Kansas Department of Corrections
Ellsworth Correctional Facility East
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:

Ellsworth Correctional Facility East

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

ELLSWORTH CORRECTIONAL FACILITY EAST

PROPERTY EXECUTIVE SUMMARY

The Ellsworth Correctional Facility East (ECF East) is located on a 11.1-acre site in southeast Ellsworth, Kansas. The facility consists of 7 buildings of which 5 were assessed. The total square footage assessed was approximately 21,696 for this facility. Construction dates of the buildings were unknown. The structures consist of a diverse mixture of building materials, from concrete and metal to wood and masonry

ECF East was un-occupied at the time of the last inspection. The ECF East Unit typically houses the minimum-custody inmates with a capacity of 95 residents.

ECF East has been separated from the 68.6-acres Ellsworth Correctional Facility to give a better depiction of the FCI for the buildings at the facility.

HVAC SYSTEMS

The HVAC systems at the facility are various types ranging in size from one ton to 7-1/2-tons. HVAC units are also of varying ages. Some have been replaced or installed within the last decade. The aged-out systems should be considered for replacement in the near future. In addition, CGL recommends a comprehensive preventative maintenance plan to maintain the equipment and extend the life of the assets.

ELECTRICAL

Electrical service for the facility is supplied by pole mounted transformers. The main power is fed through power panels and step-down transformers throughout the individual electrical rooms that supply power to each building.

PLUMBING

The plumbing throughout the site is mostly original to construction and is a combination of PVC, galvanized steel, and copper piping. The sewage and drainage systems are cast iron. Cast iron pipe deteriorates from the inside. Due to the age of the cast iron pipe, CGL recommends that an engineering study be conducted to determine the condition of drain piping. The piping in Medium Housing next to pod 109 appears to be in a deteriorating state and to be original to construction. Any original piping or insulation should be further evaluated for hazardous material.

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 under construction during the last inspection. Fire protection piping will deteriorate from the inside out and it is recommended that, and endoscopic inspection and wall thickness test be conducted on existing piping 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	Ellsworth Correctional Facility East
Property Type	Detention Facility
Address	Ellsworth, Kansas
Year Built	Unknown
Number of Levels	Varies (Basement - 2)
Gross Building Area (GSF)	21,696
***Current Replacement Value**	$7,593,600
CRV/GSF ($/SF)	$350

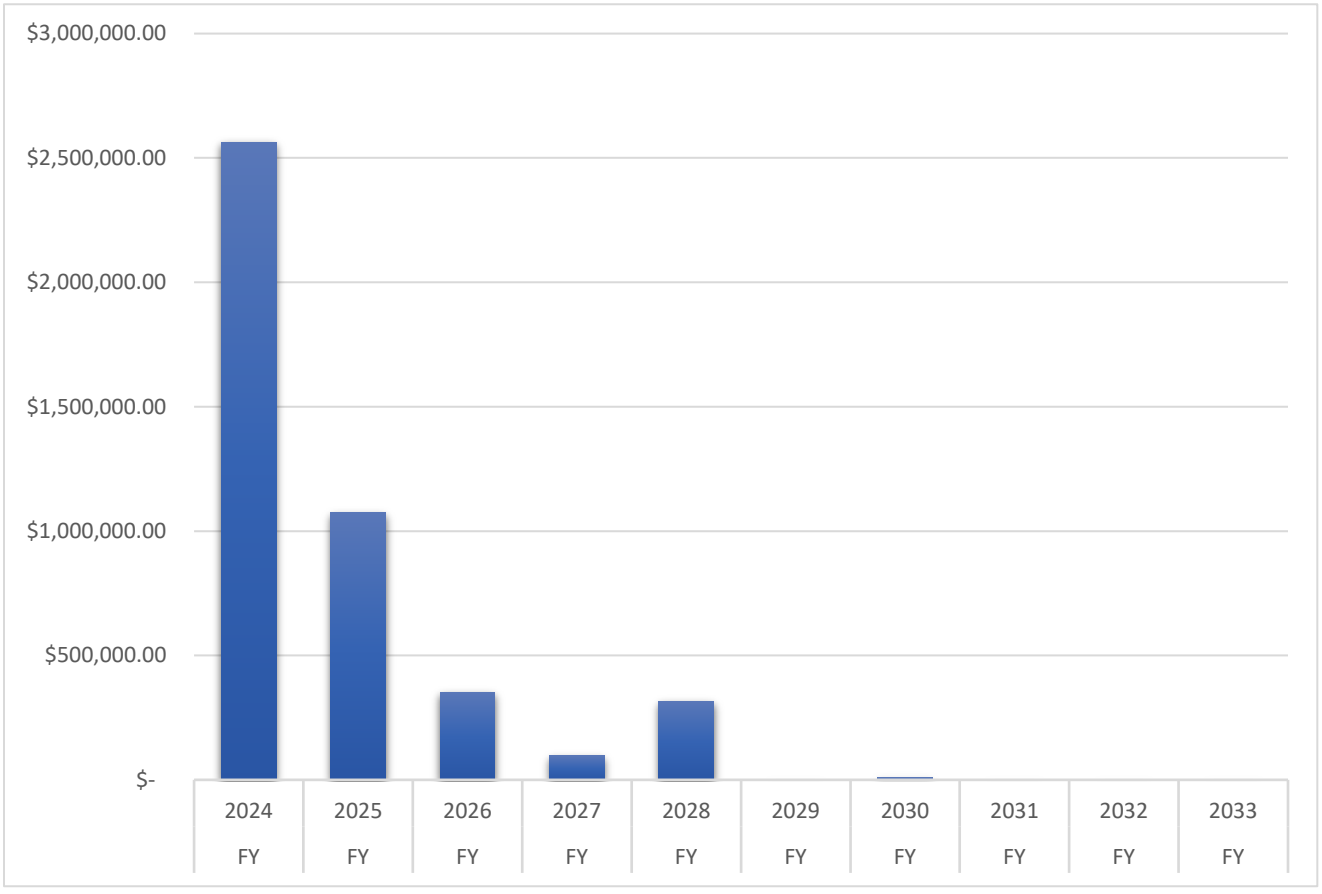
* The CRV was based on industry experience and best practices and should be considered only for determining a replacement value for the current buildings that were assessed in this report. Moreover, The CRV does not include any cost for professional services such architectural, engineering or project 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)	58%
Immediate Capital Needs (Year 1)	$2,563,615
Future Capital Needs (Year 2 to Year 10)	$1,846,500

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 Ellsworth Correctional Facility East. 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:
$4,410,116



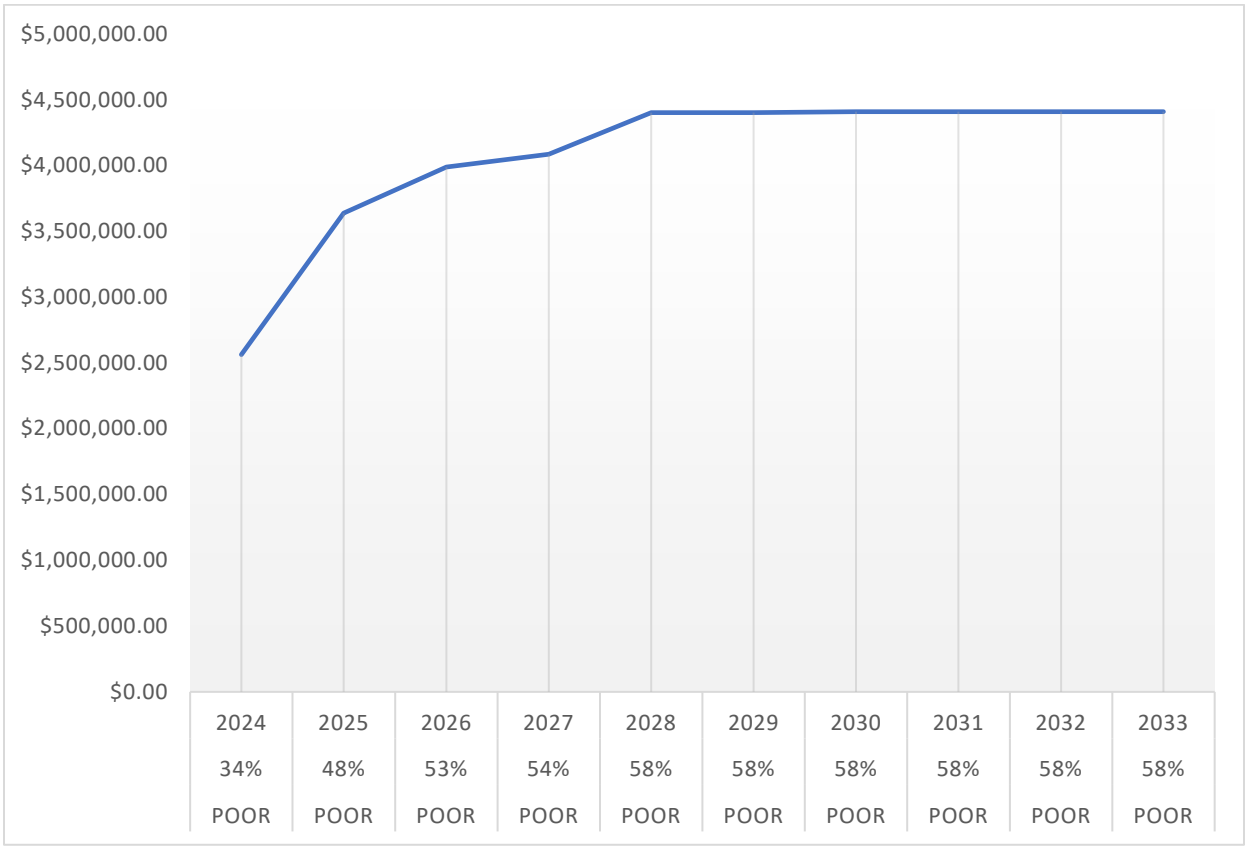
FACILITY CONDITION NEEDS INDEX

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%

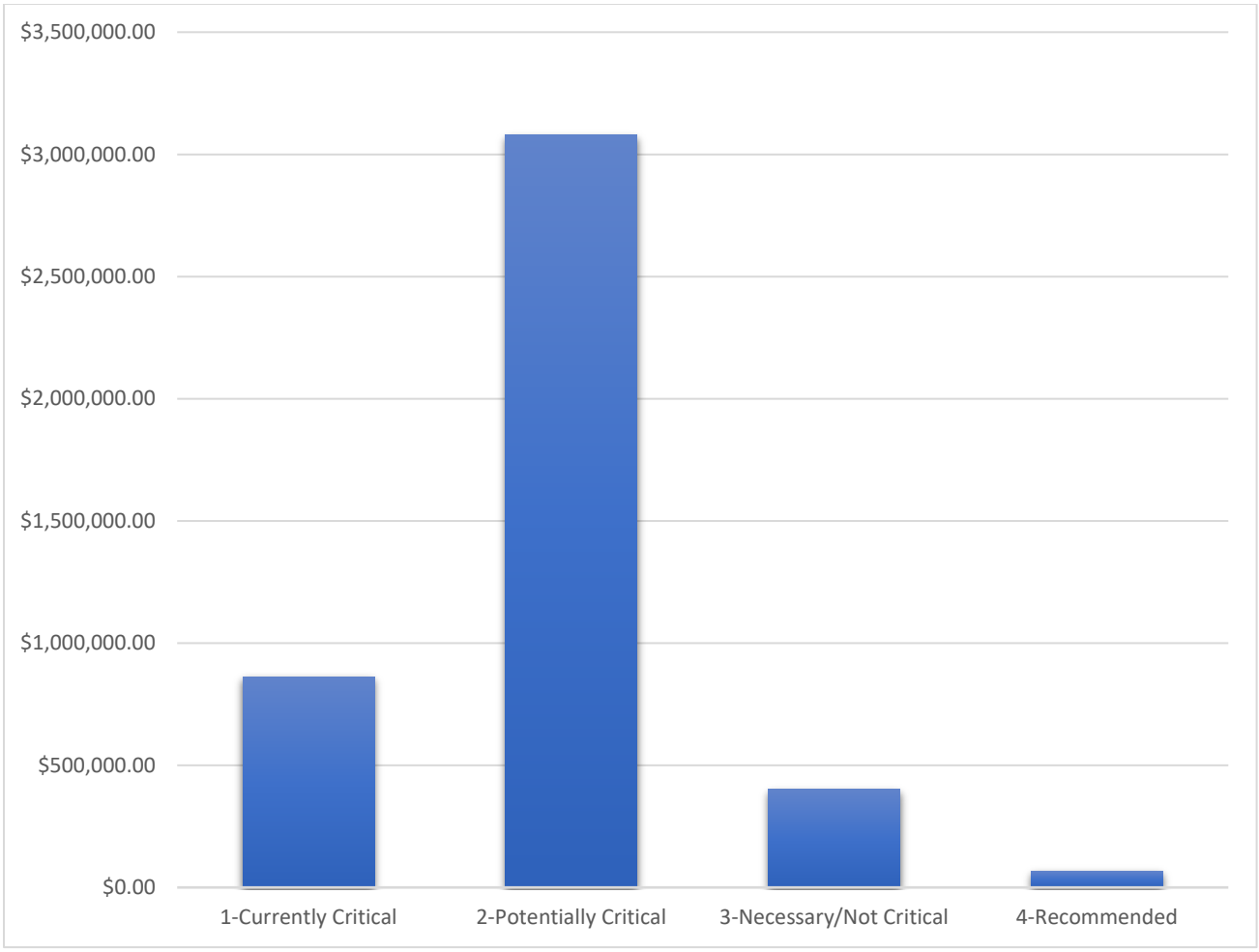


DISTRIBUTION OF NEEDS BY PRIORITY

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:

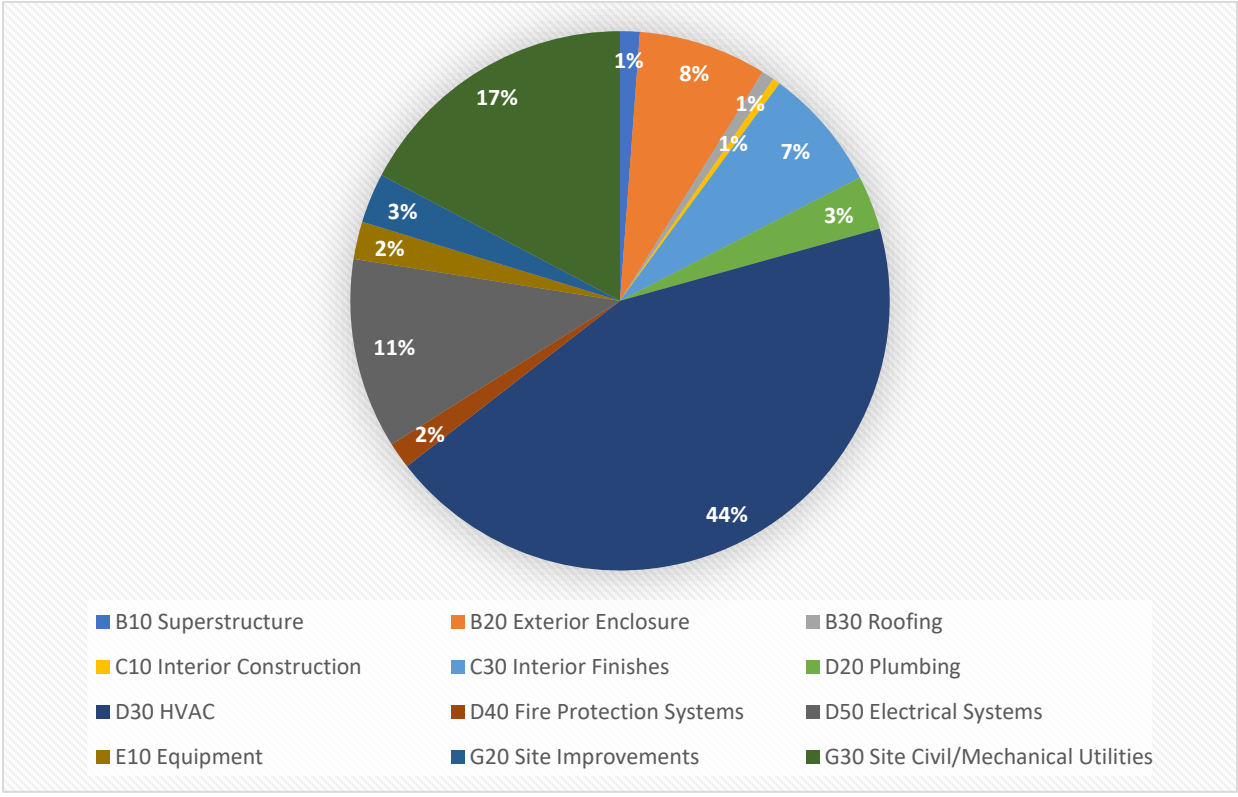
Priority 1 **Currently Critical:**	Systems requiring immediate action that have failed, compromises staff or public safety, or required to be upgraded to comply with current codes and accessibility
Priority 2 **Potentially Critical:**	A system or component is nearing the end of useful life, if not addressed, 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.



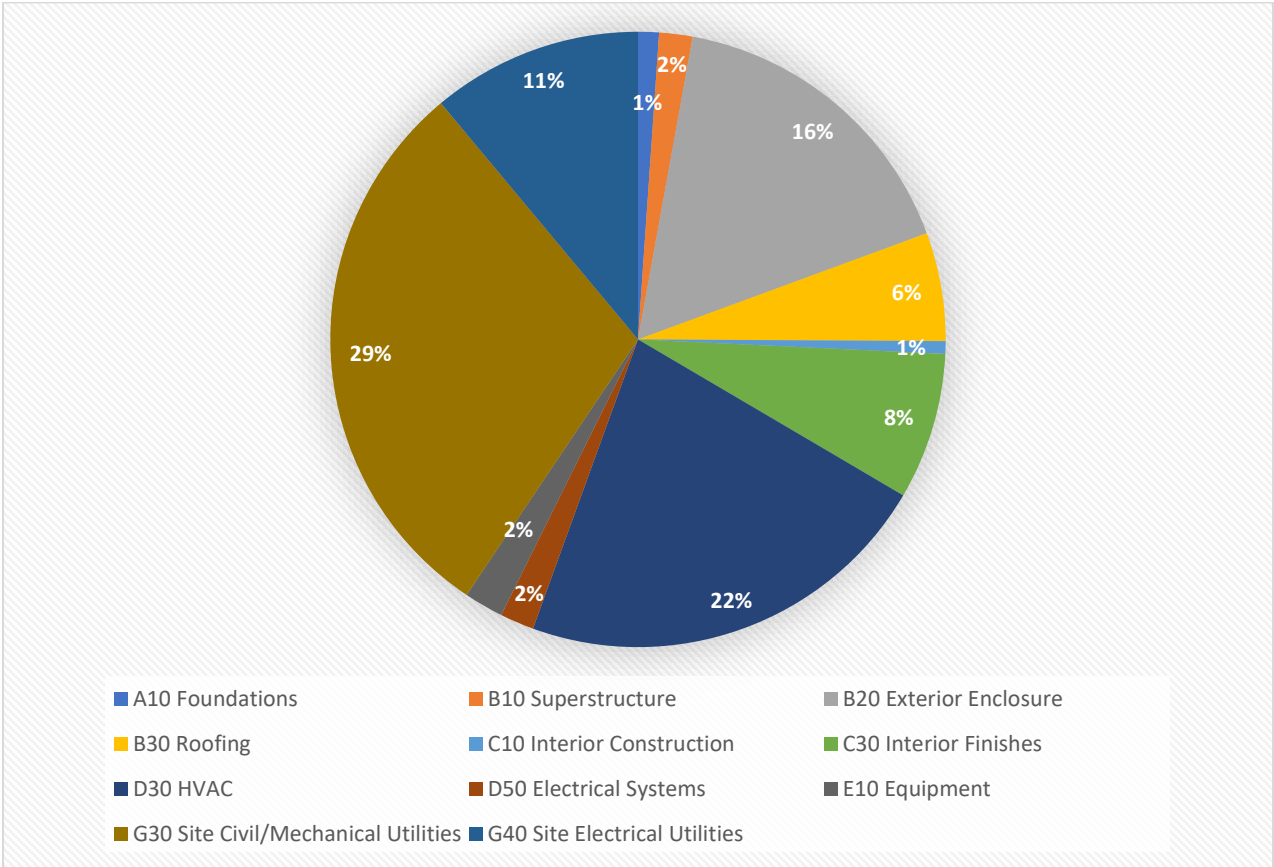
DISTRIBUTION OF IMMEDIATE NEEDS (YEAR 1) BY BUILDING SYSTEM

Building System	Estimated Cost	Percent of Total Cost
B10 Superstructure	$30,208	1.18%
B20 Exterior Enclosure	$197,375	7.70%
B30 Roofing	$19,181	0.75%
C10 Interior Construction	$11,617	0.45%
C30 Interior Finishes	$188,818	7.37%
D20 Plumbing	$82,935	3.24%
D30 HVAC	$1,123,108	43.81%
D40 Fire Protection Systems	$40,591	1.58%
D50 Electrical Systems	$292,682	11.42%
E10 Equipment	$57,612	2.25%
G20 Site Improvements	$76,559	2.99%
G30 Site Civil/Mechanical Utilities	$442,932	17.28%



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

Building System	Estimated Cost	Percent of Total Cost
A10 Foundations	$20,231.10	1.10%
B10 Superstructure	$32,436.20	1.76%
B20 Exterior Enclosure	$305,400.00	16.54%
B30 Roofing	$105,188.33	5.70%
C10 Interior Construction	$12,260.88	0.66%
C30 Interior Finishes	$142,347.64	7.71%
D30 HVAC	$407,800.80	22.09%
D50 Electrical Systems	$33,000.00	1.79%
E10 Equipment	$38,261.38	2.07%
G30 Site Civil/Mechanical Utilities	$545,228.80	29.53%
G40 Site Electrical Utilities	$204,345.00	11.07%



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.

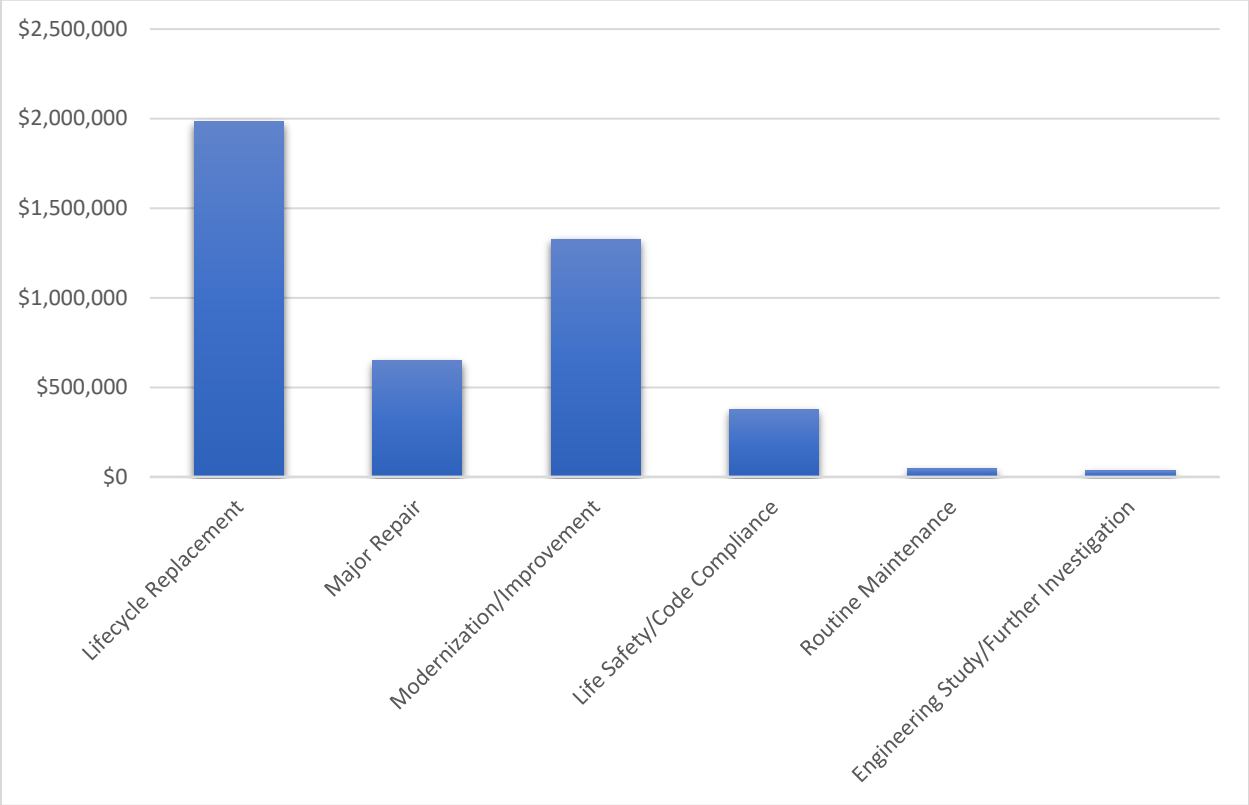
PLAN TYPE 7 ADA:

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	$1,982,681
Major Repair	$647,922
Modernization/Improvement	$1,327,001
Life Safety/Code Compliance	$374,194
Routine Maintenance	$45,186
Engineering Study/Further Investigation	$33,130



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
Chapel	B3010	Membrane Roof	1500	S.F.	$3.72	$5,580	0	Lifecycle Replacement	1-Currently Critical
Clinic/Unit Team	B3010	Safety	20	V.L.F.	$8.86	$177	0	Life Safety/Code Compliance	1-Currently Critical
Gym	D3040	Duct work	250	L.F.	$74.64	$18,660	0	Life Safety/Code Compliance	1-Currently Critical
Gym	D5010	Electrical Panel Box	1	Ea.	$8,525.16	$8,525	0	Life Safety/Code Compliance	1-Currently Critical
Living Unit	D3040	Duct work	5000	L.F.	$74.64	$373,200	0	Major Repair	1-Currently Critical
Living Unit	D5020	Electrical system	26000	S.F.	$6.78	$176,280	0	Life Safety/Code Compliance	1-Currently Critical
Living Unit	E1090	Furnace	4	Ea.	$10,823.06	$43,292	0	Lifecycle Replacement	1-Currently Critical
Living Unit	D2020	Water Heater	3	Ea.	$9,267.60	$27,803	0	Lifecycle Replacement	1-Currently Critical
Site	G4010	Utility Electrical	750	L.F.	$272.46	$204,345	2	Modernization/Improvement	1-Currently Critical
Visitation	D2020	Water Heater	1	Ea.	$4,209.08	$4,209	0	Life Safety/Code Compliance	1-Currently Critical
Chapel	B1020	Wood Shingle Roof	3000	S.F.	$9.48	$28,440	2	Lifecycle Replacement	2-Potentially Critical
Chapel	C1020	Exterior Metal Door	1	Ea.	$2,509.88	$2,510	0	Lifecycle Replacement	2-Potentially Critical
Clinic/Unit Team	D3050	Condensing Unit	2	Ea.	$30,648.80	$61,298	3	Lifecycle Replacement	2-Potentially Critical
Clinic/Unit Team	D5020	Walpack	5	Ea.	$1,943.86	$9,719	0	Lifecycle Replacement	2-Potentially Critical
Clinic/Unit Team	D3050	Furnace	2	Ea.	$3,945.38	$7,891	1	Lifecycle Replacement	2-Potentially Critical
Clinic/Unit Team	D3040	Duct work	100	L.F.	$74.64	$7,464	0	Major Repair	2-Potentially Critical

Clinic/Unit Team	B2010	Caulk Expansion Joints	100	L.F.	$34.98	$3,498	0	Routine Maintenance	2-Potentially Critical
Clinic/Unit Team	C3010	Wood Floors	2280	S.F.	$0.76	$1,733	3	Major Repair	2-Potentially Critical
Clinic/Unit Team	D5020	Receptacle	1	Ea.	$167.94	$168	0	Life Safety/Code Compliance	2-Potentially Critical
Gym	C3020	Concrete Floors	58	C.S.F.	$1,359.98	$78,879	1	Lifecycle Replacement	2-Potentially Critical
Gym	D5020	Walpack	10	Ea.	$1,943.86	$19,439	0	Lifecycle Replacement	2-Potentially Critical
Gym	C1020	Exterior Metal Door	2	Ea.	$2,509.88	$5,020	0	Lifecycle Replacement	2-Potentially Critical
Gym	D5090	Emergency Exit Light	10	Ea.	$423.96	$4,240	0	Life Safety/Code Compliance	2-Potentially Critical
Gym	C1020	Exterior Metal Doors	1	Ea.	$4,086.96	$4,087	0	Lifecycle Replacement	2-Potentially Critical
Living Unit	D3050	Rooftop Unit	9704	S.F.	$70.02	$679,474	0	Lifecycle Replacement	2-Potentially Critical
Living Unit	B2010	Exterior Brick	2000	S.F.	$133.54	$267,080	4	Lifecycle Replacement	2-Potentially Critical
Living Unit	D3050	Air Handler Unit	2	Ea.	$85,366.62	$170,733	1	Lifecycle Replacement	2-Potentially Critical
Living Unit	D3050	Condensing Unit	9704	S.F.	$17.30	$167,879	1	Lifecycle Replacement	2-Potentially Critical
Living Unit	B3010	Aluminum Gutters	9	S.F.	$9,704.00	$87,336	2	Life Safety/Code Compliance	2-Potentially Critical
Living Unit	D2010	Water Closet	12	Ea.	$4,243.62	$50,923	0	Lifecycle Replacement	2-Potentially Critical
Living Unit	D4020	Fire Riser	2	Floor	$20,295.26	$40,591	0	Lifecycle Replacement	2-Potentially Critical
Living Unit	D5020	Walpack	20	Ea.	$1,943.86	$38,877	0	Lifecycle Replacement	2-Potentially Critical
Living Unit	B2010	Foundation Walls	500	S.F.	$66.26	$33,130	0	Engineering Study/Further Investigation	2-Potentially Critical
Living Unit	C3030	Gypsum Board Ceilings	1250	S.F.	$19.48	$24,350	0	Modernization/Improvement	2-Potentially Critical
Living Unit	A1030	Concrete Floors	15	C.S.F.	$1,348.74	$20,231	1	Lifecycle Replacement	2-Potentially Critical

Living Unit	D5090	Emergency Exit Signage	45	Ea.	$423.96	$19,078	0	Life Safety/Code Compliance	2-Potentially Critical
Living Unit	E1070	Walk in Cooler	1	Ea.	$17,704.96	$17,705	2	Lifecycle Replacement	2-Potentially Critical
Living Unit	B3020	Skylight	1.5	C.S.F.	$9,882.98	$14,824	3	Lifecycle Replacement	2-Potentially Critical
Living Unit	E1090	Kitchen Hood w/CO2	1	Ea.	$6,287.04	$6,287	1	Lifecycle Replacement	2-Potentially Critical
Living Unit	E1090	Kitchen Stove	1	Ea.	$6,287.04	$6,287	3	Life Safety/Code Compliance	2-Potentially Critical
Living Unit	B1010	Stairs	65	S.F.	$61.48	$3,996	1	Lifecycle Replacement	2-Potentially Critical
Living Unit	B2010	Caulk Expansion Joints	100	L.F.	$34.98	$3,498	0	Routine Maintenance	2-Potentially Critical
Living Unit	B3010	Aluminum Gutters	97	L.F.	$27.38	$2,656	1	Life Safety/Code Compliance	2-Potentially Critical
Living Unit	B3010	Membrane Roof	100	S.F.	$3.72	$372	4	Lifecycle Replacement	2-Potentially Critical
Site	G3010	Utility Domestic Water	40	Ea.	$13,630.72	$545,229	1	Modernization/Improvement	2-Potentially Critical
Site	G3020	Utility Drains and Sewer	150	L.F.	$2,952.88	$442,932	0	Modernization/Improvement	2-Potentially Critical
Site	G2020	Parking Lot Resurface	1	Ea.	$76,558.80	$76,559	0	Major Repair	2-Potentially Critical
Visitation	B2010	Wood Siding	2000	S.F.	$19.16	$38,320	1	Major Repair	2-Potentially Critical
Visitation	D3050	Condensing Unit	1	Ea.	$30,648.80	$30,649	0	Life Safety/Code Compliance	2-Potentially Critical
Visitation	B1010	Wood Stairs & Ramps	400	S.F.	$75.52	$30,208	0	Routine Maintenance	2-Potentially Critical
Visitation	B3010	Shingle Roofing	18	Sq.	$696.54	$12,538	0	Life Safety/Code Compliance	2-Potentially Critical
Visitation	D5020	Walpack	5	Ea.	$1,943.86	$9,719	0	Lifecycle Replacement	2-Potentially Critical
Visitation	D5090	Emergency Exit Light	8	Ea.	$423.96	$3,392	0	Life Safety/Code Compliance	2-Potentially Critical
Chapel	D5020	Light Fixture	10	Ea.	$324.46	$3,245	0	Lifecycle Replacement	3-Necessary/Not Critical

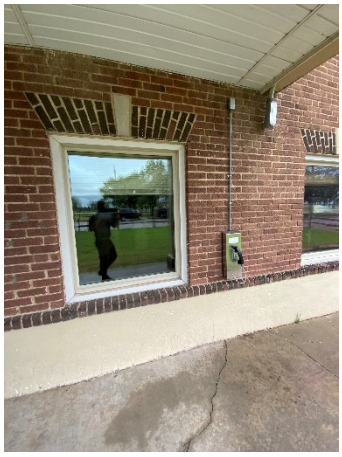
Gym	B2030	Interior Wood Doors	2	Ea.	$3,744.02	$7,488	0	Lifecycle Replacement	3-Necessary/Not Critical
Gym	C3020	Carpet Flooring	144	S.F.	$4.92	$708	0	Lifecycle Replacement	3-Necessary/Not Critical
Living Unit	D5020	Light Fixtures	1500	S.F.	$22.00	$33,000	1	Modernization/Improvement	3-Necessary/Not Critical
Living Unit	C3030	Ceiling Tiles	9704	S.F.	$15.76	$152,935	0	Lifecycle Replacement	3-Necessary/Not Critical
Living Unit	B2030	Interior Wood Doors	40	Ea.	$3,744.02	$149,761	0	Major Repair	3-Necessary/Not Critical
Living Unit	E1090	Exterior Windows	10	Ea.	$1,431.96	$14,320	0	Modernization/Improvement	3-Necessary/Not Critical
Living Unit	E1090	Urinals	3	Ea.	$2,660.78	$7,982	6	Routine Maintenance	3-Necessary/Not Critical
Living Unit	C3020	Carpet Flooring	1000	S.F.	$4.92	$4,920	0	Modernization/Improvement	3-Necessary/Not Critical
Visitation	D3050	Heat Pump	1	Ea.	$13,660.66	$13,661	0	Lifecycle Replacement	3-Necessary/Not Critical
Visitation	C1020	Exterior Metal Doors	3	Ea.	$4,086.96	$12,261	2	Lifecycle Replacement	3-Necessary/Not Critical
Visitation	B3010	Downspouts	100	V.L.F.	$8.86	$886	0	Major Repair	3-Necessary/Not Critical
Chapel	C3020	Carpet Flooring	500	S.F.	$4.92	$2,460	3	Lifecycle Replacement	4-Recommended
Chapel	C3020	VCT Tile Floor	250	S.F.	$5.48	$1,370	2	Lifecycle Replacement	4-Recommended
Living Unit	C3020	VCT Tile Floor	8700	S.F.	$5.48	$47,676	4	Modernization/Improvement	4-Recommended
Living Unit	C3020	Ceramic Tile Floor	500	S.F.	$20.46	$10,230	3	Modernization/Improvement	4-Recommended
Visitation	C3020	Carpet Flooring	1200	S.F.	$4.92	$5,904	0	Lifecycle Replacement	4-Recommended

PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

LIVING UNIT-EXTERIOR

PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

LIVING UNIT-EXTERIOR

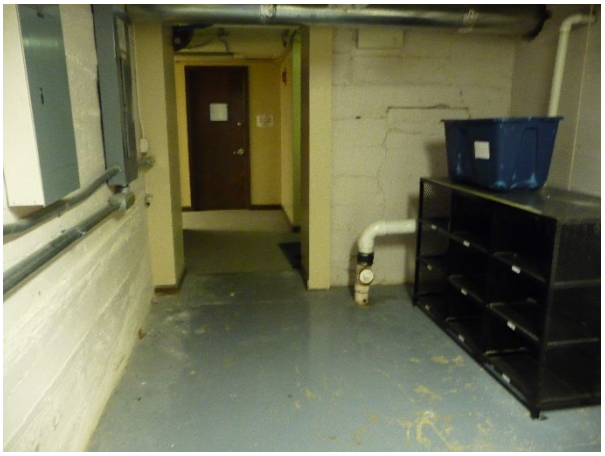


PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

LIVING UNIT-INTERIOR

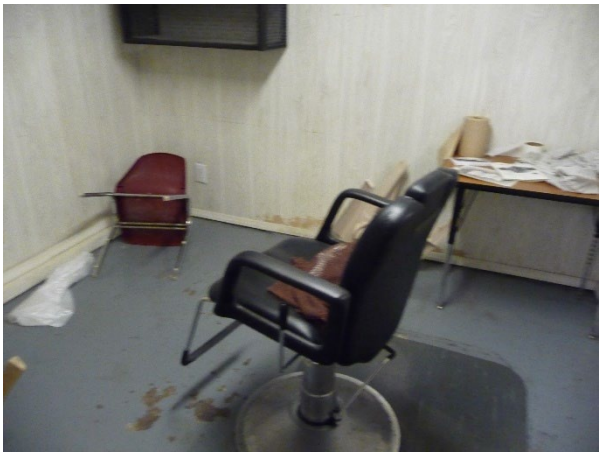






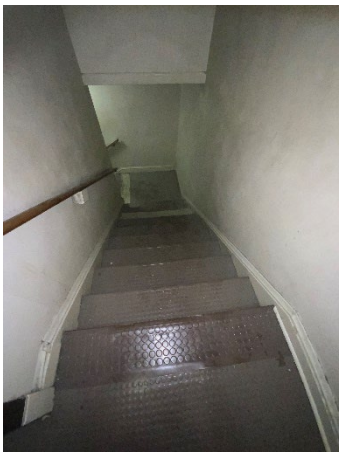

PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

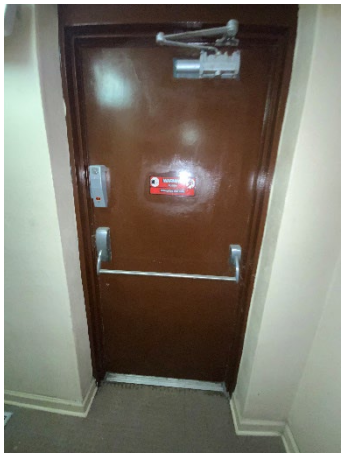
LIVING UNIT-INTERIOR

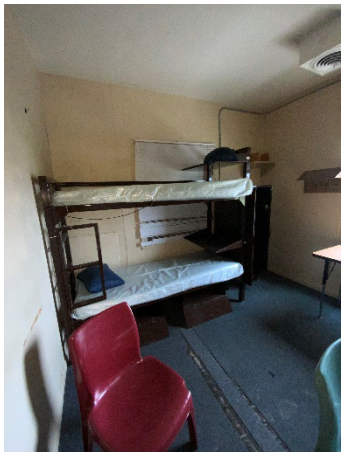


PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

LIVING UNIT-INTERIOR





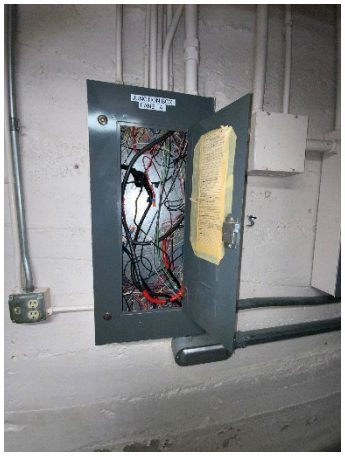


PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

LIVING UNIT-MECHANICAL, ELECTRICAL & PLUMBING

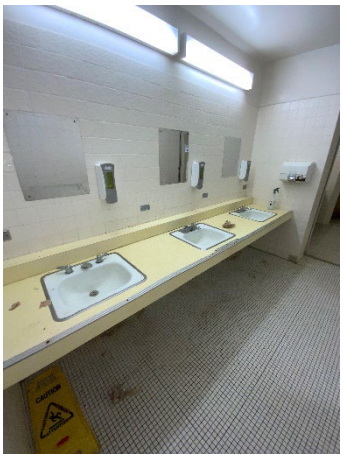
PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

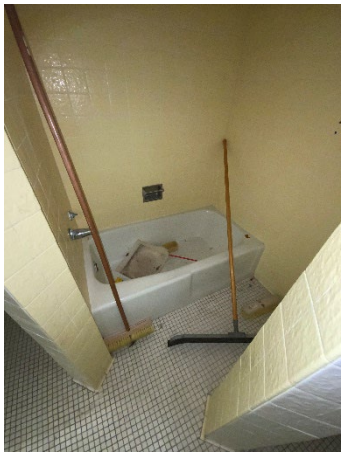
LIVING UNIT-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

LIVING UNIT-MECHANICAL, ELECTRICAL & PLUMBING





PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

LIVING UNIT-LIFE SAFETY

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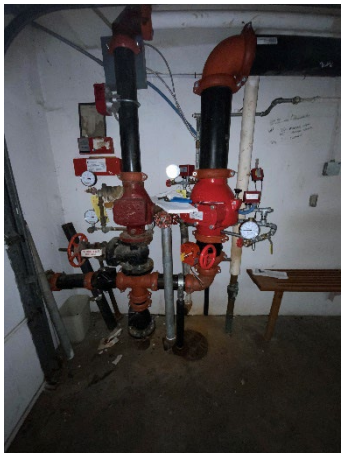
</td><td>  </td></tr>
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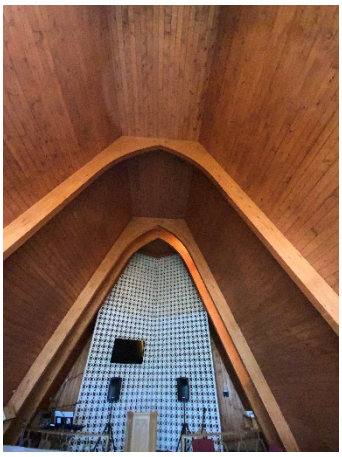
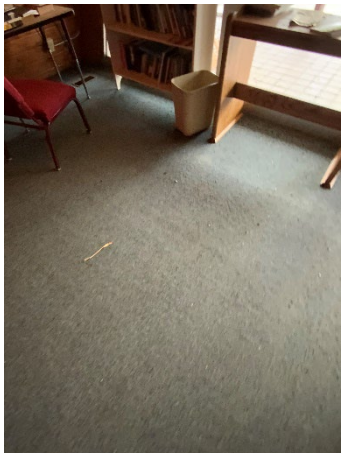
PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

CHAPEL-EXTERIOR

PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

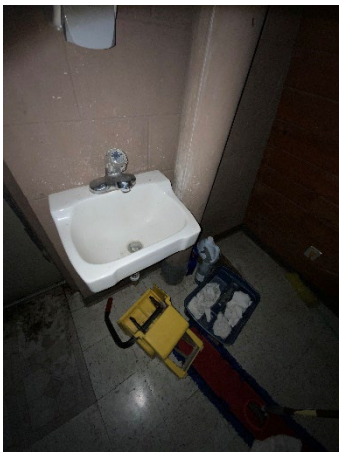
CHAPEL-INTERIOR

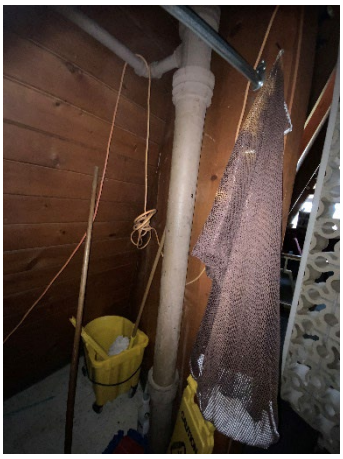


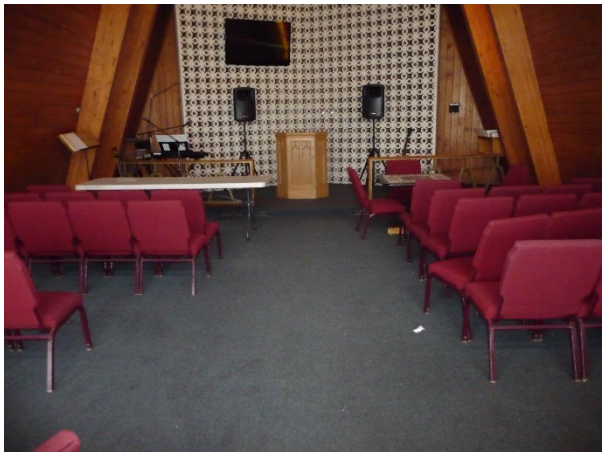


PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

CHAPEL-MECHANICAL, ELECTRICAL & PLUMBING







PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

GYMNASIUM-EXTERIOR

PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

GYMNASIUM-INTERIOR

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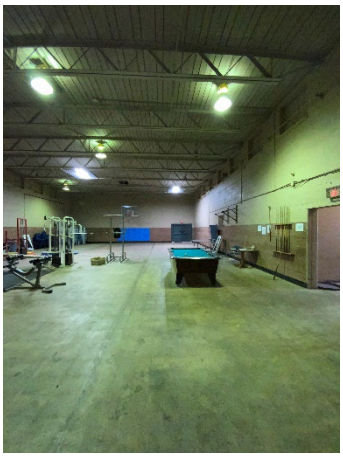
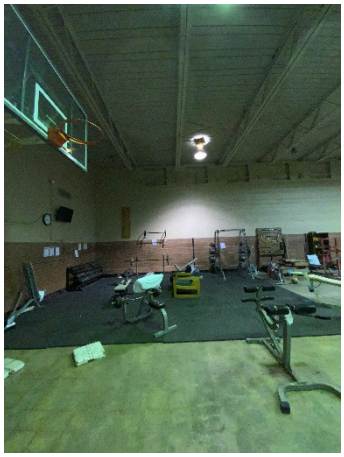
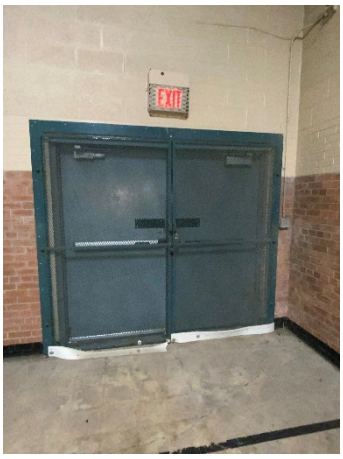
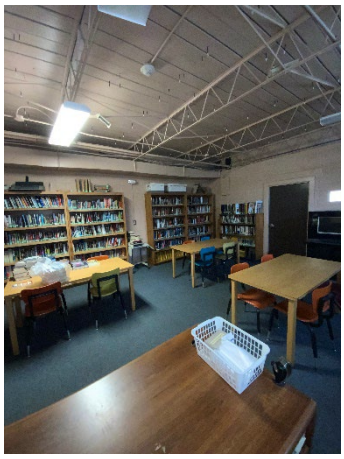
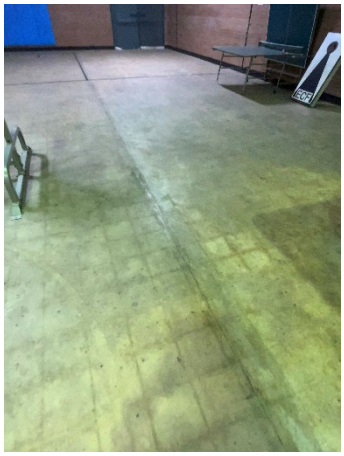
<tr><td>  </td><td>  </td></tr>
<tr><td> 
</td><td>  </td></tr>
<tr><td>  </td><td>  </td></tr>
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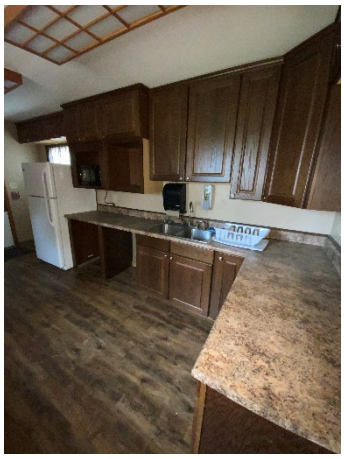
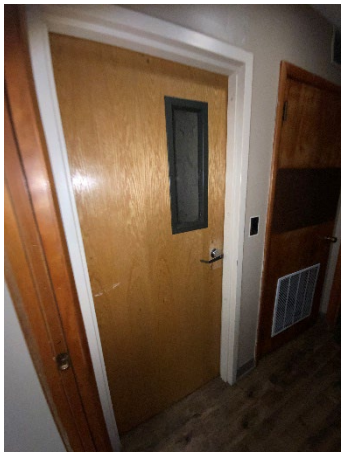
PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

ADMINISTRATION-EXTERIOR

PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

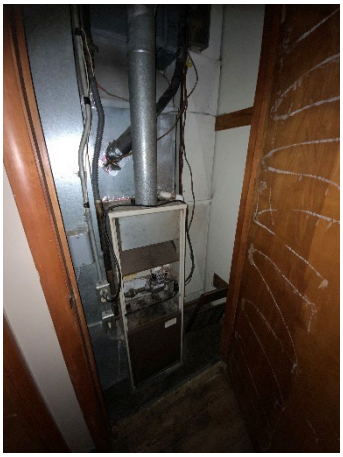
ADMINISTRATION-INTERIOR

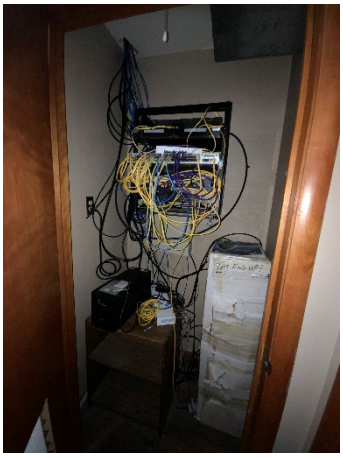




PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

ADMINISTRATION-MECHANICAL, ELECTRICAL & PLUMBING



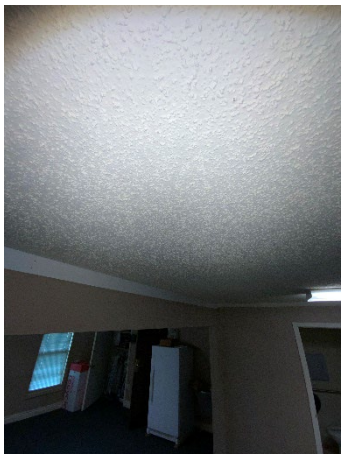


PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

VISITATION-EXTERIOR

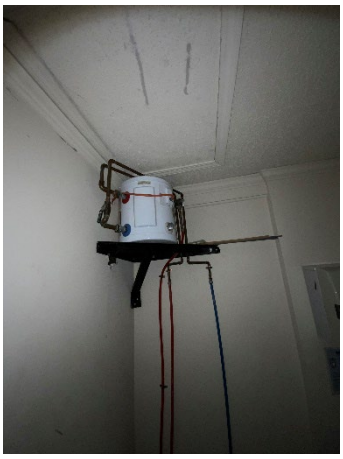
PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

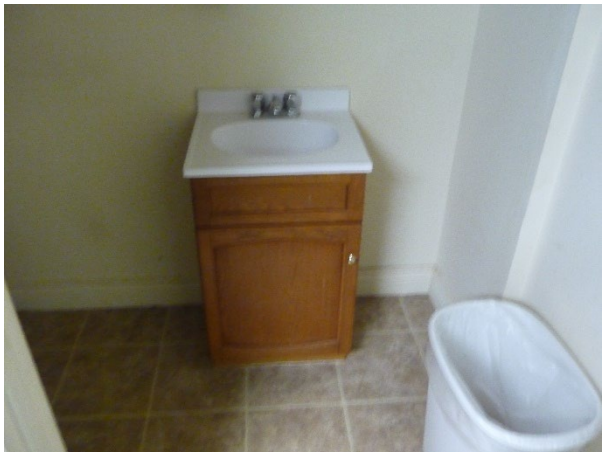
VISITATION-INTERIOR



PHOTOS – ELLSWORTH CORRECTIONAL FACILITY EAST

VISITATION-MECHANICAL, ELECTRICAL & PLUMBING





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