CGL

Kansas Department of Corrections
El Dorado Correctional Facility Oswego
June 2022

ASSESSMENT OVERVIEW

INTRODUCTION

CGL FACILITY MANAGEMENT CONDUCTED AN EQUIPMENT AND FACILITY CONDITION ASSESSMENT OF THE SITE, SITE IMPROVEMENTS, AND RELATED FEATURES CONTAINED AT:

El Dorado Correctional Facility Oswego

PURPOSE

The primary purpose of the Facility Condition Assessment is to identify visually apparent deficiencies in the building/s and develop a cost basis for repair, upgrade, or replacement.
The key issues addressed in the Facility Condition Assessments include:

- Perform a visual assessment of the interior, exterior, and site components
- A detailed description of the equipment and conditions found during the site visit
- Strategy to resolve key issues
- Recommendations for all systems

METHODOLOGY

This Facility assessment was conducted by the following experts that have extensive hands-on experience with government, correctional, commercial, and industrial buildings, and facility maintenance.

- Phil Loftin, Electrical Engineer
- Alex Campbell, Facility Specialist
- TJ Kelley, Systems Specialist
- Russ Rieske, Mechanical Engineer
- Ted Perry, LEAD AP & OM
- Mike Lynch, Architect

CGL's Assessment Team conducted a field survey of the buildings' envelope and equipment that could readily be observed. The team did not attempt to uncover hidden conditions, move fixed equipment, or otherwise discover deficiencies that could not be immediately detected. The analysis included interviews with building management and maintenance personnel and a review of any documents made available at the time of the visit.

The team collected data on the condition and life cycle of major systems. All conditions were documented by digital photographs.

CGL analyzed the information collected during the Facilities Condition Assessment and developed recommendations for upgrades and replacements.

A general scoring matrix used in analysis of major group elements, group elements, and individual elements is included below:

< 5%	Good	Infrastructure & systems are new or rehabilitated with few elements showing normal wear that requires routine maintenance
5% - 10%	Fair	Infrastructure & systems show some signs that require attention with a few elements needing immediate repair
11% - 15%	Poor	Infrastructure & systems are mostly below standard with some elements reaching the end of useful life and requiring replacement
16% -25%	Severe	Infrastructure & systems are in unacceptable condition with widespread signs of deterioration
26% - 50%	Critical	Infrastructure & systems require replacement to restore function. Systems could be unsafe to operate in the current condition
> 50%	Replace	Infrastructure or systems need to be replaced immediately for safety, security, and/or serviceability

MAJOR SYSTEMS ASSESSED

- **Substructure:** CGL observed the structures for visible signs of distress.

- **Shell:** CGL visually observed the exterior wall system, window, and door systems for visible evidence of deficiencies, continuity of seals, and other types of distress. CGL reviewed available flashing and connection details for drainage design and observed the condition and placement of expansion joints. CGL visual observations were based on those conditions that can be observed from roof and ground level. CGL visually evaluated the condition of accessible roof systems and discussed any existing/remaining roof warranties.

- **Interiors:** CGL visually observed the interior areas of the property and reported their general condition.

- **Services**: CGL observed the age and condition of the Mechanical, HVAC, Electrical, Plumbing, and Fire Protection (MEPFP) Systems and related building equipment and have commented on their condition and visible deficiencies.

- **Site-work:** CGL visually observed the exterior areas of the property and reported their general condition.

- **Accessibility:** CGL reviewed the property for conformance with applicable accessibility requirements and reported CGL findings.

The scope of services under which the Facility Condition Assessment was completed was visual in nature and not intended to be destructive to the property to gain access to hidden conditions. CGL did not perform any destructive testing, uncover, or expose any system members. CGL has documented the type and extent of visually apparent defects in the systems to develop the condition assessment.

The scope of services under which the Facility Condition Assessment was completed includes only those items indicated. The evaluation does not include any environmental services such as sampling, testing, or evaluation of asbestos, lead-based paint, lead-in-water, indoor air quality, PCBs, radon, mold, or any other potentially hazardous materials or issues not outlined.

BUILDING DESCRIPTION

EL DORADO CORRECTIONAL FACILITY OSWEGO

PROPERTY EXECUTIVE SUMMARY

The El Dorado Correctional Facility Oswego (EDCF Oswego) is located on 25 acres in Oswego, Kansas. The facility consists of 8 buildings of which 4 were assessed. The total square footage assessed was approximately 46,241 for this facility. Construction dates of the buildings range from of 1988 to 2013. The structures consist primarily of metal buildings.

The EDCF Oswego facility is a medium-to minimum-security facility located in Oswego, KS. EDCF Oswego has been separated from the 614-acre EDCF facility to give a better depiction of the FCI for the buildings at the facility.

HVAC SYSTEMS

EDCF Oswego's heating and cooling is provided by 21 roof top units with 16 of those servicing the medium-security building and the other 5 servicing the minimum-security building. Most of these systems are aging and should be considered for replacement in the near future. CGL recommends a comprehensive preventive maintenance plan to maintain equipment and extend the life of the assets.

ELECTRICAL

The main power is fed through multiple power panels and step-down transformers throughout the individual electrical rooms that supply power to each building.

The site is powered by a Kohler, 1200 kw generator. Generator logbooks are kept at the units and are updated. Industry and manufacturer standards recommend running a generator for 30 minutes a week under 30% load and a four (4) hour load bank test annually. Diesel fuel should be polished annually to prevent breakdown and ensure generator runs as designed in an emergency

PLUMBING

The plumbing throughout the site is mostly original to construction and is a combination of PVC and copper. The sewage and drainage system are cast iron. Cast iron pipe deteriorates from the inside, and it is recommended that an engineering study be conducted to determine the condition of drain piping and identify any areas needing immediate replacement. Toilets observed were vitreous china and tankless units in public areas of the site.

FIRE PROTECTION

The fire alarm panel and associated devices were aged and nearing the end of their useful life. Lifecycle replacement of these items would be recommended before unscheduled failure occurs.
The fire protection system was original to construction. Fire protection piping will deteriorate from the inside out and it is recommended that and endoscopic inspection and wall thickness test be conducted after 25 years of service.

SITE UTILITIES

Site utilities are over 30+ years old and currently have no reported issues. It would be recommended that some money is set aside over the next ten years for utility upgrades and repairs.

NOTE

FCIs allow you to understand how your buildings are operating and how to prepare for the future. These scores provide a valuable look into your portfolio of facilities, and they help you plan and prioritize projects over both the short- and long-term. The more accurate your FCI scores, the better you can prioritize maintenance repairs, forecast upcoming costs, and make data-driven decisions around capital planning.

It should be noted that surveying facilities as a group constructed over several years which contain equipment and systems of varying age and condition will affect the overall FCI score. Many Kansas facilities have significant gaps in construction periods that adversely impact the newer buildings while benefitting the older buildings. Although this study did not intend to score structures individually, this impact should be considered when considering long-term capital planning needs.

We have attempted to help make the results more accurately depict the facilities by breaking out groups of older buildings or satellite campuses.

PROJECT DETAIL

ITEMS	DESCRIPTION
Project Name	El Dorado Correctional Facility Oswegot
Property Type	Detention Facility
Address	Oswego, Kansas
Year Built	Varies (1988-2013)
Number of Levels	Varies 1-2
Gross Building Area (GSF)	46,241
***Current Replacement Value**	$16,184,350
CRV/GSF ($/SF)	$350

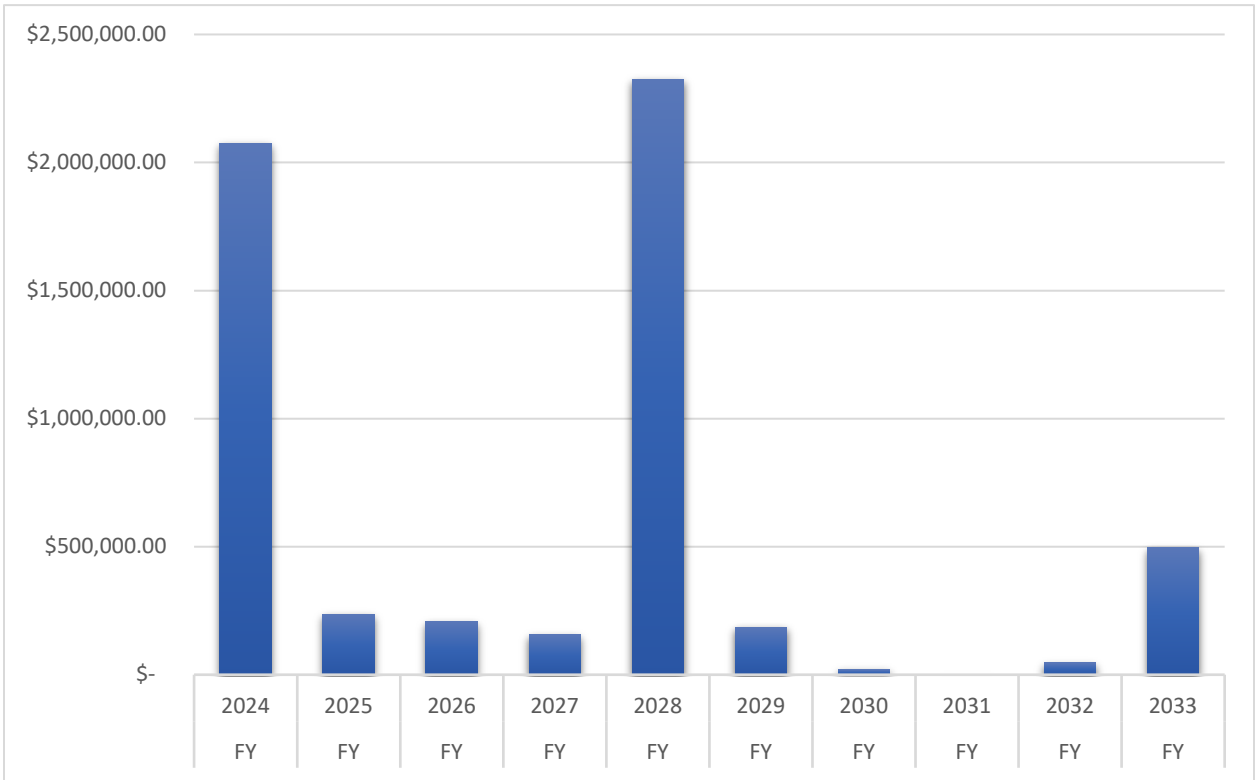
* The CRV was based on industry experience and best practices and should be considered only for determining a replacement value for the current buildings that were assessed in this report. Moreover, The CRV does not include any cost for professional services such architectural, engineering or project management fees, environmental services such as sampling, testing, or evaluation of asbestos, lead-based paint, lead-in-water, indoor air quality, PCBs, radon, mold, or any other potentially hazardous materials, or issues not outlined. The CRV does not include cost for land acquisition, demolition, abatement, remediation, or other site improvements that may be required for construction of a replacement building. The CRV was based on current cost estimates and does not include any upgrades to the existing facility or an escalation factor for future construction.

SUMMARY OF FINDINGS

This report represents summary-level findings for the Property Condition Assessment. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall Long Term Capital Needs Plan that can be the basis for a facility-wide capital improvement funding strategy. Key findings from the assessment include:

KEY FINDINGS	METRIC
10-Year Facility Condition Needs Index (FCNI)	36%
Immediate Capital Needs (Year 1)	$2,075,447
Future Capital Needs (Year 2 to Year 10)	$3,672,821

The building expenditure summary section provides an executive overview of the findings from the assessment. The chart below provides a summary of anticipated yearly expenditures over the study period for the El Dorado Correctional Facility - Oswego. Further details of these expenditures are included within each respective report section and within the expenditure forecast in Appendix A of this report. The results illustrate a total anticipated expenditure over the study period of approximately:
$5,748,267



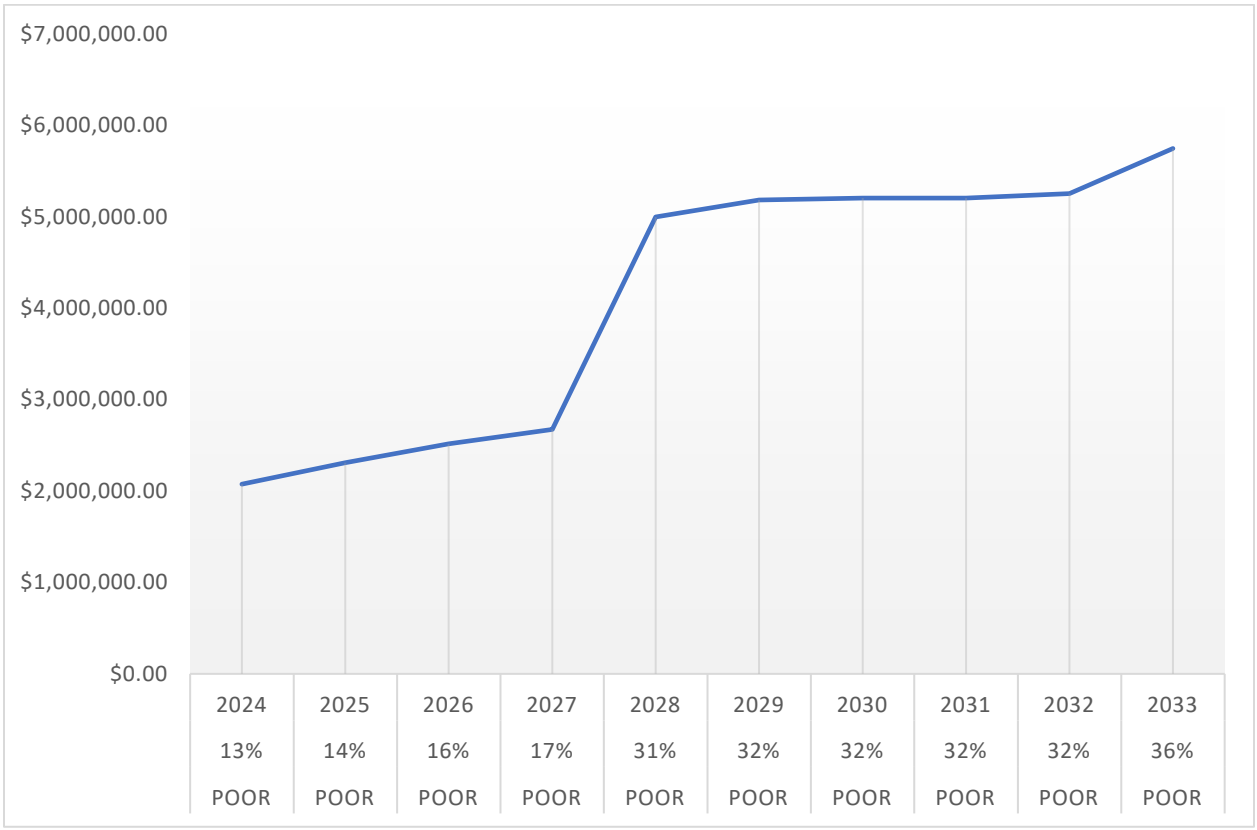
FACILITY CONDITION NEEDS INDEX

In this report, we have calculated the Facility Condition Needs Index (FCNI), which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government facilities organizations.
The FCNI is the ratio of accumulated Total Cost (TC) (Deferred Maintenance, Capital Renewal, and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly built asset to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type', but as a general guideline, the FCNI scoring system is as follows:

$$\text{FCNI} = \frac{\text{Deferred Maintenance + Capital Renewal + Plant Adaptation (TC)}}{\text{Current Replacement Value of the Facility(s) (CRV)}}$$

If the FCNI rating is 60% or greater, then the replacement of the asset/building should be considered instead of renewal.

CONDITION	DEFINITION	PERCENTAGE VALUE
GOOD	In a new or well-maintained condition, with no visual evidence of wear, soiling, or other deficiencies.	0% to 5%
FAIR	Subject to wear and soiling but is still in a serviceable and functioning condition.	5% to 10%
POOR	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	Greater than 10%
V-POOR	It is subjected to hard or long-term wear. Has reached the end of its useful or serviceable life. Renewal is now necessary.	Greater than 60%

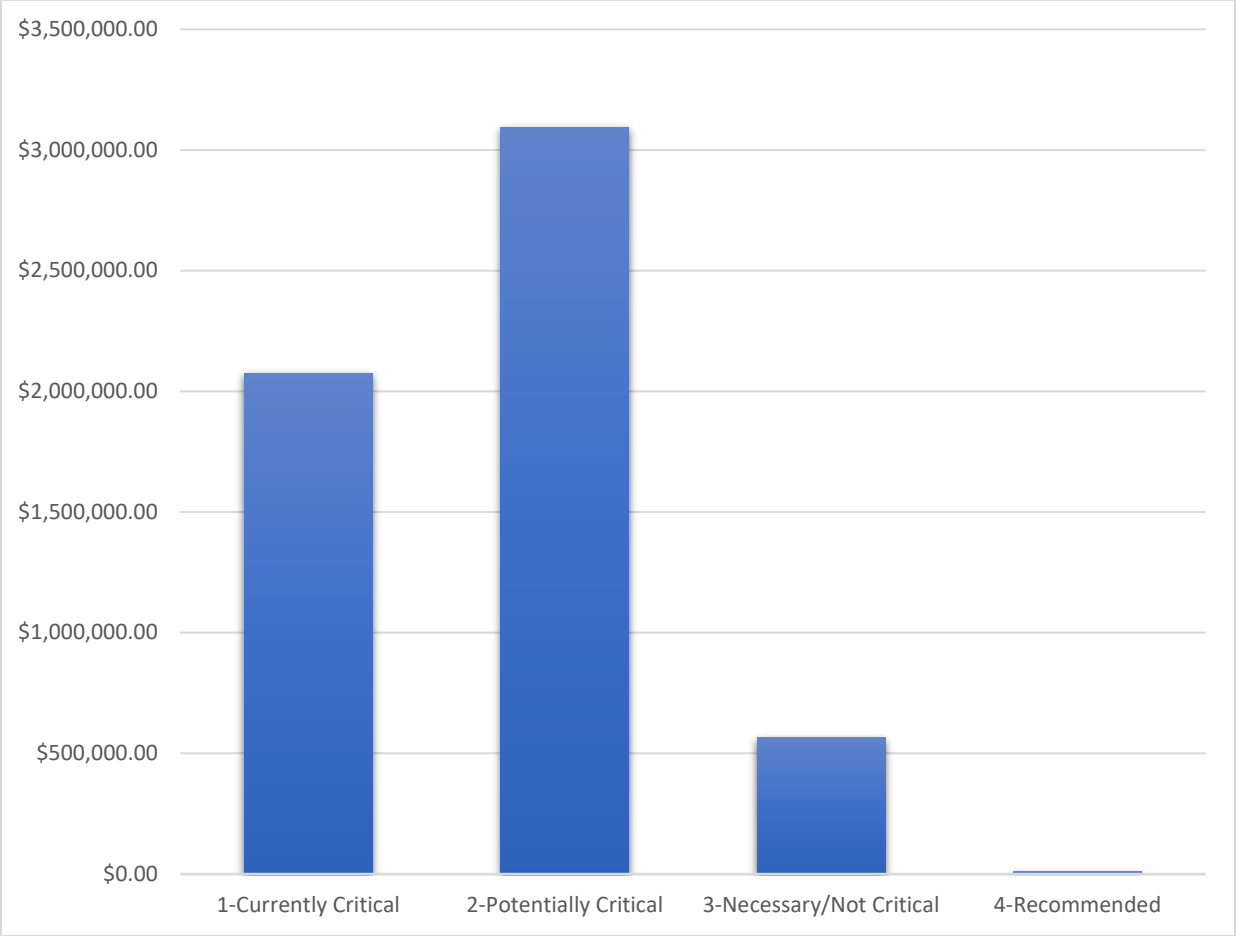


DISTRIBUTION OF NEEDS BY PRIORITY

CGL Facility Management has prioritized the identified work in order to assist with analyzing the deficiencies found during the assessment. The baseline prioritization model is not just based on replacement year or criticality but uses four key data attributes to build an overall importance metric for every recommendation: System type, the cause or nature of the issue, timing, and building mission incorporated into the model with relative weighting to provide an overall priority score. Priority categories are shown below:

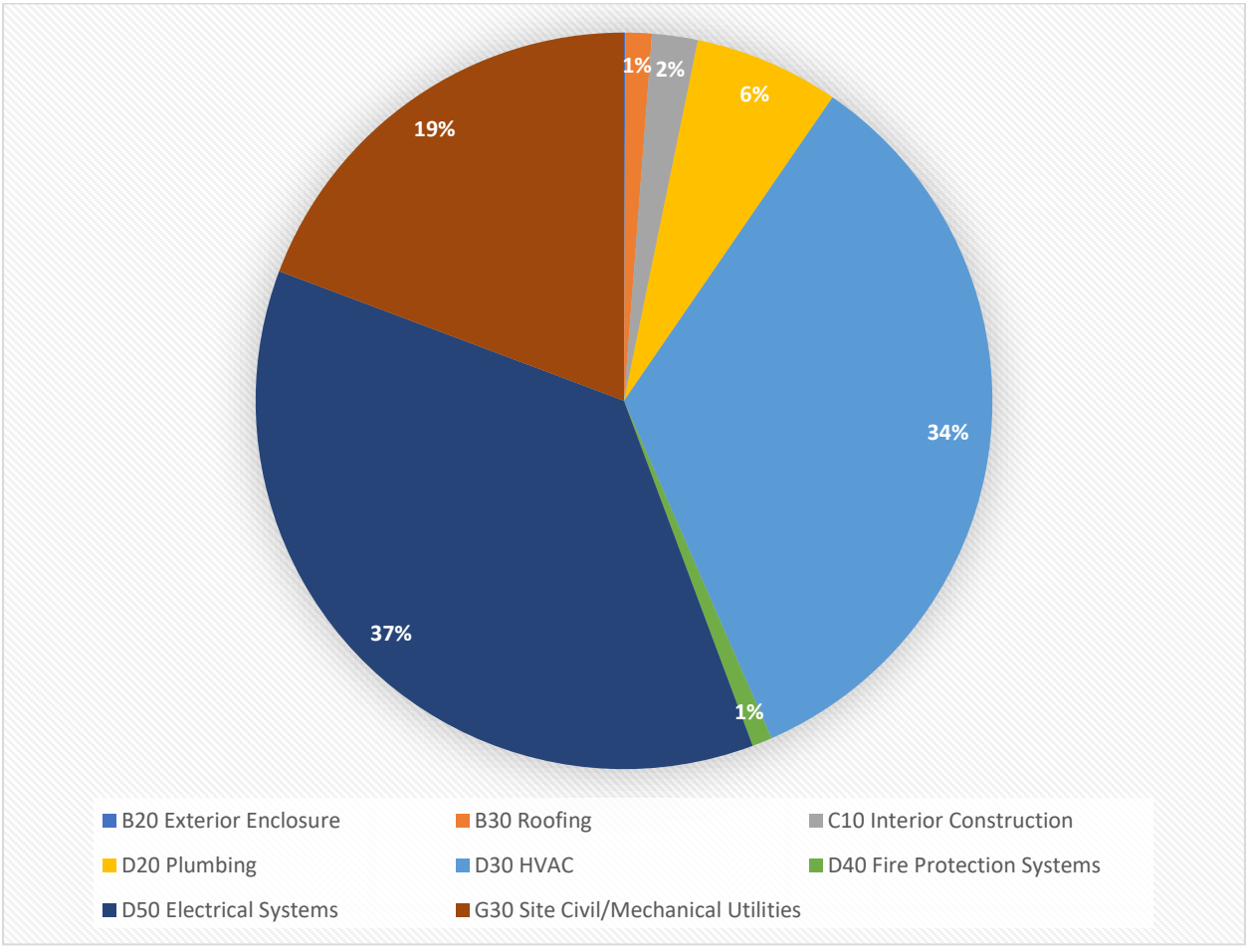
Priority 1 **Currently Critical:**	Systems requiring immediate action that have failed, compromises staff or public safety, or required to be upgraded to comply with current codes and accessibility
Priority 2 **Potentially Critical:**	A system or component is nearing the end of useful life, if not addressed, will cause additional deterioration and added repair costs
Priority 3 **Necessary / Not Critical:**	Lifecycle replacements necessary but not critical or mid-term future replacements to maintain the integrity of the facility or component
Priority 4 **Recommended:**	Items under this classification are not required for normal function and operation of the facility but would improve the efficiency and functionality of the facility or reduce long-term maintenance.

The chart below illustrates the breakdown of expenditure according to the priority coding providing an opportunity to strategically plan and effectively direct funding to the highest priority.



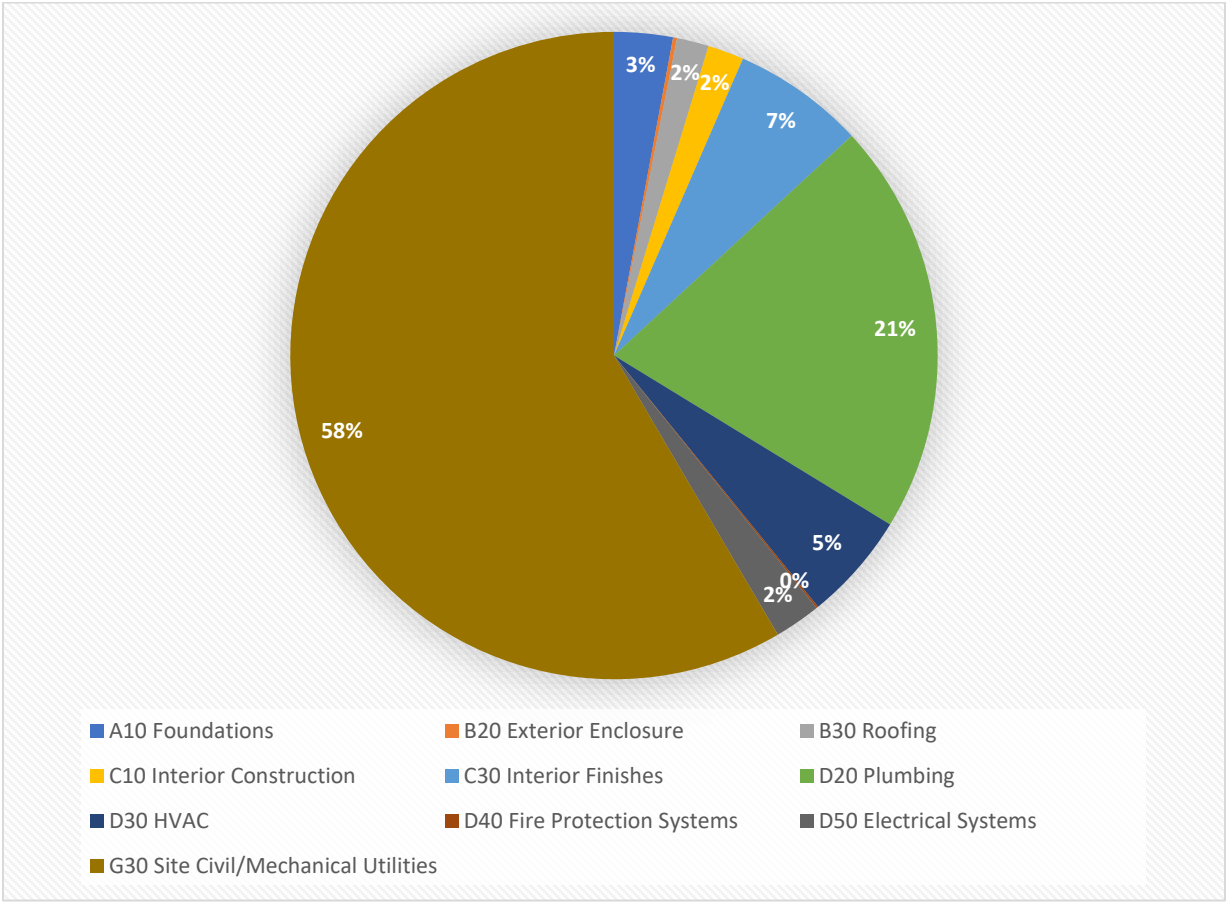
DISTRIBUTION OF IMMEDIATE NEEDS (YEAR 1) BY BUILDING SYSTEM

Building System	Estimated Cost	Percent of Total Cost
B20 Exterior Enclosure	$1,154	0.06%
B30 Roofing	$23,998	1.16%
C10 Interior Construction	$41,692	2.01%
D20 Plumbing	$131,952	6.36%
D30 HVAC	$702,865	33.87%
D40 Fire Protection Systems	$18,161	0.88%
D50 Electrical Systems	$755,564	36.40%
G30 Site Civil/Mechanical Utilities	$400,063	19.28%



DISTRIBUTION OF FUTURE NEEDS (YEAR 2 TO YEAR 10) BY BUILDING SYSTEM

Building System	Estimated Cost	Percent of Total Cost
A10 Foundations	$107,464.00	2.93%
B20 Exterior Enclosure	$7,337.06	0.20%
B30 Roofing	$58,604.74	1.60%
C10 Interior Construction	$66,313.52	1.81%
C30 Interior Finishes	$242,316.52	6.60%
D20 Plumbing	$757,129.84	20.61%
D30 HVAC	$198,534.62	5.41%
D40 Fire Protection Systems	$3,474.90	0.09%
D50 Electrical Systems	$84,993.12	2.31%
G30 Site Civil/Mechanical Utilities	$2,146,652.20	58.45%



DISTRIBUTION OF NEEDS BY PLAN TYPE

PLAN TYPE 1 LIFECYCLE REPLACEMENT:

Indicates the need for replacement or major refurbishment of an asset, typically based on age and use but required in the future within a reasonable planning horizon.

PLAN TYPE 2 MAJOR REPAIR:

Any component or system in which future major repair is anticipated but not a replacement of the entire component.

PLAN TYPE 3 LIFE-SAFETY / CODE COMPLIANCE:

Any action to correct a deficiency related to life safety or code violation.

PLAN TYPE 4 ENGINEERING STUDY:

Includes recommendations for further investigation into appropriate repair/replacement action.

PLAN TYPE 5 MODERNIZATION / IMPROVEMENTS:

Actions that are considered upgrading or improving beyond a standard life cycle replacement. These actions are often considered optional.

PLAN TYPE 6 ENERGY:

When the repair or replacement of equipment or systems are recommended to improve energy and sustainability performance.

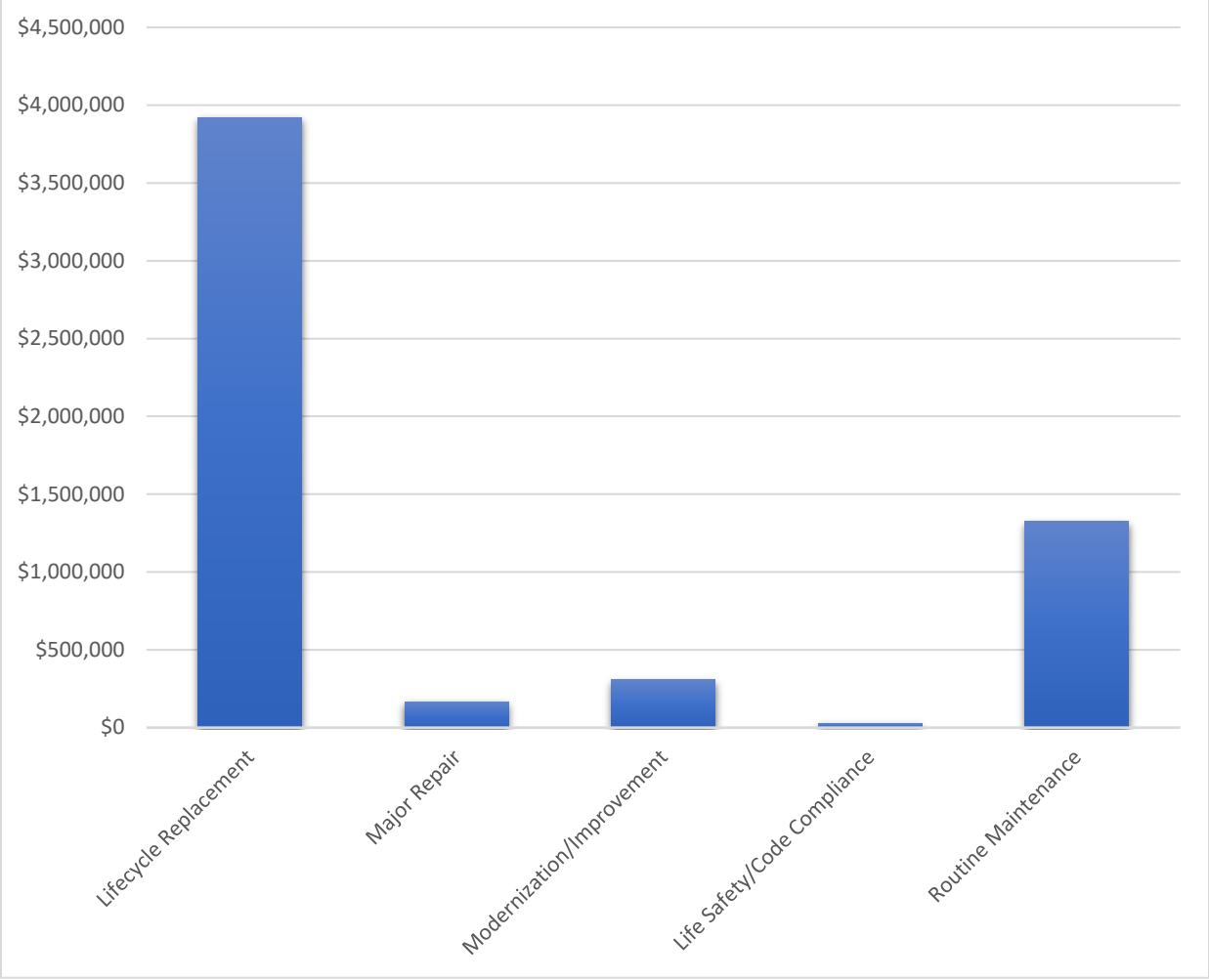
PLAN TYPE 7 ADA:

When the repair or replacement of equipment or system is recommended to comply with ADA.

PLAN TYPE 8 ROUTINE MAINTENANCE:

Any component or system in which routine maintenance or repairs is anticipated but not a replacement of the entire component.

PLAN TYPE	TOTAL COST
Lifecycle Replacement	$3,920,113
Major Repair	$166,069
Modernization/Improvement	$307,666
Life Safety/Code Compliance	$28,729
Routine Maintenance	$1,325,691



ASSETS OBSERVED

All assets observed are provided in this section sorted by the Uniformat II coding, indexed is as follows:

A - SUBSTRUCTURE

A10 - Foundations
A20 - Basement Construction

B - SHELL

B10 - Superstructure
B20 - Exterior Enclosure
B30 - Roofing

C - INTERIORS

C10 - Interior Construction
C20 - Stairs
C30 - Interior Finishes

D - SERVICES

D10 - Conveying Systems
D20 - Plumbing
D30 - HVAC
D40 - Fire Protection Systems
D50 - Electrical Systems

E - EQUIPMENT & FURNISHING

E10 - Equipment
E20 - Furnishings

F - SPECIAL CONSTRUCTION AND DEMOLITION

F10 - Special Construction
F20 - Selective Demolition

G - BUILDING SITE WORK

G10 - Site Preparation
G20 - Site Improvements
G30 - Site Civil/Mechanical Utilities
G40 - Site Electrical Utilities
G90 - Other Site Construction

APENDIX A – EXPENDITURE FORECAST

Survey Section	Unif. L3	Display Name	Quantity	Unit of Measure	Unit Cost	Total Expense	Residual Life	Category	Priority
Maintenance - Minimum	B3010	Gutters & Pipe Distribution	180.00	V.L.F.	$12.84	$2,311	0	Modernization/Improvement	1-Currently Critical
Medium Unit	D3040	Air Handling Units	6.00	Ea.	$75,038.00	$450,228	0	Lifecycle Replacement	1-Currently Critical
Medium Unit	D3040	Circulating Pump	1.00	Ea.	$13,298.30	$13,298	0	Modernization/Improvement	1-Currently Critical
Medium Unit	D2020	Copper Piping and Fittings	100.00	L.F.	$430.96	$43,096	0	Modernization/Improvement	1-Currently Critical
Medium Unit	C1020	Exterior Steel Doors	6.00	Ea.	$728.72	$4,372	0	Lifecycle Replacement	1-Currently Critical
Medium Unit	D2030	PVC Pipe & Fittings	100.00	L.F.	$228.80	$22,880	0	Modernization/Improvement	1-Currently Critical
Medium Unit	D3040	Rooftop Exhaust Fans	13.00	Ea.	$4,220.22	$54,863	0	Lifecycle Replacement	1-Currently Critical
Medium Unit	D4010	Sprinklers	50.00	Ea.	$242.14	$12,107	0	Lifecycle Replacement	1-Currently Critical
Medium Unit	B2020	Steel Frame Window	22.00	S.F.	$30.36	$668	0	Modernization/Improvement	1-Currently Critical
Medium Unit	C1030	Toilet Partition	9.00	Unit	$3,061.42	$27,553	0	Lifecycle Replacement	1-Currently Critical
Medium Unit	D5090	Transfer switches	1.00	Ea.	$59,143.06	$59,143	0	Modernization/Improvement	1-Currently Critical
Medium Unit	B3010	Gutters & Pipe Distribution	1120.00	V.L.F.	$12.84	$14,381	0	Modernization/Improvement	1-Currently Critical
Minimum Unit	D3040	Air Handling Units	2.00	Ea.	$75,038.00	$150,076	0	Lifecycle Replacement	1-Currently Critical
Minimum Unit	D3040	Circulating Pump	1.00	Ea.	$13,298.30	$13,298	0	Modernization/Improvement	1-Currently Critical
Minimum Unit	D2020	Copper Piping and Fittings	100.00	L.F.	$430.96	$43,096	0	Modernization/Improvement	1-Currently Critical
Minimum Unit	C1020	Exterior Steel Doors	5.00	Ea.	$728.72	$3,644	0	Lifecycle Replacement	1-Currently Critical

Minimum Unit	B3010	Gutters & Pipe Distribution	569.00	V.L.F.	$12.84	$7,306	0	Modernization/Improvement	1-Currently Critical
Minimum Unit	D2030	PVC Pipe & Fittings	100.00	L.F.	$228.80	$22,880	0	Modernization/Improvement	1-Currently Critical
Minimum Unit	D3040	Rooftop Exhaust Fans	5.00	Ea.	$4,220.22	$21,101	0	Lifecycle Replacement	1-Currently Critical
Minimum Unit	D4010	Sprinklers	25.00	Ea.	$242.14	$6,054	0	Lifecycle Replacement	1-Currently Critical
Minimum Unit	B2020	Steel Frame Window	16.00	S.F.	$30.36	$486	0	Modernization/Improvement	1-Currently Critical
Minimum Unit	C1030	Toilet Partition	2.00	Unit	$3,061.42	$6,123	0	Lifecycle Replacement	1-Currently Critical
Minimum Unit	D5090	Transfer switches	1.00	Ea.	$59,143.06	$59,143	0	Modernization/Improvement	1-Currently Critical
Site Utilities	D5010	Electrical Service Distribution	5.10	Ea.	$124,956.40	$637,278	0	Lifecycle Replacement	1-Currently Critical
Maintenance - Minimum	C3020	Concrete Flooring	24.00	C.S.F.	$1,359.98	$32,640	2	Routine Maintenance	2-Potentially Critical
Maintenance - Minimum	D3020	Gas Boiler	1.00	S.F.	$45.14	$45	4	Routine Maintenance	2-Potentially Critical
Maintenance - Minimum	D5020	Lighting Fixtures	20.00	Ea.	$288.42	$5,768	1	Routine Maintenance	2-Potentially Critical
Maintenance - Minimum	A1030	Slab on Grade	950.00	S.F.	$113.12	$107,464	2	Major Repair	2-Potentially Critical
Medium Unit	D3050	Rooftop Unit	11.00	Ea.	$14,177.82	$155,956	3	Routine Maintenance	2-Potentially Critical
Medium Unit	B3010	Metal Roofing	27.60	S.F.	$2,123.36	$58,605	2	Major Repair	2-Potentially Critical
Medium Unit	D2010	Toilets	21.00	Ea.	$6,978.46	$146,548	4	Routine Maintenance	2-Potentially Critical
Medium Unit	C3020	Concrete Flooring	100.00	C.S.F.	$1,359.98	$135,998	1	Routine Maintenance	2-Potentially Critical
Medium Unit	C1020	Interior Wooden Doors	49.00	Ea.	$728.72	$35,707	5	Routine Maintenance	2-Potentially Critical
Medium Unit	D5020	Lighting Fixtures	50.00	Ea.	$288.42	$14,421	1	Routine Maintenance	2-Potentially Critical
Minimum Unit	B2010	Steel Siding	4.62	C.S.F.	$1,586.70	$7,337	2	Routine Maintenance	2-Potentially Critical

Minimum Unit	C3010	Wall Finishes	1000.00	S.F.	$5.68	$5,680	4	Modernization/Improvement	2-Potentially Critical
Minimum Unit	C3020	Concrete Flooring	50.00	C.S.F.	$1,359.98	$67,999	1	Routine Maintenance	2-Potentially Critical
Minimum Unit	D5090	Generator	60.00	kW	$448.60	$26,916	4	Routine Maintenance	2-Potentially Critical
Minimum Unit	C1020	Interior Wooden Doors	41.00	Ea.	$728.72	$29,878	5	Routine Maintenance	2-Potentially Critical
Minimum Unit	D5020	Lighting Fixtures	40.00	Ea.	$288.42	$11,537	1	Routine Maintenance	2-Potentially Critical
Minimum Unit	D3050	Rooftop Unit	3.00	Ea.	$14,177.82	$42,533	5	Routine Maintenance	2-Potentially Critical
Minimum Unit	D2010	Toilets	9.00	Ea.	$6,978.46	$62,806	5	Routine Maintenance	2-Potentially Critical
Site Utilities	G3020	Main Sewer	320.00	L.F.	$3,320.66	$1,062,611	4	Lifecycle Replacement	2-Potentially Critical
Site Utilities	G3010	Water Supply	42.00	Ea.	$25,810.50	$1,084,041	4	Lifecycle Replacement	2-Potentially Critical
Maintenance - Minimum	C1020	Interior Wooden Doors	1.00	Ea.	$728.72	$729	5	Routine Maintenance	3-Necessary/Not Critical
Maintenance - Minimum	D2010	Sinks	1.00	Ea.	$481.76	$482	6	Routine Maintenance	3-Necessary/Not Critical
Medium Unit	D5030	Fire Annunciators	35.00	Ea.	$345.42	$12,090	8	Life Safety/Code Compliance	3-Necessary/Not Critical
Medium Unit	D2020	Gas Water Heaters	3.00	Ea.	$96,712.02	$290,136	9	Routine Maintenance	3-Necessary/Not Critical
Medium Unit	D2010	Shower Heads	31.00	Ea.	$368.56	$11,425	5	Routine Maintenance	3-Necessary/Not Critical
Medium Unit	D2010	Urinals	11.00	Ea.	$2,660.78	$29,269	8	Routine Maintenance	3-Necessary/Not Critical
Medium Unit	D2010	Sinks	33.00	Ea.	$481.76	$15,898	6	Routine Maintenance	3-Necessary/Not Critical
Minimum Unit	D4010	Backflow Preventer	1.00	Ea.	$1,097.28	$1,097	5	Routine Maintenance	3-Necessary/Not Critical
Minimum Unit	D5030	Fire Annunciators	15.00	Ea.	$345.42	$5,181	8	Life Safety/Code Compliance	3-Necessary/Not Critical
Minimum Unit	D2020	Gas Water Heaters	2.00	Ea.	$96,712.02	$193,424	9	Routine Maintenance	3-Necessary/Not Critical

Minimum Unit	D2010	Shower Heads	5.00	Ea.	$368.56	$1,843	5	Routine Maintenance	3-Necessary/Not Critical
Minimum Unit	D2010	Sinks	11.00	Ea.	$481.76	$5,299	6	Routine Maintenance	3-Necessary/Not Critical
Maintenance - Minimum	D4010	Fire Extinguishers	1.00	Ea.	$792.54	$793	9	Life Safety/Code Compliance	4-Recommended
Medium Unit	D5030	Fire Alarm Control Panel	1.00	Ea.	$4,539.96	$4,540	9	Life Safety/Code Compliance	4-Recommended
Medium Unit	D4010	Fire Extinguishers	1.00	Ea.	$792.54	$793	9	Life Safety/Code Compliance	4-Recommended
Minimum Unit	D5030	Fire Alarm Control Panel	1.00	Ea.	$4,539.96	$4,540	9	Life Safety/Code Compliance	4-Recommended
Minimum Unit	D4010	Fire Extinguishers	1.00	Ea.	$792.54	$793	9	Life Safety/Code Compliance	4-Recommended

PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

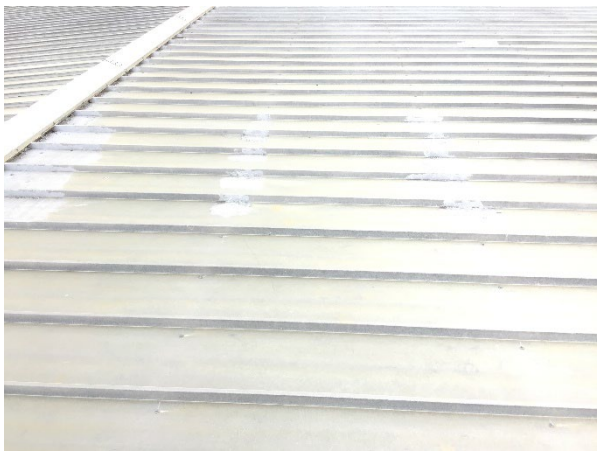
MEDIUM UNIT ORIGINAL CONSTRUCTION - EXTERIOR

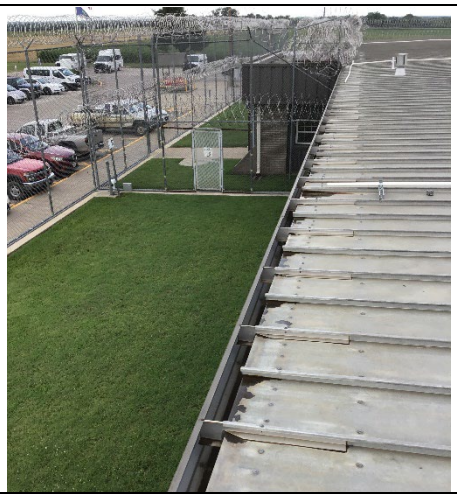
PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MEDIUM UNIT ORIGINAL CONSTRUCTION - EXTERIOR

PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

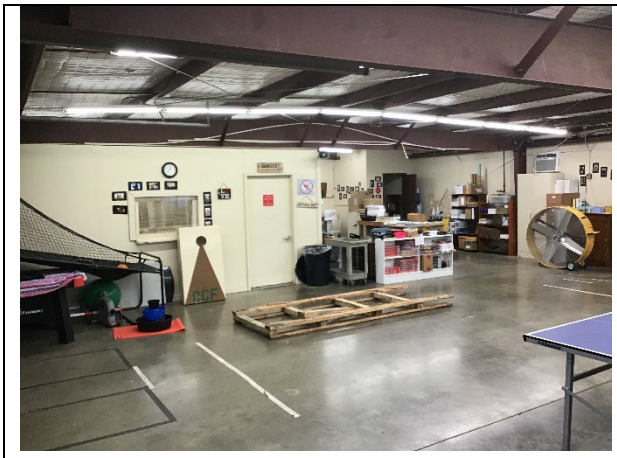
MEDIUM UNIT ORIGINAL CONSTRUCTION - EXTERIOR

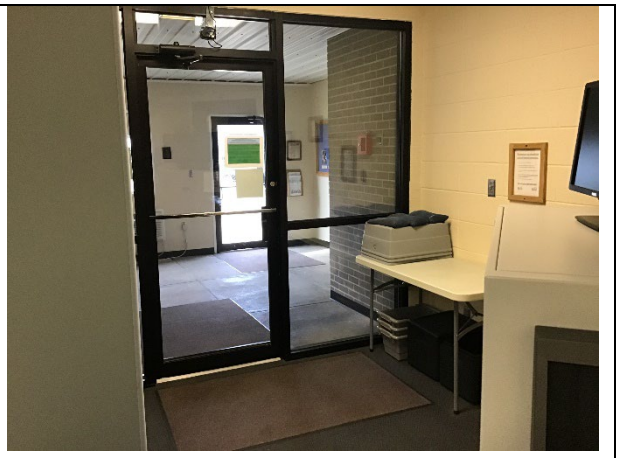


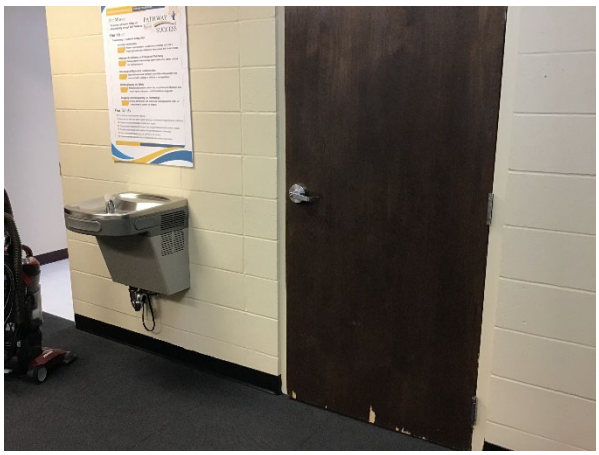


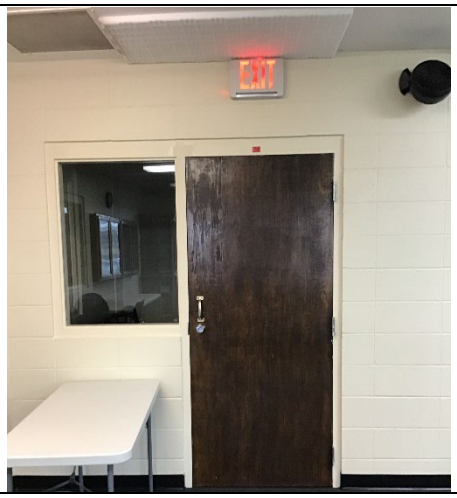
PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MEDIUM UNIT ORIGINAL CONSTRUCTION - INTERIOR



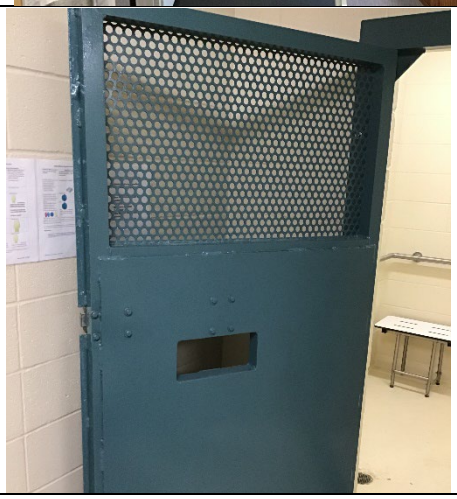






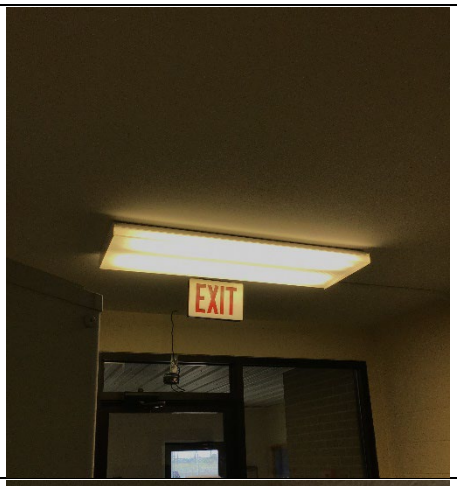
PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

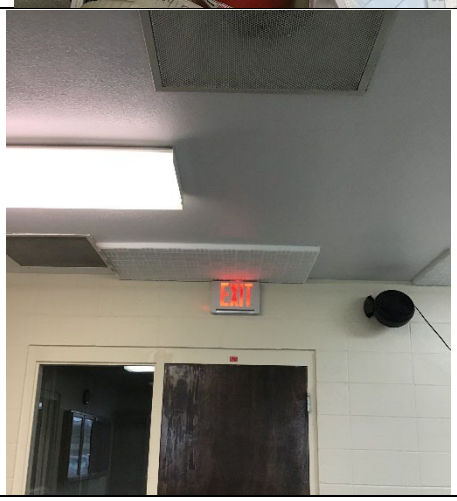
MEDIUM UNIT ORIGINAL CONSTRUCTION - INTERIOR



PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

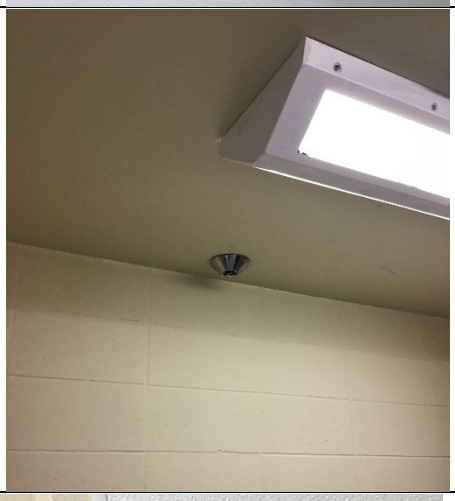
MEDIUM UNIT ORIGINAL CONSTRUCTION – LIFE SAFETY

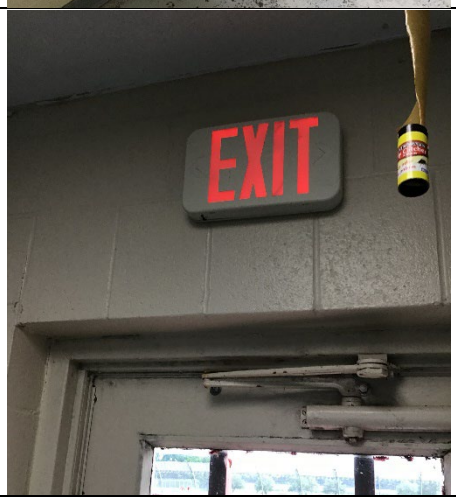




PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

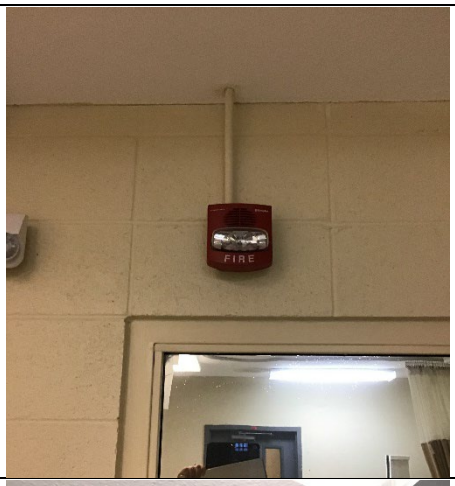
MEDIUM UNIT ORIGINAL CONSTRUCTION - LIFE SAFETY

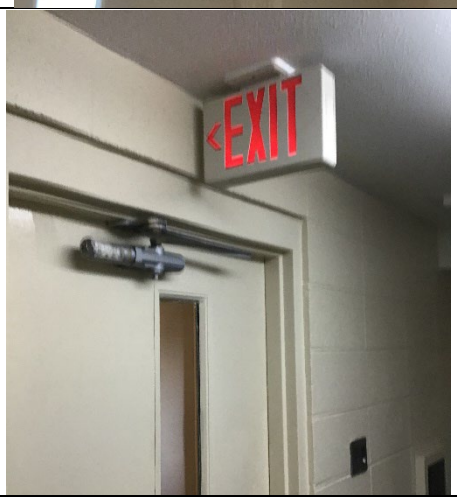


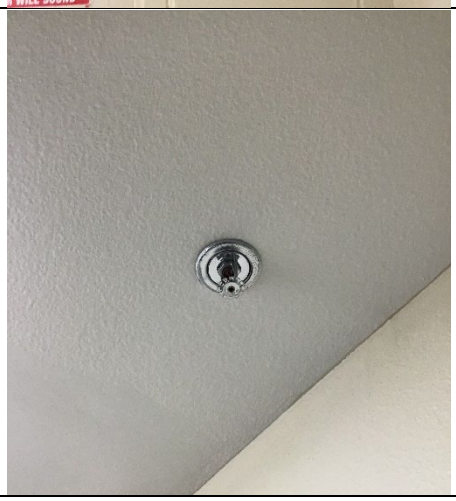


PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MEDIUM UNIT ORIGINAL CONSTRUCTION - LIFE SAFETY

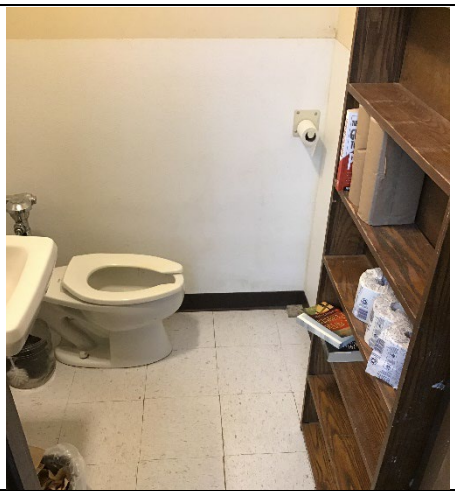






PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MEDIUM UNIT ORIGINAL CONSTRUCTION – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MEDIUM UNIT ORIGINAL CONSTRUCTION – MECHANICAL, ELECTRICAL, & PLUMBING

PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

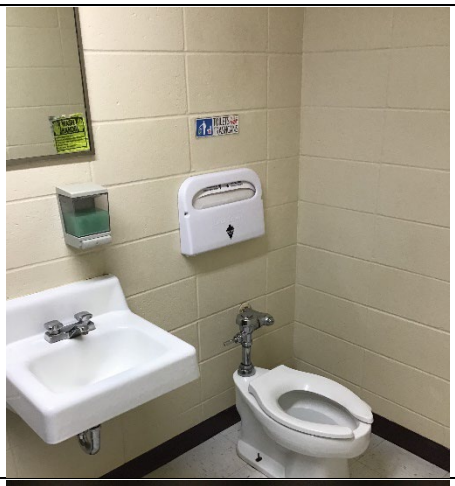
MEDIUM UNIT ORIGINAL CONSTRUCTION – MECHANICAL, ELECTRICAL, & PLUMBING

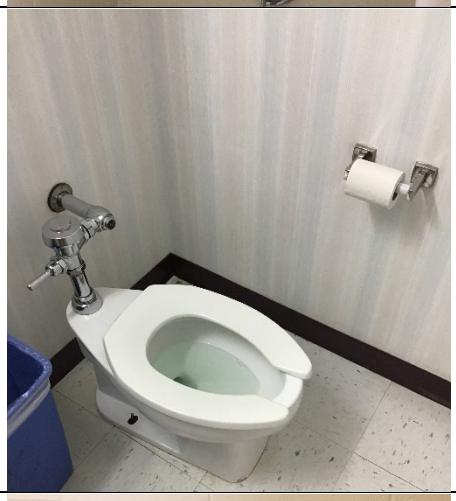
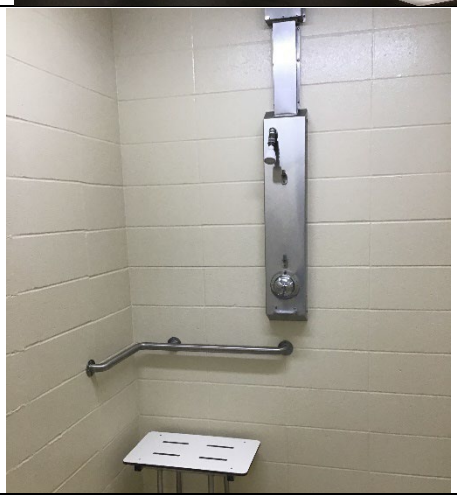
PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MEDIUM UNIT ORIGINAL CONSTRUCTION – MECHANICAL, ELECTRICAL, & PLUMBING

PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

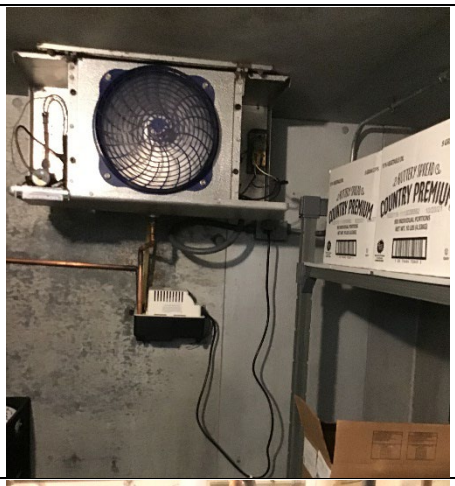
MEDIUM UNIT ORIGINAL CONSTRUCTION – MECHANICAL, ELECTRICAL, & PLUMBING

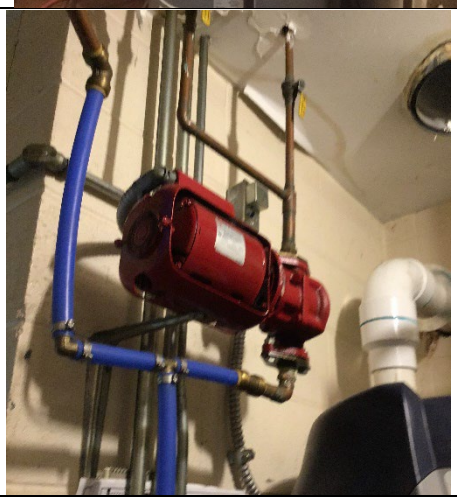



PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MEDIUM UNIT ORIGINAL CONSTRUCTION – MECHANICAL, ELECTRICAL, & PLUMBING





PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MEDIUM UNIT ORIGINAL CONSTRUCTION – MECHANICAL, ELECTRICAL, & PLUMBING

PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

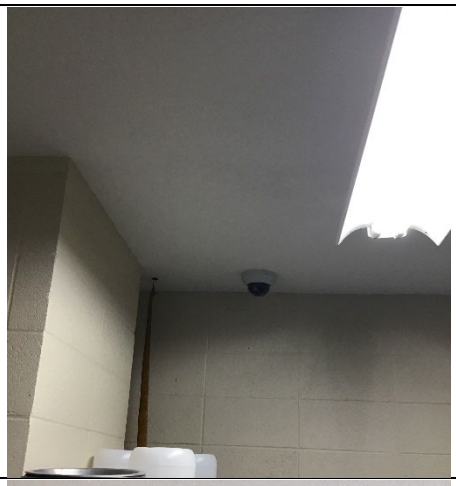
MEDIUM UNIT ORIGINAL CONSTRUCTION – MECHANICAL, ELECTRICAL, & PLUMBING





PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MEDIUM UNIT ORIGINAL CONSTRUCTION – SECURITY



PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MINIMUM UNIT – EXTERIOR

PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

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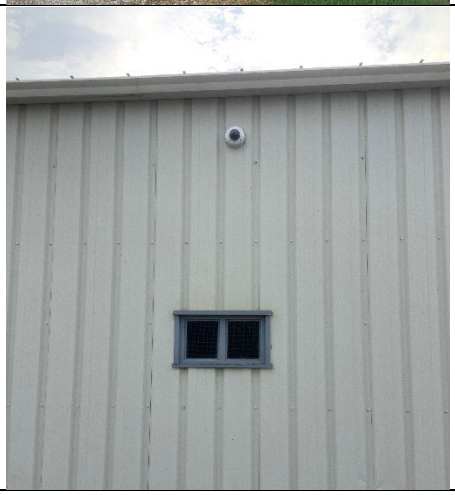
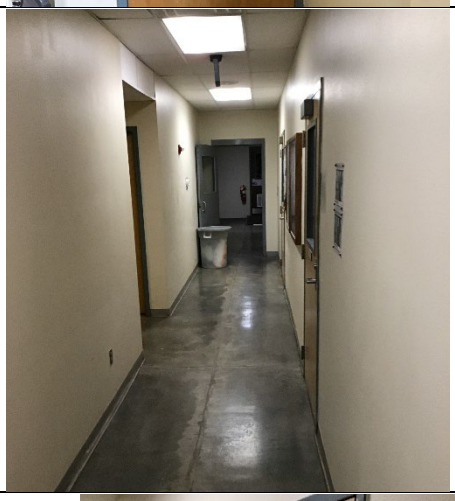
PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

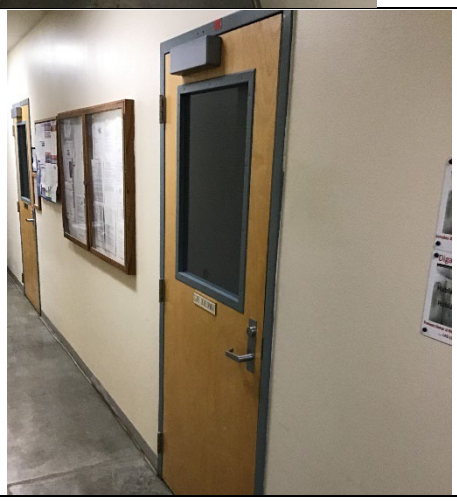
MINIMUM UNIT – EXTERIOR

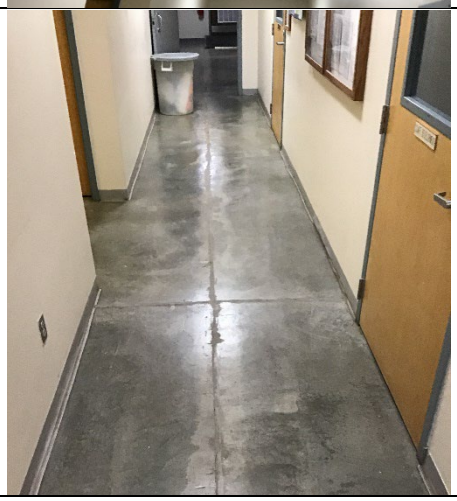


PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MINIMUM UNIT – INTERIOR

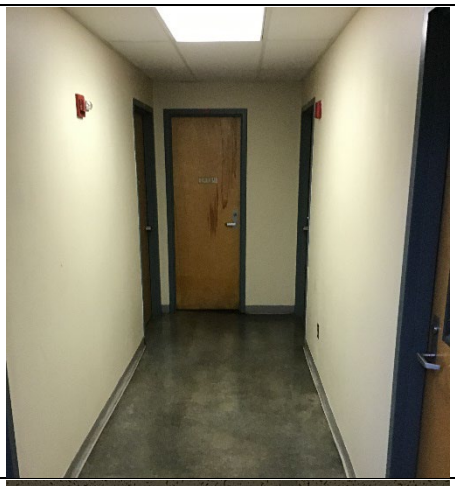
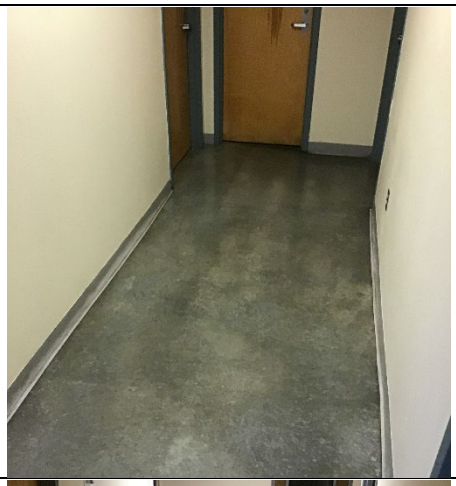


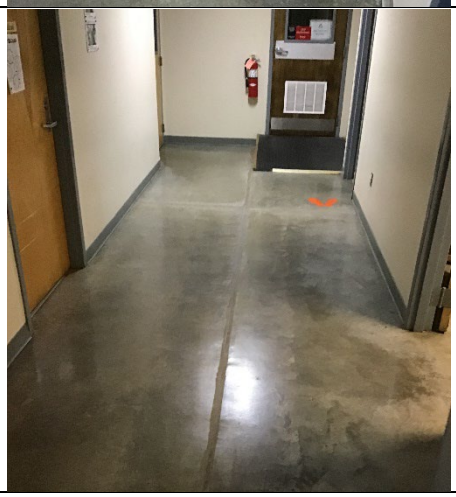




PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MINIMUM UNIT – INTERIOR



PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MINIMUM UNIT – INTERIOR

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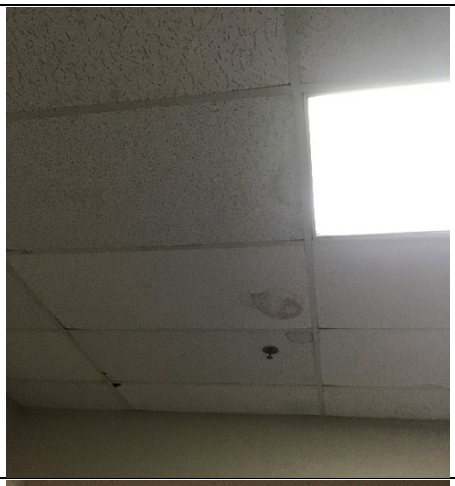
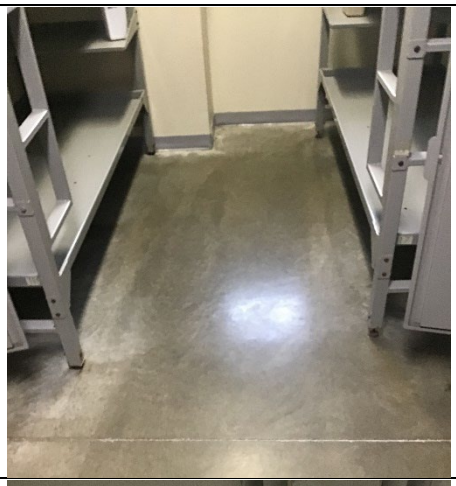
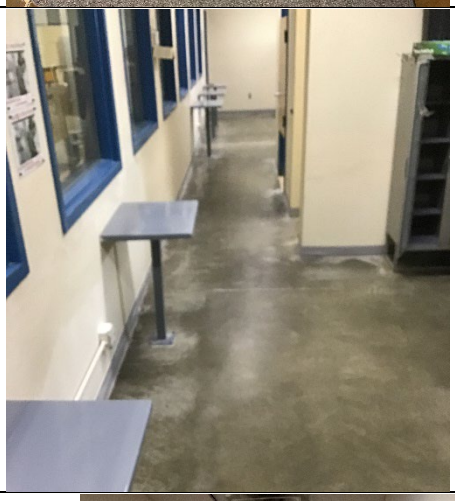
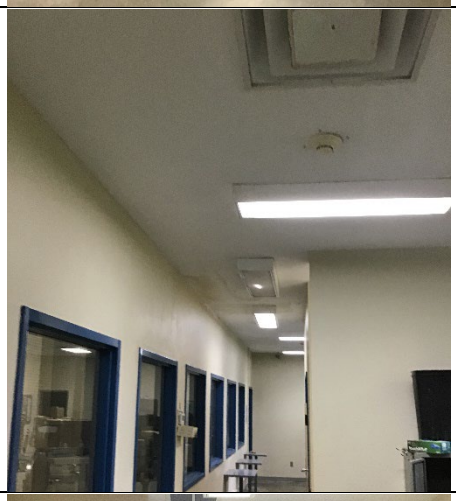
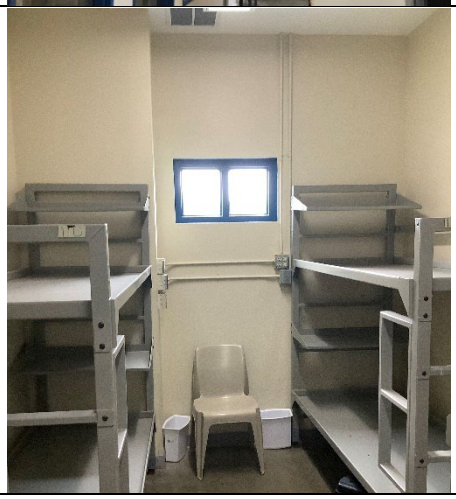
MINIMUM UNIT – INTERIOR



PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

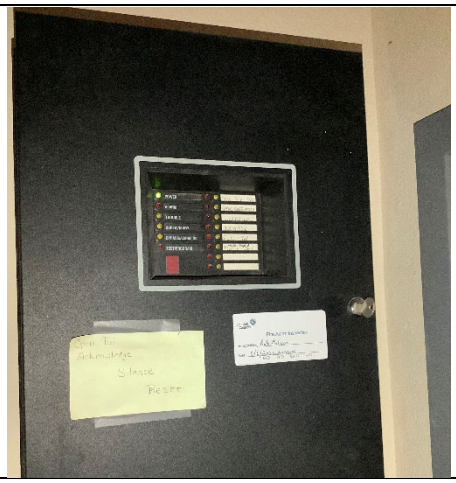
MINIMUM UNIT – INTERIOR

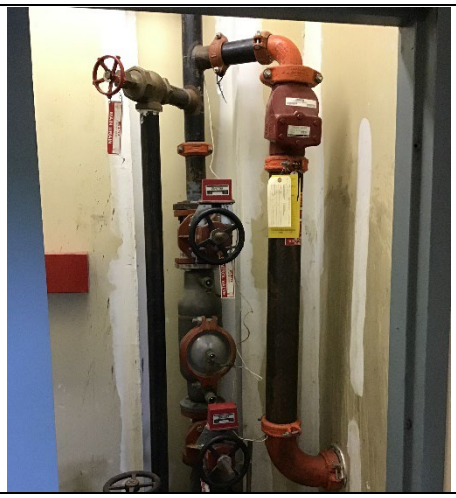







PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

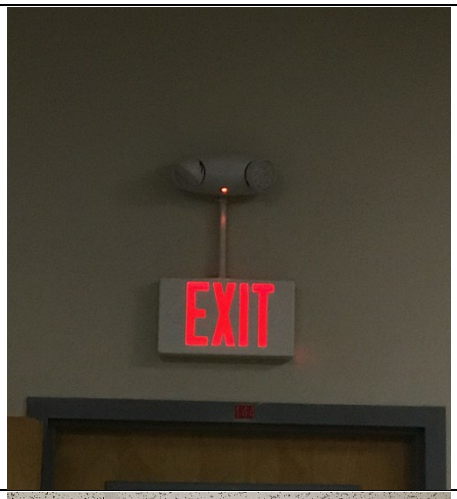
MINIMUM UNIT – LIFE SAFETY





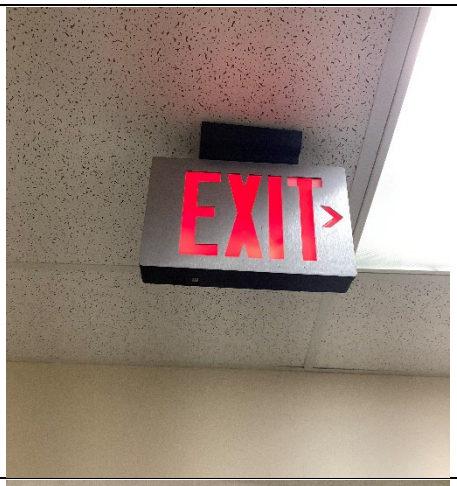
PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

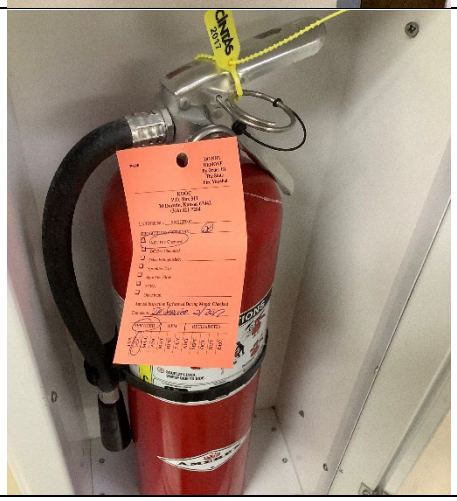
MINIMUM UNIT – LIFE SAFETY



PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

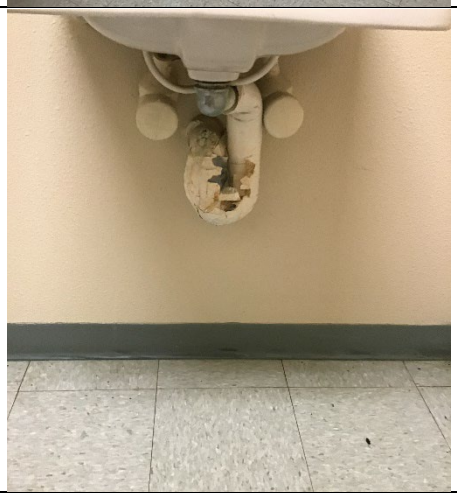
MINIMUM UNIT – LIFE SAFETY

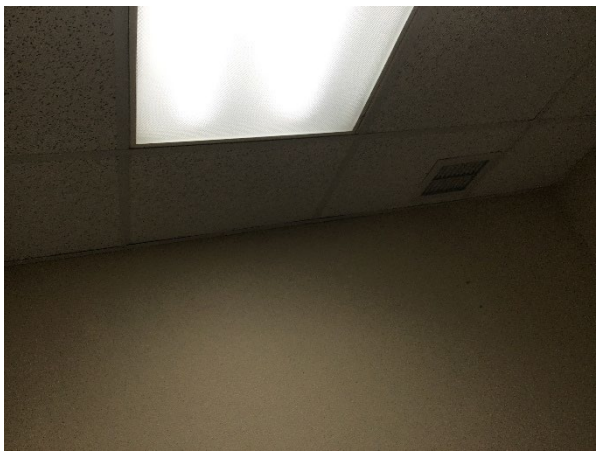




PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MINIMUM UNIT – MECHANICAL, ELECTRICAL, & PLUMBING





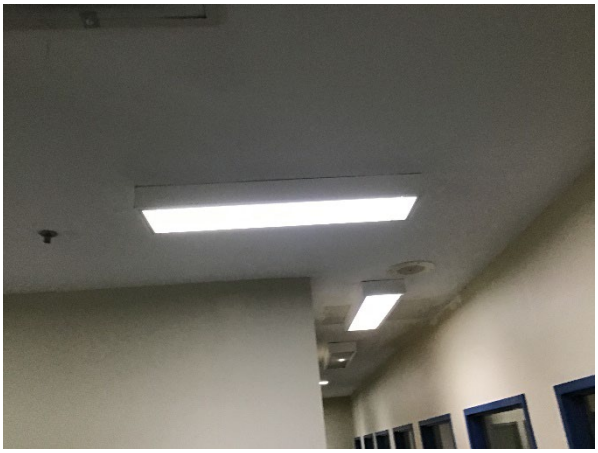
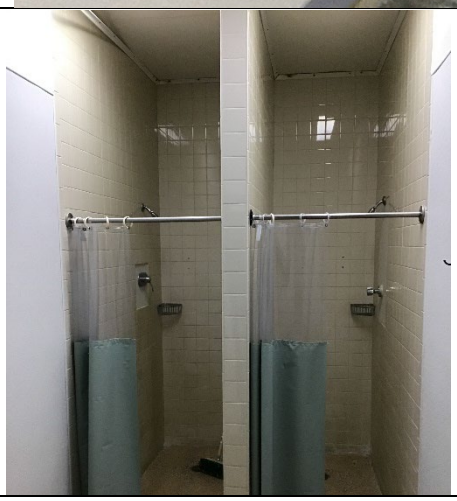
PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MINIMUM UNIT – MECHANICAL, ELECTRICAL, & PLUMBING

PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

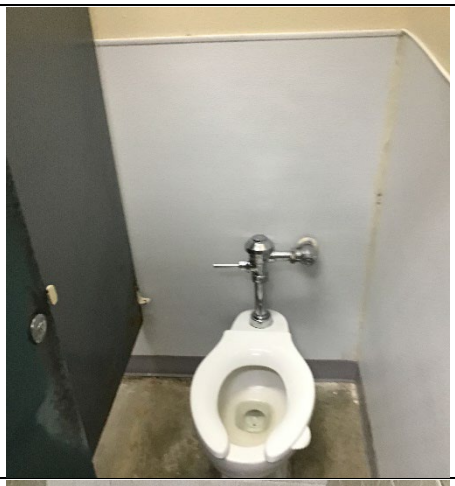
MINIMUM UNIT – MECHANICAL, ELECTRICAL, & PLUMBING

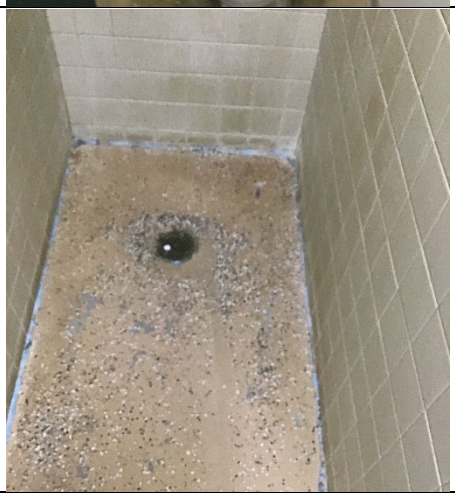


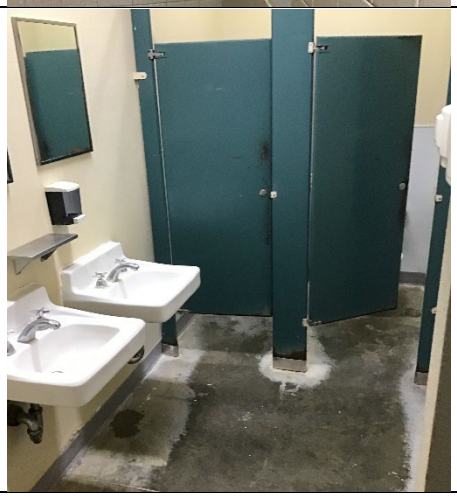





PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MINIMUM UNIT – MECHANICAL, ELECTRICAL, & PLUMBING

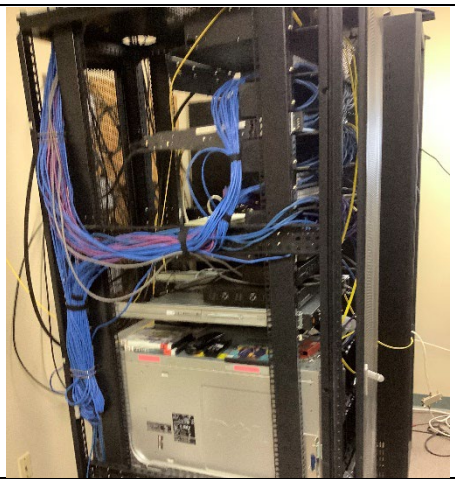


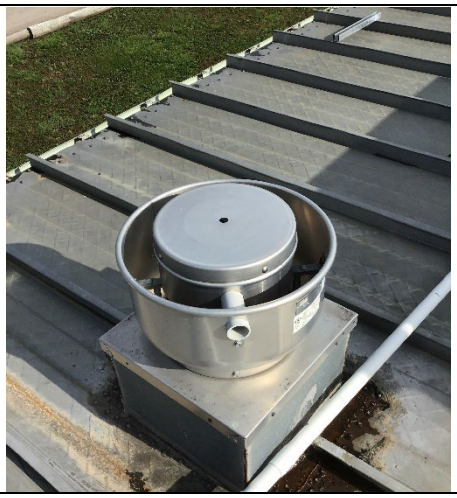




PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MINIMUM UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



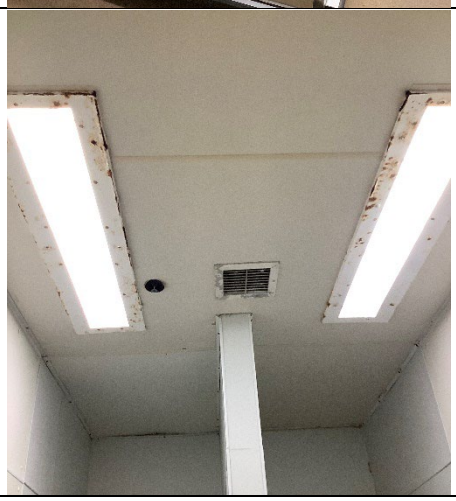


PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MINIMUM UNIT – MECHANICAL, ELECTRICAL, & PLUMBING

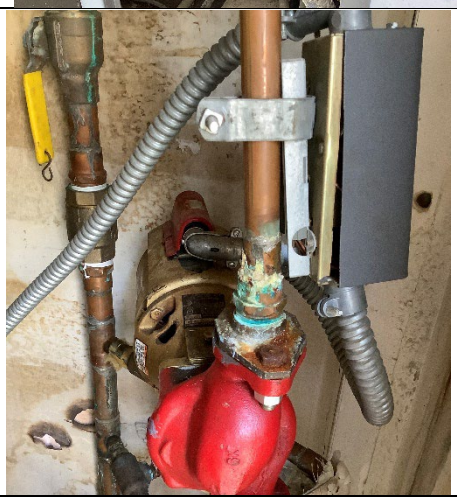


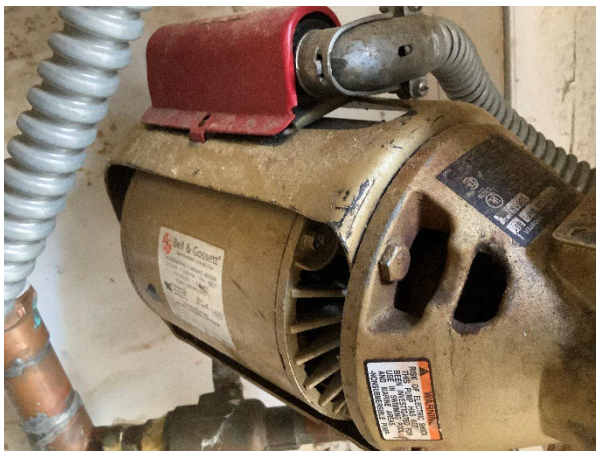


PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

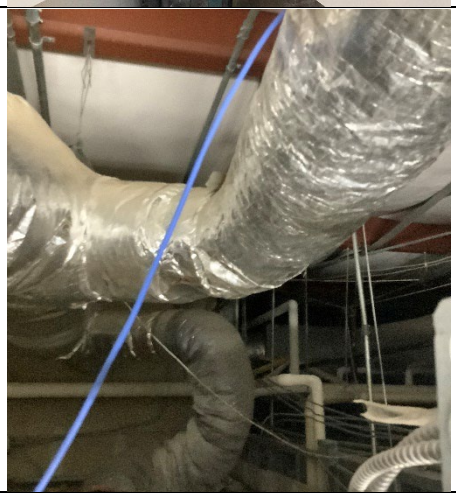
MINIMUM UNIT – MECHANICAL, ELECTRICAL, & PLUMBING





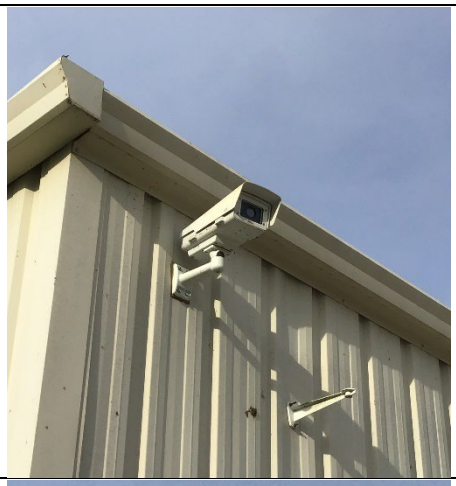
PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

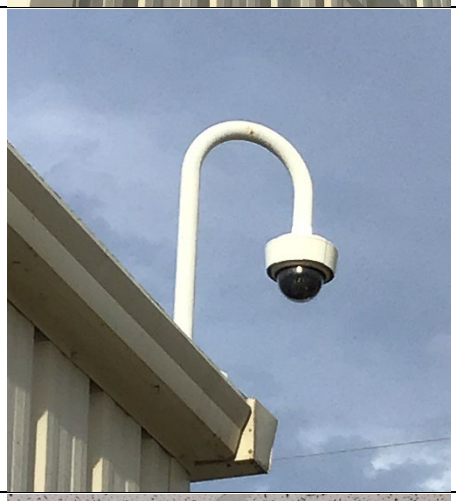
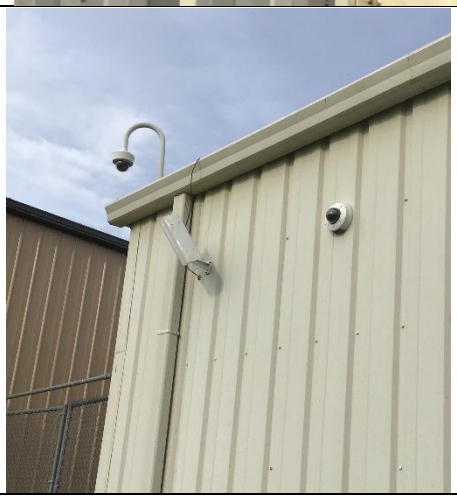
MINIMUM UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

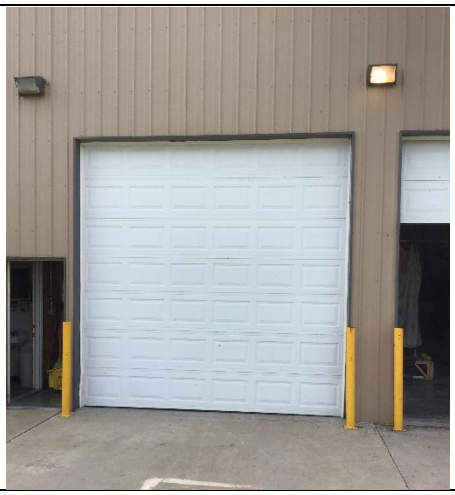
MINIMUM UNIT – SECURITY


PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MAINTENANCE MINIMUM - EXTERIOR



PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

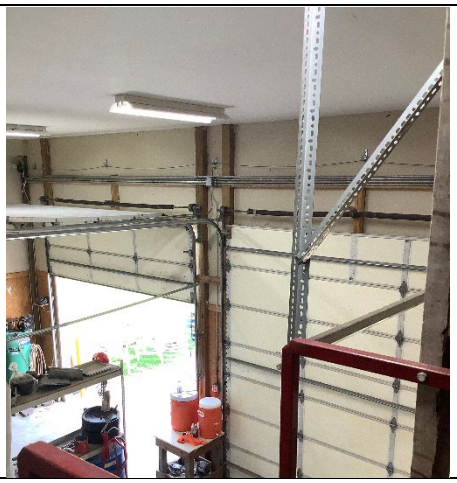
MAINTENANCE MINIMUM – EXTERIOR

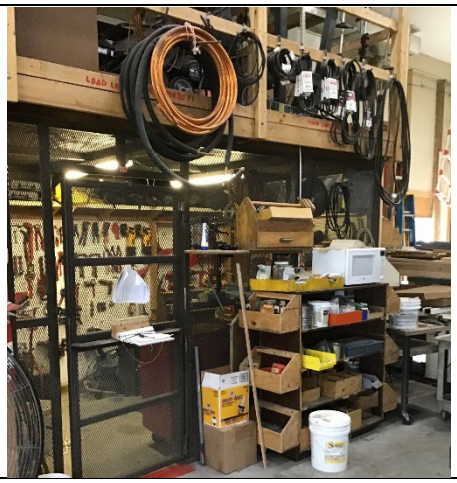
PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

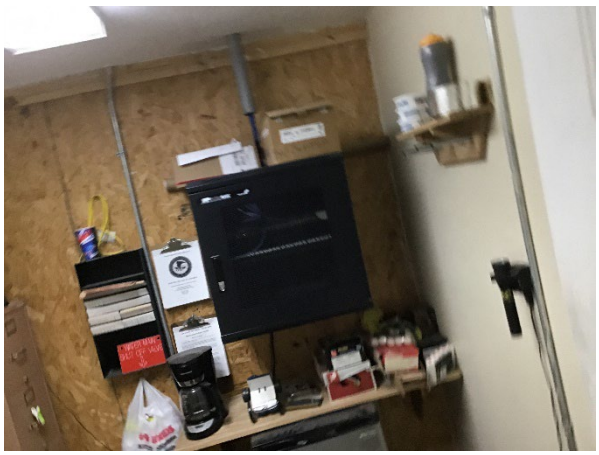
MAINTENANCE MINIMUM – INTERIOR

PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MAINTENANCE MINIMUM – INTERIOR & LIFE SAFETY

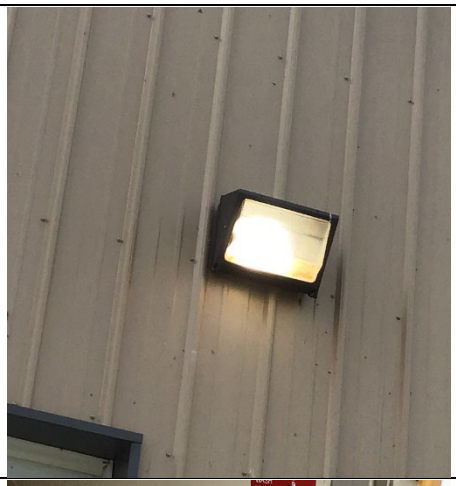
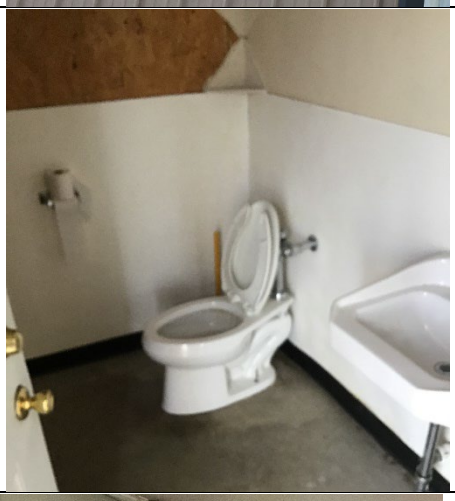






PHOTOS – EL DORADO CORRECTIONAL FACILITY OSWEGO

MAINTENANCE MINIMUM – MECHANICAL, ELECTRICAL, & PLUMBING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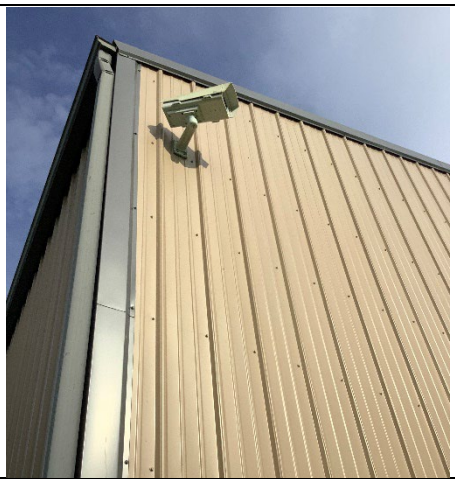
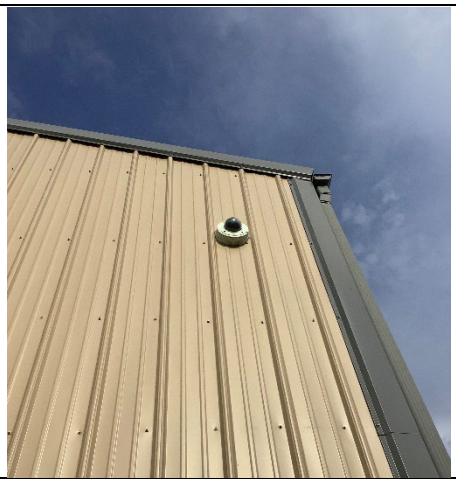
MAINTENANCE MINIMUM – SECURITY





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