	24	9947353
C1020	00076 - Floor - 00076 - Throughout building	Fair	Interior Glazing, any type by SF, NA	25 SF	14	9947354
C1030	00076 - Floor - 00076 - Throughout building	Fair	Door Hardware, Office, per Door, NA	9	4	9947352
C1030	00076 - Floor - 00076 - Throughout building	Fair	Interior Door, Wood, Solid-Core, NA	9	14	9947365
C1090	00076 - Floor - 00076 - Space	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, NA	9 LF	4	9947362
C2010	00076 - Floor - 00076 - Throughout building	Fair	Wall Finishes, Wood Paneling, Plywood, NA	700 SF	4	9947372
C2010	00076 - Floor - 00076 - Restrooms	Fair	Wall Finishes, Laminated Paneling (FRP), NA	200 SF	4	9947346
C2010	00076 - Floor - 00076 - Throughout building	Fair	Wall Finishes, any surface, NA, Prep & Paint	2,000 SF	4	9947345

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	01 - First Floor - 01CLASS - Classroom	Fair	Flooring, Carpet, Commercial Standard, NA	640 SF	4	9947376
C2030	00076 - Floor - 00076 - Restrooms	Fair	Flooring, Vinyl Sheeting, NA	100 SF	5	9947366
C2030	00076 - Floor - 00076 - Throughout building	Fair	Flooring, Vinyl Tile (VCT), NA	1,180 SF	7	9947349
C2050	00076 - Floor - 00076 - Throughout building	Fair	Ceiling Finishes, any flat surface, NA, Prep & Paint	1,920 SF	4	9947371
Plumbing						
D2010	01 - First Floor - 01MECH - Mechanical Rm	Fair	Water Heater, Gas, Residential, 30 GAL [WATER HEATER]	1	3	9861235
D2010	00076 - Floor - 00076 - Space	Good	Emergency Plumbing Fixtures, Eye Wash, No dataplate [NO DATAPLATE]	1	18	9947373
D2010	00076 - Floor - 00076 - Throughout building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), NA	1,920 SF	14	9947359
D2010	00076 - Floor - 00076 - Restrooms	Fair	Sink/Lavatory, Service Sink, Wall-Hung, NA	2	9	9947351
D2010	00076 - Floor - 00076 - Space	Fair	Sink/Lavatory, Vanity Top, Stainless Steel, NA	1	4	9947347
D2010	00076 - Floor - 00076 - Restrooms	Fair	Toilet, Commercial Water Closet, NA	2	4	9947348
HVAC						
D3020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Furnace, Gas, 150 MBH [FURNACE]	1	2	9860699
D3030	01 - First Floor - 01EXT - Exterior	Fair	Split System, Condensing Unit/Heat Pump, 5 TON [CONDENSING UNIT]	1	2	9860578
D3050	00076 - Floor - 00076 - Throughout building	Fair	HVAC System, Ductwork, Medium Density, NA	1,920 SF	6	9947370
D3060	00076 - Floor - 00076 - Restrooms	Fair	Exhaust Fan, Residential Bathroom, Inaccessible [EXHAUST FAN]	1	4	9860715
D3060	01 - First Floor - 01CLASS - Classroom	Fair	Exhaust Fan, Residential Bathroom, Inaccessible [EXHAUST FAN]	1	9	9860350

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

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	00076 - Floor - 00076 - Restrooms	Fair	Exhaust Fan, Residential Bathroom, Inaccessible [EXHAUST FAN]	1	4	9860790
Fire Protection						
D4030	00076 - Floor - 00076 - Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB, 15 LBS [FIRE EXTINGUISHERS]	5	6	9860899
Electrical						
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Distribution Panel, 120/240 V, No dataplate	1	4	9947350
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP	1	4	9947364
D5030	00076 - Floor - 00076 - Throughout building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity, NA	1,920 SF	14	9947363
D5040	00076 - Floor - 00076 - Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, NA	1,920 SF	9	9947375
Fire Alarm & Electronic Systems						
D6020	00076 - Floor - 00076 - Throughout building	Fair	Low Voltage System, Phone & Data Lines, NA	1,920 SF	14	9947358
D7050	Guestroom Entries01 - First Floor - 01ARMORY - Armory	Fair	Fire Alarm Panel, Annunciator, NA	1	4	9947367
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	1,920 SF	9	9998240
Equipment & Furnishings						
E1030	01 - First Floor - 01CLASS - Classroom	Good	Foodservice Equipment, Icemaker, Freestanding, 515 LBS	1	14	9947361
E1040	00076 - Floor - 00076 - Space	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, No dataplate	1	4	9947356
Sitework						
G4050	01 - First Floor - 01EXT - Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 26 WATT	2	14	9947344
G4050	01 - First Floor - 01EXT - Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, 26 WATT	10	4	9947360

Component Condition Report | Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, NA, Maintain	11,420 SF	4	9947600
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF, NA	6,750 SF	1	9947588
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, NA	2	1	9947552
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Steel, Commercial, NA	3	14	9947582
Roofing						
B3010	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC, NA [ROOF]	27,000 SF	4	9861194
Interiors						
C1020	01 - First Floor - 01INT - Interior	Fair	Interior Window, Fixed, 24 SF, NA	30	1	9947584
C1030	01 - First Floor - 01INT - Interior	Fair	Door Hardware, Office, per Door, NA	40	4	9947540
C1030	01 - First Floor - 01INT - Interior	Fair	Interior Door, Wood, Solid-Core, NA [DOOR]	41	4	9860398
C1070	01 - First Floor - 01INT - Interior	Fair	Suspended Ceilings, Acoustical Tile (ACT), NA	7,000 SF	1	9947590
C1090	01 - First Floor - 01SUTRR_1 - Restroom	Fair	Toilet Partitions, Metal, NA	3	9	9947573
C1090	01 - First Floor - 01GOLDRR_2 - Restroom	Fair	Toilet Partitions, Metal, NA	14	4	9947546
C1090	01 - First Floor - 01RAM_RR - Restroom Shower	Fair	Toilet Partitions, Metal, NA	2	9	9947525
C1090	01 - First Floor - 01COMKIT - Kitchen	Fair	Toilet Partitions, Metal, NA	1	1	9947535
C2010	01 - First Floor - 01INT - Interior	Fair	Wall Finishes, any surface, NA, Prep & Paint	56,316 SF	4	9947530
C2010	01 - First Floor - 01INT - Interior	Fair	Wall Finishes, Laminated Paneling (FRP), NA	2,964 SF	4	9947527
C2030	01 - First Floor - 01INT - Interior	Fair	Flooring, Vinyl Tile (VCT), NA	19,000 SF	5	9947567

Component Condition Report | Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	01 - First Floor - 01SUT_MED - Medical Office	Fair	Flooring, Carpet, Commercial Standard, NA	1,500 SF	1	9947570
C2030	01 - First Floor - 01INT - Interior	Fair	Flooring, Vinyl Sheeting, NA	1,500 SF	2	9947585
C2030	01 - First Floor - 01LOBBY - Lobby	Fair	Flooring, Laminate Faux Wood, NA	1,000 SF	1	9947576
C2030	01 - First Floor - 01CNT - Control	Fair	Flooring, Laminate Faux Wood, NA	1,000 SF	1	9947548
C2030	01 - First Floor - 01INT - Interior	Fair	Flooring, any surface, w/ Paint or Sealant, NA, Prep & Paint	3,000 SF	4	9947544
C2050	Throughout	Fair	Ceiling Finishes, any flat surface, Prep & Paint	20,000 SF	4	9998353
Plumbing						
D2010	01 - First Floor - 01INT - Interior	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), NA	27,000 SF	4	9947574
D2010	01 - First Floor - 01COMKIT - Kitchen	Fair	Water Heater, Booster, 15 KW [BOOSTER WATER HEATER]	1	5	9860772
D2010	01 - First Floor - 01COMKIT - Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel, NA	1	4	9947595
D2010	01 - First Floor - 01COMKIT - Kitchen	Good	Pump, Circulation/Booster, Domestic Water, 3 HP, 0.16 HP [H W CIRC PUMP]	1	12	9861102
D2010	01 - First Floor - 01RAM_RR - Restroom Shower	Fair	Sink/Lavatory, Vanity Top, Enameled Steel, NA	1	4	9947594
D2010	01 - First Floor - 01EXT - Exterior	Good	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, 80 GAL [WATER HEATER]	1	18	9860374
D2010	00200 - Floor - 00200 - Laundry Room	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel, NA	1	14	9947528
D2010	01 - First Floor - 01SUTCST - Customer Space	Fair	Water Heater, Electric, Residential, 40 GAL, 40 GAL [SUTTER WATER HEATER]	1	8	9860736
D2010	01 - First Floor - 01COMKIT - Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung, NA	1	1	9947524
D2010	01 - First Floor - 01SUTRR_1 - Restroom	Fair	Sink/Lavatory, Vanity Top, Enameled Steel, NA	2	4	9947537
D2010	01 - First Floor - 01RAM_RR - Restroom Shower	Fair	Toilet, Commercial Water Closet, NA	1	4	9947549

Component Condition Report | Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	01 - First Floor - 01GOLDRR_2 - Restroom	Fair	Sink/Lavatory, Vanity Top, Enameled Steel, NA	2	4	9947564
D2010	01 - First Floor - 01SUTRR_1 - Restroom	Fair	Toilet, Commercial Water Closet, NA	2	4	9947533
D2010	01 - First Floor - 01LOBBY - Lobby	Fair	Drinking Fountain, Wall-Mounted, Single-Level, NA [SLF ENTRY DRINKING FOUNTAIN]	1	7	9860759
D2010	01 - First Floor - 01COMKIT - Kitchen	Fair	Drinking Fountain, Wall-Mounted, Single-Level, NA	1	7	9947583
D2010	01 - First Floor - 01RAM_PC - Pipe Chase	Fair	Sink/Lavatory, Service Sink, Wall-Hung, NA	1	4	9947541
D2010	01 - First Floor - 01COMRR_1 - Restroom	Fair	Sink/Lavatory, Wall-Hung, NA	1	4	9947543
D2010	01 - First Floor - 01COSM - Cosmetology	Fair	Sink/Lavatory, Vanity Top, Enameled Steel, NA	1	4	9947566
D2010	00200 - Floor - 00200 - Laundry Room	Fair	Sink/Lavatory, Service Sink, Laundry, NA	1	1	9947579
D2010	01 - First Floor - 01LOBBY - Lobby	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel, NA	2	4	9947536
D2010	01 - First Floor - 01COMKIT - Kitchen	Fair	Toilet, Commercial Water Closet, NA	1	4	9947531
D2010	01 - First Floor - 01SUT_MED - Medical Office	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel, NA	1	14	9947522
D2010	01 - First Floor - 01COMKIT - Kitchen	Fair	Toilet, Commercial Water Closet, NA	1	4	9947596
D2010	00200 - Floor - 00200 - Laundry Room	Fair	Toilet, Commercial Water Closet, NA	1	4	9947569
D2010	01 - First Floor - 01CORE_RR - Core Restroom	Fair	Toilet, Commercial Water Closet, NA	1	4	9947526
D2010	01 - First Floor - 01COMKIT - Kitchen	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL [KITCHEN WATER HEATER]	1	11	9860465
D2010	01 - First Floor - 01KINYAMECH - Mechanical Rm	Fair	Water Heater, Gas, Residential, 80 GAL, 80 GAL [KINYA WATER HEATER]	1	4	9860556

Component Condition Report | Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	01 - First Floor - 01SUTCST - Customer Space	Fair	Drinking Fountain, Wall-Mounted, Single-Level, NA [REFRIGERATED DRINKING WATER FOUN]	1	7	9860370
D2010	01 - First Floor - 01LOBBY - Lobby	Fair	Toilet, Commercial Water Closet, NA	2	4	9947561
D2010	01 - First Floor - 01PODS - Communal Restrooms	Fair	Drinking Fountain, Wall-Mounted, Single-Level, Inaccessible	3	4	9947568
D2010	01 - First Floor - 01SUT_MED - Medical Office	Fair	Sink/Lavatory, Vanity Top, Stainless Steel, NA	2	4	9947592
D2010	01 - First Floor - 01CNT - Control	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel, NA	1	14	9947538
D2010	01 - First Floor - 01CNT - Control	Fair	Toilet, Commercial Water Closet, NA	1	4	9947556
D2010	01 - First Floor - 01SUTCST - Customer Space	Fair	Sink/Lavatory, Service Sink, Wall-Hung, NA	1	1	9947534
D2010	01 - First Floor - 01SUT_MED - Medical Office	Fair	Toilet, Commercial Water Closet, NA	1	4	9947577
D2010	01 - First Floor - 01RAM_PC - Pipe Chase	Fair	Water Heater, Electric, Commercial (12 kW), 80 GAL [RAMONA WATER HEATER]	1	1	9861030
D2010	01 - First Floor - 01COMKIT - Kitchen	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel, NA	1	14	9947575
D2020	01 - First Floor - 01COMKIT - Kitchen	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground, Inaccessible [GREASETRAP]	1	1	9861044
HVAC						
D3020	01 - First Floor - 01KINYAMECH - Mechanical Rm	Fair	Furnace, Gas, 101 to 150 MBH, 120 MBH [AHU 1]	1	13	9860390
D3020	01 - First Floor - 01KINYAMECH - Mechanical Rm	Fair	Furnace, Gas, 120 MBH [AHU 2]	1	13	9860367
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, 15 TON [SLF RAMONA A C 2]	1	3	9860314
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, 15 TON [GOLDEN POPPY A C 5]	1	3	9860685

Component Condition Report | Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, 15 TON [AC 7]	1	3	9947550
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, 15 TON [SLF COMSTOCK CHOW HALL A C 6]	1	3	9860668
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, 15 TON [SLF CAMILLIA A C 4]	1	3	9860995
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, 15 TON [COSMETOLOGY A C 7]	1	3	9860467
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, 15 TON [SLF A C 1]	1	3	9860652
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, 15 TON [SLF SUTTER A C 3]	1	1	9860599
D3050	Throughout	Fair	HVAC System, Ductwork w/ VAV/FCU, High Density	27,000 SF	4	9999531
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Fan, Centrifugal, 28" Diameter, 5001 to 8500 CFM, 6000 CFM [UNIT 2]	1	3	9860303
D3060	01 - First Floor - 01RAM_RR - Restroom Shower	Fair	Exhaust Fan, Residential Bathroom, NA [EXHAUST FAN 5]	1	4	9860508
D3060	01 - First Floor - 01BKGPROPERTY - Property Rm	Fair	Exhaust Fan, Residential Bathroom, NA [EXHAUST FAN 4]	1	4	9860676
D3060	01 - First Floor - 01RAMCELL_1 - Cell 1	Fair	Exhaust Fan, Residential Bathroom, NA [EXHAUST FAN 1]	1	4	9860379
D3060	01 - First Floor - 01GOLDRR_2 - Restroom	Fair	Exhaust Fan, Residential Bathroom, NA [EXHAUST FAN 10]	1	4	9861105
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, 3000 [KENYA R R EXHAUST FAN]	1	4	9860313
D3060	01 - First Floor - 01EXT - Exterior	Fair	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, 3000 [CAMELLIA SMOKE EXHAUST FAN 14]	1	4	9860384
D3060	00200 - Floor - 00200 - Space	Fair	Exhaust Fan, Residential Bathroom, NA [EXHAUST FAN]	1	2	9860928
D3060	01 - First Floor - 01COMRR_1 - Restroom	Fair	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM, NA [EXHAUST FAN 17]	1	9	9860376

Component Condition Report | Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	01 - First Floor - 01LOBBY - Lobby	Fair	Exhaust Fan, Residential Bathroom, NA [EXHAUST FAN]	1	4	9860555
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM, 2000 CFM [CAMILLIA R R EXHAUST FAN 15]	1	1	9861110
D3060	01 - First Floor - 01COMKIT - Kitchen	Fair	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM, NA [EXHAUST FAN]	1	9	9860573
D3060	01 - First Floor - 01EXT - Exterior	Fair	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, 3000 [SUTTER SMOKE EXHAUST FAN 13]	1	4	9861165
D3060	01 - First Floor - 01CORE - Core Area	Fair	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM, NA [EXHAUST FAN]	1	9	9861237
D3060	01 - First Floor - 01COMKIT - Kitchen	Fair	Supplemental Components, Air Curtain, 5' Wide Heated, 0.25 HP [EVAPORATIVE COOLER/HEAT]	1	9	9860840
D3060	00200 - Floor - 00200 - Space	Fair	Exhaust Fan, Residential Bathroom, NA [CAMILLIA FRONT R R EXH FAN 7]	1	4	9860459
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 6000 CFM [KENYA SMOKE EXHAUST FAN 3]	1	4	9861067
D3060	01 - First Floor - 01SUTRR_1 - Restroom	Good	Exhaust Fan, Residential Bathroom, NA [EXHAUST FAN]	1	11	9861097
D3060	01 - First Floor - 01EXT - Exterior	Fair	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, 3000 CFM [RAMONA SMOKE EXHAUST FAN 12]	1	9	9861130
D3060	01 - First Floor - 01COMKIT - Kitchen	Fair	Fan, Centrifugal, 28" Diameter, 5001 to 8500 CFM, 6000 CFM [KITCHEN HOOD EXHAUST FAN 16]	1	4	9860937
D3060	01 - First Floor - 01EXT - Exterior	Fair	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, 3000 [PROPERTY RM SMOKE EXH FAN 16]	1	4	9860714
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, 3000 [SMOKE EXHAUST FAN 15]	1	2	9860441
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 3000 [COSMETOLOGY SMOKE EXHAUST FAN 17]	1	4	9860818
D3060	01 - First Floor - 01SUT_MED - Medical Office	Fair	Exhaust Fan, Residential Bathroom, NA [EXHAUST FAN 8]	1	4	9860431

Component Condition Report | Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 6000 CFM [KENYA SHOWER EXHAUST FAN]	1	4	9860665
D3060	01 - First Floor - 01LOBBY - Lobby	Fair	Exhaust Fan, Residential Bathroom, NA [EXHAUST FAN 1]	1	1	9860734
D3060	01 - First Floor - 01COMKIT - Kitchen	Fair	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM, 6000 CFM [DISHWASHER ROOF EXH FAN 18]	1	9	9860616
D3060	01 - First Floor - 01CORE_RR - Core Restroom	Fair	Exhaust Fan, Residential Bathroom, NA [SLF CONTROL R R EX FAN]	1	1	9860707
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Fan, Centrifugal, 28" Diameter, 5001 to 8500 CFM, 6000 CFM [GOLDEN POPPY R R EX FAN 14]	1	4	9860841
D3060	01 - First Floor - 01CNT - Control	Fair	Exhaust Fan, Residential Bathroom, NA [CONTROL RR EXHAUST FAN]	1	4	9860300
D3060	01 - First Floor - 01LOBBY - Lobby	Fair	Exhaust Fan, Residential Bathroom, NA [EXHAUST FAN]	1	4	9860613
Fire Protection						
D4010	01 - First Floor - 01COMKIT - Kitchen	Fair	Fire Suppression System, Commercial Kitchen, per LF of Hood, NA	8 LF	9	9947562
D4030	01 - First Floor - 01INT - Interior	Fair	Fire Extinguisher, Type ABC, up to 20 LB, 10 LBS [FIRE EXTINGUISHERS]	12	6	9860892
Electrical						
D5020	01 - First Floor - 01KINYAMECH - Mechanical Rm	Poor	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL G]	1	0	9860965
D5020	R2 - Roof Level 2 - R2ROOF - Roof	Poor	Distribution Panel, 120/208 V, 500 AMP, 500 AMP [PANEL AC]	1	0	9860876
D5020	01 - First Floor - 01EXT - Exterior	Poor	Switchboard, 120/208 V, 1000 AMP, 1000 AMP [MSB]	1	0	9860310
D5020	01 - First Floor - 01SUTCST - Customer Space	Fair	Distribution Panel, 120/208 V, 200 AMP, Inaccessible [B]	1	1	9860422
D5020	00200 - Floor - 00200 - Office	Fair	Distribution Panel, 120/208 V, 225 AMP, NA [PANEL C]	1	4	9860801
D5020	01 - First Floor - 01COSM - Cosmetology	Poor	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL D]	1	0	9861126

Component Condition Report | Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	01 - First Floor - 01CORE - Core Area	Poor	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL A]	1	0	9860563
D5030	01 - First Floor - 01INT - Interior	Fair	Electrical System, Wiring & Switches, High Density/Complexity, NA	27,000 SF	4	9947521
D5040	01 - First Floor - 01COSM - Cosmetology	Fair	Lighting Controls, Dimming Panel, Standard, NA [COSMO LCP]	1	3	9860678
D5040	01 - First Floor - 01CST - Customer Space	Fair	Lighting Controls, Dimming Panel, Standard, NA [KITCHEN LCP]	1	3	9861228
D5040	01 - First Floor - 01CORE - Core Area	Fair	Lighting Controls, Dimming Panel, Standard, NA [CORE LCP]	1	3	9861104
D5040	01 - First Floor - 01KINYAMECH - Mechanical Rm	Fair	Lighting Controls, Dimming Panel, Standard, NA [KINYA LCP]	1	3	9860494
D5040	01 - First Floor - 01RAM_PC - Pipe Chase	Fair	Lighting Controls, Dimming Panel, Standard, NA [RAMONA LCP]	1	3	9860311
D5040	01 - First Floor - 01SUTCST - Customer Space	Fair	Lighting Controls, Dimming Panel, Standard, NA [SUTTER LCP]	1	3	9860877
D5040	01 - First Floor - 01INT - Interior	Fair	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, NA	27,000 SF	4	9947547
Fire Alarm & Electronic Systems						
D6020	01 - First Floor - 01INT - Interior	Fair	Low Voltage System, Phone & Data Lines, NA	27,000 SF	1	9947542
D7010	01 - First Floor - 01SUTCST - Customer Space	Fair	Access Control Devices, Electronic Lock, NA [DOOR]	1	4	9860986
D7010	01 - First Floor - 01CAMBERTH - Berthing	Fair	Access Control Devices, Electronic Lock, NA [DOOR]	1	2	9861008
D7010	01 - First Floor - 01COMKIT - Kitchen	Fair	Access Control Devices, Electronic Lock, NA [DOOR LOCKS 00200 GROUP]	1	4	9861191
D7050	01 - First Floor - 01RAM_STOR - Storage	Good	Fire Alarm Panel, Fully Addressable, NA [FACP]	1	11	9860454
D7050	01 - First Floor - 01INT - Interior	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, NA, Upgrade/Install	27,000 SF	16	9947581

Component Condition Report | Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	01 - First Floor - 01RAMCELL_14 - Cell 14	Fair	Healthcare, UV Germicidal Light, NA [UV-29]	1	1	9860954
D8010	Throughout	Fair	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	27,000 SF	2	9999533
Equipment & Furnishings						
E1030	00200 - Floor - 00200 - Laundry Room	Fair	Laundry Equipment, Dryer, Commercial, 50 LB	2	6	9947571
E1030	01 - First Floor - 01COMKIT - Kitchen	Fair	Foodservice Equipment, Deep Fryer, NA	1	2	9947598
E1030	01 - First Floor - 01COMKIT - Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding, 510 LBS	1	11	9947599
E1030	01 - First Floor - 01COMKIT - Kitchen	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, 1 HP [GARBAGE DISPOSAL]	1	11	9860389
E1030	00200 - Floor - 00200 - Laundry Room	Fair	Laundry Equipment, Washer, Commercial, 31 to 50 LB, 50 LB	2	1	9947529
E1030	01 - First Floor - 01COMKIT - Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	9999529
E1030	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	9999530
E1030	01 - First Floor - 01COMKIT - Kitchen	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, 1 HP [GARBAGE DISPOSAL]	1	11	9861108
E1030	01 - First Floor - 01COMKIT - Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator, NA [WALK-IN BOX]	1	4	9861242
E1030	01 - First Floor - 01COMKIT - Kitchen	Good	Foodservice Equipment, Dishwasher Commercial, NA [DISHWASHER]	1	7	9860872
E1030	01 - First Floor - 01COMKIT - Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl, NA	3	4	9947553
E1030	01 - First Floor - 01COMKIT - Kitchen	Fair	Foodservice Equipment, Convection Oven, Double, NA	1	4	9947572
E1040	01 - First Floor - 01RAM_RR - Restroom Shower	Fair	Detention Equipment, Shower, Stainless Steel, NA	2	4	9947593
E1040	01 - First Floor - 01RAMCELLS - Cells	Fair	Detention Equipment, Security Doors & Hardware, Swinging, NA [Transfer Door]	26	7	9947558
E1040	01 - First Floor - 01RAMCELLS - Cells	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel, NA	25	4	9947563
E1040	01 - First Floor - 01SUTRR_1 - Restroom	Fair	Detention Equipment, Shower, Stainless Steel, NA	1	4	9947539

Component Condition Report | Rio Consumnes Correctional Center / 00200 - RCCC - Sandra Larson Facility (SLF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1040	01 - First Floor - 01PODS - Communal Restrooms	Fair	Detention Equipment, Shower, Stainless Steel, NA	12	4	9947604
E1040	01 - First Floor - 01PODS - Communal Restrooms	Fair	Detention Equipment, Wash Basin, Stainless Steel, NA	9	4	9947601
E2010	01 - First Floor - 01LOBBY - Lobby	Fair	Fixed Seating, Detention Equipment, Metal Standard, NA	24	9	9947580
E2010	01 - First Floor - 01SUT_MED - Medical Office	Fair	Casework, Countertop, Plastic Laminate, NA	30 LF	4	9947578
E2010	01 - First Floor - 01CNT - Control	Fair	Casework, Cabinetry, Economy, NA	25 LF	4	9947602
E2010	01 - First Floor - 01COMKIT - Kitchen	Fair	Fixed Seating, Detention Equipment, Metal Standard, NA	20	4	9947591
E2010	01 - First Floor - 01CNT - Control	Fair	Casework, Countertop, Plastic Laminate, NA	25 LF	4	9947520
E2010	01 - First Floor - 01SUT_MED - Medical Office	Fair	Fixed Seating, Detention Equipment, Wood Benches, NA	10 LF	9	9947559
E2010	01 - First Floor - 01SUT_MED - Medical Office	Fair	Casework, Cabinetry, Economy, NA	30 LF	9	9968501

Component Condition Report | Rio Consumnes Correctional Center / 00422 - RCCC - Horse Ranch

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building exterior	Poor	Exterior Walls, any painted surface, Prep & Paint	1,400 SF	0	10000944
B2010	00422 - Horse Ranch - 00422 - Modular Exterior	Poor	Exterior Walls, Wood Siding, NA	1,400 SF	0	9947381
B2020	00422 - Horse Ranch - 00422 - Modular Exterior	Fair	Glazing, any type by SF, NA	72 SF	4	9947391
B2050	00422 - Horse Ranch - 00422 - Modular Exterior	Poor	Exterior Door, Wood, Solid-Core, NA	2	0	9947393
Roofing						

Component Condition Report | Rio Consumnes Correctional Center / 00422 - RCCC - Horse Ranch

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3010	00422 - Horse Ranch - 00422 - Roof	Fair	Roofing, Metal, NA	880 SF	16	9947390
Interiors						
C1030	00422 - Horse Ranch - 00422 - Modular Office	Fair	Door Hardware, Office, per Door, NA	3	4	9947383
C1030	00422 - Horse Ranch - 00422 - Modular Office	Fair	Interior Door, Wood, Hollow-Core Residential, NA	3	9	9947382
C1070	00422 - Horse Ranch - 00422 - Modular Office	Poor	Suspended Ceilings, Acoustical Tile (ACT), NA	880 SF	0	9947387
C1090	00422 - Horse Ranch - 00422 - Modular Office	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, NA	4 LF	4	9947380
C2010	00422 - Horse Ranch - 00422 - Modular Office	Fair	Wall Finishes, Vinyl, NA	2,023 SF	4	9947379
C2030	00422 - Horse Ranch - 00422 - Modular Office	Fair	Flooring, Carpet, Commercial Standard, NA	880 SF	2	9947378
HVAC						
D3030	00422 - Horse Ranch - 00422 - Modular Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, Illegible	1	3	9947384
D3050	Throughout	Fair	HVAC System, Ductwork, Medium Density	880 SF	14	10000969
Fire Protection						
D4030	00422 - Horse Ranch - 00422 - Horse Ranch	Good	Fire Extinguisher, Type ABC, up to 20 LB, 10 LB [HORSE RANCH FIRE EXTINGUISHERS]	1	6	9860888
Electrical						
D5020	00422 - Horse Ranch - 00422 - Modular Exterior	Fair	Distribution Panel, 120/240 V, 200 AMP	1	4	9947388
D5030	00422 - Horse Ranch - 00422 - Modular Office	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity, NA	880 SF	14	9947394
D5040	00422 - Horse Ranch - 00422 - Modular Office	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, NA	880 SF	9	9947389

Component Condition Report | Rio Consumnes Correctional Center / 00422 - RCCC - Horse Ranch

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	00422 - Horse Ranch - 00422 - Modular Office	Fair	Emergency & Exit Lighting, Exit Sign, LED, 6 V	1	4	9947395
Fire Alarm & Electronic Systems						
D6020	00422 - Horse Ranch - 00422 - Modular Office	Good	Low Voltage System, Phone & Data Lines, NA	880 SF	14	9947377
Equipment & Furnishings						
E1040	00422 - Horse Ranch - 00422 - Modular Office	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, No dataplate	1	4	9947392
Sitework						
G4050	00422 - Horse Ranch - 00422 - Modular Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Inaccessible	2	4	9947385

Component Condition Report | Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, Brick/Masonry/Stone, Clean & Seal	5,000 SF	9	9938862
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF	175 SF	14	9938858
B2020	01 - First Floor - 01KIT - Main Kitchen	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF [ROLL UP DOOR 1]	1	18	9860902
B2020	01 - First Floor - 01KIT - Main Kitchen	Good	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF [ROLL UP DOOR 2]	1	18	9861192
B2020	01 - First Floor - 01EXT - Exterior	Fair	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF	1	7	9938849
B2020	01 - First Floor - 01KIT - Main Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF [ROLL UP DOOR 3]	1	9	9860523
B2020	01 - First Floor - 01KIT - Main Kitchen	Fair	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF [ROLL UP DOOR 4]	1	9	9860537
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	10	4	9938860
Roofing						
B3010	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Roofing, Modified Bitumen, No dataplate [ROOF]	10,650 SF	4	9860575

Component Condition Report | Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3020	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, NA	150 LF	9	9938807
Interiors						
C1030	00533 - Floor - 00533 - Throughout Building	Fair	Interior Door, Steel, Standard, No dataplate	10	14	9938872
C1030	00533 - Floor - 00533 - Throughout Building	Fair	Door Hardware, Office, per Door, NA	10	4	9938811
C1090	01 - First Floor - 01RR_2 - Restroom Staff	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, No dataplate	6 LF	4	9938839
C1090	01 - First Floor - 01RR_2 - Restroom Staff	Fair	Toilet Partitions, Metal, NA	1	3	9938837
C2010	01 - First Floor - 01INT - Interior	Fair	Wall Finishes, Ceramic Tile, NA	12,810 SF	14	9938859
C2010	01 - First Floor - 01DISHWASH - Dish Wash Area	Excellent	Wall Finishes, Steel Sheeting, NA	250 SF	49	9938861
C2010	01 - First Floor - 01RR_2 - Restroom Staff	Fair	Wall Finishes, Laminated Paneling (FRP), NA	10,750 SF	19	9938865
C2030	00533 - Floor - 00533 - Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, NA, Prep & Paint	4,260 SF	4	9938800
C2030	00533 - Floor - 00533 - Throughout Building	Fair	Flooring, Ceramic Tile, NA	6,390 SF	14	9938867
C2050	00533 - Floor - 00533 - Throughout Building	Fair	Ceiling Finishes, any flat surface, NA, Prep & Paint	10,650 SF	4	9938864
Plumbing						
D2010	01 - First Floor - 01RR_2 - Restroom Staff	Fair	Urinal, Standard, NA	1	4	9938805
D2010	01 - First Floor - 01EXT_BLR - Boiler	Good	Water Softener, Domestic Water, 30K Grains & 7.5 GPM, 7.5 GPM [WATER SOFTENER NEXT TO BOILERS]	1	18	9861209
D2010	01 - First Floor - 01KIT - Main Kitchen	Fair	Sink/Lavatory, Service Sink, Floor, NA	1	9	9938840
D2010	01 - First Floor - 01RR_1 - Inmate Restroom	Fair	Urinal, Standard, NA	4	4	9938804

Component Condition Report | Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	01 - First Floor - 01MECH - Mechanical Rm	Good	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL, 80 GAL [HOT WATER HEATER #1]	1	17	9860455
D2010	01 - First Floor - 01RR_2 - Restroom Staff	Fair	Toilet, Residential Water Closet, NA	1	4	9938833
D2010	01 - First Floor - 01RR_1 - Inmate Restroom	Fair	Sink/Lavatory, Wall-Hung, NA	1	4	9938846
D2010	01 - First Floor - 01KIT - Main Kitchen	Fair	Sink/Lavatory, Service Sink, Wall-Hung, NA	2	9	9938818
D2010	00533 - Floor - 00533 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), NA	10,650 SF	4	9938853
D2010	01 - First Floor - 01MECH - Mechanical Rm	Good	Water Heater, Gas, Commercial (125 MBH), 75 to 99 GAL, 80 GAL [HOT WATER HEATER #2]	1	16	9860939
D2010	01 - First Floor - 01EXT - Exterior	Fair	Backflow Preventer, Domestic Water, 2 IN, 2.5 INCH [00533-15140-0002]	1	7	9860317
D2010	01 - First Floor - 01RR_1 - Inmate Restroom	Fair	Toilet, Residential Water Closet, NA	4	4	9938863
D2010	01 - First Floor - 01EXT_BLR - Boiler	Fair	Boiler, Gas, Domestic, 260 to 500 MBH, 399 MBH [STEAM BOILER 2]	1	2	9860754
D2010	01 - First Floor - 01KIT - Main Kitchen	Fair	Backflow Preventer, Domestic Water, 2 IN, Illegible [00533-15140-0003]	1	4	9860491
D2010	01 - First Floor - 01EXT_BLR - Boiler	Fair	Pump, Circulation, Domestic Water, 1/12 HP, 1/12 HP [DOM HW CIRC PUMP]	1	4	9860500
D2010	01 - First Floor - 01EXT_BLR - Boiler	Fair	Boiler, Gas, Domestic, 260 to 500 MBH, 399 MBH [STEAM BOILER 1]	1	6	9860750
D2010	01 - First Floor - 01RR_2 - Restroom Staff	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel, NA	1	4	9938851
D2010	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Fair	Sink/Lavatory, Service Sink, Wall-Hung, NA	1	9	9938847
D2010	01 - First Floor - 01KIT - Main Kitchen	Fair	Pump, Circulation/Booster, Domestic Water, 10 HP, No dataplate [BOOSTER HEATER]	1	14	9860681
D2020	01 - First Floor - 01KIT - Main Kitchen	Poor	Grease Trap/Interceptor, Underground, 100 GPM and 300 LB, Inaccessible [GREASETRAP]	1	0	9860650
D2060	01 - First Floor - 01BAKE - Bakery	Good	Air Compressor, Tank-Style, 20 GAL, 20 GAL [AIR COMPRESSOR]	1	16	9860404

Component Condition Report | Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3020	01 - First Floor - 01EXT_BLR - Boiler	Fair	Boiler Supplemental Components, Chemical Feed System, Inaccessible [CHEMICAL FEED PUMP]	1	6	9860407
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM, 7000 CFM [MAU #1]	1	19	9860653
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM, 7000 CFM [MAU #3]	1	19	9860649
D3050	Throughout	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	10,650 SF	4	10003716
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Illegible [AIR CONDITIONING UNIT 2]	1	2	9861062
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM, 8500 CFM [MAU #4]	1	19	9861029
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, 6 TON [AIR CONDITIONING UNIT 1]	1	3	9860608
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Make-Up Air Unit, MUA or MAU, 6001 to 12000 CFM, 7000 CFM [MAU #2]	1	19	9860915
D3060	01 - First Floor - 01BAKE - Bakery	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Inaccessible [CIRCULATING FAN 1]	1	4	9860597
D3060	01 - First Floor - 01RR_2 - Restroom Staff	Fair	Exhaust Fan, Residential Bathroom, Inaccessible [EXHAUST FAN (COOKS BATHROOM)]	1	6	9860726
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, No dataplate [FLY FAN 5]	1	9	9860855
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Residential Bathroom, Inaccessible [EXHAUST FAN 1]	1	6	9861172
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, No dataplate [FLY FAN 2]	1	9	9860874
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Illegible [FLY FAN 12]	1	9	9860648
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Illegible [FLY FAN 8]	1	9	9860554
D3060	01 - First Floor - 01BAKE - Bakery	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Inaccessible [CIRCULATING FAN 2]	1	4	9860624

Component Condition Report | Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Illegible [REF-3]	1	9	9860647
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Exhaust Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 700 CFM [REF-1B]	1	23	9938813
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Illegible [FLY FAN 9]	1	9	9861053
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Illegible	1	9	9938832
D3060	01 - First Floor - 01BAKE - Bakery	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Inaccessible [CIRCULATING FAN 4]	1	4	9860666
D3060	01 - First Floor - 01BAKE - Bakery	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, 1/4 HP [CIRCULATING FAN 5]	1	4	9938810
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Illegible [FLY FAN 14]	1	9	9861170
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Good	Exhaust Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, 1129 RPM [KEF-1]	1	18	9972047
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Illegible [FLY FAN 3]	1	9	9861254
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, No dataplate [FLY FAN 10]	1	9	9860751
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Good	Exhaust Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, 1245 RPM [KEF-3]	1	18	9938857
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Exhaust Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 300 CFM [REF-1A]	1	24	9938827
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Illegible [FLY FAN 11]	1	11	9860807
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Illegible [FLY FAN 7]	1	9	9861193
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, No dataplate [FLY FAN 6]	1	9	9860979
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, No dataplate [FLY FAN 1]	1	9	9861048
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Good	Exhaust Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, 1129 RPM [KEF-1]	1	18	9860385

Component Condition Report | Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, 1245 RPM [KEF-2]	1	13	9860509
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, No dataplate [FLY FAN 13]	1	9	9861204
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Good	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM, 1527 CMF [REF-1]	1	18	9938824
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, NA	1	13	9938802
D3060	01 - First Floor - 01RR_1 - Inmate Restroom	Fair	Exhaust Fan, Residential Bathroom, Inaccessible [EXHAUST FAN (INMATE RESTROOM)]	1	4	9860749
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Illegible [KEF 2]	1	13	9860296
D3060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Illegible [FLY FAN 4]	1	11	9860865
D3060	01 - First Floor - 01BAKE - Bakery	Fair	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Inaccessible [CIRCULATING FAN 3]	1	4	9860708
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Poor	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, 501 CFM	1	0	9938817
Fire Protection						
D4010	01 - First Floor - 01EXT - Exterior	Fair	Backflow Preventer, Fire Suppression, 4 IN, Illegible [00533-15140-0001]	1	12	9860963
D4010	00533 - Floor - 00533 - Throughout Building	Poor	Fire Suppression System, Existing Sprinkler Heads, by SF, No dataplate	10,650 SF	0	9938856
D4030	00533 - Floor - 00533 - Throughout Building	Fair	Fire Extinguisher, Type ABC, up to 20 LB, NA [FIRE EXTINGUISHER CHECKS]	5	6	9860371
Electrical						
D5020	01 - First Floor - 01CST_2 - Deputy Office	Fair	Relay Panel, 120/208 V, 200 AMP, No dataplate [RELAY PANEL]	1	4	9860651
D5020	01 - First Floor - 01BAKE - Bakery	Fair	Distribution Panel, 120/208 V, 200 AMP, 200 AMP [PANEL LD]	1	4	9860290
D5020	01 - First Floor - 01ELE - Electrical	Fair	Switchboard, 120/208 V, 2000 AMP, 2000 AMP [DPK]	1	4	9861080
D5020	01 - First Floor - 01KIT - Main Kitchen	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANELBOARD LB]	1	4	9860452

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	01 - First Floor - 01ELE - Electrical	Fair	Distribution Panel, 120/208 V, 225 AMP, No dataplate [PANEL LA]	1	19	9861120
D5020	01 - First Floor - 01CST_1 - Cook`s Office	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL HC]	1	19	9860863
D5020	01 - First Floor - 01EXT - Exterior	Excellent	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA [XMFR T2]	1	29	9860347
D5020	01 - First Floor - 01KIT - Main Kitchen	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANELBOARD HB]	1	19	9861216
D5020	01 - First Floor - 01ELE - Electrical	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL HM]	1	19	9861075
D5020	01 - First Floor - 01EXT - Exterior	Excellent	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL LF]	1	29	9938854
D5020	01 - First Floor - 01CST_2 - Deputy Office	Excellent	Distribution Panel, 120/208 V, 400 AMP, 400 AMP [PANEL LE]	1	29	9938820
D5020	01 - First Floor - 01ELE - Electrical	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL LM]	1	4	9860564
D5020	01 - First Floor - 01CST_2 - Deputy Office	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL LC]	1	4	9861100
D5030	00533 - Floor - 00533 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity, NA	10,650 SF	14	9938855
D5040	00533 - Floor - 00533 - Throughout Building	Fair	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, NA	4	2	9938835
D5040	00533 - Floor - 00533 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, NA	10,650 SF	4	9938816
Fire Alarm & Electronic Systems						
D6020	00533 - Floor - 00533 - Throughout Building	Fair	Low Voltage System, Facility-Wide, Phone & Data Lines, No dataplate	10,650 SF	9	9938870
D7050	00533 - Floor - 00533 - Throughout Building	Good	Fire Alarm System, Full System Upgrade, Basic/Zoned, NA, Install	10,650 SF	16	9938826
D7050	01 - First Floor - 01ELE - Electrical	Good	Fire Alarm Panel, Fully Addressable, NA [FACP]	1	11	9860787
D7050	01 - First Floor - 01MECH - Mechanical Rm	Fair	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, residential in-house, NA [CARBON MONOXIDE DETECTOR]	1	5	9860808
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	10,650 SF	2	10003719
Equipment & Furnishings						

Component Condition Report | Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Sink, 1-Bowl, NA	3	4	9938830
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Fair	Foodservice Equipment, Conical Dough Rounder, 353 LBS	1	1	9938819
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Illegible	2	4	9938852
E1030	01 - First Floor - 01DISHWASH - Dish Wash Area	Fair	Foodservice Equipment, Dishwasher Commercial, Illegible [DISHWASHER-MENS KITCHEN]	1	4	9861049
E1030	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 2 TON [CU-8]	1	14	9938866
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Fair	Foodservice Equipment, Convection Oven, Single, No dataplate	2	3	9938808
E1030	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 2 TON [CU-6]	1	14	9938842
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Illegible	2	4	9938812
E1030	R2 - Roof Level 2 - R2ROOF - Roof	Good	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 2 TON [CU-4]	1	13	9938822
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Steam Kettle, Illegible	1	4	9972984
E1030	01 - First Floor - 01KIT - Main Kitchen	Good	Foodservice Equipment, Refrigerator, 2-Door Reach-In, NA	1	11	9972981
E1030	01 - First Floor - 01WALKIN_5 - Butcher Room	Fair	Foodservice Equipment, Sink, 1-Bowl, No dataplate	1	4	9938821
E1030	01 - First Floor - 01BAKE_COOLER - Walkin Cooler	Excellent	Foodservice Equipment, Walk-In, Refrigerator, NA [WALK-IN REF (BAKERY)]	1	19	9861073
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Steam Kettle, Illegible	1	4	9938836
E1030	01 - First Floor - 01WALKIN_5 - Butcher Room	Fair	Foodservice Equipment, Walk-In, Refrigerator, No dataplate [WALK-IN REF (MEAT CUT)]	1	4	9861124
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Steam Kettle, Inaccessible	1	4	9972985

Component Condition Report | Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	01 - First Floor - 01DISHWASH - Dish Wash Area	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Illegible [GARBAGE DISPOSAL BY DISHWASHER]	1	7	9860744
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, commercial tilting skillet, Illegible	3	4	9938841
E1030	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 2 TON [CU-5]	1	14	9938871
E1030	01 - First Floor - 01WALKIN_3 - Milk Box	Good	Foodservice Equipment, Walk-In, Refrigerator, NA [WALK-IN REF (MILK)]	1	18	9860713
E1030	01 - First Floor - 01WALKIN_4 - Meat Locker	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	11	10001728
E1030	01 - First Floor - 01WALKIN_2 - Walkin Cooler	Good	Foodservice Equipment, Walk-In, Refrigerator, NA [WALK-IN (PRODUCE)]	1	18	9860337
E1030	01 - First Floor - 01KIT - Main Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding, 1,500 LBS	2	10	9938868
E1030	01 - First Floor - 01BAKE_FREEZER - Walkin Freezer	Good	Foodservice Equipment, Walk-In, Freezer, NA [WALK-IN BAKERY FREEZER]	1	18	9860607
E1030	01 - First Floor - 01WALKIN_1 - Walkin Freezer	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	10001727
E1030	01 - First Floor - 01BAKE_COOLER - Walkin Cooler	Excellent	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	14	10001724
E1030	01 - First Floor - 01WALKIN_4 - Meat Locker	Good	Foodservice Equipment, Walk-In, Refrigerator, NA [WALK-IN REF (MEAT STORAGE)]	1	16	9860602
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Steam Kettle, Illegible	1	4	9938844
E1030	01 - First Floor - 01BAKE_FREEZER - Walkin Freezer	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	10001732
E1030	01 - First Floor - 01WALKIN_5 - Butcher Room	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	10001733
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Fair	Foodservice Equipment, Sink, 2-Bowl, No dataplate	1	4	9938814

Component Condition Report | Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	01 - First Floor - 01WALKIN_3 - Milk Box	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	10001730
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Mixer, Freestanding, 80 QT	1	4	9938831
E1030	01 - First Floor - 01WALKIN_1 - Walkin Freezer	Good	Foodservice Equipment, Walk-In, Freezer, No dataplate [WALK-IN FREEZER (MAIN)]	1	18	9860693
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Fair	Foodservice Equipment, Mixer, Freestanding, 140 QT	2	4	9938803
E1030	01 - First Floor - 01KIT - Main Kitchen	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, 2 HP [GARBAGE DISPOSAL]	1	13	9860609
E1030	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 2 TON [CU-3]	1	14	9938828
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, 2 HP [GARBAGE DISPOSAL]	1	4	9861195
E1030	01 - First Floor - 01WALKIN_2 - Walkin Cooler	Good	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	13	10001731
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Steam Kettle, Illegible	1	4	9972982
E1030	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 2 TON [CU-1]	1	14	9938845
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Illegible	3	4	9938869
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Convection Oven, Single, NA	2	1	9938809
E1030	R2 - Roof Level 2 - R2ROOF - Roof	Excellent	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, 2 TON [CU-7]	1	14	9938825
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Poor	Foodservice Equipment, Dough Divider, NA	1	0	9938834
E1030	01 - First Floor - 01KIT - Main Kitchen	Fair	Foodservice Equipment, Sink, 4-Bowl, NA	1	19	9938801
E1040	01 - First Floor - 01KIT - Main Kitchen	Fair	Can Washer-Sanitizer, Dishwasher, NA [CAN WASHER SANITIZER]	1	2	9861116
E2010	00533 - Floor - 00533 - Space	Fair	Fixed Seating, Detention Equipment, Metal Standard, NA	8	3	9938848

Component Condition Report | Rio Consumnes Correctional Center / 00533 - RCCC - Main Kitchen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Utilities						
G3010	01 - First Floor - 01KIT - Main Kitchen	Fair	Pump, Distribution, Domestic Well Water, 0.75 HP, 3/4 HP [FEEDWATER PUMP 2]	1	7	9861001
G3010	01 - First Floor - 01EXT_BLR - Boiler	Fair	Pump, Distribution, Domestic Well Water, 0.75 HP, 3/4 HP [FEEDWATER PUMP 1]	1	2	9860695
Sitework						
G4050	01 - First Floor - 01EXT - Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Inaccessible	1	9	9938806
G4050	01 - First Floor - 01EXT - Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Inaccessible	2	9	9938838

Component Condition Report | Rio Consumnes Correctional Center / 00534 - RCCC - Laundry

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, Metal Siding	4,900 SF	16	9966683
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF	100 SF	1	9966675
B2050	01 - First Floor - 01WASH - Wash Room	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF) [ROLL UP DOOR 1]	1	15	9860828
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Steel, Standard	5	9	9966681
Roofing						
B3010	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Roofing, Metal [ROOF]	7,000 SF	4	9860819
Interiors						
C1030	00534 - Floor - 00534 - Space	Fair	Interior Door, Steel, Standard	10	14	9966674
C1030	00534 - Floor - 00534 - Space	Fair	Door Hardware, Office, per Door	15	9	9966679
C2010	00534 - Floor - 00534 - Space	Fair	Wall Finishes, any surface, Prep & Paint	11,000 SF	4	9966688
C2030	00534 - Floor - 00534 - Space	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	7,000 SF	2	9966685

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2050	00534 - Floor - 00534 - Space	Fair	Ceiling Finishes, any flat surface, Prep & Paint	7,000 SF	4	9966673
Plumbing						
D2010	01 - First Floor - 01MECH - Mechanical Rm	Fair	Backflow Preventer, Domestic Water, 8 IN [00534-15140-0001]	1	9	9860294
D2010	00534 - Floor - 00534 - Space	Fair	Sink/Lavatory, Service Sink, Floor	1	1	9966670
D2010	01 - First Floor - 01MECH - Mechanical Rm	Fair	Water Softener, Domestic Water, 900k Grains & 180 GPM [WATER SOFTENER]	1	14	9861017
D2010	01 - First Floor - 01MECH - Mechanical Rm	Good	Water Heater, Gas, Tankless, 9 GPM [WH-2]	1	11	9860421
D2010	01 - First Floor - 01WASH - Wash Room	Fair	Emergency Plumbing Fixtures, Eye Wash [EYE WASH STATION]	1	11	9860632
D2010	01 - First Floor - 01RR_1 - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	6	9966684
D2010	01 - First Floor - 01MECH - Mechanical Rm	Fair	Storage Tank, Domestic Water, 400 GAL [ST-1]	1	5	9860700
D2010	00534 - Floor - 00534 - Space	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	6	9966676
D2010	01 - First Floor - 01RR_1 - Restroom	Fair	Toilet, Commercial Water Closet	2	6	9966687
D2010	01 - First Floor - 01BLR - Boiler Room	Excellent	Water Heater, Gas, Residential, 40 GAL [HOT WATER HEATER]	1	14	9860359
D2010	01 - First Floor - 01MECH - Mechanical Rm	Good	Water Heater, Gas, Tankless, 9 GPM [WH-1]	1	11	9860325
D2010	00534 - Floor - 00534 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	7,000 SF	4	9966682
D2010	00534 - Floor - 00534 - Space	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	1	9966677
HVAC						

Component Condition Report | Rio Consumnes Correctional Center / 00534 - RCCC - Laundry

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	01 - First Floor - 01WASH - Wash Room	Fair	Unit Heater, Natural Gas, 30 MBH [UNIT HEATER]	1	4	9860669
D3020	01 - First Floor - 01WASH - Wash Room	Excellent	Unit Heater, Natural Gas, 25 MBH [UNIT HEATER]	1	19	9860393
D3020	01 - First Floor - 01WASH - Wash Room	Fair	Unit Heater, Natural Gas, 25 MBH [UNIT HEATER]	1	1	9860298
D3020	01 - First Floor - 01WASH - Wash Room	Fair	Unit Heater, Natural Gas, 25 MBH [UNIT HEATER NORTH CEILING]	1	13	9861042
D3030	R2 - Roof Level 2 - R2ROOF - Roof	Good	Evaporative Cooler, 0.33 to 0.50 HP, 5000 CFM [EVAPORATIVE COOLER #1]	1	13	9860604
D3030	R2 - Roof Level 2 - R2ROOF - Roof	Poor	Evaporative Cooler, 0.33 to 0.50 HP, 5000 CFM [EVAPORATIVE COOLER #2]	1	0	9860432
D3030	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Evaporative Cooler, 0.33 to 0.50 HP, 5000 CFM [EC-3]	1	2	9860791
D3050	00534 - Floor - 00534 - Throughout Building	Fair	HVAC System, Ductwork w/ VAV/FCU, Medium Density	7,000 SF	4	9966672
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3.5 TON [AIR CONDITIONING UNIT]	1	2	9861162
D3060	01 - First Floor - 01MECH - Mechanical Rm	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 500 CFM [EXHAUST FAN]	1	2	9860447
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 400 CFM [EXHAUST FAN]	1	7	9860992
Fire Protection						
D4010	00534 - Floor - 00534 - Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,000 SF	13	9966669
D4030	00534 - Floor - 00534 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	4	6	9861083
Electrical						

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	01 - First Floor - 01MECH - Mechanical Rm	Poor	Distribution Panel, 120/208 V, 400 AMP [L2]	1	0	9860887
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Supplemental Components, Circuit Breaker/Disconnect, 100 AMP	1	4	9966686
D5020	01 - First Floor - 01BLR - Boiler Room	Fair	Distribution Panel, 120/208 V, 400 AMP [L1]	1	4	9860402
D5020	01 - First Floor - 01BLR - Boiler Room	Good	Distribution Panel, 120/208 V, 225 AMP [L3]	1	26	9861040
D5020	01 - First Floor - 01MECH - Mechanical Rm	Poor	Distribution Panel, 277/480 V, 600 AMP [HL]	1	0	9860531
D5020	01 - First Floor - 01BLR - Boiler Room	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA [TL]	1	4	9861207
D5020	01 - First Floor - 01EXT - Exterior	Fair	Switchboard, 277/480 V, 1600 AMP [L1]	1	4	9860694
D5020	01 - First Floor - 01BLR - Boiler Room	Poor	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PANELBOARD LE]	1	0	9860771
D5030	00534 - Floor - 00534 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,000 SF	4	9966678
D5040	00534 - Floor - 00534 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,000 SF	11	9966680
Fire Alarm & Electronic Systems						
D6020	00534 - Floor - 00534 - Throughout Building	Fair	Low Voltage System, Phone & Data Lines	7,000 SF	9	9966671
D7050	01 - First Floor - 01STOR - Storage	Good	Fire Alarm Panel, Fully Addressable [FACP]	1	11	9860755
D7050	01 - First Floor - 01BLR - Boiler Room	Fair	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install [CARBON MONOXIDE DETECTOR]	1	3	9861087

Component Condition Report | Rio Consumnes Correctional Center / 00534 - RCCC - Laundry

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	00534 - Floor - 00534 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	7,000 SF	9	9966689
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	7,000 SF	4	10004255
Equipment & Furnishings						
E1030	01 - First Floor - 01WASH - Wash Room	Good	Laundry Equipment, Dryer, Commercial, 101 to 200 LB, 200 LB [CLOTHES DRYER #1]	1	13	9860574
E1030	01 - First Floor - 01WASH - Wash Room	Excellent	Laundry Equipment, Washer, Commercial, 81 to 120 LB, 140 LB [WASHER #3]	1	9	9860463
E1030	01 - First Floor - 01WASH - Wash Room	Good	Laundry Equipment, Dryer, Commercial, 101 to 200 LB, 200 LB [CLOTHES DRYER #4]	1	13	9861071
E1030	01 - First Floor - 01WASH - Wash Room	Good	Laundry Equipment, Dryer, Commercial, 101 to 200 LB, 200 LB [DRYER #2]	1	13	9860274
E1030	01 - First Floor - 01WASH - Wash Room	Good	Laundry Equipment, Dryer, Commercial, 101 to 200 LB, 200 LB [CLOTHES DRYER #3]	1	13	9860280
E1030	01 - First Floor - 01WASH - Wash Room	Excellent	Laundry Equipment, Washer, Commercial, 81 to 120 LB, 140 LB [WASHER #4]	1	9	9860591
E1030	01 - First Floor - 01WASH - Wash Room	Excellent	Laundry Equipment, Washer, Commercial, 81 to 120 LB, 140 LB [WASHER #1]	1	9	9860930
E1030	01 - First Floor - 01WASH - Wash Room	Excellent	Laundry Equipment, Washer, Commercial, 81 to 120 LB, 140 LB [WASHER #2]	1	9	9860924
Utilities						
G3010	01 - First Floor - 01BLR - Boiler Room	Fair	Pump, Distribution, Domestic Well Water, 0.5 HP, .5 HP [CIRC PUMP BOILER]	1	5	9860593

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	19,400 SF	4	9997333
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	6	2	9997339
Roofing						
B3010	00535 - Floor - 00535 - Space	Fair	Roofing, Single-Ply Membrane, TPO/PVC [ROOF]	37,710 SF	9	9860756
B3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Roof Hatch, Metal	2	4	9997352
B3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Roof Skylight, per unit, up to 20 SF	38	6	9997362
Interiors						
C1030	00535 - Floor - 00535 - Space	Fair	Interior Door, Steel, Standard	48	14	9997346
C1030	00535 - Floor - 00535 - Space	Fair	Door Hardware, Office, per Door	48	4	9997347
C1070	00535 - Floor - 00535 - Space	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,000 SF	9	9997314
C2010	00535 - Floor - 00535 - Space	Fair	Wall Finishes, any surface, Prep & Paint	120,000 SF	6	9997332
C2030	00535 - Floor - 00535 - Space	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	4	9997324
C2030	00535 - Floor - 00535 - Restroom	Fair	Flooring, Ceramic Tile	2,000 SF	12	9997335
C2030	00535 - Floor - 00535 - Space	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	70,000 SF	4	9997356
C2050	00535 - Floor - 00535 - Space	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	73,000 SF	4	9997337
Conveying						
D1010	00535 - Floor - 00535 - Space	Fair	Passenger Elevator, Hydraulic, 2 Floors, 2500 LB, Renovate	1	2	9997359
D1010	00535 - Floor - 00535 - Space	Fair	Elevator Cab Finishes, Economy	1	2	9997338
D1010	00535 - Floor - 00535 - Space	Fair	Elevator Controls, Automatic, 1 Car	1	4	9997315
Plumbing						
D2010	01 - First Floor - 01KIT - Kitchen	Fair	Water Heater, Gas, Tankless, 3.2 to 6.4 GPM, 5.5 GPM [BOOSTER WATER HEATER]	1	7	9860864

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	02 - Second Floor - 02BLR - Boiler Room	Fair	Pump, Circulation, Domestic Water, 1 HP [HOT WATER PUMP 3]	1	9	9860549
D2010	02 - Second Floor - 02BLR - Boiler Room	Good	Water Heater, Gas, Tankless, 5 GPM [TRS-8]	1	12	9997334
D2010	02 - Second Floor - 02BLR - Boiler Room	Good	Water Heater, Gas, Tankless, 5 GPM [TRS-3]	1	12	9997364
D2010	02 - Second Floor - 02BLR - Boiler Room	Fair	Storage Tank, Domestic Water, 750 GAL [H W STORAGE TANK]	1	2	9860353
D2010	02 - Second Floor - 02BLR - Boiler Room	Good	Water Heater, Gas, Tankless, 5.5 GPM [TRS-1]	1	12	9861164
D2010	02 - Second Floor - 02BLR - Boiler Room	Fair	Pump, Circulation, Domestic Water, .5 HP [DOM HW CIRC PUMP #2]	1	6	9860990
D2010	00535 - Floor - 00535 - Space	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	9997326
D2010	00535 - Floor - 00535 - Restroom	Fair	Toilet, Commercial Water Closet	2	17	9997323
D2010	02 - Second Floor - 02BLR - Boiler Room	Good	Water Heater, Gas, Tankless, 5.5 GPM [TRS-2]	1	12	9860596
D2010	02 - Second Floor - 02BLR - Boiler Room	Good	Water Heater, Gas, Tankless, 5 GPM [TRS-7]	1	12	9997349
D2010	00535 - Floor - 00535 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	75,420 SF	12	9997354
D2010	02 - Second Floor - 02BLR - Boiler Room	Good	Water Heater, Gas, Tankless, 5 GPM [TRS-5]	1	12	9997327
D2010	00535 - Floor - 00535 - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	14	9997366
D2010	00535 - Floor - 00535 - Restroom	Fair	Shower, Valve & Showerhead	24	2	9997336

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	00535 - Floor - 00535 - Pods	Fair	Drinking Fountain, Wall-Mounted, Single-Level	13	4	9997361
D2010	00535 - Floor - 00535 - Pods	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	73	9	9997360
D2010	02 - Second Floor - 02BLR - Boiler Room	Good	Water Heater, Gas, Tankless, 5 GPM [TRS-4]	1	12	9997312
D2010	02 - Second Floor - 02BLR - Boiler Room	Good	Water Heater, Gas, Tankless, 5 GPM [TRS-6]	1	12	9997329
D2010	00535 - Floor - 00535 - Pods	Fair	Sink/Lavatory, Service Sink, Floor	18	7	9997357
D2010	00535 - Floor - 00535 - Space	Fair	Water Heater, Gas, Tankless, 5 GPM [BOOSTER WATER HEATER]	1	4	9860969
D2010	01 - First Floor - 01EXT - Exterior	Fair	Backflow Preventer, Domestic Water, 2 IN [00535-15140-0007]	1	2	9860847
D2010	01 - First Floor - 01EXT - Exterior	Fair	Backflow Preventer, Domestic Water, 2 IN [00535-15140-0009]	1	6	9860717
D2010	02 - Second Floor - 02BLR - Boiler Room	Fair	Backflow Preventer, Domestic Water, 3 IN [00535-15140-0008]	1	6	9860338
D2020	00535 - Floor - 00535 - Space	Fair	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter [GREASETRAP]	1	1	9861063
D2030	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Supplemental Components, Drains, Roof, 2 IN	16	12	9997340
HVAC						
D3020	01 - First Floor - 01EXT - Exterior	Fair	Boiler Supplemental Components, Expansion Tank, 50 GAL	1	12	9997308
D3020	02 - Second Floor - 02BLR - Boiler Room	Fair	Boiler Supplemental Components, Expansion Tank, 125 GAL	1	10	9997319
D3020	02 - Second Floor - 02BLR - Boiler Room	Fair	Boiler, Gas, HVAC, 700 MBH [BOILER]	1	2	9860861
D3020	02 - Second Floor - 02BLR - Boiler Room	Fair	Boiler Supplemental Components, Shot Feed Tank, 5 GAL	2	2	9997318
D3030	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, 2.5 TON [MR SLIM CONDENSING UNIT]	1	3	9860799

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	02 - Second Floor - 02ELE - Electrical	Fair	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, 2 TON [FAN COIL #3]	1	3	9861244
D3030	01 - First Floor - 01EXT - Exterior	Fair	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, 177 TON [CHILLER]	1	0	9860974
D3030	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, 2.5 TON [MR SLIM CONDENSING UNIT]	1	4	9860595
D3030	00535 - Floor - 00535 - Space	Fair	Split System, Fan Coil Unit, DX, 3 TON, 3 TON [FAN COIL #2]	1	3	9860378
D3030	01 - First Floor - 01ELE - North Electrical Rm	Fair	Split System, Fan Coil Unit, DX, 3 TON, 3 TON [FAN COIL #5]	1	3	9861045
D3030	01 - First Floor - 01S_ELE - Electrical Room	Fair	Split System, Fan Coil Unit, DX, 3 TON, 3 TON [FAN COIL #4]	1	3	9860932
D3030	01 - First Floor - 01ELE - North Electrical Rm	Fair	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, 2.5 TON [MR SLIM EVAPORATOR UNIT]	1	3	9860501
D3030	00535 - Floor - 00535 - Space	Fair	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, 2.5 TON [FAN COIL #1]	1	3	9861086
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM, 10000 CFM [AIR HANDLER 2]	1	4	9861177
D3050	02 - Second Floor - 02BLR - Boiler Room	Good	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, 7.5 HP [CHILLED WATER PUMP 3]	1	19	9860856
D3050	01 - First Floor - 01EXT - Exterior	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, 7.5 HP [CHILLED WATER PUMP 2]	1	5	9861128
D3050	02 - Second Floor - 02BLR - Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 3 HP [HOT WATER PUMP 2]	1	6	9860672
D3050	02 - Second Floor - 02BLR - Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 3 HP [HOT WATER PUMP 1]	1	6	9861054
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM, 10000 CFM [AHU 6]	1	3	9860546
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM, 10000 CFM [AIR HANDLER 3]	1	3	9860513

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	01 - First Floor - 01EXT - Exterior	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, 7.5 HP [CHILLED WATER PUMP 1]	1	9	9860273
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM, 8000 CFM [AIR HANDLER 4]	1	3	9860483
D3050	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Air Separator, HVAC, 4 IN	1	4	9997344
D3050	02 - Second Floor - 02BLR - Boiler Room	Fair	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, 7.5 HP [CHILLED WATER PUMP 4]	1	14	9860906
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 2401 to 4000 CFM, 4000 CFM [AHU 5]	1	3	9860345
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 6001 to 8000 CFM, 8000 CFM [AIR HANDLER 8]	1	3	9860415
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM, 10000 CFM [AIR HANDLER 7]	1	3	9860731
D3050	00535 - Floor - 00535 - Throughout Building	Fair	HVAC System, Hydronic Piping, 4-Pipe	75,420 SF	12	9997320
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 2401 to 4000 CFM, 4000 CFM [AIR HANDLER 1]	1	3	9861248
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 2401 to 4000 CFM, 3000 CFM [AHU 13]	1	3	9860341
D3050	02 - Second Floor - 02BLR - Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 1 HP [DOM HW CIRC PUMP #1]	1	7	9860630
D3050	00535 - Floor - 00535 - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	75,420 SF	2	9997310
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM, 9000 CFM [AIR HANDLER 12]	1	3	9860949
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 8001 to 10000 CFM, 9000 CFM [AHU 11]	1	3	9860399

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 4000 CFM [AHU 10]	1	3	9860797
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 5000 CFM [AHU 14]	1	3	9860453
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Air Handler, Exterior AHU, 6000 CFM [AHU 9]	1	3	9861241
D3050	02 - Second Floor - 02BLR - Boiler Room	Fair	Pump, Distribution, HVAC Heating Water, 1 HP [HOT WATER PUMP 4]	1	9	9861155
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Excellent	Exhaust Fan, Centrifugal, 16" Damper, 1400 CFM	1	23	9997317
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Exhaust Fan, Centrifugal, 12" Damper, 900 CFM [REF-12]	1	9	9997351
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Exhaust Fan, Centrifugal, 12" Damper, 900 CFM [REF-7]	1	9	9997345
D3060	00535 - Floor - 00535 - Space	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 900 CFM [EXHAUST FAN 00535 GROUP 448 ROOF]	2	4	9861033
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Excellent	Exhaust Fan, Centrifugal, 16" Damper, 1400 CFM [REF-10]	1	23	9997342
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [REF-3]	1	9	9997365
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Exhaust Fan, Centrifugal, 12" Damper, 900 CFM [REF-11]	1	9	9997307
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Exhaust Fan, Centrifugal, 12" Damper, 900 CFM [REF-9]	1	9	9997367
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1410 CFM	1	13	9997311
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Fair	Exhaust Fan, Centrifugal, 12" Damper, 900 CFM [REF-5]	1	9	9997348

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Good	Exhaust Fan, Centrifugal, 12" Damper, 850 CFM [REF-1]	1	17	9997353
Fire Protection						
D4010	00535 - Floor - 00535 - Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	75,420 SF	11	9997350
Electrical						
D5010	01 - First Floor - 01EXT - Exterior	Fair	Generator, Diesel, 400 KW [GENERATOR]	1	2	9860462
D5010	00535 - Floor - 00535 - Space	Fair	Automatic Transfer Switch, ATS, 600 AMP, 481 AMP [400 KW TRANSFER SWITCH]	1	4	9860363
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Supplemental Components, Bus Switch, 60 AMP, 100 AMP [REF1]	1	2	9860904
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA, 75 KVA [T2]	1	6	9860733
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 277/480 V, 200 AMP, 200 AMP [LDPK]	1	2	9861107
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 277/480 V, 800 AMP, 800 AMP [HEDP]	1	2	9860617
D5020	01 - First Floor - 01EXT - Exterior	Fair	Switchboard, 277/480 V, 800 AMP, 800 AMP [EMSB]	1	12	9861125
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 277/480 V, 200 AMP, 250 AMP [PANEL H5]	1	2	9860492
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Supplemental Components, Bus Switch, 60 AMP, 60 AMP [REF2]	1	2	9861129
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 120/208 V, 200 AMP, 225 AMP [LC]	1	2	9860603
D5020	01 - First Floor - 01ELE - North Electrical Rm	Fair	Distribution Panel, 120/208 V, 200 AMP, 225 AMP [L5]	1	2	9860357
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Supplemental Components, Bus Switch, 60 AMP, 60 AMP [REF5]	1	2	9860727

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Supplemental Components, Bus Switch, 60 AMP, 60 AMP [REF4]	1	2	9861077
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 120/208 V, 250 AMP [LEDP]	1	2	9861005
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 120/208 V, 400 AMP [LCK1]	1	2	9860903
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Supplemental Components, Bus Switch, 60 AMP [REF10]	1	2	9861136
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 120/208 V, 225 AMP [WL]	1	2	9860765
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 277/480 V, 225 AMP [MHEC]	1	2	9860391
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Supplemental Components, Bus Switch, 60 AMP [REF5]	1	2	9861023
D5020	02 - Second Floor - 02CUST - Custodial	Fair	Supplemental Components, Bus Switch, 60 AMP [REF3]	1	2	9860480
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Supplemental Components, Bus Switch, 60 AMP [REF6]	1	2	9860550
D5020	01 - First Floor - 01S_ELE - Electrical Room	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA [T3]	1	6	9860957
D5020	01 - First Floor - 01NCIRC - North Circular Area	Fair	Distribution Panel, 277/480 V, 250 AMP [HE5]	1	2	9860321
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 277/480 V, 1200 AMP [HDP]	1	2	9860401
D5020	01 - First Floor - 01ELE - North Electrical Rm	Fair	Distribution Panel, 120/208 V, 225 AMP [SP5]	1	2	9861022
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 120/208 V, 225 AMP [LE4]	1	2	9861034

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 120/208 V, 400 AMP [LCK2]	1	2	9860802
D5020	01 - First Floor - 01SCIRC - South Circular Area	Fair	Distribution Panel, 277/480 V, 250 AMP [HE4]	1	2	9860972
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [T1]	1	2	9860530
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 120/208 V, 225 AMP [H4]	1	2	9860381
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Motor Control Center, w/ Main Breaker, 800 AMP [MCCC]	1	2	9860611
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 120/208 V, 225 AMP [LEC]	1	2	9861000
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 277/480 V, 250 AMP [PANEL HEC]	1	2	9860981
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 120/208 V, 225 AMP [PANEL LE5]	1	2	9860805
D5020	01 - First Floor - 01SCIRC - South Circular Area	Fair	Distribution Panel, 120/208 V, 225 AMP [SP4]	1	2	9860435
D5020	01 - First Floor - 01ELE - North Electrical Rm	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA [T4]	1	6	9860882
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 120/208 V, 225 AMP [PANEL MHE5]	1	2	9860862
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [T5]	1	2	9861018
D5020	01 - First Floor - 01SCIRC - South Circular Area	Fair	Distribution Panel, 120/208 V, 400 AMP [L4]	1	2	9860355
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 277/480 V, 225 AMP [PANEL MHE4]	1	2	9860458

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	02 - Second Floor - 02ELE - Electrical	Fair	Distribution Panel, 277/480 V, 250 AMP [HC]	1	2	9860958
D5030	02 - Second Floor - 02BLR - Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, 5 HP [CHWP4]	1	10	9860449
D5030	00535 - Floor - 00535 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	75,420 SF	12	9997328
D5030	02 - Second Floor - 02BLR - Boiler Room	Fair	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace/Install [VFD CHWP3]	1	10	9860881
D5040	01 - First Floor - 01ELE - North Electrical Rm	Fair	Lighting Controls, Dimming Panel, Standard [LCP1]	1	9	9860933
D5040	01 - First Floor - 01S_ELE - Electrical Room	Fair	Lighting Controls, Dimming Panel, Standard [LCP 3]	1	9	9861176
D5040	00535 - Floor - 00535 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	75,420 SF	9	9997331
D5040	01 - First Floor - 01S_ELE - Electrical Room	Fair	Lighting Controls, Dimming Panel, Standard, 60 [LCP2]	1	9	9860919
D5040	02 - Second Floor - 02ELE - Electrical	Fair	Lighting Controls, Dimming Panel, Standard [LCP5]	1	9	9860279
D5040	01 - First Floor - 01S_ELE - Electrical Room	Fair	Lighting Controls, Dimming Panel, Standard [LCP 4]	1	9	9860535
D5040	00535 - Floor - 00535 - Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	75,420 SF	4	9997313
D5040	02 - Second Floor - 02ELE - Electrical	Fair	Lighting Controls, Dimming Panel, Standard [REF12]	1	9	9860743
D5040	02 - Second Floor - 02ELE - Electrical	Fair	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor [TIMER EXTERIOR LIGHTS]	1	5	9860822

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	02 - Second Floor - 02ELE - Electrical	Fair	Lighting Controls, Dimming Panel, Standard [REF6]	1	9	9860448
D5040	02 - Second Floor - 02ELE - Electrical	Fair	Lighting Controls, Dimming Panel, Standard [REF1]	1	9	9860950
D5040	02 - Second Floor - 02ELE - Electrical	Fair	Lighting Controls, Dimming Panel, Standard [LCP6]	1	9	9860352
D5040	02 - Second Floor - 02ELE - Electrical	Fair	Lighting Controls, Dimming Panel, Standard [REF4]	1	9	9860461
Fire Alarm & Electronic Systems						
D6020	00535 - Floor - 00535 - Throughout Building	Good	Low Voltage System, Phone & Data Lines	75,420 SF	14	9997343
D7050	02 - Second Floor - 02ELE - Electrical	Good	Fire Alarm Panel, Fully Addressable [FACP]	1	11	9860764
D7050	00535 - Floor - 00535 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	75,420 SF	9	9997322
Equipment & Furnishings						
E1030	01 - First Floor - 01KIT - Kitchen	Fair	Foodservice Equipment, Dishwasher Commercial [DISHWASHER]	1	5	9860373
E1030	01 - First Floor - 01KIT - Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	2	2	9997321
E1030	01 - First Floor - 01KIT - Kitchen	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP [GARBAGE DISPOSAL]	1	11	9860306
E1030	01 - First Floor - 01KIT - Kitchen	Good	Foodservice Equipment, Icemaker, Freestanding	1	10	9997325
E1030	01 - First Floor - 01KIT - Kitchen	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer [WALK-IN REFRIGERATOR]	1	9	9861227
E1030	01 - First Floor - 01KIT - Kitchen	Fair	Foodservice Equipment, Walk-In, Refrigerator [WALK-IN BOX]	1	7	9860936
E1030	01 - First Floor - 01KIT - Kitchen	Fair	Foodservice Equipment, Commercial Kitchen, 3-Bowl	1	2	9997358

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	R3 - Roof Level 3 - R3ROOF - Roof 448	Good	Foodservice Equipment, Walk-In, Condenser for Refigerator/Freezer	1	11	9997355
E1040	00535 - Floor - 00535 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00535 NORTH 1ST FLOOR]	10	14	9860835
E1040	02 - Second Floor - 02S_CNT - South Control	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	3	14	9860956
E1040	00535 - Floor - 00535 - Space	Fair	Detention Equipment, Security Doors & Hardware, Rolling [Transfer Door]	4	14	9997316
E1040	00535 - Floor - 00535 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging	38	14	9997363
E1040	01 - First Floor - 01N_POD4 - Pod 4 Dayroom	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	2	12	9860984
E1040	00535 - Floor - 00535 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00535 SOUTH 1ST FLOOR]	11	14	9861178
E1040	00535 - Floor - 00535 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00535 SOUTH 2ND FLOOR]	11	14	9861151
E1040	00535 - Floor - 00535 - Pods	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	10	4	9997306
E1040	00535 - Floor - 00535 - Pods	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	75	4	9997341
E1040	01 - First Floor - 01N_POD4 - Pod 4 Dayroom	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	2	12	9860275
E1040	01 - First Floor - 01N_POD5 - Pod 5 Dayroom	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	2	12	9860640
E1040	02 - Second Floor - 02PROG - Main Program Room	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	2	12	9860846
Pedestrian Plazas & Walkways						
G2020	00535 - Floor - 00535 - Space	Fair	Vehicular Access Devices, Operator, Small Gate [448 BUS GATE]	1	2	9861250
Athletic, Recreational & Playfield Areas						

Component Condition Report | Rio Consumnes Correctional Center / 00535 - RCCC - 448

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2050	01 - First Floor - 01EXT - Exterior	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	2	1	9997309

Component Condition Report | Rio Consumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	00536 - Floor - 00536 - Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	9,800 SF	2	9969231
B2020	00536 - Floor - 00536 - Exterior	Fair	Glazing, any type by SF	500 SF	2	9969236
B2050	00536 - Floor - 00536 - Exterior	Fair	Exterior Door, Steel, Standard	14	9	9969253
Roofing						
B3010	00536 - Floor - 00536 - Space	Fair	Roofing, Modified Bitumen [ROOF]	22,500 SF	7	9860438
Interiors						
C1020	00536 - Floor - 00536 - Space	Fair	Interior Glazing, any type by SF	500 SF	2	9969244
C1030	00536 - Floor - 00536 - Space	Fair	Interior Door, Steel, Standard	21	17	9969220
C1030	00536 - Floor - 00536 - Space	Fair	Door Hardware, Office, per Door	39	13	9969227
C1030	00536 - Floor - 00536 - Space	Fair	Interior Door, Wood, Solid-Core	4	14	9969230
C1070	00536 - Floor - 00536 - Space	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,500 SF	4	9969228
C2010	00536 - Floor - 00536 - Space	Fair	Wall Finishes, any surface, Prep & Paint	33,500 SF	4	9969226
C2010	01 - First Floor - 01S_RR - Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	500 SF	17	9969254
C2030	01 - First Floor - 01S_RR - Restroom	Fair	Flooring, Vinyl Sheeting	100 SF	5	9969245
C2030	00536 - Floor - 00536 - Space	Poor	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	20,000 SF	0	9969242
C2030	01 - First Floor - 01S_LOBBY - South Lobby	Fair	Flooring, Carpet, Commercial Standard	400 SF	2	9969229

Component Condition Report | Rio Consumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	01 - First Floor - 01S_LOBBY - South Lobby	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	5	9969241
C2050	00536 - Floor - 00536 - Space	Fair	Ceiling Finishes, any flat surface, Prep & Paint	20,000 SF	4	9969238
Plumbing						
D2010	01 - First Floor - 01CORE - Core	Poor	Pump, Circulation, Domestic Water, 0.5 HP, .5 HP [RCP-1]	1	0	9861007
D2010	01 - First Floor - 01MS_STOR - Storage	Good	Pump, Circulation, Domestic Water, 0.5 HP, .25 HP [BOILER CIRC PUMP]	1	11	9860542
D2010	01 - First Floor - 01S_RR - Restroom	Fair	Shower, Valve & Showerhead	12	6	9969255
D2010	01 - First Floor - 01MS_STOR - Storage	Fair	Water Heater, Electric, Commercial (36 kW), 120 GAL	1	3	9969258
D2010	01 - First Floor - 01MS_STOR - Storage	Fair	Storage Tank, Domestic Water, 80 to 150 GAL, 120 GAL	1	11	9969251
D2010	01 - First Floor - 01S_RR - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	17	9969239
D2010	00536 - Floor - 00536 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	22,500 SF	4	9969235
D2010	01 - First Floor - 01S_RR - Restroom	Fair	Toilet, Commercial Water Closet	1	17	9969259
D2010	01 - First Floor - 01CORE - Core	Fair	Boiler, Gas, Domestic, 500 MBH [RBF WATER HEATER]	1	6	9860796
D2010	01 - First Floor - 01MS_STOR - Storage	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	2	9969225
D2010	01 - First Floor - 01S_RR - Restroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	17	9969247
HVAC						
D3020	01 - First Floor - 01S_RR - Restroom	Good	Boiler Supplemental Components, Expansion Tank, 15 GAL	1	31	9969234
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	4	9969249

Component Condition Report | Rio Consumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	R2 - Roof Level 2 - R2CORE_ROOF - Core Roof	Fair	Split System, Condensing Unit/Heat Pump, 2 TON, 2 TON [HP 1]	1	3	9861122
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	1	9969256
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	1	9969223
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	1	9969222
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON	1	1	9969260
D3050	R2 - Roof Level 2 - R2S_ROOF - South Wing Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, 8.5 TON [AC-8]	1	1	9860895
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, 8.5 TON [AC-2]	1	1	9860457
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, 8.5 TON [AC-5]	1	1	9860719
D3050	R2 - Roof Level 2 - R2EAST_ ROOF - East Wing Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, 8.5 TON [AC-4]	1	1	9860529
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, 5 TON [AC-7]	1	1	9860586
D3050	R2 - Roof Level 2 - R2CORE_ROOF - Core Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, 5 TON [AC-3]	1	1	9860320
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, 8.5 TON [AC-1]	1	1	9861186
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, 5 TON [AC-6]	1	1	9861135
D3050	00536 - Floor - 00536 - Throughout Building	Poor	HVAC System, Ductwork, Medium Density	22,500 SF	0	9969248

Component Condition Report | Rio Consumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	R2 - Roof Level 2 - R2CORE_ROOF - Core Roof	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 810 CFM [EXHAUST FAN - 1]	1	6	9861134
D3060	00536 - Floor - 00536 - Space	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 400 CFM [EXHAUST FAN - 4]	1	2	9860831
D3060	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 400 CFM [EXHAUST FAN 5]	1	4	9860879
D3060	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 710 CFM [EXHAUST FAN - 2]	1	6	9861238
D3060	R2 - Roof Level 2 - R2EAST_ ROOF - East Wing Roof	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 710 CFM [EXHAUST FAN - 3]	1	6	9860893
Fire Protection						
D4010	00536 - Floor - 00536 - Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	22,500 SF	9	9969257
D4030	00536 - Floor - 00536 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	10	6	9861012
D4030	00536 - Floor - 00536 - Space	Fair	Fire Extinguisher, Wet Chemical/CO2 [FIRE EXTINGUISHERS]	2	5	9860692
Electrical						
D5020	01 - First Floor - 01CORE - Core	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PANEL A]	1	3	9861092
D5020	01 - First Floor - 01CORE - Core	Poor	Distribution Panel, 120/208 V, 225 AMP [CE]	1	0	9861078
D5020	01 - First Floor - 01CORE - Core	Poor	Distribution Panel, 120/208 V, 225 AMP [CA]	1	0	9861057
D5020	01 - First Floor - 01CORE - Core	Fair	Distribution Panel, 120/208 V, 400 AMP [PANEL B]	1	5	9860499
D5030	00536 - Floor - 00536 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	22,500 SF	16	9969240
D5040	00536 - Floor - 00536 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	22,500 SF	9	9969261
Fire Alarm & Electronic Systems						
D6020	00536 - Floor - 00536 - Throughout Building	Fair	Low Voltage System, Phone & Data Lines	22,500 SF	11	9969232
D7050	00536 - Floor - 00536 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	22,500 SF	11	9969221

Component Condition Report | Rio Consumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	00536 - Floor - 00536 - Space	Good	Fire Alarm Panel, Fully Addressable [FACP]	1	11	9860948
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	22,500 SF	4	10007035
Equipment & Furnishings						
E1040	01 - First Floor - 01CORE HOLD_1 - Close Custody 1	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	2	4	9861014
E1040	01 - First Floor - 01CORE - Core	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	5	4	9860810
E1040	01 - First Floor - 01WEST_HOLD_1 - Trustee Dorm	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	10	4	9860817
E1040	01 - First Floor - 01CORE - Core	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	5	4	9861127
E1040	00536 - Floor - 00536 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	10	4	9861142
E1040	01 - First Floor - 01CORE - Core	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	1	4	9860388
E1040	01 - First Floor - 01S_LOBBY - South Lobby	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC STRIKE]	1	4	9860837
E1040	01 - First Floor - 01S_RR - Restroom	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	2	4	9861230
E1040	01 - First Floor - 01CORE - Core	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	2	4	9861173
E1040	01 - First Floor - 01E_HALL - East Corridor	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	18	4	9860576
E1040	01 - First Floor - 01WEST_HOLD_1 - Trustee Dorm	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC STRIKE]	10	4	9861243
E1040	00536 - Floor - 00536 - Space	Poor	Detention Equipment, Toilet & Wash Basin, Stainless Steel	60	0	9969237

Component Condition Report | Rio Consumnes Correctional Center / 00536 - RCCC - Rodger Bauman Facility (RBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1040	01 - First Floor - 01CORE - Core	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	5	4	9860645
E1040	01 - First Floor - 01S_LOBBY - South Lobby	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	2	4	9860770
E1040	00536 - Floor - 00536 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	1	4	9860793
E1040	01 - First Floor - 01MS_CORE - Max Sec Core	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	1	4	9860318
E1040	00536 - Floor - 00536 - Space	Fair	Detention Equipment, Security Doors & Hardware, Rolling	28	9	9969233
E1040	01 - First Floor - 01CORE HOLD_6 - Close Custody 6	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	1	4	9861184
E1040	01 - First Floor - 01CORE_ BARBER - Barber Shop	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	1	4	9861187
E1040	00536 - Floor - 00536 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging	43	9	9969224
E2010	01 - First Floor - 01S_LOBBY - South Lobby	Fair	Casework, Cabinetry, Standard	40 LF	9	9969246
E2010	01 - First Floor - 01S_LOBBY - South Lobby	Fair	Casework, Countertop, Plastic Laminate	60 LF	4	9969252
Sitework						
G4050	00536 - Floor - 00536 - Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	14	4	9969243

Component Condition Report | Rio Consumnes Correctional Center / 00537 - RCCC - Medical Housing Unit (MHU)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	5,400 SF	3	9967809
B2020	Building Exterior	Fair	Glazing, any type by SF	200 SF	1	9967794

Component Condition Report | Rio Consumnes Correctional Center / 00537 - RCCC - Medical Housing Unit (MHU)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B2050	00537 - Floor - 00537 - Exterior	Fair	Exterior Door, Steel, Standard	8	9	9967785
Roofing						
B3010	00537 - Floor - 00537 - Space	Fair	Roofing, Modified Bitumen [ROOF]	11,500 SF	9	9860753
Interiors						
C1030	00537 - Floor - 00537 - Space	Fair	Door Hardware, Office, per Door	24	9	9967786
C1030	00537 - Floor - 00537 - Space	Fair	Interior Door, Steel, Standard	16	19	9967797
C1070	Office Areas	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	3,000 SF	4	9992831
C1090	00537 - Floor - 00537 - Exterior	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	6 LF	9	9967801
C2010	00537 - Floor - 00537 - Space	Fair	Wall Finishes, any surface, Prep & Paint	16,800 SF	4	9967795
C2010	01 - First Floor - 01MHU_RR - Restroom	Fair	Wall Finishes, Ceramic Tile	3,000 SF	15	9967782
C2030	01 - First Floor - 01CST2 - Examination Room	Fair	Flooring, Vinyl Tile (VCT)	500 SF	7	9967799
C2030	00537 - Floor - 00537 - Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10,000 SF	3	9967783
C2030	00537 - Floor - 00537 - Space	Fair	Flooring, Laminate Faux Wood	1,000 SF	9	9967793
C2050	00537 - Floor - 00537 - Space	Fair	Ceiling Finishes, any flat surface, Prep & Paint	8,500 SF	4	9967781
Plumbing						
D2010	01 - First Floor - 01MHU_RR - Restroom	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL [MHU HW-2]	1	8	9861043
D2010	01 - First Floor - 01CST2 - Examination Room	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	20	9967780
D2010	01 - First Floor - 01MHU_RR - Restroom	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	2	9967789

Component Condition Report | Rio Consumnes Correctional Center / 00537 - RCCC - Medical Housing Unit (MHU)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	01 - First Floor - 01MHU_RR - Restroom	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	2	3	9967791
D2010	01 - First Floor - 01MHU_RR - Restroom	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL [MHU HW-1]	1	9	9861093
D2010	01 - First Floor - 01MHU_RR - Restroom	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	1	15	9967784
D2010	00537 - Floor - 00537 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,500 SF	16	9967792
D2010	01 - First Floor - 01MHU_RR - Restroom	Fair	Tub, Enameled Steel	1	6	9967804
D2010	01 - First Floor - 01MHU_RR - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	15	9967796
D2010	01 - First Floor - 01MHU_RR - Restroom	Fair	Toilet, Commercial Water Closet	1	15	9967803
D2010	01 - First Floor - 01MHU_RR - Restroom	Fair	Sink/Lavatory, Vanity Top, Enameled Steel	14	15	9967787
D2010	01 - First Floor - 01MHU_RR - Restroom	Fair	Shower, Valve & Showerhead	12	14	9967802
HVAC						
D3030	01 - First Floor - 01MED - Medical Staff	Fair	Air Conditioner, Window/Thru-Wall, 1 TON [WINDOW A/C #1]	1	2	9861214
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [AC 2]	1	2	9860804
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 18.5 TON [AC 1]	1	3	9860920
D3050	00537 - Floor - 00537 - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	11,500 SF	16	9967808
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 18.5 TON [AC 3]	1	3	9860752
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 1000 CFM [EF 1]	1	6	9860445

Component Condition Report | Rio Consumnes Correctional Center / 00537 - RCCC - Medical Housing Unit (MHU)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	00537 - Floor - 00537 - Space	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF 6]	1	2	9860493
D3060	00537 - Floor - 00537 - Space	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1725 CFM [EF 7]	1	2	9860942
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1300 CFM [EF 2]	1	14	9860642
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [EF 5]	1	12	9860718
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF 3]	1	18	9860701
D3060	01 - First Floor - 01MHU_BERTH - Berthing	Fair	Supplemental Components, Air Curtain, 5' Wide Non-Heated [FLY FAN]	1	3	9860946
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1725 CFM [EF 4]	1	2	9860316
Fire Protection						
D4030	00537 - Floor - 00537 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHER CHECKS]	3	6	9861208
Electrical						
D5020	00537 - Floor - 00537 - Space	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PANEL R1]	1	4	9860293
D5020	00537 - Floor - 00537 - Space	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PANEL RE]	1	4	9861168
D5020	00537 - Floor - 00537 - Space	Fair	Distribution Panel, 120/208 V, 200 AMP [PANEL R]	1	3	9860720
D5030	00537 - Floor - 00537 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,500 SF	12	9967805
D5040	00537 - Floor - 00537 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,500 SF	9	9967788
D5040	00537 - Floor - 00537 - Space	Fair	Lighting Controls, Dimming Panel, Standard [MHU LCP]	1	3	9861027
D5040	00537 - Floor - 00537 - Space	Fair	Lighting Controls, Dimming Panel, Standard [LCP MHU]	1	4	9861159
Fire Alarm & Electronic Systems						
D6020	00537 - Floor - 00537 - Throughout Building	Fair	Low Voltage System, Phone & Data Lines	5,600 SF	12	9967798
D7050	01 - First Floor - 01CST3 - Dr. Office	Fair	Healthcare, UV Germicidal Light [UV-28]	1	2	9860412

Component Condition Report | Rio Consumnes Correctional Center / 00537 - RCCC - Medical Housing Unit (MHU)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	01 - First Floor - 01MED - Medical Staff	Fair	Healthcare, UV Germicidal Light [UV-25]	1	2	9861074
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Fair	Healthcare, UV Germicidal Light [UV-18]	1	2	9861123
D7050	01 - First Floor - 01CST - Customer	Fair	Healthcare, UV Germicidal Light [UV-26]	1	2	9860557
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Fair	Healthcare, UV Germicidal Light [UV-20]	1	2	9860519
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Fair	Healthcare Equipment, UV Germicidal Light [UV-21]	1	2	9861037
D7050	01 - First Floor - 01CST2 - Examination Room	Fair	Fire Alarm Devices, Duct Somke Detector [UV-27]	1	2	9861069
D7050	00537 - Floor - 00537 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,500 SF	9	9967807
D7050	01 - First Floor - 01MED - Medical Staff	Good	Fire Alarm Panel, Fully Addressable [FACP]	1	11	9861234
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Fair	Healthcare, UV Germicidal Light [UV-19]	1	2	9861003
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Fair	Healthcare, UV Germicidal Light [UV-17]	1	2	9860871
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Fair	Healthcare Equipment, UV Germicidal Light [UV-23]	1	2	9861118
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Fair	Healthcare, UV Germicidal Light [UV-22]	1	2	9860330
D7050	01 - First Floor - 01MED - Medical Staff	Fair	Fire Alarm Devices, Duct Somke Detector [UV-24]	1	2	9861245
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	11,500 SF	4	10007060
Equipment & Furnishings						

Component Condition Report | Rio Consumnes Correctional Center / 00537 - RCCC - Medical Housing Unit (MHU)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1040	01 - First Floor - 01MHU_RR - Restroom	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	4	3	9967806
E1040	00537 - Floor - 00537 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [Transfer Door]	4	11	9967800
E1040	01 - First Floor - 01MHU_RR - Restroom	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	14	3	9967790

Component Condition Report | Rio Consumnes Correctional Center / 00538 - RCCC - A & B Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	6,000 SF	5	9967816
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF	300 SF	2	9967811
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Steel, Standard	1	9	9967815
Roofing						
B3010	00538 - Floor - 00538 - Space	Poor	Roofing, Built-Up [ROOF]	11,000 SF	0	9860662
Interiors						
C1010	Restroom	Poor	Restrooms, ADA Reconfiguration, Renovate	1 -	0	10313763
C2010	01 - First Floor - 01SPACE - Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	15,000 SF	2	9968403
C2010	01 - First Floor - 01SPACE - Restroom	Fair	Wall Finishes, Ceramic Tile	3,000 SF	19	9968400
C2030	01 - First Floor - 01SPACE - Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	11,000 SF	3	9968405
C2050	01 - First Floor - 01SPACE - Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	11,000 SF	4	9968408
Plumbing						

Component Condition Report | Rio Consumnes Correctional Center / 00538 - RCCC - A & B Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	24	14	9968404
D2010	00538 - Floor - 00538 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	11,000 SF	1	9967812
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	4	9968402
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Shower, Valve & Showerhead	8	14	9968410
D2010	01 - First Floor - 01MECH - Mechanical Rm	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL [DOMESTIC HOT WATER HEATER 33003A]	1	11	9860913
D2010	01 - First Floor - 01MECH - Mechanical Rm	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL [DOMESTIC HOT WATER HEATER 33003B]	1	8	9860444
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Urinal, Standard	8	14	9968401
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	2	9968399
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Urinal, Standard	5	14	9968407
HVAC						
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON [AC 2]	1	4	9860674
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 18.5 TON [AC 1]	1	0	9861144
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON [AC 3]	1	4	9860994
D3050	01 - First Floor - 01SPACE - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	11,000 SF	7	9968398

Component Condition Report | Rio Consumnes Correctional Center / 00538 - RCCC - A & B Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 18.5 TON [AC 4]	1	0	9860898
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF 4]	1	1	9860291
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF 2]	1	1	9861085
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF 3]	1	13	9860634
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1400 CFM [EF 6]	1	17	9860299
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF 5]	1	1	9861175
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 80p CFM [EF 1]	1	1	9860739
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM [SMOKE EXHAUST FAN]	1	4	9861141
Fire Protection						
D4030	00538 - Floor - 00538 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	1	6	9860439
Electrical						
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PANEL K-E]	1	4	9861132
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [K-E SUB]	1	10	9861203
D5020	01 - First Floor - 01MECH - Mechanical Rm	Poor	Distribution Panel, 120/208 V, 225 AMP [PANEL K]	1	0	9860590
D5030	00538 - Floor - 00538 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,000 SF	15	9967818

Component Condition Report | Rio Consumnes Correctional Center / 00538 - RCCC - A & B Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	01 - First Floor - 01MECH - Mechanical Rm	Fair	Lighting Controls, Dimming Panel, Standard [A&B LCP]	1	2	9860430
D5040	00538 - Floor - 00538 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,000 SF	9	9967814
Fire Alarm & Electronic Systems						
D6020	00538 - Floor - 00538 - Throughout Building	Fair	Low Voltage System, Phone & Data Lines	11,000 SF	12	9967813
D6060	01 - First Floor - 01SPACE - Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	11,000 SF	4	9968409
D7050	01 - First Floor - 01MECH - Mechanical Rm	Fair	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install [CARBON MONOXIDE DETECTOR]	1	5	9860548
D7050	00538 - Floor - 00538 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	11,000 SF	9	9967817
D8010	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	11,000 SF	0	10007061
Equipment & Furnishings						
E1040	00538 - Floor - 00538 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00538 GROUP]	3	7	9861121
E1040	01 - First Floor - 01SPACE - Restroom	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	24	2	9968406
E1040	01 - First Floor - 01EXT - Exterior	Fair	Detention Equipment, Security Doors Hardware [ELECTRIC STRIKE - 36]	3	4	9860923
Pedestrian Plazas & Walkways						
G2020	01 - First Floor - 01EXT - Exterior	Fair	Vehicular Access Devices, Operator, Small Gate [GATE OPERATOR 20]	1	4	9860536
G2020	00538 - Floor - 00538 - Space	Failed	Vehicular Access Devices, Operator, Small Gate [GATE OPERATOR 19]	1	0	9860446

Component Condition Report | Rio Consumnes Correctional Center / 00539 - RCCC - C & D Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	6,000 SF	4	9968415
B2020	Building Exterior	Fair	Glazing, any type by SF	300 SF	2	9968425
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	10	9	9968414
Roofing						
B3010	00539 - Floor - 00539 - Space	Poor	Roofing, Built-Up [ROOF]	11,000 SF	0	9860502
Interiors						
C1010	Restroom	Poor	Restrooms, ADA Reconfiguration, Renovate	1 -	0	10313764
C2010	01 - First Floor - 01SPACE - Restroom	Fair	Wall Finishes, Ceramic Tile	3,000 SF	21	9968423
C2010	01 - First Floor - 01SPACE - Throughout Building	Fair	Wall Finishes, any surface, Prep & Paint	15,000 SF	3	9968416
C2030	01 - First Floor - 01SPACE - Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	11,000 SF	3	9968427
C2050	01 - First Floor - 01SPACE - Throughout Building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	11,000 SF	4	9968419
Plumbing						
D2010	01 - First Floor - 01MECH - Mechanical Rm	Good	Water Heater, Gas, Commercial (200 MBH), 100 GAL [DOMESTIC HOT WATER HEATER 33004B]	1	17	9860767
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	3	9968413
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Urinal, Standard	8	14	9968429
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	4	9968417

Component Condition Report | Rio Consumnes Correctional Center / 00539 - RCCC - C & D Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	01 - First Floor - 01SPACE - Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	11,000 SF	2	9968420
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Urinal, Standard	5	14	9968418
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	24	14	9968428
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Shower, Valve & Showerhead	8	14	9968412
HVAC						
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 18.5 TON [AC 2]	1	1	9860615
D3050	01 - First Floor - 01SPACE - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	11,000 SF	5	9968430
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 18.5 TON [AC 1]	1	1	9861111
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM [EXAUST FAN - 1]	1	1	9860777
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EXHAUST FAN - 4]	1	1	9860999
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EXHAUST FAN -2]	1	12	9860852
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EXHAUST FAN - 3]	1	1	9861251
Fire Protection						
D4030	00539 - Floor - 00539 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	1	6	9861016
Electrical						
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Distribution Panel, 120/208 V, 225 AMP [A]	1	4	9860897
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [A-SUB]	1	10	9860472

Component Condition Report | Rio Consumnes Correctional Center / 00539 - RCCC - C & D Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5030	01 - First Floor - 01SPACE - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,000 SF	17	9968424
D5040	01 - First Floor - 01MECH - Mechanical Rm	Fair	Lighting Controls, Dimming Panel, Standard [C&D LCP]	1	2	9861215
D5040	01 - First Floor - 01SPACE - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,000 SF	1	9968426
Fire Alarm & Electronic Systems						
D6060	01 - First Floor - 01SPACE - Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	11,000 SF	5	9968422
D7050	01 - First Floor - 01SPACE - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	11,000 SF	9	9968411
D8010	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	11,000 SF	0	10007064
Equipment & Furnishings						
E1040	01 - First Floor - 01SPACE - Restroom	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	24	2	9968421

Component Condition Report | Rio Consumnes Correctional Center / 00540 - RCCC - G & H Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	6,000 SF	4	9968493
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF	300 SF	3	9968498
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Steel, Standard	5	9	9968492
Roofing						
B3010	00540 - Floor - 00540 - Space	Fair	Roofing, Single-Ply Membrane, TPO/PVC [ROOF]	11,000 SF	2	9860333
Interiors						

Component Condition Report | Rio Consumnes Correctional Center / 00540 - RCCC - G & H Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1010	Restroom	Poor	Restrooms, ADA Reconfiguration, Renovate	1 -	0	10313765
C2010	00540 - Floor - 00540 - Space	Fair	Wall Finishes, any surface, Prep & Paint	15,000 SF	2	9968497
C2010	01 - First Floor - 01SPACE - Restroom	Fair	Wall Finishes, Ceramic Tile	3,000 SF	17	9968490
C2030	01 - First Floor - 01SPACE - Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	11,000 SF	3	9968488
C2050	00540 - Floor - 00540 - Space	Fair	Ceiling Finishes, any flat surface, Prep & Paint	11,000 SF	4	9968487
Plumbing						
D2010	01 - First Floor - 01MECH - Mechanical Rm	Fair	Pump, Circulation, Domestic Water, 0.75 HP, .75 HP [H/W RECIRCULATION PUMP 20006]	1	4	9861179
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Shower, Valve & Showerhead	8	14	9968485
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	24	14	9968496
D2010	00540 - Floor - 00540 - Space	Fair	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, 399 MBH [WH 1]	1	15	9861096
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	4	9968500
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Urinal, Standard	5	14	9968489
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	6	9968494
D2010	00540 - Floor - 00540 - Space	Fair	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, 399 MBH [WH 2]	1	10	9860901
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	11,000 SF	1	10007070
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Urinal, Standard	8	14	9968491
HVAC						

Component Condition Report | Rio Consumnes Correctional Center / 00540 - RCCC - G & H Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 18.5 TON [A/C UNIT AC-2]	1	0	9860968
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 18.5 TON [A/C UNIT AC-1]	1	0	9861152
D3050	01 - First Floor - 01SPACE - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	11,000 SF	7	9968499
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EXHAUST FAN - 1]	1	1	9860998
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Good	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EXHAUST FAN - 4]	1	20	9860698
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EXHAUST FAN - 2]	1	1	9860426
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EXHAUST FAN - 3]	1	12	9860436
Fire Protection						
D4030	00540 - Floor - 00540 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	1	6	9860991
Electrical						
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Distribution Panel, 120/208 V, 225 AMP [PANEL L]	1	4	9860543
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [L-SUB]	1	10	9861006
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,000 SF	9	10007073
D5040	01 - First Floor - 01MECH - Mechanical Rm	Fair	Lighting Controls, Dimming Panel, Standard [G&H LCP]	1	3	9860490
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,000 SF	4	10007074
Fire Alarm & Electronic Systems						

Component Condition Report | Rio Consumnes Correctional Center / 00540 - RCCC - G & H Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D6060	01 - First Floor - 01SPACE - Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	11,000 SF	7	9968486
D7050	Throughout	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	11,000 SF	9	10007076
D7050	01 - First Floor - 01MECH - Mechanical Rm	Fair	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install [CARBON MONOXIDE DETECTOR]	1	5	9860488
D8010	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	11,000 SF	0	10007075
Equipment & Furnishings						
E1040	01 - First Floor - 01SPACE - Restroom	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	24	3	9968495
E1040	01 - First Floor - 01EXT - Exterior	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC LOCK-SOLENOID]	3	16	9861058

Component Condition Report | Rio Consumnes Correctional Center / 00541 - RCCC - J & K Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	00541 - Floor - 00541 - Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	6,000 SF	3	9967832
B2020	00541 - Floor - 00541 - Exterior	Fair	Glazing, any type by SF	300 SF	3	9967834
B2050	00541 - Floor - 00541 - Exterior	Fair	Exterior Door, Steel, Standard	5	9	9967827
Roofing						
B3010	00541 - Floor - 00541 - Space	Poor	Roofing, Single-Ply Membrane, TPO/PVC [ROOF]	11,000 SF	0	9860395
Interiors						
C1010	Restroom	Poor	Interior Remodel, Restrooms, Renovate	11,000 SF	0	10313766
C2010	00541 - Floor - 00541 - Space	Fair	Wall Finishes, any surface, Prep & Paint	15,000 SF	4	9968390
C2010	01 - First Floor - 01SPACE - Restroom	Fair	Wall Finishes, Ceramic Tile	3,000 SF	19	9968389

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	01 - First Floor - 01SPACE - Throughout Building	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	11,000 SF	3	9968387
C2050	00541 - Floor - 00541 - Space	Fair	Ceiling Finishes, any flat surface, Prep & Paint	11,000 SF	2	9967833
Plumbing						
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Shower, Valve & Showerhead	8	14	9968392
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Urinal, Standard	1	14	9968386
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	24	14	9968394
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Drinking Fountain, Wall-Mounted, Single-Level	2	3	9968396
D2010	01 - First Floor - 01MECH - Mechanical Rm	Good	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, 399 MBH [DOMESTIC HOT WATER HEATER 33006B]	1	14	9860886
D2010	01 - First Floor - 01MECH - Mechanical Rm	Good	Water Heater, Gas, Tankless, 8.0 GPM [TWH 1]	1	11	9860512
D2010	01 - First Floor - 01MECH - Mechanical Rm	Good	Water Heater, Gas, Tankless, 8.0 GPM [TWH 2]	1	11	9861131
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	2	9968391
D2010	00541 - Floor - 00541 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, High Density (includes fixtures)	11,000 SF	2	9967828
D2010	01 - First Floor - 01SPACE - Restroom	Fair	Urinal, Standard	8	14	9968393
HVAC						

Component Condition Report | Rio Consumnes Correctional Center / 00541 - RCCC - J & K Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	01 - First Floor - 01SPACE - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	11,000 SF	6	9968395
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 18.5 TON [AC-7]	1	0	9861082
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, 5 TON [AC 3]	1	17	9860396
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 18.5 TON [AC-2]	1	0	9860629
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EXHAUST FAN 3]	1	14	9860470
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 800 CFM [EXHAUST FAN 4]	1	1	9860525
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 800 CFM [EXHAUST FAN 1]	1	1	9860417
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Good	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM, 1200 CFM [SMOKE EXHAUST FAN -3]	1	19	9860424
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Good	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM, 120l CFM [SMOKE EXHAUST FAN-2]	1	19	9860429
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Good	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM [SMOKE EXHAUST FAN-1]	1	19	9860644
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Good	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [SMOKE EXHAUST FAN - 4]	1	17	9860763
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, 800 CFM [EXHAUST FAN 2]	1	15	9860940
Fire Protection						
D4030	00541 - Floor - 00541 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	1	6	9860327
Electrical						
D5020	01 - First Floor - 01CNT_ELE - Electrical	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP, 100 AMP [H-SUB]	1	10	9860757
D5020	01 - First Floor - 01CNT_ELE - Electrical	Poor	Distribution Panel, 120/208 V, 200 AMP, 225 AMP [PANEL HE]	1	0	9860820
D5030	00541 - Floor - 00541 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,000 SF	2	9967829

Component Condition Report | Rio Consumnes Correctional Center / 00541 - RCCC - J & K Barracks

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	01 - First Floor - 01CNT_ELE - Electrical	Fair	Lighting Controls, Dimming Panel, Standard [J&K LCP]	1	2	9860794
D5040	00541 - Floor - 00541 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,000 SF	9	9967830
Fire Alarm & Electronic Systems						
D6060	01 - First Floor - 01SPACE - Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	11,000 SF	4	9968397
D7050	01 - First Floor - 01MECH - Mechanical Rm	Fair	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, residential in-house [CARBON MONOXIDE DETECTOR]	1	5	9860406
D7050	00541 - Floor - 00541 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	11,000 SF	9	9967831
D8010	Throughout	Poor	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	11,000 SF	0	10007069
Equipment & Furnishings						
E1040	01 - First Floor - 01SPACE - Restroom	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	24	3	9968388
E1040	00541 - Floor - 00541 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00541 K BARR. GROUP]	2	4	9860768
E1040	00541 - Floor - 00541 - Space	Fair	Detention Equipment, Security Doors & Hardware, Rolling [DOOR LOCKS 00538 J BARR. GROUP]	3	4	9860361

Component Condition Report | Rio Consumnes Correctional Center / 00542 - RCCC - Fire Pump

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, Metal Siding	800 SF	7	9964188
B2050	Building Exterior	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF)	1	3	9964192
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	1	1	9964191
Roofing						

Component Condition Report | Rio Consumnes Correctional Center / 00542 - RCCC - Fire Pump

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3010	00542 - Floor - 00542 - Space	Fair	Roofing, Metal [ROOF]	400 SF	19	9860582
HVAC						
D3010	00542 - Floor - 00542 - Space	Fair	Pump, Fuel Oil, .5 HP [FirePMP Fuel Sys]	1	5	9964187
D3060	00542 - Floor - 00542 - Space	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1700 CFM	1	14	9964193
Fire Protection						
D4010	00542 - Floor - 00542 - Space	Good	Pump, Fire Suppression, 400 HP [FIRE PUMP]	1	18	9861061
D4010	00542 - Floor - 00542 - Space	Fair	Piping & Valves, Gate Valve, Fire Suppression, 10 IN	1	15	9964189
D4010	00542 - Floor - 00542 - Space	Fair	Supplemental Components, Fire Pump Controller, 800	1	12	9964190
D4030	00542 - Floor - 00542 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	1	6	9860460
Electrical						
D5020	00542 - Floor - 00542 - Space	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP	1	7	9964186
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	400 SF	7	10007081
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	400 SF	2	10007080

Component Condition Report | Rio Consumnes Correctional Center / 00543 - RCCC - Main Tower

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Metal Siding	950 SF	4	10007082
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF, NA	160 SF	12	9958428
Roofing						
B3010	00543 - Floor - 00543 - Roof	Fair	Roofing, Single-Ply Membrane, EPDM, NA [ROOF]	280 SF	2	9860833
Interiors						
C1030	01 - First Floor - 03GUARD - Guard Room	Fair	Door Hardware, Office, per Door, NA	2	9	9958429

Component Condition Report | Rio Consumnes Correctional Center / 00543 - RCCC - Main Tower

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1030	01 - First Floor - 03GUARD - Guard Room	Fair	Interior Door, Wood, Solid-Core, NA	2	7	9958430
C2010	01 - First Floor - 03GUARD - Guard Room	Fair	Wall Finishes, any surface, NA, Prep & Paint	840 SF	2	9979761
C2030	01 - First Floor - 03GUARD	Fair	Flooring, any surface, w/ Paint or Sealant, NA, Prep & Paint	560 SF	3	9979758
C2050	01 - First Floor - 03GUARD	Fair	Ceiling Finishes, any flat surface, NA, Prep & Paint	560 SF	4	9979759
HVAC						
D3030	01 - First Floor - 01EXT - Exterior	Fair	Split System, Condensing Unit/Heat Pump, 3 TON [CONDENSING UNIT - 1]	1	7	9860926
D3030	01 - First Floor - 03GUARD - Guard Room	Fair	Split System, Fan Coil Unit, DX, 3 TON [INDOOR COIL UNIT - 1]	1	7	9860985
Fire Protection						
D4030	01 - First Floor - 03GUARD - Guard Room	Fair	Fire Extinguisher, Type ABC, up to 20 LB, 10 LBS [FIRE EXTINGUISHERS]	1	6	9860878
Electrical						
D5020	01 - First Floor - 03GUARD - Guard Room	Poor	Distribution Panel, 120/208 V, 200 AMP, 100 AMP [PANEL I-GT]	1	0	9860326
D5020	01 - First Floor - 03GUARD - Guard Room	Poor	Distribution Panel, 120/208 V, 200 AMP, 225 AMP [E]	1	0	9860663
D5020	00543 - Floor - 00543 - Space	Poor	Distribution Panel, 120/208 V, 225 AMP [PANEL I-T]	1	0	9860873
D5030	01 - First Floor - 03GUARD - Guard Room	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity, NA	560 SF	7	9947462
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	560 SF	2	10007086
Fire Alarm & Electronic Systems						
D6020	01 - First Floor - 03GUARD - Guard Room	Fair	Low Voltage System, Phone & Data Lines, NA	560 SF	9	9947461
D6060	01 - First Floor - 03GUARD - Guard Room	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide, NA	560 SF	1	9958206

Component Condition Report | Rio Consumnes Correctional Center / 00543 - RCCC - Main Tower

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Athletic, Recreational & Playfield Areas						
G2050	01 - First Floor - 03GUARD - Guard Room	Poor	Siren Guard Tower, Multipurpose, Medium, NA [SIREN GUARD TOWER]	1	0	9860746

Component Condition Report | Rio Consumnes Correctional Center / 00545 - RCCC - Re-Entry - Education

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	00545 - First Floor - 00545 - Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	2,500 SF	6	9958923
B2020	00545 - First Floor - 00545 - Exterior	Fair	Glazing, any type by SF	100 SF	4	9958922
B2050	00545 - First Floor - 00545 - Exterior	Fair	Exterior Door, Steel, Standard	3	9	9958932
Roofing						
B3010	00545 - Floor - 00545 - Space	Fair	Roofing, Built-Up [ROOF]	4,280 SF	14	9861109
B3020	00545 - First Floor - 00545 - Throughout Building	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	150 LF	9	9958912
Interiors						
C1030	00545 - Floor - 00545 - Space	Fair	Interior Door, Wood, Solid-Core	15	17	9958911
C1030	00545 - Floor - 00545 - Space	Fair	Door Hardware, Office, per Door	18	9	9958924
C1070	00545 - Floor - 00545 - Space	Fair	Suspended Ceilings, Acoustical Tile (ACT)	4,000 SF	9	9958920
C2010	00545 - Floor - 00545 - Space	Fair	Wall Finishes, any surface, Prep & Paint	7,500 SF	6	9958933
C2030	00545 - First Floor - 00545 - Restroom	Fair	Flooring, Vinyl Sheeting	250 SF	3	9958921
C2030	00545 - Floor - 00545 - Space	Fair	Flooring, Vinyl Tile (VCT)	4,000 SF	3	9958928

Component Condition Report | Rio Consumnes Correctional Center / 00545 - RCCC - Re-Entry - Education

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2050	00545 - First Floor - 00545 - Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	6	9958910
Plumbing						
D2010	00545 - First Floor - 00545 - Restroom	Fair	Toilet, Commercial Water Closet	1	9	9958926
D2010	00545 - Floor - 00545 - Space	Fair	Water Heater, Electric, Residential, 15 GAL	1	2	9958930
D2010	00545 - Floor - 00545 - Space	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	2	9958917
D2010	01 - First Floor - 01CST - Customer Space	Fair	Drinking Fountain, Floor-Mounted, Interior Basic [DRINKING FOUNTAIN]	1	1	9860853
D2010	00545 - First Floor - 00545 - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	9	9958925
D2010	00545 - First Floor - 00545 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	4,280 SF	7	9958913
HVAC						
D3020	00545 - Floor - 00545 - Space	Fair	Furnace, Gas, 3000000 BTU [GAS FURNACE]	1	1	9860732
D3030	01 - First Floor - 01EXT - Exterior	Fair	Split System, Condensing Unit/Heat Pump, 13 to 15 TON, 15 TON [CONDENSING UNIT]	1	3	9860921
D3050	01 - First Floor - 01MECH - Mechanical Rm	Poor	Air Handler, Interior AHU, Easy/Moderate Access, 801 to 1200 CFM, 1170 CFM [AIR HANDLER 9]	1	0	9861024
D3050	00545 - First Floor - 00545 - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	4,280 SF	9	9958931
Fire Protection						
D4030	00545 - Floor - 00545 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	4	6	9860551
Electrical						
D5020	00545 - Floor - 00545 - Space	Poor	Distribution Panel, 277/480 V, 225 AMP [PANEL HA]	1	0	9860504

Component Condition Report | Rio Consumnes Correctional Center / 00545 - RCCC - Re-Entry - Education

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	00545 - Floor - 00545 - Space	Poor	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PANEL EA]	1	0	9860947
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [TX]	1	2	9860824
D5020	00545 - Floor - 00545 - Space	Poor	Distribution Panel, 120/208 V, 100 AMP [PANEL A]	1	0	9860356
D5030	00545 - First Floor - 00545 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,280 SF	7	9958915
D5040	00545 - First Floor - 00545 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	4,280 SF	12	9958916
D5040	00545 - First Floor - 00545 - Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	4,280 SF	4	9958927
Fire Alarm & Electronic Systems						
D6020	00545 - First Floor - 00545 - Throughout Building	Good	Low Voltage System, Phone & Data Lines	4,280 SF	14	9958919
D7050	01 - First Floor - 01MECH - Mechanical Rm	Fair	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install [CARBON MONOXIDE DETECTOR]	1	5	9861036
D7050	00545 - First Floor - 00545 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	4,280 SF	9	9958918
D7050	00545 - Floor - 00545 - Space	Good	Fire Alarm Panel, Fully Addressable [FACP]	1	11	9860331
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	4,280 SF	4	10007094
Equipment & Furnishings						
E1040	00545 - First Floor - 00545 - Restroom	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	1	3	9958914
Sitework						

Component Condition Report | Rio Consumnes Correctional Center / 00545 - RCCC - Re-Entry - Education

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G4050	00545 - First Floor - 00545 - Exterior	Good	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	1	14	9958929

Component Condition Report | Rio Consumnes Correctional Center / 00549 - RCCC - M3 Modular Unit

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, Wood Siding, NA, Paint	1,400 SF	3	9939007
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Wood, any type, NA, Refinish	2	3	9939010
Interiors						
C1030	01 - First Floor - 01INT - Interior	Fair	Door Hardware, Office, per Door, NA	1	3	9939006
C2010	01 - First Floor - 01INT - Interior	Fair	Wall Finishes, Wallpaper, NA	1,380 SF	4	9939008
C2030	01 - First Floor - 01INT - Interior	Fair	Flooring, Carpet, Commercial Standard, NA	250 SF	1	9939009
C2030	01 - First Floor - 01INT - Interior	Fair	Flooring, Vinyl Tile (VCT), NA	650 SF	4	9939015
HVAC						
D3050	01 - First Floor - 01INT - Interior	Fair	HVAC System, Ductwork, Low Density, NA	900 SF	3	9939011
Electrical						
D5030	01 - First Floor - 01INT - Interior	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity, NA	900 SF	4	9939004
Special Construction & Demo						
F1020	throughout	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	900 SF	5	10007380

Component Condition Report | Rio Consumnes Correctional Center / 00551 - RCCC - Rec - Visit Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,100 SF	4	9983238
Roofing						

Component Condition Report | Rio Consumnes Correctional Center / 00551 - RCCC - Rec - Visit Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3010	00551 - Floor - 00551 - Roof	Fair	Roofing, Modified Bitumen	1,600 SF	7	9963500
B3010	00551 - Floor - 00551 - Space	Fair	Roofing, Built-Up [ROOF]	5,100 SF	4	9861070
Interiors						
C1030	00551 - Floor - 00551 - Space	Fair	Door Hardware, Office, per Door	5	14	9963499
C1030	00551 - Floor - 00551 - Space	Fair	Interior Door, Steel, Standard	5	14	9963506
C1070	00551 - Floor - 00551 - Space	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	6,700 SF	3	9963495
C2010	00551 - Floor - 00551 - Space	Fair	Wall Finishes, any surface, Prep & Paint	10,500 SF	4	9963511
C2030	00551 - Floor - 00551 - Space	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	6,700 SF	1	9963502
Plumbing						
D2010	00551 - Floor - 00551 - Space	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	9963501
D2010	00551 - Floor - 00551 - Restroom	Fair	Urinal, Standard	1	15	9963512
D2010	00551 - Floor - 00551 - Space	Fair	Sink/Lavatory, Service Sink, Floor	1	9	9963496
D2010	00551 - Floor - 00551 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	6,700 SF	4	9963507
D2010	01 - First Floor - 01MECH - Mechanical Rm	Fair	Water Heater, Gas, Commercial (200 MBH), 110 GAL [HOT WATER HEATER]	1	3	9861088
D2010	00551 - Floor - 00551 - Space	Fair	Backflow Preventer, Domestic Water, 1 IN [00551-15140-0002]	1	3	9861139
D2010	00551 - Floor - 00551 - Space	Fair	Water Heater, Electric, Residential, 20 GAL	1	7	9963504
D2010	01 - First Floor - 01MECH - Mechanical Rm	Fair	Pump, Circulation, Domestic Water, .5 HP [H W CIRC PUMP]	1	9	9860709
D2010	00551 - Floor - 00551 - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	15	9963508

Component Condition Report | Rio Consumnes Correctional Center / 00551 - RCCC - Rec - Visit Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	00551 - Floor - 00551 - Space	Fair	Backflow Preventer, Domestic Water, 1 IN [00551-15140-0001]	1	3	9860712
D2010	00551 - Floor - 00551 - Restroom	Fair	Toilet, Commercial Water Closet	2	15	9963505
D2010	01 - First Floor - 01MECH - Mechanical Rm	Poor	Storage Tank, Domestic Water, 400 GAL [H W STORAGE TANK]	1	0	9860724
HVAC						
D3020	01 - First Floor - 01REC - Recreation	Fair	Unit Heater, Natural Gas, 65 MBH [SPACE HEATER]	1	1	9860834
D3020	01 - First Floor - 01REC - Recreation	Fair	Unit Heater, Natural Gas, 65 MBH [SPACE HEATER]	1	1	9861041
D3030	R2 - Roof Level 2 - R2ROOF - Roof	Failed	Evaporative Cooler, 0.33 to 0.50 HP, 5000 CFM [EVAPORATIVE COOLER]	1	0	9861188
D3030	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Evaporative Cooler, 0.33 to 0.50 HP, 5000 CFM [EVAPORATIVE COOLER]	1	4	9860784
D3030	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Evaporative Cooler, 0.33 to 0.50 HP, 5000 CFM [EVAPORATIVE COOLER]	1	3	9860360
D3050	00551 - Floor - 00551 - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON	1	11	9963516
D3060	01 - First Floor - 01EXT - Exterior	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EXHAUST FAN]	1	9	9861143
D3060	01 - First Floor - 01REC - Recreation	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2200 CFM [EXHAUST FAN]	1	6	9860584
D3060	01 - First Floor - 01VISIT - Visit	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2000 CFM [EXHAUST FAN]	1	6	9861206
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2200 CFM [EXHAUST FAN]	1	6	9860795
D3060	01 - First Floor - 01EXT - Exterior	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1300 CFM [VENTILATING FAN]	1	14	9860351
D3060	01 - First Floor - 01EXT - Exterior	Fair	Exhaust Fan, Centrifugal, 12" Damper, 450 CFM [VENTILATING FAN]	1	4	9860832
D3060	01 - First Floor - 01EXT - Exterior	Fair	Exhaust Fan, Centrifugal, 12" Damper, 400 CFM [VENTILATING FAN]	1	4	9860567
Fire Protection						

Component Condition Report | Rio Consumnes Correctional Center / 00551 - RCCC - Rec - Visit Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D4030	00551 - Floor - 00551 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	1	6	9860858
Electrical						
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [XFMR2]	1	1	9963510
D5020	01 - First Floor - 01MECH - Mechanical Rm	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA [TR]	1	1	9963497
D5020	00545 - Floor - 00545 - Space	Poor	Distribution Panel, 277/480 V, 100 AMP [PANEL HR]	1	0	9963498
D5030	00551 - Floor - 00551 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	6,700 SF	9	9963513
D5040	00551 - Floor - 00551 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,700 SF	12	9963514
D5040	00551 - Floor - 00551 - Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	6,700 SF	4	9963515
Fire Alarm & Electronic Systems						
D6020	00551 - Floor - 00551 - Throughout Building	Fair	Low Voltage System, Phone & Data Lines	6,700 SF	9	9963503
D7050	00551 - Floor - 00551 - Space	Good	Fire Alarm Panel, Fully Addressable [FACP]	1	11	9860993
D7050	00551 - Floor - 00551 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,700 SF	11	9963509
Equipment & Furnishings						
E1040	00551 - Floor - 00551 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00551 GROUP]	4	4	9860658

Component Condition Report | Rio Consumnes Correctional Center / 00553 - RCCC - Trades Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	5,000 SF	5	9967705
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF	300 SF	4	9967729
B2050	00553 - Floor - 00553 - Space	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF) [ROLL UP DOOR 2]	1	10	9860775
B2050	00553 - Floor - 00553 - Space	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF) [ROLL UP DOOR 1]	1	5	9860656
B2050	00553 - Floor - 00553 - Space	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF) [ROLL UP DOOR 5]	1	9	9860598
B2050	00553 - Floor - 00553 - Space	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF) [ROLL UP DOOR 3]	1	9	9860622
B2050	00553 - Floor - 00553 - Space	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF) [ROLL UP DOOR 5]	1	5	9860323
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Steel, Standard	8	9	9967713
B2050	00553 - Floor - 00553 - Space	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF) [ROLL UP DOOR 2]	1	5	9860747
Roofing						
B3010	00553 - Floor - 00553 - Space	Fair	Roofing, Metal [ROOF]	9,650 SF	19	9860349
B3020	01 - First Floor - 01EXT - Exterior	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	500 LF	13	9967707
Interiors						
C1030	00553 - Floor - 00553 - Space	Fair	Interior Door, Steel, Standard	5	17	9967703
C1030	00553 - Floor - 00553 - Space	Fair	Door Hardware, Office, per Door	16	9	9967721
C1090	00553 - Floor - 00553 - Restroom	Fair	Toilet Partitions, Metal	1	8	9967711
C2010	00553 - Floor - 00553 - Space	Fair	Wall Finishes, any surface, Prep & Paint	15,000 SF	4	9967727
C2030	00553 - Floor - 00553 - Space	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	9,650 SF	2	9967717
C2050	01 - First Floor - 01EXT - Exterior	Fair	Ceiling Finishes, any flat surface, Prep & Paint	9,650 SF	4	9967725
Plumbing						

Component Condition Report | Rio Consumnes Correctional Center / 00553 - RCCC - Trades Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	01 - First Floor - 01BLR - Boiler Room	Fair	Pump, Circulation, Domestic Water, 1 HP, 1 HP [H W CIRC PUMP]	1	9	9860560
D2010	00553 - Floor - 00553 - Space	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	9,650 SF	7	9967728
D2010	01 - First Floor - 01BLR - Boiler Room	Fair	Pump, Circulation, Domestic Water, 0.5 HP, .5 HP [H W CIRC PUMP]	1	5	9860850
D2010	00553 - Floor - 00553 - Space	Fair	Sink/Lavatory, Service Sink, Wall-Hung	2	3	9967723
D2010	01 - First Floor - 01EXT - Exterior	Fair	Emergency Plumbing Fixtures, Eye Wash [SHOP EYE WASH STATION]	1	9	9860511
D2010	01 - First Floor - 01EXT - Exterior	Good	Emergency Plumbing Fixtures, Eye Wash [WELDING EYE WASH STATION]	1	15	9860518
D2010	00553 - Floor - 00553 - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	14	9967715
D2010	00553 - Floor - 00553 - Restroom	Fair	Toilet, Commercial Water Closet	2	14	9967726
D2010	01 - First Floor - 01BLR - Boiler Room	Fair	Boiler, Gas, Domestic, 400 MBH [HOT WATER BOILER]	1	4	9860434
D2010	00553 - Floor - 00553 - Space	Fair	Water Heater, Electric, Residential, 16 to 29 GAL, 20 GAL [DOM HW HEATER]	1	3	9860890
D2010	00553 - Floor - 00553 - Space	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	2	14	9967718
D2010	Guestroom Entries01 - First Floor - 01BLR - Boiler Room	Fair	Storage Tank, Domestic Water, 251 to 500 GAL, 300 GAL [H W STORAGE TANK]	1	2	9861239
D2010	00553 - Floor - 00553 - Restroom	Fair	Urinal, Standard	2	14	9967712
D2030	00553 - Floor - 00553 - Space	Fair	Pump, Sump, 3 HP [SUMP PUMP]	1	3	9860938
D2060	00553 - Floor - 00553 - Space	Fair	Air Compressor, Tank-Style, 10 HP [AIR COMPRESSOR]	1	12	9860614
HVAC						
D3020	01 - First Floor - 01CST - Customer Space	Fair	Unit Heater, Natural Gas, 75 MBH [UNIT HEATER]	1	1	9860908
D3020	00553 - Floor - 00553 - Space	Fair	Furnace, Gas, 110 MBH [FURNACE]	1	9	9860680

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3020	00553 - Floor - 00553 - Space	Good	Unit Heater, Natural Gas, 45 MBH [UNIT HEATER]	1	16	9860845
D3020	01 - First Floor - 01CST - Customer Space	Fair	Furnace, Gas, 100 MBH [ENGINEERS SHOP FURNACE]	1	3	9860964
D3030	00553 - Floor - 00553 - Pharmacy	Fair	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, 5 TON [INDOOR COIL UNIT #2]	1	1	9860485
D3030	01 - First Floor - 01EXT - Exterior	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	2	9967722
D3030	01 - First Floor - 01EXT - Exterior	Fair	Split System, Condensing Unit/Heat Pump, 2 TON	1	3	9967708
D3030	01 - First Floor - 01EXT - Exterior	Fair	Split System, Condensing Unit/Heat Pump, 5 TON [HEAT PUMP]	1	3	9860829
D3030	01 - First Floor - 01EXT - Exterior	Fair	Split System Ductless, Single Zone, 2 TON	1	2	9967710
D3030	00553 - Floor - 00553 - Space	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [CONDENSER]	1	4	9860836
D3030	01 - First Floor - 01CST - Customer Space	Fair	Air Conditioner, Window/Thru-Wall, 1 TON [WINDOW A/C UNIT]	1	2	9860540
D3030	00553 - Floor - 00553 - Space	Fair	Air Conditioner, Window/Thru-Wall, 1 TON [WINDOW HEAT PUMP #1]	1	2	9860601
D3030	01 - First Floor - 01EXT - Exterior	Fair	Air Conditioner, Window/Thru-Wall, 2 TON [HEAT PUMP 1]	1	1	9860706
D3050	00553 - Floor - 00553 - Space	Fair	HVAC System, Ductwork, Medium Density	9,650 SF	12	9967704
D3050	01 - First Floor - 01EXT - Exterior	Fair	Make-Up Air Unit, MUA or MAU, 11500 CFM	1	7	9967724
D3060	01 - First Floor - 01EXT - Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 900 CFM [HOOD FAN FOR WELDING]	1	9	9860592
D3060	01 - First Floor - 01EXT - Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 900 CFM [HOOD FAN FOR WELDING]	1	9	9860524
D3060	00553 - Floor - 00553 - Space	Fair	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM [FLOOR FAN]	1	13	9860528
D3060	00553 - Floor - 00553 - Space	Fair	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, 6000 CFM [EXHAUST FAN]	1	12	9860486
Fire Protection						
D4030	00553 - Floor - 00553 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	7	6	9861113

Component Condition Report | Rio Consumnes Correctional Center / 00553 - RCCC - Trades Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Electrical						
D5010	00553 - Floor - 00553 - Space	Fair	Supplemental Components, Battery Charger [BATTERY CHARGER 36 VOLT DC]	1	11	9861196
D5010	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Battery Charger [CHARGER]	1	5	9860967
D5010	00553 - Floor - 00553 - Space	Fair	Supplemental Components, Battery Charger [BC-SE]	1	4	9861020
D5020	00553 - Floor - 00553 - Space	Poor	Distribution Panel, 120/208 V, 225 AMP [PANEL QB]	1	0	9860869
D5020	00553 - Floor - 00553 - Space	Fair	Distribution Panel, 120/208 V, 400 AMP	1	18	9967719
D5020	00553 - Floor - 00553 - Space	Fair	Distribution Panel, 120/208 V, 200 AMP	1	18	9967709
D5020	00553 - Floor - 00553 - Space	Fair	Distribution Panel, 120/208 V, 200 AMP [PANEL G]	1	3	9861021
D5020	00553 - Floor - 00553 - Space	Fair	Distribution Panel, 120/208 V, 400 AMP [A]	1	14	9861229
D5020	01 - First Floor - 01EXT - Exterior	Fair	Distribution Panel, 120/208 V, 400 AMP [QC]	1	12	9860428
D5020	00553 - Floor - 00553 - Space	Fair	Distribution Panel, 120/208 V, 200 AMP [PANEL Q-A]	1	2	9861140
D5030	00553 - Floor - 00553 - Space	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	9,650 SF	11	9967706
D5040	00553 - Floor - 00553 - Space	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	9,650 SF	9	9967730
Fire Alarm & Electronic Systems						
D6020	00553 - Floor - 00553 - Space	Fair	Low Voltage System, Phone & Data Lines	9,650 SF	13	9967714
D7050	00553 - Floor - 00553 - Space	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	9,650 SF	9	9967716
D7050	01 - First Floor - 01BLR - Boiler Room	Good	Fire Alarm Panel, Fully Addressable [FACP]	1	11	9860738
Equipment & Furnishings						
E1030	00553 - Floor - 00553 - Space	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	9	9967720
E1040	01 - First Floor - 01EXT - Exterior	Fair	Automotive Equipment, Power Washer [PRESSURE / HOT WATER WASHER]	1	5	9860927

Component Condition Report | Rio Consumnes Correctional Center / 00553 - RCCC - Trades Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1040	01 - First Floor - 01CST - Customer Space	Fair	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted [AED]	1	2	9860516

Component Condition Report | Rio Consumnes Correctional Center / 00554 - RCCC - Administration

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, Concrete, Clean & Seal, NA	9,400 SF	9	9947485
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF, NA	600 SF	4	9947496
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, NA	1	4	9947478
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard, NA	7	4	9947491
Roofing						
B3010	00554 - Floor - 00554 - Space	Fair	Roofing, Modified Bitumen, NA [ROOF]	19,150 SF	1	9860675
B3020	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, NA	200 LF	9	9947506
Interiors						
C1030	00554 - Second Floor - 00554	Fair	Interior Door, Wood, Solid-Core, NA	20	14	9947483
C1030	00554 - Floor - Throughout Building	Fair	Interior Door, Steel, Standard, NA	27	14	9947489
C1030	00554 - Floor - Throughout Building	Fair	Door Hardware, Office, per Door, NA	47	4	9947474
C1070	00554 - Floor - Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT, NA	38,300 SF	14	9947470
C1090	01 - First Floor - 01WMN - Women Restroom	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, NA	190 LF	4	9947505
C1090	00554 - Floor - 00554 - Restrooms	Fair	Toilet Partitions, Metal, NA	21	6	9947482
C2010	00554 - Floor - Throughout Building	Fair	Wall Finishes, Ceramic Tile, NA	5,200 SF	14	9947498
C2010	00554 - Floor - Throughout Building	Fair	Wall Finishes, any surface, NA, Prep & Paint	71,812 SF	4	9947500
C2030	00554 - First Floor Corridor - 00554	Fair	Flooring, any surface, w/ Paint or Sealant, NA, Prep & Paint	2,300 SF	1	9947490

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	00554 - Floor - Throughout Building	Fair	Flooring, Vinyl Tile (VCT), NA	20,700 SF	7	9947494
C2030	00554 - Second Floor - 00554	Fair	Flooring, Carpet, Commercial Standard, NA	8,500 SF	3	9947493
C2030	00554 - Floor - Throughout Building	Fair	Flooring, Ceramic Tile, NA	5,800 SF	14	9947479
C2050	00554 - Second Floor - 00554	Fair	Ceiling Finishes, Metal, NA	2,300 SF	24	9947467
Conveying						
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, Renovate	1	13	10007522
D1010	01 - First Floor - 01ELV - Elevator Public	Fair	Elevator Controls, Automatic, 1 Car, 2,500 lbs	1	3	9947476
D1010	01 - First Floor - 01ELV - Elevator Public	Fair	Elevator Controls, Automatic, 1 Car, 2,500 lbs	1	3	9947466
D1010	Elevator	Fair	Passenger Elevator, Hydraulic, 2 Floors, 1500 to 2500 LB, 2500 LB, Renovate	1	13	10007521
D1010	Elevator	Fair	Elevator Cab Finishes, Economy	2	4	10007523
Plumbing						
D2010	01 - First Floor - 01DINE - Staff Dining	Fair	Piping & Valves, Check Valve, Domestic Water, 4 IN, 365 PSI	1	13	9947511
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	Fair	Pump, Circulation, Domestic Water, 0.5 HP [CIRC PUMP]	1	9	9861119
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	Good	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), NA	38,300 SF	29	9947504
D2010	01 - First Floor - 01DINE - Staff Dining	Fair	Drinking Fountain, Wall-Mounted, Single-Level, NA [WATER COOLER/DRINKING FOUNTAIN]	1	6	9860778
D2010	00554 - Floor - 00554 - Space	Fair	Sink/Lavatory, Service Sink, Wall-Hung, NA	1	4	9947497
D2010	00554 - Second Floor - 00554 - Restrooms	Fair	Urinal, Standard, NA	6	4	9947473
D2010	01 - First Floor - 01WMN - Women Restroom	Fair	Shower, Ceramic Tile, NA	3	4	9947477

Component Condition Report | Rio Consumnes Correctional Center / 00554 - RCCC - Administration

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL [WATER HEATER #1]	1	8	9860612
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	Good	Pump, Circulation, Domestic Water, 0.5 HP, NA [BOILER CIRCULATION PUMP]	1	12	9861145
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, 100 GAL [WATER HEATER #2]	1	11	9860302
D2010	00554 - Floor - 00554 - Restrooms	Fair	Urinal, Standard, NA	4	4	9947464
D2010	00554 - Floor - 00554 - Space	Fair	Backflow Preventer, Domestic Water, 2 IN, NA [00554-15140-0001]	1	17	9860585
D2010	00554 - Floor - 00554 - Restrooms	Fair	Toilet, Commercial Water Closet, No dataplate	18	4	9947501
D2010	01 - First Floor - 01MEN - Men Restroom	Fair	Shower, Ceramic Tile, NA	7	4	9970885
D2010	00554 - Second Floor - 00554	Fair	Sink and Faucet, Stainless Steel, NA	1	4	9947507
D2010	00554 - Second Floor - 00554 - Restrooms	Fair	Toilet, Commercial Water Closet, No dataplate	9	4	9947468
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	Fair	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, 100 GAL [WATER HEATER #3]	1	8	9860975
D2010	00554 - Floor - Throughout Building	Fair	Sink/Lavatory, Wall-Hung, NA	16	4	9947492
D2030	01 - First Floor - 01ELV - Elevator Public	Fair	Pump, Sump, 20 HP, 20 HP [SUMP PUMP]	1	4	9860866
HVAC						
D3030	01 - First Floor - 01EXT - Exterior	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [MR SLIM CONDENSING UNIT]	1	1	9860375
D3030	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Fair	Split System, Fan Coil Unit, DX, 2 TON [INDOOR COIL UNIT 3]	1	3	9861098
D3030	01 - First Floor - 01ELE - Electrical/telephone	Fair	Split System, Fan Coil Unit, DX, 2 TON [INDOOR COIL UNIT #1]	1	1	9860716
D3030	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Split System, Condensing Unit/Heat Pump, 3 TON [CONDENSING UNIT 2]	1	2	9860606

Component Condition Report | Rio Consumnes Correctional Center / 00554 - RCCC - Administration

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Fair	Split System, Fan Coil Unit, DX, 3 TON [INDOOR COIL UNIT 2]	1	2	9861060
D3030	R3 - Roof Level 3 - R3ROOF - Roof	Good	Split System, Condensing Unit/Heat Pump, 3 TON [CONDENSING UNIT 3]	1	13	9860809
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AIR CONDITIONING UNIT 5]	1	14	9860905
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AIR CONDITIONING UNIT 12]	1	13	9860781
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [AIR CONDITIONING UNIT 4]	1	13	9861154
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 7 TON [AIR CONDITIONING UNIT 10]	1	13	9860943
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AIR CONDITIONING UNIT 13]	1	14	9860917
D3050	00554 - Floor - Throughout Building	Fair	HVAC System, Ductwork, Medium Density, NA	38,300 SF	19	9947472
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AIR CONDITIONING UNIT 11]	1	13	9861101
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [A/C GAS PACKAGE UNIT 1]	1	13	9860643
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [AIR CONDITIONING UNIT 9]	1	13	9861038
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 20 TON [AIR CONDITIONING UNIT 8]	1	14	9860539
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [A/C GAS PACKAGE UNIT 3]	1	14	9860477
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [AIR CONDITIONING UNIT 6]	1	13	9860885
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [A/C GAS PACKAGE UNIT 2]	1	13	9860827
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 7.5 TON	1	12	9969618
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 7 TON [AIR CONDITIONING UNIT 7]	1	13	9860489
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 CFM [EXHAUST FAN 2]	1	7	9860711
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 CFM [EXHAUST FAN 3]	1	8	9860636

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 CFM [EXHAUST FAN 1]	1	8	9860468
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 CFM [EXHAUST FAN 5]	1	1	9861056
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 CFM [EXHAUST FAN #1]	1	1	9860569
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 CFM [EXHAUST FAN 4]	1	7	9861223
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 CFM [EXHAUST FAN 3]	1	1	9861081
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 CFM [EXHAUST FAN 2]	1	7	9860358
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2001 CFM [EXHAUST FAN 4]	1	1	9860571
Fire Protection						
D4010	00554 - Floor - Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF, No dataplate	38,300 SF	6	9947508
D4030	00554 - Floor - 00554 - Space	Good	Fire Extinguisher, Type ABC, up to 20 LB, 10 LBS [FIRE EXTINGUISHERS]	2	6	9860689
Electrical						
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Fair	Secondary Transformer, Dry, Stepdown, 5 KVA [T2]	1	5	9860684
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Fair	Secondary Transformer, Dry, Stepdown, 225 KVA [T1]	1	5	9860521
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Fair	Distribution Panel, 120/208 V, 125 AMP, 125 AMP [PANEL HES]	1	5	9860670
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Poor	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL L1]	1	0	9860288
D5020	01 - First Floor - 01ELE - Electrical/telephone	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL LS]	1	5	9861183
D5020	01 - First Floor - 01ELE - Electrical/telephone	Fair	Distribution Panel, 120/208 V, 200 AMP, NA [LM]	1	10	9860627
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Poor	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [L]	1	0	9861032

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL LE]	1	17	9860870
D5020	01 - First Floor - 01ELE - Electrical/telephone	Fair	Secondary Transformer, Dry, Stepdown, 10 KVA, 10 KVA [PANEL LES]	1	4	9860978
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL HS2]	1	5	9861065
D5020	01 - First Floor - 01ELE - Electrical/telephone	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [LM]	1	10	9860875
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Fair	Secondary Transformer, Dry, Stepdown, 75 KVA [TLS]	1	5	9861211
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Poor	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [H]	1	0	9860922
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Fair	Distribution Panel, 120/208 V, 400 AMP, 400 AMP [PANEL LS2]	1	5	9860729
D5020	01 - First Floor - 01ELE - Electrical/telephone	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TX]	1	10	9860552
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Fair	Distribution Panel, 120/208 V, 800 AMP, 800 AMP [PANEL DPHS]	1	5	9860839
D5020	01 - First Floor - 01ELE - Electrical/telephone	Fair	Distribution Panel, 120/208 V, 225 AMP, 225 AMP [PANEL HS]	1	5	9860737
D5030	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Good	Electrical System, Wiring & Switches, Average or Low Density/Complexity, NA	38,300 SF	29	9947509
D5040	00554 - Floor - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, NA	38,300 SF	9	9947463
D5040	01 - First Floor - 01EXT - Exterior	Fair	Exterior Light, any type, w/ LED Replacement, Inaccessible	7	9	9947465
D5040	00554 - Floor - Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, NA	38,300 SF	4	9947488
Fire Alarm & Electronic Systems						

Component Condition Report | Rio Consumnes Correctional Center / 00554 - RCCC - Administration

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D6020	01 - First Floor - 01ELE - Electrical/telephone	Good	Low Voltage System, Phone & Data Lines, NA	38,300 SF	14	9947502
D7010	01 - First Floor - 01GYM - Gym	Fair	Access Control Devices, Electronic Lock, NA [ELECTRIC STRIKE]	1	4	9861149
D7010	00554 - Second Floor - 00554	Fair	Access Control Devices, Electronic Lock, NA [DOOR LOCKS 00554 GROUP]	1	4	9860970
D7010	01 - First Floor - 01HALL_S - South Passage	Fair	Access Control Devices, Electric Lock, w/ Card Reader, NA, Install [ELECTRIC MOTORIZED LOCK]	1	4	9860544
D7010	01 - First Floor - 01MEN - Men Restroom	Fair	Access Control Devices, Electric Lock, w/ Card Reader, NA, Install [ELECTRIC MOTORIZED LOCK]	1	4	9861224
D7010	01 - First Floor - 01WMN - Women Restroom	Fair	Access Control Devices, Electric Lock, w/ Card Reader, NA, Install [ELECTRIC MOTORIZED LOCK]	1	4	9860289
D7010	01 - First Floor - 01HALL_S - South Passage	Fair	Access Control Devices, Electronic Lock, NA [ELECTRIC MOTORIZED LOCK]	1	4	9860392
D7050	02 - Second Floor - 02MECH_1 - Mechanical Rm	Good	Fire Alarm Panel, Fully Addressable [FACP]	1	11	9860976
D7050	02 - Second Floor - 02MECH_1 - Mechanical Rm	Fair	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, NA, Replace/Install [CARBON MONOXIDE DETECTOR]	1	2	9860484
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	38,300 SF	4	10007524
Equipment & Furnishings						
E1030	01 - First Floor - 01DINE - Staff Dining	Fair	Foodservice Equipment, Freezer, 1-Door Reach-In, NA	1	9	9947499
E1030	01 - First Floor - 01DINE - Staff Dining	Fair	Foodservice Equipment, Dishwasher Commercial, 1 HP [DISHWASHER #2]	1	1	9860476
E1030	01 - First Floor - 01DINE - Staff Dining	Good	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, 1 HP [GARBAGE DISPOSAL]	1	11	9861222
E1030	01 - First Floor - 01DINE - Staff Dining	Fair	Foodservice Equipment, Sink, 3-Bowl, NA	1	14	9947486
E1030	01 - First Floor - 01DINE - Staff Dining	Fair	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, No dataplate	1	5	9947475
E1030	01 - First Floor - 01DINE - Staff Dining	Fair	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, No dataplate	1	5	9947480

Component Condition Report | Rio Consumnes Correctional Center / 00554 - RCCC - Administration

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1030	01 - First Floor - 01DINE - Staff Dining	Fair	Foodservice Equipment, Refrigerator, 2-Door Reach-In, NA	1	9	9947469
E1030	01 - First Floor - 01DINE - Staff Dining	Fair	Foodservice Equipment, Icemaker, Freestanding, 250 LBS	1	4	9947484
E1060	00554 - Second Floor - 00554	Fair	Residential Appliances, Dishwasher, NA [DISHWASHER #1]	1	2	9860813
E1060	00554 - Second Floor - 00554	Fair	Residential Appliances, Garbage Disposal, 26 OZ [GARBAGE DISPOSAL]	1	3	9860667
E2010	00554 - Second Floor - 00554	Fair	Casework, Countertop, Plastic Laminate, NA	8 LF	4	9947471
E2010	00554 - Second Floor - 00554	Fair	Casework, Cabinetry, Economy, NA	16 LF	4	9947495
Sitework						
G4050	01 - First Floor - 01EXT - Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Inaccessible	3	9	9947510

Component Condition Report | Rio Consumnes Correctional Center / 00555 - RCCC - Christopher Boone Facility (CBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	12,000 SF	6	9975461
B2050	Building Exterior	Fair	Exterior Door, Steel, Standard	8	9	9975431
Roofing						
B3010	00555 - Floor - 00555 - Space	Fair	Roofing, Single-Ply Membrane, TPO/PVC [ROOF]	22,700 SF	10	9860741
B3020	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	1 LF	7	9975447
B3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Roof Skylight, per unit, up to 20 SF	14	4	9975451
B3060	R3 - Roof Level 3 - R3ROOF - Roof	Poor	Roof Hatch, Metal	2	0	9975454
Interiors						
C1030	00555 - Floor - 00555 - Space	Fair	Door Hardware, Office, per Door	129	9	9975436
C1030	00555 - Floor - 00555 - Space	Fair	Interior Door, Steel, Standard	23	4	9975462

Component Condition Report | Rio Consumnes Correctional Center / 00555 - RCCC - Christopher Boone Facility (CBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1070	00555 - Floor - 00555 - Space	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	10,000 SF	9	9975465
C2010	00555 - Floor - 00555 - Space	Fair	Wall Finishes, any surface, Prep & Paint	70,000 SF	4	9975438
C2030	00555 - Floor - 00555 - Space	Fair	Flooring, Carpet, Commercial Standard	4,000 SF	5	9975463
C2030	00555 - Floor - 00555 - Space	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	40,000 SF	1	9975437
C2030	00555 - Floor - 00555 - Space	Fair	Flooring, Vinyl Sheeting	1,000 SF	4	9975458
C2050	00555 - Floor - 00555 - Space	Fair	Ceiling Finishes, any flat surface, Prep & Paint	35,000 SF	4	9975455
Plumbing						
D2010	00555 - Floor - 00555 - Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	3	15	9975440
D2010	00555 - Floor - 00555 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	45,000 SF	4	9975460
D2010	00555 - Floor - 00555 - Space	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	10	14	9975434
D2010	00555 - Floor - 00555 - Restrooms	Fair	Shower, Valve & Showerhead	6	14	9975427
D2010	01 - First Floor - 01CBF_HW - Hot Water	Fair	Pump, Circulation, Domestic Water, .75 HP [CIRC PUMP BOILER]	1	7	9860782
D2010	00555 - Floor - 00555 - Restrooms	Fair	Toilet, Commercial Water Closet	3	15	9975435
D2010	01 - First Floor - 01CBFMECH_N - North Mechanical	Good	Water Heater, Gas, Commercial (200 MBH), 100 GAL [WATER HEATER #3]	1	14	9860740
D2010	00555 - Floor - 00555 - Space	Good	Sink/Lavatory, Service Sink, Wall-Hung	1	29	9975442
D2010	01 - First Floor - 01MECH_N - North Mechanical	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL [WATER HEATER #2]	1	10	9860408
D2010	01 - First Floor - 01MECH_N - North Mechanical	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL [WATER HEATER #1]	1	12	9860286
D2010	01 - First Floor - 01EXT - Exterior	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	5	9975448
D2060	02 - Second Floor - 02MEZZ - Mezzanine	Good	Air Compressor, Tank-Style, 2 HP [PORTABLE AIR COMPRESSOR]	1	14	9860931

Component Condition Report | Rio Consumnes Correctional Center / 00555 - RCCC - Christopher Boone Facility (CBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2060	02 - Second Floor - 02CBF_MEZZ - Mezzanine	Fair	Air Compressor, Tank-Style, 3 HP [AIR COMPRESSOR]	1	9	9860690
D2060	02 - Second Floor - 02MEZZ - Mezzanine	Fair	Supplemental Components, Compressed Air Dryer, Process Support, 100 CFM [RAD-1]	1	13	9860973
D2060	02 - Second Floor - 02CBF_MEZZ - Mezzanine	Good	Supplemental Components, Compressed Air Dryer, Process Support, 100 CFM [COMPRESSED AIR DRYER]	1	18	9860553
D2060	01 - First Floor - 01CBF_CST - Customer Space	Fair	Air Compressor, Tank-Style, 2 HP [AIR COMPRESSOR]	1	2	9860686
HVAC						
D3030	01 - First Floor - 01CBFCOREELE_TEL - Electrical/telephone	Fair	Split System, Fan Coil Unit, DX, 2 TON [INDOOR COIL UNIT 1]	1	3	9860664
D3030	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Split System Ductless, Single Zone, .75 TON [CONDENSING UNIT #1]	1	8	9860623
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [AIR CONDITIONING UNIT 6]	1	2	9860814
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AIR CONDITIONING UNIT 10]	1	9	9860854
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 14 TON [AIR CONDITIONING UNIT 5]	1	2	9861091
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 12 TON [AIR CONDITIONING UNIT 2]	1	2	9860283
D3050	00555 - Floor - 00555 - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	45,000 SF	12	9975444
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [AIR CONDITIONING UNIT 3]	1	9	9861163
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AIR CONDITIONING UNIT 9]	1	14	9861094
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 14 TON [AIR CONDITIONING UNIT 1]	1	2	9860572

Component Condition Report | Rio Consumnes Correctional Center / 00555 - RCCC - Christopher Boone Facility (CBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 11 TON [AIR CONDITIONING UNIT 4]	1	11	9860372
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [AIR CONDITIONING UNIT 7]	1	2	9861201
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [AIR CONDITIONING UNIT 8]	1	17	9860308
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 1000 CFM [EF8]	1	7	9975426
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM [SUPPLY AIR FAN 4]	1	2	9860745
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM [SUPPLY AIR FAN 6]	1	2	9861035
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF4]	1	7	9975467
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM [SUPPLY AIR FAN 1]	1	2	9861052
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 1000 CFM [EF2]	1	7	9975425
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 800 CFM [EF3]	1	7	9975452
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1300 CFM [EF5]	1	7	9975466
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF6]	1	7	9975443
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, T000 CFM [SUPPLY AIR FAN 2]	1	2	9860823
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1000 CFM [EF10]	1	7	9975429
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM [SUPPLY AIR FAN 5]	1	2	9860961
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM [SUPPLY AIR FAN 3]	1	2	9860849
D3060	00555 - Floor - 00555 - Space	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [EXHAUST FAN 00555 GROUP CBF ROOF]	1	4	9860659
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF7]	1	7	9975464

Component Condition Report | Rio Consumnes Correctional Center / 00555 - RCCC - Christopher Boone Facility (CBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF1]	1	7	9975433
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF13]	1	7	9975457
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EF9]	1	7	9975439
Fire Protection						
D4010	00555 - Floor - 00555 - Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	45,000 SF	2	9975446
D4010	02 - Second Floor - 02CBF_CNT - Control	Fair	Supplemental Components, Fire Shutter, Motor-Operated [ROLL UP DOOR 1]	1	5	9861004
D4030	00555 - Floor - 00555 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	15	6	9860610
Electrical						
D5010	00555 - Floor - 00555 - Space	Fair	Automatic Transfer Switch, ATS, 200 AMP [ATS]	1	5	9860655
D5010	01 - First Floor - 01EXT - Exterior	Fair	Generator, Diesel, 250 KW [GENERATOR]	1	3	9860558
D5020	00555 - Floor - 00555 - Space	Fair	Distribution Panel, 120/208 V, 200 AMP [PANEL LEA]	1	2	9861219
D5020	00555 - Floor - 00555 - Space	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PANEL HEB]	1	2	9861167
D5020	00555 - Floor - 00555 - Space	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [DISTRIBUTION PANEL DPPK]	1	2	9860762
D5020	01 - First Floor - 01CBFCOREELE_TEL - Electrical/telephone	Fair	Distribution Panel, 120/208 V, 200 AMP [PANEL LB]	1	2	9860466
D5020	00555 - Floor - 00555 - Space	Fair	Distribution Panel, 120/208 V, 400 AMP [LA-1]	1	2	9860842
D5020	00555 - Floor - 00555 - Space	Fair	Distribution Panel, 120/208 V, 400 AMP [LA-2]	1	2	9860570
D5020	01 - First Floor - 01MECH_N - North Mechanical	Poor	Secondary Transformer, Dry, Stepdown, 45 KVA [TEA]	1	0	9860774
D5020	01 - First Floor - 01CBFCOREELE_TEL - Electrical/telephone	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PANEL LEB]	1	2	9861169

Component Condition Report | Rio Consumnes Correctional Center / 00555 - RCCC - Christopher Boone Facility (CBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	00555 - Floor - 00555 - Space	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL HEA]	1	2	9861039
D5020	01 - First Floor - 01MECH_N - North Mechanical	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA [TA]	1	5	9860989
D5020	00555 - Floor - 00555 - Space	Fair	Distribution Panel, 277/480 V, 200 AMP [PANEL HA]	1	2	9860527
D5030	00555 - Floor - 00555 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	45,000 SF	4	9975430
D5040	00555 - Floor - 00555 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	45,000 SF	11	9975453
Fire Alarm & Electronic Systems						
D6020	00555 - Floor - 00555 - Throughout Building	Fair	Low Voltage System, Phone & Data Lines	45,000 SF	9	9975445
D7050	01 - First Floor - 01CBFCOREELE_TEL - Electrical/telephone	Good	Fire Alarm Panel, Fully Addressable [FACP]	1	11	9860568
D8010	00555 - Floor - 00555 - Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	45,000 SF	6	9975456
Equipment & Furnishings						
E1040	00555 - Floor - 00555 - Pods	Fair	Detention Equipment, Security Doors & Hardware, Swinging [Transfer Door]	90	4	9975449
E1040	00555 - Floor - 00555 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00555 400 POD GROUP]	2	18	9860626
E1040	00555 - Floor - 00555 - Pods	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	99	2	9975459
E1040	00555 - Floor - 00555 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00555 600 POD GROUP]	2	18	9860526
E1040	00555 - Floor - 00555 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00555 200 POD GROUP]	2	18	9860910
E1040	00555 - Floor - 00555 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00555 100 POD GROUP]	2	18	9861252
E1040	00555 - Floor - 00555 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00555 500 POD GROUP]	2	18	9861064

Component Condition Report | Rio Consumnes Correctional Center / 00555 - RCCC - Christopher Boone Facility (CBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1040	00555 - Floor - 00555 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00555 300 POD GROUP]	2	18	9860532
E1040	00555 - Floor - 00555 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00555 CENTRAL GROUP]	4	18	9861253
Athletic, Recreational & Playfield Areas						
G2050	01 - First Floor - 01EXT - Exterior	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	1	4	9975424
Sitework						
G2060	00555 - Floor - 00555 - Space	Fair	Park Bench, Wood/Composite/Fiberglass	1	5	9975432
G2060	01 - First Floor - 01EXT - Exterior	Fair	Picnic Table, Precast Concrete	2	9	9975450
G2060	00555 - Floor - 00555 - Pods	Fair	Fences & Gates, Fence, Chain Link 8'	500 LF	24	9975428
G4050	01 - First Floor - 01EXT - Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	18	13	9975441

Component Condition Report | Rio Consumnes Correctional Center / 00556 - RCCC - SVF Corridor

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	9,500 SF	4	10007620
B2050	01 - First Floor - 01SECPASS_N - North Secure Passage	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF) [ROLL UP DOOR 2]	1	9	9861090
B2050	01 - First Floor - 01SECPASS_N - North Secure Passage	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF) [ROLL UP DOOR 1]	1	9	9860677
Roofing						
B3010	00556 - Floor - 00556 - Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC [ROOF]	6,775 SF	4	9861220
Interiors						
C2010	00556 - Floor - 00556 - Space	Fair	Wall Finishes, any surface, Prep & Paint	12,000 SF	3	9964796

Component Condition Report | Rio Consumnes Correctional Center / 00556 - RCCC - SVF Corridor

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	00556 - Floor - 00556 - Space	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	6,775 SF	3	9964795
C2050	00556 - Floor - 00556 - Space	Fair	Ceiling Finishes, Metal	6,775 SF	14	9964790
HVAC						
D3050	00556 - Floor - 00556 - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 7 TON [AIR CONDITIONING UNIT EAST AC 1]	1	12	9860443
Fire Protection						
D4010	00556 - Floor - 00556 - Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	6,775 SF	9	9964794
D4030	00556 - Floor - 00556 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	4	6	9860520
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	6,775 SF	4	10007707
D5040	00556 - Floor - 00556 - Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	6,775 SF	4	9964789
D5040	00556 - Floor - 00556 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	6,775 SF	4	9964792
Fire Alarm & Electronic Systems						
D6060	00556 - Floor - 00556 - Throughout Building	Fair	Intercom/PA System, Public Address Upgrade, Facility-Wide	6,775 SF	2	9964793
D7050	00556 - Floor - 00556 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	6,775 SF	9	9964791
Equipment & Furnishings						
E1040	01 - First Floor - 01SECPASS_N - North Secure Passage	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ROLL UP DOOR LOCK]	1	18	9860758
E1040	00556 - Floor - 00556 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00556 GROUP]	3	18	9861181

Component Condition Report | Rio Consumnes Correctional Center / 00556 - RCCC - SVF Corridor

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1040	01 - First Floor - 01SECPASS_N - North Secure Passage	Fair	Detention Equipment, Security Doors & Hardware, Rolling [ROLLUP DOOR LOCK]	1	18	9860900

Component Condition Report | Rio Consumnes Correctional Center / 00557 - RCCC - Booking

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	5,000 SF	3	9953477
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF	400 SF	18	9953472
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Steel, Standard	2	9	9953465
Roofing						
B3010	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Excellent	Roofing, Single-Ply Membrane, TPO/PVC [ROOF]	11,100 SF	19	9860728
Interiors						
C1030	00557 - Floor - 00557 - Space	Fair	Interior Door, Wood, Solid-Core	25	22	9953479
C1030	00557 - Floor - 00557 - Throughout building	Good	Door Hardware, Office, per Door [DOOR LOCKS 00557 GROUP]	50	19	9860929
C1070	01 - First Floor - Booking - Office	Fair	Suspended Ceilings, Acoustical Tile (ACT)	3,000 SF	9	9953467
C1070	01 - First Floor - Booking - Office	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT	2,000 SF	2	9953474
C1090	00557 - Floor - 00557 - Restroom	Fair	Toilet Partitions, Metal	4	9	9953464
C1090	01 - First Floor - Booking - Office	Good	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	8 LF	13	9953480
C2010	00557 - Floor - 00557 - Space	Fair	Wall Finishes, any surface, Prep & Paint	16,000 SF	4	9953469
C2010	00557 - Floor - 00557 - Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	2,000 SF	14	9953482
C2030	00557 - Floor - 00557 - Space	Fair	Flooring, Vinyl Tile (VCT)	3,000 SF	4	9953486
C2030	00557 - Floor - 00557 - Space	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,600 SF	2	9953475

Component Condition Report | Rio Consumnes Correctional Center / 00557 - RCCC - Booking

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2030	00557 - Floor - 00557 - Restroom	Fair	Flooring, Vinyl Sheeting	1,000 SF	5	9953470
C2030	01 - First Floor - Booking - Office	Fair	Flooring, Carpet, Commercial Standard	1,500 SF	2	9953478
C2030	01 - First Floor - Booking - Office	Good	Flooring, Carpet, Commercial Tile	2,000 SF	7	9953473
C2050	00557 - Floor - 00557 - Restroom	Fair	Ceiling Finishes, any flat surface, Prep & Paint	6,100 SF	4	9953466
Plumbing						
D2010	00557 - Floor - 00557 - Space	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	1	9953461
D2010	00557 - Floor - 00557 - Restroom	Fair	Urinal, Standard	3	12	9953468
D2010	00557 - Floor - 00557 - Restroom	Fair	Shower, Valve & Showerhead	6	4	9953476
D2010	00557 - Floor - 00557 - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	6	12	9953463
D2010	01 - First Floor - Booking - Office	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	9953487
D2010	00557 - Floor - 00557 - Restroom	Fair	Toilet, Commercial Water Closet	6	12	9953462
D2010	00557 - Floor - 00557 - Throughout building	Fair	Plumbing System, Supply & Sanitary, High Density (excludes fixtures)	11,100 SF	4	9947702
HVAC						
D3020	01 - First Floor - 01BKGMECH - Mechanical Rm	Fair	Furnace, Gas, 100 MBH [FURNACE 1]	1	1	9860305
D3030	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Split System, Condensing Unit/Heat Pump, 2.5 TON [CONDENSING UNIT # 2]	1	6	9947707
D3030	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Good	Split System Ductless, Single Zone, 1 TON	1	11	9947701
D3030	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Split System, Condensing Unit/Heat Pump, 1 TON [CONDENSING UNIT # 1]	1	6	9947700
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AC 5]	1	3	9860907

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [AC 4]	1	1	9861233
D3050	00557 - Floor - 00557 - Throughout building	Fair	HVAC System, Ductwork, Medium Density, Upgrade/Install	11,100 SF	4	9947696
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Make-Up Air Unit, MUA or MAU, 1250 CFM [MAU 1]	1	1	9860437
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [AC 3]	1	2	9860735
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AC 6]	1	2	9861202
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [AC 7]	1	1	9860346
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [AC 2]	1	4	9860688
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3.5 TON [AC 1]	1	1	9860580
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5001 CFM [EF 4]	1	2	9860944
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 1000 CFM [REF-II]	1	1	9860418
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5001 CFM [EF 5]	1	4	9860324
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5001 CFM [EF 6]	1	3	9860838
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, 2000 CFM [REF 2]	1	1	9947697
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	Fair	Exhaust Fan, Centrifugal, 28" Damper, 5001 CFM [REF-1]	1	2	9860474
Fire Protection						

Component Condition Report | Rio Consumnes Correctional Center / 00557 - RCCC - Booking

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D4030	00557 - Floor - 00557 - Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	5	1	9860962
Electrical						
D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	Poor	Distribution Panel, 120/208 V, 200 AMP [PANEL A]	1	0	9947706
D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	Poor	Distribution Panel, 120/208 V, 200 AMP [PANEL AC]	1	0	9947698
D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	Fair	Distribution Panel, 120/208 V, 200 AMP [PANEL AB]	1	4	9947705
D5020	00557 - Floor - 00557 - Space	Poor	Distribution Panel, 120/208 V, 225 AMP [PANEL AE]	1	0	9860589
D5030	01 - First Floor - 01BKG_CNT - Control	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Upgrade/Install	11,100 SF	9	9947703
D5040	01 - First Floor - 01BKG_ELE - Electrical	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures [BOOKING LCP]	11,100 SF	2	9860579
Fire Alarm & Electronic Systems						
D6020	00557 - Floor - 00557 - Throughout building	Fair	Low Voltage System, Phone & Data Lines, Upgrade/Install	11,100 SF	4	9947704
D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	Fair	Healthcare, UV Germicidal Light [UV-10]	1	2	9860277
D7050	00557 - Floor - 00557 - Throughout building	Fair	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	11,100 SF	9	9947708
D7050	01 - First Floor - 01BKGPRCESS - Processing	Fair	Healthcare, UV Germicidal Light [UV-1]	1	4	9860760
D7050	01 - First Floor - 01BKG_HOLD_1 - Holding 1	Fair	Healthcare, UV Germicidal Light [UV-3]	1	4	9860340
D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	Fair	Healthcare, UV Germicidal Light [UV-15]	1	4	9860848
D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	Fair	Healthcare, UV Germicidal Light [UV-14]	1	4	9861028

Component Condition Report | Rio Consumnes Correctional Center / 00557 - RCCC - Booking

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	Fair	Healthcare, UV Germicidal Light [UV-12]	1	4	9860935
D7050	01 - First Floor - 01BKGPRCESS - Processing	Fair	Healthcare, UV Germicidal Light [UV-7]	1	4	9860639
D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	Good	Fire Alarm Panel, Multiplex [FACP]	1	11	9861138
D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	Fair	Healthcare, UV Germicidal Light [UV-11]	1	4	9860821
D7050	01 - First Floor - 01BKGVST_3 - Attorney Visit	Fair	Healthcare, UV Germicidal Light [UV-9]	1	4	9860281
D7050	01 - First Floor - 01BKGPRCESS - Processing	Fair	Healthcare, UV Germicidal Light [UV-2]	1	4	9860646
D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	Fair	Healthcare, UV Germicidal Light [UV-16]	1	4	9860506
D7050	01 - First Floor - 01BKG_CNT - Control	Fair	Fire Alarm Panel, Multiplex [GLOBAL FACP]	1	9	9860515
D7050	01 - First Floor - 01BKG_HOLD_3 - Holding 3	Fair	Healthcare, UV Germicidal Light [UV-5]	1	4	9860951
D7050	01 - First Floor - 01BKGPRCESS - Processing	Fair	Healthcare, UV Germicidal Light [UV-6]	1	4	9860983
D7050	01 - First Floor - 01BKGVST_3 - Attorney Visit	Fair	Healthcare, UV Germicidal Light [UV-13]	1	4	9860497
D7050	01 - First Floor - 01BKG_HOLD_2 - Holding 2	Fair	Healthcare, UV Germicidal Light [UV-4]	1	2	9860364
D7050	01 - First Floor - 01BKGPRCESS - Processing	Fair	Healthcare, UV Germicidal Light [UV-8]	1	4	9861185
D8010	Throughout	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	11,100 SF	4	10007819

Component Condition Report | Rio Consumnes Correctional Center / 00557 - RCCC - Booking

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Equipment & Furnishings						
E1040	00557 - Floor - 00557 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [Transfer Door]	3	2	9953481
E1040	01 - First Floor - 01BKG_EXT - Exterior	Fair	Detention Equipment, Security Doors & Hardware, Swinging [GATE OPERATOR]	1	4	9861072
E1040	01 - First Floor - 01BKG_EXT - Exterior	Fair	Detention Equipment, Security Doors & Hardware, Swinging [GATE OPERATOR]	1	4	9861210
E1040	01 - First Floor - 01BKG_CNT - Control	Fair	Detention Equipment, Security Doors & Hardware, Swinging [GATE OPERATOR]	1	2	9860284
E1040	01 - First Floor - 01BKGPRCESS - Processing	Fair	Detention Equipment, Security Doors & Hardware, Swinging [GATE OPERATOR]	1	2	9860507
E1040	00557 - Floor - 00557 - Space	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	3	2	9953471
E2010	01 - First Floor - Booking - Office	Fair	Casework, Cabinetry, Standard	120 LF	7	9953483
E2010	01 - First Floor - Booking - Office	Fair	Casework, Countertop, Plastic Laminate	120 LF	3	9953484
Sitework						
G2060	01 - First Floor - 01BKG_EXT - Exterior	Excellent	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric [ELECTRIC GATE OPERATOR]	1	19	9860581
G2060	01 - First Floor - 01BKG_EXT - Exterior	Excellent	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric [ELECTRIC GATE OPERATOR]	1	19	9860635

Component Condition Report | Rio Consumnes Correctional Center / 00558 - RCCC - Warehouse

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	6,600 SF	4	9953404
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF	400 SF	1	9953395
B2050	01 - First Floor - 01WHSEDOCKSTOR - Loading Dock Storage	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF) [ROLL UP DOOR 1]	1	5	9860510
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Steel, Standard	8	9	9953390
Roofing						

Component Condition Report | Rio Consumnes Correctional Center / 00558 - RCCC - Warehouse

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3010	00558 - Floor - 00558 - Roof	Fair	Roofing, Modified Bitumen [ROOF]	11,900 SF	4	9860307
B3020	00558 - Floor - 00558 - Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	100 LF	4	9947724
Interiors						
C1030	01 - First Floor - 01WHSECST - Office	Fair	Interior Door, Steel, Standard	3	21	9953387
C1030	00558 - Floor - 00558 - Space	Fair	Interior Door, Wood, Solid-Core	1	14	9953405
C1030	00558 - Floor - 00558 - Space	Fair	Door Hardware, Office, per Door	12	18	9953380
C1090	01 - First Floor - 01WHSEDOCKSTOR - Restroom	Poor	Toilet Partitions, Metal	1	0	9953383
C2010	00558 - Floor - 00558 - Space	Fair	Wall Finishes, any surface, Prep & Paint	18,000 SF	4	9953393
C2010	01 - First Floor - 01WHSEDOCKSTOR - Restroom	Fair	Wall Finishes, Laminated Paneling (FRP)	300 SF	7	9953382
C2030	01 - First Floor - 01WHSECST - Office	Fair	Flooring, Vinyl Tile (VCT)	900 SF	5	9953398
C2030	00558 - Floor - 00558 - Space	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	11,000 SF	2	9953391
C2050	01 - First Floor - 01WHSECST - Office	Fair	Ceiling Finishes, any flat surface, Prep & Paint	11,900 SF	4	9953401
Plumbing						
D2010	01 - First Floor - 01WHSE_SUPPLY - Utility Room	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	4	9953403
D2010	01 - First Floor - 01WHSEDOCKSTOR - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	9	9953384
D2010	00558 - Floor - 00558 - Restroom	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	19	9953402
D2010	00558 - Floor - 00558 - Restroom	Fair	Urinal, Standard	1	11	9953388
D2010	00558 - Floor - 00558 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures)	11,900 SF	9	9953399
D2010	01 - First Floor - 01WHSEDOCKSTOR - Restroom	Poor	Urinal, Standard	1	0	9953406

Component Condition Report | Rio Consumnes Correctional Center / 00558 - RCCC - Warehouse

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	00558 - Floor - 00558 - Restroom	Fair	Toilet, Commercial Water Closet	4	11	9953397
HVAC						
D3030	01 - First Floor - 01EXT - Exterior	Fair	Split System, Condensing Unit/Heat Pump, 2 TON [CONDENSING UNIT 1]	1	6	9860419
D3030	01 - First Floor - 01WHSECST - Office	Fair	Split System, Fan Coil Unit, DX, 2.5 TON [INDOOR COIL UNIT - 1]	1	6	9860400
D3030	01 - First Floor - 01WHSECST - Office	Good	Split System, Fan Coil Unit, DX, 2 TON [INDOOR COIL 2]	1	13	9861095
D3060	01 - First Floor - 01EXT - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM	1	12	9953400
D3060	00558 - Floor - 00558 - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 4000 CFM [EF 1]	1	15	9860565
D3060	01 - First Floor - 01EXT - Exterior	Fair	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 550 CFM [EF 2]	1	14	9860482
Fire Protection						
D4030	00558 - Floor - 00558 - Throughout building	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	4	2	9860503
Electrical						
D5010	01 - First Floor - 01WHSEDOCKSTOR - Loading Dock Storage	Fair	Supplemental Components, Battery Charger	1	9	9953379
D5020	01 - First Floor - 01WHSEDOCK - Loading Dock	Poor	Distribution Panel, 120/208 V, 225 AMP [PANEL P-B]	1	0	9860934
D5020	01 - First Floor - 01WHSEDOCK - Loading Dock	Fair	Distribution Panel, 120/208 V, 225 AMP [PANEL P-A]	1	11	9860679
D5020	01 - First Floor - 01EXT - Exterior	Poor	Distribution Panel, 120/208 V, 50 AMP [16440-00279]	1	0	9947723
D5020	01 - First Floor - 01WHSE_SUPPLY - Supply	Fair	Switchboard, 120/208 V, 800 AMP [PANEL P]	1	20	9861051
D5030	00558 - Floor - 00558 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	11,900 SF	4	9953394
D5040	00558 - Floor - 00558 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	11,900 SF	4	9953386
D5040	01 - First Floor - 01WHSE_SUPPLY - Supply	Fair	Lighting Controls, Dimming Panel, Standard [WAREHOUSE LCP]	1	2	9860456

Component Condition Report | Rio Consumnes Correctional Center / 00558 - RCCC - Warehouse

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Fire Alarm & Electronic Systems						
D6020	00558 - Floor - 00558 - Throughout Building	Fair	Low Voltage System, Phone & Data Lines	11,900 SF	12	9953396
D7050	00558 - Floor - 00558 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	11,900 SF	5	9953381
D7050	01 - First Floor - 01WHSE_SUPPLY - Supply	Good	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install [FACP]	11,900 SF	16	9860451
Equipment & Furnishings						
E1030	Walk-in	Fair	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer	1	4	10007830
E1030	01 - First Floor - 01EXT - Exterior	Fair	Foodservice Equipment, Commercial Kitchen, 1-Bowl	1	2	9953389
E1030	01 - First Floor - 01EXT - Exterior	Fair	Foodservice Equipment, Walk-In, Refrigerator	1	1	9953392
E1030	Unknown	Fair	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer	1	4	10007829
E1040	01 - First Floor - 01EXT - Exterior	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC STRIKE]	1	4	9860625
E1040	01 - First Floor - 01EXT - Exterior	Fair	Detention Equipment, Security Doors & Hardware, Swinging [GATE OPERATOR]	1	4	9860505
E2010	01 - First Floor - 01WHSECST - Office	Fair	Casework, Countertop, Plastic Laminate	100 LF	7	9953385
E2010	01 - First Floor - 01WHSECST - Office	Fair	Casework, Cabinetry, Standard	100 LF	7	9953407

Component Condition Report | Rio Consumnes Correctional Center / 00559 - RCCC - Gate House

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	3,000 SF	4	9958154
B2020	01 - First Floor - 01EXT - Exterior	Fair	Glazing, any type by SF	150 SF	7	9958128
Roofing						
B3010	00559 - Floor - 00559 - Gate House	Fair	Roofing, Single-Ply Membrane, TPO/PVC [ROOF]	2,750 SF	2	9860997

Component Condition Report | Rio Consumnes Correctional Center / 00559 - RCCC - Gate House

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3060	01 - First Floor - 01EXT - Exterior	Fair	Roof Hatch, Metal	1	4	9958131
Interiors						
C1030	00559 - Floor - 00559 - Gate House	Fair	Interior Door, Steel, Standard	7	14	9958141
C1030	00559 - Floor - 00559 - Gate House	Fair	Door Hardware, Office, per Door	7	9	9958135
C1070	00559 - Floor - 00559 - Gate House	Fair	Suspended Ceilings, Acoustical Tile (ACT)	2,500 SF	9	9958127
C1090	00559 - Floor - 00559 - Gate House	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	7 LF	7	9958150
C2010	00559 - Floor - 00559 - Gate House	Fair	Wall Finishes, Laminated Paneling (FRP)	40 SF	4	9958159
C2010	00559 - Floor - 00559 - Gate House	Fair	Wall Finishes, any surface, Prep & Paint	4,500 SF	4	9958144
C2010	00559 - Floor - 00559 - Restrooms	Fair	Wall Finishes, Ceramic Tile	1,000 SF	14	9958145
C2030	00559 - Floor - 00559 - Gate House	Fair	Flooring, Vinyl Tile (VCT)	1,000 SF	3	9958134
C2030	00559 - Floor - 00559 - Gate House	Fair	Flooring, Ceramic Tile	250 SF	14	9958130
C2030	00559 - Floor - 00559 - Gate House	Fair	Flooring, Laminate Faux Wood	1,500 SF	8	9958155
C2050	00559 - Floor - 00559 - Gate House	Fair	Ceiling Finishes, any flat surface, Prep & Paint	250 SF	4	9958151
Plumbing						
D2010	00559 - Floor - 00559 - Gate House	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	14	9958160

Component Condition Report | Rio Consumnes Correctional Center / 00559 - RCCC - Gate House

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D2010	00559 - Floor - 00559 - Gate House	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	7	9958138
D2010	00559 - Floor - 00559 - Gate House	Fair	Backflow Preventer, Domestic Water, 1 IN [00559-15140-0001]	1	12	9861199
D2010	00559 - Floor - 00559 - Gate House	Fair	Backflow Preventer, Domestic Water, 1 IN [00559-15140-0003]	1	12	9860344
D2010	01 - First Floor - 01EXT - Exterior	Fair	Water Heater, Gas, Residential, 50 GAL [DOMESTIC HOT WATER HEATER]	1	2	9860966
D2010	00559 - Floor - 00559 - Gate House	Fair	Backflow Preventer, Domestic Water, 1 IN [00559-15140-0002]	1	12	9861146
D2010	00559 - Floor - 00559 - Gate House	Fair	Sink/Lavatory, Service Sink, Floor	1	9	9958153
D2010	00559 - Floor - 00559 - Restrooms	Fair	Toilet, Commercial Water Closet	2	4	9958156
D2010	00559 - Floor - 00559 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	2,750 SF	14	9958157
D2010	00559 - Floor - 00559 - Restrooms	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	4	9958152
D2030	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Drains, Roof, 4 IN	2	14	9958149
HVAC						
D3050	00559 - Floor - 00559 - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	2,750 SF	4	9958133
D3050	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [AIR CONDITIONING UNIT 1]	1	9	9860464
D3060	R2 - Roof Level 2 - R2ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 700 CFM [ROOF TOP EXHAUST FAN]	1	1	9860425
Fire Protection						

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D4010	00559 - Floor - 00559 - Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	2,750 SF	9	9958147
D4030	00559 - Floor - 00559 - Gate House	Fair	Fire Extinguisher, Wet Chemical/CO2 [FIRE EXTINGUISHERS]	3	6	9860830
Electrical						
D5020	00559 - Floor - 00559 - Gate House	Fair	Distribution Panel, 277/480 V, 100 AMP [PANEL HA]	1	4	9860332
D5020	00559 - Floor - 00559 - Gate House	Fair	Distribution Panel, 120/208 V, 100 AMP [PANEL LA]	1	4	9861114
D5020	00559 - Floor - 00559 - Gate House	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA	1	4	9958132
D5030	00559 - Floor - 00559 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	2,750 SF	14	9958146
D5040	01 - First Floor - 01EXT - Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	8	1	9958143
D5040	00559 - Floor - 00559 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	2,750 SF	12	9958140
Fire Alarm & Electronic Systems						
D6020	00559 - Floor - 00559 - Throughout Building	Fair	Low Voltage System, Phone & Data Lines	2,750 SF	12	9958136
D7050	00559 - Floor - 00559 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	2,750 SF	9	9958158
D7050	00559 - Floor - 00559 - Gate House	Good	Fire Alarm Panel, Fully Addressable [BB-55]	1	11	9860469
Equipment & Furnishings						
E1040	01 - First Floor - 01EXT - Exterior	Fair	Detention Equipment, Security Doors & Hardware, Swinging	2	14	9958142

Component Condition Report | Rio Consumnes Correctional Center / 00559 - RCCC - Gate House

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1040	01 - First Floor - 01EXT - Exterior	Fair	Detention Equipment, Security Doors & Hardware, Rolling	4	14	9958125
E2010	00559 - Floor - 00559 - Gate House	Fair	Casework, Cabinetry, Standard	40 LF	9	9958139
E2010	00559 - Floor - 00559 - Gate House	Fair	Casework, Countertop, Plastic Laminate	30 LF	4	9958129
Pedestrian Plazas & Walkways						
G2020	01 - First Floor - 01EXT - Exterior	Fair	Vehicular Access Devices, Operator, Large Gate [EAST GATEHOUSE OPERATOR]	1	9	9860517
G2020	01 - First Floor - 01EXT - Exterior	Fair	Vehicular Access Devices, Operator, Large Gate [WEST VEHICLE GATE]	1	4	9860971
Sitework						
G2060	00559 - Floor - 00559 - Gate House	Fair	Park Bench, Metal Powder-Coated	2	5	9958126
G2060	01 - First Floor - 01EXT - Exterior	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron	2	4	9958148
G2060	00559 - Floor - 00559 - Gate House	Fair	Park Bench, Wood/Composite/Fiberglass	1	8	9958124
G2060	01 - First Floor - 01EXT - Exterior	Fair	Fences & Gates, Pedestrian Gate, Wrought Iron, Refinish	2	4	9958123

Component Condition Report | Rio Consumnes Correctional Center / 00560 - RCCC - Warehouse Annex

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	01 - First Floor - 01EXT - Exterior	Fair	Exterior Walls, Metal Siding	4,350 SF	14	9958435
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Steel, Standard	3	9	9958433
B2050	00560 - Floor - 00560 - Space	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF) [ROLL UP DOOR 1]	1	4	9860304
B2050	00560 - Floor - 00560 - Space	Fair	Overhead/Dock Door, Aluminum, 12'x12' (144 SF) [ROLL UP DOOR 2]	1	4	9860769
Roofing						

Component Condition Report | Rio Consumnes Correctional Center / 00560 - RCCC - Warehouse Annex

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3010	01 - First Floor - 01EXT - Exterior	Fair	Roofing, Metal [ROOF]	3,700 SF	14	9860335
Interiors						
C1030	00560 - Floor - 00560 - Space	Fair	Interior Door, Wood, Solid-Core	1	14	9958432
C1030	00560 - Floor - 00560 - Space	Fair	Door Hardware, Office, per Door	1	9	9958437
C1090	00560 - Floor - 00560 - Space	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	11 LF	7	9958441
C2030	00560 - Floor - 00560 - Space	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	3,700 SF	2	9958436
Plumbing						
D2060	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Compressed Air Dryer, Process Support, 100 CFM	1	4	9958434
D2060	01 - First Floor - 01EXT - Exterior	Fair	Air Compressor, Tank-Style, 10 HP	1	9	9958442
Fire Protection						
D4030	00560 - Floor - 00560 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	2	3	9860577
Electrical						
D5020	00560 - Floor - 00560 - Space	Fair	Distribution Panel, 120/208 V, 225 AMP [QD]	1	3	9860619
D5030	00560 - Floor - 00560 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	3,700 SF	14	9958438
D5040	00560 - Floor - 00560 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	3,700 SF	9	9958431
Fire Alarm & Electronic Systems						
D6020	00560 - Floor - 00560 - Throughout Building	Good	Low Voltage System, Phone & Data Lines	3,700 SF	14	9958440
Equipment & Furnishings						
E1090	01 - First Floor - 01EXT - Exterior	Fair	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press [BALER]	1	4	9860545
Sitework						

Component Condition Report | Rio Consumnes Correctional Center / 00560 - RCCC - Warehouse Annex

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G4050	01 - First Floor - 01EXT - Exterior	Fair	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	4	12	9958439

Component Condition Report | Rio Consumnes Correctional Center / 00565 - RCCC - Compound Guard House

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, Metal/Insulated Sandwich Panels	200 SF	2	10007913
B2020	Building exterior	Fair	Glazing, any type by SF	500 SF	4	10007914
B2050	00565 - Floor - 00565 - Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	1	14	9964940
Roofing						
B3010	00565 - Floor - 00565 - Roof	Fair	Roofing, Metal [ROOF]	400 SF	19	9860682
Interiors						
C1030	00565 - Floor - 00565 - Space	Poor	Door Hardware, Office, per Door	1	0	9964942
C2030	00565 - Floor - 00565 - Space	Poor	Flooring, Vinyl Tile (VCT)	400 SF	0	9964944
C2050	00565 - Floor - 00565 - Space	Poor	Ceiling Finishes, any flat surface, Prep & Paint	400 SF	0	9964941
HVAC						
D3050	00565 - Floor - 00565 - Exterior	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 2 TON [HEAT PUMP]	1	13	9860987
Fire Protection						
D4030	00565 - Floor - 00565 - Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	1	6	9860723
Electrical						
D5020	Throughout	Fair	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity	400 SF	4	10007915
D5040	00565 - Floor - 00565 - Space	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	400 SF	2	9964943
Fire Alarm & Electronic Systems						
D7050	00565 - Floor - 00565 - Space	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	400 SF	9	9964939

Component Condition Report | Rio Consumnes Correctional Center / 00566 - RCCC - Waste Water Control Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	00566 - Floor - 00566 - Exterior	Fair	Exterior Walls, Metal Siding	2,200 SF	26	9966326
B2050	00566 - Floor - 00566 - Exterior	Fair	Overhead/Dock Door, Aluminum, 20'x14' (280 SF)	1	13	9966331
B2050	00566 - Floor - 00566 - Exterior	Fair	Exterior Door, Steel, Standard	6	2	9966333
Roofing						
B3010	00566 - Floor - 00566 - Exterior	Fair	Roofing, Metal [ROOF]	700 SF	26	9860914
Interiors						
C1030	00566 - Floor - 00566 - Exterior	Fair	Door Hardware, Office, per Door	6	2	9966329
C2030	Throughout	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	700 SF	4	9993978
Plumbing						
D2010	00566 - Floor - 00566 - Space	Fair	Pump, Circulation/Booster, Domestic Water, 10 HP	1	8	9966336
D2010	00566 - Floor - 00566 - Space	Fair	Pump, Circulation/Booster, Domestic Water, 20 HP	1	6	9966334
D2010	00566 - Floor - 00566 - Space	Fair	Pump, Circulation/Booster, Domestic Water, 20 HP	1	17	9966339
D2010	00566 - Floor - 00566 - Exterior	Fair	Emergency Plumbing Fixtures, Eye Wash & Shower Station	1	11	9966340
D2060	00566 - Floor - 00566 - Space	Good	Supplemental Components, Compressed Air Dryer, Process Support, 100 CFM	1	15	9966327
D2060	00566 - Floor - 00566 - Space	Good	Air Compressor, Tank-Style, 5 HP	1	16	9966337
HVAC						
D3030	00566 - Floor - 00566 - Space	Fair	Chilled Water, Chemical Feed Dosing System	3	1	9966338
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	14	9993977
D5020	00566 - Floor - 00566 - Exterior	Fair	Secondary Transformer, Dry, Stepdown, 15 KVA	1	16	9966341
D5020	00566 - Floor - 00566 - Space	Fair	Motor Control Center, w/ Main Breaker, 600 AMP	1	16	9966342

Component Condition Report | Rio Consumnes Correctional Center / 00566 - RCCC - Waste Water Control Building

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5030	00566 - Floor - 00566 - Space	Fair	Variable Frequency Drive, VFD, by HP of Motor, 10 HP, Replace/Install	1	6	9966330
D5030	00566 - Floor - 00566 - Space	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	700 SF	26	9966328
D5040	00566 - Floor - 00566 - Space	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	700 SF	6	9966335
Special Construction & Demo						
F1050	00566 - Floor - 00566 - Space	Fair	Sanitary Equipment, Filtration System	1	7	9966332

Component Condition Report | Rio Consumnes Correctional Center / 00570 - RCCC - Stuart Baird Facility (SBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	Building exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	12,000 SF	4	9983242
Roofing						
B3010	00570 - Floor - 00570 - SBF Space	Fair	Roofing, Modified Bitumen [ROOF]	23,000 SF	2	9860725
B3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Roof Hatch, Metal	2	2	9979201
B3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Roof Skylight, per unit, up to 20 SF	12	4	9979186
Interiors						
C1030	00570- First Floor - 00570 - Space	Fair	Door Hardware, Office, per Door	139	14	9979207
C1030	00570- First Floor - 00570 - Space	Fair	Interior Door, Steel, Standard	21	4	9979219
C2010	00570- First Floor - 00570 - Space	Fair	Wall Finishes, any surface, Prep & Paint	70,000 SF	4	9979218
C2030	00570- First Floor - 00570 - Space	Fair	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	44,500 SF	1	9979209
C2030	00570- First Floor - 00570 - Space	Fair	Flooring, Ceramic Tile	500 SF	4	9979188
C2050	00570- First Floor - 00570 - Space	Fair	Ceiling Finishes, any flat surface, Prep & Paint	35,000 SF	4	9979185

Component Condition Report | Rio Consumnes Correctional Center / 00570 - RCCC - Stuart Baird Facility (SBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C2050	00570- First Floor - 00570 - Space	Fair	Ceiling Finishes, Metal	10,000 SF	14	9979213
Plumbing						
D2010	00570- First Floor - 00570 - Throughout Building	Fair	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures)	45,000 SF	4	9979212
D2010	01 - First Floor - 01MECH_N - North Mechanical	Fair	Backflow Preventer, Domestic Water, 1 IN [00570-15140-0004]	1	7	9861171
D2010	01 - First Floor - 01MECH_N - North Mechanical	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL [WATER HEATER #1]	1	13	9860514
D2010	01 - First Floor - 01MECH_N - North Mechanical	Fair	Water Heater, Gas, Commercial (125 MBH), 99 GAL [WATER HEATER #3]	1	7	9860409
D2010	00570- First Floor - 00570 - Space	Fair	Drinking Fountain, Wall-Mounted, Single-Level	1	1	9979206
D2010	00570- First Floor - 00570 - Cells	Fair	Shower, Valve & Showerhead	12	9	9979197
D2010	00570- First Floor - 00570 - Space	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	7	7	9979224
D2010	01 - First Floor - 01MECH_N - North Mechanical	Fair	Water Heater, Gas, Commercial (200 MBH), 100 GAL [WATER HEATER #2]	1	13	9860806
D2010	00570- First Floor - 01CNT - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	1	9	9979222
D2010	00570- First Floor - 01CNT - Restroom	Fair	Toilet, Commercial Water Closet	1	9	9979215
D2010	00570 - Floor - 00570 - SBF Space	Fair	Pump, Circulation, Domestic Water, .5 HP [CIRC PUMP]	1	9	9860377
D2010	01 - First Floor - 01MECH_N - North Mechanical	Fair	Backflow Preventer, Domestic Water, 1 IN [00570-15140-0005]	1	9	9860386
D2030	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Supplemental Components, Drains, Roof, 2 IN	14	4	9979214
HVAC						
D3030	01 - First Floor - 01CNT - Control	Fair	Split System, Fan Coil Unit, DX, 1 TON [EVAPORATOR COIL]	1	1	9860761
D3030	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Split System Ductless, Single Zone, 1 TON [CONDENSING UNIT 11]	1	1	9860583

Component Condition Report | Rio Consumnes Correctional Center / 00570 - RCCC - Stuart Baird Facility (SBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6.5 TON [AIR CONDITIONING UNIT 8]	1	3	9861112
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [AIR CONDITIONING UNIT 4]	1	3	9860884
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [AIR CONDITIONING UNIT 6]	1	3	9861084
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 6.5 TON [AIR CONDITIONING UNIT 10]	1	3	9860816
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 10 TON [AIR CONDITIONING UNIT 2]	1	3	9861231
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 3 TON [AIR CONDITIONING UNIT 9]	1	3	9860620
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 12.5 TON [AIR CONDITIONING UNIT 1]	1	3	9860952
D3050	00570- First Floor - 00570 - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	45,000 SF	10	9979205
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON [AIR CONDITIONING UNIT 7]	1	2	9860687
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 12.5 TON [AIR CONDITIONING UNIT 5]	1	18	9860766
D3050	R3 - Roof Level 3 - R3ROOF - Roof	Good	Packaged Unit, RTU, Pad or Roof-Mounted, 6 TON [AIR CONDITIONING UNIT 3]	1	18	9860322
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM [EF-12]	1	4	9979195
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM [SUPPLY AIR FAN 6]	1	9	9861189
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [EF-8]	1	4	9979223
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [EF-9]	1	4	9979220
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM [SUPPLY AIR FAN 3]	1	4	9860343
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1800 CFM [EF-1]	1	4	9979192
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [EF-5]	1	4	9979196
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM [SUPPLY AIR FAN 1]	1	4	9860631

Component Condition Report | Rio Consumnes Correctional Center / 00570 - RCCC - Stuart Baird Facility (SBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 12" Damper, 800 CFM [EX-14]	1	4	9979204
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1200 CFM [EX-3]	1	4	9979198
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [EF-4]	1	4	9979203
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM [SUPPLY AIR FAN 4]	1	4	9860941
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 2200 CFM	1	4	9979189
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM [SUPPLY AIR FAN 2]	1	4	9861025
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 110p CFM [EF-13]	1	4	9979216
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1500 CFM [EF-10]	1	4	9979217
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 24" Damper, 5000 CFM [SUPPLY AIR FAN 5]	1	4	9861019
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [EF-11]	1	4	9979191
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [EX-6]	1	4	9979190
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1300 CFM [EX-2]	1	4	9979187
D3060	00570 - Floor - 00570 - SBF Space	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [EXHAUST FAN 00570 GROUP SBF ROOF]	2	4	9860779
D3060	R3 - Roof Level 3 - R3ROOF - Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper, 1100 CFM [EF-7]	1	4	9979211
Fire Protection						
D4010	02 - Second Floor - 02CNT - Control	Good	Supplemental Components, Fire Shutter, Motor-Operated [ROLL UP DOOR 1]	1	26	9861182
D4010	00570- First Floor - 00570 - Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	45,000 SF	5	9979199
D4030	00570 - Floor - 00570 - SBF Space	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FIRE EXTINGUISHERS]	8	6	9860710
Electrical						

Component Condition Report | Rio Consumnes Correctional Center / 00570 - RCCC - Stuart Baird Facility (SBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Fair	Distribution Panel, 120/208 V, 225 AMP [PANEL LEC]	1	4	9860945
D5020	00570 - Floor - 00570 - SBF Space	Fair	Distribution Panel, 120/208 V, 400 AMP [PANEL LC LEFT]	1	4	9860362
D5020	00570 - Floor - 00570 - SBF Space	Fair	Distribution Panel, 120/208 V, 400 AMP [PANEL LC RIGHT]	1	4	9860843
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Fair	Distribution Panel, 277/480 V, 225 AMP [PANEL HB]	1	2	9860342
D5020	01 - First Floor - 01COREELE_TEL - Electrical/telephone	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PANEL LED]	1	3	9860621
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PANEL HED]	1	4	9860423
D5020	01 - First Floor - 01MECH_N - North Mechanical	Fair	Secondary Transformer, Dry, Stepdown, 45 KVA [TEC]	1	7	9860696
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Fair	Distribution Panel, 277/480 V, 400 AMP [PANEL HEC]	1	3	9860440
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Fair	Secondary Transformer, Dry, Stepdown, 112.5 KVA [TC]	1	2	9861026
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [PANEL LD]	1	7	9861226
D5030	00570- First Floor - 00570 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	45,000 SF	4	9979226
D5040	00570- First Floor - 00570 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	45,000 SF	11	9979194
Fire Alarm & Electronic Systems						
D6020	00570- First Floor - 00570 - Throughout Building	Good	Low Voltage System, Phone & Data Lines	45,000 SF	14	9979210
D7050	00570- First Floor - 00570 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	45,000 SF	9	9979225

Component Condition Report | Rio Consumnes Correctional Center / 00570 - RCCC - Stuart Baird Facility (SBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7050	01 - First Floor - 01COREELE_TEL - Electrical/telephone	Good	Fire Alarm Panel, Fully Addressable [FACP]	1	11	9860826
D8010	00570- First Floor - 00570 - Throughout Building	Fair	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	45,000 SF	7	9979208
Equipment & Furnishings						
E1030	00570- First Floor - 00570 - Space	Fair	Foodservice Equipment, Commercial Kitchen, 2-Bowl	1	14	9979221
E1040	00570- First Floor - 00570 - Cells	Fair	Detention Equipment, Toilet & Wash Basin, Stainless Steel	98	1	9979227
E1040	00570- First Floor - 00570 - Cells	Fair	Detention Equipment, Security Doors & Hardware, Swinging	118	15	9979200
E1040	00570 - Floor - 00570 - SBF Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00570 200 POD GROUP]	2	19	9861050
E1040	00570 - Floor - 00570 - SBF Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00570 500 POD GROUP]	2	19	9860475
E1040	00570 - Floor - 00570 - SBF Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00570 GROUP]	2	19	9860278
E1040	00570 - Floor - 00570 - SBF Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00570 600 POD GROUP]	2	19	9860812
E1040	00570 - Floor - 00570 - SBF Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00570 300 POD GROUP]	2	19	9860959
E1040	00570 - Floor - 00570 - SBF Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00570 100 POD GROUP]	2	19	9860918
E1040	00570 - Floor - 00570 - SBF Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00570 400 POD GROUP]	2	19	9861046
E1040	02 - Second Floor - 02MEZZ - Mezzanine	Fair	Detention Equipment, Security Doors & Hardware, Swinging [ELECTRIC MOTORIZED LOCK]	4	4	9860365
E1040	00570 - Floor - 00570 - SBF Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00570 VISIT GROUP]	2	19	9861066

Component Condition Report | Rio Consumnes Correctional Center / 00570 - RCCC - Stuart Baird Facility (SBF)

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
E1040	00570- First Floor - 00570 - Space	Fair	Detention Equipment, Security Doors & Hardware, Swinging [DOOR LOCKS 00570 GROUP]	4	19	9860825
Sitework						
G2060	00570- First Floor - 00570 - Cells	Fair	Fences & Gates, Fence, Wrought Iron 6'	300 LF	14	9979202
G4050	00570- First Floor - 00570 - Exterior	Good	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED	15	14	9979193

Component Condition Report | Rio Consumnes Correctional Center / 00572 - RCCC - Sheriff Owned Modular Trailer

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	00572 - RCCC - Sheriff Owned Modular Trailer - Building Exterior	Fair	Exterior Walls, Wood Shakes/Shingles	3,600 SF	13	9947721
B2020	00572 - RCCC - Sheriff Owned Modular Trailer - Building Exterior	Fair	Window, Wood, 16-25 SF	14	13	9947722
B2050	00572 - RCCC - Sheriff Owned Modular Trailer - Kitchen	Fair	Exterior Door, Steel, Standard	6	13	9947710
Roofing						
B3010	00572 - RCCC - Sheriff Owned Modular Trailer - Roof	Fair	Roofing, Metal	7,200 SF	23	9947714
B3010	00572 - Floor - 00572 - Space	Poor	Roofing, Repairs per Man-Day, Repair	2	0	9954318
B3020	00572 - RCCC - Sheriff Owned Modular Trailer - Roof	Fair	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings	40 LF	3	9947716
Interiors						
C1030	00572 - Floor - 00572 - Space	Fair	Interior Door, Wood, Solid-Core	12	23	9954336

Component Condition Report | Rio Consumnes Correctional Center / 00572 - RCCC - Sheriff Owned Modular Trailer

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
C1030	00572 - RCCC - Sheriff Owned Modular Trailer - Throughout building	Fair	Door Hardware, Office, per Door	6	13	9947715
C1030	00572 - Floor - 00572 - Space	Fair	Door Hardware, Office, per Door	18	13	9954331
C1070	00572 - RCCC - Sheriff Owned Modular Trailer - Throughout building	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	8	9947712
C1070	00572 - Floor - 00572 - Space	Fair	Suspended Ceilings, Acoustical Tile (ACT)	7,200 SF	8	9954315
C2010	00572 - RCCC - Sheriff Owned Modular Trailer - Throughout building	Fair	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced	10,000 SF	8	9947713
C2010	00572 - Floor - 00572 - Space	Fair	Wall Finishes, Laminated Paneling (FRP)	1,000 SF	13	9954330
C2030	00572 - Floor - 00572 - Space	Fair	Flooring, Vinyl Tile (VCT)	2,000 SF	5	9954329
C2030	00572 - Floor - 00572 - Restroom	Fair	Flooring, Vinyl Sheeting	200 SF	10	9954333
C2030	00572 - RCCC - Sheriff Owned Modular Trailer - Office Space	Fair	Flooring, Carpet, Commercial Standard	5,000 SF	4	9947717
C2050	00572 - Floor - 00572 - Space	Fair	Ceiling Finishes, any flat surface, Prep & Paint	200 SF	3	9954334
Plumbing						
D2010	00572 - Floor - 00572 - Restroom	Fair	Toilet, Commercial Water Closet	2	13	9954320
D2010	00572 - RCCC - Sheriff Owned Modular Trailer - Kitchen	Fair	Sink/Lavatory, Vanity Top, Stainless Steel	1	13	9959760
D2010	00572 - Floor - 00572 - Restroom	Fair	Sink/Lavatory, Wall-Hung, Enameled Steel	2	13	9954324
D2010	01 - First Floor - 01EXT - Exterior	Fair	Backflow Preventer, Domestic Water, 2 IN [00572-15140-0001]	1	12	9860844
HVAC						

Component Condition Report | Rio Consumnes Correctional Center / 00572 - RCCC - Sheriff Owned Modular Trailer

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 4 TON [A/C - 8]	1	6	9861200
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3 TON [A/C - 2]	1	6	9861157
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 5 TON [A/C - 7]	1	6	9860788
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3 TON [A/C - 4]	1	6	9860730
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 5 TON [A/C - 9]	1	6	9860427
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3 TON [A/C - 3]	1	6	9860705
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 2 TON [A/C - 1]	1	6	9860792
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 4 TON [A/C - 6]	1	6	9861232
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 4 TON [A/C - 5]	1	6	9860683
D3050	00572 - Floor - 00572 - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	7,200 SF	13	9954335
D3060	01 - First Floor - 01EXT - Exterior	Fair	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM	1	17	9954328
D3060	01 - First Floor - 01EXT - Exterior	Fair	Exhaust Fan, Centrifugal, 12" Damper, 600 CFM	1	17	9954322
Fire Protection						
D4010	00572 - Floor - 00572 - Throughout Building	Fair	Fire Suppression System, Existing Sprinkler Heads, by SF	7,200 SF	8	9954316
D4030	00572 - Floor - 00572 - Space	Fair	Fire Extinguisher, Wet Chemical/CO2 [FIRE EXTINGUISHERS]	4	6	9860403
Electrical						
D5020	01 - First Floor - 01EXT - Exterior	Fair	Supplemental Components, Circuit Breaker/Disconnect, 600 AMP	1	13	9954314
D5020	01 - First Floor - 01EXT - Exterior	Excellent	Secondary Transformer, Dry, Stepdown, 225 KVA	1	28	9954325
D5020	01 - First Floor - 01EXT - Exterior	Fair	Distribution Panel, 120/208 V, 400 AMP	1	13	9954327
D5030	00572 - Floor - 00572 - Throughout Building	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	7,200 SF	23	9954317

Component Condition Report | Rio Consumnes Correctional Center / 00572 - RCCC - Sheriff Owned Modular Trailer

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D5040	00572 - RCCC - Sheriff Owned Modular Trailer - Building Exterior	Fair	Exterior Light, any type, w/ LED Replacement, 100 WATT	5	3	9947718
D5040	00572 - Floor - 00572 - Throughout Building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	7,200 SF	3	9954321
D5040	00572 - Floor - 00572 - Throughout Building	Fair	Emergency & Exit Lighting System, Full Interior Upgrade, to LED	7,200 SF	4	9954323
Fire Alarm & Electronic Systems						
D6020	00572 - Floor - 00572 - Throughout Building	Fair	Low Voltage System, Phone & Data Lines	7,200 SF	14	9954326
D7050	00572 - Floor - 00572 - Throughout Building	Fair	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	7,200 SF	3	9954332
Equipment & Furnishings						
E2010	00572 - RCCC - Sheriff Owned Modular Trailer - Kitchen	Fair	Casework, Countertop, Plastic Laminate	8 LF	4	9947720
E2010	00572 - RCCC - Sheriff Owned Modular Trailer - Kitchen	Fair	Casework, Cabinetry, Economy	16 LF	3	9947711
Special Construction & Demo						
F1020	Throughout	Fair	Ancillary Building, Classroom/Office Module, Standard/Permanent	7,200 SF	18	10008071

Component Condition Report | Rio Consumnes Correctional Center / 00G04 - RCCC - Main Emergency Gen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2010	00G04 - Floor - 00G04 - Exterior	Fair	Exterior Walls, Wood Siding	200 SF	1	9964917
B2010	00G04 - Floor - 00G04 - Exterior	Poor	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	500 SF	0	9964918
B2050	00G04 - Floor - 00G04 - Roof	Fair	Exterior Door, Steel, Standard	1	2	9964919
Roofing						

Component Condition Report | Rio Consumnes Correctional Center / 00G04 - RCCC - Main Emergency Gen

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
B3010	00G04 - Floor - 00G04 - Roof	Poor	Roofing, Asphalt Shingle, 20-Year Standard	500 SF	0	9964920
Fire Protection						
D4010	00G04 - Floor - 00G04 - Space	Fair	Supplemental Components, Fire Pump Controller [UNKNOWN]	1	4	9860411
Electrical						
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	500 SF	19	10008496
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	500 SF	9	10008495
Utilities						
G3010	00G04 - Floor - 00G04 - Space	Fair	Pump, Distribution, Domestic Well Water, 15 HP [UNKNOWN]	1	4	9861133

Component Condition Report | Rio Consumnes Correctional Center / 00546 - RCCC - Rec Trailer

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2050	01 - First Floor - 01EXT - Exterior	Fair	Exterior Door, Wood, Solid-Core, NA	2	1	9947692
Interiors						
C1070	00546 - Floor - 00546 - Throughout Building	Fair	Suspended Ceilings, Hard Tile, Replacement w/ ACT, NA	672 SF	1	9947689
C2010	01 - First Floor - 01EXT - Exterior	Fair	Wall Finishes, Vinyl, NA	1,060 SF	1	9947693
Special Construction & Demo						
F1020	Throughout	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	672 SF	1	10007098

Component Condition Report | Rio Consumnes Correctional Center / RCCC - Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Facade						
B2080	Site	Fair	Fabric Cover, Metal, per SF of Fabric Cover, Refinish	8,000 SF	1	10000936
HVAC						

Component Condition Report | Rio Consumnes Correctional Center / RCCC - Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3010	00080 - Fuel Station - 00080-FUEL - Fuel Station	Fair	Storage Tank, Fuel, Interior, 500 GAL	1	4	9958448
D3020	00567 - Floor - 00567 - Space	Fair	Boiler Supplemental Components, Chemical Feed System	1	4	9966168
Fire Protection						
D4030	00080-FU - Fuel Station - 00080-FUEL - Fuel Station	Fair	Fire Extinguisher, Type ABC, up to 20 LB [FUEL STATION FIRE EXTINGUISHERS]	1	5	9860348
Electrical						
D5010	01 - First Floor - 01EXT - Exterior	Fair	Automatic Transfer Switch, ATS, 1200 AMP, 1200 AMP [NONE]	1	7	9860721
D5010	01 - First Floor - 01EXT - Exterior	Fair	Generator, Diesel, 600 KW, 600 KW [GENERATOR]	1	7	9860618
D5010	00000 - RCCC - Exterior - Site	Fair	Automatic Transfer Switch, ATS, 1600 AMP [ATS]	1	2	9967760
D5010	00000 - RCCC - Exterior - Site	Fair	Generator, Diesel, 400 KW	1	3	9967758
D5020	01 - First Floor - 01SMUD - Smud Room	Fair	Switchboard, 120/208 V, 1600 AMP, 1600 AMP [MAIN SWITCHBOARD]	1	22	9860336
D5020	00000 - RCCC - Exterior - Site	Fair	Switchboard, 277/480 V, 800 AMP	1	12	9967775
D5020	00000 - RCCC - Exterior - Site	Fair	Switchgear, 120/208 V, 1600 AMP	1	18	9967765
D5020	00000 - RCCC - Exterior - Site	Fair	Switchboard, 277/480 V, 4000 AMP [MSB-SEC1]	1	12	9967762
D5020	01 - First Floor - 01EXT - Exterior	Fair	Secondary Transformer, Dry, Stepdown, 150 KVA [TL]	1	16	9861212
D5020	01 - First Floor - 01EXT - Exterior	Fair	Primary Transformer, Dry, Property-Owned, 1000 KVA, Illegible	1	4	9947587
Equipment & Furnishings						
E2010	00000 - RCCC - Exterior - Site	Fair	Artwork, Moderate Size/Value	2	19	9967770
Special Construction & Demo						
F1020	00000 - RCCC - Exterior - Site	Fair	Ancillary Building, Wood-Framed or CMU, Standard	1,200 SF	20	9967772
F1020	Site	Fair	Shade Structure, Wood Framed, Standard	400 SF	9	10001357

Component Condition Report | Rio Consumnes Correctional Center / RCCC - Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
F1020	00567 - Floor - 00567 - Space	Fair	Shed, Wood or Metal-Framed, Basic/Minimal [ROOF]	200 SF	16	9860285
F1020	01 - First Floor - 01Simunition House - Simunition House	Fair	Ancillary Building, Wood-Framed or CMU, Basic/Minimal, No dataplate	4,400 SF	28	9947418
F1020	Site	Good	Metal Structure, Metal-Framed, Rain/Shade	7,000 SF	22	10000940
Pedestrian Plazas & Walkways						
G2020	00565 - Floor - 00565 - Exterior	Fair	Vehicular Access Devices, Operator, Small Gate [GATE CD]	1	6	9860450
G2020	Site	Fair	Parking Lots, Pavement, Asphalt, Mill & Overlay	74,500 SF	9	10008147
G2020	00565 - Floor - 00565 - Exterior	Fair	Vehicular Access Devices, Operator, Small Gate [GATE 28]	1	6	9860319
G2020	00565 - Floor - 00565 - Exterior	Fair	Vehicular Access Devices, Operator, Small Gate [GATE G]	1	6	9860889
G2020	00565 - Floor - 00565 - Exterior	Fair	Vehicular Access Devices, Operator, Small Gate [GATE C]	1	6	9860534
G2020	00565 - Floor - 00565 - Exterior	Failed	Vehicular Access Devices, Operator, Small Gate [GATE FB]	1	0	9860912
G2020	00565 - Floor - 00565 - Exterior	Fair	Vehicular Access Devices, Operator, Small Gate [GATE H]	1	6	9860654
G2020	00565 - Floor - 00565 - Exterior	Fair	Vehicular Access Devices, Operator, Small Gate [GATE D]	1	6	9860276
G2020	00565 - Floor - 00565 - Exterior	Fair	Vehicular Access Devices, Operator, Small Gate [GATE GH]	1	6	9860413
G2020	00000 - RCCC - Exterior - Site	Fair	Parking Lots, Pavement, Asphalt, Seal & Stripe	94,500 SF	1	9967769
G2020	00000 - RCCC - Exterior - Site	Poor	Parking Lots, Pavement, Asphalt, Mill & Overlay	20,000 SF	0	9967766
G2020	00565 - Floor - 00565 - Exterior	Fair	Vehicular Access Devices, Operator, Small Gate [GATE TO YARD]	1	6	9860369
Athletic, Recreational & Playfield Areas						
G2050	00000 - RCCC - Exterior - Site	Fair	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors	2	4	9967771
G2050	00000 - RCCC - Exterior - Site	Fair	Sports Apparatus, Basketball, Backboard/Rim/Pole	10	4	9967763
Sitework						
G2060	00000 - RCCC - Exterior - Site	Fair	Signage, Property, Monument, Replace/Install	3	7	9967757

Component Condition Report | Rio Consumnes Correctional Center / RCCC - Site

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
G2060	01 - First Floor - 01EXT - Exterior	Fair	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Inaccessible [SOUTH GATE OPERATOR]	1	1	9860559
G2060	00000 - RCCC - Exterior - Site	Fair	Fences & Gates, Secure Fence, Chain Link 10-16', With Razor Wire	4,000 LF	6	9967773
G2060	00000 - RCCC - Exterior - Site	Fair	Fences & Gates, Pedestrian Gate, Aluminized Steel	20	9	9967774
G2060	01 - First Floor - 01EXT - Exterior	Fair	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Inaccessible [NORTH GATE OPERATOR]	1	0	9860633
G2060	00000 - RCCC - Exterior - Site	Fair	Fences & Gates, Secure Fence, Chain Link 10-16', With Razor Wire	15,500 LF	15	9967768
G2060	00000 - RCCC - Exterior - Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Manual	18	10	9967764
G2060	00000 - RCCC - Exterior - Site	Fair	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric	3	9	9967767
G2080	00000 - RCCC - Exterior - Site	Fair	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	40,000 SF	3	9967756
G2080	00000 - RCCC - Exterior - Site	Fair	Irrigation System, Pop-Up Spray Heads, Residential, Replace/Install	40,000 SF	13	9967759
G4050	00000 - RCCC - Exterior - Site	Fair	Pole Light Fixture w/ Lamps, any type 20' High, w/ LED Replacement, Replace/Install	32	13	9967761
G5010	Perimeter Fence	Fair	Security Fence, Motion Detectors	30	3	10387183
Utilities						
G3060	00080 - Fuel Station - 00080-FUEL - Fuel Station	Fair	Pump, Gasoline Fuel Dispenser	2	4	9958447
Follow-up Studies						
P2030	Throughout	NA	Electrical Study, Emergency Generators	1	0	10011844

Component Condition Report | Rio Consumnes Correctional Center

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Interiors						
C1030	Cells	Fair	Security, Cell Doors	70	1	10387870
C1030	Trhoughout	Fair	Security Hardware, Circulation Doors	144	1	10387871
Fire Alarm & Electronic Systems						

Component Condition Report | Rio Consumnes Correctional Center

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D7030	All building - Throughout	Fair	Security/Surveillance System, Full System Upgrade, Average Density	412,741 SF	1	10387869

Component Condition Report | Rio Consumnes Correctional Center / 00423 - RCCC - Pistol Range Portable 1

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Interiors						
C1090	01 - First Floor - 01Restroom - Restroom Trailer	Fair	Toilet Partitions, Metal, NA	7	4	9947411
HVAC						
D3030	01 - First Floor - 02Classroom - Classroom 2	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Inaccessible	1	3	9947404
Electrical						
D5020	01 - First Floor - 02Classroom - Classroom 2	Fair	Distribution Panel, 120/208 V, Illegible [B]	1	4	9861148
Special Construction & Demo						
F1020	01 - First Floor - 02Classroom - Classroom 2	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable, No dataplate	1,000 SF	4	9947412

Component Condition Report | Rio Consumnes Correctional Center / 00544 - RCCC - T-3 Education Trailer

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Plumbing						
D2010	01 - First Floor - 0REST - Restrooms	Fair	Sink/Lavatory, Wall-Hung, No dataplate	2	3	9939031
D2010	01 - First Floor - 0REST - Restrooms	Fair	Toilet, Commercial Water Closet, NA	2	3	9939021
D2010	01 - First Floor - 0REST - Restrooms	Fair	Water Heater, Electric, Residential, 2.5 GAL, 2.5 GAL	1	6	9939033
D2010	01 - First Floor - 0INT - Interior	Fair	Drinking Fountain, Wall-Mounted, Single-Level, NA	1	2	9939020

Component Condition Report | Rio Consumnes Correctional Center / 00544 - RCCC - T-3 Education Trailer

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3 TON, 3 TON [HEAT PUMP 1]	1	3	9861205
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3 TON, 3 TON [HEAT PUMP 2]	1	3	9861217
D3030	01 - First Floor - 01EXT - Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3 TON, 3 TON [HEAT PUMP 3]	1	3	9860594
D3060	01 - First Floor - 0INT - Interior	Fair	Exhaust Fan, Residential Bathroom, Inaccessible [EXHAUST FAN T-3]	1	2	9860387
D3060	01 - First Floor - 01WMN - Staff Restroom	Fair	Exhaust Fan, Residential Bathroom, Inaccessible [EXHAUST FAN T-3]	1	2	9860896
Electrical						
D5020	01 - First Floor - 01EXT - Exterior	Fair	Distribution Panel, 120/208 V, 125 AMP, 125 AMP [PANEL 1]	1	3	9860366
D5020	01 - First Floor - 01EXT - Exterior	Fair	Distribution Panel, 120/208 V, 100 AMP, 100 AMP [PANEL 2]	1	3	9861047
D5020	01 - First Floor - 01EXT - Exterior	Fair	Distribution Panel, 120/208 V, 125 AMP, Illegible [TL]	1	4	9861031
D5020	01 - First Floor - 0EXT - Exterior	Fair	Distribution Panel, 120/208 V, 125 AMP, 125 AMP [PANEL 3]	1	3	9860295
Fire Alarm & Electronic Systems						
D7050	01 - First Floor - 0INT - Interior	Good	Fire Alarm Panel, Multiplex, NA [PAD-4]	1	8	9939036
Special Construction & Demo						
F1020	Throughout	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	2,340 SF	2	10007089

Component Condition Report | Rio Consumnes Correctional Center / 00569 - RCCC - Greenhouse

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Plumbing						
D2010	Throughout	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	4,800 SF	26	10007916
HVAC						
D3060	00569 - Floor - 00569 - Space	Fair	Exhaust Fan, Propeller, 0.5 HP Motor, 5000 CFM	1	5	9964960

Component Condition Report | Rio Consumnes Correctional Center / 00569 - RCCC - Greenhouse

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
D3060	00569 - Floor - 00569 - Space	Fair	Exhaust Fan, Propeller, 0.5 HP Motor, 5000 CFM	1	5	9964961
Electrical						
D5020	00569 - Floor - 00569 - Space	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP [GH]	1	5	9860748
D5030	Throughout	Fair	Electrical System, Wiring & Switches, Average or Low Density/Complexity	4,800 SF	26	10007918
D5040	Throughout	Fair	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures	4,800 SF	6	10007917
Special Construction & Demo						
F1020	00569 - Floor - 00569 - Space	Good	Ancillary Building, Greenhouse, Truss Frame w/ Plastic Walls & Roof [ROOF]	4,800 SF	16	9860414

Component Condition Report | Rio Consumnes Correctional Center / 00561 - RCCC - Culinary Trailer

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Plumbing						
D2020	01 - First Floor - 01EXT - Exterior	Fair	Grease Trap/Interceptor, Underground, 100 GPM and 300 LB, Inaccessible [GREASETRAP]	1	1	9860309
Special Construction & Demo						
F1020	00561 - Floor - 00561 - Building Exterior	Poor	Ancillary Building, Classroom/Office Module, Basic/Portable, NA	1,579 SF	0	9947681

Component Condition Report | Rio Consumnes Correctional Center / 00571 - RCCC - OCIT Communications Bldg

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3030	00571 - Floor - 00571 - Space	Fair	Air Conditioner, Window/Thru-Wall, 1.5 TON [AC 1]	1	4	9860780
Electrical						
D5020	Building exterior	Fair	Distribution Panel, 120/208 V, 200 AMP	1	16	10008069
D5020	Building exterior	Fair	Secondary Transformer, Dry, Stepdown, 30 KVA, 30 KVA	1	16	10008070
Special Construction & Demo						
F1020	Throughout	Fair	Ancillary Building, Metal-Framed , Standard	400 SF	14	10007985

Component Condition Report | Rio Consumnes Correctional Center / Pistol Range Portable 2

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3030	01 - First Floor - 01Restroom - Restroom Trailer	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Inaccessible	1	3	9947398
Electrical						
D5020	01 - First Floor - 01Restroom - Restroom Trailer	Fair	Distribution Panel, 120/208 V, 125 AMP [A]	1	4	9861246
Special Construction & Demo						
F1020	01 - First Floor - 01Restroom - Restroom Trailer	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable, No dataplate	550 SF	2	9947413

Component Condition Report | Rio Consumnes Correctional Center / Pistol Range Portable 3

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3030	01 - First Floor - 01TRLR_EXT - Trailer Exterior	Fair	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Inaccessible	1	3	9947420
Electrical						
D5020	01 - First Floor - 01Classroom - Classroom	Fair	Distribution Panel, 120/240 V, 200 AMP, Illegible [R]	1	4	9860433
Special Construction & Demo						
F1020	01 - First Floor - 01Classroom - Classroom	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable, No dataplate	900 SF	2	9947403

Component Condition Report | Rio Consumnes Correctional Center / 00547 - RCCC - M1 Modular Unit

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3050	00547 - Floor - 00547 - Roof	Fair	Packaged Unit, RTU, Roof-Mounted, 3 TON [HEAT PUMP]	1	2	9861174
Electrical						
D5020	00547 - Floor - 00547 - Throughout Building	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP	1	4	9964947

Component Condition Report | Rio Consumnes Correctional Center / 00547 - RCCC - M1 Modular Unit

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Special Construction & Demo						
F1020	Throughout	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	1,300 SF	5	10007378

Component Condition Report | Rio Consumnes Correctional Center / 00548 - RCCC - M2 Modular Unit

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
HVAC						
D3050	00548 - Floor - 00548 - Throughout Building	Fair	HVAC System, Ductwork, Medium Density	1,100 SF	4	9966395
D3050	00548 - Floor - 00548 - Roof	Poor	Packaged Unit, RTU, Pad or Roof-Mounted, 4 TON [HEAT PUMP]	1	0	9860637
Electrical						
D5020	00548 - Floor - 00548 - Exterior	Fair	Distribution Panel, 120/240 V, Residential Style, 100 AMP	1	4	9966398
Special Construction & Demo						
F1020	Throughout	Fair	Ancillary Building, Classroom/Office Module, Basic/Portable	1,100 SF	5	10007379

Component Condition Report | Rio Consumnes Correctional Center / 00574 - RCCC - Psych Trailer

UF L3 Code	Location	Condition	Component/Attributes/Capacity	Quantity	RUL	ID
Special Construction & Demo						
F1020	Throughout	Poor	Ancillary Building, Classroom/Office Module, Basic/Portable	1,715 SF	0	10008072

Appendix D:
Replacement Reserves

State of Good Repair Costs
Rio Consumnes Correctional Center

3/3/2026

Facility	Building	Uniformat Code	Location Description	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup*	Deficiency Repair Estimate
Rio Consumnes Correctional Center	Entire Site	C1030	Cells	Security, Cell Doors, Replace	30	29	1	70	EA	$1,047.00	$1,560.85	$109,259
Rio Consumnes Correctional Center	Entire Site	C1030	Throughout	Security Hardware, Circulation Doors, Replace	30	29	1	144	EA	$1,047.00	$1,560.85	$224,762
Rio Consumnes Correctional Center	Entire Site	D7030	All building - Throughout	Security/Surveillance System, Full System Upgrade	15	14	1	412741	SF	$4.89	$7.29	$3,008,846
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	B2010	Building exterior	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1800	SF	$3.00	$4.47	$8,050
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	26	4	150	SF	$55.00	$81.99	$12,299
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Wood, Solid-Core, Replace	25	21	4	4	EA	$700.00	$1,043.55	$4,174
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	B3010	00076 - Floor - 00076 - Roof	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	1920	SF	$3.80	$5.66	$10,877
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	C1030	00076 - Floor - 00076 - Throughout building	Door Hardware, Office, per Door, Replace	30	26	4	9	EA	$350.00	$521.77	$4,696
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	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	$6,709
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	C2010	00076 - Floor - 00076 - Throughout building	Wall Finishes, Wood Paneling, Plywood, Replace	30	26	4	700	SF	$6.00	$8.94	$6,261
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	C2010	00076 - Floor - 00076 - Restrooms	Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	200	SF	$16.00	$23.85	$4,770
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	C2010	00076 - Floor - 00076 - Throughout building	Wall Finishes, any surface, Prep & Paint	10	6	4	2000	SF	$1.50	$2.24	$4,472
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	C2030	00076 - Floor - 00076 - Restrooms	Flooring, Vinyl Sheeting, Replace	15	10	5	100	SF	$7.00	$10.44	$1,044
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	C2030	01 - First Floor - 01CLASS - Classroom	Flooring, Carpet, Commercial Standard, Replace	10	6	4	640	SF	$7.50	$11.18	$7,156
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	C2050	00076 - Floor - 00076 - Throughout building	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1920	SF	$2.00	$2.98	$5,725
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	D2010	01 - First Floor - 01MECH - Mechanical Rm	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	D2010	00076 - Floor - 00076 - Space	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	1	EA	$1,200.00	$1,788.94	$1,789
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	D2010	00076 - Floor - 00076 - Restrooms	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,300.00	$1,938.01	$3,876
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	D3020	01 - First Floor - 01MECH - Mechanical Rm	Furnace, Gas, Replace	20	18	2	1	EA	$6,200.00	$9,242.84	$9,243
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$7,100.00	$10,584.54	$10,585
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	D3060	00076 - Floor - 00076 - Restrooms	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	D3060	00076 - Floor - 00076 - Restrooms	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/240 V, Replace	30	26	4	1	EA	$2,500.00	$3,726.95	$3,727
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	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	$2,982
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	D7050	Guestroom Entries01 - First Floor - 01ARMORY - Armory	Fire Alarm Panel, Annunciator, Replace	15	11	4	1	EA	$1,580.00	$2,355.43	$2,355
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	E1040	00076 - Floor - 00076 - Space	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	$1,500.00	$2,236.17	$2,236
Rio Consumnes Correctional Center	00076 - RCCC - Sheriff Range House	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	$5,963
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	11420	SF	$1.86	$2.77	$31,666
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	29	1	6750	SF	$55.00	$81.99	$553,452
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$3,876
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	B3010	R2 - Roof Level 2 - R2ROOF - Roof	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	27000	SF	$17.00	$25.34	$684,268
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C1020	01 - First Floor - 01INT - Interior	Interior Window, Fixed, 24 SF, Replace	40	39	1	30	EA	$850.00	$1,267.16	$38,015
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C1030	01 - First Floor - 01INT - Interior	Interior Door, Wood, Solid-Core, Replace	40	36	4	41	EA	$700.00	$1,043.55	$42,785
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C1030	01 - First Floor - 01INT - Interior	Door Hardware, Office, per Door, Replace	30	26	4	40	EA	$350.00	$521.77	$20,871
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C1070	01 - First Floor - 01INT - Interior	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	7000	SF	$3.50	$5.22	$36,524
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C1090	01 - First Floor - 01COMKIT - Kitchen	Toilet Partitions, Metal, Replace	20	19	1	1	EA	$850.00	$1,267.16	$1,267
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C1090	01 - First Floor - 01GOLDRR_2 - Restroom	Toilet Partitions, Metal, Replace	20	16	4	14	EA	$850.00	$1,267.16	$17,740
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C2010	01 - First Floor - 01INT - Interior	Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	2964	SF	$16.00	$23.85	$70,699
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C2010	01 - First Floor - 01INT - Interior	Wall Finishes, any surface, Prep & Paint	10	6	4	56316	SF	$1.50	$2.24	$125,932
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C2030	01 - First Floor - 01INT - Interior	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	3000	SF	$1.50	$2.24	$6,709

Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C2030	01 - First Floor - 01LOBBY - Lobby	Flooring, Laminate Faux Wood, Replace	15	14	1	1000	SF	$7.00	$10.44	$10,435
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C2030	01 - First Floor - 01CNT - Control	Flooring, Laminate Faux Wood, Replace	15	14	1	1000	SF	$7.00	$10.44	$10,435
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C2030	01 - First Floor - 01INT - Interior	Flooring, Vinyl Sheeting, Replace	15	13	2	1500	SF	$7.00	$10.44	$15,653
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C2030	01 - First Floor - 01INT - Interior	Flooring, Vinyl Tile (VCT), Replace	15	10	5	19000	SF	$5.00	$7.45	$141,624
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C2030	01 - First Floor - 01SUT_MED - Medical Office	Flooring, Carpet, Commercial Standard, Replace	10	9	1	1500	SF	$7.50	$11.18	$16,771
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	C2050	Throughout	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	20000	SF	$2.00	$2.98	$59,631
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01COMKIT - Kitchen	Water Heater, Booster, Replace	15	10	5	1	EA	$3,500.00	$5,217.73	$5,218
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$18,486
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$2,832
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01INT - Interior	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	27000	SF	$14.00	$20.87	$563,515
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01COMKIT - Kitchen	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	00200 - Floor - 00200 - Laundry Room	Sink/Lavatory, Service Sink, Laundry, Replace	30	29	1	1	EA	$900.00	$1,341.70	$1,342
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$2,087
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01COMKIT - Kitchen	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	1	EA	$1,700.00	$2,534.33	$2,534
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$1,640
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$3,280
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01RAM_RR - Restroom Shower	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$3,280
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01SUTRR_1 - Restroom	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,300.00	$1,938.01	$3,876
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$2,087
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01COMRR_1 - Restroom	Sink/Lavatory, Wall-Hung, Replace	30	26	4	1	EA	$1,700.00	$2,534.33	$2,534
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01COSM - Cosmetology	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	1	EA	$1,100.00	$1,639.86	$1,640
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01LOBBY - Lobby	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	2	EA	$1,400.00	$2,087.09	$4,174
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01COMKIT - Kitchen	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01LOBBY - Lobby	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	2	EA	$1,400.00	$2,087.09	$4,174
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01COMKIT - Kitchen	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01COMKIT - Kitchen	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	00200 - Floor - 00200 - Laundry Room	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01CORE_RR - Core Restroom	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01LOBBY - Lobby	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,300.00	$1,938.01	$3,876
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$5,367
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$3,578
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01CNT - Control	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D2010	01 - First Floor - 01SUT_MED - Medical Office	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$17,889
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$44,723
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$44,723
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$44,723
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$44,723
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$44,723
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$44,723
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$44,723

Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3050	Throughout	HVAC System, Ductwork w/ VAV/FCU, High Density, Replace	30	26	4	27000	SF	$8.00	$11.93	$322,008
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$3,578
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	01 - First Floor - 01LOBBY - Lobby	Exhaust Fan, Residential Bathroom, Replace	15	14	1	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	01 - First Floor - 01CORE_RR - Core Restroom	Exhaust Fan, Residential Bathroom, Replace	15	14	1	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	00200 - Floor - 00200 - Space	Exhaust Fan, Residential Bathroom, Replace	15	13	2	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$4,472
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$5,963
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	01 - First Floor - 01RAM_RR - Restroom Shower	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	01 - First Floor - 01BKGPROPERTY - Property Rm	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	01 - First Floor - 01RAMCELL_1 - Cell 1	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	01 - First Floor - 01GOLDRR_2 - Restroom	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$4,472
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$4,472
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	01 - First Floor - 01LOBBY - Lobby	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$4,472
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	00200 - Floor - 00200 - Space	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$5,963
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$5,963
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$4,472
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$4,472
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	01 - First Floor - 01SUT_MED - Medical Office	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$5,963
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$5,963
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	01 - First Floor - 01CNT - Control	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D3060	01 - First Floor - 01LOBBY - Lobby	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D5020	01 - First Floor - 01EXT - Exterior	Switchboard, 120/208 V, 1000 AMP, Replace	40	40	0	1	EA	$52,100.00	$77,669.64	$77,670
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$2,982
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$8,945
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$2,982
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$2,982
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$2,982
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D5020	00200 - Floor - 00200 - Office	Distribution Panel, 120/208 V, 225 AMP, Replace	30	26	4	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D5030	01 - First Floor - 01INT - Interior	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	36	4	27000	SF	$4.00	$5.96	$161,004
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D5040	01 - First Floor - 01COSM - Cosmetology	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D5040	01 - First Floor - 01CST - Customer Space	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D5040	01 - First Floor - 01CORE - Core Area	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D5040	01 - First Floor - 01KINYAMECH - Mechanical Rm	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$2,624

Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D5040	01 - First Floor - 01SUTCST - Customer Space	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$201,255
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D6020	01 - First Floor - 01INT - Interior	Low Voltage System, Phone & Data Lines, Replace	20	19	1	27000	SF	$1.50	$2.24	$60,377
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D7010	01 - First Floor - 01CAMBERTH - Berthing	Access Control Devices, Electronic Lock, Replace	10	8	2	1	EA	$980.00	$1,460.96	$1,461
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D7010	01 - First Floor - 01SUTCST - Customer Space	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$980.00	$1,460.96	$1,461
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D7010	01 - First Floor - 01COMKIT - Kitchen	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$980.00	$1,460.96	$1,461
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$1,103
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	D8010	Throughout	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	13	2	27000	SF	$6.00	$8.94	$241,506
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$20,871
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	E1030	01 - First Floor - 01COMKIT - Kitchen	Foodservice Equipment, Deep Fryer, Replace	15	13	2	1	EA	$7,000.00	$10,435.46	$10,435
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$6,858
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$6,858
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	E1030	01 - First Floor - 01COMKIT - Kitchen	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	$15,000.00	$22,361.70	$22,362
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	E1030	01 - First Floor - 01COMKIT - Kitchen	Foodservice Equipment, Sink, 1-Bowl, Replace	30	26	4	3	EA	$1,600.00	$2,385.25	$7,156
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	E1030	01 - First Floor - 01COMKIT - Kitchen	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$8,280.00	$12,343.66	$12,344
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$10,435
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$130,443
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	E1040	01 - First Floor - 01SUTRR_1 - Restroom	Detention Equipment, Shower, Stainless Steel, Replace	30	26	4	1	EA	$3,500.00	$5,217.73	$5,218
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	E1040	01 - First Floor - 01PODS - Communal Restrooms	Detention Equipment, Shower, Stainless Steel, Replace	30	26	4	12	EA	$3,500.00	$5,217.73	$62,613
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	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	$46,960
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	E2010	01 - First Floor - 01SUT_MED - Medical Office	Casework, Countertop, Plastic Laminate, Replace	15	11	4	30	LF	$50.00	$74.54	$2,236
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	E2010	01 - First Floor - 01CNT - Control	Casework, Cabinetry, Economy, Replace	20	16	4	25	LF	$175.00	$260.89	$6,522
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	E2010	01 - First Floor - 01CNT - Control	Casework, Countertop, Plastic Laminate, Replace	15	11	4	25	LF	$50.00	$74.54	$1,863
Rio Consumnes Correctional Center	00200 - RCCC - Sandra Larson Facility (SLF)	E2010	01 - First Floor - 01COMKIT - Kitchen	Fixed Seating, Detention Equipment, Metal Standard, Replace	20	16	4	20	EA	$350.00	$521.77	$10,435
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	B2010	Building exterior	Exterior Walls, any painted surface, Prep & Paint	10	10	0	1400	SF	$3.00	$4.47	$6,261
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	B2010	00422 - Horse Ranch - 00422 - Modular Exterior	Exterior Walls, Wood Siding, Replace	30	30	0	1400	SF	$10.00	$14.91	$20,871
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	B2020	00422 - Horse Ranch - 00422 - Modular Exterior	Glazing, any type by SF, Replace	30	26	4	72	SF	$55.00	$81.99	$5,903
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	B2050	00422 - Horse Ranch - 00422 - Modular Exterior	Exterior Door, Wood, Solid-Core, Replace	25	25	0	2	EA	$700.00	$1,043.55	$2,087
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	C1030	00422 - Horse Ranch - 00422 - Modular Office	Door Hardware, Office, per Door, Replace	30	26	4	3	EA	$350.00	$521.77	$1,565
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	C1070	00422 - Horse Ranch - 00422 - Modular Office	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	880	SF	$3.50	$5.22	$4,592
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	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	$2,982
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	C2010	00422 - Horse Ranch - 00422 - Modular Office	Wall Finishes, Vinyl, Replace	15	11	4	2023	SF	$2.50	$3.73	$7,540
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	C2030	00422 - Horse Ranch - 00422 - Modular Office	Flooring, Carpet, Commercial Standard, Replace	10	8	2	880	SF	$7.50	$11.18	$9,839
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	D3030	00422 - Horse Ranch - 00422 - Modular Exterior	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	$4,400.00	$6,559.43	$6,559
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	D5020	00422 - Horse Ranch - 00422 - Modular Exterior	Distribution Panel, 120/240 V, Replace	30	26	4	1	EA	$2,500.00	$3,726.95	$3,727
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	D5040	00422 - Horse Ranch - 00422 - Modular Office	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	1	EA	$220.00	$327.97	$328

Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	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	$2,236
Rio Consumnes Correctional Center	00422 - RCCC - Horse Ranch	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	$1,193
Rio Consumnes Correctional Center	00423 - RCCC - Pistol Range Portable 1	C1090	01 - First Floor - 01Restroom - Restroom Trailer	Toilet Partitions, Metal, Replace	20	16	4	7	EA	$850.00	$1,267.16	$8,870
Rio Consumnes Correctional Center	00423 - RCCC - Pistol Range Portable 1	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	$8,199
Rio Consumnes Correctional Center	00423 - RCCC - Pistol Range Portable 1	D5020	01 - First Floor - 02Classroom - Classroom 2	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00423 - RCCC - Pistol Range Portable 1	F1020	01 - First Floor - 02Classroom - Classroom 2	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	21	4	1000	SF	$100.00	$149.08	$149,078
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$19,380
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	B3010	R2 - Roof Level 2 - R2ROOF - Roof	Roofing, Modified Bitumen, Replace	20	16	4	10650	SF	$10.00	$14.91	$158,768
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	C1030	00533 - Floor - 00533 - Throughout Building	Door Hardware, Office, per Door, Replace	30	26	4	10	EA	$980.00	$1,460.96	$14,610
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	C1090	01 - First Floor - 01RR_2 - Restroom Staff	Toilet Partitions, Metal, Replace	20	17	3	1	EA	$850.00	$1,267.16	$1,267
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$4,472
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	C2030	00533 - Floor - 00533 - Throughout Building	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	4260	SF	$1.50	$2.24	$9,526
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	C2050	00533 - Floor - 00533 - Throughout Building	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	10650	SF	$2.00	$2.98	$31,754
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$33,543
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$3,876
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	D2010	00533 - Floor - 00533 - Throughout Building	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	10650	SF	$14.00	$20.87	$222,275
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$4,770
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	D2010	01 - First Floor - 01RR_2 - Restroom Staff	Urinal, Standard, Replace	30	26	4	1	EA	$1,100.00	$1,639.86	$1,640
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	D2010	01 - First Floor - 01RR_1 - Inmate Restroom	Urinal, Standard, Replace	30	26	4	4	EA	$1,100.00	$1,639.86	$6,559
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	D2010	01 - First Floor - 01RR_2 - Restroom Staff	Toilet, Residential Water Closet, Replace	30	26	4	1	EA	$700.00	$1,043.55	$1,044
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	D2010	01 - First Floor - 01RR_1 - Inmate Restroom	Sink/Lavatory, Wall-Hung, Replace	30	26	4	1	EA	$1,700.00	$2,534.33	$2,534
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	D2010	01 - First Floor - 01RR_1 - Inmate Restroom	Toilet, Residential Water Closet, Replace	30	26	4	4	EA	$700.00	$1,043.55	$4,174
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$2,534
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$17,889
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$37,270
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$22,362
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	D3050	Throughout	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	26	4	10650	SF	$6.00	$8.94	$95,261
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$3,131
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$3,131
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$3,131
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$3,131
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$3,131
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$2,087
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	D3060	01 - First Floor - 01RR_1 - Inmate Restroom	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	D4010	00533 - Floor - 00533 - Throughout Building	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	30	0	10650	SF	$1.07	$1.60	$16,988

Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	D5020	01 - First Floor - 01ELE - Electrical	Switchboard, 120/208 V, 2000 AMP, Replace	40	36	4	1	EA	$120,000.00	$178,893.60	$178,894
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$2,982
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$2,982
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$2,982
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$2,982
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$2,982
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$1,312
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$71,446
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$179
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	13	2	10650	SF	$2.50	$3.73	$39,692
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Foodservice Equipment, Dough Divider, Replace	10	10	0	1	EA	$3,200.00	$4,770.50	$4,770
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Foodservice Equipment, Conical Dough Rounder, Replace	10	9	1	1	EA	$4,200.00	$6,261.28	$6,261
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Convection Oven, Single, Replace	10	9	1	2	EA	$5,600.00	$8,348.37	$16,697
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	2	EA	$5,600.00	$8,348.37	$16,697
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Sink, 1-Bowl, Replace	30	26	4	3	EA	$1,600.00	$2,385.25	$7,156
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$13,715
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	01 - First Floor - 01DISHWASH - Dish Wash Area	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	$21,500.00	$32,051.77	$32,052
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$5,069
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$30,000.00	$44,723.40	$44,723
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$2,385
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$30,000.00	$44,723.40	$44,723
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$22,362
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$30,000.00	$44,723.40	$44,723
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, commercial tilting skillet, Replace	15	11	4	3	EA	$7,000.00	$10,435.46	$31,306
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$30,000.00	$44,723.40	$44,723
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$6,858
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Foodservice Equipment, Sink, 2-Bowl, Replace	30	26	4	1	EA	$2,100.00	$3,130.64	$3,131
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Mixer, Freestanding, Replace	25	21	4	1	EA	$14,000.00	$20,870.92	$20,871
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	Foodservice Equipment, Mixer, Freestanding, Replace	25	21	4	2	EA	$14,000.00	$20,870.92	$41,742
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$5,665
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1030	01 - First Floor - 01KIT - Main Kitchen	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$30,000.00	$44,723.40	$44,723
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$20,573
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E1040	01 - First Floor - 01KIT - Main Kitchen	Can Washer-Sanitizer, Dishwasher, Replace	10	8	2	1	EA	$5,760.00	$8,586.89	$8,587
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	E2010	00533 - Floor - 00533 - Space	Fixed Seating, Detention Equipment, Metal Standard, Replace	20	17	3	8	EA	$350.00	$521.77	$4,174
Rio Consumnes Correctional Center	00533 - RCCC - Main Kitchen	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	$3,533
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	29	1	100	SF	$55.00	$81.99	$8,199

Rio Consumnes Correctional Center	00534 - RCCC - Laundry	B3010	R2 - Roof Level 2 - R2ROOF - Roof	Roofing, Metal, Replace	40	36	4	7000	SF	$13.00	$19.38	$135,661
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	C2010	00534 - Floor - 00534 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	11000	SF	$1.50	$2.24	$24,598
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	C2030	00534 - Floor - 00534 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	7000	SF	$1.50	$2.24	$15,653
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	C2050	00534 - Floor - 00534 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	7000	SF	$2.00	$2.98	$20,871
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D2010	01 - First Floor - 01MECH - Mechanical Rm	Storage Tank, Domestic Water, Replace	30	25	5	1	EA	$5,000.00	$7,453.90	$7,454
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D2010	00534 - Floor - 00534 - Throughout Building	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	7000	SF	$14.00	$20.87	$146,096
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D2010	00534 - Floor - 00534 - Space	Sink/Lavatory, Service Sink, Floor, Replace	35	34	1	1	EA	$800.00	$1,192.62	$1,193
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D2010	00534 - Floor - 00534 - Space	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	29	1	1	EA	$1,100.00	$1,639.86	$1,640
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D3020	01 - First Floor - 01WASH - Wash Room	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$4,300.00	$6,410.35	$6,410
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D3020	01 - First Floor - 01WASH - Wash Room	Unit Heater, Natural Gas, Replace	20	16	4	1	EA	$4,700.00	$7,006.67	$7,007
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	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	$5,546
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	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	$5,546
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	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	$12,224
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D3050	00534 - Floor - 00534 - Throughout Building	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	26	4	7000	SF	$6.00	$8.94	$62,613
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	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	$1,789
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D5020	01 - First Floor - 01BLR - Boiler Room	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$16,000.00	$23,852.48	$23,852
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D5020	01 - First Floor - 01EXT - Exterior	Switchboard, 277/480 V, Replace	40	36	4	1	EA	$75,000.00	$111,808.50	$111,809
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 277/480 V, Replace	30	30	0	1	EA	$7,000.00	$10,435.46	$10,435
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	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	$1,640
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D5020	01 - First Floor - 01MECH - Mechanical Rm	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	26	4	1	EA	$2,100.00	$3,130.64	$3,131
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D5020	01 - First Floor - 01BLR - Boiler Room	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	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	$26,089
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	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	$179
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	7000	SF	$2.50	$3.73	$26,089
Rio Consumnes Correctional Center	00534 - RCCC - Laundry	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	$2,594
Rio Consumnes Correctional Center	00535 - RCCC - 448	B2010	Building Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	19400	SF	$3.00	$4.47	$86,763
Rio Consumnes Correctional Center	00535 - RCCC - 448	B2050	Building Exterior	Exterior Door, Steel, Standard, Replace	30	28	2	6	EA	$600.00	$894.47	$5,367
Rio Consumnes Correctional Center	00535 - RCCC - 448	B3060	R3 - Roof Level 3 - R3ROOF - Roof 448	Roof Hatch, Metal, Replace	30	26	4	2	EA	$1,300.00	$1,938.01	$3,876
Rio Consumnes Correctional Center	00535 - RCCC - 448	C1030	00535 - Floor - 00535 - Space	Door Hardware, Office, per Door, Replace	30	26	4	48	EA	$350.00	$521.77	$25,045
Rio Consumnes Correctional Center	00535 - RCCC - 448	C2030	00535 - Floor - 00535 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	70000	SF	$1.50	$2.24	$156,532
Rio Consumnes Correctional Center	00535 - RCCC - 448	C2030	00535 - Floor - 00535 - Space	Flooring, Vinyl Tile (VCT), Replace	15	11	4	3000	SF	$5.00	$7.45	$22,362
Rio Consumnes Correctional Center	00535 - RCCC - 448	C2050	00535 - Floor - 00535 - Space	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	73000	SF	$2.50	$3.73	$272,067
Rio Consumnes Correctional Center	00535 - RCCC - 448	D1010	00535 - Floor - 00535 - Space	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	28	2	1	EA	$55,000.00	$81,992.90	$81,993
Rio Consumnes Correctional Center	00535 - RCCC - 448	D1010	00535 - Floor - 00535 - Space	Elevator Cab Finishes, Economy, Replace	10	8	2	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	D1010	00535 - Floor - 00535 - Space	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	$5,000.00	$7,453.90	$7,454
Rio Consumnes Correctional Center	00535 - RCCC - 448	D2010	02 - Second Floor - 02BLR - Boiler Room	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00535 - RCCC - 448	D2010	00535 - Floor - 00535 - Space	Water Heater, Gas, Tankless, Replace	15	11	4	1	EA	$1,600.00	$2,385.25	$2,385
Rio Consumnes Correctional Center	00535 - RCCC - 448	D2010	01 - First Floor - 01EXT - Exterior	Backflow Preventer, Domestic Water, Replace	30	28	2	1	EA	$3,200.00	$4,770.50	$4,770
Rio Consumnes Correctional Center	00535 - RCCC - 448	D2010	00535 - Floor - 00535 - Restroom	Shower, Valve & Showerhead, Replace	30	28	2	24	EA	$800.00	$1,192.62	$28,623
Rio Consumnes Correctional Center	00535 - RCCC - 448	D2010	00535 - Floor - 00535 - Pods	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	13	EA	$1,200.00	$1,788.94	$23,256

Rio Consumnes Correctional Center	00535 - RCCC - 448	D2020	00535 - Floor - 00535 - Space	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter, Replace	20	19	1	1 EA	$1,800.00	$2,683.40	$2,683
Rio Consumnes Correctional Center	00535 - RCCC - 448	D3020	02 - Second Floor - 02BLR - Boiler Room	Boiler, Gas, HVAC, Replace	30	28	2	1 EA	$26,200.00	$39,058.44	$39,058
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$4,532
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$9,094
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$9,094
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$5,665
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$5,665
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$5,665
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	D3050	01 - First Floor - 01EXT - Exterior	Supplemental Components, Air Separator, HVAC, Replace	15	11	4	1 EA	$3,900.00	$5,814.04	$5,814
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$9,690
Rio Consumnes Correctional Center	00535 - RCCC - 448	D3050	00535 - Floor - 00535 - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	28	2	75420 SF	$4.00	$5.96	$449,739
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$87,658
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$87,658
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$71,557
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$39,357
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$71,557
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$87,658
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$39,357
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$87,658
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$87,658
Rio Consumnes Correctional Center	00535 - RCCC - 448	D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, Replace	20	17	3	1 EA	$26,400.00	$39,356.59	$39,357
Rio Consumnes Correctional Center	00535 - RCCC - 448	D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, Replace	20	17	3	1 EA	$37,200.00	$55,457.02	$55,457
Rio Consumnes Correctional Center	00535 - RCCC - 448	D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	Air Handler, Exterior AHU, Replace	20	17	3	1 EA	$37,200.00	$55,457.02	$55,457
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$87,658
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$4,174
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5010	01 - First Floor - 01EXT - Exterior	Generator, Diesel, Replace	25	23	2	1 EA	$120,000.00	$178,893.60	$178,894
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5010	00535 - Floor - 00535 - Space	Automatic Transfer Switch, ATS, 600 AMP, Replace	25	21	4	1 EA	$25,000.00	$37,269.50	$37,270
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1 EA	$25,000.00	$37,269.50	$37,270
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1 EA	$25,000.00	$37,269.50	$37,270
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1 EA	$1,430.00	$2,131.82	$2,132
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$14,908
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1 EA	$1,430.00	$2,131.82	$2,132
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$2,982

Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$2,982
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1 EA	$1,430.00	$2,131.82	$2,132
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1 EA	$1,430.00	$2,131.82	$2,132
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1 EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1 EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, Replace	30	28	2	1 EA	$1,430.00	$2,131.82	$2,132
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1 EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, Replace	30	28	2	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, Replace	30	28	2	1 EA	$1,430.00	$2,131.82	$2,132
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02CUST - Custodial	Supplemental Components, Bus Switch, Replace	30	28	2	1 EA	$1,430.00	$2,131.82	$2,132
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Supplemental Components, Bus Switch, Replace	30	28	2	1 EA	$1,430.00	$2,131.82	$2,132
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, Replace	30	28	2	1 EA	$14,000.00	$20,870.92	$20,871
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$2,982
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1 EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1 EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1 EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Motor Control Center, w/ Main Breaker, Replace	30	28	2	1 EA	$15,000.00	$22,361.70	$22,362
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1 EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, Replace	30	28	2	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1 EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$2,982
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 120/208 V, Replace	30	28	2	1 EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$8,945
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, Replace	30	28	2	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	D5020	02 - Second Floor - 02ELE - Electrical	Distribution Panel, 277/480 V, Replace	30	28	2	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$6,977
Rio Consumnes Correctional Center	00535 - RCCC - 448	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	$73,083
Rio Consumnes Correctional Center	00535 - RCCC - 448	E1030	01 - First Floor - 01KIT - Kitchen	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	28	2	2 EA	$1,600.00	$2,385.25	$4,770
Rio Consumnes Correctional Center	00535 - RCCC - 448	E1030	01 - First Floor - 01KIT - Kitchen	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	28	2	1 EA	$2,500.00	$3,726.95	$3,727
Rio Consumnes Correctional Center	00535 - RCCC - 448	E1030	01 - First Floor - 01KIT - Kitchen	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1 EA	$21,500.00	$32,051.77	$32,052
Rio Consumnes Correctional Center	00535 - RCCC - 448	E1040	00535 - Floor - 00535 - Pods	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	26	4	10 EA	$3,500.00	$5,217.73	$52,177
Rio Consumnes Correctional Center	00535 - RCCC - 448	E1040	00535 - Floor - 00535 - Pods	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	26	4	75 EA	$3,500.00	$5,217.73	$391,330
Rio Consumnes Correctional Center	00535 - RCCC - 448	G2020	00535 - Floor - 00535 - Space	Vehicular Access Devices, Operator, Small Gate, Replace	15	13	2	1 EA	$6,400.00	$9,540.99	$9,541
Rio Consumnes Correctional Center	00535 - RCCC - 448	G2050	01 - First Floor - 01EXT - Exterior	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	24	1	2 EA	$4,750.00	$7,081.21	$14,162
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$43,829
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	B2020	00536 - Floor - 00536 - Exterior	Glazing, any type by SF, Replace	30	28	2	500 SF	$55.00	$81.99	$40,996
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	C1020	00536 - Floor - 00536 - Space	Interior Glazing, any type by SF, Replace	40	38	2	500 SF	$41.60	$62.02	$31,008

Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	C1070	00536 - Floor - 00536 - Space	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	2500	SF	$3.50	$5.22	$13,044
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	C2010	00536 - Floor - 00536 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	33500	SF	$1.50	$2.24	$74,912
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	C2030	00536 - Floor - 00536 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	10	0	20000	SF	$1.50	$2.24	$44,723
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	C2030	01 - First Floor - 01S_RR - Restroom	Flooring, Vinyl Sheeting, Replace	15	10	5	100	SF	$7.00	$10.44	$1,044
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	C2030	01 - First Floor - 01S_LOBBY - South Lobby	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2000	SF	$5.00	$7.45	$14,908
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	C2030	01 - First Floor - 01S_LOBBY - South Lobby	Flooring, Carpet, Commercial Standard, Replace	10	8	2	400	SF	$7.50	$11.18	$4,472
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	C2050	00536 - Floor - 00536 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	20000	SF	$2.00	$2.98	$59,631
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$3,876
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$27,579
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	D2010	00536 - Floor - 00536 - Throughout Building	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	22500	SF	$14.00	$20.87	$469,596
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$2,087
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$5,963
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$5,963
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$5,963
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$5,963
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$5,069
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$5,963
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	D3050	00536 - Floor - 00536 - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	30	0	22500	SF	$4.00	$5.96	$134,170
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$29,816
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$29,816
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$29,816
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$29,816
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$16,399
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$16,399
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$29,816
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$16,399
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$2,087
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$2,087
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	D4030	00536 - Floor - 00536 - Space	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA	$300.00	$447.23	$894
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	D5020	01 - First Floor - 01CORE - Core	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	D5020	01 - First Floor - 01CORE - Core	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$1,640
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	D5020	01 - First Floor - 01CORE - Core	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	22500	SF	$2.50	$3.73	$83,856

Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	E1040	00536 - Floor - 00536 - Space	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	30	0	60 EA	$3,500.00	$5,217.73	$313,064
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$17,889
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	E1040	01 - First Floor - 01CORE - Core	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	5 EA	$6,000.00	$8,944.68	$44,723
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$89,447
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	E1040	01 - First Floor - 01CORE - Core	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	5 EA	$6,000.00	$8,944.68	$44,723
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	E1040	00536 - Floor - 00536 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	10 EA	$6,000.00	$8,944.68	$89,447
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	E1040	01 - First Floor - 01CORE - Core	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1 EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$8,945
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$17,889
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	E1040	01 - First Floor - 01CORE - Core	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2 EA	$6,000.00	$8,944.68	$17,889
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$161,004
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$89,447
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	E1040	01 - First Floor - 01CORE - Core	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	5 EA	$6,000.00	$8,944.68	$44,723
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$17,889
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	E1040	00536 - Floor - 00536 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1 EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$8,945
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$8,945
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$8,945
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	E2010	01 - First Floor - 01S_LOBBY - South Lobby	Casework, Countertop, Plastic Laminate, Replace	15	11	4	60 LF	$50.00	$74.54	$4,472
Rio Consumnes Correctional Center	00536 - RCCC - Rodger Bauman Facility (RBF)	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	$8,348
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	B2010	Building Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	5400 SF	$3.00	$4.47	$24,151
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	B2020	Building Exterior	Glazing, any type by SF, Replace	30	29	1	200 SF	$55.00	$81.99	$16,399
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	C1070	Office Areas	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	3000 SF	$3.50	$5.22	$15,653
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	C2010	00537 - Floor - 00537 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	16800 SF	$1.50	$2.24	$37,568
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	C2030	00537 - Floor - 00537 - Throughout Building	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	10000 SF	$1.50	$2.24	$22,362
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	C2050	00537 - Floor - 00537 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	8500 SF	$2.00	$2.98	$25,343
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	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	$4,174
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	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	$4,472
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D3030	01 - First Floor - 01MED - Medical Staff	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1 EA	$2,200.00	$3,279.72	$3,280
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	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	$16,399
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	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	$59,631
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	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	$59,631
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D3060	00537 - Floor - 00537 - Space	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1 EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D3060	00537 - Floor - 00537 - Space	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1 EA	$2,400.00	$3,577.87	$3,578

Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	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	$2,236
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D5020	00537 - Floor - 00537 - Space	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D5020	00537 - Floor - 00537 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,100.00	$1,639.86	$1,640
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D5020	00537 - Floor - 00537 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,100.00	$1,639.86	$1,640
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D5040	00537 - Floor - 00537 - Space	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D5040	00537 - Floor - 00537 - Space	Lighting Controls, Dimming Panel, Standard, Replace	20	16	4	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01CST3 - Dr. Office	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01MED - Medical Staff	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01CST - Customer	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare Equipment, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01CST2 - Examination Room	Fire Alarm Devices, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare Equipment, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	Healthcare, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D7050	01 - First Floor - 01MED - Medical Staff	Fire Alarm Devices, Duct Somke Detector, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	11500	SF	$2.50	$3.73	$42,860
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	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	$20,871
Rio Consumnes Correctional Center	00537 - RCCC - Medical Housing Unit (MHU)	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	$73,048
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	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	$26,834
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	28	2	300	SF	$55.00	$81.99	$24,598
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	B3010	00538 - Floor - 00538 - Space	Roofing, Built-Up, Replace	25	25	0	11000	SF	$14.00	$20.87	$229,580
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	C2010	01 - First Floor - 01SPACE - Throughout Building	Wall Finishes, any surface, Prep & Paint	10	8	2	15000	SF	$1.50	$2.24	$33,543
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	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	$24,598
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	C2050	01 - First Floor - 01SPACE - Throughout Building	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11000	SF	$2.00	$2.98	$32,797
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	D2010	00538 - Floor - 00538 - Throughout Building	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	39	1	11000	SF	$14.00	$20.87	$229,580
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	D2010	01 - First Floor - 01SPACE - Restroom	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	2	EA	$1,400.00	$2,087.09	$4,174
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	D2010	01 - First Floor - 01SPACE - Restroom	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	$1,200.00	$1,788.94	$3,578
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	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	$59,631
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	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	$59,631
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	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	$11,181
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	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	$11,181
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09	$2,087

Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	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	$1,640
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	D5040	01 - First Floor - 01MECH - Mechanical Rm	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	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	$27,058
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	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	$179
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$2.50	$3.73	$40,996
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	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	$125,226
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	E1040	01 - First Floor - 01EXT - Exterior	Detention Equipment, Security Doors Hardware, Replace	40	36	4	3	EA	$800.00	$1,192.62	$3,578
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	G2020	00538 - Floor - 00538 - Space	Vehicular Access Devices, Operator, Small Gate, Replace	15	15	0	1	EA	$6,400.00	$9,540.99	$9,541
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	G2020	01 - First Floor - 01EXT - Exterior	Vehicular Access Devices, Operator, Small Gate, Replace	15	11	4	1	EA	$6,400.00	$9,540.99	$9,541
Rio Consumnes Correctional Center	00538 - RCCC - A & B Barracks	Y1050	Restroom	Barracks Restrooms, ADA Reconfiguration, Renovate	0	0	0	1	EA	$175,000.00	$260,886.50	$260,887
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	B2010	Building Exterior	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	6000	SF	$3.00	$4.47	$26,834
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	B2020	Building Exterior	Glazing, any type by SF, Replace	30	28	2	300	SF	$55.00	$81.99	$24,598
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	B3010	00539 - Floor - 00539 - Space	Roofing, Built-Up, Replace	25	25	0	11000	SF	$14.00	$20.87	$229,580
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	C2010	01 - First Floor - 01SPACE - Throughout Building	Wall Finishes, any surface, Prep & Paint	10	7	3	15000	SF	$1.50	$2.24	$33,543
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	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	$24,598
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	C2050	01 - First Floor - 01SPACE - Throughout Building	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11000	SF	$2.00	$2.98	$32,797
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	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	$180,384
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	D2010	01 - First Floor - 01SPACE - Restroom	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	2	EA	$1,400.00	$2,087.09	$4,174
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	D2010	01 - First Floor - 01SPACE - Restroom	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	$1,200.00	$1,788.94	$3,578
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	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	$59,631
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	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	$59,631
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	D3050	01 - First Floor - 01SPACE - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	25	5	11000	SF	$4.00	$5.96	$65,594
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	24	1	1	EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	D5040	01 - First Floor - 01MECH - Mechanical Rm	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	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	$73,794
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	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	$27,058
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$2.50	$3.73	$40,996
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	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	$125,226
Rio Consumnes Correctional Center	00539 - RCCC - C & D Barracks	Y1050	Restroom	Barracks Restrooms, ADA Reconfiguration, Renovate	0	0	0	1	EA	$175,000.00	$260,886.50	$260,887

Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	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	$26,834
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	27	3	300	SF	$55.00	$81.99	$24,598
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	B3010	00540 - Floor - 00540 - Space	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	11000	SF	$17.00	$25.34	$278,776
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	C2010	00540 - Floor - 00540 - Space	Wall Finishes, any surface, Prep & Paint	10	8	2	15000	SF	$1.50	$2.24	$33,543
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	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	$24,598
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	C2050	00540 - Floor - 00540 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11000	SF	$2.00	$2.98	$32,797
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	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	$4,621
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	D2010	Throughout	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	39	1	11000	SF	$14.00	$20.87	$229,580
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	D2010	01 - First Floor - 01SPACE - Restroom	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	2	EA	$1,400.00	$2,087.09	$4,174
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	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	$59,631
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	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	$59,631
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	D5020	01 - First Floor - 01MECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	D5040	01 - First Floor - 01MECH - Mechanical Rm	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	D5040	Throughout	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	11000	SF	$4.50	$6.71	$73,794
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	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	$179
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$2.50	$3.73	$40,996
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	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	$125,226
Rio Consumnes Correctional Center	00540 - RCCC - G & H Barracks	Y1050	Restroom	Barracks Restrooms, ADA Reconfiguration, Renovate	0	0	0	1	EA	$175,000.00	$260,886.50	$260,887
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	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	$26,834
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	B2020	00541 - Floor - 00541 - Exterior	Glazing, any type by SF, Replace	30	27	3	300	SF	$55.00	$81.99	$24,598
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	B3010	00541 - Floor - 00541 - Space	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	20	0	11000	SF	$17.00	$25.34	$278,776
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	C2010	00541 - Floor - 00541 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	15000	SF	$1.50	$2.24	$33,543
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	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	$24,598
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	C2050	00541 - Floor - 00541 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	11000	SF	$2.00	$2.98	$32,797
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	D2010	00541 - Floor - 00541 - Throughout Building	Plumbing System, Supply & Sanitary, High Density (includes fixtures), Replace	40	38	2	11000	SF	$20.00	$29.82	$327,972
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	D2010	01 - First Floor - 01SPACE - Restroom	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	2	EA	$1,400.00	$2,087.09	$4,174
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	D2010	01 - First Floor - 01SPACE - Restroom	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	$1,200.00	$1,788.94	$3,578
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	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	$59,631
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	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	$59,631
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	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	$2,087
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	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	$2,087
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	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	$2,982
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	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	$40,996
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	D5040	01 - First Floor - 01CNT_ELE - Electrical	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	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	$27,058
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	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	$179

Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$2.50	$3.73	$40,996
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	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	$125,226
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	E1040	00541 - Floor - 00541 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2	EA	$6,000.00	$8,944.68	$17,889
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	E1040	00541 - Floor - 00541 - Space	Detention Equipment, Security Doors & Hardware, Rolling, Replace	40	36	4	3	EA	$9,455.00	$14,095.32	$42,286
Rio Consumnes Correctional Center	00541 - RCCC - J & K Barracks	Y1050	Restroom	Barracks Restrooms, ADA Reconfiguration, Renovate	0	0	0	1	EA	$175,000.00	$260,886.50	$260,887
Rio Consumnes Correctional Center	00542 - RCCC - Fire Pump	B2050	Building Exterior	Exterior Door, Steel, Standard, Replace	30	29	1	1	EA	$600.00	$894.47	$894
Rio Consumnes Correctional Center	00542 - RCCC - Fire Pump	B2050	Building Exterior	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	27	3	1	EA	$4,400.00	$6,559.43	$6,559
Rio Consumnes Correctional Center	00542 - RCCC - Fire Pump	D3010	00542 - Floor - 00542 - Space	Pump, Fuel Oil, Replace	15	10	5	1	EA	$2,160.00	$3,220.08	$3,220
Rio Consumnes Correctional Center	00542 - RCCC - Fire Pump	D5040	Throughout	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	400	SF	$4.50	$6.71	$2,683
Rio Consumnes Correctional Center	00543 - RCCC - Main Tower	B2010	Building exterior	Exterior Walls, Metal Siding, Replace	40	36	4	950	SF	$11.00	$16.40	$15,579
Rio Consumnes Correctional Center	00543 - RCCC - Main Tower	B3010	00543 - Floor - 00543 - Roof	Roofing, Single-Ply Membrane, EPDM, Replace	20	18	2	280	SF	$11.00	$16.40	$4,592
Rio Consumnes Correctional Center	00543 - RCCC - Main Tower	C2010	01 - First Floor - 03GUARD - Guard Room	Wall Finishes, any surface, Prep & Paint	10	8	2	840	SF	$1.50	$2.24	$1,878
Rio Consumnes Correctional Center	00543 - RCCC - Main Tower	C2030	01 - First Floor - 03GUARD	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	560	SF	$1.50	$2.24	$1,252
Rio Consumnes Correctional Center	00543 - RCCC - Main Tower	C2050	01 - First Floor - 03GUARD	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	560	SF	$2.00	$2.98	$1,670
Rio Consumnes Correctional Center	00543 - RCCC - Main Tower	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	$2,982
Rio Consumnes Correctional Center	00543 - RCCC - Main Tower	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	$2,982
Rio Consumnes Correctional Center	00543 - RCCC - Main Tower	D5020	00543 - Floor - 00543 - Space	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00543 - RCCC - Main Tower	D5040	Throughout	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	560	SF	$4.50	$6.71	$3,757
Rio Consumnes Correctional Center	00543 - RCCC - Main Tower	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	$1,377
Rio Consumnes Correctional Center	00543 - RCCC - Main Tower	G2050	01 - First Floor - 03GUARD - Guard Room	Siren Guard Tower, Multipurpose, Medium, Replace	20	20	0	1	EA	$20,000.00	$29,815.60	$29,816
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	D2010	01 - First Floor - 0INT - Interior	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA	$1,200.00	$1,788.94	$1,789
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	D2010	01 - First Floor - 0REST - Restrooms	Sink/Lavatory, Wall-Hung, Replace	30	27	3	2	EA	$1,700.00	$2,534.33	$5,069
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	D2010	01 - First Floor - 0REST - Restrooms	Toilet, Commercial Water Closet, Replace	30	27	3	2	EA	$1,300.00	$1,938.01	$3,876
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	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	$6,559
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	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	$6,559
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	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	$6,559
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	D3060	01 - First Floor - 0INT - Interior	Exhaust Fan, Residential Bathroom, Replace	15	13	2	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	D3060	01 - First Floor - 01WMN - Staff Restroom	Exhaust Fan, Residential Bathroom, Replace	15	13	2	1	EA	$250.00	$372.70	$373
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	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	$2,982
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	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	$2,982
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	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	$2,982
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	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	$2,982
Rio Consumnes Correctional Center	00544 - RCCC - T-3 Education Trailer	F1020	Throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	23	2	2340	SF	$100.00	$149.08	$348,843
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	B2020	00545 - First Floor - 00545 - Exterior	Glazing, any type by SF, Replace	30	26	4	100	SF	$55.00	$81.99	$8,199
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	C2030	00545 - First Floor - 00545 - Restroom	Flooring, Vinyl Sheeting, Replace	15	12	3	250	SF	$7.00	$10.44	$2,609
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	C2030	00545 - Floor - 00545 - Space	Flooring, Vinyl Tile (VCT), Replace	15	12	3	4000	SF	$5.00	$7.45	$29,816
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	D2010	00545 - Floor - 00545 - Space	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$550.00	$819.93	$820
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	D2010	01 - First Floor - 01CST - Customer Space	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	14	1	1	EA	$900.00	$1,341.70	$1,342
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	D2010	00545 - Floor - 00545 - Space	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	D3020	00545 - Floor - 00545 - Space	Furnace, Electric, Replace	20	19	1	1	EA	$6,500.00	$9,690.07	$9,690

Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	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	$37,717
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	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	$13,715
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	D5020	01 - First Floor - 01MECH - Mechanical Rm	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$6,700.00	$9,988.23	$9,988
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	D5020	00545 - Floor - 00545 - Space	Distribution Panel, 277/480 V, Replace	30	30	0	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	D5020	00545 - Floor - 00545 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	30	0	1	EA	$1,100.00	$1,639.86	$1,640
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	D5020	00545 - Floor - 00545 - Space	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	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	$4,147
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	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	$179
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	4280	SF	$2.50	$3.73	$15,951
Rio Consumnes Correctional Center	00545 - RCCC - Re-Entry - Education	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	$5,218
Rio Consumnes Correctional Center	00546 - RCCC - Rec Trailer	B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Wood, Solid-Core, Replace	25	24	1	2	EA	$700.00	$1,043.55	$2,087
Rio Consumnes Correctional Center	00546 - RCCC - Rec Trailer	C1070	00546 - Floor - 00546 - Throughout Building	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	672	SF	$3.50	$5.22	$3,506
Rio Consumnes Correctional Center	00546 - RCCC - Rec Trailer	C2010	01 - First Floor - 01EXT - Exterior	Wall Finishes, Vinyl, Replace	15	14	1	1060	SF	$2.50	$3.73	$3,951
Rio Consumnes Correctional Center	00546 - RCCC - Rec Trailer	F1020	Throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	24	1	672	SF	$118.00	$175.91	$118,213
Rio Consumnes Correctional Center	00547 - RCCC - M1 Modular Unit	D3050	00547 - Floor - 00547 - Roof	Packaged Unit, RTU, Roof-Mounted, Replace	20	18	2	1	EA	$7,500.00	$11,180.85	$11,181
Rio Consumnes Correctional Center	00547 - RCCC - M1 Modular Unit	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	$1,640
Rio Consumnes Correctional Center	00547 - RCCC - M1 Modular Unit	F1020	Throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	20	5	1300	SF	$100.00	$149.08	$193,801
Rio Consumnes Correctional Center	00548 - RCCC - M2 Modular Unit	D3050	00548 - Floor - 00548 - Roof	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	$9,000.00	$13,417.02	$13,417
Rio Consumnes Correctional Center	00548 - RCCC - M2 Modular Unit	D3050	00548 - Floor - 00548 - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	26	4	1100	SF	$4.00	$5.96	$6,559
Rio Consumnes Correctional Center	00548 - RCCC - M2 Modular Unit	D5020	00548 - Floor - 00548 - Exterior	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,100.00	$1,639.86	$1,640
Rio Consumnes Correctional Center	00548 - RCCC - M2 Modular Unit	F1020	Throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	20	5	1100	SF	$100.00	$149.08	$163,986
Rio Consumnes Correctional Center	00549 - RCCC - M3 Modular Unit	B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, Wood Siding, Paint	30	27	3	1400	SF	$2.40	$3.58	$5,009
Rio Consumnes Correctional Center	00549 - RCCC - M3 Modular Unit	B2050	01 - First Floor - 01EXT - Exterior	Exterior Door, Wood, any type, Refinish	10	7	3	2	EA	$150.00	$223.62	$447
Rio Consumnes Correctional Center	00549 - RCCC - M3 Modular Unit	C1030	01 - First Floor - 01INT - Interior	Door Hardware, Office, per Door, Replace	30	27	3	1	EA	$980.00	$1,460.96	$1,461
Rio Consumnes Correctional Center	00549 - RCCC - M3 Modular Unit	C2010	01 - First Floor - 01INT - Interior	Wall Finishes, Wallpaper, Replace	15	11	4	1380	SF	$2.20	$3.28	$4,526
Rio Consumnes Correctional Center	00549 - RCCC - M3 Modular Unit	C2030	01 - First Floor - 01INT - Interior	Flooring, Vinyl Tile (VCT), Replace	15	11	4	650	SF	$5.00	$7.45	$4,845
Rio Consumnes Correctional Center	00549 - RCCC - M3 Modular Unit	C2030	01 - First Floor - 01INT - Interior	Flooring, Carpet, Commercial Standard, Replace	10	9	1	250	SF	$7.50	$11.18	$2,795
Rio Consumnes Correctional Center	00549 - RCCC - M3 Modular Unit	D3050	01 - First Floor - 01INT - Interior	HVAC System, Ductwork, Low Density, Replace	30	27	3	900	SF	$2.00	$2.98	$2,683
Rio Consumnes Correctional Center	00549 - RCCC - M3 Modular Unit	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	$3,354
Rio Consumnes Correctional Center	00549 - RCCC - M3 Modular Unit	F1020	throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	20	5	900	SF	$100.00	$149.08	$134,170
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	B2010	Building exterior	Exterior Walls, any painted surface, Prep & Paint	10	6	4	3100	SF	$3.00	$4.47	$13,864
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	B3010	00551 - Floor - 00551 - Space	Roofing, Built-Up, Replace	25	21	4	5100	SF	$14.00	$20.87	$106,442
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	C1070	00551 - Floor - 00551 - Space	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	6700	SF	$3.50	$5.22	$34,959
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	C2010	00551 - Floor - 00551 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	10500	SF	$1.50	$2.24	$23,480
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	C2030	00551 - Floor - 00551 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	6700	SF	$1.50	$2.24	$14,982
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D2010	01 - First Floor - 01MECH - Mechanical Rm	Storage Tank, Domestic Water, Replace	30	30	0	1	EA	$5,000.00	$7,453.90	$7,454
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	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	$24,747
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D2010	00551 - Floor - 00551 - Space	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$1,400.00	$2,087.09	$2,087

Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D2010	00551 - Floor - 00551 - Space	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D2010	00551 - Floor - 00551 - Throughout Building	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	36	4	6700	SF	$5.00	$7.45	$49,941
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D2010	00551 - Floor - 00551 - Space	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	$1,200.00	$1,788.94	$1,789
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D3020	01 - First Floor - 01REC - Recreation	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$5,000.00	$7,453.90	$7,454
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D3020	01 - First Floor - 01REC - Recreation	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$5,000.00	$7,453.90	$7,454
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	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	$5,546
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	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	$5,546
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	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	$5,546
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D3060	01 - First Floor - 01EXT - Exterior	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D3060	01 - First Floor - 01EXT - Exterior	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D5020	01 - First Floor - 01MECH - Mechanical Rm	Secondary Transformer, Dry, Stepdown, Replace	30	29	1	1	EA	$6,700.00	$9,988.23	$9,988
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D5020	01 - First Floor - 01MECH - Mechanical Rm	Secondary Transformer, Dry, Stepdown, Replace	30	29	1	1	EA	$6,700.00	$9,988.23	$9,988
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	D5020	00545 - Floor - 00545 - Space	Distribution Panel, 277/480 V, Replace	30	30	0	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	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	$6,492
Rio Consumnes Correctional Center	00551 - RCCC - Rec - Visit Building	E1040	00551 - Floor - 00551 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	4	EA	$6,000.00	$8,944.68	$35,779
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	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	$22,362
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	26	4	300	SF	$55.00	$81.99	$24,598
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	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	$6,559
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	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	$6,559
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	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	$11,181
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	C2010	00553 - Floor - 00553 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	15000	SF	$1.50	$2.24	$33,543
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	C2030	00553 - Floor - 00553 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	9650	SF	$1.50	$2.24	$21,579
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	C2050	01 - First Floor - 01EXT - Exterior	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	9650	SF	$2.00	$2.98	$28,772
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	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	$7,454
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D2010	00553 - Floor - 00553 - Space	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	12	3	1	EA	$650.00	$969.01	$969
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D2010	01 - First Floor - 01BLR - Boiler Room	Boiler, Gas, Domestic, Replace	25	21	4	1	EA	$22,500.00	$33,542.55	$33,543
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	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	$3,876
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D2010	00553 - Floor - 00553 - Space	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	2	EA	$1,400.00	$2,087.09	$4,174
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D2030	00553 - Floor - 00553 - Space	Pump, Sump, Replace	15	12	3	1	EA	$4,270.00	$6,365.63	$6,366
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D3020	01 - First Floor - 01CST - Customer Space	Furnace, Gas, Replace	20	17	3	1	EA	$4,200.00	$6,261.28	$6,261
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D3020	01 - First Floor - 01CST - Customer Space	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$5,000.00	$7,453.90	$7,454
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	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	$6,858
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D3030	01 - First Floor - 01EXT - Exterior	Air Conditioner, Window/Thru-Wall, Replace	10	9	1	1	EA	$2,900.00	$4,323.26	$4,323
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$3,400.00	$5,068.65	$5,069
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D3030	01 - First Floor - 01EXT - Exterior	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$4,800.00	$7,155.74	$7,156
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D3030	01 - First Floor - 01CST - Customer Space	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$2,200.00	$3,279.72	$3,280
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D3030	00553 - Floor - 00553 - Space	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$2,200.00	$3,279.72	$3,280
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$3,400.00	$5,068.65	$5,069
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$7,100.00	$10,584.54	$10,585
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D3030	00553 - Floor - 00553 - Space	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$3,400.00	$5,068.65	$5,069
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D5010	00553 - Floor - 00553 - Space	Supplemental Components, Battery Charger, Replace	20	16	4	1	EA	$1,630.00	$2,429.97	$2,430

Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D5010	01 - First Floor - 01EXT - Exterior	Supplemental Components, Battery Charger, Replace	20	15	5	1	EA	$1,630.00	$2,429.97	$2,430
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D5020	00553 - Floor - 00553 - Space	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D5020	00553 - Floor - 00553 - Space	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	D5020	00553 - Floor - 00553 - Space	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	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	$2,236
Rio Consumnes Correctional Center	00553 - RCCC - Trades Building	E1040	01 - First Floor - 01EXT - Exterior	Automotive Equipment, Power Washer, Replace	15	10	5	1	EA	$1,957.00	$2,917.46	$2,917
Rio Consumnes Correctional Center	00554 - RCCC - Administration	B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	26	4	600	SF	$55.00	$81.99	$49,196
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$1,938
Rio Consumnes Correctional Center	00554 - RCCC - Administration	B2050	Building Exterior	Exterior Door, Steel, Standard, Replace	30	26	4	7	EA	$600.00	$894.47	$6,261
Rio Consumnes Correctional Center	00554 - RCCC - Administration	B3010	00554 - Floor - 00554 - Space	Roofing, Modified Bitumen, Replace	20	19	1	19150	SF	$10.00	$14.91	$285,484
Rio Consumnes Correctional Center	00554 - RCCC - Administration	C1030	00554 - Floor - Throughout Building	Door Hardware, Office, per Door, Replace	30	26	4	47	EA	$350.00	$521.77	$24,523
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$141,624
Rio Consumnes Correctional Center	00554 - RCCC - Administration	C2010	00554 - Floor - Throughout Building	Wall Finishes, any surface, Prep & Paint	10	6	4	71812	SF	$1.50	$2.24	$160,584
Rio Consumnes Correctional Center	00554 - RCCC - Administration	C2030	00554 - First Floor Corridor - 00554	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	2300	SF	$1.50	$2.24	$5,143
Rio Consumnes Correctional Center	00554 - RCCC - Administration	C2030	00554 - Second Floor - 00554	Flooring, Carpet, Commercial Standard, Replace	10	7	3	8500	SF	$7.50	$11.18	$95,037
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D1010	01 - First Floor - 01ELV - Elevator Public	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$7,453.90	$7,454
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D1010	01 - First Floor - 01ELV - Elevator Public	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$5,000.00	$7,453.90	$7,454
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D1010	Elevator	Elevator Cab Finishes, Economy, Replace	10	6	4	2	EA	$3,000.00	$4,472.34	$8,945
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D2010	00554 - Second Floor - 00554	Sink and Faucet, Stainless Steel, Replace	20	16	4	1	EA	$532.20	$793.39	$793
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D2010	00554 - Floor - 00554 - Space	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D2010	00554 - Second Floor - 00554 - Restrooms	Urinal, Standard, Replace	30	26	4	6	EA	$1,100.00	$1,639.86	$9,839
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D2010	01 - First Floor - 01WMN - Women Restroom	Shower, Ceramic Tile, Replace	30	26	4	3	EA	$2,500.00	$3,726.95	$11,181
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D2010	00554 - Floor - 00554 - Restrooms	Urinal, Standard, Replace	30	26	4	4	EA	$1,100.00	$1,639.86	$6,559
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D2010	00554 - Floor - 00554 - Restrooms	Toilet, Commercial Water Closet, Replace	30	26	4	18	EA	$1,300.00	$1,938.01	$34,884
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D2010	01 - First Floor - 01MEN - Men Restroom	Shower, Ceramic Tile, Replace	30	26	4	7	EA	$2,500.00	$3,726.95	$26,089
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D2010	00554 - Second Floor - 00554 - Restrooms	Toilet, Commercial Water Closet, Replace	30	26	4	9	EA	$1,300.00	$1,938.01	$17,442
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D2010	00554 - Floor - Throughout Building	Sink/Lavatory, Wall-Hung, Replace	30	26	4	16	EA	$1,700.00	$2,534.33	$40,549
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D2030	01 - First Floor - 01ELV - Elevator Public	Pump, Sump, 20 HP, Replace	25	21	4	1	EA	$13,400.00	$19,976.45	$19,976
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D3030	01 - First Floor - 01EXT - Exterior	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$3,400.00	$5,068.65	$5,069
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$4,472
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$5,963
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$5,665
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$4,472
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$8,050
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$45,000.00	$67,085.10	$67,085
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$25,000.00	$37,269.50	$37,270
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$10,000.00	$14,907.80	$14,908
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$2,982

Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$2,982
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$2,982
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$2,982
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$2,982
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$2,982
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$8,945
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$11,926
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$2,982
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D5040	00554 - Floor - Throughout Building	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	38300	SF	$0.65	$0.97	$37,113
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D7010	01 - First Floor - 01GYM - Gym	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$980.00	$1,460.96	$1,461
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D7010	00554 - Second Floor - 00554	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$980.00	$1,460.96	$1,461
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$9,586
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$9,586
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$9,586
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D7010	01 - First Floor - 01HALL_S - South Passage	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$980.00	$1,460.96	$1,461
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$179
Rio Consumnes Correctional Center	00554 - RCCC - Administration	D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	38300	SF	$2.50	$3.73	$142,742
Rio Consumnes Correctional Center	00554 - RCCC - Administration	E1030	01 - First Floor - 01DINE - Staff Dining	Foodservice Equipment, Dishwasher Commercial, Replace	10	9	1	1	EA	$21,500.00	$32,051.77	$32,052
Rio Consumnes Correctional Center	00554 - RCCC - Administration	E1030	01 - First Floor - 01DINE - Staff Dining	Foodservice Equipment, Icemaker, Freestanding, Replace	15	11	4	1	EA	$6,700.00	$9,988.23	$9,988
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$7,007
Rio Consumnes Correctional Center	00554 - RCCC - Administration	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	$2,534
Rio Consumnes Correctional Center	00554 - RCCC - Administration	E1060	00554 - Second Floor - 00554	Residential Appliances, Dishwasher, Replace	10	8	2	1	EA	$700.00	$1,043.55	$1,044
Rio Consumnes Correctional Center	00554 - RCCC - Administration	E1060	00554 - Second Floor - 00554	Residential Appliances, Garbage Disposal, Replace	10	7	3	1	EA	$270.00	$402.51	$403
Rio Consumnes Correctional Center	00554 - RCCC - Administration	E2010	00554 - Second Floor - 00554	Casework, Countertop, Plastic Laminate, Replace	15	11	4	8	LF	$50.00	$74.54	$596
Rio Consumnes Correctional Center	00554 - RCCC - Administration	E2010	00554 - Second Floor - 00554	Casework, Cabinetry, Economy, Replace	20	16	4	16	LF	$175.00	$260.89	$4,174
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	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	$27,132
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	B3060	R3 - Roof Level 3 - R3ROOF - Roof	Roof Hatch, Metal, Replace	30	30	0	2	EA	$1,300.00	$1,938.01	$3,876
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	C1030	00555 - Floor - 00555 - Space	Interior Door, Steel, Standard, Replace	40	36	4	23	EA	$600.00	$894.47	$20,573
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	C2010	00555 - Floor - 00555 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	70000	SF	$1.50	$2.24	$156,532
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	C2030	00555 - Floor - 00555 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	40000	SF	$1.50	$2.24	$89,447
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	C2030	00555 - Floor - 00555 - Space	Flooring, Vinyl Sheeting, Replace	15	11	4	1000	SF	$7.00	$10.44	$10,435
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	C2030	00555 - Floor - 00555 - Space	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4000	SF	$7.50	$11.18	$44,723
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	C2050	00555 - Floor - 00555 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	35000	SF	$2.00	$2.98	$104,355

Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D2010	00555 - Floor - 00555 - Throughout Building	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	36	4	45000	SF	$11.00	$16.40	$737,936
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D2010	01 - First Floor - 01EXT - Exterior	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	$1,200.00	$1,788.94	$1,789
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D2060	01 - First Floor - 01CBF_CST - Customer Space	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	$7,270.00	$10,837.97	$10,838
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	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	$4,472
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	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	$22,362
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	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	$44,723
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	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	$37,270
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	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	$44,723
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	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	$22,362
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D3060	00555 - Floor - 00555 - Space	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D4010	00555 - Floor - 00555 - Throughout Building	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	45000	SF	$1.07	$1.60	$71,781
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	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	$11,628
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D5010	01 - First Floor - 01EXT - Exterior	Generator, Diesel, Replace	25	22	3	1	EA	$86,000.00	$128,207.08	$128,207
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D5010	00555 - Floor - 00555 - Space	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	$12,000.00	$17,889.36	$17,889
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D5020	01 - First Floor - 01MECH_N - North Mechanical	Secondary Transformer, Dry, Stepdown, Replace	30	30	0	1	EA	$7,600.00	$11,329.93	$11,330
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D5020	01 - First Floor - 01MECH_N - North Mechanical	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$16,000.00	$23,852.48	$23,852
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D5020	00555 - Floor - 00555 - Space	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D5020	00555 - Floor - 00555 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	28	2	1	EA	$1,100.00	$1,639.86	$1,640
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D5020	00555 - Floor - 00555 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	28	2	1	EA	$1,100.00	$1,639.86	$1,640
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	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	$2,982
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D5020	00555 - Floor - 00555 - Space	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D5020	00555 - Floor - 00555 - Space	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	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	$1,640

Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D5020	00555 - Floor - 00555 - Space	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$5,300.00	$7,901.13	$7,901
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	D5020	00555 - Floor - 00555 - Space	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	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	$167,713
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	E1040	00555 - Floor - 00555 - Pods	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	28	2	99	EA	$3,500.00	$5,217.73	$516,555
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	E1040	00555 - Floor - 00555 - Pods	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	90	EA	$6,000.00	$8,944.68	$805,021
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	G2050	01 - First Floor - 01EXT - Exterior	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	1	EA	$4,750.00	$7,081.21	$7,081
Rio Consumnes Correctional Center	00555 - RCCC - Christopher Boone Facility (CBF)	G2060	00555 - Floor - 00555 - Space	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	1	EA	$600.00	$894.47	$894
Rio Consumnes Correctional Center	00556 - RCCC - SVF Corridor	B2010	Building exterior	Exterior Walls, any painted surface, Prep & Paint	10	6	4	9500	SF	$3.00	$4.47	$42,487
Rio Consumnes Correctional Center	00556 - RCCC - SVF Corridor	B3010	00556 - Floor - 00556 - Roof	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	6775	SF	$17.00	$25.34	$171,701
Rio Consumnes Correctional Center	00556 - RCCC - SVF Corridor	C2010	00556 - Floor - 00556 - Space	Wall Finishes, any surface, Prep & Paint	10	7	3	12000	SF	$1.50	$2.24	$26,834
Rio Consumnes Correctional Center	00556 - RCCC - SVF Corridor	C2030	00556 - Floor - 00556 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	6775	SF	$1.50	$2.24	$15,150
Rio Consumnes Correctional Center	00556 - RCCC - SVF Corridor	D5020	Throughout	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	36	4	6775	SF	$18.00	$26.83	$181,801
Rio Consumnes Correctional Center	00556 - RCCC - SVF Corridor	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	$6,565
Rio Consumnes Correctional Center	00556 - RCCC - SVF Corridor	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	$45,450
Rio Consumnes Correctional Center	00556 - RCCC - SVF Corridor	D6060	00556 - Floor - 00556 - Throughout Building	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	6775	SF	$1.65	$2.46	$16,665
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$22,362
Rio Consumnes Correctional Center	00557 - RCCC - Booking	C1070	01 - First Floor - Booking - Office	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	2000	SF	$3.50	$5.22	$10,435
Rio Consumnes Correctional Center	00557 - RCCC - Booking	C2010	00557 - Floor - 00557 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	16000	SF	$1.50	$2.24	$35,779
Rio Consumnes Correctional Center	00557 - RCCC - Booking	C2030	00557 - Floor - 00557 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	3600	SF	$1.50	$2.24	$8,050
Rio Consumnes Correctional Center	00557 - RCCC - Booking	C2030	00557 - Floor - 00557 - Space	Flooring, Vinyl Tile (VCT), Replace	15	11	4	3000	SF	$5.00	$7.45	$22,362
Rio Consumnes Correctional Center	00557 - RCCC - Booking	C2030	00557 - Floor - 00557 - Restroom	Flooring, Vinyl Sheeting, Replace	15	10	5	1000	SF	$7.00	$10.44	$10,435
Rio Consumnes Correctional Center	00557 - RCCC - Booking	C2030	01 - First Floor - Booking - Office	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1500	SF	$7.50	$11.18	$16,771
Rio Consumnes Correctional Center	00557 - RCCC - Booking	C2050	00557 - Floor - 00557 - Restroom	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	6100	SF	$2.00	$2.98	$18,188
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D2010	00557 - Floor - 00557 - Throughout building	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	11100	SF	$14.00	$20.87	$231,667
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D2010	00557 - Floor - 00557 - Space	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D2010	00557 - Floor - 00557 - Restroom	Shower, Valve & Showerhead, Replace	30	26	4	6	EA	$800.00	$1,192.62	$7,156
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D3020	01 - First Floor - 01BKGMECH - Mechanical Rm	Furnace, Gas, Replace	20	19	1	1	EA	$4,200.00	$6,261.28	$6,261
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$13,417
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$89,447
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$16,399
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$12,224
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$16,399
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$11,181
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$11,181
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D3050	00557 - Floor - 00557 - Throughout building	HVAC System, Ductwork, Medium Density, Upgrade/Install	30	26	4	11100	SF	$4.00	$5.96	$66,191
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$16,399
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$1,789

Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$1,789
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$5,963
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$5,963
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$5,963
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$5,963
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D4030	00557 - Floor - 00557 - Throughout building	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	9	1	5	EA	$150.00	$223.62	$1,118
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D5020	00557 - Floor - 00557 - Space	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$74,464
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D6020	00557 - Floor - 00557 - Throughout building	Low Voltage System, Phone & Data Lines, Upgrade/Install	20	16	4	11100	SF	$1.50	$2.24	$24,821
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKG_HOLD_2 - Holding 2	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKG_HOLD_1 - Holding 1	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGVST_3 - Attorney Visit	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKG_HOLD_3 - Holding 3	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGVST_3 - Attorney Visit	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D7050	01 - First Floor - 01BKGPRCESS - Processing	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$740.00	$1,103.18	$1,103
Rio Consumnes Correctional Center	00557 - RCCC - Booking	D8010	Throughout	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	11100	SF	$2.50	$3.73	$41,369
Rio Consumnes Correctional Center	00557 - RCCC - Booking	E1040	00557 - Floor - 00557 - Space	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	38	2	3	EA	$6,000.00	$8,944.68	$26,834
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$8,945
Rio Consumnes Correctional Center	00557 - RCCC - Booking	E1040	01 - First Floor - 01BKGPRCESS - Processing	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	38	2	1	EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00557 - RCCC - Booking	E1040	00557 - Floor - 00557 - Space	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	28	2	3	EA	$3,500.00	$5,217.73	$15,653
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$8,945
Rio Consumnes Correctional Center	00557 - RCCC - Booking	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	$8,945
Rio Consumnes Correctional Center	00557 - RCCC - Booking	E2010	01 - First Floor - Booking - Office	Casework, Countertop, Plastic Laminate, Replace	15	12	3	120	LF	$50.00	$74.54	$8,945
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	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	$29,517
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	B2020	01 - First Floor - 01EXT - Exterior	Glazing, any type by SF, Replace	30	29	1	400	SF	$55.00	$81.99	$32,797

Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	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	$11,181
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	B3010	00558 - Floor - 00558 - Roof	Roofing, Modified Bitumen, Replace	20	16	4	11900	SF	$10.00	$14.91	$177,403
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	B3020	00558 - Floor - 00558 - Roof	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	100	LF	$9.00	$13.42	$1,342
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	C1090	01 - First Floor - 01WHSEDOCKSTOR - Restroom	Toilet Partitions, Metal, Replace	20	20	0	1	EA	$850.00	$1,267.16	$1,267
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	C2010	00558 - Floor - 00558 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	18000	SF	$1.50	$2.24	$40,251
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	C2030	00558 - Floor - 00558 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	11000	SF	$1.50	$2.24	$24,598
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	C2030	01 - First Floor - 01WHSECST - Office	Flooring, Vinyl Tile (VCT), Replace	15	10	5	900	SF	$5.00	$7.45	$6,709
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	C2050	01 - First Floor - 01WHSECST - Office	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11900	SF	$2.00	$2.98	$35,481
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	D2010	01 - First Floor - 01WHSEDOCKSTOR - Restroom	Urinal, Standard, Replace	30	30	0	1	EA	$1,100.00	$1,639.86	$1,640
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	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	$2,087
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	D4030	00558 - Floor - 00558 - Throughout building	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	4	EA	$150.00	$223.62	$894
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	D5020	01 - First Floor - 01WHSEDOCK - Loading Dock	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	D5020	01 - First Floor - 01EXT - Exterior	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	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	$44,351
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	D5040	01 - First Floor - 01WHSE_SUPPLY - Supply	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$1,760.00	$2,623.77	$2,624
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	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	$79,831
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	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	$35,481
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	E1030	01 - First Floor - 01EXT - Exterior	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	19	1	1	EA	$15,000.00	$22,361.70	$22,362
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	E1030	01 - First Floor - 01EXT - Exterior	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	28	2	1	EA	$1,600.00	$2,385.25	$2,385
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	E1030	Walk-in	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	$4,600.00	$6,857.59	$6,858
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	E1030	Unknown	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	11	4	1	EA	$6,300.00	$9,391.91	$9,392
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	E1040	01 - First Floor - 01EXT - Exterior	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00558 - RCCC - Warehouse	E1040	01 - First Floor - 01EXT - Exterior	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	B2010	01 - First Floor - 01EXT - Exterior	Exterior Walls, any painted surface, Prep & Paint	10	6	4	3000	SF	$3.00	$4.47	$13,417
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	B3010	00559 - Floor - 00559 - Gate House	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	2750	SF	$17.00	$25.34	$69,694
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	B3060	01 - First Floor - 01EXT - Exterior	Roof Hatch, Metal, Replace	30	26	4	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	C2010	00559 - Floor - 00559 - Gate House	Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	40	SF	$16.00	$23.85	$954
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	C2010	00559 - Floor - 00559 - Gate House	Wall Finishes, any surface, Prep & Paint	10	6	4	4500	SF	$1.50	$2.24	$10,063
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	C2030	00559 - Floor - 00559 - Gate House	Flooring, Vinyl Tile (VCT), Replace	15	12	3	1000	SF	$5.00	$7.45	$7,454
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	C2050	00559 - Floor - 00559 - Gate House	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	250	SF	$2.00	$2.98	$745
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	D2010	01 - First Floor - 01EXT - Exterior	Water Heater, Gas, Residential, Replace	15	13	2	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	D2010	00559 - Floor - 00559 - Restrooms	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,300.00	$1,938.01	$3,876
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	D2010	00559 - Floor - 00559 - Restrooms	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	2	EA	$1,700.00	$2,534.33	$5,069
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	D3050	00559 - Floor - 00559 - Throughout Building	HVAC System, Ductwork, Medium Density, Replace	30	26	4	2750	SF	$4.00	$5.96	$16,399
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	D3060	R2 - Roof Level 2 - R2ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	D5020	00559 - Floor - 00559 - Gate House	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$6,700.00	$9,988.23	$9,988
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	D5020	00559 - Floor - 00559 - Gate House	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	D5020	00559 - Floor - 00559 - Gate House	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	D5040	01 - First Floor - 01EXT - Exterior	Exterior Light, any type, w/ LED Replacement, Replace	20	19	1	8	EA	$400.00	$596.31	$4,770

Rio Consumnes Correctional Center	00559 - RCCC - Gate House	E2010	00559 - Floor - 00559 - Gate House	Casework, Countertop, Plastic Laminate, Replace	15	11	4	30	LF	$50.00	$74.54	$2,236
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	G2020	01 - First Floor - 01EXT - Exterior	Vehicular Access Devices, Operator, Large Gate, Replace	15	11	4	1	EA	$9,400.00	$14,013.33	$14,013
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	G2060	01 - First Floor - 01EXT - Exterior	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	21	4	2	EA	$800.00	$1,192.62	$2,385
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	G2060	01 - First Floor - 01EXT - Exterior	Fences & Gates, Pedestrian Gate, Wrought Iron, Refinish	10	6	4	2	EA	$30.00	$44.72	$89
Rio Consumnes Correctional Center	00559 - RCCC - Gate House	G2060	00559 - Floor - 00559 - Gate House	Park Bench, Metal Powder-Coated, Replace	20	15	5	2	EA	$700.00	$1,043.55	$2,087
Rio Consumnes Correctional Center	00560 - RCCC - Warehouse Annex	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	$11,181
Rio Consumnes Correctional Center	00560 - RCCC - Warehouse Annex	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	$6,559
Rio Consumnes Correctional Center	00560 - RCCC - Warehouse Annex	C2030	00560 - Floor - 00560 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	3700	SF	$1.50	$2.24	$8,274
Rio Consumnes Correctional Center	00560 - RCCC - Warehouse Annex	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	$8,348
Rio Consumnes Correctional Center	00560 - RCCC - Warehouse Annex	D4030	00560 - Floor - 00560 - Space	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	2	EA	$150.00	$223.62	$447
Rio Consumnes Correctional Center	00560 - RCCC - Warehouse Annex	D5020	00560 - Floor - 00560 - Space	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	00560 - RCCC - Warehouse Annex	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	$12,523
Rio Consumnes Correctional Center	00561 - RCCC - Culinary Trailer	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	$17,889
Rio Consumnes Correctional Center	00561 - RCCC - Culinary Trailer	F1020	00561 - Floor - 00561 - Building Exterior	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	39	0	1579	SF	$144.00	$214.67	$338,968
Rio Consumnes Correctional Center	00565 - RCCC - Compound Guard House	B2010	Building exterior	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	43	2	200	SF	$22.00	$32.80	$6,559
Rio Consumnes Correctional Center	00565 - RCCC - Compound Guard House	B2020	Building exterior	Glazing, any type by SF, Replace	30	26	4	500	SF	$55.00	$81.99	$40,996
Rio Consumnes Correctional Center	00565 - RCCC - Compound Guard House	C1030	00565 - Floor - 00565 - Space	Door Hardware, Office, per Door, Replace	30	30	0	1	EA	$350.00	$521.77	$522
Rio Consumnes Correctional Center	00565 - RCCC - Compound Guard House	C2030	00565 - Floor - 00565 - Space	Flooring, Vinyl Tile (VCT), Replace	15	15	0	400	SF	$5.00	$7.45	$2,982
Rio Consumnes Correctional Center	00565 - RCCC - Compound Guard House	C2050	00565 - Floor - 00565 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	10	0	400	SF	$2.00	$2.98	$1,193
Rio Consumnes Correctional Center	00565 - RCCC - Compound Guard House	D5020	Throughout	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	36	4	400	SF	$18.00	$26.83	$10,734
Rio Consumnes Correctional Center	00565 - RCCC - Compound Guard House	D5040	00565 - Floor - 00565 - Space	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	400	SF	$4.50	$6.71	$2,683
Rio Consumnes Correctional Center	00566 - RCCC - Waste Water Control Building	B2050	00566 - Floor - 00566 - Exterior	Exterior Door, Steel, Standard, Replace	30	28	2	6	EA	$600.00	$894.47	$5,367
Rio Consumnes Correctional Center	00566 - RCCC - Waste Water Control Building	C1030	00566 - Floor - 00566 - Exterior	Door Hardware, Office, per Door, Replace	30	28	2	6	EA	$350.00	$521.77	$3,131
Rio Consumnes Correctional Center	00566 - RCCC - Waste Water Control Building	C2030	Throughout	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	700	SF	$1.50	$2.24	$1,565
Rio Consumnes Correctional Center	00566 - RCCC - Waste Water Control Building	D3030	00566 - Floor - 00566 - Space	Chilled Water, Chemical Feed Dosing System, Replace	15	14	1	3	EA	$5,000.00	$7,453.90	$22,362
Rio Consumnes Correctional Center	00569 - RCCC - Greenhouse	D3060	00569 - Floor - 00569 - Space	Exhaust Fan, Propeller, 0.5 HP Motor, Replace	20	15	5	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00569 - RCCC - Greenhouse	D3060	00569 - Floor - 00569 - Space	Exhaust Fan, Propeller, 0.5 HP Motor, Replace	20	15	5	1	EA	$1,300.00	$1,938.01	$1,938
Rio Consumnes Correctional Center	00569 - RCCC - Greenhouse	D5020	00569 - Floor - 00569 - Space	Distribution Panel, 120/240 V, Residential Style, Replace	30	25	5	1	EA	$1,100.00	$1,639.86	$1,640
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	B2010	Building exterior	Exterior Walls, any painted surface, Prep & Paint	10	6	4	12000	SF	$3.00	$4.47	$53,668
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	B3010	00570 - Floor - 00570 - SBF Space	Roofing, Modified Bitumen, Replace	20	18	2	23000	SF	$10.00	$14.91	$342,879
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$23,256
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	B3060	R3 - Roof Level 3 - R3ROOF - Roof	Roof Hatch, Metal, Replace	30	28	2	2	EA	$1,300.00	$1,938.01	$3,876
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	C1030	00570- First Floor - 00570 - Space	Interior Door, Steel, Standard, Replace	40	36	4	21	EA	$600.00	$894.47	$18,784
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	C2010	00570- First Floor - 00570 - Space	Wall Finishes, any surface, Prep & Paint	10	6	4	70000	SF	$1.50	$2.24	$156,532
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	C2030	00570- First Floor - 00570 - Space	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	44500	SF	$1.50	$2.24	$99,510
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	C2030	00570- First Floor - 00570 - Space	Flooring, Ceramic Tile, Replace	40	36	4	500	SF	$18.00	$26.83	$13,417
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	C2050	00570- First Floor - 00570 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	35000	SF	$2.00	$2.98	$104,355
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$737,936

Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D2010	00570- First Floor - 00570 - Space	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	1 EA	$1,200.00	$1,788.94	$1,789
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D2030	R3 - Roof Level 3 - R3ROOF - Roof	Supplemental Components, Drains, Roof, Replace	40	36	4	14 EA	$644.00	$960.06	$13,441
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3030	01 - First Floor - 01CNT - Control	Split System, Fan Coil Unit, DX, Replace	15	14	1	1 EA	$2,100.00	$3,130.64	$3,131
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3030	R3 - Roof Level 3 - R3ROOF - Roof	Split System Ductless, Single Zone, Replace	15	14	1	1 EA	$3,500.00	$5,217.73	$5,218
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$16,399
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$22,362
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$29,816
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$16,399
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$22,362
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$29,816
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$11,181
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$37,270
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1 EA	$1,400.00	$2,087.09	$2,087
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1 EA	$3,000.00	$4,472.34	$4,472
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	00570 - Floor - 00570 - SBF Space	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	2 EA	$2,400.00	$3,577.87	$7,156
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D3060	R3 - Roof Level 3 - R3ROOF - Roof	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1 EA	$2,400.00	$3,577.87	$3,578
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$71,781
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$23,852
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$4,472
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$1,640
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$7,901
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$2,982
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D5020	00570 - Floor - 00570 - SBF Space	Distribution Panel, 120/208 V, Replace	30	26	4	1 EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	D5020	00570 - Floor - 00570 - SBF Space	Distribution Panel, 120/208 V, Replace	30	26	4	1 EA	$6,000.00	$8,944.68	$8,945
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$1,640
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$167,713
Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	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	$511,338

Rio Consumnes Correctional Center	00570 - RCCC - Stuart Baird Facility (SBF)	E1040	02 - Second Floor - 02MEZZ - Mezzanine	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	4	EA	$6,000.00	$8,944.68	$35,779
Rio Consumnes Correctional Center	00571 - RCCC - OCIT Communications Bldg	D3030	00571 - Floor - 00571 - Space	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	$2,900.00	$4,323.26	$4,323
Rio Consumnes Correctional Center	00572 - RCCC - Sheriff Owned Modular Trailer	B3010	00572 - Floor - 00572 - Space	Roofing, any type, Repairs per Man-Day, Repair	0	0	0	2	EA	$1,100.00	$1,639.86	$3,280
Rio Consumnes Correctional Center	00572 - RCCC - Sheriff Owned Modular Trailer	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	$537
Rio Consumnes Correctional Center	00572 - RCCC - Sheriff Owned Modular Trailer	C2030	00572 - Floor - 00572 - Space	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2000	SF	$5.00	$7.45	$14,908
Rio Consumnes Correctional Center	00572 - RCCC - Sheriff Owned Modular Trailer	C2030	00572 - RCCC - Sheriff Owned Modular Trailer - Office Space	Flooring, Carpet, Commercial Standard, Replace	10	6	4	5000	SF	$7.50	$11.18	$55,904
Rio Consumnes Correctional Center	00572 - RCCC - Sheriff Owned Modular Trailer	C2050	00572 - Floor - 00572 - Space	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	200	SF	$2.00	$2.98	$596
Rio Consumnes Correctional Center	00572 - RCCC - Sheriff Owned Modular Trailer	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	$2,982
Rio Consumnes Correctional Center	00572 - RCCC - Sheriff Owned Modular Trailer	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	$48,301
Rio Consumnes Correctional Center	00572 - RCCC - Sheriff Owned Modular Trailer	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	$6,977
Rio Consumnes Correctional Center	00572 - RCCC - Sheriff Owned Modular Trailer	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	$21,467
Rio Consumnes Correctional Center	00572 - RCCC - Sheriff Owned Modular Trailer	E2010	00572 - RCCC - Sheriff Owned Modular Trailer - Kitchen	Casework, Cabinetry, Economy, Replace	20	17	3	16	LF	$175.00	$260.89	$4,174
Rio Consumnes Correctional Center	00572 - RCCC - Sheriff Owned Modular Trailer	E2010	00572 - RCCC - Sheriff Owned Modular Trailer - Kitchen	Casework, Countertop, Plastic Laminate, Replace	15	11	4	8	LF	$50.00	$74.54	$596
Rio Consumnes Correctional Center	00574 - RCCC - Psych Trailer	F1020	Throughout	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	25	0	1715	SF	$132.00	$196.78	$337,483
Rio Consumnes Correctional Center	00G04 - RCCC - Main Emergency Gen	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	$2,236
Rio Consumnes Correctional Center	00G04 - RCCC - Main Emergency Gen	B2010	00G04 - Floor - 00G04 - Exterior	Exterior Walls, Wood Siding, Replace	30	29	1	200	SF	$10.00	$14.91	$2,982
Rio Consumnes Correctional Center	00G04 - RCCC - Main Emergency Gen	B2050	00G04 - Floor - 00G04 - Roof	Exterior Door, Steel, Standard, Replace	30	28	2	1	EA	$600.00	$894.47	$894
Rio Consumnes Correctional Center	00G04 - RCCC - Main Emergency Gen	B3010	00G04 - Floor - 00G04 - Roof	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	20	0	500	SF	$3.80	$5.66	$2,832
Rio Consumnes Correctional Center	00G04 - RCCC - Main Emergency Gen	D4010	00G04 - Floor - 00G04 - Space	Supplemental Components, Fire Pump Controller, Replace	20	16	4	1	EA	$17,800.00	$26,535.88	$26,536
Rio Consumnes Correctional Center	00G04 - RCCC - Main Emergency Gen	G3010	00G04 - Floor - 00G04 - Space	Pump, Distribution, Domestic Well Water, Replace	25	21	4	1	EA	$11,600.00	$17,293.05	$17,293
Rio Consumnes Correctional Center	Pistol Range Portable 2	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	$8,199
Rio Consumnes Correctional Center	Pistol Range Portable 2	D5020	01 - First Floor - 01Restroom - Restroom Trailer	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,000.00	$2,981.56	$2,982
Rio Consumnes Correctional Center	Pistol Range Portable 2	F1020	01 - First Floor - 01Restroom - Restroom Trailer	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	23	2	550	SF	$100.00	$149.08	$81,993
Rio Consumnes Correctional Center	Pistol Range Portable 3	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	$8,199
Rio Consumnes Correctional Center	Pistol Range Portable 3	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	$3,727
Rio Consumnes Correctional Center	Pistol Range Portable 3	F1020	01 - First Floor - 01Classroom - Classroom	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	23	2	900	SF	$100.00	$149.08	$134,170
Rio Consumnes Correctional Center	RCCC - Site	B2080	Site	Fabric Cover, Metal, per SF of Fabric Cover, Refinish	10	9	1	8000	SF	$2.50	$3.73	$29,816
Rio Consumnes Correctional Center	RCCC - Site	D3010	00080 - Fuel Station - 00080-FUEL - Fuel Station	Storage Tank, Fuel, Interior, Replace	25	21	4	1	EA	$5,500.00	$8,199.29	$8,199
Rio Consumnes Correctional Center	RCCC - Site	D3020	00567 - Floor - 00567 - Space	Boiler Supplemental Components, Chemical Feed System, Replace	15	11	4	1	EA	$11,700.00	$17,442.13	$17,442
Rio Consumnes Correctional Center	RCCC - Site	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	$224
Rio Consumnes Correctional Center	RCCC - Site	D5010	00000 - RCCC - Exterior - Site	Generator, Diesel, Replace	25	22	3	1	EA	$120,000.00	$178,893.60	$178,894
Rio Consumnes Correctional Center	RCCC - Site	D5010	00000 - RCCC - Exterior - Site	Automatic Transfer Switch, ATS, Replace	25	23	2	1	EA	$70,000.00	$104,354.60	$104,355
Rio Consumnes Correctional Center	RCCC - Site	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	$163,986
Rio Consumnes Correctional Center	RCCC - Site	G2020	00000 - RCCC - Exterior - Site	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	20000	SF	$3.50	$5.22	$104,355
Rio Consumnes Correctional Center	RCCC - Site	G2020	00000 - RCCC - Exterior - Site	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	94500	SF	$0.45	$0.67	$63,395

Rio Consumnes Correctional Center	RCCC - Site	G2020	00565 - Floor - 00565 - Exterior	Vehicular Access Devices, Operator, Small Gate, Replace	15	15	0	1	EA	$6,400.00	$9,540.99	$9,541
Rio Consumnes Correctional Center	RCCC - Site	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	$4,174
Rio Consumnes Correctional Center	RCCC - Site	G2050	00000 - RCCC - Exterior - Site	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	10	EA	$4,750.00	$7,081.21	$70,812
Rio Consumnes Correctional Center	RCCC - Site	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	$14,326
Rio Consumnes Correctional Center	RCCC - Site	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	$14,326
Rio Consumnes Correctional Center	RCCC - Site	G2080	00000 - RCCC - Exterior - Site	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	7	3	40000	SF	$0.40	$0.60	$23,852
Rio Consumnes Correctional Center	RCCC - Site	G3060	00080 - Fuel Station - 00080-FUEL - Fuel Station	Pump, Gasoline Fuel Dispenser, Replace	15	11	4	2	EA	$11,200.00	$16,696.74	$33,393
Rio Consumnes Correctional Center	RCCC - Site	G5010	Perimeter Fence	Security Fence, Motion Detectors, Replace	15	12	3	30	EA	$1,950.00	$2,907.02	$87,211
Rio Consumnes Correctional Center	RCCC - Site	P2030	Throughout	Electrical Study, Emergency Generators	0	0	0	1	EA	$25,000.00	$37,269.50	$37,270
											Totals, Unescalated	$35,528,572
											Totals, Escalated (6.0% inflation, compounded annually)	$41,557,420

* Markup of 31% has been included in unit costs to cover working in a secure environment and delaying the start of construction to 2027

Replacement Reserves Report

10/26/2026

Rio Consumnes Correctional Center

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C1030	Cells	10387870	Security, Cell Doors, Replace	30	29	1	70	EA	$1,560.85	$109,259		$109,259										**$109,259**
C1030	Throughout	10387871	Security Hardware, Circulation Doors, Replace	30	29	1	144	EA	$1,560.85	$224,762		$224,762										**$224,762**
D7030	All building - Throughout	10387869	Security/Surveillance System, Full System Upgrade, Average Density, Replace	15	14	1	412741	SF	$7.29	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building exterior	9998153	Exterior Walls, any painted surface, Prep & Paint	10	6	4	1800	SF	$4.47	$8,050					$8,050							**$8,050**
B2020	01 - First Floor - 01EXT - Exterior	9947369	Glazing, any type by SF, Replace	30	26	4	150	SF	$81.99	$12,299					$12,299							**$12,299**
B2050	01 - First Floor - 01EXT - Exterior	9947357	Exterior Door, Wood, Solid-Core, Replace	25	21	4	4	EA	$1,043.55	$4,174					$4,174							**$4,174**
B3010	00076 - Floor - 00076 - Roof	9861115	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	16	4	1920	SF	$5.66	$10,877					$10,877							**$10,877**
B3020	00076 - Floor - 00076 - Roof	9947368	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	220	LF	$13.42	$2,952										$2,952		**$2,952**
C1030	00076 - Floor - 00076 - Throughout building	9947352	Door Hardware, Office, per Door, Replace	30	26	4	9	EA	$521.77	$4,696					$4,696							**$4,696**
C1090	00076 - Floor - 00076 - Space	9947362	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	9	LF	$745.39	$6,709					$6,709							**$6,709**
C2010	00076 - Floor - 00076 - Throughout building	9947372	Wall Finishes, Wood Paneling, Plywood, Replace	30	26	4	700	SF	$8.94	$6,261					$6,261							**$6,261**
C2010	00076 - Floor - 00076 - Restrooms	9947346	Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	200	SF	$23.85	$4,770					$4,770							**$4,770**
C2010	00076 - Floor - 00076 - Throughout building	9947345	Wall Finishes, any surface, Prep & Paint	10	6	4	2000	SF	$2.24	$4,472					$4,472							**$4,472**
C2030	00076 - Floor - 00076 - Restrooms	9947366	Flooring, Vinyl Sheeting, Replace	15	10	5	100	SF	$10.44	$1,044						$1,044						**$1,044**
C2030	00076 - Floor - 00076 - Throughout building	9947349	Flooring, Vinyl Tile (VCT), Replace	15	8	7	1180	SF	$7.45	$8,796								$8,796				**$8,796**
C2030	01 - First Floor - 01CLASS - Classroom	9947376	Flooring, Carpet, Commercial Standard, Replace	10	6	4	640	SF	$11.18	$7,156					$7,156							**$7,156**
C2050	00076 - Floor - 00076 - Throughout building	9947371	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	1920	SF	$2.98	$5,725					$5,725							**$5,725**
D2010	01 - First Floor - 01MECH - Mechanical Rm	9861235	Water Heater, Gas, Residential, Replace	15	12	3	1	EA	$1,938.01	$1,938				$1,938								**$1,938**
D2010	00076 - Floor - 00076 - Space	9947347	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	1	EA	$1,788.94	$1,789					$1,789							**$1,789**
D2010	00076 - Floor - 00076 - Restrooms	9947348	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,938.01	$3,876					$3,876							**$3,876**
D2010	00076 - Floor - 00076 - Restrooms	9947351	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	2	EA	$2,087.09	$4,174										$4,174		**$4,174**
D3020	01 - First Floor - 01MECH - Mechanical Rm	9860699	Furnace, Gas, Replace	20	18	2	1	EA	$9,242.84	$9,243			$9,243									**$9,243**
D3030	01 - First Floor - 01EXT - Exterior	9860578	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$10,584.54	$10,585			$10,585									**$10,585**
D3050	00076 - Floor - 00076 - Throughout building	9947370	HVAC System, Ductwork, Medium Density, Replace	30	24	6	1920	SF	$5.96	$11,449							$11,449					**$11,449**
D3060	00076 - Floor - 00076 - Restrooms	9860715	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	00076 - Floor - 00076 - Restrooms	9860790	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	01 - First Floor - 01CLASS - Classroom	9860350	Exhaust Fan, Residential Bathroom, Replace	15	6	9	1	EA	$372.70	$373										$373		**$373**
D4030	00076 - Floor - 00076 - Throughout building	9860899	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	5	EA	$223.62	$1,118							$1,118					**$1,118**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9947350	Distribution Panel, 120/240 V, Replace	30	26	4	1	EA	$3,726.95	$3,727					$3,727							**$3,727**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9947364	Distribution Panel, 120/208 V, 225 AMP, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5040	00076 - Floor - 00076 - Throughout building	9947375	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	1920	SF	$6.71	$12,880										$12,880		**$12,880**
D7050	Guestroom Entries01 - First Floor - 01ARMORY - Armory	9947367	Fire Alarm Panel, Annunciator, Replace	15	11	4	1	EA	$2,355.43	$2,355					$2,355							**$2,355**
D7050	Throughout	9998240	Fire Alarm System, Full System Upgrade, Basic/Zoned, Install	20	11	9	1920	SF	$2.24	$4,293										$4,293		**$4,293**
E1040	00076 - Floor - 00076 - Space	9947356	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	$2,236.17	$2,236					$2,236							**$2,236**
G4050	01 - First Floor - 01EXT - Exterior	9947360	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	16	4	10	EA	$596.31	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	01 - First Floor - 01EXT - Exterior	9947600	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Maintain	20	16	4	11420	SF	$2.77	$31,666					$31,666							**$31,666**
B2020	01 - First Floor - 01EXT - Exterior	9947588	Glazing, any type by SF, Replace	30	29	1	6750	SF	$81.99	$553,452		$553,452										**$553,452**
B2050	01 - First Floor - 01EXT - Exterior	9947552	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	29	1	2	EA	$1,938.01	$3,876		$3,876										**$3,876**
B3010	R2 - Roof Level 2 - R2ROOF - Roof	9861194	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	27000	SF	$25.34	$684,268					$684,268							**$684,268**
C1020	01 - First Floor - 01INT - Interior	9947584	Interior Window, Fixed, 24 SF, Replace	40	39	1	30	EA	$1,267.16	$38,015		$38,015										**$38,015**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C1030	01 - First Floor - 01INT - Interior	9860398	Interior Door, Wood, Solid-Core, Replace	40	36	4	41	EA	$1,043.55	$42,785					$42,785							**$42,785**
C1030	01 - First Floor - 01INT - Interior	9947540	Door Hardware, Office, per Door, Replace	30	26	4	40	EA	$521.77	$20,871					$20,871							**$20,871**
C1070	01 - First Floor - 01INT - Interior	9947590	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	24	1	7000	SF	$5.22	$36,524		$36,524										**$36,524**
C1090	01 - First Floor - 01COMKIT - Kitchen	9947535	Toilet Partitions, Metal, Replace	20	19	1	1	EA	$1,267.16	$1,267		$1,267										**$1,267**
C1090	01 - First Floor - 01GOLDRR_2 - Restroom	9947546	Toilet Partitions, Metal, Replace	20	16	4	14	EA	$1,267.16	$17,740					$17,740							**$17,740**
C1090	01 - First Floor - 01SUTRR_1 - Restroom	9947573	Toilet Partitions, Metal, Replace	20	11	9	3	EA	$1,267.16	$3,801										$3,801		**$3,801**
C1090	01 - First Floor - 01RAM_RR - Restroom Shower	9947525	Toilet Partitions, Metal, Replace	20	11	9	2	EA	$1,267.16	$2,534										$2,534		**$2,534**
C2010	01 - First Floor - 01INT - Interior	9947527	Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	2964	SF	$23.85	$70,699					$70,699							**$70,699**
C2010	01 - First Floor - 01INT - Interior	9947530	Wall Finishes, any surface, Prep & Paint	10	6	4	56316	SF	$2.24	$125,932					$125,932							**$125,932**
C2030	01 - First Floor - 01INT - Interior	9947544	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	3000	SF	$2.24	$6,709					$6,709							**$6,709**
C2030	01 - First Floor - 01LOBBY - Lobby	9947576	Flooring, Laminate Faux Wood, Replace	15	14	1	1000	SF	$10.44	$10,435		$10,435										**$10,435**
C2030	01 - First Floor - 01CNT - Control	9947548	Flooring, Laminate Faux Wood, Replace	15	14	1	1000	SF	$10.44	$10,435		$10,435										**$10,435**
C2030	01 - First Floor - 01INT - Interior	9947585	Flooring, Vinyl Sheeting, Replace	15	13	2	1500	SF	$10.44	$15,653			$15,653									**$15,653**
C2030	01 - First Floor - 01INT - Interior	9947567	Flooring, Vinyl Tile (VCT), Replace	15	10	5	19000	SF	$7.45	$141,624						$141,624						**$141,624**
C2030	01 - First Floor - 01SUT_MED - Medical Office	9947570	Flooring, Carpet, Commercial Standard, Replace	10	9	1	1500	SF	$11.18	$16,771		$16,771										**$16,771**
C2050	Throughout	9998353	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	20000	SF	$2.98	$59,631					$59,631							**$59,631**
D2010	01 - First Floor - 01COMKIT - Kitchen	9860772	Water Heater, Booster, Replace	15	10	5	1	EA	$5,217.73	$5,218						$5,218						**$5,218**
D2010	01 - First Floor - 01RAM_PC - Pipe Chase	9861030	Water Heater, Electric, Commercial (12 kW), Replace	20	19	1	1	EA	$18,485.67	$18,486		$18,486										**$18,486**
D2010	01 - First Floor - 01KINYAMECH - Mechanical Rm	9860556	Water Heater, Gas, Residential, 80 GAL, Replace	15	11	4	1	EA	$2,832.48	$2,832					$2,832							**$2,832**
D2010	01 - First Floor - 01SUTCST - Customer Space	9860736	Water Heater, Electric, Residential, 40 GAL, Replace	15	7	8	1	EA	$1,341.70	$1,342									$1,342			**$1,342**
D2010	01 - First Floor - 01INT - Interior	9947574	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	27000	SF	$20.87	$563,515					$563,515							**$563,515**
D2010	01 - First Floor - 01COMKIT - Kitchen	9947524	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D2010	00200 - Floor - 00200 - Laundry Room	9947579	Sink/Lavatory, Service Sink, Laundry, Replace	30	29	1	1	EA	$1,341.70	$1,342		$1,342										**$1,342**
D2010	01 - First Floor - 01SUTCST - Customer Space	9947534	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D2010	01 - First Floor - 01COMKIT - Kitchen	9947595	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	1	EA	$2,534.33	$2,534					$2,534							**$2,534**
D2010	01 - First Floor - 01RAM_RR - Restroom Shower	9947594	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	1	EA	$1,639.86	$1,640					$1,640							**$1,640**
D2010	01 - First Floor - 01SUTRR_1 - Restroom	9947537	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	2	EA	$1,639.86	$3,280					$3,280							**$3,280**
D2010	01 - First Floor - 01RAM_RR - Restroom Shower	9947549	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,938.01	$1,938					$1,938							**$1,938**
D2010	01 - First Floor - 01GOLDRR_2 - Restroom	9947564	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	2	EA	$1,639.86	$3,280					$3,280							**$3,280**
D2010	01 - First Floor - 01SUTRR_1 - Restroom	9947533	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,938.01	$3,876					$3,876							**$3,876**
D2010	01 - First Floor - 01RAM_PC - Pipe Chase	9947541	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	$2,087.09	$2,087					$2,087							**$2,087**
D2010	01 - First Floor - 01COMRR_1 - Restroom	9947543	Sink/Lavatory, Wall-Hung, Replace	30	26	4	1	EA	$2,534.33	$2,534					$2,534							**$2,534**
D2010	01 - First Floor - 01COSM - Cosmetology	9947566	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	26	4	1	EA	$1,639.86	$1,640					$1,640							**$1,640**
D2010	01 - First Floor - 01LOBBY - Lobby	9947536	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	2	EA	$2,087.09	$4,174					$4,174							**$4,174**
D2010	01 - First Floor - 01COMKIT - Kitchen	9947531	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,938.01	$1,938					$1,938							**$1,938**
D2010	01 - First Floor - 01COMKIT - Kitchen	9947596	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,938.01	$1,938					$1,938							**$1,938**
D2010	00200 - Floor - 00200 - Laundry Room	9947569	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,938.01	$1,938					$1,938							**$1,938**
D2010	01 - First Floor - 01CORE_RR - Core Restroom	9947526	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,938.01	$1,938					$1,938							**$1,938**
D2010	01 - First Floor - 01LOBBY - Lobby	9947561	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,938.01	$3,876					$3,876							**$3,876**
D2010	01 - First Floor - 01PODS - Communal Restrooms	9947568	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	3	EA	$1,788.94	$5,367					$5,367							**$5,367**
D2010	01 - First Floor - 01SUT_MED - Medical Office	9947592	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	26	4	2	EA	$1,788.94	$3,578					$3,578							**$3,578**
D2010	01 - First Floor - 01CNT - Control	9947556	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,938.01	$1,938					$1,938							**$1,938**
D2010	01 - First Floor - 01SUT_MED - Medical Office	9947577	Toilet, Commercial Water Closet, Replace	30	26	4	1	EA	$1,938.01	$1,938					$1,938							**$1,938**
D2010	01 - First Floor - 01LOBBY - Lobby	9860759	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	$1,788.94	$1,789								$1,789				**$1,789**
D2010	01 - First Floor - 01COMKIT - Kitchen	9947583	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	$1,788.94	$1,789								$1,789				**$1,789**
D2010	01 - First Floor - 01SUTCST - Customer Space	9860370	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	8	7	1	EA	$1,788.94	$1,789								$1,789				**$1,789**
D2020	01 - First Floor - 01COMKIT - Kitchen	9861044	Grease Trap/Interceptor, Grease Trap/Interceptor, Underground, Replace	20	19	1	1	EA	$17,889.36	$17,889		$17,889										**$17,889**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860599	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	19	1	1	EA	$44,723.40	$44,723		$44,723										**$44,723**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860314	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$44,723.40	$44,723				$44,723								**$44,723**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860685	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$44,723.40	$44,723				$44,723								**$44,723**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9947550	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$44,723.40	$44,723				$44,723								**$44,723**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860668	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$44,723.40	$44,723				$44,723								**$44,723**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860995	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$44,723.40	$44,723				$44,723								**$44,723**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860467	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$44,723.40	$44,723				$44,723								**$44,723**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860652	Packaged Unit, RTU, Pad or Roof-Mounted, 15 TON, Replace	20	17	3	1	EA	$44,723.40	$44,723				$44,723								**$44,723**
D3050	Throughout	9999531	HVAC System, Ductwork w/ VAV/FCU, High Density, Replace	30	26	4	27000	SF	$11.93	$322,008					$322,008							**$322,008**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9861110	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM, Replace	25	24	1	1	EA	$3,577.87	$3,578		$3,578										**$3,578**
D3060	01 - First Floor - 01LOBBY - Lobby	9860734	Exhaust Fan, Residential Bathroom, Replace	15	14	1	1	EA	$372.70	$373		$373										**$373**
D3060	01 - First Floor - 01CORE_RR - Core Restroom	9860707	Exhaust Fan, Residential Bathroom, Replace	15	14	1	1	EA	$372.70	$373		$373										**$373**
D3060	00200 - Floor - 00200 - Space	9860928	Exhaust Fan, Residential Bathroom, Replace	15	13	2	1	EA	$372.70	$373			$373									**$373**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860441	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	23	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860303	Fan, Centrifugal, 28" Diameter, 5001 to 8500 CFM, Replace	25	22	3	1	EA	$5,963.12	$5,963				$5,963								**$5,963**
D3060	01 - First Floor - 01RAM_RR - Restroom Shower	9860508	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	01 - First Floor - 01BKGPROPERTY - Property Rm	9860676	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	01 - First Floor - 01RAMCELL_1 - Cell 1	9860379	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	01 - First Floor - 01GOLDRR_2 - Restroom	9861105	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860313	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	21	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3060	01 - First Floor - 01EXT - Exterior	9860384	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	21	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3060	01 - First Floor - 01LOBBY - Lobby	9860555	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	01 - First Floor - 01EXT - Exterior	9861165	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	21	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3060	00200 - Floor - 00200 - Space	9860459	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9861067	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	$5,963.12	$5,963					$5,963							**$5,963**
D3060	01 - First Floor - 01COMKIT - Kitchen	9860937	Fan, Centrifugal, 28" Diameter, 5001 to 8500 CFM, Replace	25	21	4	1	EA	$5,963.12	$5,963					$5,963							**$5,963**
D3060	01 - First Floor - 01EXT - Exterior	9860714	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	21	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860818	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, Replace	20	16	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3060	01 - First Floor - 01SUT_MED - Medical Office	9860431	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860665	Exhaust Fan, Roof or Wall-Mounted, 28" Damper, Replace	20	16	4	1	EA	$5,963.12	$5,963					$5,963							**$5,963**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860841	Fan, Centrifugal, 28" Diameter, 5001 to 8500 CFM, Replace	25	21	4	1	EA	$5,963.12	$5,963					$5,963							**$5,963**
D3060	01 - First Floor - 01CNT - Control	9860300	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	01 - First Floor - 01LOBBY - Lobby	9860613	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	01 - First Floor - 01COMRR_1 - Restroom	9860376	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM, Replace	20	11	9	1	EA	$745.39	$745									$745			**$745**
D3060	01 - First Floor - 01COMKIT - Kitchen	9860573	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM, Replace	20	11	9	1	EA	$745.39	$745									$745			**$745**
D3060	01 - First Floor - 01CORE - Core Area	9861237	Exhaust Fan, Propeller, less than 0.25 HP Motor, 1000 CFM, Replace	20	11	9	1	EA	$745.39	$745									$745			**$745**
D3060	01 - First Floor - 01EXT - Exterior	9861130	Fan, Centrifugal, 24" Diameter, 2001 to 5000 CFM, Replace	25	16	9	1	EA	$4,472.34	$4,472									$4,472			**$4,472**
D3060	01 - First Floor - 01COMKIT - Kitchen	9860616	Fan, Centrifugal, 16" Diameter, 1001 to 2000 CFM, Replace	25	16	9	1	EA	$3,577.87	$3,578									$3,578			**$3,578**
D3060	01 - First Floor - 01COMKIT - Kitchen	9860840	Supplemental Components, Air Curtain, 5' Wide Heated, Replace	20	11	9	1	EA	$4,174.18	$4,174									$4,174			**$4,174**
D4010	01 - First Floor - 01COMKIT - Kitchen	9947562	Fire Suppression System, Commercial Kitchen, per LF of Hood, Replace	20	11	9	8	LF	$596.31	$4,770									$4,770			**$4,770**
D4030	01 - First Floor - 01INT - Interior	9860892	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	12	EA	$223.62	$2,683							$2,683					**$2,683**
D5020	01 - First Floor - 01EXT - Exterior	9860310	Switchboard, 120/208 V, 1000 AMP, Replace	40	40	0	1	EA	$77,669.64	$77,670	$77,670											**$77,670**
D5020	01 - First Floor - 01KINYAMECH - Mechanical Rm	9860965	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	R2 - Roof Level 2 - R2ROOF - Roof	9860876	Distribution Panel, 120/208 V, 500 AMP, Replace	30	30	0	1	EA	$8,944.68	$8,945	$8,945											**$8,945**
D5020	01 - First Floor - 01COSM - Cosmetology	9861126	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	01 - First Floor - 01CORE - Core Area	9860563	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	01 - First Floor - 01SUTCST - Customer Space	9860422	Distribution Panel, 120/208 V, 200 AMP, Replace	30	29	1	1	EA	$2,981.56	$2,982		$2,982										**$2,982**
D5020	00200 - Floor - 00200 - Office	9860801	Distribution Panel, 120/208 V, 225 AMP, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5030	01 - First Floor - 01INT - Interior	9947521	Electrical System, Wiring & Switches, High Density/Complexity, Replace	40	36	4	27000	SF	$5.96	$161,004					$161,004							**$161,004**
D5040	01 - First Floor - 01COSM - Cosmetology	9860678	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$2,623.77	$2,624				$2,624								**$2,624**
D5040	01 - First Floor - 01CST - Customer Space	9861228	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$2,623.77	$2,624				$2,624								**$2,624**
D5040	01 - First Floor - 01CORE - Core Area	9861104	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$2,623.77	$2,624				$2,624								**$2,624**
D5040	01 - First Floor - 01KINYAMECH - Mechanical Rm	9860494	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$2,623.77	$2,624				$2,624								**$2,624**
D5040	01 - First Floor - 01RAM_PC - Pipe Chase	9860311	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$2,623.77	$2,624				$2,624								**$2,624**
D5040	01 - First Floor - 01SUTCST - Customer Space	9860877	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$2,623.77	$2,624				$2,624								**$2,624**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5040	01 - First Floor - 01INT - Interior	9947547	Interior Lighting System, Full Upgrade, High Density & Standard Fixtures, Replace	20	16	4	27000	SF	$7.45	$201,255					$201,255							**$201,255**
D6020	01 - First Floor - 01INT - Interior	9947542	Low Voltage System, Phone & Data Lines, Replace	20	19	1	27000	SF	$2.24	$60,377		$60,377										**$60,377**
D7010	01 - First Floor - 01CAMBERTH - Berthing	9861008	Access Control Devices, Electronic Lock, Replace	10	8	2	1	EA	$1,460.96	$1,461			$1,461									**$1,461**
D7010	01 - First Floor - 01SUTCST - Customer Space	9860986	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$1,460.96	$1,461					$1,461							**$1,461**
D7010	01 - First Floor - 01COMKIT - Kitchen	9861191	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$1,460.96	$1,461					$1,461							**$1,461**
D7050	01 - First Floor - 01RAMCELL_14 - Cell 14	9860954	Healthcare, UV Germicidal Light, Replace	10	9	1	1	EA	$1,103.18	$1,103		$1,103										**$1,103**
D8010	Throughout	9999533	BAS/HVAC Controls, Extensive/Robust BMS or Smart Building System, Install	15	13	2	27000	SF	$8.94	$241,506			$241,506									**$241,506**
E1030	00200 - Floor - 00200 - Laundry Room	9947529	Laundry Equipment, Washer, Commercial, 31 to 50 LB, Replace	10	9	1	2	EA	$10,435.46	$20,871		$20,871										**$20,871**
E1030	00200 - Floor - 00200 - Laundry Room	9947571	Laundry Equipment, Dryer, Commercial, Replace	15	9	6	2	EA	$5,963.12	$11,926							$11,926					**$11,926**
E1030	01 - First Floor - 01COMKIT - Kitchen	9947598	Foodservice Equipment, Deep Fryer, Replace	15	13	2	1	EA	$10,435.46	$10,435			$10,435									**$10,435**
E1030	01 - First Floor - 01COMKIT - Kitchen	9999529	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	$6,857.59	$6,858					$6,858							**$6,858**
E1030	R2 - Roof Level 2 - R2ROOF - Roof	9999530	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	$6,857.59	$6,858					$6,858							**$6,858**
E1030	01 - First Floor - 01COMKIT - Kitchen	9861242	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	$22,361.70	$22,362					$22,362							**$22,362**
E1030	01 - First Floor - 01COMKIT - Kitchen	9947553	Foodservice Equipment, Sink, 1-Bowl, Replace	30	26	4	3	EA	$2,385.25	$7,156					$7,156							**$7,156**
E1030	01 - First Floor - 01COMKIT - Kitchen	9947572	Foodservice Equipment, Convection Oven, Double, Replace	10	6	4	1	EA	$12,343.66	$12,344					$12,344							**$12,344**
E1030	01 - First Floor - 01COMKIT - Kitchen	9860872	Foodservice Equipment, Dishwasher Commercial, Replace	10	3	7	1	EA	$32,051.77	$32,052								$32,052				**$32,052**
E1040	01 - First Floor - 01RAM_RR - Restroom Shower	9947593	Detention Equipment, Shower, Stainless Steel, Replace	30	26	4	2	EA	$5,217.73	$10,435					$10,435							**$10,435**
E1040	01 - First Floor - 01RAMCELLS - Cells	9947563	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	26	4	25	EA	$5,217.73	$130,443					$130,443							**$130,443**
E1040	01 - First Floor - 01SUTRR_1 - Restroom	9947539	Detention Equipment, Shower, Stainless Steel, Replace	30	26	4	1	EA	$5,217.73	$5,218					$5,218							**$5,218**
E1040	01 - First Floor - 01PODS - Communal Restrooms	9947604	Detention Equipment, Shower, Stainless Steel, Replace	30	26	4	12	EA	$5,217.73	$62,613					$62,613							**$62,613**
E1040	01 - First Floor - 01PODS - Communal Restrooms	9947601	Detention Equipment, Wash Basin, Stainless Steel, Replace	30	26	4	9	EA	$5,217.73	$46,960					$46,960							**$46,960**
E1040	01 - First Floor - 01RAMCELLS - Cells	9947558	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	33	7	26	EA	$8,944.68	$232,562								$232,562				**$232,562**
E2010	01 - First Floor - 01SUT_MED - Medical Office	9947578	Casework, Countertop, Plastic Laminate, Replace	15	11	4	30	LF	$74.54	$2,236					$2,236							**$2,236**
E2010	01 - First Floor - 01CNT - Control	9947602	Casework, Cabinetry, Economy, Replace	20	16	4	25	LF	$260.89	$6,522					$6,522							**$6,522**
E2010	01 - First Floor - 01CNT - Control	9947520	Casework, Countertop, Plastic Laminate, Replace	15	11	4	25	LF	$74.54	$1,863					$1,863							**$1,863**
E2010	01 - First Floor - 01SUT_MED - Medical Office	9968501	Casework, Cabinetry, Economy, Replace	20	11	9	30	LF	$260.89	$7,827										$7,827		**$7,827**
E2010	01 - First Floor - 01COMKIT - Kitchen	9947591	Fixed Seating, Detention Equipment, Metal Standard, Replace	20	16	4	20	EA	$521.77	$10,435					$10,435							**$10,435**
E2010	01 - First Floor - 01LOBBY - Lobby	9947580	Fixed Seating, Detention Equipment, Metal Standard, Replace	20	11	9	24	EA	$521.77	$12,523										$12,523		**$12,523**
E2010	01 - First Floor - 01SUT_MED - Medical Office	9947559	Fixed Seating, Detention Equipment, Wood Benches, Replace	30	21	9	10	LF	$447.23	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building exterior	10000944	Exterior Walls, any painted surface, Prep & Paint	10	10	0	1400	SF	$4.47	$6,261	$6,261										$6,261	**$12,523**
B2010	00422 - Horse Ranch - 00422 - Modular Exterior	9947381	Exterior Walls, Wood Siding, Replace	30	30	0	1400	SF	$14.91	$20,871	$20,871											**$20,871**
B2020	00422 - Horse Ranch - 00422 - Modular Exterior	9947391	Glazing, any type by SF, Replace	30	26	4	72	SF	$81.99	$5,903					$5,903							**$5,903**
B2050	00422 - Horse Ranch - 00422 - Modular Exterior	9947393	Exterior Door, Wood, Solid-Core, Replace	25	25	0	2	EA	$1,043.55	$2,087	$2,087											**$2,087**
C1030	00422 - Horse Ranch - 00422 - Modular Office	9947382	Interior Door, Wood, Hollow-Core Residential, Replace	20	11	9	3	EA	$596.31	$1,789										$1,789		**$1,789**
C1030	00422 - Horse Ranch - 00422 - Modular Office	9947383	Door Hardware, Office, per Door, Replace	30	26	4	3	EA	$521.77	$1,565					$1,565							**$1,565**
C1070	00422 - Horse Ranch - 00422 - Modular Office	9947387	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	25	0	880	SF	$5.22	$4,592	$4,592											**$4,592**
C1090	00422 - Horse Ranch - 00422 - Modular Office	9947380	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	4	LF	$745.39	$2,982					$2,982							**$2,982**
C2010	00422 - Horse Ranch - 00422 - Modular Office	9947379	Wall Finishes, Vinyl, Replace	15	11	4	2023	SF	$3.73	$7,540					$7,540							**$7,540**
C2030	00422 - Horse Ranch - 00422 - Modular Office	9947378	Flooring, Carpet, Commercial Standard, Replace	10	8	2	880	SF	$11.18	$9,839			$9,839									**$9,839**
D3030	00422 - Horse Ranch - 00422 - Modular Exterior	9947384	Heat Pump, Packaged & Wall-Mounted, Replace	20	17	3	1	EA	$6,559.43	$6,559				$6,559								**$6,559**
D4030	00422 - Horse Ranch - 00422 - Horse Ranch	9860888	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$223.62	$224							$224					**$224**
D5020	00422 - Horse Ranch - 00422 - Modular Exterior	9947388	Distribution Panel, 120/240 V, Replace	30	26	4	1	EA	$3,726.95	$3,727					$3,727							**$3,727**
D5040	00422 - Horse Ranch - 00422 - Modular Office	9947395	Emergency & Exit Lighting, Exit Sign, LED, Replace	10	6	4	1	EA	$327.97	$328					$328							**$328**
D5040	00422 - Horse Ranch - 00422 - Modular Office	9947389	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	11	9	880	SF	$3.13	$2,755										$2,755		**$2,755**
E1040	00422 - Horse Ranch - 00422 - Modular Office	9947392	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	6	4	1	EA	$2,236.17	$2,236					$2,236							**$2,236**
G4050	00422 - Horse Ranch - 00422 - Modular Exterior	9947385	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	16	4	2	EA	$596.31	$1,193					$1,193							**$1,193**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C1090	01 - First Floor - 01Restroom - Restroom Trailer	9947411	Toilet Partitions, Metal, Replace	20	16	4	7	EA	$1,267.16	$8,870					$8,870							**$8,870**
D3030	01 - First Floor - 02Classroom - Classroom 2	9947404	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	17	3	1	EA	$8,199.29	$8,199				$8,199								**$8,199**
D5020	01 - First Floor - 02Classroom - Classroom 2	9861148	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
F1020	01 - First Floor - 02Classroom - Classroom 2	9947412	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	21	4	1000	SF	$149.08	$149,078					$149,078							**$149,078**
Totals, Unescalated											**$0**	**$0**	**$0**	**$8,199**	**$160,930**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$169,129**
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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	01 - First Floor - 01EXT - Exterior	9938862	Exterior Walls, Brick/Masonry/Stone, Clean & Seal, Replace	20	11	9	5000	SF	$2.77	$13,864										$13,864		**$13,864**
B2020	01 - First Floor - 01EXT - Exterior	9938849	Screens & Shutters, Rolling Security Shutter, 55 to 100 SF, Replace	20	13	7	1	EA	$2,981.56	$2,982								$2,982				**$2,982**
B2020	01 - First Floor - 01KIT - Main Kitchen	9860523	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	11	9	1	EA	$1,788.94	$1,789										$1,789		**$1,789**
B2020	01 - First Floor - 01KIT - Main Kitchen	9860537	Screens & Shutters, Rolling Security Shutter, 10 to 50 SF, Replace	20	11	9	1	EA	$1,788.94	$1,789										$1,789		**$1,789**
B2050	01 - First Floor - 01EXT - Exterior	9938860	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4	10	EA	$1,938.01	$19,380					$19,380							**$19,380**
B3010	R2 - Roof Level 2 - R2ROOF - Roof	9860575	Roofing, Modified Bitumen, Replace	20	16	4	10650	SF	$14.91	$158,768					$158,768							**$158,768**
B3020	R2 - Roof Level 2 - R2ROOF - Roof	9938807	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	150	LF	$13.42	$2,013										$2,013		**$2,013**
C1030	00533 - Floor - 00533 - Throughout Building	9938811	Door Hardware, Office, per Door, Replace	30	26	4	10	EA	$1,460.96	$14,610					$14,610							**$14,610**
C1090	01 - First Floor - 01RR_2 - Restroom Staff	9938837	Toilet Partitions, Metal, Replace	20	17	3	1	EA	$1,267.16	$1,267				$1,267								**$1,267**
C1090	01 - First Floor - 01RR_2 - Restroom Staff	9938839	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	6	LF	$745.39	$4,472					$4,472							**$4,472**
C2030	00533 - Floor - 00533 - Throughout Building	9938800	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	4260	SF	$2.24	$9,526					$9,526							**$9,526**
C2050	00533 - Floor - 00533 - Throughout Building	9938864	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	10650	SF	$2.98	$31,754					$31,754							**$31,754**
D2010	01 - First Floor - 01EXT_BLR - Boiler	9860754	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	23	2	1	EA	$33,542.55	$33,543			$33,543									**$33,543**
D2010	01 - First Floor - 01EXT_BLR - Boiler	9860500	Pump, Circulation, Domestic Water, 1/12 HP, Replace	15	11	4	1	EA	$3,876.03	$3,876					$3,876							**$3,876**
D2010	01 - First Floor - 01EXT_BLR - Boiler	9860750	Boiler, Gas, Domestic, 260 to 500 MBH, Replace	25	19	6	1	EA	$33,542.55	$33,543							$33,543					**$33,543**
D2010	00533 - Floor - 00533 - Throughout Building	9938853	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	10650	SF	$20.87	$222,275					$222,275							**$222,275**
D2010	01 - First Floor - 01KIT - Main Kitchen	9860491	Backflow Preventer, Domestic Water, 2 IN, Replace	30	26	4	1	EA	$4,770.50	$4,770					$4,770							**$4,770**
D2010	01 - First Floor - 01EXT - Exterior	9860317	Backflow Preventer, Domestic Water, 2 IN, Replace	30	23	7	1	EA	$4,770.50	$4,770								$4,770				**$4,770**
D2010	01 - First Floor - 01RR_2 - Restroom Staff	9938805	Urinal, Standard, Replace	30	26	4	1	EA	$1,639.86	$1,640					$1,640							**$1,640**
D2010	01 - First Floor - 01RR_1 - Inmate Restroom	9938804	Urinal, Standard, Replace	30	26	4	4	EA	$1,639.86	$6,559					$6,559							**$6,559**
D2010	01 - First Floor - 01RR_2 - Restroom Staff	9938833	Toilet, Residential Water Closet, Replace	30	26	4	1	EA	$1,043.55	$1,044					$1,044							**$1,044**
D2010	01 - First Floor - 01RR_1 - Inmate Restroom	9938846	Sink/Lavatory, Wall-Hung, Replace	30	26	4	1	EA	$2,534.33	$2,534					$2,534							**$2,534**
D2010	01 - First Floor - 01RR_1 - Inmate Restroom	9938863	Toilet, Residential Water Closet, Replace	30	26	4	4	EA	$1,043.55	$4,174					$4,174							**$4,174**
D2010	01 - First Floor - 01RR_2 - Restroom Staff	9938851	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	1	EA	$2,534.33	$2,534					$2,534							**$2,534**
D2010	01 - First Floor - 01KIT - Main Kitchen	9938840	Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	1	EA	$1,192.62	$1,193										$1,193		**$1,193**
D2010	01 - First Floor - 01KIT - Main Kitchen	9938818	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	2	EA	$2,087.09	$4,174										$4,174		**$4,174**
D2010	Guestroom Entries01 - First Floor - 01BAKE - Bakery	9938847	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	26	9	1	EA	$2,087.09	$2,087										$2,087		**$2,087**
D2020	01 - First Floor - 01KIT - Main Kitchen	9860650	Grease Trap/Interceptor, Underground, 100 GPM and 300 LB, Replace	20	25	0	1	EA	$17,889.36	$17,889	$17,889											**$17,889**
D3020	01 - First Floor - 01EXT_BLR - Boiler	9860407	Boiler Supplemental Components, Chemical Feed System, Replace	15	9	6	1	EA	$17,442.13	$17,442							$17,442					**$17,442**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9861062	Packaged Unit, RTU, Pad or Roof-Mounted, 11 to 12.5 TON, Replace	20	18	2	1	EA	$37,269.50	$37,270			$37,270									**$37,270**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860608	Packaged Unit, RTU, Pad or Roof-Mounted, 6 to 7.5 TON, Replace	20	17	3	1	EA	$22,361.70	$22,362				$22,362								**$22,362**
D3050	Throughout	10003716	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	26	4	10650	SF	$8.94	$95,261					$95,261							**$95,261**
D3060	01 - First Floor - 01BAKE - Bakery	9860597	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Replace	20	16	4	1	EA	$3,130.64	$3,131					$3,131							**$3,131**
D3060	01 - First Floor - 01BAKE - Bakery	9860624	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Replace	20	16	4	1	EA	$3,130.64	$3,131					$3,131							**$3,131**
D3060	01 - First Floor - 01BAKE - Bakery	9860666	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Replace	20	16	4	1	EA	$3,130.64	$3,131					$3,131							**$3,131**
D3060	01 - First Floor - 01BAKE - Bakery	9938810	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Replace	20	16	4	1	EA	$3,130.64	$3,131					$3,131							**$3,131**
D3060	01 - First Floor - 01BAKE - Bakery	9860708	Axial Flow Fan, In-Line, up to 1 HP Motor, 1000 to 3000 CFM, Replace	20	16	4	1	EA	$3,130.64	$3,131					$3,131							**$3,131**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9938817	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, 501 to 1000 CFM, Replace	20	25	0	1	EA	$2,087.09	$2,087	$2,087											**$2,087**
D3060	01 - First Floor - 01RR_1 - Inmate Restroom	9860749	Exhaust Fan, Residential Bathroom, Replace	15	11	4	1	EA	$372.70	$373					$373							**$373**
D3060	01 - First Floor - 01RR_2 - Restroom Staff	9860726	Exhaust Fan, Residential Bathroom, Replace	15	9	6	1	EA	$372.70	$373							$373					**$373**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9861172	Exhaust Fan, Residential Bathroom, Replace	15	9	6	1	EA	$372.70	$373							$373					**$373**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860647	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	11	9	1	EA	$4,472.34	$4,472										$4,472		**$4,472**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9938832	Exhaust Fan, Roof or Wall-Mounted, 24" Damper, 2001 to 5000 CFM, Replace	20	11	9	1	EA	$4,472.34	$4,472										$4,472		**$4,472**
D3060	01 - First Floor - 01EXT - Exterior	9860855	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D3060	01 - First Floor - 01EXT - Exterior	9860874	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D3060	01 - First Floor - 01EXT - Exterior	9860648	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D3060	01 - First Floor - 01EXT - Exterior	9860554	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D3060	01 - First Floor - 01EXT - Exterior	9861053	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D3060	01 - First Floor - 01EXT - Exterior	9861170	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D3060	01 - First Floor - 01EXT - Exterior	9861254	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D3060	01 - First Floor - 01EXT - Exterior	9860751	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D3060	01 - First Floor - 01EXT - Exterior	9861193	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D3060	01 - First Floor - 01EXT - Exterior	9860979	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D3060	01 - First Floor - 01EXT - Exterior	9861048	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D3060	01 - First Floor - 01EXT - Exterior	9861204	Supplemental Components, Air Curtain, 3' Wide Non-Heated, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**
D4010	00533 - Floor - 00533 - Throughout Building	9938856	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	30	0	10650	SF	$1.60	$16,988	$16,988											**$16,988**
D4030	00533 - Floor - 00533 - Throughout Building	9860371	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	5	EA	$223.62	$1,118							$1,118					**$1,118**
D5020	01 - First Floor - 01ELE - Electrical	9861080	Switchboard, 120/208 V, 2000 AMP, Replace	40	36	4	1	EA	$178,893.60	$178,894					$178,894							**$178,894**
D5020	01 - First Floor - 01CST_2 - Deputy Office	9860651	Relay Panel, 120/208 V, 200 AMP, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5020	01 - First Floor - 01BAKE - Bakery	9860290	Distribution Panel, 120/208 V, 200 AMP, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5020	01 - First Floor - 01KIT - Main Kitchen	9860452	Distribution Panel, 120/208 V, 225 AMP, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5020	01 - First Floor - 01ELE - Electrical	9860564	Distribution Panel, 120/208 V, 225 AMP, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5020	01 - First Floor - 01CST_2 - Deputy Office	9861100	Distribution Panel, 120/208 V, 225 AMP, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5040	00533 - Floor - 00533 - Throughout Building	9938835	Emergency & Exit Lighting, Emergency Light Pack, 2 Light w/ Battery, Replace	10	8	2	4	EA	$327.97	$1,312			$1,312									**$1,312**
D5040	00533 - Floor - 00533 - Throughout Building	9938816	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	10650	SF	$6.71	$71,446					$71,446							**$71,446**
D6020	00533 - Floor - 00533 - Throughout Building	9938870	Low Voltage System, Facility-Wide, Phone & Data Lines, Replace	20	11	9	10650	SF	$2.24	$23,815										$23,815		**$23,815**
D7050	01 - First Floor - 01MECH - Mechanical Rm	9860808	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, residential in-house, Replace	10	5	5	1	EA	$178.89	$179						$179						**$179**
D8010	Throughout	10003719	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	13	2	10650	SF	$3.73	$39,692			$39,692									**$39,692**
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	9938834	Foodservice Equipment, Dough Divider, Replace	10	10	0	1	EA	$4,770.50	$4,770	$4,770										$4,770	**$9,541**
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	9938819	Foodservice Equipment, Conical Dough Rounder, Replace	10	9	1	1	EA	$6,261.28	$6,261		$6,261										**$6,261**
E1030	01 - First Floor - 01KIT - Main Kitchen	9938809	Foodservice Equipment, Convection Oven, Single, Replace	10	9	1	2	EA	$8,348.37	$16,697		$16,697										**$16,697**
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	9938808	Foodservice Equipment, Convection Oven, Single, Replace	10	7	3	2	EA	$8,348.37	$16,697				$16,697								**$16,697**
E1030	01 - First Floor - 01KIT - Main Kitchen	9938830	Foodservice Equipment, Sink, 1-Bowl, Replace	30	26	4	3	EA	$2,385.25	$7,156					$7,156							**$7,156**
E1030	01 - First Floor - 01KIT - Main Kitchen	9938852	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	2	EA	$6,857.59	$13,715					$13,715							**$13,715**
E1030	01 - First Floor - 01DISHWASH - Dish Wash Area	9861049	Foodservice Equipment, Dishwasher Commercial, Replace	10	6	4	1	EA	$32,051.77	$32,052					$32,052							**$32,052**
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	9938812	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	11	4	2	EA	$2,534.33	$5,069					$5,069							**$5,069**
E1030	01 - First Floor - 01KIT - Main Kitchen	9972984	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$44,723.40	$44,723					$44,723							**$44,723**
E1030	01 - First Floor - 01WALKIN_5 - Butcher Room	9938821	Foodservice Equipment, Sink, 1-Bowl, Replace	30	26	4	1	EA	$2,385.25	$2,385					$2,385							**$2,385**
E1030	01 - First Floor - 01KIT - Main Kitchen	9938836	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$44,723.40	$44,723					$44,723							**$44,723**
E1030	01 - First Floor - 01WALKIN_5 - Butcher Room	9861124	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	16	4	1	EA	$22,361.70	$22,362					$22,362							**$22,362**
E1030	01 - First Floor - 01KIT - Main Kitchen	9972985	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$44,723.40	$44,723					$44,723							**$44,723**
E1030	01 - First Floor - 01KIT - Main Kitchen	9938841	Foodservice Equipment, commercial tilting skillet, Replace	15	11	4	3	EA	$10,435.46	$31,306					$31,306							**$31,306**
E1030	01 - First Floor - 01KIT - Main Kitchen	9938844	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$44,723.40	$44,723					$44,723							**$44,723**
E1030	01 - First Floor - 01WALKIN_5 - Butcher Room	10001733	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	$6,857.59	$6,858					$6,858							**$6,858**
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	9938814	Foodservice Equipment, Sink, 2-Bowl, Replace	30	26	4	1	EA	$3,130.64	$3,131					$3,131							**$3,131**
E1030	01 - First Floor - 01KIT - Main Kitchen	9938831	Foodservice Equipment, Mixer, Freestanding, Replace	25	21	4	1	EA	$20,870.92	$20,871					$20,871							**$20,871**
E1030	Guestroom Entries01 - First Floor - 01BAKE - Bakery	9938803	Foodservice Equipment, Mixer, Freestanding, Replace	25	21	4	2	EA	$20,870.92	$41,742					$41,742							**$41,742**
E1030	01 - First Floor - 01KIT - Main Kitchen	9861195	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	11	4	1	EA	$5,664.96	$5,665					$5,665							**$5,665**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
E1030	01 - First Floor - 01KIT - Main Kitchen	9972982	Foodservice Equipment, Steam Kettle, Replace	20	16	4	1	EA	$44,723.40	$44,723					$44,723							**$44,723**
E1030	01 - First Floor - 01KIT - Main Kitchen	9938869	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	11	4	3	EA	$6,857.59	$20,573					$20,573							**$20,573**
E1030	01 - First Floor - 01DISHWASH - Dish Wash Area	9860744	Foodservice Equipment, Garbage Disposal, 1 to 3 HP, Replace	15	8	7	1	EA	$5,664.96	$5,665								$5,665				**$5,665**
E1030	01 - First Floor - 01KIT - Main Kitchen	9938868	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	2	EA	$9,988.23	$19,976											$19,976	**$19,976**
E1040	01 - First Floor - 01KIT - Main Kitchen	9861116	Can Washer-Sanitizer, Dishwasher, Replace	10	8	2	1	EA	$8,586.89	$8,587			$8,587									**$8,587**
E2010	00533 - Floor - 00533 - Space	9938848	Fixed Seating, Detention Equipment, Metal Standard, Replace	20	17	3	8	EA	$521.77	$4,174				$4,174								**$4,174**
G3010	01 - First Floor - 01EXT_BLR - Boiler	9860695	Pump, Distribution, Domestic Well Water, 0.75 HP, Replace	15	13	2	1	EA	$3,533.15	$3,533			$3,533									**$3,533**
G3010	01 - First Floor - 01KIT - Main Kitchen	9861001	Pump, Distribution, Domestic Well Water, 0.75 HP, Replace	15	8	7	1	EA	$3,533.15	$3,533								$3,533				**$3,533**
G4050	01 - First Floor - 01EXT - Exterior	9938806	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	11	9	1	EA	$596.31	$596										$596		**$596**
G4050	01 - First Floor - 01EXT - Exterior	9938838	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	11	9	2	EA	$596.31	$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**
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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2020	01 - First Floor - 01EXT - Exterior	9966675	Glazing, any type by SF, Replace	30	29	1	100	SF	$81.99	$8,199		$8,199										**$8,199**
B2050	01 - First Floor - 01EXT - Exterior	9966681	Exterior Door, Steel, Standard, Replace	30	21	9	5	EA	$894.47	$4,472									$4,472			**$4,472**
B3010	R2 - Roof Level 2 - R2ROOF - Roof	9860819	Roofing, Metal, Replace	40	36	4	7000	SF	$19.38	$135,661					$135,661							**$135,661**
C1030	00534 - Floor - 00534 - Space	9966679	Door Hardware, Office, per Door, Replace	30	21	9	15	EA	$521.77	$7,827									$7,827			**$7,827**
C2010	00534 - Floor - 00534 - Space	9966688	Wall Finishes, any surface, Prep & Paint	10	6	4	11000	SF	$2.24	$24,598					$24,598							**$24,598**
C2030	00534 - Floor - 00534 - Space	9966685	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	7000	SF	$2.24	$15,653			$15,653									**$15,653**
C2050	00534 - Floor - 00534 - Space	9966673	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	7000	SF	$2.98	$20,871					$20,871							**$20,871**
D2010	01 - First Floor - 01MECH - Mechanical Rm	9860700	Storage Tank, Domestic Water, Replace	30	25	5	1	EA	$7,453.90	$7,454						$7,454						**$7,454**
D2010	00534 - Floor - 00534 - Throughout Building	9966682	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	7000	SF	$20.87	$146,096					$146,096							**$146,096**
D2010	01 - First Floor - 01MECH - Mechanical Rm	9860294	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$21,467.23	$21,467									$21,467			**$21,467**
D2010	00534 - Floor - 00534 - Space	9966670	Sink/Lavatory, Service Sink, Floor, Replace	35	34	1	1	EA	$1,192.62	$1,193		$1,193										**$1,193**
D2010	00534 - Floor - 00534 - Space	9966677	Sink/Lavatory, Vanity Top, Enameled Steel, Replace	30	29	1	1	EA	$1,639.86	$1,640		$1,640										**$1,640**
D2010	01 - First Floor - 01RR_1 - Restroom	9966684	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	24	6	2	EA	$2,534.33	$5,069							$5,069					**$5,069**
D2010	00534 - Floor - 00534 - Space	9966676	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	$1,788.94	$1,789							$1,789					**$1,789**
D2010	01 - First Floor - 01RR_1 - Restroom	9966687	Toilet, Commercial Water Closet, Replace	30	24	6	2	EA	$1,938.01	$3,876							$3,876					**$3,876**
D3020	01 - First Floor - 01WASH - Wash Room	9860298	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$6,410.35	$6,410		$6,410										**$6,410**
D3020	01 - First Floor - 01WASH - Wash Room	9860669	Unit Heater, Natural Gas, Replace	20	16	4	1	EA	$7,006.67	$7,007					$7,007							**$7,007**
D3030	R2 - Roof Level 2 - R2ROOF - Roof	9860432	Evaporative Cooler, 0.33 to 0.50 HP, Replace	15	15	0	1	EA	$5,545.70	$5,546	$5,546											**$5,546**
D3030	R2 - Roof Level 2 - R2ROOF - Roof	9860791	Evaporative Cooler, 0.33 to 0.50 HP, Replace	15	13	2	1	EA	$5,545.70	$5,546			$5,546									**$5,546**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9861162	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$12,224.40	$12,224			$12,224									**$12,224**
D3050	00534 - Floor - 00534 - Throughout Building	9966672	HVAC System, Ductwork w/ VAV/FCU, Medium Density, Replace	30	26	4	7000	SF	$8.94	$62,613					$62,613							**$62,613**
D3060	01 - First Floor - 01MECH - Mechanical Rm	9860447	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	18	2	1	EA	$1,788.94	$1,789			$1,789									**$1,789**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860992	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	13	7	1	EA	$1,788.94	$1,789							$1,789					**$1,789**
D4030	00534 - Floor - 00534 - Space	9861083	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	4	EA	$223.62	$894						$894						**$894**
D5020	01 - First Floor - 01BLR - Boiler Room	9861207	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$23,852.48	$23,852					$23,852							**$23,852**
D5020	01 - First Floor - 01EXT - Exterior	9860694	Switchboard, 277/480 V, Replace	40	36	4	1	EA	$111,808.50	$111,809					$111,809							**$111,809**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9860887	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$8,944.68	$8,945	$8,945											**$8,945**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9860531	Distribution Panel, 277/480 V, Replace	30	30	0	1	EA	$10,435.46	$10,435	$10,435											**$10,435**
D5020	01 - First Floor - 01BLR - Boiler Room	9860771	Distribution Panel, 120/240 V, Residential Style, Replace	30	30	0	1	EA	$1,639.86	$1,640	$1,640											**$1,640**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9966686	Supplemental Components, Circuit Breaker/Disconnect, Replace	30	26	4	1	EA	$3,130.64	$3,131					$3,131							**$3,131**
D5020	01 - First Floor - 01BLR - Boiler Room	9860402	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
D5030	00534 - Floor - 00534 - Throughout Building	9966678	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	7000	SF	$3.73	$26,089					$26,089							**$26,089**
D6020	00534 - Floor - 00534 - Throughout Building	9966671	Low Voltage System, Phone & Data Lines, Replace	20	11	9	7000	SF	$2.24	$15,653										$15,653		**$15,653**
D7050	01 - First Floor - 01BLR - Boiler Room	9861087	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install	10	7	3	1	EA	$178.89	$179				$179								**$179**
D7050	00534 - Floor - 00534 - Throughout Building	9966689	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	7000	SF	$4.47	$31,306										$31,306		**$31,306**
D8010	Throughout	10004255	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	7000	SF	$3.73	$26,089					$26,089							**$26,089**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
E1030	01 - First Floor - 01WASH - Wash Room	9860463	Laundry Equipment, Washer, Commercial, 81 to 120 LB, Replace	10	1	9	1	EA	$25,343.26	$25,343										$25,343		**$25,343**
E1030	01 - First Floor - 01WASH - Wash Room	9860591	Laundry Equipment, Washer, Commercial, 81 to 120 LB, Replace	10	1	9	1	EA	$25,343.26	$25,343										$25,343		**$25,343**
E1030	01 - First Floor - 01WASH - Wash Room	9860930	Laundry Equipment, Washer, Commercial, 81 to 120 LB, Replace	10	1	9	1	EA	$25,343.26	$25,343										$25,343		**$25,343**
E1030	01 - First Floor - 01WASH - Wash Room	9860924	Laundry Equipment, Washer, Commercial, 81 to 120 LB, Replace	10	1	9	1	EA	$25,343.26	$25,343										$25,343		**$25,343**
G3010	01 - First Floor - 01BLR - Boiler Room	9860593	Pump, Distribution, Domestic Well Water, 0.5 HP, Replace	15	10	5	1	EA	$2,593.96	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building Exterior	9997333	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	19400	SF	$4.47	$86,763					$86,763							**$86,763**
B2050	Building Exterior	9997339	Exterior Door, Steel, Standard, Replace	30	28	2	6	EA	$894.47	$5,367			$5,367									**$5,367**
B3010	00535 - Floor - 00535 - Space	9860756	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	11	9	37710	SF	$25.34	$955,694										$955,694		**$955,694**
B3060	R3 - Roof Level 3 - R3ROOF - Roof 448	9997362	Roof Skylight, per unit, up to 20 SF, Replace	30	24	6	38	EA	$1,938.01	$73,645							$73,645					**$73,645**
B3060	R3 - Roof Level 3 - R3ROOF - Roof 448	9997352	Roof Hatch, Metal, Replace	30	26	4	2	EA	$1,938.01	$3,876					$3,876							**$3,876**
C1030	00535 - Floor - 00535 - Space	9997347	Door Hardware, Office, per Door, Replace	30	26	4	48	EA	$521.77	$25,045					$25,045							**$25,045**
C1070	00535 - Floor - 00535 - Space	9997314	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	2000	SF	$5.22	$10,435										$10,435		**$10,435**
C2010	00535 - Floor - 00535 - Space	9997332	Wall Finishes, any surface, Prep & Paint	10	4	6	120000	SF	$2.24	$268,340							$268,340					**$268,340**
C2030	00535 - Floor - 00535 - Space	9997356	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	70000	SF	$2.24	$156,532					$156,532							**$156,532**
C2030	00535 - Floor - 00535 - Space	9997324	Flooring, Vinyl Tile (VCT), Replace	15	11	4	3000	SF	$7.45	$22,362					$22,362							**$22,362**
C2050	00535 - Floor - 00535 - Space	9997337	Ceiling Finishes, exposed irregular elements, Prep & Paint	10	6	4	73000	SF	$3.73	$272,067					$272,067							**$272,067**
D1010	00535 - Floor - 00535 - Space	9997359	Passenger Elevator, Hydraulic, 2 Floors, Renovate	30	28	2	1	EA	$81,992.90	$81,993			$81,993									**$81,993**
D1010	00535 - Floor - 00535 - Space	9997338	Elevator Cab Finishes, Economy, Replace	10	8	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D1010	00535 - Floor - 00535 - Space	9997315	Elevator Controls, Automatic, 1 Car, Replace	20	16	4	1	EA	$7,453.90	$7,454					$7,454							**$7,454**
D2010	02 - Second Floor - 02BLR - Boiler Room	9860353	Storage Tank, Domestic Water, Replace	30	28	2	1	EA	$8,944.68	$8,945			$8,945									**$8,945**
D2010	00535 - Floor - 00535 - Space	9860969	Water Heater, Gas, Tankless, Replace	15	11	4	1	EA	$2,385.25	$2,385					$2,385							**$2,385**
D2010	02 - Second Floor - 02BLR - Boiler Room	9860990	Pump, Circulation, Domestic Water, Replace	15	9	6	1	EA	$3,876.03	$3,876							$3,876					**$3,876**
D2010	01 - First Floor - 01KIT - Kitchen	9860864	Water Heater, Gas, Tankless, 3.2 to 6.4 GPM, Replace	15	8	7	1	EA	$2,385.25	$2,385								$2,385				**$2,385**
D2010	02 - Second Floor - 02BLR - Boiler Room	9860549	Pump, Circulation, Domestic Water, Replace	15	6	9	1	EA	$3,876.03	$3,876										$3,876		**$3,876**
D2010	01 - First Floor - 01EXT - Exterior	9860847	Backflow Preventer, Domestic Water, Replace	30	28	2	1	EA	$4,770.50	$4,770			$4,770									**$4,770**
D2010	01 - First Floor - 01EXT - Exterior	9860717	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$4,770.50	$4,770							$4,770					**$4,770**
D2010	02 - Second Floor - 02BLR - Boiler Room	9860338	Backflow Preventer, Domestic Water, Replace	30	24	6	1	EA	$7,752.06	$7,752							$7,752					**$7,752**
D2010	00535 - Floor - 00535 - Restroom	9997336	Shower, Valve & Showerhead, Replace	30	28	2	24	EA	$1,192.62	$28,623			$28,623									**$28,623**
D2010	00535 - Floor - 00535 - Pods	9997361	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	13	EA	$1,788.94	$23,256					$23,256							**$23,256**
D2010	00535 - Floor - 00535 - Pods	9997357	Sink/Lavatory, Service Sink, Floor, Replace	35	28	7	18	EA	$1,192.62	$21,467								$21,467				**$21,467**
D2010	00535 - Floor - 00535 - Pods	9997360	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	73	EA	$2,534.33	$185,006										$185,006		**$185,006**
D2020	00535 - Floor - 00535 - Space	9861063	Grease Trap/Interceptor, Grease Trap/Interceptor, Undercounter, Replace	20	19	1	1	EA	$2,683.40	$2,683		$2,683										**$2,683**
D3020	02 - Second Floor - 02BLR - Boiler Room	9860861	Boiler, Gas, HVAC, Replace	30	28	2	1	EA	$39,058.44	$39,058			$39,058									**$39,058**
D3020	02 - Second Floor - 02BLR - Boiler Room	9997318	Boiler Supplemental Components, Shot Feed Tank, Replace	30	28	2	2	EA	$2,265.99	$4,532			$4,532									**$4,532**
D3020	02 - Second Floor - 02BLR - Boiler Room	9997319	Boiler Supplemental Components, Expansion Tank, Replace	40	30	10	1	EA	$6,559.43	$6,559											$6,559	**$6,559**
D3030	01 - First Floor - 01EXT - Exterior	9860974	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	15	0	1	EA	$9,093.76	$9,094	$9,094											**$9,094**
D3030	R3 - Roof Level 3 - R3ROOF - Roof 448	9860799	Split System Ductless, Single Zone, Condenser & Evaporator, 2.5 to 3 TON, Replace	15	12	3	1	EA	$9,093.76	$9,094				$9,094								**$9,094**
D3030	02 - Second Floor - 02ELE - Electrical	9861244	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, Replace	15	12	3	1	EA	$4,472.34	$4,472				$4,472								**$4,472**
D3030	00535 - Floor - 00535 - Space	9860378	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	12	3	1	EA	$5,664.96	$5,665				$5,665								**$5,665**
D3030	01 - First Floor - 01ELE - North Electrical Rm	9861045	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	12	3	1	EA	$5,664.96	$5,665				$5,665								**$5,665**
D3030	01 - First Floor - 01S_ELE - Electrical Room	9860932	Split System, Fan Coil Unit, DX, 3 TON, Replace	15	12	3	1	EA	$5,664.96	$5,665				$5,665								**$5,665**
D3030	01 - First Floor - 01ELE - North Electrical Rm	9860501	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, Replace	15	12	3	1	EA	$4,472.34	$4,472				$4,472								**$4,472**
D3030	00535 - Floor - 00535 - Space	9861086	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, Replace	15	12	3	1	EA	$4,472.34	$4,472				$4,472								**$4,472**
D3030	R3 - Roof Level 3 - R3ROOF - Roof 448	9860595	Split System, Fan Coil Unit, DX, 2 to 2.5 TON, Replace	15	11	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3050	01 - First Floor - 01EXT - Exterior	9997344	Supplemental Components, Air Separator, HVAC, Replace	15	11	4	1	EA	$5,814.04	$5,814					$5,814							**$5,814**
D3050	01 - First Floor - 01EXT - Exterior	9861128	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, Replace	25	20	5	1	EA	$9,690.07	$9,690						$9,690						**$9,690**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3050	02 - Second Floor - 02BLR - Boiler Room	9860672	Pump, Distribution, HVAC Heating Water, Replace	15	9	6	1	EA	$7,602.98	$7,603							$7,603					**$7,603**
D3050	02 - Second Floor - 02BLR - Boiler Room	9861054	Pump, Distribution, HVAC Heating Water, Replace	15	9	6	1	EA	$7,602.98	$7,603							$7,603					**$7,603**
D3050	02 - Second Floor - 02BLR - Boiler Room	9860630	Pump, Distribution, HVAC Heating Water, Replace	15	8	7	1	EA	$7,602.98	$7,603								$7,603				**$7,603**
D3050	01 - First Floor - 01EXT - Exterior	9860273	Pump, Distribution, HVAC Chilled or Condenser Water, 6 to 7.5 HP, Replace	25	16	9	1	EA	$9,690.07	$9,690										$9,690		**$9,690**
D3050	02 - Second Floor - 02BLR - Boiler Room	9861155	Pump, Distribution, HVAC Heating Water, Replace	15	6	9	1	EA	$7,602.98	$7,603										$7,603		**$7,603**
D3050	00535 - Floor - 00535 - Throughout Building	9997310	HVAC System, Ductwork, Medium Density, Replace	30	28	2	75420	SF	$5.96	$449,739			$449,739									**$449,739**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9860546	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$87,657.86	$87,658				$87,658								**$87,658**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9860513	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$87,657.86	$87,658				$87,658								**$87,658**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9860483	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	17	3	1	EA	$71,557.44	$71,557				$71,557								**$71,557**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9860345	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	20	17	3	1	EA	$39,356.59	$39,357				$39,357								**$39,357**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9860415	Air Handler, Exterior AHU, 6001 to 8000 CFM, Replace	20	17	3	1	EA	$71,557.44	$71,557				$71,557								**$71,557**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9860731	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$87,657.86	$87,658				$87,658								**$87,658**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9861248	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	20	17	3	1	EA	$39,356.59	$39,357				$39,357								**$39,357**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9860341	Air Handler, Exterior AHU, 2401 to 4000 CFM, Replace	20	17	3	1	EA	$39,356.59	$39,357				$39,357								**$39,357**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9860949	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$87,657.86	$87,658				$87,658								**$87,658**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9860399	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	17	3	1	EA	$87,657.86	$87,658				$87,658								**$87,658**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9860797	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	$39,356.59	$39,357				$39,357								**$39,357**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9860453	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	$55,457.02	$55,457				$55,457								**$55,457**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9861241	Air Handler, Exterior AHU, Replace	20	17	3	1	EA	$55,457.02	$55,457				$55,457								**$55,457**
D3050	R3 - Roof Level 3 - R3ROOF - Roof 448	9861177	Air Handler, Exterior AHU, 8001 to 10000 CFM, Replace	20	16	4	1	EA	$87,657.86	$87,658					$87,658							**$87,658**
D3060	00535 - Floor - 00535 - Space	9861033	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	21	4	2	EA	$2,087.09	$4,174					$4,174							**$4,174**
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	9997351	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$2,087.09	$2,087										$2,087		**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	9997345	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$2,087.09	$2,087										$2,087		**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	9997365	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	16	9	1	EA	$3,577.87	$3,578										$3,578		**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	9997307	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$2,087.09	$2,087										$2,087		**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	9997367	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$2,087.09	$2,087										$2,087		**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof 448	9997348	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$2,087.09	$2,087										$2,087		**$2,087**
D5010	01 - First Floor - 01EXT - Exterior	9860462	Generator, Diesel, Replace	25	23	2	1	EA	$178,893.60	$178,894			$178,894									**$178,894**
D5010	00535 - Floor - 00535 - Space	9860363	Automatic Transfer Switch, ATS, 600 AMP, Replace	25	21	4	1	EA	$37,269.50	$37,270					$37,270							**$37,270**
D5020	02 - Second Floor - 02ELE - Electrical	9860530	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$37,269.50	$37,270			$37,270									**$37,270**
D5020	02 - Second Floor - 02ELE - Electrical	9861018	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$37,269.50	$37,270			$37,270									**$37,270**
D5020	02 - Second Floor - 02ELE - Electrical	9860733	Secondary Transformer, Dry, Stepdown, 75 KVA, Replace	30	24	6	1	EA	$14,907.80	$14,908							$14,908					**$14,908**
D5020	01 - First Floor - 01S_ELE - Electrical Room	9860957	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	$8,944.68	$8,945							$8,945					**$8,945**
D5020	01 - First Floor - 01ELE - North Electrical Rm	9860882	Secondary Transformer, Dry, Stepdown, Replace	30	24	6	1	EA	$8,944.68	$8,945							$8,945					**$8,945**
D5020	02 - Second Floor - 02ELE - Electrical	9860904	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1	EA	$2,131.82	$2,132			$2,132									**$2,132**
D5020	02 - Second Floor - 02ELE - Electrical	9861107	Distribution Panel, 277/480 V, 200 AMP, Replace	30	28	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D5020	02 - Second Floor - 02ELE - Electrical	9860617	Distribution Panel, 277/480 V, 800 AMP, Replace	30	28	2	1	EA	$14,907.80	$14,908			$14,908									**$14,908**
D5020	02 - Second Floor - 02ELE - Electrical	9860492	Distribution Panel, 277/480 V, 200 AMP, Replace	30	28	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D5020	02 - Second Floor - 02ELE - Electrical	9861129	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1	EA	$2,131.82	$2,132			$2,132									**$2,132**
D5020	02 - Second Floor - 02ELE - Electrical	9860603	Distribution Panel, 120/208 V, 200 AMP, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	01 - First Floor - 01ELE - North Electrical Rm	9860357	Distribution Panel, 120/208 V, 200 AMP, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	02 - Second Floor - 02ELE - Electrical	9860727	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1	EA	$2,131.82	$2,132			$2,132									**$2,132**
D5020	02 - Second Floor - 02ELE - Electrical	9861077	Supplemental Components, Bus Switch, 60 AMP, Replace	30	28	2	1	EA	$2,131.82	$2,132			$2,132									**$2,132**
D5020	02 - Second Floor - 02ELE - Electrical	9861005	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	02 - Second Floor - 02ELE - Electrical	9860903	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$8,944.68	$8,945			$8,945									**$8,945**
D5020	02 - Second Floor - 02ELE - Electrical	9861136	Supplemental Components, Bus Switch, Replace	30	28	2	1	EA	$2,131.82	$2,132			$2,132									**$2,132**
D5020	02 - Second Floor - 02ELE - Electrical	9860765	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	02 - Second Floor - 02ELE - Electrical	9860391	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D5020	02 - Second Floor - 02ELE - Electrical	9861023	Supplemental Components, Bus Switch, Replace	30	28	2	1	EA	$2,131.82	$2,132			$2,132									**$2,132**
D5020	02 - Second Floor - 02CUST - Custodial	9860480	Supplemental Components, Bus Switch, Replace	30	28	2	1	EA	$2,131.82	$2,132			$2,132									**$2,132**
D5020	02 - Second Floor - 02ELE - Electrical	9860550	Supplemental Components, Bus Switch, Replace	30	28	2	1	EA	$2,131.82	$2,132			$2,132									**$2,132**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5020	01 - First Floor - 01NCIRC - North Circular Area	9860321	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D5020	02 - Second Floor - 02ELE - Electrical	9860401	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$20,870.92	$20,871			$20,871									**$20,871**
D5020	01 - First Floor - 01ELE - North Electrical Rm	9861022	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	02 - Second Floor - 02ELE - Electrical	9861034	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	02 - Second Floor - 02ELE - Electrical	9860802	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$8,944.68	$8,945			$8,945									**$8,945**
D5020	01 - First Floor - 01SCIRC - South Circular Area	9860972	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D5020	02 - Second Floor - 02ELE - Electrical	9860381	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	02 - Second Floor - 02ELE - Electrical	9860611	Motor Control Center, w/ Main Breaker, Replace	30	28	2	1	EA	$22,361.70	$22,362			$22,362									**$22,362**
D5020	02 - Second Floor - 02ELE - Electrical	9861000	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	02 - Second Floor - 02ELE - Electrical	9860981	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D5020	02 - Second Floor - 02ELE - Electrical	9860805	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	01 - First Floor - 01SCIRC - South Circular Area	9860435	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	02 - Second Floor - 02ELE - Electrical	9860862	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	01 - First Floor - 01SCIRC - South Circular Area	9860355	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$8,944.68	$8,945			$8,945									**$8,945**
D5020	02 - Second Floor - 02ELE - Electrical	9860458	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D5020	02 - Second Floor - 02ELE - Electrical	9860958	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D5030	02 - Second Floor - 02BLR - Boiler Room	9860449	Variable Frequency Drive, VFD, by HP of Motor, 7.5 HP, Replace	20	10	10	1	EA	$9,242.84	$9,243											$9,243	**$9,243**
D5030	02 - Second Floor - 02BLR - Boiler Room	9860881	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	10	10	1	EA	$9,242.84	$9,243											$9,243	**$9,243**
D5040	02 - Second Floor - 02ELE - Electrical	9860822	Lighting Controls, Dimming Panel, Digital Time Control Clock & Photosensor, Replace	20	15	5	1	EA	$6,976.85	$6,977						$6,977						**$6,977**
D5040	01 - First Floor - 01ELE - North Electrical Rm	9860933	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	01 - First Floor - 01S_ELE - Electrical Room	9861176	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	01 - First Floor - 01S_ELE - Electrical Room	9860919	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	02 - Second Floor - 02ELE - Electrical	9860279	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	01 - First Floor - 01S_ELE - Electrical Room	9860535	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	02 - Second Floor - 02ELE - Electrical	9860279	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	01 - First Floor - 01S_ELE - Electrical Room	9860535	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	02 - Second Floor - 02ELE - Electrical	9860743	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	02 - Second Floor - 02ELE - Electrical	9860448	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	02 - Second Floor - 02ELE - Electrical	9860950	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	02 - Second Floor - 02ELE - Electrical	9860352	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	02 - Second Floor - 02ELE - Electrical	9860461	Lighting Controls, Dimming Panel, Standard, Replace	20	11	9	1	EA	$2,623.77	$2,624										$2,624		**$2,624**
D5040	00535 - Floor - 00535 - Throughout Building	9997313	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	75420	SF	$0.97	$73,083					$73,083							**$73,083**
D5040	00535 - Floor - 00535 - Throughout Building	9997331	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	75420	SF	$6.71	$505,956										$505,956		**$505,956**
D7050	00535 - Floor - 00535 - Throughout Building	9997322	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	75420	SF	$4.47	$337,304										$337,304		**$337,304**
E1030	01 - First Floor - 01KIT - Kitchen	9997321	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	28	2	2	EA	$2,385.25	$4,770			$4,770									**$4,770**
E1030	01 - First Floor - 01KIT - Kitchen	9997358	Foodservice Equipment, Commercial Kitchen, 3-Bowl, Replace	30	28	2	1	EA	$3,726.95	$3,727			$3,727									**$3,727**
E1030	01 - First Floor - 01KIT - Kitchen	9860373	Foodservice Equipment, Dishwasher Commercial, Replace	10	5	5	1	EA	$32,051.77	$32,052						$32,052						**$32,052**
E1030	01 - First Floor - 01KIT - Kitchen	9860936	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	13	7	1	EA	$22,361.70	$22,362								$22,362				**$22,362**
E1030	01 - First Floor - 01KIT - Kitchen	9861227	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	6	9	1	EA	$6,857.59	$6,858										$6,858		**$6,858**
E1030	01 - First Floor - 01KIT - Kitchen	9997325	Foodservice Equipment, Icemaker, Freestanding, Replace	15	5	10	1	EA	$9,988.23	$9,988											$9,988	**$9,988**
E1040	00535 - Floor - 00535 - Pods	9997306	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	26	4	10	EA	$5,217.73	$52,177					$52,177							**$52,177**
E1040	00535 - Floor - 00535 - Pods	9997341	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	26	4	75	EA	$5,217.73	$391,330					$391,330							**$391,330**
G2020	00535 - Floor - 00535 - Space	9861250	Vehicular Access Devices, Operator, Small Gate, Replace	15	13	2	1	EA	$9,540.99	$9,541			$9,541									**$9,541**
G2050	01 - First Floor - 01EXT - Exterior	9997309	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	24	1	2	EA	$7,081.21	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	00536 - Floor - 00536 - Exterior	9969231	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	8	2	9800	SF	$4.47	$43,829			$43,829									**$43,829**
B2020	00536 - Floor - 00536 - Exterior	9969236	Glazing, any type by SF, Replace	30	28	2	500	SF	$81.99	$40,996			$40,996									**$40,996**
B2050	00536 - Floor - 00536 - Exterior	9969253	Exterior Door, Steel, Standard, Replace	30	21	9	14	EA	$894.47	$12,523										$12,523		**$12,523**
B3010	00536 - Floor - 00536 - Space	9860438	Roofing, Modified Bitumen, Replace	20	13	7	22500	SF	$14.91	$335,426								$335,426				**$335,426**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C1020	00536 - Floor - 00536 - Space	9969244	Interior Glazing, any type by SF, Replace	40	38	2	500	SF	$62.02	$31,008			$31,008									**$31,008**
C1070	00536 - Floor - 00536 - Space	9969228	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	2500	SF	$5.22	$13,044					$13,044							**$13,044**
C2010	00536 - Floor - 00536 - Space	9969226	Wall Finishes, any surface, Prep & Paint	10	6	4	33500	SF	$2.24	$74,912					$74,912							**$74,912**
C2030	00536 - Floor - 00536 - Space	9969242	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	10	0	20000	SF	$2.24	$44,723	$44,723										$44,723	**$89,447**
C2030	01 - First Floor - 01S_RR - Restroom	9969245	Flooring, Vinyl Sheeting, Replace	15	10	5	100	SF	$10.44	$1,044						$1,044						**$1,044**
C2030	01 - First Floor - 01S_LOBBY - South Lobby	9969241	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2000	SF	$7.45	$14,908						$14,908						**$14,908**
C2030	01 - First Floor - 01S_LOBBY - South Lobby	9969229	Flooring, Carpet, Commercial Standard, Replace	10	8	2	400	SF	$11.18	$4,472			$4,472									**$4,472**
C2050	00536 - Floor - 00536 - Space	9969238	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	20000	SF	$2.98	$59,631					$59,631							**$59,631**
D2010	01 - First Floor - 01CORE - Core	9861007	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	15	0	1	EA	$3,876.03	$3,876	$3,876											**$3,876**
D2010	01 - First Floor - 01MS_STOR - Storage	9969258	Water Heater, Electric, Commercial (36 kW), Replace	20	17	3	1	EA	$27,579.43	$27,579				$27,579								**$27,579**
D2010	01 - First Floor - 01CORE - Core	9860796	Boiler, Gas, Domestic, Replace	25	19	6	1	EA	$33,542.55	$33,543							$33,543					**$33,543**
D2010	00536 - Floor - 00536 - Throughout Building	9969235	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	22500	SF	$20.87	$469,596					$469,596							**$469,596**
D2010	01 - First Floor - 01MS_STOR - Storage	9969225	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA	$2,087.09	$2,087			$2,087									**$2,087**
D2010	01 - First Floor - 01S_RR - Restroom	9969255	Shower, Valve & Showerhead, Replace	30	24	6	12	EA	$1,192.62	$14,311							$14,311					**$14,311**
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	9969256	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$5,963.12	$5,963		$5,963										**$5,963**
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	9969223	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$5,963.12	$5,963		$5,963										**$5,963**
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	9969222	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$5,963.12	$5,963		$5,963										**$5,963**
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	9969260	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$5,963.12	$5,963		$5,963										**$5,963**
D3030	R2 - Roof Level 2 - R2CORE_ROOF - Core Roof	9861122	Split System, Condensing Unit/Heat Pump, 2 TON, Replace	15	12	3	1	EA	$5,068.65	$5,069				$5,069								**$5,069**
D3030	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	9969249	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,963.12	$5,963					$5,963							**$5,963**
D3050	00536 - Floor - 00536 - Throughout Building	9969248	HVAC System, Ductwork, Medium Density, Replace	30	30	0	22500	SF	$5.96	$134,170	$134,170											**$134,170**
D3050	R2 - Roof Level 2 - R2S_ROOF - South Wing Roof	9860895	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	19	1	1	EA	$29,815.60	$29,816		$29,816										**$29,816**
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	9860457	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	19	1	1	EA	$29,815.60	$29,816		$29,816										**$29,816**
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	9860719	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	19	1	1	EA	$29,815.60	$29,816		$29,816										**$29,816**
D3050	R2 - Roof Level 2 - R2EAST_ ROOF - East Wing Roof	9860529	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	19	1	1	EA	$29,815.60	$29,816		$29,816										**$29,816**
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	9860586	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	19	1	1	EA	$16,398.58	$16,399		$16,399										**$16,399**
D3050	R2 - Roof Level 2 - R2CORE_ROOF - Core Roof	9860320	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	19	1	1	EA	$16,398.58	$16,399		$16,399										**$16,399**
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	9861186	Packaged Unit, RTU, Pad or Roof-Mounted, 8 to 10 TON, Replace	20	19	1	1	EA	$29,815.60	$29,816		$29,816										**$29,816**
D3050	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	9861135	Packaged Unit, RTU, Pad or Roof-Mounted, 5 TON, Replace	20	19	1	1	EA	$16,398.58	$16,399		$16,399										**$16,399**
D3060	00536 - Floor - 00536 - Space	9860831	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	23	2	1	EA	$2,087.09	$2,087			$2,087									**$2,087**
D3060	R2 - Roof Level 2 - R3MS_ROOF - Max Sec Tower Roof	9860879	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	21	4	1	EA	$2,087.09	$2,087					$2,087							**$2,087**
D3060	R2 - Roof Level 2 - R2CORE_ROOF - Core Roof	9861134	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	19	6	1	EA	$2,087.09	$2,087							$2,087					**$2,087**
D3060	R2 - Roof Level 2 - R2WEST ROOF - West Wing Roof	9861238	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	19	6	1	EA	$2,087.09	$2,087							$2,087					**$2,087**
D3060	R2 - Roof Level 2 - R2EAST_ ROOF - East Wing Roof	9860893	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	19	6	1	EA	$2,087.09	$2,087							$2,087					**$2,087**
D4010	00536 - Floor - 00536 - Throughout Building	9969257	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	22500	SF	$1.60	$35,891										$35,891		**$35,891**
D4030	00536 - Floor - 00536 - Space	9860692	Fire Extinguisher, Wet Chemical/CO2, Replace	10	5	5	2	EA	$447.23	$894						$894						**$894**
D4030	00536 - Floor - 00536 - Space	9861012	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	10	EA	$223.62	$2,236							$2,236					**$2,236**
D5020	01 - First Floor - 01CORE - Core	9861078	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	01 - First Floor - 01CORE - Core	9861057	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	01 - First Floor - 01CORE - Core	9861092	Distribution Panel, 120/240 V, Residential Style, Replace	30	27	3	1	EA	$1,639.86	$1,640				$1,640								**$1,640**
D5020	01 - First Floor - 01CORE - Core	9860499	Distribution Panel, 120/208 V, Replace	30	25	5	1	EA	$8,944.68	$8,945						$8,945						**$8,945**
D5040	00536 - Floor - 00536 - Throughout Building	9969261	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	22500	SF	$6.71	$150,941										$150,941		**$150,941**
D8010	Throughout	10007035	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	22500	SF	$3.73	$83,856					$83,856							**$83,856**
E1040	00536 - Floor - 00536 - Space	9969237	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	30	0	60	EA	$5,217.73	$313,064	$313,064											**$313,064**
E1040	01 - First Floor - 01CORE HOLD_1 - Close Custody 1	9861014	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2	EA	$8,944.68	$17,889					$17,889							**$17,889**
E1040	01 - First Floor - 01CORE - Core	9860810	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	5	EA	$8,944.68	$44,723					$44,723							**$44,723**
E1040	01 - First Floor - 01WEST_HOLD_1 - Trustee Dorm	9860817	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	10	EA	$8,944.68	$89,447					$89,447							**$89,447**
E1040	01 - First Floor - 01CORE - Core	9861127	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	5	EA	$8,944.68	$44,723					$44,723							**$44,723**
E1040	00536 - Floor - 00536 - Space	9861142	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	10	EA	$8,944.68	$89,447					$89,447							**$89,447**
E1040	01 - First Floor - 01CORE - Core	9860388	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
E1040	01 - First Floor - 01S_LOBBY - South Lobby	9860837	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
E1040	01 - First Floor - 01S_RR - Restroom	9861230	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2	EA	$8,944.68	$17,889					$17,889							**$17,889**
E1040	01 - First Floor - 01CORE - Core	9861173	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2	EA	$8,944.68	$17,889					$17,889							**$17,889**
E1040	01 - First Floor - 01E_HALL - East Corridor	9860576	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	18	EA	$8,944.68	$161,004					$161,004							**$161,004**
E1040	01 - First Floor - 01WEST_HOLD_1 - Trustee Dorm	9861243	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	10	EA	$8,944.68	$89,447					$89,447							**$89,447**
E1040	01 - First Floor - 01CORE - Core	9860645	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	5	EA	$8,944.68	$44,723					$44,723							**$44,723**
E1040	01 - First Floor - 01S_LOBBY - South Lobby	9860770	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2	EA	$8,944.68	$17,889					$17,889							**$17,889**
E1040	00536 - Floor - 00536 - Space	9860793	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
E1040	01 - First Floor - 01MS_CORE - Max Sec Core	9860318	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
E1040	01 - First Floor - 01CORE HOLD_6 - Close Custody 6	9861184	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
E1040	01 - First Floor - 01CORE_ BARBER - Barber Shop	9861187	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
E1040	00536 - Floor - 00536 - Space	9969233	Detention Equipment, Security Doors & Hardware, Rolling, Replace	40	31	9	28	EA	$14,095.32	$394,669										$394,669		**$394,669**
E1040	00536 - Floor - 00536 - Space	9969224	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	31	9	43	EA	$8,944.68	$384,621										$384,621		**$384,621**
E2010	01 - First Floor - 01S_LOBBY - South Lobby	9969252	Casework, Countertop, Plastic Laminate, Replace	15	11	4	60	LF	$74.54	$4,472					$4,472							**$4,472**
E2010	01 - First Floor - 01S_LOBBY - South Lobby	9969246	Casework, Cabinetry, Standard, Replace	20	11	9	40	LF	$447.23	$17,889										$17,889		**$17,889**
G4050	00536 - Floor - 00536 - Exterior	9969243	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	16	4	14	EA	$596.31	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building Exterior	9967809	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	5400	SF	$4.47	$24,151				$24,151								**$24,151**
B2020	Building Exterior	9967794	Glazing, any type by SF, Replace	30	29	1	200	SF	$81.99	$16,399		$16,399										**$16,399**
B2050	00537 - Floor - 00537 - Exterior	9967785	Exterior Door, Steel, Standard, Replace	30	21	9	8	EA	$894.47	$7,156									$7,156			**$7,156**
B3010	00537 - Floor - 00537 - Space	9860753	Roofing, Modified Bitumen, Replace	20	11	9	11500	SF	$14.91	$171,440									$171,440			**$171,440**
C1030	00537 - Floor - 00537 - Space	9967786	Door Hardware, Office, per Door, Replace	30	21	9	24	EA	$521.77	$12,523									$12,523			**$12,523**
C1070	Office Areas	9992831	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	21	4	3000	SF	$5.22	$15,653					$15,653							**$15,653**
C1090	00537 - Floor - 00537 - Exterior	9967801	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	11	9	6	LF	$745.39	$4,472									$4,472			**$4,472**
C2010	00537 - Floor - 00537 - Space	9967795	Wall Finishes, any surface, Prep & Paint	10	6	4	16800	SF	$2.24	$37,568					$37,568							**$37,568**
C2030	00537 - Floor - 00537 - Throughout Building	9967783	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	10000	SF	$2.24	$22,362				$22,362								**$22,362**
C2030	01 - First Floor - 01CST2 - Examination Room	9967799	Flooring, Vinyl Tile (VCT), Replace	15	8	7	500	SF	$7.45	$3,727							$3,727					**$3,727**
C2030	00537 - Floor - 00537 - Space	9967793	Flooring, Laminate Faux Wood, Replace	15	6	9	1000	SF	$10.44	$10,435									$10,435			**$10,435**
C2050	00537 - Floor - 00537 - Space	9967781	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	8500	SF	$2.98	$25,343					$25,343							**$25,343**
D2010	01 - First Floor - 01MHU_RR - Restroom	9861043	Water Heater, Gas, Commercial (200 MBH), Replace	20	12	8	1	EA	$24,746.95	$24,747								$24,747				**$24,747**
D2010	01 - First Floor - 01MHU_RR - Restroom	9861093	Water Heater, Gas, Commercial (200 MBH), Replace	20	11	9	1	EA	$24,746.95	$24,747									$24,747			**$24,747**
D2010	01 - First Floor - 01MHU_RR - Restroom	9967789	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	2	EA	$2,087.09	$4,174			$4,174									**$4,174**
D2010	01 - First Floor - 01MHU_RR - Restroom	9967791	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	12	3	2	EA	$2,236.17	$4,472				$4,472								**$4,472**
D2010	01 - First Floor - 01MHU_RR - Restroom	9967804	Tub, Enameled Steel, Replace	20	14	6	1	EA	$3,726.95	$3,727						$3,727						**$3,727**
D3030	01 - First Floor - 01MED - Medical Staff	9861214	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$3,279.72	$3,280			$3,280									**$3,280**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860804	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$16,398.58	$16,399			$16,399									**$16,399**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860920	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$59,631.20	$59,631				$59,631								**$59,631**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860752	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$59,631.20	$59,631				$59,631								**$59,631**
D3060	00537 - Floor - 00537 - Space	9860493	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	23	2	1	EA	$2,087.09	$2,087			$2,087									**$2,087**
D3060	00537 - Floor - 00537 - Space	9860942	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	$3,577.87	$3,578			$3,578									**$3,578**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860316	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	23	2	1	EA	$3,577.87	$3,578			$3,578									**$3,578**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860445	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	19	6	1	EA	$2,087.09	$2,087						$2,087						**$2,087**
D3060	01 - First Floor - 01MHU_BERTH - Berthing	9860946	Supplemental Components, Air Curtain, 5' Wide Non-Heated, Replace	20	17	3	1	EA	$2,236.17	$2,236				$2,236								**$2,236**
D4030	00537 - Floor - 00537 - Space	9861208	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	3	EA	$223.62	$671						$671						**$671**
D5020	00537 - Floor - 00537 - Space	9860720	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,981.56	$2,982				$2,982								**$2,982**
D5020	00537 - Floor - 00537 - Space	9860293	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,639.86	$1,640					$1,640							**$1,640**
D5020	00537 - Floor - 00537 - Space	9861168	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,639.86	$1,640					$1,640							**$1,640**
D5040	00537 - Floor - 00537 - Space	9861027	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$2,623.77	$2,624				$2,624								**$2,624**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D5040	00537 - Floor - 00537 - Space	9861159	Lighting Controls, Dimming Panel, Standard, Replace	20	16	4	1	EA	$2,623.77	$2,624					$2,624							**$2,624**
D5040	00537 - Floor - 00537 - Throughout Building	9967788	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	11500	SF	$6.71	$77,148										$77,148		**$77,148**
D7050	01 - First Floor - 01CST3 - Dr. Office	9860412	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01MED - Medical Staff	9861074	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	9861123	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01CST - Customer	9860557	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	9860519	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	9861037	Healthcare Equipment, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01CST2 - Examination Room	9861069	Fire Alarm Devices, Duct Somke Detector, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	9861003	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	9860871	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	9861118	Healthcare Equipment, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01MBERTH - M Barricks Berthing	9860330	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01MED - Medical Staff	9861245	Fire Alarm Devices, Duct Somke Detector, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	00537 - Floor - 00537 - Throughout Building	9967807	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	11500	SF	$4.47	$51,432										$51,432		**$51,432**
D8010	Throughout	10007060	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	11500	SF	$3.73	$42,860					$42,860							**$42,860**
E1040	01 - First Floor - 01MHU_RR - Restroom	9967806	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	27	3	4	EA	$5,217.73	$20,871				$20,871								**$20,871**
E1040	01 - First Floor - 01MHU_RR - Restroom	9967790	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	27	3	14	EA	$5,217.73	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	01 - First Floor - 01EXT - Exterior	9967816	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	6000	SF	$4.47	$26,834						$26,834						**$26,834**
B2020	01 - First Floor - 01EXT - Exterior	9967811	Glazing, any type by SF, Replace	30	28	2	300	SF	$81.99	$24,598			$24,598									**$24,598**
B2050	01 - First Floor - 01EXT - Exterior	9967815	Exterior Door, Steel, Standard, Replace	30	21	9	1	EA	$894.47	$894										$894		**$894**
B3010	00538 - Floor - 00538 - Space	9860662	Roofing, Built-Up, Replace	25	25	0	11000	SF	$20.87	$229,580	$229,580											**$229,580**
C1010	Restroom	10313763	Restrooms, ADA Reconfiguration, Renovate	0	0	0	1	-	$260,886.50	$260,887	$260,887											**$260,887**
C2010	01 - First Floor - 01SPACE - Throughout Building	9968403	Wall Finishes, any surface, Prep & Paint	10	8	2	15000	SF	$2.24	$33,543			$33,543									**$33,543**
C2030	01 - First Floor - 01SPACE - Throughout Building	9968405	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	11000	SF	$2.24	$24,598				$24,598								**$24,598**
C2050	01 - First Floor - 01SPACE - Throughout Building	9968408	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11000	SF	$2.98	$32,797					$32,797							**$32,797**
D2010	01 - First Floor - 01MECH - Mechanical Rm	9860444	Water Heater, Gas, Commercial (200 MBH), Replace	20	12	8	1	EA	$24,746.95	$24,747									$24,747			**$24,747**
D2010	00538 - Floor - 00538 - Throughout Building	9967812	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	39	1	11000	SF	$20.87	$229,580		$229,580										**$229,580**
D2010	01 - First Floor - 01SPACE - Restroom	9968399	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	2	EA	$2,087.09	$4,174			$4,174									**$4,174**
D2010	01 - First Floor - 01SPACE - Restroom	9968402	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	$1,788.94	$3,578					$3,578							**$3,578**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9861144	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$59,631.20	$59,631	$59,631											**$59,631**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860898	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$59,631.20	$59,631	$59,631											**$59,631**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860674	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$11,180.85	$11,181					$11,181							**$11,181**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860994	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$11,180.85	$11,181					$11,181							**$11,181**
D3050	01 - First Floor - 01SPACE - Throughout Building	9968398	HVAC System, Ductwork, Medium Density, Replace	30	23	7	11000	SF	$5.96	$65,594								$65,594				**$65,594**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860291	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9861085	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9861175	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860739	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9861141	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D4030	00538 - Floor - 00538 - Space	9860439	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$223.62	$224							$224					**$224**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9860590	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9861132	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,639.86	$1,640					$1,640							**$1,640**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9861203	Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	$1,639.86	$1,640											$1,640	**$1,640**
D5040	01 - First Floor - 01MECH - Mechanical Rm	9860430	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$2,623.77	$2,624			$2,624									**$2,624**
D5040	00538 - Floor - 00538 - Throughout Building	9967814	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	11000	SF	$6.71	$73,794										$73,794		**$73,794**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D6060	01 - First Floor - 01SPACE - Throughout Building	9968409	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	11000	SF	$2.46	$27,058					$27,058							**$27,058**
D7050	01 - First Floor - 01MECH - Mechanical Rm	9860548	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install	10	5	5	1	EA	$178.89	$179						$179						**$179**
D7050	00538 - Floor - 00538 - Throughout Building	9967817	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	11	9	11000	SF	$2.98	$32,797										$32,797		**$32,797**
D8010	Throughout	10007061	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$3.73	$40,996	$40,996											**$40,996**
E1040	01 - First Floor - 01SPACE - Restroom	9968406	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	28	2	24	EA	$5,217.73	$125,226			$125,226									**$125,226**
E1040	01 - First Floor - 01EXT - Exterior	9860923	Detention Equipment, Security Doors Hardware, Replace	40	36	4	3	EA	$1,192.62	$3,578					$3,578							**$3,578**
E1040	00538 - Floor - 00538 - Space	9861121	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	33	7	3	EA	$8,944.68	$26,834								$26,834				**$26,834**
G2020	00538 - Floor - 00538 - Space	9860446	Vehicular Access Devices, Operator, Small Gate, Replace	15	15	0	1	EA	$9,540.99	$9,541	$9,541											**$9,541**
G2020	01 - First Floor - 01EXT - Exterior	9860536	Vehicular Access Devices, Operator, Small Gate, Replace	15	11	4	1	EA	$9,540.99	$9,541					$9,541							**$9,541**
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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building Exterior	9968415	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	6000	SF	$4.47	$26,834					$26,834							**$26,834**
B2020	Building Exterior	9968425	Glazing, any type by SF, Replace	30	28	2	300	SF	$81.99	$24,598			$24,598									**$24,598**
B2050	Building Exterior	9968414	Exterior Door, Steel, Standard, Replace	30	21	9	10	EA	$894.47	$8,945										$8,945		**$8,945**
B3010	00539 - Floor - 00539 - Space	9860502	Roofing, Built-Up, Replace	25	25	0	11000	SF	$20.87	$229,580	$229,580											**$229,580**
C1010	Restroom	10313764	Restrooms, ADA Reconfiguration, Renovate	0	0	0	1	-	$260,886.50	$260,887	$260,887											**$260,887**
C2010	01 - First Floor - 01SPACE - Throughout Building	9968416	Wall Finishes, any surface, Prep & Paint	10	7	3	15000	SF	$2.24	$33,543				$33,543								**$33,543**
C2030	01 - First Floor - 01SPACE - Throughout Building	9968427	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	11000	SF	$2.24	$24,598				$24,598								**$24,598**
C2050	01 - First Floor - 01SPACE - Throughout Building	9968419	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11000	SF	$2.98	$32,797					$32,797							**$32,797**
D2010	01 - First Floor - 01SPACE - Throughout Building	9968420	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	38	2	11000	SF	$16.40	$180,384			$180,384									**$180,384**
D2010	01 - First Floor - 01SPACE - Restroom	9968413	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	2	EA	$2,087.09	$4,174				$4,174								**$4,174**
D2010	01 - First Floor - 01SPACE - Restroom	9968417	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	11	4	2	EA	$1,788.94	$3,578					$3,578							**$3,578**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860615	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$59,631.20	$59,631		$59,631										**$59,631**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9861111	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$59,631.20	$59,631		$59,631										**$59,631**
D3050	01 - First Floor - 01SPACE - Throughout Building	9968430	HVAC System, Ductwork, Medium Density, Replace	30	25	5	11000	SF	$5.96	$65,594						$65,594						**$65,594**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860777	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	24	1	1	EA	$3,577.87	$3,578		$3,578										**$3,578**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860999	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9861251	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D4030	00539 - Floor - 00539 - Space	9861016	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$223.62	$224							$224					**$224**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9860897	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9860472	Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	$1,639.86	$1,640											$1,640	**$1,640**
D5040	01 - First Floor - 01MECH - Mechanical Rm	9861215	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$2,623.77	$2,624			$2,624									**$2,624**
D5040	01 - First Floor - 01SPACE - Throughout Building	9968426	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	19	1	11000	SF	$6.71	$73,794		$73,794										**$73,794**
D6060	01 - First Floor - 01SPACE - Throughout Building	9968422	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	15	5	11000	SF	$2.46	$27,058						$27,058						**$27,058**
D7050	01 - First Floor - 01SPACE - Throughout Building	9968411	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	11000	SF	$4.47	$49,196									$49,196			**$49,196**
D8010	Throughout	10007064	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$3.73	$40,996	$40,996											**$40,996**
E1040	01 - First Floor - 01SPACE - Restroom	9968421	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	28	2	24	EA	$5,217.73	$125,226			$125,226									**$125,226**
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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	01 - First Floor - 01EXT - Exterior	9968493	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	6000	SF	$4.47	$26,834					$26,834							**$26,834**
B2020	01 - First Floor - 01EXT - Exterior	9968498	Glazing, any type by SF, Replace	30	27	3	300	SF	$81.99	$24,598				$24,598								**$24,598**
B2050	01 - First Floor - 01EXT - Exterior	9968492	Exterior Door, Steel, Standard, Replace	30	21	9	5	EA	$894.47	$4,472										$4,472		**$4,472**
B3010	00540 - Floor - 00540 - Space	9860333	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	11000	SF	$25.34	$278,776			$278,776									**$278,776**
C1010	Restroom	10313765	Restrooms, ADA Reconfiguration, Renovate	0	0	0	1	-	$260,886.50	$260,887	$260,887											**$260,887**
C2010	00540 - Floor - 00540 - Space	9968497	Wall Finishes, any surface, Prep & Paint	10	8	2	15000	SF	$2.24	$33,543			$33,543									**$33,543**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
C2030	01 - First Floor - 01SPACE - Throughout Building	9968488	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	11000	SF	$2.24	$24,598				$24,598								**$24,598**
C2050	00540 - Floor - 00540 - Space	9968487	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11000	SF	$2.98	$32,797					$32,797							**$32,797**
D2010	01 - First Floor - 01MECH - Mechanical Rm	9861179	Pump, Circulation, Domestic Water, 0.75 HP, Replace	15	11	4	1	EA	$4,621.42	$4,621					$4,621							**$4,621**
D2010	00540 - Floor - 00540 - Space	9860901	Water Heater, Gas, Commercial (400 MBH), 100 to 199 GAL, Replace	20	10	10	1	EA	$32,797.16	$32,797											$32,797	**$32,797**
D2010	Throughout	10007070	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	39	1	11000	SF	$20.87	$229,580		$229,580										**$229,580**
D2010	01 - First Floor - 01SPACE - Restroom	9968500	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	2	EA	$2,087.09	$4,174					$4,174							**$4,174**
D2010	01 - First Floor - 01SPACE - Restroom	9968494	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	2	EA	$1,788.94	$3,578							$3,578					**$3,578**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860968	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$59,631.20	$59,631	$59,631											**$59,631**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9861152	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$59,631.20	$59,631	$59,631											**$59,631**
D3050	01 - First Floor - 01SPACE - Throughout Building	9968499	HVAC System, Ductwork, Medium Density, Replace	30	23	7	11000	SF	$5.96	$65,594								$65,594				**$65,594**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860998	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860426	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D4030	00540 - Floor - 00540 - Space	9860991	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$223.62	$224							$224					**$224**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9860543	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9861006	Distribution Panel, 120/240 V, Residential Style, Replace	30	20	10	1	EA	$1,639.86	$1,640											$1,640	**$1,640**
D5030	Throughout	10007073	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	11000	SF	$3.73	$40,996										$40,996		**$40,996**
D5040	01 - First Floor - 01MECH - Mechanical Rm	9860490	Lighting Controls, Dimming Panel, Standard, Replace	20	17	3	1	EA	$2,623.77	$2,624				$2,624								**$2,624**
D5040	Throughout	10007074	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	11000	SF	$6.71	$73,794					$73,794							**$73,794**
D6060	01 - First Floor - 01SPACE - Throughout Building	9968486	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	13	7	11000	SF	$2.46	$27,058								$27,058				**$27,058**
D7050	01 - First Floor - 01MECH - Mechanical Rm	9860488	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install	10	5	5	1	EA	$178.89	$179						$179						**$179**
D7050	Throughout	10007076	Fire Alarm System, Full System Upgrade, Simple Addressable, Install	20	11	9	11000	SF	$2.98	$32,797										$32,797		**$32,797**
D8010	Throughout	10007075	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$3.73	$40,996	$40,996											**$40,996**
E1040	01 - First Floor - 01SPACE - Restroom	9968495	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	27	3	24	EA	$5,217.73	$125,226				$125,226								**$125,226**
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**

Rio Consumnes Correctional Center / 00541 - RCCC - J & K Barracks

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	00541 - Floor - 00541 - Exterior	9967832	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	6000	SF	$4.47	$26,834				$26,834								**$26,834**
B2020	00541 - Floor - 00541 - Exterior	9967834	Glazing, any type by SF, Replace	30	27	3	300	SF	$81.99	$24,598				$24,598								**$24,598**
B2050	00541 - Floor - 00541 - Exterior	9967827	Exterior Door, Steel, Standard, Replace	30	21	9	5	EA	$894.47	$4,472										$4,472		**$4,472**
B3010	00541 - Floor - 00541 - Space	9860395	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	20	0	11000	SF	$25.34	$278,776	$278,776											**$278,776**
C1010	Restroom	10313766	Interior Remodel, Restrooms, Renovate	0	0	0	11000	SF	$23.72	$260,885	$260,885											**$260,885**
C2010	00541 - Floor - 00541 - Space	9968390	Wall Finishes, any surface, Prep & Paint	10	6	4	15000	SF	$2.24	$33,543					$33,543							**$33,543**
C2030	01 - First Floor - 01SPACE - Throughout Building	9968387	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	11000	SF	$2.24	$24,598				$24,598								**$24,598**
C2050	00541 - Floor - 00541 - Space	9967833	Ceiling Finishes, any flat surface, Prep & Paint	10	8	2	11000	SF	$2.98	$32,797			$32,797									**$32,797**
D2010	00541 - Floor - 00541 - Throughout Building	9967828	Plumbing System, Supply & Sanitary, High Density (includes fixtures), Replace	40	38	2	11000	SF	$29.82	$327,972			$327,972									**$327,972**
D2010	01 - First Floor - 01SPACE - Restroom	9968391	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	2	EA	$2,087.09	$4,174			$4,174									**$4,174**
D2010	01 - First Floor - 01SPACE - Restroom	9968396	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	12	3	2	EA	$1,788.94	$3,578				$3,578								**$3,578**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9861082	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$59,631.20	$59,631	$59,631											**$59,631**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860629	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	23	0	1	EA	$59,631.20	$59,631	$59,631											**$59,631**
D3050	01 - First Floor - 01SPACE - Throughout Building	9968395	HVAC System, Ductwork, Medium Density, Replace	30	24	6	11000	SF	$5.96	$65,594							$65,594					**$65,594**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860525	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	24	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860417	Fan, Centrifugal, 12" Diameter, 100 to 1000 CFM, Replace	25	24	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D4030	00541 - Floor - 00541 - Space	9860327	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$223.62	$224							$224					**$224**
D5020	01 - First Floor - 01CNT_ELE - Electrical	9860820	Distribution Panel, 120/208 V, 200 AMP, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	01 - First Floor - 01CNT_ELE - Electrical	9860757	Distribution Panel, 120/240 V, Residential Style, 100 AMP, Replace	30	20	10	1	EA	$1,639.86	$1,640											$1,640	**$1,640**
D5030	00541 - Floor - 00541 - Throughout Building	9967829	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	38	2	11000	SF	$3.73	$40,996			$40,996									**$40,996**
D5040	01 - First Floor - 01CNT_ELE - Electrical	9860794	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$2,623.77	$2,624			$2,624									**$2,624**
D5040	00541 - Floor - 00541 - Throughout Building	9967830	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	11000	SF	$6.71	$73,794										$73,794		**$73,794**
D6060	01 - First Floor - 01SPACE - Throughout Building	9968397	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	16	4	11000	SF	$2.46	$27,058					$27,058							**$27,058**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D7050	01 - First Floor - 01MECH - Mechanical Rm	9860406	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, residential in-house, Replace	10	5	5	1	EA	$178.89	$179						$179						**$179**
D7050	00541 - Floor - 00541 - Throughout Building	9967831	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	11	9	11000	SF	$2.98	$32,797										$32,797		**$32,797**
D8010	Throughout	10007069	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	15	0	11000	SF	$3.73	$40,996	$40,996											**$40,996**
E1040	01 - First Floor - 01SPACE - Restroom	9968388	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	27	3	24	EA	$5,217.73	$125,226				$125,226								**$125,226**
E1040	00541 - Floor - 00541 - Space	9860768	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	2	EA	$8,944.68	$17,889					$17,889							**$17,889**
E1040	00541 - Floor - 00541 - Space	9860361	Detention Equipment, Security Doors & Hardware, Rolling, Replace	40	36	4	3	EA	$14,095.32	$42,286					$42,286							**$42,286**
Totals, Unescalated											**$702,901**	**$4,174**	**$408,563**	**$204,833**	**$120,776**	**$179**	**$65,818**	**$0**	**$0**	**$111,063**	**$1,640**	**$1,619,947**
Totals, Escalated (6.0% inflation, compounded annually)											**$702,901**	**$4,425**	**$459,062**	**$243,960**	**$152,476**	**$239**	**$93,364**	**$0**	**$0**	**$187,639**	**$2,937**	**$1,847,002**

Rio Consumnes Correctional Center / 00542 - RCCC - Fire Pump

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building Exterior	9964188	Exterior Walls, Metal Siding, Replace	40	33	7	800	SF	$16.40	$13,119								$13,119				**$13,119**
B2050	Building Exterior	9964191	Exterior Door, Steel, Standard, Replace	30	29	1	1	EA	$894.47	$894		$894										**$894**
B2050	Building Exterior	9964192	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	27	3	1	EA	$6,559.43	$6,559				$6,559								**$6,559**
D3010	00542 - Floor - 00542 - Space	9964187	Pump, Fuel Oil, Replace	15	10	5	1	EA	$3,220.08	$3,220						$3,220						**$3,220**
D4030	00542 - Floor - 00542 - Space	9860460	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$223.62	$224							$224					**$224**
D5020	00542 - Floor - 00542 - Space	9964186	Distribution Panel, 120/240 V, Residential Style, Replace	30	23	7	1	EA	$1,639.86	$1,640								$1,640				**$1,640**
D5020	Throughout	10007081	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	33	7	400	SF	$26.83	$10,734								$10,734				**$10,734**
D5040	Throughout	10007080	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	400	SF	$6.71	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building exterior	10007082	Exterior Walls, Metal Siding, Replace	40	36	4	950	SF	$16.40	$15,579					$15,579							**$15,579**
B3010	00543 - Floor - 00543 - Roof	9860833	Roofing, Single-Ply Membrane, EPDM, Replace	20	18	2	280	SF	$16.40	$4,592			$4,592									**$4,592**
C1030	01 - First Floor - 03GUARD - Guard Room	9958430	Interior Door, Wood, Solid-Core, Replace	40	33	7	2	EA	$1,043.55	$2,087								$2,087				**$2,087**
C1030	01 - First Floor - 03GUARD - Guard Room	9958429	Door Hardware, Office, per Door, Replace	30	21	9	2	EA	$521.77	$1,044										$1,044		**$1,044**
C2010	01 - First Floor - 03GUARD - Guard Room	9979761	Wall Finishes, any surface, Prep & Paint	10	8	2	840	SF	$2.24	$1,878			$1,878									**$1,878**
C2030	01 - First Floor - 03GUARD	9979758	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	560	SF	$2.24	$1,252				$1,252								**$1,252**
C2050	01 - First Floor - 03GUARD	9979759	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	560	SF	$2.98	$1,670					$1,670							**$1,670**
D3030	01 - First Floor - 01EXT - Exterior	9860926	Split System, Condensing Unit/Heat Pump, Replace	15	8	7	1	EA	$5,963.12	$5,963								$5,963				**$5,963**
D3030	01 - First Floor - 03GUARD - Guard Room	9860985	Split System, Fan Coil Unit, DX, Replace	15	8	7	1	EA	$5,664.96	$5,665								$5,665				**$5,665**
D4030	01 - First Floor - 03GUARD - Guard Room	9860878	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$223.62	$224							$224					**$224**
D5020	01 - First Floor - 03GUARD - Guard Room	9860326	Distribution Panel, 120/208 V, 200 AMP, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	01 - First Floor - 03GUARD - Guard Room	9860663	Distribution Panel, 120/208 V, 200 AMP, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	00543 - Floor - 00543 - Space	9860873	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5030	01 - First Floor - 03GUARD - Guard Room	9947462	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	33	7	560	SF	$3.73	$2,087								$2,087				**$2,087**
D5040	Throughout	10007086	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	560	SF	$6.71	$3,757			$3,757									**$3,757**
D6020	01 - First Floor - 03GUARD - Guard Room	9947461	Low Voltage System, Phone & Data Lines, Replace	20	11	9	560	SF	$2.24	$1,252										$1,252		**$1,252**
D6060	01 - First Floor - 03GUARD - Guard Room	9958206	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	19	1	560	SF	$2.46	$1,377		$1,377										**$1,377**
G2050	01 - First Floor - 03GUARD - Guard Room	9860746	Siren Guard Tower, Multipurpose, Medium, Replace	20	20	0	1	EA	$29,815.60	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2010	01 - First Floor - 0REST - Restrooms	9939033	Water Heater, Electric, Residential, 2.5 GAL, Replace	15	9	6	1	EA	$969.01	$969							$969					**$969**
D2010	01 - First Floor - 0INT - Interior	9939020	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	13	2	1	EA	$1,788.94	$1,789			$1,789									**$1,789**
D2010	01 - First Floor - 0REST - Restrooms	9939031	Sink/Lavatory, Wall-Hung, Replace	30	27	3	2	EA	$2,534.33	$5,069				$5,069								**$5,069**
D2010	01 - First Floor - 0REST - Restrooms	9939021	Toilet, Commercial Water Closet, Replace	30	27	3	2	EA	$1,938.01	$3,876				$3,876								**$3,876**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3030	01 - First Floor - 01EXT - Exterior	9861205	Heat Pump, Packaged & Wall-Mounted, 3 TON, Replace	20	17	3	1	EA	$6,559.43	$6,559				$6,559								**$6,559**
D3030	01 - First Floor - 01EXT - Exterior	9861217	Heat Pump, Packaged & Wall-Mounted, 3 TON, Replace	20	17	3	1	EA	$6,559.43	$6,559				$6,559								**$6,559**
D3030	01 - First Floor - 01EXT - Exterior	9860594	Heat Pump, Packaged & Wall-Mounted, 3 TON, Replace	20	17	3	1	EA	$6,559.43	$6,559				$6,559								**$6,559**
D3060	01 - First Floor - 0INT - Interior	9860387	Exhaust Fan, Residential Bathroom, Replace	15	13	2	1	EA	$372.70	$373			$373									**$373**
D3060	01 - First Floor - 01WMN - Staff Restroom	9860896	Exhaust Fan, Residential Bathroom, Replace	15	13	2	1	EA	$372.70	$373			$373									**$373**
D5020	01 - First Floor - 01EXT - Exterior	9860366	Distribution Panel, 120/208 V, 125 AMP, Replace	30	27	3	1	EA	$2,981.56	$2,982				$2,982								**$2,982**
D5020	01 - First Floor - 01EXT - Exterior	9861047	Distribution Panel, 120/208 V, 100 AMP, Replace	30	27	3	1	EA	$2,981.56	$2,982				$2,982								**$2,982**
D5020	01 - First Floor - 0EXT - Exterior	9860295	Distribution Panel, 120/208 V, 125 AMP, Replace	30	27	3	1	EA	$2,981.56	$2,982				$2,982								**$2,982**
D5020	01 - First Floor - 01EXT - Exterior	9861031	Distribution Panel, 120/208 V, 125 AMP, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D7050	01 - First Floor - 0INT - Interior	9939036	Fire Alarm Panel, Multiplex, Replace	15	7	8	1	EA	$5,963.12	$5,963									$5,963			**$5,963**
F1020	Throughout	10007089	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	23	2	2340	SF	$149.08	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	00545 - First Floor - 00545 - Exterior	9958923	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	2500	SF	$4.47	$11,181							$11,181					**$11,181**
B2020	00545 - First Floor - 00545 - Exterior	9958922	Glazing, any type by SF, Replace	30	26	4	100	SF	$81.99	$8,199					$8,199							**$8,199**
B2050	00545 - First Floor - 00545 - Exterior	9958932	Exterior Door, Steel, Standard, Replace	30	21	9	3	EA	$894.47	$2,683										$2,683		**$2,683**
B3020	00545 - First Floor - 00545 - Throughout Building	9958912	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	150	LF	$13.42	$2,013										$2,013		**$2,013**
C1030	00545 - Floor - 00545 - Space	9958924	Door Hardware, Office, per Door, Replace	30	21	9	18	EA	$521.77	$9,392										$9,392		**$9,392**
C1070	00545 - Floor - 00545 - Space	9958920	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	4000	SF	$5.22	$20,871										$20,871		**$20,871**
C2010	00545 - Floor - 00545 - Space	9958933	Wall Finishes, any surface, Prep & Paint	10	4	6	7500	SF	$2.24	$16,771							$16,771					**$16,771**
C2030	00545 - First Floor - 00545 - Restroom	9958921	Flooring, Vinyl Sheeting, Replace	15	12	3	250	SF	$10.44	$2,609				$2,609								**$2,609**
C2030	00545 - Floor - 00545 - Space	9958928	Flooring, Vinyl Tile (VCT), Replace	15	12	3	4000	SF	$7.45	$29,816				$29,816								**$29,816**
C2050	00545 - First Floor - 00545 - Restroom	9958910	Ceiling Finishes, any flat surface, Prep & Paint	10	4	6	250	SF	$2.98	$745							$745					**$745**
D2010	00545 - Floor - 00545 - Space	9958930	Water Heater, Electric, Residential, Replace	15	13	2	1	EA	$819.93	$820			$820									**$820**
D2010	00545 - First Floor - 00545 - Throughout Building	9958913	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	33	7	4280	SF	$16.40	$70,186								$70,186				**$70,186**
D2010	01 - First Floor - 01CST - Customer Space	9860853	Drinking Fountain, Floor-Mounted, Interior Basic, Replace	15	14	1	1	EA	$1,341.70	$1,342		$1,342										**$1,342**
D2010	00545 - Floor - 00545 - Space	9958917	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	33	2	1	EA	$2,087.09	$2,087			$2,087									**$2,087**
D2010	00545 - First Floor - 00545 - Restroom	9958926	Toilet, Commercial Water Closet, Replace	30	21	9	1	EA	$1,938.01	$1,938										$1,938		**$1,938**
D2010	00545 - First Floor - 00545 - Restroom	9958925	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	1	EA	$2,534.33	$2,534										$2,534		**$2,534**
D3020	00545 - Floor - 00545 - Space	9860732	Furnace, Gas, Replace	20	19	1	1	EA	$9,690.07	$9,690		$9,690										**$9,690**
D3030	01 - First Floor - 01EXT - Exterior	9860921	Split System, Condensing Unit/Heat Pump, 13 to 15 TON, Replace	15	12	3	1	EA	$37,716.73	$37,717				$37,717								**$37,717**
D3050	01 - First Floor - 01MECH - Mechanical Rm	9861024	Air Handler, Interior AHU, Easy/Moderate Access, 801 to 1200 CFM, Replace	25	25	0	1	EA	$13,715.18	$13,715	$13,715											**$13,715**
D3050	00545 - First Floor - 00545 - Throughout Building	9958931	HVAC System, Ductwork, Medium Density, Replace	30	21	9	4280	SF	$5.96	$25,522										$25,522		**$25,522**
D4030	00545 - Floor - 00545 - Space	9860551	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	4	EA	$223.62	$894							$894					**$894**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9860824	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$9,988.23	$9,988			$9,988									**$9,988**
D5020	00545 - Floor - 00545 - Space	9860504	Distribution Panel, 277/480 V, Replace	30	30	0	1	EA	$4,472.34	$4,472	$4,472											**$4,472**
D5020	00545 - Floor - 00545 - Space	9860947	Distribution Panel, 120/240 V, Residential Style, Replace	30	30	0	1	EA	$1,639.86	$1,640	$1,640											**$1,640**
D5020	00545 - Floor - 00545 - Space	9860356	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5030	00545 - First Floor - 00545 - Throughout Building	9958915	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	33	7	4280	SF	$3.73	$15,951								$15,951				**$15,951**
D5040	00545 - First Floor - 00545 - Throughout Building	9958927	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	4280	SF	$0.97	$4,147					$4,147							**$4,147**
D7050	01 - First Floor - 01MECH - Mechanical Rm	9861036	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install	10	5	5	1	EA	$178.89	$179						$179						**$179**
D7050	00545 - First Floor - 00545 - Throughout Building	9958918	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	4280	SF	$4.47	$19,142										$19,142		**$19,142**
D8010	Throughout	10007094	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	4280	SF	$3.73	$15,951					$15,951							**$15,951**
E1040	00545 - First Floor - 00545 - Restroom	9958914	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	27	3	1	EA	$5,217.73	$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**

Replacement Reserves Report

10/26/2026

Rio Consumnes Correctional Center / 00546 - RCCC - Rec Trailer

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2050	01 - First Floor - 01EXT - Exterior	9947692	Exterior Door, Wood, Solid-Core, Replace	25	24	1	2	EA	$1,043.55	$2,087		$2,087										**$2,087**
C1070	00546 - Floor - 00546 - Throughout Building	9947689	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	24	1	672	SF	$5.22	$3,506		$3,506										**$3,506**
C2010	01 - First Floor - 01EXT - Exterior	9947693	Wall Finishes, Vinyl, Replace	15	14	1	1060	SF	$3.73	$3,951		$3,951										**$3,951**
F1020	Throughout	10007098	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	24	1	672	SF	$175.91	$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**

Rio Consumnes Correctional Center / 00547 - RCCC - M1 Modular Unit

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3050	00547 - Floor - 00547 - Roof	9861174	Packaged Unit, RTU, Roof-Mounted, Replace	20	18	2	1	EA	$11,180.85	$11,181			$11,181									**$11,181**
D5020	00547 - Floor - 00547 - Throughout Building	9964947	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,639.86	$1,640					$1,640							**$1,640**
F1020	Throughout	10007378	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	20	5	1300	SF	$149.08	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3050	00548 - Floor - 00548 - Roof	9860637	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	20	0	1	EA	$13,417.02	$13,417	$13,417											**$13,417**
D3050	00548 - Floor - 00548 - Throughout Building	9966395	HVAC System, Ductwork, Medium Density, Replace	30	26	4	1100	SF	$5.96	$6,559					$6,559							**$6,559**
D5020	00548 - Floor - 00548 - Exterior	9966398	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,639.86	$1,640					$1,640							**$1,640**
F1020	Throughout	10007379	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	20	5	1100	SF	$149.08	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	01 - First Floor - 01EXT - Exterior	9939007	Exterior Walls, Wood Siding, Paint	30	27	3	1400	SF	$3.58	$5,009				$5,009								**$5,009**
B2050	01 - First Floor - 01EXT - Exterior	9939010	Exterior Door, Wood, any type, Refinish	10	7	3	2	EA	$223.62	$447				$447								**$447**
C1030	01 - First Floor - 01INT - Interior	9939006	Door Hardware, Office, per Door, Replace	30	27	3	1	EA	$1,460.96	$1,461				$1,461								**$1,461**
C2010	01 - First Floor - 01INT - Interior	9939008	Wall Finishes, Wallpaper, Replace	15	11	4	1380	SF	$3.28	$4,526					$4,526							**$4,526**
C2030	01 - First Floor - 01INT - Interior	9939015	Flooring, Vinyl Tile (VCT), Replace	15	11	4	650	SF	$7.45	$4,845					$4,845							**$4,845**
C2030	01 - First Floor - 01INT - Interior	9939009	Flooring, Carpet, Commercial Standard, Replace	10	9	1	250	SF	$11.18	$2,795		$2,795										**$2,795**
D3050	01 - First Floor - 01INT - Interior	9939011	HVAC System, Ductwork, Low Density, Replace	30	27	3	900	SF	$2.98	$2,683				$2,683								**$2,683**
D5030	01 - First Floor - 01INT - Interior	9939004	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	900	SF	$3.73	$3,354					$3,354							**$3,354**
F1020	throughout	10007380	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	20	5	900	SF	$149.08	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building exterior	9983238	Exterior Walls, any painted surface, Prep & Paint	10	6	4	3100	SF	$4.47	$13,864					$13,864							**$13,864**
B3010	00551 - Floor - 00551 - Space	9861070	Roofing, Built-Up, Replace	25	21	4	5100	SF	$20.87	$106,442					$106,442							**$106,442**
B3010	00551 - Floor - 00551 - Roof	9963500	Roofing, Modified Bitumen, Replace	20	13	7	1600	SF	$14.91	$23,852								$23,852				**$23,852**
C1070	00551 - Floor - 00551 - Space	9963495	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	22	3	6700	SF	$5.22	$34,959					$34,959							**$34,959**
C2010	00551 - Floor - 00551 - Space	9963511	Wall Finishes, any surface, Prep & Paint	10	6	4	10500	SF	$2.24	$23,480						$23,480						**$23,480**
C2030	00551 - Floor - 00551 - Space	9963502	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	6700	SF	$2.24	$14,982		$14,982										**$14,982**
D2010	01 - First Floor - 01MECH - Mechanical Rm	9860724	Storage Tank, Domestic Water, Replace	30	30	0	1	EA	$7,453.90	$7,454	$7,454											**$7,454**
D2010	01 - First Floor - 01MECH - Mechanical Rm	9861088	Water Heater, Gas, Commercial (200 MBH), Replace	20	17	3	1	EA	$24,746.95	$24,747					$24,747							**$24,747**
D2010	00551 - Floor - 00551 - Space	9963504	Water Heater, Electric, Residential, Replace	15	8	7	1	EA	$969.01	$969								$969				**$969**
D2010	01 - First Floor - 01MECH - Mechanical Rm	9860709	Pump, Circulation, Domestic Water, Replace	15	6	9	1	EA	$3,876.03	$3,876										$3,876		**$3,876**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2010	00551 - Floor - 00551 - Space	9861139	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$2,087.09	$2,087				$2,087								**$2,087**
D2010	00551 - Floor - 00551 - Space	9860712	Backflow Preventer, Domestic Water, Replace	30	27	3	1	EA	$2,087.09	$2,087				$2,087								**$2,087**
D2010	00551 - Floor - 00551 - Throughout Building	9963507	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	36	4	6700	SF	$7.45	$49,941					$49,941							**$49,941**
D2010	00551 - Floor - 00551 - Space	9963501	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	$1,788.94	$1,789						$1,789						**$1,789**
D2010	00551 - Floor - 00551 - Space	9963496	Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	1	EA	$1,192.62	$1,193										$1,193		**$1,193**
D3020	01 - First Floor - 01REC - Recreation	9860834	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$7,453.90	$7,454		$7,454										**$7,454**
D3020	01 - First Floor - 01REC - Recreation	9861041	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$7,453.90	$7,454		$7,454										**$7,454**
D3030	R2 - Roof Level 2 - R2ROOF - Roof	9861188	Evaporative Cooler, 0.33 to 0.50 HP, Replace	15	15	0	1	EA	$5,545.70	$5,546	$5,546											**$5,546**
D3030	R2 - Roof Level 2 - R2ROOF - Roof	9860360	Evaporative Cooler, 0.33 to 0.50 HP, Replace	15	12	3	1	EA	$5,545.70	$5,546				$5,546								**$5,546**
D3030	R2 - Roof Level 2 - R2ROOF - Roof	9860784	Evaporative Cooler, 0.33 to 0.50 HP, Replace	15	11	4	1	EA	$5,545.70	$5,546					$5,546							**$5,546**
D3060	01 - First Floor - 01EXT - Exterior	9860832	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$2,087.09	$2,087					$2,087							**$2,087**
D3060	01 - First Floor - 01EXT - Exterior	9860567	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$2,087.09	$2,087					$2,087							**$2,087**
D3060	01 - First Floor - 01REC - Recreation	9860584	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	$4,472.34	$4,472							$4,472					**$4,472**
D3060	01 - First Floor - 01VISIT - Visit	9861206	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	$4,472.34	$4,472							$4,472					**$4,472**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860795	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	19	6	1	EA	$4,472.34	$4,472							$4,472					**$4,472**
D3060	01 - First Floor - 01EXT - Exterior	9861143	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	16	9	1	EA	$2,087.09	$2,087										$2,087		**$2,087**
D4030	00551 - Floor - 00551 - Space	9860858	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$223.62	$224							$224					**$224**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9963510	Secondary Transformer, Dry, Stepdown, Replace	30	29	1	1	EA	$9,988.23	$9,988		$9,988										**$9,988**
D5020	01 - First Floor - 01MECH - Mechanical Rm	9963497	Secondary Transformer, Dry, Stepdown, Replace	30	29	1	1	EA	$9,988.23	$9,988		$9,988										**$9,988**
D5020	00545 - Floor - 00545 - Space	9963498	Distribution Panel, 277/480 V, Replace	30	30	0	1	EA	$4,472.34	$4,472	$4,472											**$4,472**
D5030	00551 - Floor - 00551 - Throughout Building	9963513	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	31	9	6700	SF	$3.73	$24,971										$24,971		**$24,971**
D5040	00551 - Floor - 00551 - Throughout Building	9963515	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	6700	SF	$0.97	$6,492					$6,492							**$6,492**
D6020	00551 - Floor - 00551 - Throughout Building	9963503	Low Voltage System, Phone & Data Lines, Replace	20	11	9	6700	SF	$2.24	$14,982										$14,982		**$14,982**
E1040	00551 - Floor - 00551 - Space	9860658	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	4	EA	$8,944.68	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	01 - First Floor - 01EXT - Exterior	9967705	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	5	5	5000	SF	$4.47	$22,362						$22,362						**$22,362**
B2020	01 - First Floor - 01EXT - Exterior	9967729	Glazing, any type by SF, Replace	30	26	4	300	SF	$81.99	$24,598					$24,598							**$24,598**
B2050	01 - First Floor - 01EXT - Exterior	9967713	Exterior Door, Steel, Standard, Replace	30	21	9	8	EA	$894.47	$7,156										$7,156		**$7,156**
B2050	00553 - Floor - 00553 - Space	9860656	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	25	5	1	EA	$6,559.43	$6,559						$6,559						**$6,559**
B2050	00553 - Floor - 00553 - Space	9860323	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	25	5	1	EA	$6,559.43	$6,559						$6,559						**$6,559**
B2050	00553 - Floor - 00553 - Space	9860747	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	25	5	1	EA	$11,180.85	$11,181						$11,181						**$11,181**
B2050	00553 - Floor - 00553 - Space	9860598	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	21	9	1	EA	$6,559.43	$6,559										$6,559		**$6,559**
B2050	00553 - Floor - 00553 - Space	9860622	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	21	9	1	EA	$11,180.85	$11,181										$11,181		**$11,181**
B2050	00553 - Floor - 00553 - Space	9860775	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	20	10	1	EA	$11,180.85	$11,181											$11,181	**$11,181**
C1030	00553 - Floor - 00553 - Space	9967721	Door Hardware, Office, per Door, Replace	30	21	9	16	EA	$521.77	$8,348										$8,348		**$8,348**
C1090	00553 - Floor - 00553 - Restroom	9967711	Toilet Partitions, Metal, Replace	20	12	8	1	EA	$1,267.16	$1,267									$1,267			**$1,267**
C2010	00553 - Floor - 00553 - Space	9967727	Wall Finishes, any surface, Prep & Paint	10	6	4	15000	SF	$2.24	$33,543					$33,543							**$33,543**
C2030	00553 - Floor - 00553 - Space	9967717	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	9650	SF	$2.24	$21,579			$21,579									**$21,579**
C2050	01 - First Floor - 01EXT - Exterior	9967725	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	9650	SF	$2.98	$28,772					$28,772							**$28,772**
D2010	Guestroom Entries01 - First Floor - 01BLR - Boiler Room	9861239	Storage Tank, Domestic Water, 251 to 500 GAL, Replace	30	28	2	1	EA	$7,453.90	$7,454			$7,454									**$7,454**
D2010	00553 - Floor - 00553 - Space	9860890	Water Heater, Electric, Residential, 16 to 29 GAL, Replace	15	12	3	1	EA	$969.01	$969				$969								**$969**
D2010	01 - First Floor - 01BLR - Boiler Room	9860434	Boiler, Gas, Domestic, Replace	25	21	4	1	EA	$33,542.55	$33,543					$33,543							**$33,543**
D2010	01 - First Floor - 01BLR - Boiler Room	9860850	Pump, Circulation, Domestic Water, 0.5 HP, Replace	15	10	5	1	EA	$3,876.03	$3,876						$3,876						**$3,876**
D2010	01 - First Floor - 01BLR - Boiler Room	9860560	Pump, Circulation, Domestic Water, 1 HP, Replace	15	6	9	1	EA	$4,919.57	$4,920										$4,920		**$4,920**
D2010	00553 - Floor - 00553 - Space	9967728	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures), Replace	40	33	7	9650	SF	$7.45	$71,930								$71,930				**$71,930**
D2010	00553 - Floor - 00553 - Space	9967723	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	32	3	2	EA	$2,087.09	$4,174				$4,174								**$4,174**
D2010	01 - First Floor - 01EXT - Exterior	9860511	Emergency Plumbing Fixtures, Eye Wash, Replace	20	11	9	1	EA	$2,236.17	$2,236										$2,236		**$2,236**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2030	00553 - Floor - 00553 - Space	9860938	Pump, Sump, Replace	15	12	3	1	EA	$6,365.63	$6,366				$6,366								**$6,366**
D3020	01 - First Floor - 01CST - Customer Space	9860964	Furnace, Gas, Replace	20	17	3	1	EA	$6,261.28	$6,261				$6,261								**$6,261**
D3020	00553 - Floor - 00553 - Space	9860680	Furnace, Gas, Replace	20	11	9	1	EA	$9,242.84	$9,243										$9,243		**$9,243**
D3020	01 - First Floor - 01CST - Customer Space	9860908	Unit Heater, Natural Gas, Replace	20	19	1	1	EA	$7,453.90	$7,454		$7,454										**$7,454**
D3030	00553 - Floor - 00553 - Pharmacy	9860485	Split System, Fan Coil Unit, DX, 3.5 to 5 TON, Replace	15	14	1	1	EA	$6,857.59	$6,858		$6,858										**$6,858**
D3030	01 - First Floor - 01EXT - Exterior	9860706	Air Conditioner, Window/Thru-Wall, Replace	10	9	1	1	EA	$4,323.26	$4,323		$4,323										**$4,323**
D3030	01 - First Floor - 01EXT - Exterior	9967722	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$5,068.65	$5,069			$5,069									**$5,069**
D3030	01 - First Floor - 01EXT - Exterior	9967710	Split System Ductless, Single Zone, Replace	15	13	2	1	EA	$7,155.74	$7,156			$7,156									**$7,156**
D3030	01 - First Floor - 01CST - Customer Space	9860540	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$3,279.72	$3,280			$3,280									**$3,280**
D3030	00553 - Floor - 00553 - Space	9860601	Air Conditioner, Window/Thru-Wall, Replace	10	8	2	1	EA	$3,279.72	$3,280			$3,280									**$3,280**
D3030	01 - First Floor - 01EXT - Exterior	9967708	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$5,068.65	$5,069				$5,069								**$5,069**
D3030	01 - First Floor - 01EXT - Exterior	9860829	Split System, Condensing Unit/Heat Pump, Replace	15	12	3	1	EA	$10,584.54	$10,585				$10,585								**$10,585**
D3030	00553 - Floor - 00553 - Space	9860836	Split System, Condensing Unit/Heat Pump, Replace	15	11	4	1	EA	$5,068.65	$5,069					$5,069							**$5,069**
D3050	01 - First Floor - 01EXT - Exterior	9967724	Make-Up Air Unit, MUA or MAU, Replace	20	13	7	1	EA	$71,557.44	$71,557								$71,557				**$71,557**
D3060	01 - First Floor - 01EXT - Exterior	9860592	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	11	9	1	EA	$2,087.09	$2,087										$2,087		**$2,087**
D3060	01 - First Floor - 01EXT - Exterior	9860524	Exhaust Fan, Roof or Wall-Mounted, 12" Damper, Replace	20	11	9	1	EA	$2,087.09	$2,087										$2,087		**$2,087**
D4030	00553 - Floor - 00553 - Space	9861113	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	7	EA	$223.62	$1,565							$1,565					**$1,565**
D5010	00553 - Floor - 00553 - Space	9861020	Supplemental Components, Battery Charger, Replace	20	16	4	1	EA	$2,429.97	$2,430					$2,430							**$2,430**
D5010	01 - First Floor - 01EXT - Exterior	9860967	Supplemental Components, Battery Charger, Replace	20	15	5	1	EA	$2,429.97	$2,430						$2,430						**$2,430**
D5020	00553 - Floor - 00553 - Space	9860869	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	00553 - Floor - 00553 - Space	9861140	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	00553 - Floor - 00553 - Space	9861021	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,981.56	$2,982				$2,982								**$2,982**
D5040	00553 - Floor - 00553 - Space	9967730	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	9650	SF	$6.71	$64,737										$64,737		**$64,737**
D7050	00553 - Floor - 00553 - Space	9967716	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	9650	SF	$4.47	$43,158										$43,158		**$43,158**
E1030	00553 - Floor - 00553 - Space	9967720	Foodservice Equipment, Commercial Kitchen, 2-Bowl, Replace	30	21	9	1	EA	$3,130.64	$3,131										$3,131		**$3,131**
E1040	01 - First Floor - 01CST - Customer Space	9860516	Healthcare Equipment, Defibrillator (AED), Cabinet-Mounted, Replace	10	8	2	1	EA	$2,236.17	$2,236			$2,236									**$2,236**
E1040	01 - First Floor - 01EXT - Exterior	9860927	Automotive Equipment, Power Washer, Replace	15	10	5	1	EA	$2,917.46	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	01 - First Floor - 01EXT - Exterior	9947485	Exterior Walls, Concrete, Clean & Seal, Replace	20	11	9	9400	SF	$2.30	$21,581										$21,581		**$21,581**
B2020	01 - First Floor - 01EXT - Exterior	9947496	Glazing, any type by SF, Replace	30	26	4	600	SF	$81.99	$49,196					$49,196							**$49,196**
B2050	01 - First Floor - 01EXT - Exterior	9947478	Exterior Door, Aluminum-Framed & Glazed, Standard Swing, Replace	30	26	4	1	EA	$1,938.01	$1,938					$1,938							**$1,938**
B2050	Building Exterior	9947491	Exterior Door, Steel, Standard, Replace	30	26	4	7	EA	$894.47	$6,261					$6,261							**$6,261**
B3010	00554 - Floor - 00554 - Space	9860675	Roofing, Modified Bitumen, Replace	20	19	1	19150	SF	$14.91	$285,484		$285,484										**$285,484**
B3020	R3 - Roof Level 3 - R3ROOF - Roof	9947506	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	11	9	200	LF	$13.42	$2,683										$2,683		**$2,683**
C1030	00554 - Floor - Throughout Building	9947474	Door Hardware, Office, per Door, Replace	30	26	4	47	EA	$521.77	$24,523					$24,523							**$24,523**
C1090	00554 - Floor - 00554 - Restrooms	9947482	Toilet Partitions, Metal, Replace	20	14	6	21	EA	$1,267.16	$26,610							$26,610					**$26,610**
C1090	01 - First Floor - 01WMN - Women Restroom	9947505	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	16	4	190	LF	$745.39	$141,624					$141,624							**$141,624**
C2010	00554 - Floor - Throughout Building	9947500	Wall Finishes, any surface, Prep & Paint	10	6	4	71812	SF	$2.24	$160,584					$160,584							**$160,584**
C2030	00554 - First Floor Corridor - 00554	9947490	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	2300	SF	$2.24	$5,143		$5,143										**$5,143**
C2030	00554 - Floor - Throughout Building	9947494	Flooring, Vinyl Tile (VCT), Replace	15	8	7	20700	SF	$7.45	$154,296								$154,296				**$154,296**
C2030	00554 - Second Floor - 00554	9947493	Flooring, Carpet, Commercial Standard, Replace	10	7	3	8500	SF	$11.18	$95,037				$95,037								**$95,037**
D1010	01 - First Floor - 01ELV - Elevator Public	9947476	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$7,453.90	$7,454				$7,454								**$7,454**
D1010	01 - First Floor - 01ELV - Elevator Public	9947466	Elevator Controls, Automatic, 1 Car, Replace	20	17	3	1	EA	$7,453.90	$7,454				$7,454								**$7,454**
D1010	Elevator	10007523	Elevator Cab Finishes, Economy, Replace	10	6	4	2	EA	$4,472.34	$8,945					$8,945							**$8,945**
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	9860612	Water Heater, Gas, Commercial (200 MBH), Replace	20	12	8	1	EA	$24,746.95	$24,747									$24,747			**$24,747**
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	9860975	Water Heater, Gas, Commercial (200 MBH), 100 to 199 GAL, Replace	20	12	8	1	EA	$24,746.95	$24,747									$24,747			**$24,747**
D2010	02 - Second Floor - 02MECH_1 - Mechanical Rm	9861119	Pump, Circulation, Domestic Water, Replace	15	6	9	1	EA	$3,876.03	$3,876										$3,876		**$3,876**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2010	00554 - Second Floor - 00554	9947507	Sink and Faucet, Stainless Steel, Replace	20	16	4	1	EA	$793.39	$793					$793							**$793**
D2010	00554 - Floor - 00554 - Space	9947497	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	$2,087.09	$2,087					$2,087							**$2,087**
D2010	00554 - Second Floor - 00554 - Restrooms	9947473	Urinal, Standard, Replace	30	26	4	6	EA	$1,639.86	$9,839					$9,839							**$9,839**
D2010	01 - First Floor - 01WMN - Women Restroom	9947477	Shower, Ceramic Tile, Replace	30	26	4	3	EA	$3,726.95	$11,181					$11,181							**$11,181**
D2010	00554 - Floor - 00554 - Restrooms	9947464	Urinal, Standard, Replace	30	26	4	4	EA	$1,639.86	$6,559					$6,559							**$6,559**
D2010	00554 - Floor - 00554 - Restrooms	9947501	Toilet, Commercial Water Closet, Replace	30	26	4	18	EA	$1,938.01	$34,884					$34,884							**$34,884**
D2010	01 - First Floor - 01MEN - Men Restroom	9970885	Shower, Ceramic Tile, Replace	30	26	4	7	EA	$3,726.95	$26,089					$26,089							**$26,089**
D2010	00554 - Second Floor - 00554 - Restrooms	9947468	Toilet, Commercial Water Closet, Replace	30	26	4	9	EA	$1,938.01	$17,442					$17,442							**$17,442**
D2010	00554 - Floor - Throughout Building	9947492	Sink/Lavatory, Wall-Hung, Replace	30	26	4	16	EA	$2,534.33	$40,549					$40,549							**$40,549**
D2010	01 - First Floor - 01DINE - Staff Dining	9860778	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	9	6	1	EA	$1,788.94	$1,789							$1,789					**$1,789**
D2030	01 - First Floor - 01ELV - Elevator Public	9860866	Pump, Sump, 20 HP, Replace	25	21	4	1	EA	$19,976.45	$19,976					$19,976							**$19,976**
D3030	01 - First Floor - 01EXT - Exterior	9860375	Split System, Condensing Unit/Heat Pump, Replace	15	14	1	1	EA	$5,068.65	$5,069		$5,069										**$5,069**
D3030	01 - First Floor - 01ELE - Electrical/telephone	9860716	Split System, Fan Coil Unit, DX, Replace	15	14	1	1	EA	$4,472.34	$4,472		$4,472										**$4,472**
D3030	R3 - Roof Level 3 - R3ROOF - Roof	9860606	Split System, Condensing Unit/Heat Pump, Replace	15	13	2	1	EA	$5,963.12	$5,963			$5,963									**$5,963**
D3030	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9861060	Split System, Fan Coil Unit, DX, Replace	15	13	2	1	EA	$5,664.96	$5,665			$5,665									**$5,665**
D3030	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9861098	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$4,472.34	$4,472				$4,472								**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9861056	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$4,472.34	$4,472		$4,472										**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860569	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$4,472.34	$4,472		$4,472										**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9861081	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$4,472.34	$4,472		$4,472										**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860571	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	24	1	1	EA	$4,472.34	$4,472		$4,472										**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860711	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	18	7	1	EA	$4,472.34	$4,472								$4,472				**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9861223	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	18	7	1	EA	$4,472.34	$4,472								$4,472				**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860358	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	18	7	1	EA	$4,472.34	$4,472								$4,472				**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860636	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	17	8	1	EA	$4,472.34	$4,472									$4,472			**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860468	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	17	8	1	EA	$4,472.34	$4,472									$4,472			**$4,472**
D4010	00554 - Floor - Throughout Building	9947508	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	19	6	38300	SF	$1.60	$61,094							$61,094					**$61,094**
D4030	00554 - Floor - 00554 - Space	9860689	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	2	EA	$223.62	$447							$447					**$447**
D5020	01 - First Floor - 01ELE - Electrical/telephone	9860978	Secondary Transformer, Dry, Stepdown, 10 KVA, Replace	30	26	4	1	EA	$8,050.21	$8,050					$8,050							**$8,050**
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9860684	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$67,085.10	$67,085						$67,085						**$67,085**
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9860521	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$37,269.50	$37,270						$37,270						**$37,270**
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9861211	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$14,907.80	$14,908						$14,908						**$14,908**
D5020	01 - First Floor - 01ELE - Electrical/telephone	9860552	Secondary Transformer, Dry, Stepdown, Replace	30	20	10	1	EA	$11,329.93	$11,330										$11,330		**$11,330**
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9860288	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9861032	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9860922	Distribution Panel, 120/208 V, 225 AMP, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9860670	Distribution Panel, 120/208 V, 125 AMP, Replace	30	25	5	1	EA	$2,981.56	$2,982						$2,982						**$2,982**
D5020	01 - First Floor - 01ELE - Electrical/telephone	9861183	Distribution Panel, 120/208 V, 225 AMP, Replace	30	25	5	1	EA	$2,981.56	$2,982						$2,982						**$2,982**
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9861065	Distribution Panel, 120/208 V, 225 AMP, Replace	30	25	5	1	EA	$2,981.56	$2,982						$2,982						**$2,982**
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9860729	Distribution Panel, 120/208 V, 400 AMP, Replace	30	25	5	1	EA	$8,944.68	$8,945						$8,945						**$8,945**
D5020	02 - Second Floor - 02ELE_TEL - Electrical/telecom	9860839	Distribution Panel, 120/208 V, 800 AMP, Replace	30	25	5	1	EA	$11,926.24	$11,926						$11,926						**$11,926**
D5020	01 - First Floor - 01ELE - Electrical/telephone	9860737	Distribution Panel, 120/208 V, 225 AMP, Replace	30	25	5	1	EA	$2,981.56	$2,982						$2,982						**$2,982**
D5020	01 - First Floor - 01ELE - Electrical/telephone	9860627	Distribution Panel, 120/208 V, 200 AMP, Replace	30	20	10	1	EA	$2,981.56	$2,982										$2,982		**$2,982**
D5020	01 - First Floor - 01ELE - Electrical/telephone	9860875	Distribution Panel, 120/208 V, 225 AMP, Replace	30	20	10	1	EA	$2,981.56	$2,982										$2,982		**$2,982**
D5040	00554 - Floor - Throughout Building	9947488	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	38300	SF	$0.97	$37,113					$37,113							**$37,113**
D5040	00554 - Floor - Throughout Building	9947463	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	38300	SF	$6.71	$256,936									$256,936			**$256,936**
D5040	01 - First Floor - 01EXT - Exterior	9947465	Exterior Light, any type, w/ LED Replacement, Replace	20	11	9	7	EA	$596.31	$4,174									$4,174			**$4,174**
D7010	01 - First Floor - 01GYM - Gym	9861149	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$1,460.96	$1,461					$1,461							**$1,461**
D7010	00554 - Second Floor - 00554	9860970	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$1,460.96	$1,461					$1,461							**$1,461**
D7010	01 - First Floor - 01HALL_S - South Passage	9860544	Access Control Devices, Electric Lock, w/ Card Reader, Install	15	11	4	1	EA	$9,585.72	$9,586					$9,586							**$9,586**
D7010	01 - First Floor - 01MEN - Men Restroom	9861224	Access Control Devices, Electric Lock, w/ Card Reader, Install	15	11	4	1	EA	$9,585.72	$9,586					$9,586							**$9,586**
D7010	01 - First Floor - 01WMN - Women Restroom	9860289	Access Control Devices, Electric Lock, w/ Card Reader, Install	15	11	4	1	EA	$9,585.72	$9,586					$9,586							**$9,586**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D7010	01 - First Floor - 01HALL_S - South Passage	9860392	Access Control Devices, Electronic Lock, Replace	10	6	4	1	EA	$1,460.96	$1,461					$1,461							**$1,461**
D7050	02 - Second Floor - 02MECH_1 - Mechanical Rm	9860484	Fire Alarm Devices, Smoke/Carbon Monoxide Detector, by in-house, Replace/Install	10	8	2	1	EA	$178.89	$179			$179									**$179**
D8010	Throughout	10007524	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	38300	SF	$3.73	$142,742					$142,742							**$142,742**
E1030	01 - First Floor - 01DINE - Staff Dining	9860476	Foodservice Equipment, Dishwasher Commercial, Replace	10	9	1	1	EA	$32,051.77	$32,052		$32,052										**$32,052**
E1030	01 - First Floor - 01DINE - Staff Dining	9947484	Foodservice Equipment, Icemaker, Freestanding, Replace	15	11	4	1	EA	$9,988.23	$9,988					$9,988							**$9,988**
E1030	01 - First Floor - 01DINE - Staff Dining	9947475	Foodservice Equipment, Prep Table Refrigerated, Salad/Sandwich, Replace	15	10	5	1	EA	$7,006.67	$7,007						$7,007						**$7,007**
E1030	01 - First Floor - 01DINE - Staff Dining	9947480	Foodservice Equipment, Food Warmer, Proofing Cabinet on Wheels, Replace	15	10	5	1	EA	$2,534.33	$2,534						$2,534						**$2,534**
E1030	01 - First Floor - 01DINE - Staff Dining	9947499	Foodservice Equipment, Freezer, 1-Door Reach-In, Replace	15	6	9	1	EA	$4,621.42	$4,621										$4,621		**$4,621**
E1030	01 - First Floor - 01DINE - Staff Dining	9947469	Foodservice Equipment, Refrigerator, 2-Door Reach-In, Replace	15	6	9	1	EA	$6,857.59	$6,858										$6,858		**$6,858**
E1060	00554 - Second Floor - 00554	9860813	Residential Appliances, Dishwasher, Replace	10	8	2	1	EA	$1,043.55	$1,044			$1,044									**$1,044**
E1060	00554 - Second Floor - 00554	9860667	Residential Appliances, Garbage Disposal, Replace	10	7	3	1	EA	$402.51	$403				$403								**$403**
E2010	00554 - Second Floor - 00554	9947471	Casework, Countertop, Plastic Laminate, Replace	15	11	4	8	LF	$74.54	$596					$596							**$596**
E2010	00554 - Second Floor - 00554	9947495	Casework, Cabinetry, Economy, Replace	20	16	4	16	LF	$260.89	$4,174					$4,174							**$4,174**
G4050	01 - First Floor - 01EXT - Exterior	9947510	Site Lighting, Wall Pack or Walkway Pole-Mounted, any type w/ LED, Replace	20	11	9	3	EA	$596.31	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building Exterior	9975461	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	4	6	12000	SF	$4.47	$53,668							$53,668					**$53,668**
B2050	Building Exterior	9975431	Exterior Door, Steel, Standard, Replace	30	21	9	8	EA	$894.47	$7,156										$7,156		**$7,156**
B3010	00555 - Floor - 00555 - Space	9860741	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	10	10	22700	SF	$25.34	$575,292											$575,292	**$575,292**
B3020	R3 - Roof Level 3 - R3ROOF - Roof	9975447	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	13	7	1	LF	$13.42	$13								$13				**$13**
B3060	R3 - Roof Level 3 - R3ROOF - Roof	9975451	Roof Skylight, per unit, up to 20 SF, Replace	30	26	4	14	EA	$1,938.01	$27,132					$27,132							**$27,132**
B3060	R3 - Roof Level 3 - R3ROOF - Roof	9975454	Roof Hatch, Metal, Replace	30	30	0	2	EA	$1,938.01	$3,876	$3,876											**$3,876**
C1030	00555 - Floor - 00555 - Space	9975462	Interior Door, Steel, Standard, Replace	40	36	4	23	EA	$894.47	$20,573					$20,573							**$20,573**
C1030	00555 - Floor - 00555 - Space	9975436	Door Hardware, Office, per Door, Replace	30	21	9	129	EA	$521.77	$67,309										$67,309		**$67,309**
C1070	00555 - Floor - 00555 - Space	9975465	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	16	9	10000	SF	$5.22	$52,177										$52,177		**$52,177**
C2010	00555 - Floor - 00555 - Space	9975438	Wall Finishes, any surface, Prep & Paint	10	6	4	70000	SF	$2.24	$156,532					$156,532							**$156,532**
C2030	00555 - Floor - 00555 - Space	9975437	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	40000	SF	$2.24	$89,447		$89,447										**$89,447**
C2030	00555 - Floor - 00555 - Space	9975458	Flooring, Vinyl Sheeting, Replace	15	11	4	1000	SF	$10.44	$10,435					$10,435							**$10,435**
C2030	00555 - Floor - 00555 - Space	9975463	Flooring, Carpet, Commercial Standard, Replace	10	5	5	4000	SF	$11.18	$44,723						$44,723						**$44,723**
C2050	00555 - Floor - 00555 - Space	9975455	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	35000	SF	$2.98	$104,355					$104,355							**$104,355**
D2010	01 - First Floor - 01CBF_HW - Hot Water	9860782	Pump, Circulation, Domestic Water, Replace	15	8	7	1	EA	$4,621.42	$4,621								$4,621				**$4,621**
D2010	01 - First Floor - 01MECH_N - North Mechanical	9860408	Water Heater, Gas, Commercial (200 MBH), Replace	20	10	10	1	EA	$24,746.95	$24,747											$24,747	**$24,747**
D2010	00555 - Floor - 00555 - Throughout Building	9975460	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	36	4	45000	SF	$16.40	$737,936					$737,936							**$737,936**
D2010	01 - First Floor - 01EXT - Exterior	9975448	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	10	5	1	EA	$1,788.94	$1,789						$1,789						**$1,789**
D2060	01 - First Floor - 01CBF_CST - Customer Space	9860686	Air Compressor, Tank-Style, Replace	20	18	2	1	EA	$10,837.97	$10,838			$10,838									**$10,838**
D2060	02 - Second Floor - 02CBF_MEZZ - Mezzanine	9860690	Air Compressor, Tank-Style, Replace	20	11	9	1	EA	$10,837.97	$10,838										$10,838		**$10,838**
D3030	01 - First Floor - 01CBFCOREELE_TEL - Electrical/telephone	9860664	Split System, Fan Coil Unit, DX, Replace	15	12	3	1	EA	$4,472.34	$4,472				$4,472								**$4,472**
D3030	R3 - Roof Level 3 - R3ROOF - Roof	9860623	Split System Ductless, Single Zone, Replace	15	7	8	1	EA	$5,217.73	$5,218									$5,218			**$5,218**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9860814	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$22,361.70	$22,362			$22,362									**$22,362**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9861091	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$44,723.40	$44,723			$44,723									**$44,723**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9860283	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$37,269.50	$37,270			$37,270									**$37,270**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9860572	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$44,723.40	$44,723			$44,723									**$44,723**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9861201	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$22,361.70	$22,362			$22,362									**$22,362**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9860854	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$11,180.85	$11,181										$11,181		**$11,181**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9861163	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$16,398.58	$16,399										$16,399		**$16,399**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860745	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9861035	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9861052	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860823	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860961	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860849	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	23	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D3060	00555 - Floor - 00555 - Space	9860659	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9975426	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$2,087.09	$2,087								$2,087				**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9975467	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$2,087.09	$2,087								$2,087				**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9975425	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$2,087.09	$2,087								$2,087				**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9975452	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	18	7	1	EA	$3,577.87	$3,578								$3,578				**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9975466	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	18	7	1	EA	$3,577.87	$3,578								$3,578				**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9975443	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$2,087.09	$2,087								$2,087				**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9975429	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	18	7	1	EA	$3,577.87	$3,578								$3,578				**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9975464	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$2,087.09	$2,087								$2,087				**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9975433	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$2,087.09	$2,087								$2,087				**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9975457	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$2,087.09	$2,087								$2,087				**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9975439	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	18	7	1	EA	$2,087.09	$2,087								$2,087				**$2,087**
D4010	00555 - Floor - 00555 - Throughout Building	9975446	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	23	2	45000	SF	$1.60	$71,781			$71,781									**$71,781**
D4010	02 - Second Floor - 02CBF_CNT - Control	9861004	Supplemental Components, Fire Shutter, Motor-Operated, Replace	30	25	5	1	EA	$11,628.08	$11,628						$11,628						**$11,628**
D4030	00555 - Floor - 00555 - Space	9860610	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	15	EA	$223.62	$3,354							$3,354					**$3,354**
D5010	01 - First Floor - 01EXT - Exterior	9860558	Generator, Diesel, Replace	25	22	3	1	EA	$128,207.08	$128,207				$128,207								**$128,207**
D5010	00555 - Floor - 00555 - Space	9860655	Automatic Transfer Switch, ATS, Replace	25	20	5	1	EA	$17,889.36	$17,889						$17,889						**$17,889**
D5020	01 - First Floor - 01MECH_N - North Mechanical	9860774	Secondary Transformer, Dry, Stepdown, Replace	30	30	0	1	EA	$11,329.93	$11,330	$11,330											**$11,330**
D5020	01 - First Floor - 01MECH_N - North Mechanical	9860989	Secondary Transformer, Dry, Stepdown, Replace	30	25	5	1	EA	$23,852.48	$23,852						$23,852						**$23,852**
D5020	00555 - Floor - 00555 - Space	9861219	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	00555 - Floor - 00555 - Space	9861167	Distribution Panel, 120/240 V, Residential Style, Replace	30	28	2	1	EA	$1,639.86	$1,640			$1,640									**$1,640**
D5020	00555 - Floor - 00555 - Space	9860762	Distribution Panel, 120/240 V, Residential Style, Replace	30	28	2	1	EA	$1,639.86	$1,640			$1,640									**$1,640**
D5020	01 - First Floor - 01CBFCOREELE_TEL - Electrical/telephone	9860466	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$2,981.56	$2,982			$2,982									**$2,982**
D5020	00555 - Floor - 00555 - Space	9860842	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$8,944.68	$8,945			$8,945									**$8,945**
D5020	00555 - Floor - 00555 - Space	9860570	Distribution Panel, 120/208 V, Replace	30	28	2	1	EA	$8,944.68	$8,945			$8,945									**$8,945**
D5020	01 - First Floor - 01CBFCOREELE_TEL - Electrical/telephone	9861169	Distribution Panel, 120/240 V, Residential Style, Replace	30	28	2	1	EA	$1,639.86	$1,640			$1,640									**$1,640**
D5020	00555 - Floor - 00555 - Space	9861039	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$7,901.13	$7,901			$7,901									**$7,901**
D5020	00555 - Floor - 00555 - Space	9860527	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D5030	00555 - Floor - 00555 - Throughout Building	9975430	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	45000	SF	$3.73	$167,713					$167,713							**$167,713**
D6020	00555 - Floor - 00555 - Throughout Building	9975445	Low Voltage System, Phone & Data Lines, Replace	20	11	9	45000	SF	$2.24	$100,628										$100,628		**$100,628**
D8010	00555 - Floor - 00555 - Throughout Building	9975456	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	9	6	45000	SF	$3.73	$167,713							$167,713					**$167,713**
E1040	00555 - Floor - 00555 - Pods	9975459	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	28	2	99	EA	$5,217.73	$516,555			$516,555									**$516,555**
E1040	00555 - Floor - 00555 - Pods	9975449	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	90	EA	$8,944.68	$805,021					$805,021							**$805,021**
G2050	01 - First Floor - 01EXT - Exterior	9975424	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	1	EA	$7,081.21	$7,081					$7,081							**$7,081**
G2060	00555 - Floor - 00555 - Space	9975432	Park Bench, Wood/Composite/Fiberglass, Replace	20	15	5	1	EA	$894.47	$894						$894						**$894**
G2060	01 - First Floor - 01EXT - Exterior	9975450	Picnic Table, Precast Concrete, Replace	25	16	9	2	EA	$1,788.94	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building exterior	10007620	Exterior Walls, any painted surface, Prep & Paint	10	6	4	9500	SF	$4.47	$42,487					$42,487							**$42,487**
B2050	01 - First Floor - 01SECPASS_N - North Secure Passage	9861090	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	21	9	1	EA	$6,559.43	$6,559										$6,559		**$6,559**
B2050	01 - First Floor - 01SECPASS_N - North Secure Passage	9860677	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	21	9	1	EA	$6,559.43	$6,559										$6,559		**$6,559**
B3010	00556 - Floor - 00556 - Roof	9861220	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	16	4	6775	SF	$25.34	$171,701					$171,701							**$171,701**
C2010	00556 - Floor - 00556 - Space	9964796	Wall Finishes, any surface, Prep & Paint	10	7	3	12000	SF	$2.24	$26,834				$26,834								**$26,834**
C2030	00556 - Floor - 00556 - Space	9964795	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	7	3	6775	SF	$2.24	$15,150				$15,150								**$15,150**
D4010	00556 - Floor - 00556 - Throughout Building	9964794	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	6775	SF	$1.60	$10,807										$10,807		**$10,807**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D4030	00556 - Floor - 00556 - Space	9860520	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	4	EA	$223.62	$894							$894					**$894**
D5020	Throughout	10007707	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	36	4	6775	SF	$26.83	$181,801					$181,801							**$181,801**
D5040	00556 - Floor - 00556 - Throughout Building	9964789	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	6775	SF	$0.97	$6,565					$6,565							**$6,565**
D5040	00556 - Floor - 00556 - Throughout Building	9964792	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	6775	SF	$6.71	$45,450					$45,450							**$45,450**
D6060	00556 - Floor - 00556 - Throughout Building	9964793	Intercom/PA System, Public Address Upgrade, Facility-Wide, Replace	20	18	2	6775	SF	$2.46	$16,665			$16,665									**$16,665**
D7050	00556 - Floor - 00556 - Throughout Building	9964791	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	6775	SF	$4.47	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	01 - First Floor - 01EXT - Exterior	9953477	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	7	3	5000	SF	$4.47	$22,362				$22,362								**$22,362**
B2050	01 - First Floor - 01EXT - Exterior	9953465	Exterior Door, Steel, Standard, Replace	30	21	9	2	EA	$894.47	$1,789										$1,789		**$1,789**
C1070	01 - First Floor - Booking - Office	9953474	Suspended Ceilings, Hard Tile, Replacement w/ ACT, Replace	25	23	2	2000	SF	$5.22	$10,435			$10,435									**$10,435**
C1070	01 - First Floor - Booking - Office	9953467	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	3000	SF	$5.22	$15,653										$15,653		**$15,653**
C1090	00557 - Floor - 00557 - Restroom	9953464	Toilet Partitions, Metal, Replace	20	11	9	4	EA	$1,267.16	$5,069										$5,069		**$5,069**
C2010	00557 - Floor - 00557 - Space	9953469	Wall Finishes, any surface, Prep & Paint	10	6	4	16000	SF	$2.24	$35,779					$35,779							**$35,779**
C2030	00557 - Floor - 00557 - Space	9953475	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	3600	SF	$2.24	$8,050			$8,050									**$8,050**
C2030	00557 - Floor - 00557 - Space	9953486	Flooring, Vinyl Tile (VCT), Replace	15	11	4	3000	SF	$7.45	$22,362					$22,362							**$22,362**
C2030	00557 - Floor - 00557 - Restroom	9953470	Flooring, Vinyl Sheeting, Replace	15	10	5	1000	SF	$10.44	$10,435						$10,435						**$10,435**
C2030	01 - First Floor - Booking - Office	9953478	Flooring, Carpet, Commercial Standard, Replace	10	8	2	1500	SF	$11.18	$16,771			$16,771									**$16,771**
C2030	01 - First Floor - Booking - Office	9953473	Flooring, Carpet, Commercial Tile, Replace	10	3	7	2000	SF	$9.69	$19,380								$19,380				**$19,380**
C2050	00557 - Floor - 00557 - Restroom	9953466	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	6100	SF	$2.98	$18,188					$18,188							**$18,188**
D2010	00557 - Floor - 00557 - Throughout building	9947702	Plumbing System, Supply & Sanitary, High Density (excludes fixtures), Replace	40	36	4	11100	SF	$20.87	$231,667					$231,667							**$231,667**
D2010	00557 - Floor - 00557 - Space	9953461	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	34	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D2010	00557 - Floor - 00557 - Restroom	9953476	Shower, Valve & Showerhead, Replace	30	26	4	6	EA	$1,192.62	$7,156					$7,156							**$7,156**
D3020	01 - First Floor - 01BKGMECH - Mechanical Rm	9860305	Furnace, Gas, Replace	20	19	1	1	EA	$6,261.28	$6,261		$6,261										**$6,261**
D3030	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9947707	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$5,664.96	$5,665							$5,665					**$5,665**
D3030	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9947700	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$5,664.96	$5,665							$5,665					**$5,665**
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9861233	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$13,417.02	$13,417		$13,417										**$13,417**
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9860437	Make-Up Air Unit, MUA or MAU, Replace	20	19	1	1	EA	$89,446.80	$89,447		$89,447										**$89,447**
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9860346	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$16,398.58	$16,399		$16,399										**$16,399**
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9860580	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	19	1	1	EA	$12,224.40	$12,224		$12,224										**$12,224**
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9860735	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$16,398.58	$16,399			$16,399									**$16,399**
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9861202	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$11,180.85	$11,181			$11,181									**$11,181**
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9860907	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$11,180.85	$11,181				$11,181								**$11,181**
D3050	00557 - Floor - 00557 - Throughout building	9947696	HVAC System, Ductwork, Medium Density, Upgrade/Install	30	26	4	11100	SF	$5.96	$66,191					$66,191							**$66,191**
D3050	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9860688	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	16	4	1	EA	$16,398.58	$16,399					$16,399							**$16,399**
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9860418	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	19	1	1	EA	$1,788.94	$1,789		$1,789										**$1,789**
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9947697	Exhaust Fan, Roof or Wall-Mounted, 10" Damper, Replace	20	19	1	1	EA	$1,788.94	$1,789		$1,789										**$1,789**
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9860944	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	23	2	1	EA	$5,963.12	$5,963			$5,963									**$5,963**
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9860474	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	23	2	1	EA	$5,963.12	$5,963			$5,963									**$5,963**
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9860838	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	22	3	1	EA	$5,963.12	$5,963				$5,963								**$5,963**
D3060	R2 - Roof Level 2 - R2BKGROOF - Booking Roof	9860324	Exhaust Fan, Centrifugal, 28" Damper, Replace	25	21	4	1	EA	$5,963.12	$5,963					$5,963							**$5,963**
D4030	00557 - Floor - 00557 - Throughout building	9860962	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	9	1	5	EA	$223.62	$1,118		$1,118										**$1,118**
D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	9947706	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	9947698	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	00557 - Floor - 00557 - Space	9860589	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	01 - First Floor - 01BKGMECH - Mechanical Rm	9947705	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5030	01 - First Floor - 01BKG_CNT - Control	9947703	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Upgrade/Install	40	31	9	11100	SF	$3.73	$41,369										$41,369		**$41,369**
D5040	01 - First Floor - 01BKG_ELE - Electrical	9860579	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	11100	SF	$6.71	$74,464			$74,464									**$74,464**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D6020	00557 - Floor - 00557 - Throughout building	9947704	Low Voltage System, Phone & Data Lines, Upgrade/Install	20	16	4	11100	SF	$2.24	$24,821					$24,821							**$24,821**
D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	9860277	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01BKG_HOLD_2 - Holding 2	9860364	Healthcare, UV Germicidal Light, Replace	10	8	2	1	EA	$1,103.18	$1,103			$1,103									**$1,103**
D7050	01 - First Floor - 01BKGPRCESS - Processing	9860760	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKG_HOLD_1 - Holding 1	9860340	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	9860848	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	9861028	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	9860935	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKGPRCESS - Processing	9860639	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKGVST_4 - Inmate Visit	9860821	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKGVST_3 - Attorney Visit	9860281	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKGPRCESS - Processing	9860646	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKGPROPERTY - Inmate Personnel Clothing	9860506	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKG_HOLD_3 - Holding 3	9860951	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKGPRCESS - Processing	9860983	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKGVST_3 - Attorney Visit	9860497	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	01 - First Floor - 01BKGPRCESS - Processing	9861185	Healthcare, UV Germicidal Light, Replace	10	6	4	1	EA	$1,103.18	$1,103					$1,103							**$1,103**
D7050	00557 - Floor - 00557 - Throughout building	9947708	Fire Alarm System, Full System Upgrade, Basic/Zoned, Upgrade/Install	20	11	9	11100	SF	$2.24	$24,821										$24,821		**$24,821**
D7050	01 - First Floor - 01BKG_CNT - Control	9860515	Fire Alarm Panel, Multiplex, Replace	15	6	9	1	EA	$5,963.12	$5,963										$5,963		**$5,963**
D8010	Throughout	10007819	BAS/HVAC Controls, Basic System or Legacy Upgrades, Install	15	11	4	11100	SF	$3.73	$41,369					$41,369							**$41,369**
E1040	00557 - Floor - 00557 - Space	9953481	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	38	2	3	EA	$8,944.68	$26,834			$26,834									**$26,834**
E1040	01 - First Floor - 01BKG_CNT - Control	9860284	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	38	2	1	EA	$8,944.68	$8,945			$8,945									**$8,945**
E1040	01 - First Floor - 01BKGPRCESS - Processing	9860507	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	38	2	1	EA	$8,944.68	$8,945			$8,945									**$8,945**
E1040	00557 - Floor - 00557 - Space	9953471	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	28	2	3	EA	$5,217.73	$15,653			$15,653									**$15,653**
E1040	01 - First Floor - 01BKG_EXT - Exterior	9861072	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
E1040	01 - First Floor - 01BKG_EXT - Exterior	9861210	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
E2010	01 - First Floor - Booking - Office	9953484	Casework, Countertop, Plastic Laminate, Replace	15	12	3	120	LF	$74.54	$8,945				$8,945								**$8,945**
E2010	01 - First Floor - Booking - Office	9953483	Casework, Cabinetry, Standard, Replace	20	13	7	120	LF	$447.23	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	01 - First Floor - 01EXT - Exterior	9953404	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	6	4	6600	SF	$4.47	$29,517					$29,517							**$29,517**
B2020	01 - First Floor - 01EXT - Exterior	9953395	Glazing, any type by SF, Replace	30	29	1	400	SF	$81.99	$32,797		$32,797										**$32,797**
B2050	01 - First Floor - 01EXT - Exterior	9953390	Exterior Door, Steel, Standard, Replace	30	21	9	8	EA	$894.47	$7,156									$7,156			**$7,156**
B2050	01 - First Floor - 01WHSEDOCKSTOR - Loading Dock Storage	9860510	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	25	5	1	EA	$11,180.85	$11,181						$11,181						**$11,181**
B3010	00558 - Floor - 00558 - Roof	9860307	Roofing, Modified Bitumen, Replace	20	16	4	11900	SF	$14.91	$177,403					$177,403							**$177,403**
B3020	00558 - Floor - 00558 - Roof	9947724	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	16	4	100	LF	$13.42	$1,342					$1,342							**$1,342**
C1090	01 - First Floor - 01WHSEDOCKSTOR - Restroom	9953383	Toilet Partitions, Metal, Replace	20	20	0	1	EA	$1,267.16	$1,267	$1,267											**$1,267**
C2010	01 - First Floor - 01WHSEDOCKSTOR - Restroom	9953382	Wall Finishes, Laminated Paneling (FRP), Replace	30	23	7	300	SF	$23.85	$7,156								$7,156				**$7,156**
C2010	00558 - Floor - 00558 - Space	9953393	Wall Finishes, any surface, Prep & Paint	10	6	4	18000	SF	$2.24	$40,251					$40,251							**$40,251**
C2030	00558 - Floor - 00558 - Space	9953391	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	11000	SF	$2.24	$24,598			$24,598									**$24,598**
C2030	01 - First Floor - 01WHSECST - Office	9953398	Flooring, Vinyl Tile (VCT), Replace	15	10	5	900	SF	$7.45	$6,709						$6,709						**$6,709**
C2050	01 - First Floor - 01WHSECST - Office	9953401	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	11900	SF	$2.98	$35,481					$35,481							**$35,481**
D2010	00558 - Floor - 00558 - Throughout Building	9953399	Plumbing System, Supply & Sanitary, Very Low Density (excludes fixtures), Replace	40	31	9	11900	SF	$1.49	$17,740									$17,740			**$17,740**
D2010	01 - First Floor - 01WHSEDOCKSTOR - Restroom	9953406	Urinal, Standard, Replace	30	30	0	1	EA	$1,639.86	$1,640	$1,640											**$1,640**
D2010	01 - First Floor - 01WHSE_SUPPLY - Utility Room	9953403	Sink/Lavatory, Service Sink, Wall-Hung, Replace	35	31	4	1	EA	$2,087.09	$2,087					$2,087							**$2,087**
D2010	01 - First Floor - 01WHSEDOCKSTOR - Restroom	9953384	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	1	EA	$2,534.33	$2,534									$2,534			**$2,534**
D3030	01 - First Floor - 01EXT - Exterior	9860419	Split System, Condensing Unit/Heat Pump, Replace	15	9	6	1	EA	$5,068.65	$5,069							$5,069					**$5,069**
D3030	01 - First Floor - 01WHSECST - Office	9860400	Split System, Fan Coil Unit, DX, Replace	15	9	6	1	EA	$4,472.34	$4,472							$4,472					**$4,472**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D4030	00558 - Floor - 00558 - Throughout building	9860503	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	8	2	4	EA	$223.62	$894			$894									**$894**
D5010	01 - First Floor - 01WHSEDOCKSTOR - Loading Dock Storage	9953379	Supplemental Components, Battery Charger, Replace	20	11	9	1	EA	$2,429.97	$2,430										$2,430		**$2,430**
D5020	01 - First Floor - 01WHSEDOCK - Loading Dock	9860934	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5020	01 - First Floor - 01EXT - Exterior	9947723	Distribution Panel, 120/208 V, Replace	30	30	0	1	EA	$2,981.56	$2,982	$2,982											**$2,982**
D5030	00558 - Floor - 00558 - Throughout Building	9953394	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	11900	SF	$3.73	$44,351					$44,351							**$44,351**
D5040	01 - First Floor - 01WHSE_SUPPLY - Supply	9860456	Lighting Controls, Dimming Panel, Standard, Replace	20	18	2	1	EA	$2,623.77	$2,624			$2,624									**$2,624**
D5040	00558 - Floor - 00558 - Throughout Building	9953386	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	16	4	11900	SF	$6.71	$79,831					$79,831							**$79,831**
D7050	00558 - Floor - 00558 - Throughout Building	9953381	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	15	5	11900	SF	$2.98	$35,481						$35,481						**$35,481**
E1030	01 - First Floor - 01EXT - Exterior	9953392	Foodservice Equipment, Walk-In, Refrigerator, Replace	20	19	1	1	EA	$22,361.70	$22,362		$22,362										**$22,362**
E1030	01 - First Floor - 01EXT - Exterior	9953389	Foodservice Equipment, Commercial Kitchen, 1-Bowl, Replace	30	28	2	1	EA	$2,385.25	$2,385			$2,385									**$2,385**
E1030	Walk-in	10007830	Foodservice Equipment, Walk-In, Evaporator for Refrigerator/Freezer, Replace	15	11	4	1	EA	$6,857.59	$6,858					$6,858							**$6,858**
E1030	Unknown	10007829	Foodservice Equipment, Walk-In, Condenser for Refrigerator/Freezer, Replace	15	11	4	1	EA	$9,391.91	$9,392					$9,392							**$9,392**
E1040	01 - First Floor - 01EXT - Exterior	9860625	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
E1040	01 - First Floor - 01EXT - Exterior	9860505	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
E2010	01 - First Floor - 01WHSECST - Office	9953385	Casework, Countertop, Plastic Laminate, Replace	15	8	7	100	LF	$74.54	$7,454								$7,454				**$7,454**
E2010	01 - First Floor - 01WHSECST - Office	9953407	Casework, Cabinetry, Standard, Replace	20	13	7	100	LF	$447.23	$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**

Rio Consumnes Correctional Center / 00559 - RCCC - Gate House

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	Age	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	01 - First Floor - 01EXT - Exterior	9958154	Exterior Walls, any painted surface, Prep & Paint	10	6	4	3000	SF	$4.47	$13,417					$13,417							**$13,417**
B2020	01 - First Floor - 01EXT - Exterior	9958128	Glazing, any type by SF, Replace	30	23	7	150	SF	$81.99	$12,299								$12,299				**$12,299**
B3010	00559 - Floor - 00559 - Gate House	9860997	Roofing, Single-Ply Membrane, TPO/PVC, Replace	20	18	2	2750	SF	$25.34	$69,694			$69,694									**$69,694**
B3060	01 - First Floor - 01EXT - Exterior	9958131	Roof Hatch, Metal, Replace	30	26	4	1	EA	$1,938.01	$1,938					$1,938							**$1,938**
C1030	00559 - Floor - 00559 - Gate House	9958135	Door Hardware, Office, per Door, Replace	30	21	9	7	EA	$521.77	$3,652										$3,652		**$3,652**
C1070	00559 - Floor - 00559 - Gate House	9958127	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	16	9	2500	SF	$5.22	$13,044										$13,044		**$13,044**
C1090	00559 - Floor - 00559 - Gate House	9958150	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	13	7	7	LF	$745.39	$5,218								$5,218				**$5,218**
C2010	00559 - Floor - 00559 - Gate House	9958159	Wall Finishes, Laminated Paneling (FRP), Replace	30	26	4	40	SF	$23.85	$954					$954							**$954**
C2010	00559 - Floor - 00559 - Gate House	9958144	Wall Finishes, any surface, Prep & Paint	10	6	4	4500	SF	$2.24	$10,063					$10,063							**$10,063**
C2030	00559 - Floor - 00559 - Gate House	9958134	Flooring, Vinyl Tile (VCT), Replace	15	12	3	1000	SF	$7.45	$7,454				$7,454								**$7,454**
C2030	00559 - Floor - 00559 - Gate House	9958155	Flooring, Laminate Faux Wood, Replace	15	7	8	1500	SF	$10.44	$15,653									$15,653			**$15,653**
C2050	00559 - Floor - 00559 - Gate House	9958151	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	250	SF	$2.98	$745					$745							**$745**
D2010	01 - First Floor - 01EXT - Exterior	9860966	Water Heater, Gas, Residential, Replace	15	13	2	1	EA	$1,938.01	$1,938			$1,938									**$1,938**
D2010	00559 - Floor - 00559 - Restrooms	9958156	Toilet, Commercial Water Closet, Replace	30	26	4	2	EA	$1,938.01	$3,876					$3,876							**$3,876**
D2010	00559 - Floor - 00559 - Restrooms	9958152	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	26	4	2	EA	$2,534.33	$5,069					$5,069							**$5,069**
D2010	00559 - Floor - 00559 - Gate House	9958138	Drinking Fountain, Wall-Mounted, Bi-Level, Replace	15	8	7	1	EA	$2,236.17	$2,236								$2,236				**$2,236**
D2010	00559 - Floor - 00559 - Gate House	9958153	Sink/Lavatory, Service Sink, Floor, Replace	35	26	9	1	EA	$1,192.62	$1,193										$1,193		**$1,193**
D3050	00559 - Floor - 00559 - Throughout Building	9958133	HVAC System, Ductwork, Medium Density, Replace	30	26	4	2750	SF	$5.96	$16,399					$16,399							**$16,399**
D3050	R2 - Roof Level 2 - R2ROOF - Roof	9860464	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	11	9	1	EA	$16,398.58	$16,399										$16,399		**$16,399**
D3060	R2 - Roof Level 2 - R2ROOF - Roof	9860425	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	24	1	1	EA	$2,087.09	$2,087		$2,087										**$2,087**
D4010	00559 - Floor - 00559 - Throughout Building	9958147	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	16	9	2750	SF	$1.60	$4,387										$4,387		**$4,387**
D4030	00559 - Floor - 00559 - Gate House	9860830	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	3	EA	$447.23	$1,342						$1,342						**$1,342**
D5020	00559 - Floor - 00559 - Gate House	9958132	Secondary Transformer, Dry, Stepdown, Replace	30	26	4	1	EA	$9,988.23	$9,988					$9,988							**$9,988**
D5020	00559 - Floor - 00559 - Gate House	9860332	Distribution Panel, 277/480 V, Replace	30	26	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D5020	00559 - Floor - 00559 - Gate House	9861114	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5040	01 - First Floor - 01EXT - Exterior	9958143	Exterior Light, any type, w/ LED Replacement, Replace	20	19	1	8	EA	$596.31	$4,770		$4,770										**$4,770**
D7050	00559 - Floor - 00559 - Throughout Building	9958158	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	2750	SF	$4.47	$12,299										$12,299		**$12,299**
E2010	00559 - Floor - 00559 - Gate House	9958129	Casework, Countertop, Plastic Laminate, Replace	15	11	4	30	LF	$74.54	$2,236					$2,236							**$2,236**
E2010	00559 - Floor - 00559 - Gate House	9958139	Casework, Cabinetry, Standard, Replace	20	11	9	40	LF	$447.23	$17,889										$17,889		**$17,889**
G2020	01 - First Floor - 01EXT - Exterior	9860971	Vehicular Access Devices, Operator, Large Gate, Replace	15	11	4	1	EA	$14,013.33	$14,013					$14,013							**$14,013**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
G2020	01 - First Floor - 01EXT - Exterior	9860517	Vehicular Access Devices, Operator, Large Gate, Replace	15	6	9	1	EA	$14,013.33	$14,013										$14,013		**$14,013**
G2060	01 - First Floor - 01EXT - Exterior	9958148	Fences & Gates, Pedestrian Gate, Wrought Iron, Replace	25	21	4	2	EA	$1,192.62	$2,385					$2,385							**$2,385**
G2060	01 - First Floor - 01EXT - Exterior	9958123	Fences & Gates, Pedestrian Gate, Wrought Iron, Refinish	10	6	4	2	EA	$44.72	$89					$89							**$89**
G2060	00559 - Floor - 00559 - Gate House	9958126	Park Bench, Metal Powder-Coated, Replace	20	15	5	2	EA	$1,043.55	$2,087						$2,087						**$2,087**
G2060	00559 - Floor - 00559 - Gate House	9958124	Park Bench, Wood/Composite/Fiberglass, Replace	20	12	8	1	EA	$894.47	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2050	01 - First Floor - 01EXT - Exterior	9958433	Exterior Door, Steel, Standard, Replace	30	21	9	3	EA	$894.47	$2,683										$2,683		**$2,683**
B2050	00560 - Floor - 00560 - Space	9860304	Overhead/Dock Door, Aluminum, 20'x14' (280 SF), Replace	30	26	4	1	EA	$11,180.85	$11,181					$11,181							**$11,181**
B2050	00560 - Floor - 00560 - Space	9860769	Overhead/Dock Door, Aluminum, 12'x12' (144 SF), Replace	30	26	4	1	EA	$6,559.43	$6,559					$6,559							**$6,559**
C1030	00560 - Floor - 00560 - Space	9958437	Door Hardware, Office, per Door, Replace	30	21	9	1	EA	$521.77	$522										$522		**$522**
C1090	00560 - Floor - 00560 - Space	9958441	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H, Replace	20	13	7	11	LF	$745.39	$8,199								$8,199				**$8,199**
C2030	00560 - Floor - 00560 - Space	9958436	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	8	2	3700	SF	$2.24	$8,274			$8,274									**$8,274**
D2060	01 - First Floor - 01EXT - Exterior	9958434	Supplemental Components, Compressed Air Dryer, Process Support, Replace	20	16	4	1	EA	$8,348.37	$8,348					$8,348							**$8,348**
D2060	01 - First Floor - 01EXT - Exterior	9958442	Air Compressor, Tank-Style, Replace	20	11	9	1	EA	$23,703.40	$23,703										$23,703		**$23,703**
D4030	00560 - Floor - 00560 - Space	9860577	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	7	3	2	EA	$223.62	$447				$447								**$447**
D5020	00560 - Floor - 00560 - Space	9860619	Distribution Panel, 120/208 V, Replace	30	27	3	1	EA	$2,981.56	$2,982				$2,982								**$2,982**
D5040	00560 - Floor - 00560 - Throughout Building	9958431	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	3700	SF	$6.71	$24,821										$24,821		**$24,821**
E1090	01 - First Floor - 01EXT - Exterior	9860545	Waste Handling Equipment, Trash Compactor, Cardboard Bailing Press, Replace	15	11	4	1	EA	$12,522.55	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2020	01 - First Floor - 01EXT - Exterior	9860309	Grease Trap/Interceptor, Underground, 100 GPM and 300 LB, Replace	20	19	1	1	EA	$17,889.36	$17,889		$17,889										**$17,889**
F1020	00561 - Floor - 00561 - Building Exterior	9947681	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	39	0	1579	SF	$214.67	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building exterior	10007913	Exterior Walls, Metal/Insulated Sandwich Panels, Replace	45	43	2	200	SF	$32.80	$6,559			$6,559									**$6,559**
B2020	Building exterior	10007914	Glazing, any type by SF, Replace	30	26	4	500	SF	$81.99	$40,996					$40,996							**$40,996**
C1030	00565 - Floor - 00565 - Space	9964942	Door Hardware, Office, per Door, Replace	30	30	0	1	EA	$521.77	$522	$522											**$522**
C2030	00565 - Floor - 00565 - Space	9964944	Flooring, Vinyl Tile (VCT), Replace	15	15	0	400	SF	$7.45	$2,982	$2,982											**$2,982**
C2050	00565 - Floor - 00565 - Space	9964941	Ceiling Finishes, any flat surface, Prep & Paint	10	10	0	400	SF	$2.98	$1,193	$1,193										$1,193	**$2,385**
D4030	00565 - Floor - 00565 - Space	9860723	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	1	EA	$223.62	$224							$224					**$224**
D5020	Throughout	10007915	Electrical System, Full System Renovation/Upgrade, Medium Density/Complexity, Replace	40	36	4	400	SF	$26.83	$10,734					$10,734							**$10,734**
D5040	00565 - Floor - 00565 - Space	9964943	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	18	2	400	SF	$6.71	$2,683			$2,683									**$2,683**
D7050	00565 - Floor - 00565 - Space	9964939	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	400	SF	$4.47	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2050	00566 - Floor - 00566 - Exterior	9966333	Exterior Door, Steel, Standard, Replace	30	28	2	6	EA	$894.47	$5,367			$5,367									**$5,367**
C1030	00566 - Floor - 00566 - Exterior	9966329	Door Hardware, Office, per Door, Replace	30	28	2	6	EA	$521.77	$3,131			$3,131									**$3,131**
C2030	Throughout	9993978	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	6	4	700	SF	$2.24	$1,565					$1,565							**$1,565**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D2010	00566 - Floor - 00566 - Space	9966334	Pump, Circulation/Booster, Domestic Water, Replace	25	19	6	1	EA	$20,274.61	$20,275							$20,275					**$20,275**
D2010	00566 - Floor - 00566 - Space	9966336	Pump, Circulation/Booster, Domestic Water, Replace	25	17	8	1	EA	$10,137.30	$10,137									$10,137			**$10,137**
D3030	00566 - Floor - 00566 - Space	9966338	Chilled Water, Chemical Feed Dosing System, Replace	15	14	1	3	EA	$7,453.90	$22,362		$22,362										**$22,362**
D5030	00566 - Floor - 00566 - Space	9966330	Variable Frequency Drive, VFD, by HP of Motor, Replace/Install	20	14	6	1	EA	$13,118.86	$13,119							$13,119					**$13,119**
D5040	00566 - Floor - 00566 - Space	9966335	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	14	6	700	SF	$6.71	$4,696							$4,696					**$4,696**
F1050	00566 - Floor - 00566 - Space	9966332	Sanitary Equipment, Filtration System, Replace	15	8	7	1	EA	$8,944.68	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3060	00569 - Floor - 00569 - Space	9964960	Exhaust Fan, Propeller, 0.5 HP Motor, Replace	20	15	5	1	EA	$1,938.01	$1,938						$1,938						**$1,938**
D3060	00569 - Floor - 00569 - Space	9964961	Exhaust Fan, Propeller, 0.5 HP Motor, Replace	20	15	5	1	EA	$1,938.01	$1,938						$1,938						**$1,938**
D5020	00569 - Floor - 00569 - Space	9860748	Distribution Panel, 120/240 V, Residential Style, Replace	30	25	5	1	EA	$1,639.86	$1,640						$1,640						**$1,640**
D5040	Throughout	10007917	Interior Lighting System, Full Upgrade, Low Density & Standard Fixtures, Replace	20	14	6	4800	SF	$3.13	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	Building exterior	9983242	Exterior Walls, any painted surface, Prep & Paint	10	6	4	12000	SF	$4.47	$53,668					$53,668							**$53,668**
B3010	00570 - Floor - 00570 - SBF Space	9860725	Roofing, Modified Bitumen, Replace	20	18	2	23000	SF	$14.91	$342,879			$342,879									**$342,879**
B3060	R3 - Roof Level 3 - R3ROOF - Roof	9979186	Roof Skylight, per unit, up to 20 SF, Replace	30	26	4	12	EA	$1,938.01	$23,256					$23,256							**$23,256**
B3060	R3 - Roof Level 3 - R3ROOF - Roof	9979201	Roof Hatch, Metal, Replace	30	28	2	2	EA	$1,938.01	$3,876			$3,876									**$3,876**
C1030	00570- First Floor - 00570 - Space	9979219	Interior Door, Steel, Standard, Replace	40	36	4	21	EA	$894.47	$18,784					$18,784							**$18,784**
C2010	00570- First Floor - 00570 - Space	9979218	Wall Finishes, any surface, Prep & Paint	10	6	4	70000	SF	$2.24	$156,532					$156,532							**$156,532**
C2030	00570- First Floor - 00570 - Space	9979209	Flooring, any surface, w/ Paint or Sealant, Prep & Paint	10	9	1	44500	SF	$2.24	$99,510		$99,510										**$99,510**
C2030	00570- First Floor - 00570 - Space	9979188	Flooring, Ceramic Tile, Replace	40	36	4	500	SF	$26.83	$13,417					$13,417							**$13,417**
C2050	00570- First Floor - 00570 - Space	9979185	Ceiling Finishes, any flat surface, Prep & Paint	10	6	4	35000	SF	$2.98	$104,355					$104,355							**$104,355**
D2010	01 - First Floor - 01MECH_N - North Mechanical	9860409	Water Heater, Gas, Commercial (125 MBH), Replace	20	13	7	1	EA	$18,485.67	$18,486									$18,486			**$18,486**
D2010	00570 - Floor - 00570 - SBF Space	9860377	Pump, Circulation, Domestic Water, Replace	15	6	9	1	EA	$3,876.03	$3,876										$3,876		**$3,876**
D2010	00570- First Floor - 00570 - Throughout Building	9979212	Plumbing System, Supply & Sanitary, Medium Density (excludes fixtures), Replace	40	36	4	45000	SF	$16.40	$737,936					$737,936							**$737,936**
D2010	01 - First Floor - 01MECH_N - North Mechanical	9861171	Backflow Preventer, Domestic Water, Replace	30	23	7	1	EA	$2,087.09	$2,087									$2,087			**$2,087**
D2010	01 - First Floor - 01MECH_N - North Mechanical	9860386	Backflow Preventer, Domestic Water, Replace	30	21	9	1	EA	$2,087.09	$2,087										$2,087		**$2,087**
D2010	00570- First Floor - 00570 - Space	9979206	Drinking Fountain, Wall-Mounted, Single-Level, Replace	15	14	1	1	EA	$1,788.94	$1,789		$1,789										**$1,789**
D2010	00570- First Floor - 00570 - Space	9979224	Sink/Lavatory, Vanity Top, Stainless Steel, Replace	30	23	7	7	EA	$1,788.94	$12,523									$12,523			**$12,523**
D2010	00570- First Floor - 00570 - Cells	9979197	Shower, Valve & Showerhead, Replace	30	21	9	12	EA	$1,192.62	$14,311										$14,311		**$14,311**
D2010	00570- First Floor - 01CNT - Restroom	9979222	Sink/Lavatory, Wall-Hung, Enameled Steel, Replace	30	21	9	1	EA	$2,534.33	$2,534										$2,534		**$2,534**
D2010	00570- First Floor - 01CNT - Restroom	9979215	Toilet, Commercial Water Closet, Replace	30	21	9	1	EA	$1,938.01	$1,938										$1,938		**$1,938**
D2030	R3 - Roof Level 3 - R3ROOF - Roof	9979214	Supplemental Components, Drains, Roof, Replace	40	36	4	14	EA	$960.06	$13,441					$13,441							**$13,441**
D3030	01 - First Floor - 01CNT - Control	9860761	Split System, Fan Coil Unit, DX, Replace	15	14	1	1	EA	$3,130.64	$3,131		$3,131										**$3,131**
D3030	R3 - Roof Level 3 - R3ROOF - Roof	9860583	Split System Ductless, Single Zone, Replace	15	14	1	1	EA	$5,217.73	$5,218		$5,218										**$5,218**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9860687	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	18	2	1	EA	$16,398.58	$16,399			$16,399									**$16,399**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9861112	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$22,361.70	$22,362							$22,362					**$22,362**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9860884	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$29,815.60	$29,816							$29,816					**$29,816**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9861084	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$16,398.58	$16,399							$16,399					**$16,399**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9860816	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$22,361.70	$22,362							$22,362					**$22,362**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9861231	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$29,815.60	$29,816							$29,816					**$29,816**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9860620	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$11,180.85	$11,181							$11,181					**$11,181**
D3050	R3 - Roof Level 3 - R3ROOF - Roof	9860952	Packaged Unit, RTU, Pad or Roof-Mounted, Replace	20	17	3	1	EA	$37,269.50	$37,270							$37,270					**$37,270**
D3050	00570- First Floor - 00570 - Throughout Building	9979205	HVAC System, Ductwork, Medium Density, Replace	30	20	10	45000	SF	$5.96	$268,340											$268,340	**$268,340**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979195	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979223	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979220	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860343	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979192	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979196	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860631	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979204	Exhaust Fan, Centrifugal, 12" Damper, Replace	25	21	4	1	EA	$2,087.09	$2,087					$2,087							**$2,087**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979198	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979203	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9860941	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979189	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9861025	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979216	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979217	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9861019	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	21	4	1	EA	$4,472.34	$4,472					$4,472							**$4,472**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979191	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979190	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979187	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	00570 - Floor - 00570 - SBF Space	9860779	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	2	EA	$3,577.87	$7,156					$7,156							**$7,156**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9979211	Exhaust Fan, Centrifugal, 16" Damper, Replace	25	21	4	1	EA	$3,577.87	$3,578					$3,578							**$3,578**
D3060	R3 - Roof Level 3 - R3ROOF - Roof	9861189	Exhaust Fan, Centrifugal, 24" Damper, Replace	25	16	9	1	EA	$4,472.34	$4,472										$4,472		**$4,472**
D4010	00570- First Floor - 00570 - Throughout Building	9979199	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	20	5	45000	SF	$1.60	$71,781						$71,781						**$71,781**
D4030	00570 - Floor - 00570 - SBF Space	9860710	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	4	6	8	EA	$223.62	$1,789							$1,789					**$1,789**
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	9861026	Secondary Transformer, Dry, Stepdown, Replace	30	28	2	1	EA	$23,852.48	$23,852			$23,852									**$23,852**
D5020	01 - First Floor - 01MECH_N - North Mechanical	9860696	Secondary Transformer, Dry, Stepdown, Replace	30	23	7	1	EA	$11,329.93	$11,330								$11,330				**$11,330**
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	9860342	Distribution Panel, 277/480 V, Replace	30	28	2	1	EA	$4,472.34	$4,472			$4,472									**$4,472**
D5020	01 - First Floor - 01COREELE_TEL - Electrical/telephone	9860621	Distribution Panel, 120/240 V, Residential Style, Replace	30	27	3	1	EA	$1,639.86	$1,640				$1,640								**$1,640**
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	9860440	Distribution Panel, 277/480 V, Replace	30	27	3	1	EA	$7,901.13	$7,901				$7,901								**$7,901**
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	9860945	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
D5020	00570 - Floor - 00570 - SBF Space	9860362	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
D5020	00570 - Floor - 00570 - SBF Space	9860843	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$8,944.68	$8,945					$8,945							**$8,945**
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	9860423	Distribution Panel, 120/240 V, Residential Style, Replace	30	26	4	1	EA	$1,639.86	$1,640					$1,640							**$1,640**
D5020	01 - First Floor - 01MECH_S - South Mechanical/ele	9861226	Distribution Panel, 120/240 V, Residential Style, Replace	30	23	7	1	EA	$1,639.86	$1,640								$1,640				**$1,640**
D5030	00570- First Floor - 00570 - Throughout Building	9979226	Electrical System, Wiring & Switches, Average or Low Density/Complexity, Replace	40	36	4	45000	SF	$3.73	$167,713					$167,713							**$167,713**
D7050	00570- First Floor - 00570 - Throughout Building	9979225	Fire Alarm System, Full System Upgrade, Standard Addressable, Upgrade/Install	20	11	9	45000	SF	$4.47	$201,255										$201,255		**$201,255**
D8010	00570- First Floor - 00570 - Throughout Building	9979208	BAS/HVAC Controls, Basic System or Legacy Upgrades, Upgrade/Install	15	8	7	45000	SF	$3.73	$167,713								$167,713				**$167,713**
E1040	00570- First Floor - 00570 - Cells	9979227	Detention Equipment, Toilet & Wash Basin, Stainless Steel, Replace	30	29	1	98	EA	$5,217.73	$511,338		$511,338										**$511,338**
E1040	02 - Second Floor - 02MEZZ - Mezzanine	9860365	Detention Equipment, Security Doors & Hardware, Swinging, Replace	40	36	4	4	EA	$8,944.68	$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**
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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3030	00571 - Floor - 00571 - Space	9860780	Air Conditioner, Window/Thru-Wall, Replace	10	6	4	1	EA	$4,323.26	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B3010	00572 - Floor - 00572 - Space	9954318	Roofing, Repairs per Man-Day, Repair	0	0	0	2	EA	$1,639.86	$3,280	$3,280											**$3,280**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B3020	00572 - RCCC - Sheriff Owned Modular Trailer - Roof	9947716	Roof Appurtenances, Gutters & Downspouts, Aluminum w/ Fittings, Replace	20	17	3	40	LF	$13.42	$537				$537								**$537**
C1070	00572 - RCCC - Sheriff Owned Modular Trailer - Throughout building	9947712	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	7200	SF	$5.22	$37,568									$37,568			**$37,568**
C1070	00572 - Floor - 00572 - Space	9954315	Suspended Ceilings, Acoustical Tile (ACT), Replace	25	17	8	7200	SF	$5.22	$37,568									$37,568			**$37,568**
C2010	00572 - RCCC - Sheriff Owned Modular Trailer - Throughout building	9947713	Wall Finishes, Acoustical Tile (ACT), Fabric-Faced, Replace	25	17	8	10000	SF	$20.87	$208,709									$208,709			**$208,709**
C2030	00572 - Floor - 00572 - Space	9954329	Flooring, Vinyl Tile (VCT), Replace	15	10	5	2000	SF	$7.45	$14,908						$14,908						**$14,908**
C2030	00572 - Floor - 00572 - Restroom	9954333	Flooring, Vinyl Sheeting, Replace	15	5	10	200	SF	$10.44	$2,087											$2,087	**$2,087**
C2030	00572 - RCCC - Sheriff Owned Modular Trailer - Office Space	9947717	Flooring, Carpet, Commercial Standard, Replace	10	6	4	5000	SF	$11.18	$55,904					$55,904							**$55,904**
C2050	00572 - Floor - 00572 - Space	9954334	Ceiling Finishes, any flat surface, Prep & Paint	10	7	3	200	SF	$2.98	$596				$596								**$596**
D3030	01 - First Floor - 01EXT - Exterior	9861200	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$8,199.29	$8,199							$8,199					**$8,199**
D3030	01 - First Floor - 01EXT - Exterior	9861157	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$6,559.43	$6,559							$6,559					**$6,559**
D3030	01 - First Floor - 01EXT - Exterior	9860788	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$9,391.91	$9,392							$9,392					**$9,392**
D3030	01 - First Floor - 01EXT - Exterior	9860730	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$6,559.43	$6,559							$6,559					**$6,559**
D3030	01 - First Floor - 01EXT - Exterior	9860427	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$9,391.91	$9,392							$9,392					**$9,392**
D3030	01 - First Floor - 01EXT - Exterior	9860705	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$6,559.43	$6,559							$6,559					**$6,559**
D3030	01 - First Floor - 01EXT - Exterior	9860792	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$5,963.12	$5,963							$5,963					**$5,963**
D3030	01 - First Floor - 01EXT - Exterior	9861232	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$8,199.29	$8,199							$8,199					**$8,199**
D3030	01 - First Floor - 01EXT - Exterior	9860683	Heat Pump, Packaged & Wall-Mounted, Replace	20	14	6	1	EA	$8,199.29	$8,199							$8,199					**$8,199**
D4010	00572 - Floor - 00572 - Throughout Building	9954316	Fire Suppression System, Existing Sprinkler Heads, by SF, Replace	25	17	8	7200	SF	$1.60	$11,485									$11,485			**$11,485**
D4030	00572 - Floor - 00572 - Space	9860403	Fire Extinguisher, Wet Chemical/CO2, Replace	10	4	6	4	EA	$447.23	$1,789							$1,789					**$1,789**
D5040	00572 - RCCC - Sheriff Owned Modular Trailer - Building Exterior	9947718	Exterior Light, any type, w/ LED Replacement, Replace	20	17	3	5	EA	$596.31	$2,982				$2,982								**$2,982**
D5040	00572 - Floor - 00572 - Throughout Building	9954321	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	17	3	7200	SF	$6.71	$48,301				$48,301								**$48,301**
D5040	00572 - Floor - 00572 - Throughout Building	9954323	Emergency & Exit Lighting System, Full Interior Upgrade, to LED, Replace	10	6	4	7200	SF	$0.97	$6,977					$6,977							**$6,977**
D7050	00572 - Floor - 00572 - Throughout Building	9954332	Fire Alarm System, Full System Upgrade, Simple Addressable, Upgrade/Install	20	17	3	7200	SF	$2.98	$21,467				$21,467								**$21,467**
E2010	00572 - RCCC - Sheriff Owned Modular Trailer - Kitchen	9947711	Casework, Cabinetry, Economy, Replace	20	17	3	16	LF	$260.89	$4,174				$4,174								**$4,174**
E2010	00572 - RCCC - Sheriff Owned Modular Trailer - Kitchen	9947720	Casework, Countertop, Plastic Laminate, Replace	15	11	4	8	LF	$74.54	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
F1020	Throughout	10008072	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	25	0	1715	SF	$196.78	$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**

Rio Consumnes Correctional Center / 00G04 - RCCC - Main Emergency Gen

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2010	00G04 - Floor - 00G04 - Exterior	9964918	Exterior Walls, any painted surface, 1-2 Story Building, Prep & Paint	10	10	0	500	SF	$4.47	$2,236	$2,236										$2,236	**$4,472**
B2010	00G04 - Floor - 00G04 - Exterior	9964917	Exterior Walls, Wood Siding, Replace	30	29	1	200	SF	$14.91	$2,982		$2,982										**$2,982**
B2050	00G04 - Floor - 00G04 - Roof	9964919	Exterior Door, Steel, Standard, Replace	30	28	2	1	EA	$894.47	$894			$894									**$894**
B3010	00G04 - Floor - 00G04 - Roof	9964920	Roofing, Asphalt Shingle, 20-Year Standard, Replace	20	20	0	500	SF	$5.66	$2,832	$2,832											**$2,832**
D4010	00G04 - Floor - 00G04 - Space	9860411	Supplemental Components, Fire Pump Controller, Replace	20	16	4	1	EA	$26,535.88	$26,536							$26,536					**$26,536**
D5040	Throughout	10008495	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures, Replace	20	11	9	500	SF	$6.71	$3,354										$3,354		**$3,354**
G3010	00G04 - Floor - 00G04 - Space	9861133	Pump, Distribution, Domestic Well Water, Replace	25	21	4	1	EA	$17,293.05	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3030	01 - First Floor - 01Restroom - Restroom Trailer	9947398	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	17	3	1	EA	$8,199.29	$8,199				$8,199								**$8,199**
D5020	01 - First Floor - 01Restroom - Restroom Trailer	9861246	Distribution Panel, 120/208 V, Replace	30	26	4	1	EA	$2,981.56	$2,982					$2,982							**$2,982**
F1020	01 - First Floor - 01Restroom - Restroom Trailer	9947413	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	23	2	550	SF	$149.08	$81,993			$81,993									**$81,993**

Replacement Reserves Report

10/26/2026

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
D3030	01 - First Floor - 01TRLR_EXT - Trailer Exterior	9947420	Heat Pump, Packaged & Wall-Mounted, 3.5 to 4 TON, Replace	20	17	3	1	EA	$8,199.29	$8,199				$8,199								**$8,199**
D5020	01 - First Floor - 01Classroom - Classroom	9860433	Distribution Panel, 120/240 V, 200 AMP, Replace	30	26	4	1	EA	$3,726.95	$3,727					$3,727							**$3,727**
F1020	01 - First Floor - 01Classroom - Classroom	9947403	Ancillary Building, Classroom/Office Module, Basic/Portable, Replace	25	23	2	900	SF	$149.08	$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	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost*	Subtotal	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Deficiency Repair Estimate
B2080	Site	10000936	Fabric Cover, Metal, per SF of Fabric Cover, Refinish	10	9	1	8000	SF	$3.73	$29,816		$29,816										**$29,816**
D3010	00080 - Fuel Station - 00080-FUEL - Fuel Station	9958448	Storage Tank, Fuel, Interior, Replace	25	21	4	1	EA	$8,199.29	$8,199					$8,199							**$8,199**
D3020	00567 - Floor - 00567 - Space	9966168	Boiler Supplemental Components, Chemical Feed System, Replace	15	11	4	1	EA	$17,442.13	$17,442					$17,442							**$17,442**
D4030	00080-FU - Fuel Station - 00080-FUEL - Fuel Station	9860348	Fire Extinguisher, Type ABC, up to 20 LB, Replace	10	5	5	1	EA	$223.62	$224						$224						**$224**
D5010	00000 - RCCC - Exterior - Site	9967758	Generator, Diesel, Replace	25	22	3	1	EA	$178,893.60	$178,894				$178,894								**$178,894**
D5010	01 - First Floor - 01EXT - Exterior	9860618	Generator, Diesel, 600 KW, Replace	25	18	7	1	EA	$327,971.60	$327,972								$327,972				**$327,972**
D5010	00000 - RCCC - Exterior - Site	9967760	Automatic Transfer Switch, ATS, Replace	25	23	2	1	EA	$104,354.60	$104,355					$104,355							**$104,355**
D5010	01 - First Floor - 01EXT - Exterior	9860721	Automatic Transfer Switch, ATS, 1200 AMP, Replace	25	18	7	1	EA	$74,539.00	$74,539								$74,539				**$74,539**
D5020	01 - First Floor - 01EXT - Exterior	9947587	Primary Transformer, Dry, Property-Owned, 1000 KVA, Replace	30	26	4	1	EA	$163,985.80	$163,986						$163,986						**$163,986**
F1020	Site	10001357	Shade Structure, Wood Framed, Standard, Replace	30	21	9	400	SF	$74.54	$29,816										$29,816		**$29,816**
G2020	00000 - RCCC - Exterior - Site	9967766	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	25	0	20000	SF	$5.22	$104,355	$104,355											**$104,355**
G2020	00000 - RCCC - Exterior - Site	9967769	Parking Lots, Pavement, Asphalt, Seal & Stripe	5	4	1	94500	SF	$0.67	$63,395		$63,395						$63,395				**$126,791**
G2020	Site	10008147	Parking Lots, Pavement, Asphalt, Mill & Overlay	25	16	9	74500	SF	$5.22	$388,721										$388,721		**$388,721**
G2020	00565 - Floor - 00565 - Exterior	9860912	Vehicular Access Devices, Operator, Small Gate, Replace	15	15	0	1	EA	$9,540.99	$9,541	$9,541											**$9,541**
G2020	00565 - Floor - 00565 - Exterior	9860450	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$9,540.99	$9,541								$9,541				**$9,541**
G2020	00565 - Floor - 00565 - Exterior	9860319	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$9,540.99	$9,541								$9,541				**$9,541**
G2020	00565 - Floor - 00565 - Exterior	9860889	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$9,540.99	$9,541								$9,541				**$9,541**
G2020	00565 - Floor - 00565 - Exterior	9860534	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$9,540.99	$9,541								$9,541				**$9,541**
G2020	00565 - Floor - 00565 - Exterior	9860654	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$9,540.99	$9,541								$9,541				**$9,541**
G2020	00565 - Floor - 00565 - Exterior	9860276	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$9,540.99	$9,541								$9,541				**$9,541**
G2020	00565 - Floor - 00565 - Exterior	9860413	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$9,540.99	$9,541								$9,541				**$9,541**
G2020	00565 - Floor - 00565 - Exterior	9860369	Vehicular Access Devices, Operator, Small Gate, Replace	15	9	6	1	EA	$9,540.99	$9,541								$9,541				**$9,541**
G2050	00000 - RCCC - Exterior - Site	9967771	Sports Apparatus, Tennis/Volleyball, Net w/ Posts & Anchors, Replace	20	16	4	2	EA	$2,087.09	$4,174						$4,174						**$4,174**
G2050	00000 - RCCC - Exterior - Site	9967763	Sports Apparatus, Basketball, Backboard/Rim/Pole, Replace	25	21	4	10	EA	$7,081.21	$70,812						$70,812						**$70,812**
G2060	01 - First Floor - 01EXT - Exterior	9860633	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	25	0	1	EA	$14,325.77	$14,326	$14,326											**$14,326**
G2060	01 - First Floor - 01EXT - Exterior	9860559	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	19	1	1	EA	$14,325.77	$14,326		$14,326										**$14,326**
G2060	00000 - RCCC - Exterior - Site	9967773	Fences & Gates, Secure Fence, Chain Link 10-16', With Razor Wire, Replace	25	19	6	4000	LF	$161.70	$646,785							$646,785					**$646,785**
G2060	00000 - RCCC - Exterior - Site	9967774	Fences & Gates, Pedestrian Gate, Aluminized Steel, Replace	25	16	9	20	EA	$1,118.09	$22,362										$22,362		**$22,362**
G2060	00000 - RCCC - Exterior - Site	9967767	Fences & Gates, Vehicle Gate, Chain Link Sliding Electric, Replace	20	11	9	3	EA	$10,368.37	$31,105										$31,105		**$31,105**
G2060	00000 - RCCC - Exterior - Site	9967764	Fences & Gates, Vehicle Gate, Chain Link Manual, Replace	25	15	10	18	EA	$5,448.80	$98,078											$98,078	**$98,078**
G2060	00000 - RCCC - Exterior - Site	9967757	Signage, Property, Monument, Replace/Install	20	13	7	3	EA	$4,472.34	$13,417								$13,417				**$13,417**
G2080	00000 - RCCC - Exterior - Site	9967756	Irrigation System, Controllers & Valves, Repairs & Adjustments, Repair	10	7	3	40000	SF	$0.60	$23,852				$23,852								**$23,852**
G3060	00080 - Fuel Station - 00080-FUEL - Fuel Station	9958447	Pump, Gasoline Fuel Dispenser, Replace	15	11	4	2	EA	$16,696.74	$33,393					$33,393							**$33,393**
G5010	Perimeter Fence	10387183	Security Fence, Motion Detectors, Replace	15	12	3	30	EA	$2,907.02	$87,211				$87,211								**$87,211**
P2030	Throughout	10011844	Electrical Study, Emergency Generators	0	0	0	1	EA	$37,269.50	$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**

* Markup has been included in unit costs.