

DOC Facilities Summary

Facility	Location	Yr. Built	Number of Permitted Beds	Avg Daily Count - DOC 2015 data	Replacement Cost - 2016**	CONSTRAINTS				Acreage	Current Use	Current Special Programs	Deferred Maintenance	SCHEDULED MAINTENANCE				FCI	Deferred Maint. Rating
						Land	water	sewer	permits					5 Years Out	10 Years Out	20 Years Out	Total Deferred plus Scheduled Maintenance		
CCWC - Caledonia County Work Camp	St. Johnsbury Work Camp	1994	100	85	\$ 12,390,300.00	0	+	+	-	54.65*	Male - Work Camp	\$ 119,310	\$ 498,610	\$ 585,566	\$ 867,183	\$ 2,070,669	0.96%	Excellent	
CRCF - Chittenden Regional	S. Burlington	1973	197	166	\$ 23,044,950.00	-	-	-	-	8.00	Women's Facility	\$ 7,973,426	\$ 530,676	\$ 3,186,104	\$ 2,976,639	\$ 14,666,845	*4	34.60%	Fair
MVRFCF - Marble Valley Regional	Rutland	1979	130	140	\$ 24,210,000.00	-	+	+	0	5.17	General Population/re-entry for Addison, Rutland, Bennington counties	\$ 784,920	\$ 656,971	\$ 706,814	\$ 1,509,166	\$ 3,657,871	*1	3.24%	Excellent
NERCF - North East Regional	St. Johnsbury	1981	130	140	\$ 18,642,600.00	0	+	+	+	54.65*	Sentenced/Detained General Population, Re-entry for NEK	\$ 561,498	\$ 820,990	\$ 414,087	\$ 2,046,468	\$ 3,843,043	*2	3.01%	Excellent
NSCF - Northern State	Newport	1994	416	411	\$ 63,737,100.00	-	+	+	0	44.5	Risk Reduction Programming, Vocation, General Population	\$ 4,661,559	\$ 3,924,724	\$ 4,498,043	\$ 2,329,089	\$ 15,413,415	*3	7.31%	Good
NWSCF - North West State	St. Albans	1969	247	222	\$ 51,459,300.00	-	+	-	-	161	Sex offender programming, Federal/State Detentioners	\$ 12,520,921	\$ 2,359,862	\$ 5,923,720	\$ 3,198,336	\$ 24,002,839		24.33%	Fair
SESCF - South East State	Windsor	1935	100	95	\$ 27,837,000.00	+	-	+	0	899	Work camp/Re-entry planning for persons who need housing	\$ 2,250,982	\$ 642,878	\$ 1,916,502	\$ 2,392,324	\$ 7,202,686		8.09%	Good
SSCF - Southern State	Springfield	2003	350	351	\$ 66,299,850.00	+	+	+	+	147.73	Aging, infirm, mental health, close custody, General Population	\$ 975,639	\$ 2,565,865	\$ 2,958,716	\$ 9,377,609	\$ 15,877,829	*5	1.47%	Excellent
										1265.40	* Same Parcel	\$ 29,848,255	\$ 12,000,576	\$ 20,189,552	\$ 24,696,814	\$ 86,735,197			
TOTAL			1670		\$ 287,621,100.00														

Inmates Housed Out of State 252

Constraint Legend	
+	Indicates lack of constraint
-	Indicates a definite constraint
0	Indicates a potential issue

Rating	FCI
Excellent:	0% to 5%
Good	5% to 10%
Fair to Poor	10% to 100%

- *1: 17 Currently on plastic beds on floor space
- *2: 22 Currently on plastic beds on floor space
- *3: 3 Medical beds
- *4: 5 Medical beds
- *5: 9 Medical beds

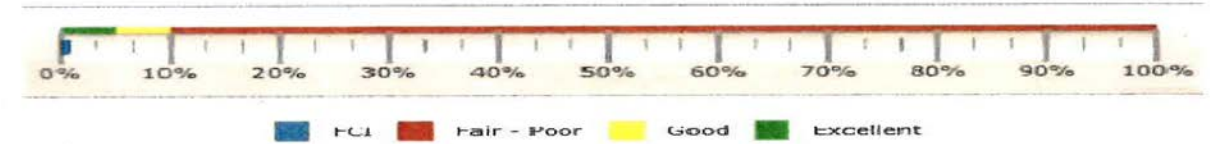
1. Cost per bed averaged over 8 institutions is \$175,000.

Definition of Bed cost: includes entry lobby and administration and staff services areas as well as security services and operations, some inmate programs such as some education, religious services, recreation, visitation and some work programs. It also includes medical, food service and dining as well as maintenance, warehouse and energy center. it also includes housing segregation and management center.

2. VCI is not included. Specialized space such as VCI should be estimated at \$300/sf (project costs)

3. ** Data represents EMG Replacement Value estimates including an escalator for 2016 dollars.

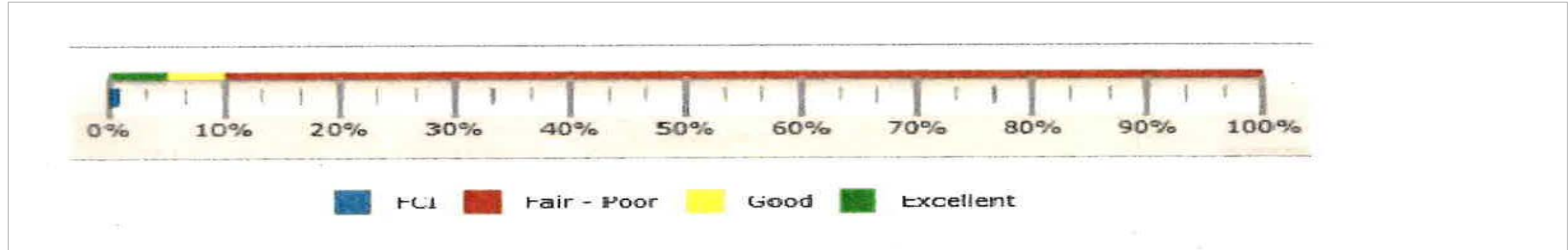
*1 Facility Condition Index {FCI}: is the ratio of the "deferred maintenance costs to the asset value expressed as a percentage.



Summary Costs At All Correctional Facilities

	Replacement Value	Deferred Maintenance	5 Years Out	10 Years Out	20 Years Out	Totals	Total Beds		FCI	Rating
CCWC	\$ 4,992,350	\$ 8,886	\$ 129,452	\$ 69,964	\$ 613,444	\$ 821,746	112		0.2%	Excellent
CRCF	\$ 19,359,450	\$ 3,188,744	\$ 935,755	\$ 3,355,683	\$ 3,469,047	\$ 10,949,229	187		16.5%	Fair
MVRCF	\$ 15,486,600	\$ 143,733	\$ 779,199	\$ 734,814	\$ 1,817,175	\$ 3,474,921	120	*1	0.9%	Excellent
NERCF	\$ 15,829,050	\$ 147,073	\$ 995,837	\$ 418,545	\$ 6,698,918	\$ 8,260,373	109	*2	0.9%	Excellent
NSCF	\$ 50,973,000	\$ 2,054,563	\$ 4,496,748	\$ 3,424,663	\$ 4,539,161	\$ 14,515,135	420	*3	4.0%	Excellent
NWSCF	\$ 32,768,850	\$ 5,394,712	\$ 2,495,038	\$ 6,286,857	\$ 10,135,107	\$ 24,311,714	247		16.5%	Fair
SESCF	\$ 22,060,800	\$ 994,992	\$ 578,502	\$ 913,398	\$ 4,248,715	\$ 6,735,607	109		4.5%	Excellent
SSCF	\$ 76,956,550	\$ 10,000	\$ 1,850,806	\$ 1,208,534	\$ 11,188,506	\$ 14,257,846	374		0.0%	Excellent
Totals	\$ 238,426,650	\$ 11,942,702	\$ 12,261,337	\$ 16,412,458	\$ 42,710,073	\$ 83,326,570	1,678		5.0%	Excellent

***1 Facility Condition Index {FCI}: is the ratio of the "deferred maintenance" costs to the asset value expressed as a percentage.**



Rating	FCI
Excellent:	0% to 5%
Good	5% to 10 %
Fair to Poor	10% to 100%

- *1:** 46 currently on plastic beds on floor space
- *2:** 8 currently on plastic beds on floor space
- *3:** 3 medical beds

Department of BGS															
State Owned Correctional Facilities															
As of July 21, 2016															
TOWN	BLDG No.	BUILDING	ADDRESS (E-911)	AGENCY	DEPARTMENT	OFFICE SPACE	HEATED UTILITY	COLD UTILITY	TOTAL USEABLE	TOTAL RENTABLE	sub total	BILLABLE	GROSS	SQF Cost	Replacement Cost
															\$ -
															\$ -
Windsor	06440	Maintenance Storage	546 State Farm Road	ADMIN	BGS	1,300			1,300	1,300		1,300	1,400	\$ 450.00	\$ 630,000.00
Windsor	06442	Maintenance Shop	546 State Farm Road	ADMIN	BGS	1,440			1,440	1,440		1,440	1,800	\$ 450.00	\$ 810,000.00
Windsor	06443	Boiler House	546 State Farm Road	ADMIN	BGS	400			400	400		400	768	\$ 450.00	\$ 345,600.00
Windsor	06444	Sign & Plate Shop Storage	546 State Farm Road	ADMIN	BGS	900			900	900		900	972	\$ 450.00	\$ 437,400.00
Windsor	06445	Service Building	546 State Farm Road	AHS	Corrections	1,750			1,750	1,750		1,750	2,288	\$ 450.00	\$ 1,029,600.00
Windsor	06446	Education Building	546 State Farm Road	AHS	Corrections	2,688			2,688	2,688		2,688	5,690	\$ 450.00	\$ 2,560,500.00
Windsor	06447	Garage	545 State Farm Road	AHS	Corrections			975	975			244	1,344	\$ 450.00	\$ 604,800.00
Windsor	06448	Dorm & Dining	546 State Farm Road	AHS	Corrections	12,875			12,875	12,875		12,875	16,050	\$ 450.00	\$ 7,222,500.00
Windsor	06449	Lumber Drying Shed	546 State Farm Road	AHS	Corrections			3,400	3,400	3,400		850	4,480	\$ 450.00	\$ 2,016,000.00
Windsor	06450	North Country Dorm (ECHO)	546 State Farm Road	AHS	Corrections	10,175			10,175	10,175		10,175	15,425	\$ 450.00	\$ 6,941,250.00
Windsor	06451	Saw Mill	546 State Farm Road	AHS	VCI			4,900	4,900	4,900		1,225	5,324	\$ 450.00	
Windsor	06452	Administration Building	546 State Farm Road	AHS	Corrections	2,550			2,550	2,550		2,550	3,600	\$ 450.00	\$ 1,620,000.00
Windsor	06453	Hay Barn	546 State Farm Road	AHS	VCI			2,850	2,850	2,850		713	3,078	\$ 450.00	
Windsor	06454	Sign / Machine Shop (Silk Screen)	546 State Farm Road	AHS	VCI	3,125			3,125	3,125		3,125	3,787	\$ 450.00	
Windsor	06455	Plate Shop (Program)	546 State Farm Road	AHS	VCI	2,550			2,550	2,550		2,550	5,088	\$ 450.00	
Windsor	06456	Oil Shed	546 State Farm Road	AHS	VCI			50	50	50		13	90	\$ 450.00	
Windsor	06457	BGS Maint. Office (Old House)	546 State Farm Road	ADMIN	BGS	1,675			1,675	1,675		1,675	4,034	\$ 450.00	\$ 1,815,300.00
Windsor	06458	Creosote Plant	546 State Farm Road	AHS	VCI	2,600			2,600	2,600		2,600	2,830	\$ 450.00	
Windsor	06459	Heifer Barn	546 State Farm Road	AHS	VCI			4,950	4,950	4,950		1,238	6,968	\$ 450.00	
Windsor	06460	Cow Barn	546 State Farm Road	AHS	VCI			12,625	12,625	12,625		3,156	13,025	\$ 450.00	
Windsor	06461	Milk Barn	546 State Farm Road	AHS	Corrections			1,006	1,006	1,006		252	1,040	\$ 450.00	\$ 468,000.00
Windsor	06462	Gate House	546 State Farm Road	AHS	VCI	300			300	300		300	600	\$ 450.00	
Windsor	06463	Green House (Temp Structure)	546 State Farm Road	AHS	Corrections			350	350	350		88	537	\$ 450.00	\$ 241,650.00
Windsor	06464	Wood Stor. Shed 1 (outside fence)	546 State Farm Road	ADMIN	BGS			2,300	2,300	2,300		575	2,300	\$ 450.00	
Windsor	06465	Wood Stor. Shed 2 (outside fence)	546 State Farm Road	ADMIN	BGS			2,300	2,300	2,300		575	2,300	\$ 450.00	
Windsor	06466	Wood Stor. Shed 3 (outside fence)	546 State Farm Road	ADMIN	BGS			2,300	2,300	2,300		575	2,300	\$ 450.00	
Windsor	06467	BGS Garage (outside fence)	546 State Farm Road	ADMIN	BGS			1,400	1,400	1,400		350	1,500	\$ 450.00	\$ 675,000.00
Windsor	06470	Pump House	546 State Farm Road	ADMIN	BGS			250	250	250		63	275	\$ 450.00	\$ 123,750.00
Windsor	06471	Domestic Water Building	546 State Farm Road	ADMIN	BGS			470	470	470		118	493	\$ 450.00	\$ 221,850.00
Windsor	06472	BGS Shed	546 State Farm Road	ADMIN	BGS			155	155	155		39	164	\$ 450.00	\$ 73,800.00
									84,609	84,609	84,609	54,398	109,550		\$ 27,837,000.00
		Windsor Total								84,609			109,550		\$ -
															\$ -
															\$ -
															\$ -
															\$ -
	81				GRAND TOTAL					601,667			712,463		\$ 287,621,100.00