



**Board of Supervisors Work Session
July 28, 2026**

**Santa Rita Jail Capital Program Update
Kimberly Gasaway, Director, GSA**



Background

Santa Rita Jail, located in Dublin, was built in 1988 / 38 years ago.

The campus includes a central/core building, housing units, a service building, and two educational facilities.

As the County's largest, 24-hour facility, capital planning surrounding its upkeep and maintenance is extremely important.

Additionally, the Jail is subject to two Consent Decree Projects, resulting in the development of various consent decree-related capital improvement projects.

The SRJ Capital Program includes a multitude of capital projects both inside the jail and on the jail's campus which are in various stages of development.

FY 27-31 Capital Improvement Plan Programs:

1. Accessibility Project
2. Network Infrastructure and Security Systems Upgrade Project
3. Health Space Programs and Services
4. Facility Operations



SRJ Capital Program

Board Approved Projects	Approved Budget	Actuals as of 4-May-26	Appropriations FY26-27	Projected FY 27-28	Projected FY 28-29	Projected FY 29-30	Projected FY 30-31	Total CIP FY 27-31
Interior Accessibility Upgrades	\$ 41,387,557	\$ 37,950,618	\$ 3,436,939					\$ 3,436,939
Network Infrastructure Upgrade	\$ 33,740,631	\$ 21,400,843	\$ 12,339,788					\$ 12,339,788
ACSO BHCS Staff Space and Treatment Areas	\$ 7,826,916	\$ 3,661,216	\$ 4,165,700					\$ 4,165,700
Enhanced Outdoor Recreation Yards	\$ 12,391,121	\$ 9,348,354	\$ 3,042,767					\$ 3,042,767
Housing Unit Treatment Pod	\$ 7,826,916	\$ 2,061,652	\$ 5,765,264					\$ 5,765,264
Safety Enhancements	\$ 17,222,590	\$ 4,686,500	\$ 12,536,090					\$ 12,536,090
Critical Operations	\$ 269,506,998	\$ 12,632,523	\$ 144,682,203	\$ 56,096,136	\$ 56,096,136			\$ 256,874,475
Kitchen Renovation	\$ 38,086,785	\$ 786,902	\$ 37,299,883					\$ 37,299,883
Total Approved Projects	\$ 427,989,514	\$ 92,528,608	\$ 223,268,633	\$ 56,096,136	\$ 56,096,136	\$ -	\$ -	\$ 335,460,906
Future Projects							\$ 182,000,000	\$ 182,000,000
Electrical System Replacement and Upgrade Project								
Core Building Renovation Project								
Total Approved and Future Projects								\$ 517,460,906

Projects are subject to change as design progresses and due to unforeseen conditions.



SRJ Capital Program Schedule Summary

Updated 7/02/2026

SRJ Capital Program Category II	2024												2025												2026												2027												2028																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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Indicates construction is complete.



Indicates projects subject to litigation.



SRJ Interior Accessibility Upgrades

Project construction was completed in May 2026.

Project met the litigation requirement deadline of end of June 2026.

ADA work was completed in the Housing Units identified and in the Central Core Area.



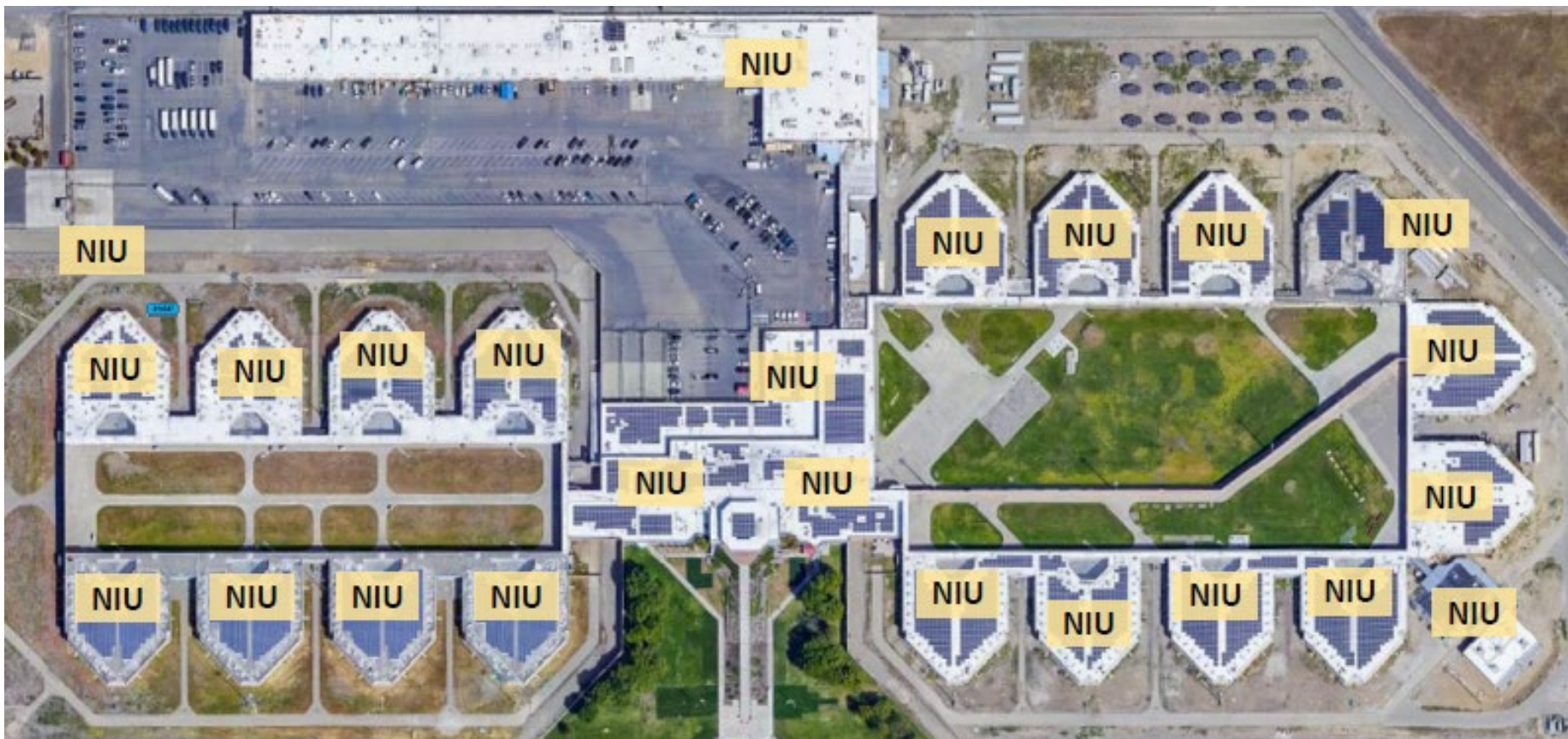


SRJ Network Infrastructure Upgrade (NIU)

Project construction was completed in June 2026.

Project was completed earlier than the contractually required completion date of Feb. 2027.

NIU work
(security
upgrades &
infrastructure)
was completed
in the areas
identified,
including
Housing Units
and the Central
Core Area.





SRJ Enhanced Outdoor Reconfiguration & Recreation Yards (EOR)

Project construction near completion.

EOR work included the construction of 4 Quasiyards in 2 Housing Units, 7 Small Recreation Yards and 2 Large Recreation Yards in the areas identified.





ACSO and BHD Staff Space & Treatment Areas

Completed Projects

- HU Conversion to ACBHD and ACSO office space to provide staff space
- Gym Renovation to provide training and employee wellness space
- Medical Support Space in Core Building, formerly occupied by ACSO

Projects In Planning

- ACSO ADA Staff Office Space in Core Building

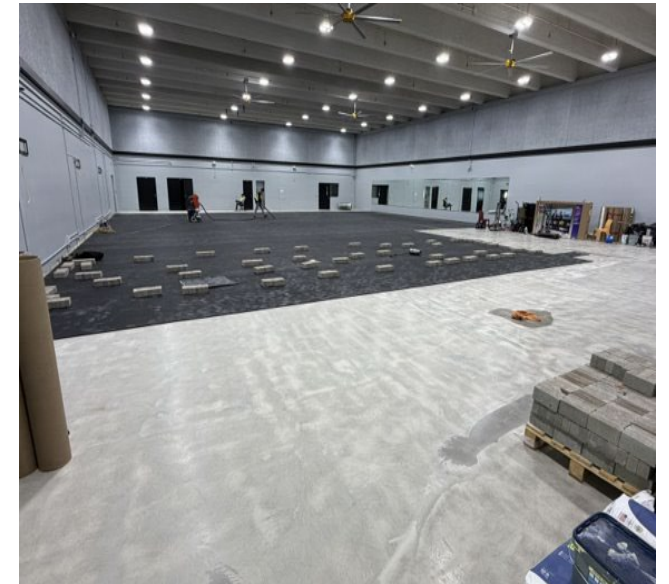
**Office
Space
in HU**



**ACSO
Change
Out
Room in
former
HU**



**Gym/
Training
Area**





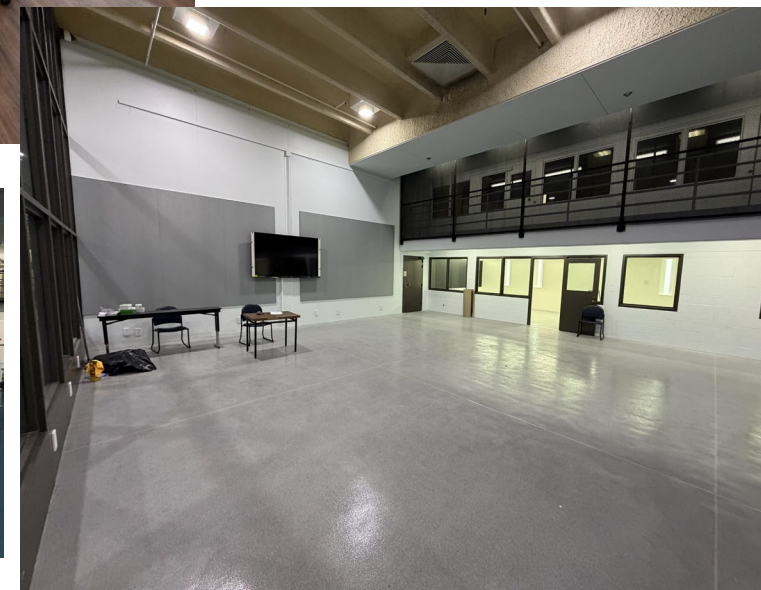
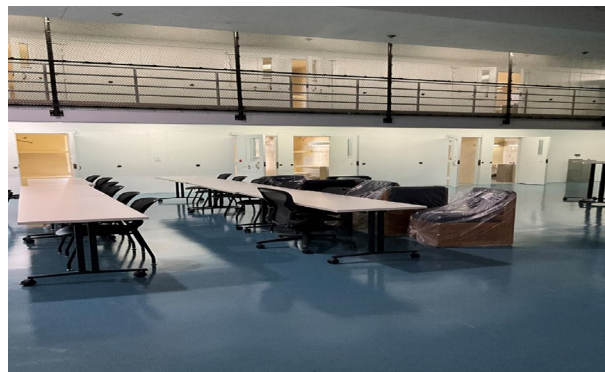
Housing Unit Treatment Pods

Completed Projects

- Pod Conversions in 4 Housing Units and Multipurpose Room Renovations in 6 Housing Units to provide programming and therapeutic space
- Observation Desks in 3 Housing Units to provide direct observation
- Chapel Renovation to provide space for multid denominational spiritual care and group meetings

Projects in Planning

- Confidential Interview Rooms in the Intake Area
- Confidential Interview Rooms in 4 Housing Units
- Additional Observation Desks in 5 Housing Units
- Renovation of Space on the Maximum-Security side to provide programs in a classroom type setting





Safety Enhancements & Full Function Projects

SRJ Safety Enhancements

This project will enhance the safety of the jail by removing potential ligature points in housing units, including those identified on bunk beds, cell desks, stools, ladders, shower heads, bubblers, and doorknobs.

Work will be coordinated with the progression of the Critical Operations Project, beginning in August 2026 with an expected completion date in 2030.

SRJ Housing Unit Maintenance / “Full Function” Work

GSA’s Building Management Department will also complete comprehensive maintenance work in each housing unit in coordination with the progression of the Safety Enhancements and Critical Operations Project.

This work began in May 2026 and will continue through 2030.



Projects in Design

SRJ Critical Operations

Scope includes:

- New Replacement Generators
- New Building Management System (BMS)
- New Fire Life Safety (FLS)
- New Security Electronics Systems
- New Replacement Doors, Frames, and Locks, including Sliding Doors
- Repairs & Upgrades on the Ring Road, HVAC Systems, Water Tank and Water Main

This Progressive Design Building contract was awarded in June 2025

The project is expected to complete in 2030

SRJ Kitchen Renovation

Scope includes:

- Complete kitchen renovation including new kitchen equipment
- Upgrades or replacement of mechanical systems, electrical and plumbing infrastructure, and security systems to support the new kitchen equipment & operations
- Provision of temporary food storage facilities during demolition & construction

This Progressive Design Build contract was awarded in September 2025

The project is expected to complete in 2027



SRJ Capital Program Priorities in Next Year

Accessibility Project and Network Infrastructure & Security System Upgrade Projects

1. Complete close out activities for the projects completed in May & June 2026

SRJ Space Programs and Services Projects

1. Complete close out activities for the Enhanced Outdoor Recreation & Reconfiguration Project completed
2. Complete planning, procurement & construction of Staff Space & Treatment Areas Projects and Pod Conversion Projects
3. Continue construction of Safety Enhancement Project, coordinated with progression of the Critical Operations Project

Facility Operations Projects

1. Complete design of the Critical Operations Project & Kitchen Project, begin demolition and construction
2. Begin construction of Full Function Projects, coordinated with progression of the Critical Operations Project

Future Projects

1. Brief the Board of Supervisors on the development of operations plans and procurement for future projects



Questions?

