



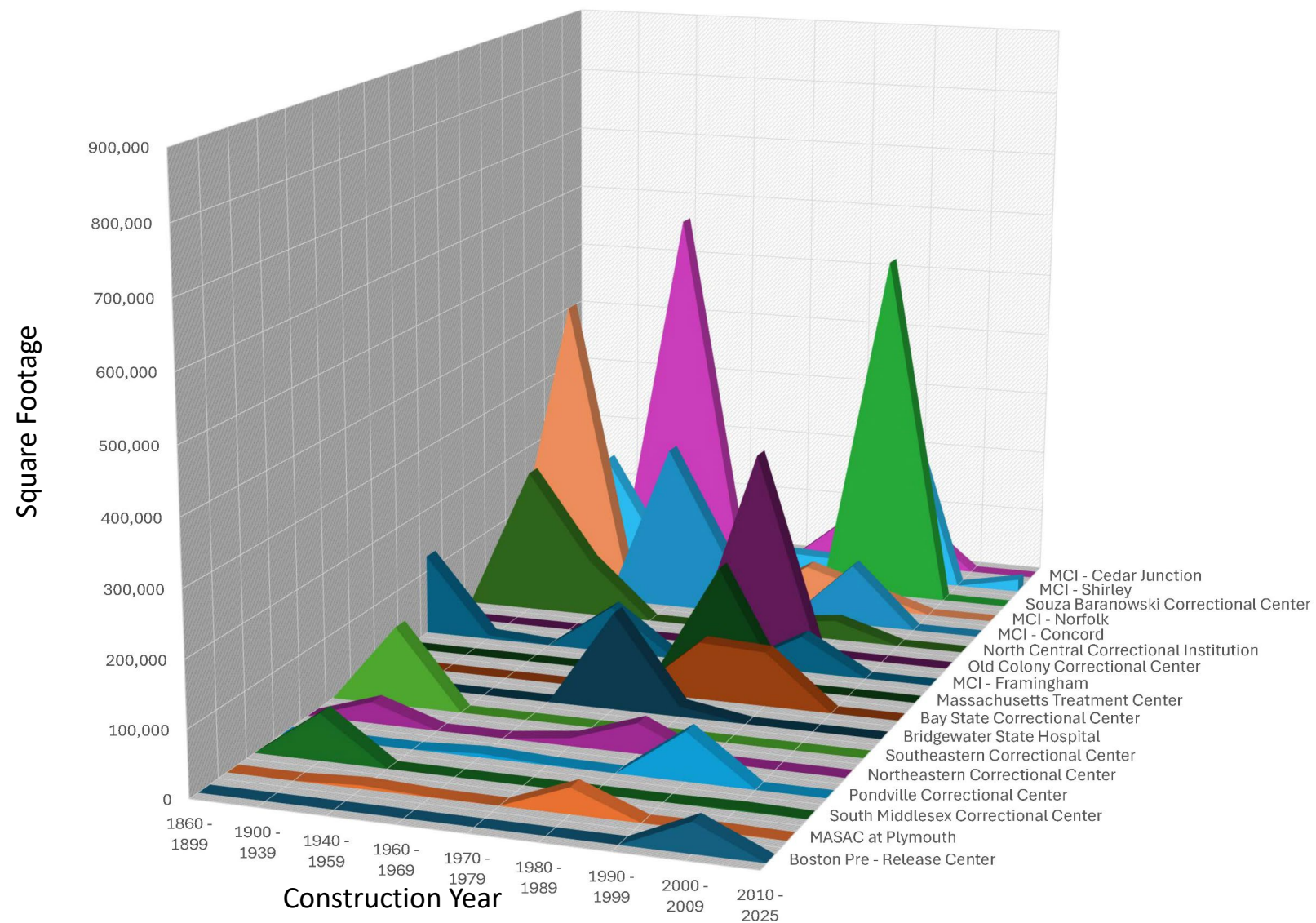
DIVISION OF
CAPITAL ASSET
MANAGEMENT &
MAINTENANCE

Correctional Facility Conditions

November 2025

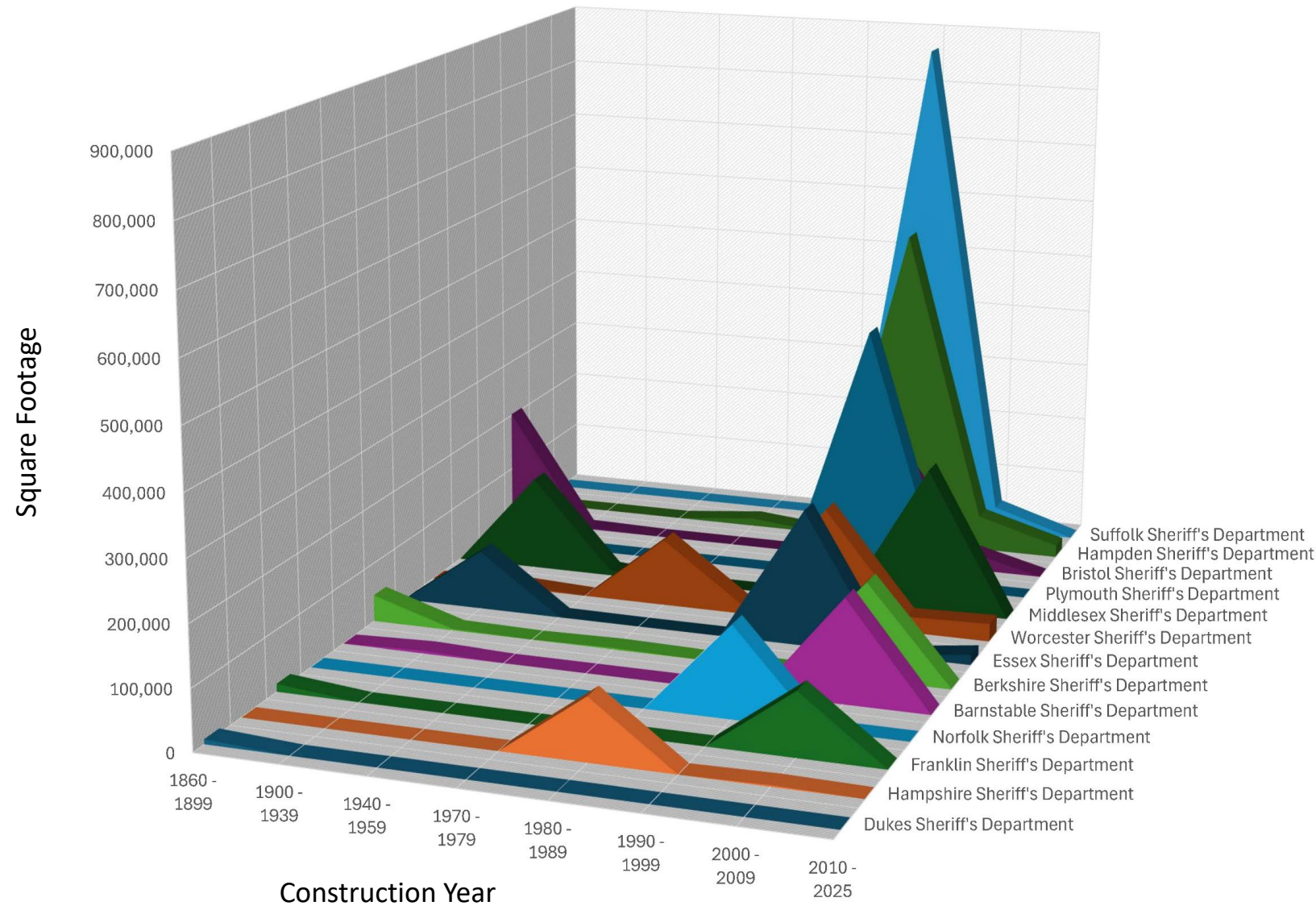
DOC Facilities: Age of Buildings

Source: DCAMM Data Analytics & Reporting group, October 2025



Sheriffs' Facilities: Age of Buildings

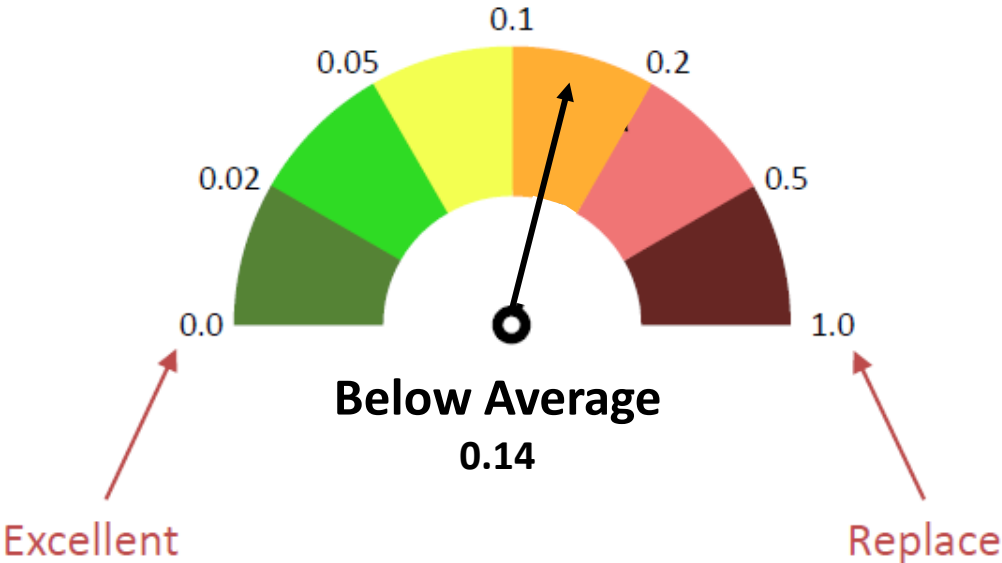
Source: DCAMM Data Analytics & Reporting group, October 2025



Facilities Conditions Index: DOC

Source: DCAMM Facilities Condition Report, Faithful and Gould, 2020. Costs and replacement values updated to 2025 by DCAMM Office of Planning

FCI Condition	FCI Score	Buildings GSF	%
Excellent	0.00 - 0.02	-	0.0%
Good	0.02 - 0.05	45,818	1.0%
Fair	0.05 - 0.1	1,970,295	44.1%
Below Average	0.1 - 0.2	1,843,423	41.2%
Poor	0.2 - 0.5	609,716	13.6%
Replace	> 0.5	-	0.0%



FCI = $\frac{\text{10-year Repair Need}}{\text{Building Value}}$

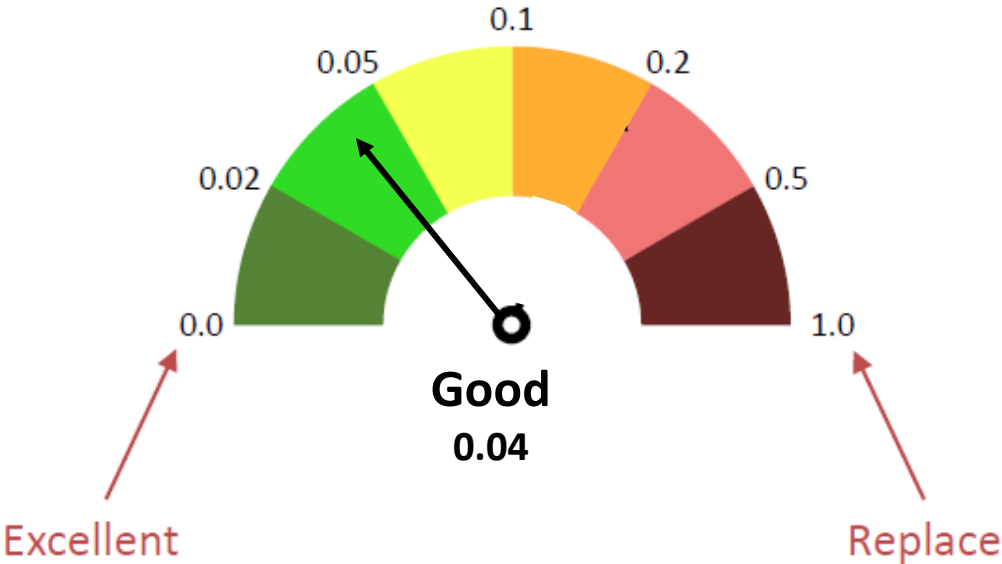
50% of the portfolio is in Excellent, Good, or Fair condition
50% of the portfolio is in Below Average or Poor condition
0% of the portfolio is in Replace Condition



Facilities Conditions Index: Sheriffs

Source: DCAMM Facilities Condition Report, Faithful and Gould, 2020. Costs and replacement values updated to 2025 by DCAMM Office of Planning

FCI Condition	FCI Score Range	Buildings GSF	%
Excellent	0.00 - 0.02	-	0%
Good	0.02 - 0.05	1,393,606	30%
Fair	0.05 - 0.1	2,960,289	63%
Below Average	0.1 - 0.2	319,260	7%
Poor	0.2 - 0.5	12,358	0%
Replace	> 0.5	-	



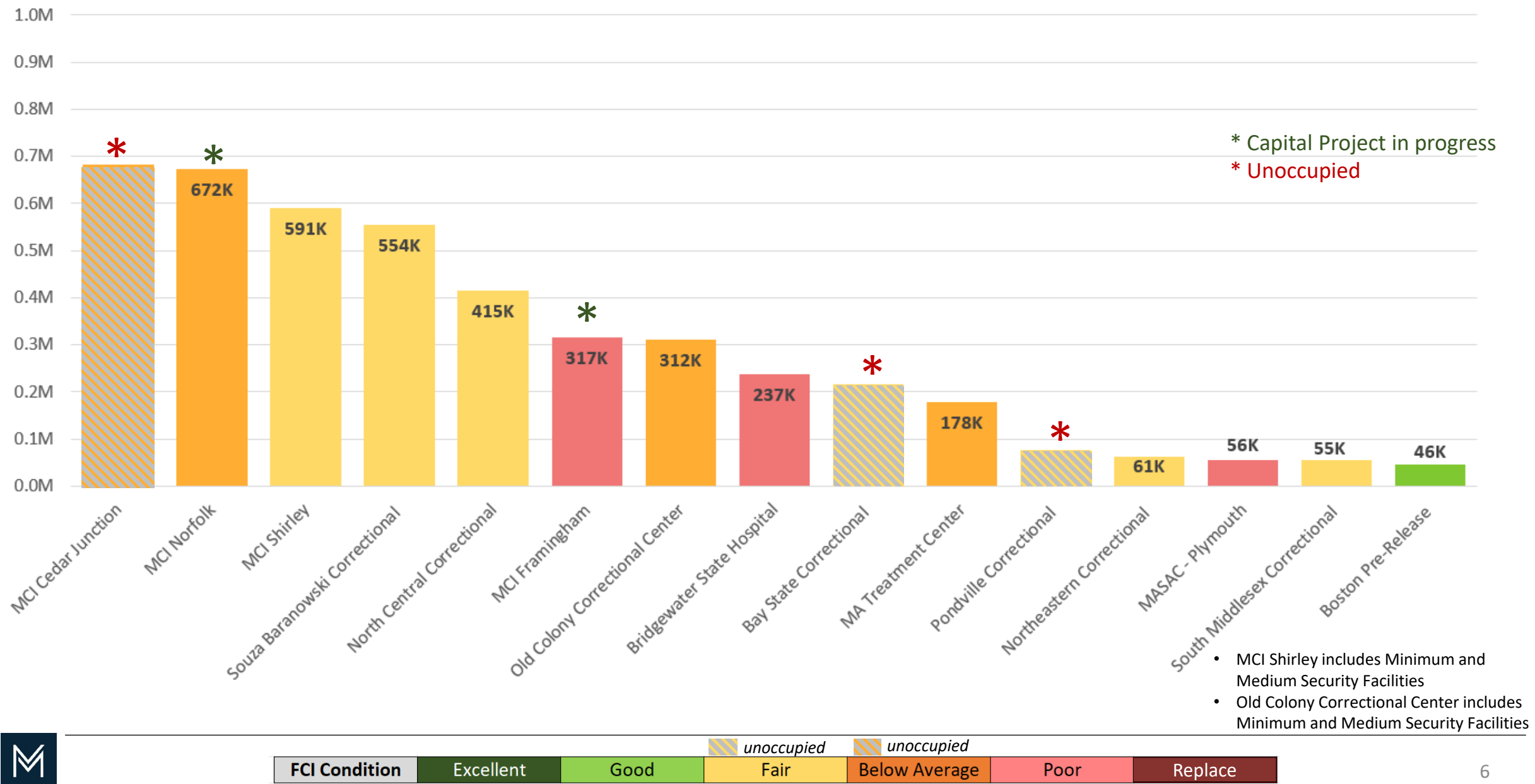
FCI = $\frac{\text{10-year Repair Need}}{\text{Building Value}}$

93% of the portfolio is in Excellent, Good, or Fair condition
7% of the portfolio is in Below Average or Poor condition
0% of the portfolio is in Replace Condition



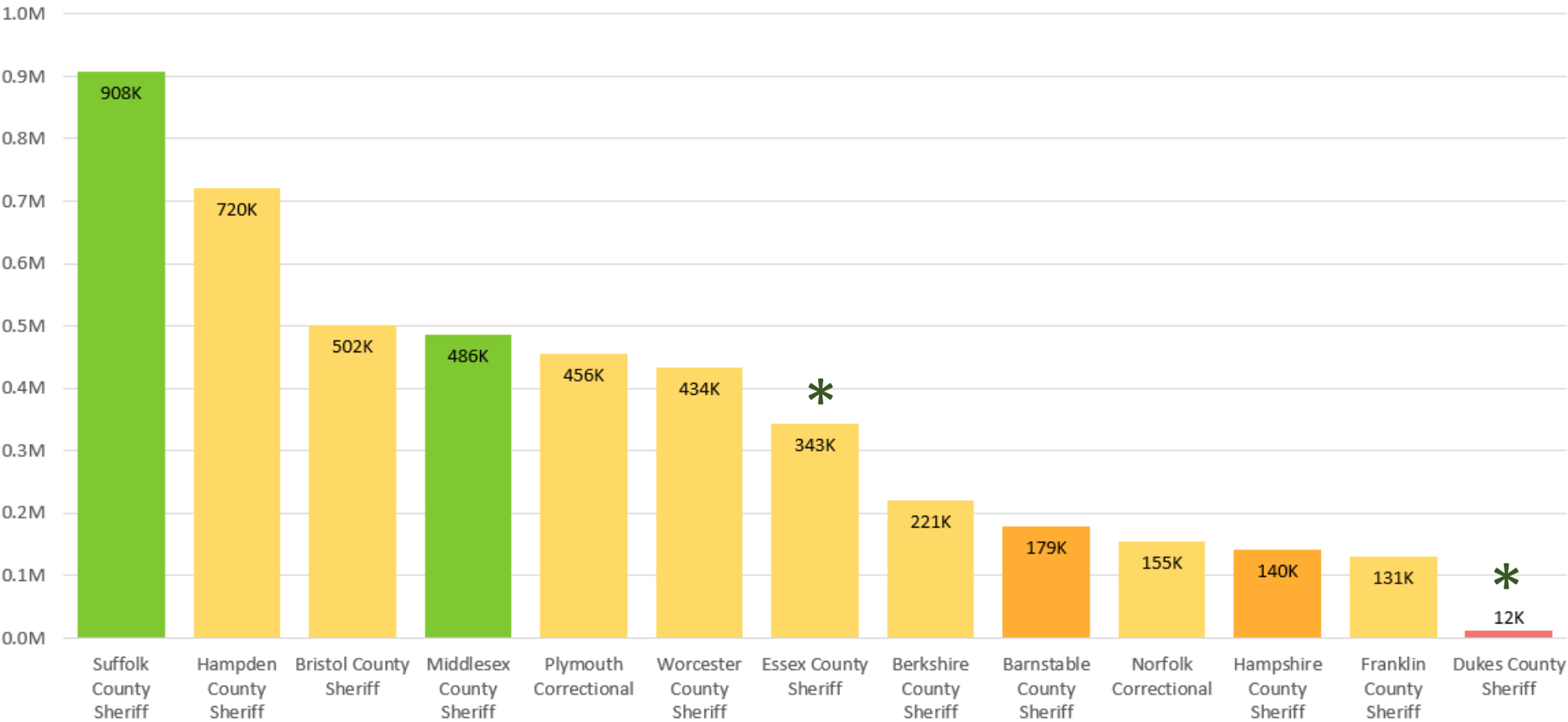
FCI By Facility Size (GSF): DOC Facilities

Source: DCAMM Facilities Condition Report, Faithful and Gould, 2020. Costs and replacement values updated to 2025 by DCAMM Office of Planning



FCI By Facility Size (GSF): Sheriffs' Facilities

Source: DCAMM Facilities Condition Report, Faithful and Gould, 2020. Costs and replacement values updated to 2025 by DCAMM Office of Planning



* Capital Project in progress

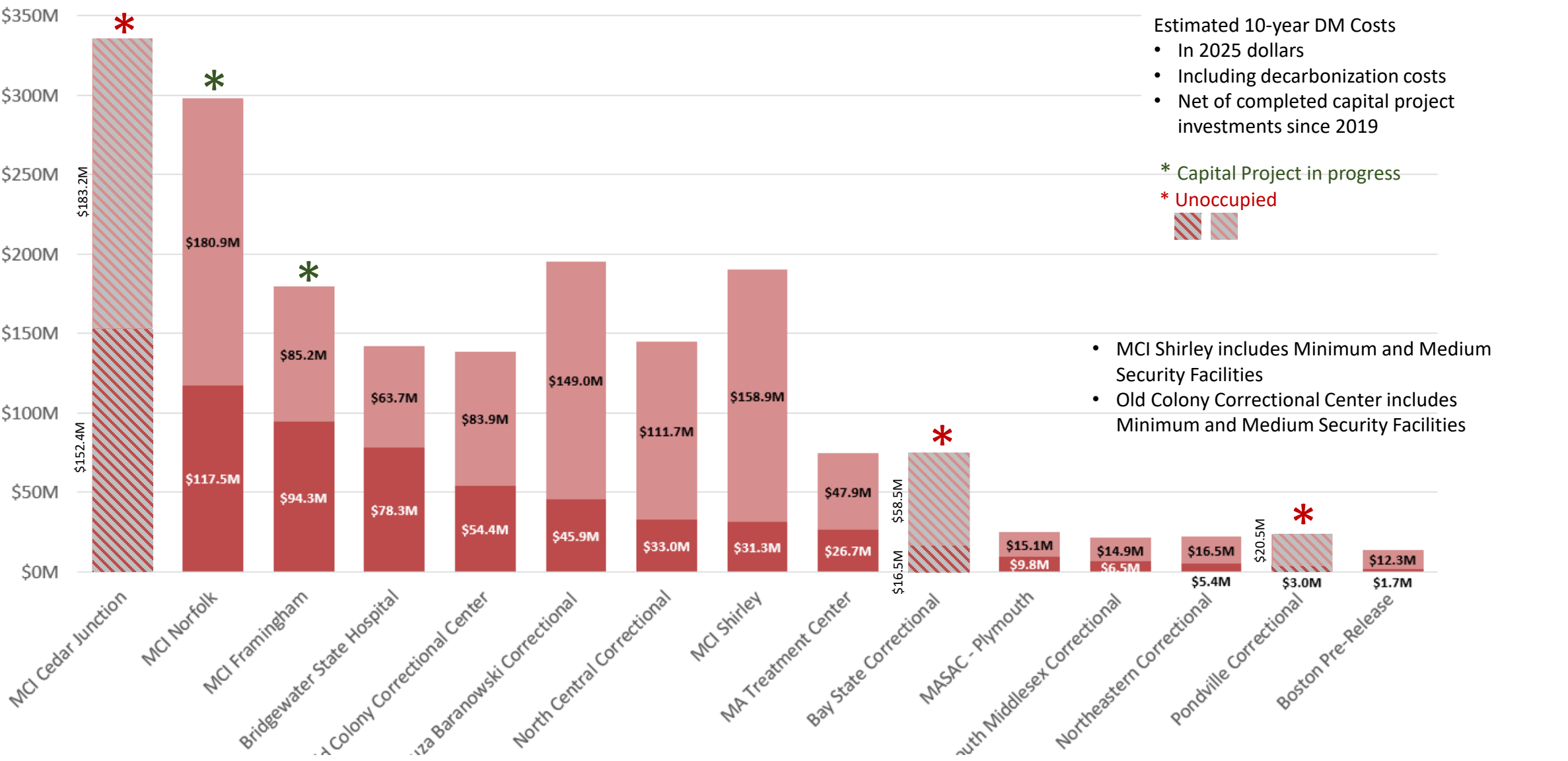
NOTE: new programs for deferred maintenance and capital projects for Sheriffs began in FY26

- Bristol County Sheriff includes Bristol County Jail (New Bedford) and Bristol Jail and House of Corrections
- Essex County Sheriff includes Essex County Alternative Center and Essex County Correctional Facility
- Suffolk County Sheriff includes Suffolk County House of Corrections and Suffolk County Jail
- Hampden County Sheriff includes Hampden County Jail and House of Corrections and the Western Massachusetts Regional Women's Correctional Center



Repair Needs: DOC Facilities

Source: DCAMM Facilities Condition Report, Faithful and Gould, 2020. Costs and replacement values updated to 2025 by DCAMM Office of Planning

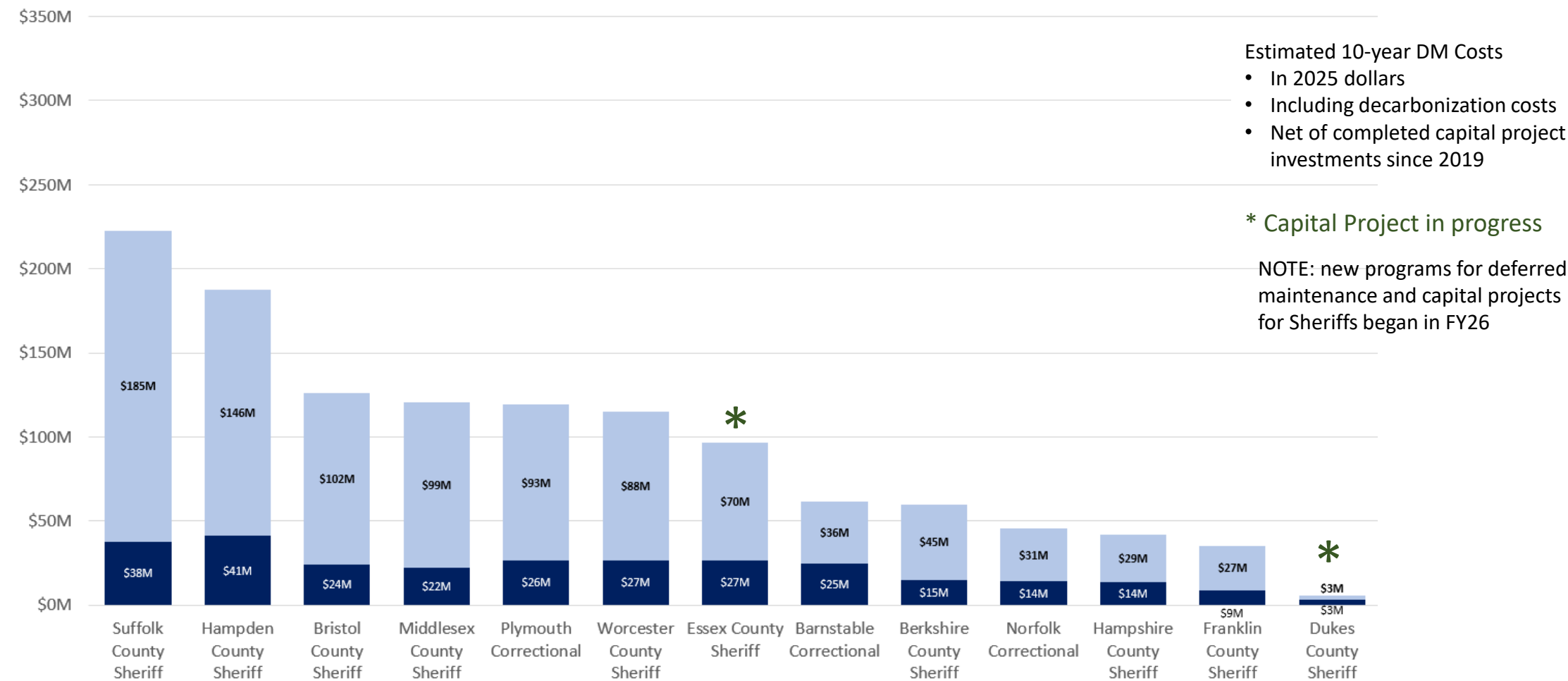


Estimated 10-year DM Costs Estimated Decarbonization Costs

Estimated Costs are in 2025 dollars

Repair Needs: Sheriffs' Facilities

Source: DCAMM Facilities Condition Report, Faithful and Gould, 2020. Costs and replacement values updated to 2025 by DCAMM Office of Planning



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Estimated 10-year DM Costs Estimated Decarbonization Costs

Estimated Costs are in 2025 dollars

Age of Buildings: DOC Facilities

Source: DCAMM Facilities Condition Report, Faithful and Gould, 2020. Costs and replacement values updated to 2025 by DCAMM Office of Planning

Campus	GSF	Average Age of Buildings	Net 10-year DM	Decarbonization	FCI 2025	FCI Rating
* Bay State Correctional	217,338	27.9	\$16.5M	\$58.5M	0.10	Fair
Boston Pre-Release	45,818	22.0	\$1.7M	\$12.3M	0.03	Good
Bridgewater State Hospital	255,866	49.0	\$78.3M	\$68.8M	0.41	Poor
MA Treatment Center	177,982	39.0	\$26.7M	\$47.9M	0.13	Below Average
MASAC - Plymouth	56,299	47.0	\$9.8M	\$15.1M	0.26	Poor
* MCI Cedar Junction	681,197	61.6	\$152.4M	\$183.2M	0.18	Below Average
MCI Framingham	316,683	90.4	\$94.3M	\$85.2M	0.33	Poor
MCI Norfolk	672,397	72.7	\$117.5M	\$180.9M	0.18	Below Average
MCI Shirley	590,831	60.8	\$31.3M	\$158.9M	0.06	Fair
North Central Correctional	415,156	86.0	\$33.0M	\$111.7M	0.09	Fair
Northeastern Correctional	61,307	44.0	\$5.4M	\$16.5M	0.07	Fair
Old Colony Correctional Center	311,847	38.4	\$54.4M	\$83.9M	0.16	Below Average
* Pondville Correctional	76,171	36.1	\$3.0M	\$20.5M	0.06	Fair
South Middlesex Correctional	55,380	82.7	\$6.5M	\$14.9M	0.09	Fair
Souza Baranowski Correctional	554,112	27.0	\$45.9M	\$149.0M	0.08	Fair

* Bay State Correctional and MCI Cedar Junction are unoccupied

Age of Buildings: Sheriffs' Facilities

Source: DCAMM Facilities Condition Report, Faithful and Gould, 2020. Costs and replacement values updated to 2025 by DCAMM Office of Planning

Campus	GSF	Average Age of Buildings	Net 10-year DM	Decarbonization	FCI 2025	FCI Rating
Barnstable County Sheriff	178,769	20.0	\$21.3M	\$36.3M	0.13	Below Average
Berkshire County Sheriff	220,705	51.7	\$11.2M	\$44.9M	0.06	Fair
Bristol County Sheriff	501,771	76.3	\$20.3M	\$102.0M	0.05	Fair
Dukes County Sheriff	12,358	128.0	\$2.9M	\$2.5M	0.22	Poor
Essex County Sheriff	343,055	52.7	\$7.3M	\$69.7M	0.08	Fair
Franklin County Sheriff	130,989	30.7	\$3.4M	\$26.6M	0.07	Fair
Hampden County Sheriff	719,752	31.1	\$34.7M	\$146.3M	0.06	Fair
Hampshire County Sheriff	140,491	38.9	\$3.2M	\$28.6M	0.11	Below Average
Middlesex County Sheriff	485,648	47.9	\$11.3M	\$98.7M	0.05	Good
Norfolk Correctional	154,500	32.0	\$3.6M	\$31.4M	0.08	Fair
Plymouth Correctional	455,974	30.0	\$26.1M	\$92.7M	0.05	Fair
Suffolk County Sheriff	907,958	33.0	\$35.5M	\$184.6M	0.03	Good
Worcester County Sheriff	433,543	33.5	\$22.3M	\$88.1M	0.06	Fair

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