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# **JACKSON COUNTY DEPARTMENT OF CORRECTIONS**

## **FACILITY CONDITION ASSESSMENT - EXECUTIVE SUMMARY**

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**FINAL** | 31 AUGUST 2017





August 31, 2017

Mr. Mark Troson  
Deputy Chief Operating Officer  
415 East 12th Street, 2nd Floor  
Kansas City, MO 64106

RE: Jackson County Department of Corrections | Facility Condition Assessment

Dear Mark,

On behalf of Hellmuth, Obata + Kassabaum (HOK), we are pleased to submit for your review a draft copy of the Jackson County Department of Corrections Facility Condition Assessment dated 14 July 2017.

This report addresses the County's request to assess the following buildings and structures: a) Community Justice Center Building/RCC (1305 Locust); b) Albert Riederer Community Justice Complex (1315 Locust); c) Jail Annex Building; and d) Main Tower (1300 Cherry). This report includes the inventory assessment of the existing facilities using the ASTM Standard E2018 [Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment].

It has been a pleasure working with you and the staff of the Jackson County Department of Corrections who participated in this effort providing essential information to enable us to complete the report.

Please feel free to contact us should you have any question.

Sincerely,

Jeff Bradley  
Vice President  
Director of Justice

Jason Wandersee, AIA  
Vice President  
Justice Regional Leader

Bob Schwartz, FAIA  
Vice President  
Senior Justice Planner

Sonya Jury, AIA  
Senior Associate  
Senior Project Manager





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# PREFACE

Jackson County, Missouri owns all four buildings located south of 13th Street, bounded by Cherry Street on the east and Locust Street on the west in downtown Kansas City, Missouri proper. Collectively, all four buildings represent the Jackson County Department of Corrections complex which includes space for Kansas City Missouri Police Department (KCPD) intake and holding. The nine-story Main Tower (1300 Cherry) built in 1981 with an inmate capacity of 625; the three-story Jail Annex, built in 1997, houses 129 inmates; the four-story Albert Riederer Community Justice Center (1315 Locust) built in 1981, provides Divisions 13 and 31 of the Circuit Courts, along with supporting legal functions; and the Community Justice Building (CJB-1305 Locust) built in 1934, and the Regional Corrections Center (RCC-505 13th Street) house 153 Kansas City municipal inmates along with Population Control, and Inmate Programs. In 2016 for the entire corrections complex, the average daily population (ADP) was 921 for both municipal and county inmates.

In May 2015, Jackson County and Kansas City fully consolidated jail services. This consolidation, along with increased inmate population growth, has directly impacted every building.

The HOK Design Team was contracted by Jackson County Missouri Government to produce a Facility Condition Assessment for Corrections Department. This report completes the contractual scope of work and includes the inventory and assessment of the existing facility and cost estimate per building.

Together, several factors have led to the tipping point where major capital expenditures are necessary for the buildings to perform safely for the public, inmates, and staff. These factors include: deferred maintenance for the last 30 years due to lack of annual funding and staffing to maintain a complex of such size, new building codes such as ADA Federal civil rights law (1990), new detention guidelines with ACA (American Correctional Association, updated principles 1982, 2002), and the PREA Act (Prison Rape Elimination Act, passed in 2003, effective ruling in 2012) along with detention design philosophies. This report is intended to give a clear understanding of the current building conditions and deficiencies both exterior and interior. Consultants also assessed the condition and life expectancy of existing mechanical and engineering systems. It is the intent of this report to assist the County in determining the feasibility of significant investment in the current facility or whether alternative solutions are warranted.

For purposes of this Facility Condition Assessment, the Design Team is using the ASTM Standard E2018 – Standard Guide for Property Condition Assessment: Baseline Property Condition Assessment. The following condition ratings were utilized:

## EXCELLENT

Superior aging performance. New component, functions as intended, no deterioration observed.

## GOOD

Normal result. Functioning as intended; normal deterioration observed based on age and general environment.

## FAIR

Functioning as intended; evidence of some degradation or deficient operation. Component/system approaching the end of typical service life. Repairs necessary to maintain functionality.

## POOR

Not functioning as intended; evidence of serious collective degradation or deficient operation; potential for failure, system at end of service life. Repairs necessary to restore functionality.

## FAILED

System is no longer operating to design intent or exhibiting total failure; significant deterioration and major distress observed, possible damage to support structure; may present a risk to people or materials.







# MISSION STATEMENT

THE JACKSON COUNTY DEPARTMENT OF CORRECTIONS IS AN ADULT LOCAL DETENTION FACILITY. THE DEPARTMENT IS CHARGED PRIMARILY WITH THE CUSTODY, CARE, AND CONTROL OF ADULT PRE-TRIAL OFFENDERS; POST-TRIAL OFFENDERS AWAITING SENTENCING; MUNICIPAL APPEALS; OFFENDERS AWAITING PRE-SENTENCE INVESTIGATIONS; AS WELL AS OFFENDERS AWAITING PROBATION AND PAROLE HEARINGS, HOLDS FROM OTHER JURISDICTIONS, AND THOSE SENTENCED TO ONE YEAR OR LESS. WHILE IN CUSTODY, THE DEPARTMENT WILL MAINTAIN THE CARE AND CUSTODY OF INMATES IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND COUNTY STATUTES.

THE CUSTODY OF INMATES IS MAINTAINED THROUGH POSITIVE, PROACTIVE INTERACTION WITH STAFF AND AN OBJECTIVE INMATE CLASSIFICATION SYSTEM. INMATES RECEIVE FAIR, IMPARTIAL, AND HUMANE TREATMENT IN A SAFE ENVIRONMENT. THROUGH PROGRAMS, THE DEPARTMENT PROMOTES OPPORTUNITIES FOR POSITIVE BEHAVIOR, GROWTH, AND SELF-SUFFICIENCY. INMATES WILL HAVE OPPORTUNITIES TO IMPROVE THEIR BEHAVIOR THROUGH INCENTIVES FOR POSITIVE BEHAVIOR AND SANCTIONS FOR NEGATIVE BEHAVIOR. THE DEPARTMENT ENSURES THAT THE INMATES' BASIC DAILY NEEDS ARE MET THROUGH A SANITARY AND SAFE ENVIRONMENT, A NUTRITIONALLY BALANCED DIET, AND ADEQUATE HEALTH CARE.

THE DEPARTMENT RECOGNIZES THAT THE STAFF ARE VALUED ASSET; THEREFORE, A WORK ENVIRONMENT OF OPENNESS, HONESTY, MUTUAL RESPECT AND PROFESSIONALISM IS ENCOURAGED. RESPECTING THE DIGNITY OF ALL INDIVIDUALS INCLUDING FELLOW STAFF, INMATES, AND THE PUBLIC IS A PRIORITY. THROUGH QUALITY TRAINING AND STAFF DEVELOPMENT, THE SKILLS NECESSARY TO EFFECTIVELY AND CONSISTENTLY COMPLETE TASKS WILL BE LEARNED. BY TAKING PRIDE IN AND RESPONSIBILITY FOR WORK, THE MISSION OF THE DEPARTMENT WILL BE ACCOMPLISHED. THE JACKSON COUNTY DEPARTMENT OF CORRECTIONS IS ACCOUNTABLE FOR ITS OPERATION, THROUGH THE COUNTY EXECUTIVE, TO THE CITIZENS OF JACKSON COUNTY. THE DEPARTMENT RECOGNIZES ITS OBLIGATION TO USE THE COUNTY'S RESOURCES WISELY IN A LAW ABIDING AND COST EFFECTIVE MANNER. TO MAINTAIN AN EFFECTIVE CRIMINAL JUSTICE SYSTEM, THE DEPARTMENT OF CORRECTIONS IS DEDICATED TO WORKING COLLABORATIVELY, AS AN EQUAL PARTNER, WITH ALL THE AGENCIES THAT MAKE UP THAT SYSTEM.





# ACKNOWLEDGMENT OF TEAM

## JACKSON COUNTY PARTICIPANTS

The following provides a list of county officials that have participated in one or more meetings from the initial kick-off meeting to final team meetings.

Frank White, Jr.	Jackson County Executive
Caleb Clifford	Chief of Staff
Gary Panethiere, CPA	Chief Operating Officer
Mark Trosen	Deputy Chief Operating Officer
Joseph Piccinini	Director of Corrections
Rex Tarwater	Deputy Director of Corrections
Brian Johnson	Health & Behavior Services/Comp. Manager
Laura Scott	Assistant Director of Jail Administration
Carmen Hayes	Correction Center Human Resources Administrator
Steven (Mike) Raines	Accreditation Manager
Amber Ledbetter	Population Control & Records Administration
Major James Eickhoff	Manager of Detention Operations
Kale Webster	Correction Center Security & Safety Coordinator
Robin Reneau	Truman Medical Center - Behavioral Health Director
Elaine McBride	Correction Care Solutions [Healthcare Vendor]
Jackie Robinson	Major of Administration Services
Craig Mosher	Corrections Center Facilities Administrator

## FACILITY CONDITION ASSESSMENT DESIGN TEAM

HOK - ARCHITECTURE/INTERIORS  
ROSS & BARUZZINI - MEPF  
CUSTOM ENGINEERING, INC. - MEPF [CJB/RCC ONLY]  
SHAFFER, KLINE & WARREN - BUILDING ENVELOPE  
DAX CONSTRUCTION AND ROOFING, LLC - ROOF  
FSC, INC. - CODE CONSULTING  
CMR - ESTIMATING





# CONCLUSIONS:

During the course of this Facility Condition Assessment, the Design Team uncovered many factors which have led to the deterioration of the four buildings over the course of 30 years of deferred maintenance. This deterioration did not happen overnight and many factors have led to the current state. The challenge with finalizing these findings is to convey to the reader the symbiotic relationship of these many factors in a succinct manner to fully understand the integrated factors that play upon each other. The simple county jail of 20-years ago has grown much more complex. Female populations have increased at a rate of 50% higher than men since 1980. Changing demographics are stressing county jails nationwide and are housing more drug offenders, more mentally ill offenders, and more inmates with specialized needs. The classifications and sub-classification demographics require appropriate housing along with programming needs to ensure safety and security. Jackson County Department Corrections have endeavored to provide, but the limitations of an outdated building design, a 44% increase of inmate average daily population between 1980-2016 along with PREA standards and ADA have led to an outdated failed detention complex.

## ADA DOC OVERVIEW

The Americans with Disabilities Act was implemented in 1990 and updated in 2010. The revised regulations state that public entities shall ensure that qualified inmates or detainees with disabilities shall not, because a facility is inaccessible to or unusable by individuals with disabilities, be excluded from participation in, or be denied the benefits of, the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity. It requires that reasonable accommodations be made for the disabled. These regulations set minimum standards for newly designed and constructed or altered State and local government facilities to be readily accessible to and usable by individuals with disabilities. Public entities shall provide mobility features for at least 3%, but no fewer than one, of the total number of cells in such a facility. Cells with mobility features shall be provided in each classification level.

Also at least 2%, but no fewer than one, of the total number of general holding cells and general housing cells shall be equipped with audible emergency alarm systems however visible alarms shall not be required where inmates or detainees are not allowed independent means of egress.

Alterations to detention facilities shall comply with the 2010 Standards and provide mobility features for a minimum of 3% of the total number of cells being altered. Altered cells with mobility features shall be provided in each classification levels.

When alterations are made to specific cells, facilities may satisfy their obligation to provide the required number of cells with mobility features by substituting cells other than where alterations are originally planned provided they are on the same site, are integrated with other cells to the maximum extent feasible and has equal physical access as the altered cells to areas used by inmates or detainees for visitation, dining, recreation, educational programs, medical services, work programs religious services and other offered programs. If it is not possible to meet the accessible cell requirement at the selected site it can be provided on another detention site within the County. (ADA National Network, Rockville, MD.)

Thus any structural alterations to these facilities will require adaptation of ADA up to what may be considered a disproportionate amount (20% of the total cost of the alterations).





# ADA COMPLIANCE

Overall compliance to the Americans with Disabilities Act is lacking in all four facilities that make up the Jackson County downtown detention complex. All but the Jail Annex were constructed prior to enactment of ADA. Access ramps have been added to some entries and are in various states of repair. There have been updates to public and staff areas to facilitate ADA as well but they are limited and partial.

The County has limited capacity to house disabled inmates. With a total Jackson County DOC inmate bed population of 954 a total of 36 beds for mobility impaired inmates are required. The beds need to be distributed across all classifications and housing types. The only two accessible housing cells are in the Jail Annex. There are no accessible beds in the Jail Tower. The remainder of the accessible housing capacity are in Jail Annex dorms B and E and in the Community Justice Building/RCC dormitories. The proportion of accessible cells to dormitory beds should be equal to their overall distribution within the county. This would require 12 additional accessibility cells (single-bed cells).

# PREA DOC OVERVIEW

The Prison Rape Elimination Act (PREA) of 2003 was created as a reaction to rising statistics of sexual victimization in prisons and jails. PREA is the first U.S. federal law passed dealing with the sexual assault of prisoners. According to PREA, the Bureau of Justice Statistics conducted interviews of over 80,000 inmates, 18 and older, to identify rates and locations of inmate-on-inmate sexual victimization and staff sexual misconduct. According to the estimate in the Bureau of Justice Statistics Report, 4.4 percent of prison inmates and 3.1 percent of jail inmates experienced sexual victimization within a period of 12 months or since admission to the correctional facility. "Nationwide, the percentages suggest approximately 88,500 adults held in prisons and jails at the time of the survey have been sexually victimized."

PREA is now an important part of detention design, where preventative action is relevant and shall include special considerations.

*"When designing or acquiring any new facility and in planning any substantial expansion or modification of existing facilities, the agency shall consider the effect of the design, acquisition, expansion, or modification upon the agency's ability to protect inmates from sexual abuse (115.8[a]). Also when installing or updating video monitoring, surveillance systems or other monitoring systems the agency shall consider how such technology may enhance the agency's ability to protect inmates from sexual abuse (115.18[b])."*

*"Voyeurism by a staff member, contractor, or volunteer means an invasion of privacy of an inmate, detainee, or resident by staff for reasons unrelated to official duties, such as peering at an inmate who is using a toilet in his or her cell to perform bodily functions; requiring an inmate to expose his or her buttocks, genitals, or breasts; or taking images of all or part of an inmate's naked body or of an inmate performing bodily functions (115.6)."*

*"PREA Standard 115.11 unequivocally states that agencies and facilities shall mandate a zero tolerance policy toward sexual abuse and sexual harassment."*

*PREA Standard 115.13 Supervision and monitoring. (a) The agency shall ensure that each facility it operates shall develop, document, and make its best efforts to comply on a regular basis with a staffing plan that provides for adequate levels of staffing, and, where applicable, video monitoring, to protect inmates against sexual abuse. In calculating adequate staffing levels and determining the need for video monitoring, facilities shall take into consideration:*

- (1) Generally accepted detention and correctional practices;*
- (2) Any judicial findings of inadequacy;*







- (3) Any findings of inadequacy from Federal investigative agencies;
- (4) Any findings of inadequacy from internal or external oversight bodies;
- (5) All components of the facility's physical plant (including "blind-spots" or areas where staff or inmates may be isolated);
- (6) The composition of the inmate population;
- (7) The number and placement of supervisory staff;
- (8) Institution programs occurring on a particular shift;
- (9) Any applicable State or local laws, regulations, or standards;
- (10) The prevalence of substantiated and unsubstantiated incidents of sexual abuse; and
- (11) Any other relevant factors.

For the purposes of this Facility Condition Assessment report, the Design Team was asked to review PREA along with detention design philosophies currently in use today. PREA is subjective standard. For example, there should be no 'blind spots' and officers should not be able to see an inmate straight-on in the shower or toilet. The view can be on an angle, but the best practice is to provide partitions and shower curtains that provide view of head and feet. This situation has tried to be addressed in the Main Tower with etched glass into the toilet and shower areas. A well-designed detention facility should have good officer visibility in all dayrooms and showers whilst ensuring privacy. They should have good visibility inside of the cells on their guard tour. In 2018, new PREA guidelines are planned for release which will include certifications for PREA inspectors and facilities will be asked to hire a certified inspector to review their facility.

## PREA COMMENTS:

- + Main Tower - The circuitous floor plan design does not provide direct sight lines of visibility. Due to the outdated design of the floor plan, it would be difficult and cost prohibitive to remove all 'blind spots' for direct supervision. All of the hygiene areas need updating to improve visibility and safety.
- + CJB/RCC - The hygiene areas need updating to provide better visibility and safety.
- + Jail Annex - The hygiene areas need updating to provide better visibility and safety.
- + Surveillance system needs to be consistent, integrated and robust.

## POPULATION /BED COUNT

BUILDING	# OF BEDS	80% OPERATING CAPACITY
MAIN TOWER/ANNEX	801*	641
CJB/RCC	153	123
<b>TOTAL</b>	<b>954</b>	<b>764</b>
SHORT TERM HOLDING CELLS	103	

Typical Average Daily Population (ADP) is 921 per 2016

\*47 beds out of the 801 beds are occupied by Kansas City Municipal inmates and 754 beds are available for county/state inmates



# ASSESSMENT CONCLUSION:

Based upon our assessment, the buildings are in **POOR to FAILED** condition based upon many factors including:

- + Age
- + Outdated detention design of buildings
- + Deferred maintenance over 30 years
- + Long term lack of investment in the facilities
- + Safety and security
- + Changes to building Code/Life Safety
- + Outdated technology and data
- + Changes to ACA
- + PREA standards
- + Lacking adequate ADA overall cell count and by classification
- + Outdated Mechanical/Electrical/Plumbing/Fire Protection systems
- + Staffing concerns and employee retention
- + Current and future population growth
- + Lacking classification locations of inmates - LGBTQ, Juveniles, Women, Behavioral Health, Medical
- + Lacking sufficient medical and behavioral health facilities to accommodate inmate population which has resulted in increased staff for transportation to Truman Medical Center

While several of the system components of the buildings are in **FAIR** condition, it is when you combine all the systems together they do not function as a cohesive and integrated correction facility. The building ratings are:

- + **CJB/RCC - POOR to FAILED**
- + **Albert Riederer Building - FAIR to POOR**
- + **Jail Annex - POOR**
- + **JCDC Main Tower - POOR to FAILED**



# FULL RENOVATION COST:

Renovation of an existing building that must remain open and occupied is challenging enough, add in the complexity of a detention facility with security and safety concerns can be insurmountable. The County would need to relocate inmates during the remodel and those costs are not factored into the above construction costs. **If each building were brought up to current applicable codes (IBC, ADA, ACA, PREA), the buildings would still not meet current operational design standards of today and we are not confident the buildings would meet certain aspects of the codes due to current design restraints.** Furthermore, due to many of the departments outgrowing their current space and the need for additional space, we have concerns the additional space is not possible within the existing footprints of the building. Example would be the Record Division within the Jail Annex has outgrown its current space; finding additional space to accommodate their needs will be difficult. Further study through a masterplanning effort would provide this information.

## 2018 PROJECT COSTS

BUILDING	RENOVATION	FFE	OWNER'S 20% CONTINGENCY	SOFT COSTS	SUBTOTAL PER BUILDING
CJB/RCC	\$12,601,576	\$1,260,158	\$2,520,315	\$2,520,315	\$18,902,364
Albert Riederer CJC	\$6,060,063	\$606,006	\$1,212,013	\$1,212,013	\$9,090,095
Jail Annex	\$19,047,422	\$1,904,742	\$3,809,484	\$3,809,484	\$28,571,133
Main Tower	\$54,208,987	\$5,420,899	\$10,841,797	\$10,841,797	\$81,313,481
<b>TOTALS</b>	<b>\$91,918,048</b>	<b>\$9,191,805</b>	<b>\$18,383,610</b>	<b>\$18,383,610</b>	<b>\$137,877,072</b>

The above numbers are 2018 costs, would need to add 5% per year for cost escalation

**\$137,877,072**

**\$5,400,000** (\*Elevator Upgrade Estimate)

**+ \$6,500,000** (Relocation/Temporary Housing)

**\$149,777,072 Total Project Cost**

\*Elevator estimate not part of assessment; under evaluation with another vendor





# FINAL COMMENTS:

- + It is important to note that even if Jackson County were to undertake the immense task of completing the needed repairs and renovation of the four buildings, the Jackson County Department of Corrections Complex would still have inherent inadequacies and deficiencies even after all that money and time were spent on the complex and costly renovation.
- + The building layout itself would still not be up to modern Detention/Jail standards of how modern jails are designed and managed today. The facility layout is operationally deficient and its original design concepts are over 30 years old. **Note: The lifespan of most jails is approximately 25 years.**
- + Repairing, replacing, and upgrading numerous building-wide systems would create an operational nightmare for years. The repairs need to be done inside a live (24/7) fully operational corrections facility that houses dangerous people. It is not an office building. Many of these systems would require full replacement throughout the inmate housing areas. There are also real risks that come with these types of repairs in a jail. Every tool must be inventoried upon entrance and exit from the building every day from every individual.
- + The present layout and design of these building are more costly to operate and would not meet the levels of efficiency with today's modern design.
- + **The buildings will still have code compliance issues.**
- + The buildings still would not be as safe to operate as a modern facility: (1) with clear sight lines and (2) would still have columns and areas that inhibit officers views and allow inmates places to hide.
- + Modern Jails are designed with the Direct Supervision operational model
- + The present design is staff intensive costing more to run and that would not change by doing the needed facility repairs and upgrades.
- + Not only has society changed in the past 30 years, but the type and even behavior of the overall inmate population has changed. The layouts of the buildings do not address these issues modern jail design addresses.
- + Intake Booking and Release operational areas are stressed and not designed to accomodate high volumes. In 2016, Jail bookings have averaged processing 68.05 inmates per day year round, this is an increase from 2014 of 47.7 per day average **(an increase of 20.5 inmates per day)**. In 2015 when KCPD population added at mid-year, the average jumped to 59.8 per day. On certain days the number of inmates processed have reached as high as 108.5 in a given day. **The facility is just not designed to handle these large volumes.**
- + **Renovation will not solve your overcrowding issues.**
- + **Concluding - even if the County were to decide to accomplish the needed repairs, the buildings would have many design flaws, code compliance issues, inadequate: intake - booking - housing, and be 30 plus years behind current detention standards.**
- + **Due to this, it our recommendation that Jackson County endeavor to pursue a new correction facility to serve the community. A new single story 1,000 bed correction facility (15 acres) is trending in the range of \$150 to \$180 million.**











# EXECUTIVE SUMMARY

COMMUNITY JUSTICE BUILDING/RCC - 1305 LOCUST/505 13TH STREET  
FACILITY CONDITION ASSESSMENT

**POOR TO FAILED**

COMPONENT	CONDITION RATING	MISSION CRITICAL		DEFERRED MAINTENANCE
		IMMEDIATE	3-5 YEARS	
Structural	GOOD		4	
Building Envelope	FAIR		2	Upgrade of windows - secure and non-secure
Roofing	FAIR		3	Address parapet issues, scupper repair
Interiors	POOR	<b>1</b>		Fix holes in ceilings; functionality issues of spaces
HVAC	FAIR	<b>1</b>		Replace CJB fan coil system
Electrical	POOR	<b>1</b>		Emergency light fixtures
Data/Technology	POOR	<b>1</b>		Upgrade technology; relocate IT servers
Plumbing	POOR	<b>1</b>		Plumbing original, upgrade; upgrade hygiene Pod areas
Fire Protection	POOR	<b>1</b>		Installation of complete fire suppression system throughout
Building Code/Life Safety	POOR	<b>1</b>		Fire suppression
Security/Safety	POOR	<b>1</b>		Additional cameras; upgrade secured doors
ADA	POOR	<b>1</b>		Upgrade public toilets, means of egress west side
ACA	POOR	<b>1</b>		Recreation yard; upgrade lighting
PREA	POOR	<b>1</b>		Observation requirements; inmate population separation issues; facility infrastructure/design

## MISSION CRITICAL ELEMENTS

- + CJB fan coil system leaking and obsolete, replace
- + Replace and upgrade cooling system in IT Room to appropriate size
- + Replace obsolete panelboards
- + Move and relocate IT servers for future-proofing
- + Replace emergency light fixtures, non-functional
- + Upgrade lighting to improve light levels
- + Plumbing systems have reached their life expectancy, replace and upgrade
- + Repair roof penetration points
- + Repair parapet joints
- + Remove and replace all vertical and horizontal caulk joints
- + Upgrade security doors
- + Repair flooring within inmate areas
- + PREA - difficult to achieve due to building design





With input from: HOK, Ross & Baruzzini, Custom Engineering, SKW, Dax Security, Boone Roofing

Note: The below numbers do not include soft costs, please refer to Cost Estimate Executive Summary for complete Total Project Costs

Description	Cost to GC	GC + Markup	Cost/SF	Construction Cost from Contractor				Condition	Category
				2017	2018	2023	2028		
		<b>49,936 SF</b>		Current	5% escalation/year	5% escalation/year	5% escalation/year		
<b>INTERIOR ARCHITECTURAL</b>	\$ 1,552,707	2,473,462	\$ 49.53	\$2,473,462	\$ 2,597,135	\$ 3,314,675	\$ 4,230,459	POOR	CS/LC/F/HS
<b>MECHANICAL</b>	\$ 352,251	561,136	\$ 11.24	\$561,136	\$ 589,193	\$ 751,976	\$ 959,733	FAIR	CS/LC/F/HS
<b>ELECTRICAL</b>	\$ 736,276	1,172,887	\$ 23.49	\$1,172,887	\$ 1,231,532	\$ 1,571,781	\$ 2,006,035	POOR	CS/LC/F/HS
<b>PLUMBING</b>	\$ 426,750	679,813	\$ 13.61	\$679,813	\$ 713,803	\$ 911,014	\$ 1,162,711	POOR	CS/LC/F/HS
<b>SUBTOTAL</b>	\$ 3,067,983	4,887,298	\$ 97.87	\$4,887,298	\$ 5,131,662	\$ 6,549,446	\$ 8,358,937		
<b>EXTERIOR ARCHITECTURAL</b>	\$ 1,083,390	1,725,841	\$ 34.56	\$1,725,841	\$ 1,812,133	\$ 2,312,792	\$ 2,951,774	FAIR	CS/LC/F/HS
<b>MECHANICAL</b>	\$ 1,226,503	1,953,819	\$ 39.13	\$1,953,819	\$ 2,051,510	\$ 2,618,305	\$ 3,341,694	FAIR	CS/LC/F/HS
<b>ELECTRICAL</b>	\$ 195,000	310,635	\$ 6.22	\$310,635	\$ 326,167	\$ 416,281	\$ 531,291	POOR	CS/LC/F/HS
<b>PLUMBING</b>	\$ 222,975	355,200	\$ 7.11	\$355,200	\$ 372,960	\$ 476,002	\$ 607,512	POOR	CS/LC/F/HS
<b>FIRE PROTECTION</b>	\$ 196,147	312,461	\$ 6.26	\$312,461	\$ 328,084	\$ 418,728	\$ 534,415	POOR	CS/LC/F/HS
<b>LIFE SAFETY</b>	\$ 57,000	90,801	\$ 1.82	\$90,801	\$ 95,341	\$ 121,682	\$ 155,301	POOR	CS/LC/F/HS
<b>SECURITY</b>	\$ 800,000	1,274,400	\$ 25.52	\$1,274,400	\$ 1,338,120	\$ 1,707,818	\$ 2,179,656	POOR	CS/LC/F/HS
<b>SUBTOTAL</b>	\$ 3,781,015	6,023,158	\$ 120.62	\$6,023,158	\$ 6,324,315	\$ 8,071,607	\$ 10,301,643		
<b>TOTAL</b>	<b>\$ 6,848,999</b>	<b>10,910,455</b>	<b>\$ 218.49</b>	<b>\$10,910,455</b>	<b>\$ 11,455,978</b>	<b>\$ 14,621,053</b>	<b>\$ 18,660,581</b>		

## EXECUTIVE ROUGH ORDER OF MAGNITUDE (ROM) SUMMARY

### TOTAL FLOOR AREA - 4 BUILDINGS - 388,085 SF

All costs to contractor are based on 2017 numbers with union labor and all work performed through a general contractor. Total costs are escalated to 2018 based on presumed earliest start date.

### GENERAL REQUIREMENTS INCLUDE:

- + Construction staffing and management, job office, temporary utilities, weather protection, temporary protection, dumpsters/clean-up, security requirements, premium labor as required, layout, hoisting, testing, permits, bond and insurance.
- + Contractors Fee is for home office overhead and profit
- + Design/Estimate Contingency is based on the level of available information for preparation of the opinion of probable costs
- + Escalation is based on an annual rate of 5% per year
- + Design fee is included as a line item

### EXCLUSIONS & CLARIFICATIONS

- + Costs for facility relocation for temporary housing of inmates
- + Owner contingencies, including construction contingency
- + FF&E Items (Inmate beds, desks, table and chairs are included)
- + Both Kitchen and Laundry equipment included in estimate
- + Additional soft costs
- + All buildings to receive new LED light fixtures
- + All buildings to receive new or repaired flooring, ceiling, doors, wall patching and wall finishes
- + All plumbing fixtures to be replaced throughout
- + Sliding cell/corridor door repair in Main Tower not included as it is currently addressed in Projects List
- + All buildings to have repairs to exterior facades
- + All buildings to have Mechanical, Electrical, Plumbing and Fire Protection upgrades as detailed

ASTM E2018 CONDITION RATING	
<b>Excellent</b>	Superior aging performance. New component, functions as intended, no deterioration observed. No work needed.
<b>Good</b>	Normal result. Functioning as intended; normal deterioration observed based on age and general environment. Slight repairs/update needed.
<b>Fair</b>	Functioning as intended; evidence of some degradation or deficient operation. Component/system approaching the end of typical service life. Repairs necessary to maintain functionality. Recommend repairs and updating per building code or ACA/PREA standards.
<b>Poor</b>	Not functioning as intended; evidence of serious collective degradation or deficient operation; potential for failure, system at end of service life. Repairs necessary to restore functionality. Recommend replacement.
<b>Failed</b>	System is no longer operating to design intent or exhibiting total failure; significant deterioration and major distress observed, possible danger to support structure; may present a risk to people or materials. Recommend replacement.
CATEGORY RATING	
<b>Codes/Standards [CS]</b>	Work necessary to comply with current, applicable codes, regulations & standards.
<b>Life Cycle [LC]</b>	Future replacements/renewals based on typical service life. Timing may change as event approaches, depending on the maintenance, wear, use, etc. of the system or component.
<b>Functionality [F]</b>	Repair or replacement is necessary due to a loss of functionality (i.e. system no longer performing/operating as required, damage/deterioration is impacting functionality of the system/component).
<b>Health &amp; Safety [HS]</b>	Current status poses a risk to occupants (i.e. loose brick on exterior wall, trip hazard).











# EXECUTIVE SUMMARY

## ALBERT RIEDERER COMMUNITY JUSTICE CENTER FACILITY CONDITION ASSESSMENT

**FAIR TO POOR**

COMPONENT	CONDITION RATING	MISSION CRITICAL		DEFERRED MAINTENANCE
		IMMEDIATE	3-5 YEARS	
Structural	GOOD		5	
Building Envelope	FAIR		3	Life expectancy 10+ years
Roofing	FAIR		3	Repair
Interiors	GOOD		2	Repair deferred maintenance; ADA references of public areas
HVAC	POOR	<b>3</b>		Replace VAV boxes, add DCC controls, add interior reheat
Electrical	POOR	<b>1</b>		Maintain 15kV service switchgear; failure will affect entire complex
Data/Technology	POOR	<b>1</b>		Upgrade technology
Plumbing	FAIR	<b>1</b>		Replace per ADA
Fire Protection	FAIR	<b>1</b>		Glass bulb sprinkler heads -fluid deterioration has occurred
Building Code/Life Safety	POOR	<b>1</b>		Modify & update as noted
Security/Safety	POOR	<b>1</b>		Entry lobby queing, additional cameras
ADA	POOR	<b>1</b>		Modify & update as noted
ACA	-	-	-	-
PREA	-	-	-	-

## MISSION CRITICAL ELEMENTS

- + Replace Unit Heater in Mechanical Room
- + Replace all VAV boxes, add DCC controls, add interior reheat
- + Clean and recondition perimeter finned-tube convactor cabinet interiors
- + Shutdown, clean, and maintain 15 kV (medium voltage) service switchgear to reduce possibility of unexpected complex power failure; implement regular generator testing.
- + Test and maintain engine-generator system to verify adequacy
- + The plumbing systems are 34 years old and has exceeded their average life expectancy; recommend replacement
- + Sprinkler heads are the glass bulb type with fluid deterioration has occurred. System has exceeded its life expectancy and should be replaced.
- + Add VAV box to SOR office
- + Due to public nature of building, recommend ADA upgrades and modifications - restrooms, proper counter heights, door hardware, push/pull clearances
- + Security upgrades at main entry to accommodate queuing
- + OSHA requirements



With input from: HOK, Ross & Baruzzini, Custom Engineering, SKW, Dax Security, and Boone Roofing

Note: For clarifications, please refer to Executive ROM Summary

Description	Cost to GC	GC + Markup	Cost/SF	Construction Cost from Contractor				Condition	Category
				2017	2018	2023	2028		
		<b>40,809 SF</b>		Current	5% escalation/year	5% escalation/year	5% escalation/year		
<b>INTERIOR ARCHITECTURAL</b>	\$ 940,329	1,497,944	\$ 36.71	\$ 1,497,944	\$ 1,572,841	\$ 2,007,388	\$ 2,561,992	POOR	CS/LC/F/HS
MECHANICAL	\$ 151,599	241,498	\$ 5.92	\$ 241,498	\$ 253,573	\$ 323,630	\$ 413,043	FAIR	CS/LC/F/HS
ELECTRICAL	\$ 310,826	495,146	\$ 12.13	\$ 495,146	\$ 519,903	\$ 663,543	\$ 846,868	POOR	CS/LC/F/HS
PLUMBING	\$ 250,000	398,250	\$ 9.76	\$ 398,250	\$ 418,163	\$ 533,693	\$ 681,143	POOR	CS/LC/F/HS
<b>SUBTOTAL</b>	<b>\$ 1,652,754</b>	<b>2,632,838</b>	<b>\$ 64.52</b>	<b>\$ 2,632,838</b>	<b>\$ 2,764,479</b>	<b>\$ 3,528,254</b>	<b>\$ 4,503,046</b>		
		-	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>EXTERIOR ARCHITECTURAL</b>	\$ 129,438	206,195	\$ 5.05	\$ 206,195	\$ 216,504	\$ 276,320	\$ 352,663	FAIR	CS/LC/F/HS
MECHANICAL	\$ 315,000	501,795	\$ 12.30	\$ 501,795	\$ 526,885	\$ 672,453	\$ 858,240	FAIR	CS/LC/F/HS
ELECTRICAL	\$ 35,000	55,755	\$ 1.37	\$ 55,755	\$ 58,543	\$ 74,717	\$ 95,360	POOR	CS/LC/F/HS
PLUMBING	\$ 142,830	227,528	\$ 5.58	\$ 227,528	\$ 238,904	\$ 304,909	\$ 389,150	POOR	CS/LC/F/HS
FIRE PROTECTION	\$ 204,043	325,040	\$ 7.97	\$ 325,040	\$ 341,292	\$ 435,585	\$ 555,929	POOR	CS/LC/F/HS
LIFE SAFETY	\$ 14,600	23,258	\$ 0.57	\$ 23,258	\$ 24,421	\$ 31,168	\$ 39,779	POOR	CS/LC/F/HS
SECURITY	\$ 800,000	1,274,400	\$ 31.23	\$ 1,274,400	\$ 1,338,120	\$ 1,707,818	\$ 2,179,656	POOR	CS/LC/F/HS
<b>SUBTOTAL</b>	<b>\$ 1,640,910</b>	<b>2,613,970</b>	<b>\$ 64.05</b>	<b>\$ 2,613,970</b>	<b>\$ 2,744,669</b>	<b>\$ 3,502,970</b>	<b>\$ 4,470,776</b>		
		-	\$ -	\$ -	\$ -	\$ -	\$ -		
<b>TOTAL</b>	<b>\$ 3,293,665</b>	<b>5,246,808</b>	<b>\$ 128.57</b>	<b>\$ 5,246,808</b>	<b>\$ 5,509,148</b>	<b>\$ 7,031,224</b>	<b>\$ 8,973,822</b>		

## EXECUTIVE ROUGH ORDER OF MAGNITUDE (ROM) SUMMARY

### TOTAL FLOOR AREA - 4 BUILDINGS - 388,085 SF

All costs to contractor are based on 2017 numbers with union labor and all work performed through a general contractor. Total costs are escalated to 2018 based on presumed earliest start date.

### GENERAL REQUIREMENTS INCLUDE:

- + Construction staffing and management, job office, temporary utilities, weather protection, temporary protection, dumpsters/clean-up, security requirements, premium labor as required, layout, hoisting, testing, permits, bond and insurance.
- + Contractors Fee is for home office overhead and profit
- + Design/Estimate Contingency is based on the level of available information for preparation of the opinion of probable costs
- + Escalation is based on an annual rate of 5% per year
- + Design fee is included as a line item

### EXCLUSIONS & CLARIFICATIONS

- + Costs for facility relocation for temporary housing of inmates
- + Owner contingencies, including construction contingency
- + FF&E Items (Inmate beds, desks, table and chairs are included)
- + Both Kitchen and Laundry equipment included in estimate
- + Additional soft costs
- + All buildings to receive new LED light fixtures
- + All buildings to receive new or repaired flooring, ceiling, doors, wall patching and wall finishes
- + All plumbing fixtures to be replaced throughout
- + Sliding cell/corridor door repair in Main Tower not included as it is currently addressed in Projects List
- + All buildings to have repairs to exterior facades
- + All buildings to have Mechanical, Electrical, Plumbing and Fire Protection upgrades as detailed

ASTM E2018 CONDITION RATING	
Excellent	Superior aging performance. New component, functions as intended, no deterioration observed. No work needed.
Good	Normal result. Functioning as intended; normal deterioration observed based on age and general environment. Slight repairs/update needed.
Fair	Functioning as intended; evidence of some degradation or deficient operation. Component/system approaching the end of typical service life. Repairs necessary to maintain functionality. Recommend repairs and updating per building code or ACA/PREA standards.
Poor	Not functioning as intended; evidence of serious collective degradation or deficient operation; potential for failure, system at end of service life. Repairs necessary to restore functionality. Recommend replacement.
Failed	System is no longer operating to design intent or exhibiting total failure; significant deterioration and major distress observed, possible damage to support structure; may present a risk to people or materials. Recommend replacement.
CATEGORY RATING	
Codes/Standards [CS]	Work necessary to comply with current, applicable codes, regulations & standards.
Life Cycle [LC]	Future replacements/renewals based on typical service life. Timing may change as event approaches, depending on the maintenance, wear, use, etc. of the system or component.
Functionality [F]	Repair or replacement is necessary due to a loss of functionality (i.e. system no longer performing/operating as required, damage/deterioration is impacting functionality of the system/component).
Health & Safety [HS]	Current status poses a risk to occupants (i.e. loose brick on exterior wall, trip hazard).











# EXECUTIVE SUMMARY

JAIL ANNEX FACILITY CONDITION ASSESSMENT				POOR
COMPONENT	CONDITION RATING	MISSION CRITICAL		DEFERRED MAINTENANCE
		IMMEDIATE	3-5 YEARS	
Structural	GOOD		5	Brick facade cracking
Building Envelope	FAIR		3	Repair windows and brick issues as noted
Roofing	FAILED	1		Roof replacement needed
Interiors	POOR	1		Complete upgrade of kitchen, intake, records and transport
HVAC	POOR	1		Provide outdoor air and reheat; need safe roof access.
Electrical	POOR	1		Test and maintain engine-generator system
Data/Technology	POOR	1		Upgrade technology
Plumbing	FAIR	1		Very difficult to access piping for maintenance
Fire Protection	FAIR	1		Exit signage
Building Code/Life Safety	POOR	1		Dead end corridors; modify & update as noted
Security/Safety	FAILED	1		Additional cameras; upgrade secured doors
ADA	POOR	1		Modify & update within key areas
ACA	FAIR	1		Upgrade lighting; hygiene area modifications
PREA	FAIR	1		Observation requirements; inmate population separation issues; facility infrastructure design

## MISSION CRITICAL ELEMENTS

- + Provide outdoor air as originally intended; provide reheat as originally intended
- + Provide safe (OSHA-compliant) access to low roof for maintaining equipment
- + Major HVAC equipment has <10 years of useful service life remaining; begin planning and budgeting for replacement
- + Test and maintain engine-generator system to verify adequacy
- + Plumbing and Fire Protection system are twenty years old. Consideration future replacement needs as they are nearing the average life expectancy
- + Recommend complete remodel of Kitchen and Kitchen Storage for functionality and safety
- + Recommend upgrade to Records Division to improve storage of filing system through use of technology
- + Roof replacement
- + Continuation of Projects List





With input from: HOK, Ross & Baruzzini, Custom Engineering, SKW, Dax Security, and Boone Roofing

Note: For clarifications, please refer to Executive ROM Summary

Description	Cost to GC	GC + Markup	Cost/SF	Construction Cost from Contractor					Condition	Category
				2017	2018	2023	2028			
81,616 SF				Current	5% escalation/year	5% escalation/year	5% escalation/year			
INTERIOR ARCHITECTURAL	\$ 4,642,390	\$ 7,395,327	\$ 90.61	\$ 7,395,327	\$ 7,765,092.86	\$ 9,910,445	\$ 12,648,518	FAIR	CS/LC/F/HS	
MECHANICAL	\$ 770,681	\$ 1,227,696	\$ 15.04	\$ 1,227,696	\$ 1,289,080.37	\$ 1,645,230	\$ 2,099,776	FAIR	CS/LC/F/HS	
ELECTRICAL	\$ 1,241,970	\$ 1,978,459	\$ 24.24	\$ 1,978,459	\$ 2,077,381.83	\$ 2,651,324	\$ 3,383,836	POOR	CS/LC/F/HS	
PLUMBING	\$ 812,800	\$ 1,294,790	\$ 15.86	\$ 1,294,790	\$ 1,359,529.92	\$ 1,735,143	\$ 2,214,531	POOR	CS/LC/F/HS	
SUBTOTAL	\$ 7,467,841	\$ 11,896,271	\$ 145.76	\$ 11,896,271	\$ 12,491,084.97	\$ 15,942,141	\$ 20,346,661			
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
EXTERIOR ARCHITECTURAL	\$ 726,027	\$ 1,156,560	\$ 14.17	\$ 1,156,560	\$ 1,214,388.36	\$ 1,549,901	\$ 1,978,111	FAIR	CS/LC/F/HS	
MECHANICAL	\$ 419,200	\$ 667,786	\$ 8.18	\$ 667,786	\$ 701,174.88	\$ 894,897	\$ 1,142,140	FAIR	CS/LC/F/HS	
ELECTRICAL	\$ 91,000	\$ 144,963	\$ 1.78	\$ 144,963	\$ 152,211.15	\$ 194,264	\$ 247,936	POOR	CS/LC/F/HS	
PLUMBING	\$ 315,731	\$ 502,960	\$ 6.16	\$ 502,960	\$ 528,107.58	\$ 674,014	\$ 860,232	POOR	CS/LC/F/HS	
FIRE PROTECTION	\$ 204,039	\$ 325,034	\$ 3.98	\$ 325,034	\$ 341,285.57	\$ 435,576	\$ 555,918	POOR	CS/LC/F/HS	
LIFE SAFETY	\$ 128,500	\$ 204,701	\$ 2.51	\$ 204,701	\$ 214,935.53	\$ 274,318	\$ 350,107	POOR	CS/LC/F/HS	
SECURITY	\$ 1,000,000	\$ 1,593,000	\$ 19.52	\$ 1,593,000	\$ 1,672,650.00	\$ 2,134,772	\$ 2,724,571	POOR	CS/LC/F/HS	
SUBTOTAL	\$ 2,884,497	\$ 4,595,003	\$ 56.30	\$ 4,595,003	\$ 4,824,753.07	\$ 6,157,743	\$ 7,859,014			
TOTAL	\$ 10,352,338	\$ 16,491,274	\$ 202.06	\$ 16,491,274	\$ 17,315,838.04	\$ 22,099,885	\$ 28,205,676			

## EXECUTIVE ROUGH ORDER OF MAGNITUDE (ROM) SUMMARY

### TOTAL FLOOR AREA - 4 BUILDINGS - 388,085 SF

All costs to contractor are based on 2017 numbers with union labor and all work performed through a general contractor. Total costs are escalated to 2018 based on presumed earliest start date.

### GENERAL REQUIREMENTS INCLUDE:

- + Construction staffing and management, job office, temporary utilities, weather protection, temporary protection, dumpsters/clean-up, security requirements, premium labor as required, layout, hoisting, testing, permits, bond and insurance.
- + Contractors Fee is for home office overhead and profit
- + Design/Estimate Contingency is based on the level of available information for preparation of the opinion of probable costs
- + Escalation is based on an annual rate of 5% per year
- + Design fee is included as a line item

### EXCLUSIONS & CLARIFICATIONS

- + Costs for facility relocation for temporary housing of inmates
- + Owner contingencies, including construction contingency
- + FF&E Items (Inmate beds, desks, table and chairs are included)
- + Both Kitchen and Laundry equipment included in estimate
- + Additional soft costs
- + All buildings to receive new LED light fixtures
- + All buildings to receive new or repaired flooring, ceiling, doors, wall patching and wall finishes
- + All plumbing fixtures to be replaced throughout
- + Sliding cell/corridor door repair in Main Tower not included as it is currently addressed in Projects List
- + All buildings to have repairs to exterior facades
- + All buildings to have Mechanical, Electrical, Plumbing and Fire Protection upgrades as detailed

ASTM E2018 CONDITION RATING	
Excellent	Superior aging performance. New component, functions as intended, no deterioration observed. No work needed.
Good	Normal result. Functioning as intended; normal deterioration observed based on age and general environment. Slight repairs/update needed.
Fair	Functioning as intended; evidence of some degradation or deficient operation. Component/system approaching the end of typical service life. Repairs necessary to maintain functionality. Recommend repairs and updating per building code or ACA/PREA standards.
Poor	Not functioning as intended; evidence of serious collective degradation or deficient operation; potential for failure, system at end of service life. Repairs necessary to restore functionality. Recommend replacement.
Failed	System is no longer operating to design intent or exhibiting total failure; significant deterioration and major distress observed, possible damage to support structure; may present a risk to people or materials. Recommend replacement.
CATEGORY RATING	
Codes/Standards [CS]	Work necessary to comply with current, applicable codes, regulations & standards.
Life Cycle [LC]	Future replacements/renewals based on typical service life. Timing may change as event approaches, depending on the maintenance, wear, use, etc. of the system or component.
Functionality [F]	Repair or replacement is necessary due to a loss of functionality (i.e. system no longer performing/operating as required, damage/deterioration is impacting functionality of the system/component).
Health & Safety [HS]	Current status poses a risk to occupants (i.e. loose brick on exterior wall, trip hazard).





MAIN TOWER







# EXECUTIVE SUMMARY

## MAIN TOWER

## POOR TO FAILED

### FACILITY CONDITION ASSESSMENT

COMPONENT	CONDITION RATING	MISSION CRITICAL		DEFERRED MAINTENANCE
		IMMEDIATE	3-5 YEARS	
Structural	GOOD		3	Exterior column patching
Building Envelope	FAIR	1		Upgrade of windows, caulk joints
Roofing	GOOD		2	Within next 3 years re-roofing needed.
Interiors	POOR	1		Repainting of cells; continue cell door upgrades
HVAC	POOR	1		Dilapidated VAV boxes & antiquated controls are failing; AHU-1
Electrical	POOR	1		Impending failure and safety issues at major equipment.
Data/Technology	POOR	1		Upgrade technology
Plumbing	FAIR	1		Cast iron pipe cracking, water systems overpressurized, many fixtures out of service in need of repair.
Fire Protection	FAIR	1		Age; complete replacement
Building Code/Life Safety	POOR	1		Upgrade fire suppression system complete
Security/Safety	FAILED	1		Additional cameras; upgrade secured doors
ADA	POOR	1		Upgrade staffing areas
ACA	POOR	1		Recreation yard per each 16 bed unit and per housing unit
PREA	POOR	1		Observation requirements; inmate population separation issues; facility infrastructure/design

### MISSION CRITICAL ELEMENTS

- + Continued implementation of Capital Expenditure programs as noted in Appendix.
- + Address exterior age related issues as noted
- + The cell doors in the tower have been or are being replaced. The secure vestibules into each housing unit and the other sliding doors require new operators.
- + Brick facade repairs, all caulking and sealant joints both vertical and horizontal and stabilization of brick veneer to address cracking.
- + Replacement of all windows within cells.
- + Replace AHU-1; replace 300+ vav boxes and add DDC controls; provide outdoor air as originally intended; provide reheat as originally intended.
- + Correct medium voltage interlocks, replace noted surge arresters at medium voltage transformer, address non-functioning ground fault protection.
- + Test and maintain engine-generator system to verify adequacy
- + Plumbing and Fire Protection Systems are 34 years old and in need of complete replacement.



With input from: HOK, Ross & Baruzzini, Custom Engineering, SKW, Dax Security, and Boone Roofing

Note: For clarifications, please refer to Executive ROM Summary

Description	Cost to GC	GC + Markup	Cost/SF	Construction Cost from Contractor				Condition	Category
				2017	2018	2023	2028		
215,726 SF				Current	5% escalation/year	5% escalation/year	5% escalation/year		
INTERIOR ARCHITECTURAL	\$ 8,004,510	\$ 12,751,184	\$ 59.11	\$12,751,184	\$ 13,388,743	\$ 17,087,806	\$ 21,808,852	POOR	CS/LC/F/HS
MECHANICAL	\$ 1,603,441	\$ 2,554,281	\$ 11.84	\$2,554,281	\$ 2,681,995	\$ 3,422,981	\$ 4,368,688	FAIR	CS/LC/F/HS
ELECTRICAL	\$ 2,651,461	\$ 4,223,777	\$ 19.58	\$4,223,777	\$ 4,434,966	\$ 5,660,265	\$ 7,224,092	POOR	CS/LC/F/HS
PLUMBING	\$ 7,299,676	\$ 11,628,385	\$ 53.90	\$11,628,385	\$ 12,209,804	\$ 15,583,148	\$ 19,888,484	POOR	CS/LC/F/HS
SUBTOTAL	\$ 19,559,088	\$ 31,157,627	\$ 144.43	\$31,157,627	\$ 32,715,508	\$ 41,754,200	\$ 53,290,115		
		\$ -	\$ -	\$0	\$ -	\$ -	\$ -		
EXTERIOR ARCHITECTURAL	\$ 652,748	\$ 1,039,828	\$ 4.82	\$1,039,828	\$ 1,091,819	\$ 1,393,469	\$ 1,778,459	FAIR	CS/LC/F/HS
MECHANICAL	\$ 1,802,250	\$ 2,870,984	\$ 13.31	\$2,870,984	\$ 3,014,533	\$ 3,847,393	\$ 4,910,357	FAIR	CS/LC/F/HS
ELECTRICAL	\$ 473,363	\$ 754,067	\$ 3.50	\$754,067	\$ 791,770	\$ 1,010,522	\$ 1,289,710	POOR	CS/LC/F/HS
PLUMBING	\$ 1,936,304	\$ 3,084,533	\$ 14.30	\$3,084,533	\$ 3,238,759	\$ 4,133,569	\$ 5,275,597	POOR	CS/LC/F/HS
FIRE PROTECTION	\$ 1,078,628	\$ 1,718,254	\$ 7.97	\$1,718,254	\$ 1,804,166	\$ 2,302,624	\$ 2,938,797	POOR	CS/LC/F/HS
LIFE SAFETY	\$ 160,387	\$ 255,496	\$ 1.18	\$255,496	\$ 268,271	\$ 342,389	\$ 436,985	POOR	CS/LC/F/HS
SECURITY	\$ 3,800,000	\$ 6,053,400	\$ 28.06	\$6,053,400	\$ 6,356,070	\$ 8,112,135	\$ 10,353,368	POOR	CS/LC/F/HS
SUBTOTAL	\$ 9,903,679	\$ 15,776,561	\$ 73.13	\$15,776,561	\$ 16,565,389	\$ 21,142,101	\$ 26,983,274		
TOTAL	\$ 29,462,767	\$ 46,934,188	\$ 217.56	\$46,934,188	\$ 49,280,897	\$ 62,896,301	\$ 80,273,389		

## EXECUTIVE ROUGH ORDER OF MAGNITUDE (ROM) SUMMARY

### TOTAL FLOOR AREA - 4 BUILDINGS - 388,085 SF

All costs to contractor are based on 2017 numbers with union labor and all work performed through a general contractor. Total costs are escalated to 2018 based on presumed earliest start date.

### GENERAL REQUIREMENTS INCLUDE:

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### EXCLUSIONS & CLARIFICATIONS

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CATEGORY RATING	
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Life Cycle [LC]	Future replacements/renewals based on typical service life. Timing may change as event approaches, depending on the maintenance, wear, use, etc. of the system or component.
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Health & Safety [HS]	Current status poses a risk to occupants (i.e. loose brick on exterior wall, trip hazard).

