

CHAPTER VI. FACILITY ASSESSMENT

Assessment Findings Matrix Showing

Category A: Risks in Management, Housing, and Treatment of Inmates

Risk Type 1: Physical Defects Posing Risk to Safety

Risk Type 2: Inadequate Architectural Design

Risk Type 3: Adverse Impact on Proper Care and Treatment

Risk Type 4: Security Problems Resulting from Facility Design and Physical Deterioration

Category B: Impacts Current & Future Operations Adequacy

Operational Adequacy Problem 1: Original Design

Category C: General Deterioration of Facility

Deterioration Problem 1: Deferred Maintenance

Deterioration Problem 2: Equipment Outdated or Past It's Serviceable Life

Opinion of Cost Low / High

PROBLEM / RISK RATING			Category A: Risks in Management, Housing, and Treatment of Inmates				Category B: Impacts Current & Future Operations Adequacy	Category C: General Deterioration of Facility		Opinion of Cost Low / High	
Problem Found	Description	Remedy	Risk Type 1: Physical Defects Posing Risk to Safety	Risk Type 2: Inadequate Architectural Design	Risk Type 3: Adverse Impact on Proper Care and Treatment	Risk Type 4: Security Problems Resulting from Facility Design and Physical Deterioration	Operational Adequacy Problem 1: Original Design	Deterioration Problem 1: Deferred Maintenance	Deterioration Problem 2: Equipment Outdated or Past it's Serviceable Life	Low	High
1	CCTV Cameras are Damaged or Missing Entirely	Replace/ Repair	High		High			High		\$ 150,000	\$ 300,000
2	Control Room	Renovate		Medium			Medium			\$ 400,000	\$ 500,000
3	Corridors not Code Compliant	Renovate		High			High			\$ 500,000	\$ 3,000,000
4	Diffusers and Lights	Replace	High			High	High			\$ 5,000	\$ 50,000
5	Dirty Diffusers and Grills and Registers	Clean			Medium		Medium		Medium	\$ 12,000	\$ 45,000
6	Drains and Dryer Vents Dirty	Clean	Medium					Medium		\$ 500	\$ 5,000
7	Existing Site	Relocate			Medium			Medium		No Value Available	
8	Exit Signage is Dim or Non-Compliant	Replace/ Repair			High		High		High	\$ 15,000	\$ 18,000

Facility Assessment Matrix Problems Found 1-8

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9	Exposed or Lay-In Ceilings Do Not Meet Standards	Secure Areas have exposed or lay-in ceilings that do not meet Standards and are items that can be used to hide contraband or use as a weapon.	Replace			High	High			\$ 5,000	\$ 65,000
10	Fasteners and Piping Exposed	Piping and fasteners are exposed in restroom and shower areas. These can be used as weapon or suicide potential.	Conceal	High						\$ 500	\$ 10,000
11	Graffiti	Graffiti on walls and doors	Repair					Low			
12	HVAC & Controls	HVAC units and Controls are past their useful life and they are also unable to keep up with the Heating and Cooling demands of the building	Repair / Replace				Medium	Medium	Medium	\$ 10,000	\$ 500,000
13	Inadequate CCTV Coverage	Cameras missing in critical locations. Dead Zones may exist.	Replace	High						\$ 150,000	\$ 300,000
14	Inadequate Counseling Areas	Single and Group Counseling areas are non-existent due to lack of space. Spaces are being used differently than intended function.	Add Space		Medium	Medium		Medium		\$ 1,000,000	\$ 3,000,000
15	Inadequate Housing	Not enough bed space for inmates. Shower and Restroom facilities do not meet State Standards or Best Practices at higher ADP.	Add Space		High	High		High		\$10,000,000	\$20,000,000
16	Inadequate Housing for Segregation	Lack of Housing does not allow for segregation of special populations (sick, transgender, ADA, high-risk, etc.)	Add Space		High	High				\$ 500,000	\$ 1,000,000

Facility Assessment Matrix Problems Found 9-16

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17	Inadequate Isolation Cells	Minimum # of cells provided for Isolation of Special Inmates, infectious disease. This is inadequate for ADP.	Add Space	High	High	High	High			\$ 500,000	\$ 2,900,000
18	Inadequate Processing / Booking Area	Sallyport is being used for Processing and Scanning Equipment. Processing has multiple functions that are all inadequately sized and used for housing due to ADP. Report area is non-existent	Add Space	Medium	Medium					\$ 2,000,000	\$ 2,900,000
19	Inadequate Program Space	Not enough Multi-purpose rooms for ADP. Difficulty for programming to occur for lack of space or separation. Areas may be used for housing.	Add Space			Medium	Medium			\$ 500,000	\$ 900,000
20	Inadequate Public Lobby and Waiting	Lobby area has limited waiting area or visitation stations.	Add Space	Medium	Medium		Medium			\$ 100,000	\$ 500,000
21	Inadequate Staff Areas	Staff Areas are inadequately sized for staffing requirements.	Add Space			Medium	Medium			\$ 100,000	\$ 2,000,000
22	Intercoms are Not Working	Intercoms in building do not work	Replace	High		High			High	\$ 20,000	\$ 40,000
23	Kitchen Storage	Kitchen Storage too small and storing supplies in other areas like corridors and kitchen.	Renovate/ Add				Medium			\$ 300,000	\$ 400,000
24	Lack of Electrical and Data Outlets	Lack of Electrical and Data Outlets around building make reorganizing and performing daily tasks difficult.	Add Outlets		Low		Low			\$ 5,000	\$ 50,000
25	Lack of Medical Interview Areas	Limited Space for Medical Interviews - HIPPA Violation	Add Space	High	High	High	High			\$ 1,000,000	\$ 3,000,000

Facility Assessment Matrix Problems Found 17-25

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26	Lack of Medical Treatment Space	No capability to treat medical needs if hospitalization is unnecessary	Add Space	High	High	High		High		\$ 1,000,000	\$ 3,000,000	
27	Lack of Padded Cells	Lack of Padded Cells creates issues with certain inmates. Takes other means or staffing to control inmate(s) who need these type cells.	Add Space	High		High		High		\$ 25,000	\$ 150,000	
28	Lack of Suicide Cells	Inability to handle multiple inmates in need of watch for Suicide.	Add Space	High	High	High		High		\$ 500,000	\$ 800,000	
29	Lacking ADA Compliance	Jail not compliant with Accessibility Requirements	Renovate / Add			Medium		Medium		\$ 150,000	\$ 1,000,000	
30	Laundry	Laundry facility is used for other functions. New machines and larger capacity needed for ADP.	Renovate/ Add					Medium		\$ 550,000	\$ 650,000	
31	Lay-In Ceilings Do Not Meet Correction Standards	Tiles are sagging or damaged. Inmate Areas have ceilings that do not meet Correction Standards	Replace						High	\$ 5,000	\$ 45,000	
32	Lighting Outdated and Damaged or Missing	Lights around building are burnt out or broken. This hinders security and safety. The lights are outdated and should be replaced with new light technology	Replace						High	\$ 50,000	\$ 100,000	
33	Lights Burnt Out or Damaged	Lights around building are burnt out or broken. This hinders security and safety	Replace	High		High			High	\$ 10,000	\$ 50,000	

Facility Assessment Matrix Problems Found 26-33

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34	Limited Separation of Contagious Inmates	Limited Negative Pressure Cells with Ante-Vestibules	Add Space	High	High	High				\$ 500,000	\$ 300,000
35	Masonry Block	Masonry Units used are stack bond and is missing grout which is allowing inmate damage which then block pieces are used for weapons which can injure staff or other inmates	Repair	Medium	Medium		Medium	Medium	Medium	\$ 10,000	\$ 250,000
36	Masonry Cracking	Shrinkage and Settlement Cracks are occurring in various areas.	Repair						High	\$ 5,000	\$ 150,000
37	Mold	Various areas where mold growth is evident. This is a health issue.	Remediate	High						\$ 10,000	\$ 50,000
38	No Segregation of Sexes or Special Needs Inmates	No area to separate inmates with physical conditions that need separation from General Population. (Mobility Impaired, Pregnant, ADA, etc.)	Add Space	High	High	High		High		\$ 950,000	\$ 4,000,000
39	No Sick Beds	No area to separate inmates with sickness. Other cells intended for other functions are used or taken to Hospital.	Add Space	High	High	High		High		\$ 500,000	\$ 300,000
40	Old Kitchen Equipment	Some equipment is old and coming to the end of its useful life for the amount of cooking use.	Replace						High	\$ 15,000	\$ 150,000

Facility Assessment Matrix Problems Found 34-40

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41	Plastic Laminate Counters and Cabinets	Plastic Laminate is damaged in multiple locations. This material is easily damaged and can be used for weapons	Replace	High			High			\$ 10,500	\$ 20,000
42	Plumbing Fixtures and Isolation Valves	Fixtures and Isolation Valves are in need of repair or replacement due to leaking or deterioration that has occurred.	Replace/ Repair				Medium		Medium	\$ 75,000	\$ 200,000
43	Quarry Tile	Quarry Tile floor is slippery. This poses safety concerns for inmates and staff.	Replace	High						\$ 35,000	\$ 45,000
44	Records Room	Records Room is too small and not adequate for needs.	Renovate/ Add				Medium			\$ 40,000	\$ 50,000
45	Secure Doors are not Shutting or Locking Properly	Secure Doors not shutting or locking properly	Repair	High			High			\$ 5,000	\$ 65,000
46	Security Door Controls and Security Hardware	Security Door Controls and Hardware are close to the end of their useful life.	Replace/ Repair	High					High	\$ 50,000	\$ 750,000
47	Security Door Controls and Security Hardware	Security Door Controls and Hardware are not operating properly.	Replace/ Repair	High			High			\$ 20,000	\$ 65,000
48	Sprinkler Heads and Piping Deterioration	Sprinkler Heads and Piping is showing deterioration. Leaks are occurring in multiple locations.	Repair			High			High	\$ 15,000	\$ 85,000
49	Staff Amenities are Limited	Staff Areas are not large enough for Staff needs	Renovate/ Add							\$ 100,000	\$ 2,000,000

Facility Assessment Matrix Problems Found 41-49

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50	Storage	Storage space is significantly inadequate. This creates safety and efficiency issues. Storage is occurring in corridors and other locations.	Renovate/ Add				Medium			\$ 200,000	\$ 550,000
51	Surface Mounted Conduit and Outlets	Unsecured and do not meet Corrections Standards	Repair				High		High	\$ 12,000	\$ 14,000
52	Vision Issues	Owner has had to make vision shields for various cells.	Replace					Low		\$ 1,500	\$ 12,000
53	Water Infiltration	Efflorescence and Peeling paint is evidence that water is infiltrating the wall cavities.	Repair			High	High	High		\$ 5,000	\$ 150,000
								Total Cost Range		\$22,122,000	\$56,484,000

Facility Assessment Matrix Problems Found 50-53