

APPENDIX 2 - CONDITION ASSESSMENT

A Condition Assessment of CDCR's institutions was performed to evaluate building systems and utilities to determine repair/replacement timeframes associated with each system, identifying those currently adversely affecting the institution to healthy systems that can be replaced beyond 20 years.

These ratings were then weighted to distinguish operational impact based on the criticality of each system, The methodology allowed for prioritization based on total score.

INSTITUTION	RANK
California Institution for Men	1
Centinela State Prison	2
California Men's Colony	3
California Correctional Institution	4
Mule Creek State Prison	5
Richard J. Donovan Correctional Facility	6
Wasco State Prison	7
California Medical Facility	8
California State Prison, Solano	9
Calipatria State Prison	10
Correctional Training Facility	11
Valley State Prison	12
High Desert State Prison	13
Sierra Conservation Center	14
San Quentin Rehabilitation Center	15
Folsom State Prison	16
Salinas Valley State Prison	17
California Institution for Women	18
California State Prison, Corcoran	19
Correctional Training Center*	20
Avenal State Prison	21
Central California Women's Facility	22
Ironwood State Prison	23
Kern Valley State Prison	24
California State Prison, Los Angeles County	25
Substance Abuse Treatment Facility	26
Pleasant Valley State Prison	27
California State Prison, Sacramento	28
North Kern State Prison	29
Pelican Bay State Prison	30
California Health Care Facility	31

*Correctional Training Center is CDCR's correctional officer cadet training facility, included in assessment

SYSTEM	ASP	CAL	CCI	CCWF	CEN	CHCF	CIM	CIW	CMC	CMF	COR	CTC	CTF	FSP	HDSP	ISP	KVSP	LAC	MCSP	NKSP	PBSP	PVSP	RJD	SAC	SATF	SCC	SOL	SQRC	SVSP	VSP	WSP	
Above Ground Storage Tanks	Fair	Fair	Fair	Fair	N/A	Fair	Fair	Poor	Fair	Good	Fair	Fair	Fair	Good	Good	Good	Good	Good	Fair	Good	Failing	N/A	Good	Good	Good	Fair	Fair	Good	Good	Good	Fair	
Air Cooling (Evaporative System)	Fair	N/A	N/A	Fair	N/A	N/A	Fair	Fair	Fair	Poor	Poor	Fair	Fair	Fair	Fair	N/A	Fair	Poor	Poor	Poor	Fair	Fair	N/A	Fair	Fair	Fair	Fair	Poor	Fair	Poor	Poor	
Air Cooling (Mechanical- A/C)	Poor	Plus	Fair	Fair	Failing	Good	Failing	Failing	Fair	Poor	Fair	Fair	Fair	Fair	Fair	Good	Fair	Fair	Poor	Fair	Good	Fair	Poor	Fair	Fair	Fair	Fair	Poor	Fair	Poor	Fair	
Asphalt/Roads	Fair	Failing	Poor	Poor	Poor	Fair	Failing	Poor	Fair	Poor	Poor	Poor	Poor	Poor	Poor	Poor	Fair	Poor	Poor	Poor	Fair	Fair	Fair	Poor	Fair	Fair	Poor	Fair	Poor	Fair	Poor	
Automated Controls - SCADA, BMS, BAS	N/A	Good	Failing	Poor	Poor	Good	Poor	Poor	Poor	Poor	Failing	Poor	N/A	Fair	Fair	Good	Failing	Fair	Poor	N/A	Poor	Poor	Failing	Poor	N/A	Poor	Poor	Fair	Fair	Poor	Failing	
Central Boiler Plant / Boilers	Failing	Poor	Fair	Fair	Poor	Fair	Good	N/A	Poor	Failing	Plus	Fair	Fair	Poor	Poor	Poor	Fair	Fair	Poor	Plus	Fair	N/A	Failing	Fair	Good	Fair	N/A	Plus	N/A	Poor	Poor	
Cogeneration Plant	Failing	N/A	N/A	N/A	N/A	N/A	Good	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Failing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Culinary Chillers/Refrigerated Rooms/Freezers	Fair	Poor	Poor	Poor	Poor	Fair	Poor	Fair	Poor	Failing	Failing	Poor	Poor	Fair	Fair	Failing	Failing	Poor	Poor	Failing	Fair	Plus	Poor	Poor	Failing	Fair	Failing	Poor	Fair	Poor	Fair	
Data and Wifi	Good	Fair	Good	Poor	N/A	Poor	Good	Fair	Poor	Fair	Fair	Fair	Fair	Fair	Good	Fair	Fair	Fair	Poor	Fair	Fair	Good	Fair	Fair	Poor	Poor	Fair	Fair	Poor	Fair	Fair	
Electrical Vehicle Charging Stations	Good	N/A	N/A	Good	Good	Good	Good	Fair	Good	Good	Good	Good	Good	Fair	Good	Good	Fair	Fair	Fair	Good	Fair	N/A	Good	Poor	Good	Good	Good	Poor	N/A	Good	Good	
Elevators	N/A	N/A	Poor	N/A	N/A	Plus	Plus	Good	Fair	Poor	Poor	N/A	Poor	Poor	N/A	N/A	N/A	Fair	Fair	N/A	N/A	N/A	N/A	Fair	N/A	Fair	Good	Fair	Poor	N/A	N/A	
Emergency Electrical Distribution	N/A	Fair	Poor	Failing	Fair	Plus	Failing	Fair	Fair	Fair	Fair	Fair	Poor	Fair	Good	Good	Good	Poor	Poor	Fair	Fair	Fair	Fair	Poor	Good	Poor	Poor	Good	Good	Good	Fair	
Fire Alarm	Poor	Plus	Fair	Fair	Failing	Fair	Fair	Poor	Poor	Poor	Poor	Fair	Fair	Poor	Poor	Good	Good	Good	Plus	Fair	Good	Failing	Plus	Fair	Poor	Poor	Poor	Plus	Poor	Failing	Poor	
Fire Pump	N/A	Fair	N/A	Good	Poor	Plus	Poor	Good	N/A	Good	Fair	Good	N/A	N/A	Good	Failing	Fair	Poor	Fair	Poor	N/A	N/A	Poor	Good	Poor	N/A	Fair	Fair	Poor	Good	Good	
Fire Suppression	Poor	Fair	Fair	Fair	Fair	Good	Fair	Poor	Poor	Fair	Fair	Fair	Fair	Fair	Plus	Good	Fair	Poor	Plus	Fair	Fair	Poor	Plus	Fair	Poor	Fair	Failing	Fair	Poor	Fair	Fair	
Fire Suppression - UL 300 Systems	Poor	Fair	Good	Good	Good	Good	Fair	Fair	Plus	Poor	Failing	Good	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Plus	Fair	Plus	Good	Fair	Fair	Plus	Fair	Failing	Good	Fair	
Fire Water Distribution System	Poor	Fair	Fair	Fair	Poor	Fair	Fair	Fair	Poor	Fair	Fair	Fair	Fair	Poor	Fair	Fair	Good	Fair	Fair	Poor	Plus	Fair	Poor	Fair	Fair	Fair	Fair	Fair	Failing	Fair	Poor	Fair
Hot Water Heaters	Fair	Fair	Fair	Good	Poor	Good	Fair	Fair	Fair	Good	Plus	Fair	Fair	Poor	Fair	Good	Fair	Fair	Fair	Fair	Fair	Fair	Good	Fair	Fair	Poor	Plus	Poor	Fair	Fair	Fair	
Hydronic Loops	Plus	Poor	Fair	N/A	Poor	Failing	Failing	N/A	Poor	Failing	Plus	Fair	Fair	Poor	Fair	Poor	N/A	N/A	Poor	N/A	Good	N/A	Failing	Good	N/A	Fair	Plus	N/A	Good	Poor	N/A	
Irrigation System	Good	Failing	Poor	Fair	Good	Good	Poor	Poor	Fair	Fair	Good	Fair	Fair	Fair	Fair	Good	Poor	Poor	Plus	Poor	N/A	Fair	Failing	Poor	Fair	Fair	Fair	Good	Poor	Good	Fair	
Lethal Electrified Fencing	Good	Fair	Fair	Fair	Poor	Fair	Poor	N/A	Good	Fair	Fair	N/A	N/A	N/A	Good	Good	Good	Fair	Fair	Fair	Fair	Fair	Good	Good	Fair	Good	Fair	N/A	Fair	Fair	Good	
Natural Gas	Fair	Fair	Fair	Good	Fair	Plus	Good	Fair	Poor	Good	Fair	Fair	Fair	Fair	Good	Good	Good	Fair	Fair	Fair	N/A	Fair	Fair	Good	Good	N/A	Good	Poor	Fair	Poor	Fair	
Nurse Call Stations	N/A	N/A	N/A	Poor	Failing	Poor	Good	Failing	Poor	Failing	Failing	N/A	N/A	Fair	Failing	N/A	Failing	Good	Poor	Failing	Fair	N/A	Failing	Poor	Failing	N/A	Fair	Fair	Fair	N/A	Poor	
Parking Lots	Fair	Failing	Poor	Fair	Poor	Fair	Failing	Fair	Fair	Poor	Poor	Poor	Poor	Fair	Poor	Poor	Fair	Fair	Poor	Poor	Fair	Fair	Poor	Poor	Fair	Fair	Poor	Fair	Poor	Fair	Poor	
Pavement/Walkways	Poor	Failing	Poor	Fair	Poor	Good	Poor	Poor	Fair	Fair	Fair	Poor	Fair	Poor	Good	Poor	Fair	Poor	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Poor	Fair	Poor	Fair
Personal Alarm Device System (PADS)	Fair	Plus	Good	Fair	Good	Good	Poor	Fair	Fair	Poor	Poor	N/A	Fair	Poor	Fair	Good	Good	Good	Plus	Good	Fair	Fair	Fair	Fair	Poor	Fair	Poor	Fair	Fair	Fair	Fair	
Potable Water Distribution/Loop	Poor	Fair	Fair	Fair	Poor	Fair	Poor	Fair	Poor	Fair	Fair	Fair	Fair	Poor	Good	Good	Good	Fair	Fair	Poor	Good	Fair	Poor	Fair	Good	Fair	Fair	Failing	Good	Good	Fair	
Primary Electrical Distribution Loop - Above Ground	Fair	Fair	Fair	Fair	Fair	Good	Fair	Fair	Good	Fair	Fair	Fair	Poor	Good	Fair	N/A	N/A	N/A	Poor	N/A	Fair	N/A	Fair	N/A	N/A	Fair	Fair	Fair	Fair	N/A	Good	
Primary Electrical Distribution Loop - Below Ground	Fair	Fair	Fair	Fair	Fair	Good	Fair	Poor	Fair	Fair	N/A	Fair	Fair	Fair	Good	Good	Good	Poor	Fair	Fair	Fair	Poor	Fair	Fair	Fair	Fair	Fair	Fair	Good	Good	Fair	
Primary High Voltage Electrical Switchgear	Fair	Fair	Fair	Good	Fair	Plus	Fair	Fair	Good	Fair	Fair	Fair	Poor	Poor	Good	Good	Good	Good	Poor	Good	Good	Good	Fair	Fair	Fair	Fair	Fair	Fair	Good	Good	Good	Fair
Propane Gas	Fair	Fair	Poor	Poor	Failing	N/A	Fair	N/A	N/A	N/A	Fair	Fair	N/A	Fair	Good	N/A	Poor	Fair	N/A	Poor	Fair	N/A	Fair	Good	Fair	Good	N/A	Good	N/A	Fair	Fair	
Renewable Energy - Solar/Wind	N/A	Good	Good	Good	Good	N/A	N/A	N/A	Good	N/A	Fair	N/A	Good	N/A	N/A	Good	N/A	Good	N/A	Good	N/A	Good	Good	Good	N/A	N/A	Good	N/A	Good	Good	Good	Good
Roofs	Poor	Poor	Fair	Fair	Poor	Good	Poor	Poor	Poor	Fair	Poor	Fair	Poor	Poor	Poor	Good	Fair	Fair	Poor	Poor	Failing	Fair	Poor	Poor	Poor	Poor	Poor	Poor	Fair	Poor	Poor	
Sanitary Sewer System	Fair	Poor	Poor	Fair	Fair	Fair	Fair	Poor	Fair	Fair	Fair	Fair	Poor	Fair	Fair	Fair	Good	Fair	Fair	Fair	Fair	Fair	Fair	Poor	Fair	Fair	Fair	Fair	Fair	Fair	Fair	
Secondary Electrical Distribution Loop - Above Ground	Fair	Fair	N/A	N/A	Fair	Good	Good	Good	Good	Fair	N/A	Fair	Fair	Fair	Fair	N/A	N/A	N/A	Poor	N/A	N/A	N/A	Fair	N/A	N/A	N/A	Fair	Fair	N/A	N/A	N/A	
Secondary Electrical Distribution Loop - Below Ground	Fair	Fair	Fair	Fair	Fair	Good	Fair	Poor	Fair	Fair	Fair	Fair	Fair	Fair	Good	Good	Good	Poor	Fair	Good	N/A	Fair	N/A	Good	N/A	Fair	Fair	N/A	N/A	N/A	Fair	
Security Fencing	Fair	Poor	Fair	Poor	Good	Good	Poor	Fair	Good	Good	Good	N/A	Fair	Poor	Good	Good	Good	Fair	Poor	Good	Failing	Good	Good	Fair	Good	Good	Good	Fair	Good	Poor	Good	
Smoke/Exhaust System	Fair	Poor	Poor	Poor	Failing	Good	N/A	Fair	Poor	Fair	Poor	Fair	Poor	Fair	Fair	Good	Good	Poor	Fair	Fair	Fair	Failing	Poor	Poor	Fair	Poor	Fair	Poor	Poor	Poor	Fair	
Steam Distribution	Good	N/A	Fair	Fair	N/A	Fair	Failing	N/A	Poor	Poor	Poor	Fair	Fair	Poor	Fair	N/A	Fair	Fair	N/A	Fair	Fair	N/A	Failing	Poor	Good	Poor	Poor	Poor	Fair	Poor	Poor	
Storm Water Conveyance	Good	Fair	Fair	Fair	Fair	Plus	Failing	Fair	Good	Fair	Plus	Fair	Fair	Fair	Good	Good	Plus	Fair	Fair	Plus	Good	Good	Good	Fair	Plus	Fair	Poor	Fair	Fair	Fair	Good	
Underground Storage Tanks	N/A	Failing	Failing	N/A	Failing	N/A	Failing	N/A	N/A	Failing	N/A	N/A	N/A	N/A	Failing	Failing	Failing	N/A	Failing	N/A	N/A	N/A	Failing	N/A	N/A	Failing	Failing	N/A	Failing	Failing	Failing	N/A
Waste Water Treatment Plant	N/A	N/A	Poor	Good	Fair	N/A	Poor	N/A	Poor	N/A	Fair	N/A	N/A	N/A	Fair	Fair	Fair	N/A	Fair	N/A	Good	Poor	N/A	N/A	N/A	Fair	N/A	N/A	N/A	Poor	Fair	
Water Tanks	Good	Fair	Fair	Fair	Poor	Plus	Poor	Poor	Fair	Fair	Fair	Fair	Fair	Plus	Fair	Plus	Fair	Fair	Fair	N/A	Fair	Fair	Fair	Good	Good	Fair	Fair	Good	Good	Fair	Good	
Water Treatment Plant	N/A	Fair	Fair	N/A	Fair	N/A	Poor	Fair	Poor	N/A	N/A	Fair	Fair	Good	Fair	Poor	Fair	N/A	N/A	N/A	Good	Fair	N/A	N/A	N/A	Failing	Good	N/A	Fair	Plus	Fair	
Water Wells	N/A	N/A	Fair	N/A	N/A	N/A	Poor	N/A	Fair	N/A	N/A	Fair	Fair	N/A	Fair	Fair	Fair	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Poor	N/A	Fair	Plus	Poor	

Plus - Expected to exceed 20 years of operation
Good - Generally well maintained
Fair - Needs repairs, typical wear and tear
Poor - Significant disrepair, not well maintained
Failing - At risk of failure or unusable
N/A - System/Equipment does not exist at Institution