



Kansas Department of Corrections
Executive Summary

June 2022



This document contains the best opinion of the authors at the time of issue.

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GENERAL

The Kansas Department of Corrections (KDOC) contracted with Carter Goble Lee (CGL) to conduct equipment and facility condition assessments of the site, site improvements, and related features contained at nine (9) institutions within the Kansas Department of Corrections. The scope of service under which the Facility Condition Assessments were completed was visual in nature and not intended to be destructive to the property to gain access to hidden conditions. Onsite assessments were conducted from June 2021 to May 2022.

All 254 structures and over 3.6 million square feet were assessed as part of this survey. All structures were constructed between 1860 and 2015, with most of the buildings scoring in poor to fair condition. The majority of the older structures used for housing residents lack adequate life safety systems such as sprinkler systems. Although the current conditions may be grandfathered in and currently considered compliant, any major renovations would require conditions to be amended to meet current standards. They also have an aging Mechanical, Electrical, & Plumbing (MEP) infrastructure that is well past its intended service life, and in some cases, it is deteriorating beyond repair. The MEP systems need a complete replacement/renovation soon to keep these structures operational. In addition, any major construction or renovation of buildings would require compliance with current building codes, ADA standards, Electrical Code, and Fire Code. Meeting the current codes of compliance may be costly and not economically feasible in many of the older buildings.

Hutchinson, is over a century-old and does not meet ADA or ACA standards as well as numerous fire code deficiencies. Renewal of the century-old cells to meet current standards was not included in the FCNI score and would be cost prohibited when compared to replacement. Additionally, older structures are costly to maintain and not very energy efficient. Therefore, CGL recommends this facility be considered for replacement rather than renewal. In addition, CGL recommends a feasibility study of all the KDOC facilities, new and old, to determine which buildings should be replaced and how newer buildings can best be utilized for the needs of KDOC as it moves into the future.

The feasibility study would include industry professionals taking a detailed look at the operations and space utilization of all the facilities related to the overall mission for the present and future needs of the Kansas Department of Corrections over the next ten years. It would also compare maintenance, repair, capital needs, and operational and energy costs of existing facilities to new facilities and similar facilities with the same purpose and objective. The feasibility study intends to provide a clear picture with all necessary information to make an informed decision on how to move forward with renewing or replacing buildings and structures in the most cost-effective way that aligns with the mission objectives of KDOC.

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.

EXECUTIVE COST SUMMARY

| Facility | SqFt | Current Replacement Value (CRV) | Immediate Need | Future Need | 10-Year FCNI | Total Capital |
|------------------------------|------------------|---------------------------------|----------------------|----------------------|--------------|----------------------|
| El Dorado | 600,910 | \$270,409,500 | \$10,334,427 | \$24,596,484 | 13% | \$34,930,911 |
| El Dorado - Oswego | 46,241 | \$16,184,350 | \$2,075,447 | \$3,672,821 | 36% | \$5,748,268 |
| Ellsworth | 330,932 | \$148,919,400 | \$8,144,927 | \$8,106,959 | 11% | \$16,251,886 |
| Ellsworth East | 21,696 | \$7,593,600 | \$2,563,615 | \$1,846,500 | 58% | \$4,410,115 |
| Hutchinson | 452,050 | \$203,422,500 | \$28,720,194 | \$45,225,163 | 37% | \$73,945,357 |
| Hutchinson - East | 141,317 | \$49,460,950 | \$1,706,058 | \$6,628,755 | 17% | \$8,334,813 |
| Hutchinson - South | 64,982 | \$28,267,170 | \$1,518,886 | \$5,219,634 | 24% | \$6,738,520 |
| Kansas Juvenile | 227,030 | \$102,163,500 | \$5,683,290 | \$17,533,504 | 23% | \$23,216,794 |
| Topeka Juvenile | 170,460 | \$67,331,700 | \$36,060,192 | \$11,399,349 | 70% | \$47,459,541 |
| Lansing | 24,163 | \$9,544,385 | \$2,000,917 | \$1,510,600 | 37% | \$3,511,517 |
| Larned Mental Health | 137,271 | \$61,771,950 | \$7,536,566 | \$7,658,333 | 24% | \$15,194,899 |
| Larned Mental Health - West | 40,052 | \$14,018,200 | \$1,778,202 | \$1,108,550 | 21% | \$2,886,752 |
| Larned Mental Health - South | 111,234 | \$50,059,350 | \$6,340,569 | \$5,369,772 | 24% | \$11,710,341 |
| Norton | 346,177 | \$136,716,215 | \$25,863,561 | \$11,319,468 | 27% | \$37,183,029 |
| Norton - East | 22,780 | \$7,973,000 | \$747,309 | \$937,794 | 21% | \$1,685,103 |
| Topeka Correctional | 197,610 | \$78,055,950 | \$7,932,787 | \$3,064,307 | 14% | \$10,997,094 |
| Topeka Correctional - West | 126,411 | \$56,929,950 | \$6,422,850 | \$5,936,580 | 21% | \$12,359,430 |
| Wichita Work Release | 52,510 | \$18,378,500 | \$2,031,106 | \$1,946,854 | 22% | \$3,977,960 |
| Winfield | 222,915 | \$88,051,425 | \$7,215,192 | \$10,839,297 | 20% | \$18,054,489 |
| Totals | 3,336,741 | \$1,415,251,595 | \$164,676,095 | \$173,920,724 | | \$338,596,819 |

CURRENT REPLACEMENT VALUE (CRV)

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 as 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.

EL DORADO – CENTRAL FACILITY

Use: Maximum/Medium-security facility located on 614 acres in El Dorado, Kansas. EDCF provides housing for adult male residents. The buildings were constructed from 1991-2010.

Capacity: 1,832

Total Sqft: 600,910



| | | |
|---|-----------------------|-------------|
| Current replacement value (CRV): | \$270,409,500* | %CRV |
| Immediate Needs (Year 1): | \$10,334,427 | 4% |
| Future Capital Needs (Years 2 – 10): | \$24,596,484 | 9% |
| Total Dollars Needed: | \$34,930,911 | 13% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|---------------------------|----------------------|---------|
| 1 | Fire Protection | \$ 724,323 | 7% |
| 2 | Plumbing | \$ 1,638,388 | 16% |
| 3 | HVAC | \$ 4,657,154 | 45% |
| 4 | Electrical | \$ 1,751,282 | 17% |
| 5 | Site Mechanical Utilities | \$ 1,475,428 | 14% |
| 6 | Interior Finishes | \$ 87,853 | 1% |
| Total | | \$ 10,334,427 | |

Notes:

- Original construction date of 1991. Many of the support systems have not been upgraded since construction and need lifecycle replacements.
- The Mechanical systems are original to construction and are past their useful life. These aged systems need to be replaced.

PHOTOS:





EL DORADO – OSWEGO FACILITY

Use: Medium/Minimum-security facility located on 25 acres in Oswego, Kansas. EDCF Oswego provides housing for adult male residents. The buildings were constructed from 1988-2013.

Total Sqft: 46,241

| | | |
|---|----------------------|-------------|
| Current replacement value (CRV): | \$16,184,350* | %CRV |
| Immediate Needs (Year 1): | \$2,075,447 | 13% |
| Future Capital Needs (Years 2 – 10): | \$3,672,821 | 23% |
| Total Dollars Needed: | \$5,748,268 | 36% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|---------------------------------|---------------------|---------|
| 1 | Fire Protection | \$ 18,161 | 1% |
| 2 | Plumbing | \$ 131,952 | 6% |
| 3 | HVAC | \$ 702,865 | 34% |
| 4 | Electrical Systems | \$ 755,564 | 36% |
| 5 | Roofing | \$ 23,998 | 1% |
| 6 | Site Civil/Mechanical Utilities | \$ 400,063 | 19% |
| 7 | Exterior Enclosure | \$ 1,154 | <1% |
| 8 | Interior Construction | \$ 41,692 | 2% |
| Total | | \$ 2,075,447 | |

Notes:

- Fire systems are dated.
- Mechanical, Electrical, and Plumbing systems showed wear due to the age of the buildings.

PHOTOS:





ELLSWORTH – CENTRAL FACILITY

Use: Medium-security facility located on 68.6 acres in Ellsworth, Kansas. ECF provides housing for adult male residents. The buildings were constructed from 1988-2015.

Capacity: 899

Total Sqft: 330,932

| | | |
|---|-----------------------|-------------|
| Current replacement value (CRV): | \$148,919,400* | %CRV |
| Immediate Needs (Year 1): | \$8,144,927 | 6% |
| Future Capital Needs (Years 2 – 10): | \$8,106,959 | 5% |
| Total Dollars Needed: | \$16,251,886 | 11% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|---------------------------------|---------------------|---------|
| 1 | Fire Protection Systems | \$ 184,500 | 2% |
| 2 | HVAC | \$ 3,856,082 | 47% |
| 3 | Plumbing | \$ 161,996 | 2% |
| 4 | Electrical Systems | \$ 24,853 | <1% |
| 5 | Site Civil/Mechanical Utilities | \$ 1,660,330 | 20% |
| 6 | Interior Finishes | \$ 18,651 | <1% |
| 7 | Interior Construction | \$ 43,579 | 1% |
| 8 | Roofing | \$ 117,082 | 1% |
| 9 | Exterior Enclosure | \$ 2,019,195 | 25% |
| 10 | Superstructure | \$ 6,148 | <1% |
| 11 | Basement Construction | \$ 24,231 | <1% |
| 12 | Foundations | \$ 28,280 | <1% |
| Total | | \$ 8,144,927 | |

Notes:

- The piping in Medium Housing next to pod 109 appears to be in a deteriorating state and to be original to construction.
- Mechanical, Electrical and Plumbing systems wear due to the age of the older buildings and heavy use and abuse that occurs in detention facilities.

PHOTOS:





ELLSWORTH – EAST FACILITY

Use: Minimum-security facility located on 11.1 acres in Ellsworth, Kansas. ECF East provides housing for adult male residents. The age of the facility was unknown at the time of the report.

Capacity: 95

Total Sqft: 21,696

| | | |
|---|---------------------|-------------|
| Current replacement value (CRV): | \$7,593,600* | %CRV |
| Immediate Needs (Year 1): | \$2,563,615 | 34% |
| Future Capital Needs (Years 2 – 10): | \$1,846,500 | 24% |
| Total Dollars Needed: | \$4,410,115 | 58% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|---------------------------------|---------------------|---------|
| 1 | Fire Protection | \$ 40,591 | 2% |
| 2 | HVAC | \$ 1,123,108 | 44% |
| 3 | Plumbing | \$ 82,935 | 3% |
| 4 | Electrical Systems | \$ 292,682 | 11% |
| 5 | Equipment | \$ 57,612 | 2% |
| 6 | Site Improvements | \$ 76,559 | 3% |
| 7 | Site Civil/Mechanical Utilities | \$ 442,932 | 17% |
| 8 | Interior Finishes | \$ 188,818 | 7% |
| 9 | Interior Construction | \$ 11,617 | <1% |
| 10 | Roofing | \$ 19,181 | 1% |
| 11 | Exterior Enclosure | \$ 197,375 | 8% |
| 12 | Superstructure | \$ 30,208 | 1% |
| Total | | \$ 2,563,615 | |

Notes:

- Mechanical, Electrical and Plumbing systems wear due to the age of the older buildings and heavy use and abuse that occurs in detention facilities.

PHOTOS:





HUTCHINSON – CENTRAL FACILITY

Use: Maximum/Medium-security facility located on 239 acres in Hutchinson, Kansas. HCF provides housing for adult male residents. The buildings were constructed from 1898 to 2008.

Capacity: 1788

Total Sqft: 452,050

| | | |
|---|-----------------------|-------------|
| Current replacement value (CRV): | \$203,422,500* | %CRV |
| Immediate Needs (Year 1): | \$28,720,194 | 14% |
| Future Capital Needs (Years 2 – 10): | \$45,225,163 | 23% |
| Total Dollars Needed: | \$73,945,357 | 37% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|-----------------------|------------------------|---------|
| 1 | Fire Protection | \$ 3,980,994 | 14% |
| 2 | Plumbing | \$ 3,279,879 | 11% |
| 3 | HVAC | \$ 8,418,648 | 29% |
| 4 | Conveying Systems | \$ 3,373,826 | 12% |
| 5 | Roofing | \$ 69,382 | <1% |
| 6 | Foundations | \$ 101,808 | <1% |
| 7 | Exterior Enclosure | \$ 3,461 | <1% |
| 8 | Equipment | \$ 329,486 | 1% |
| 9 | Site Improvements | \$ 1,077,561 | 4% |
| 10 | Interior Construction | \$ 8,085,150 | 28% |
| Total | | \$ 6,473,325.40 | |

Notes:

- Built in the 1890's, it is a 130-year-old facility.
- Cell houses are old and small and do not meet current standards.
- There is no fire protection in the cell houses and not up to date with current standards.

PHOTOS:





HUTCHINSON – EAST FACILITY

Use: Medium-security facility located on 35 acres in Hutchinson, Kansas. HCF East provides housing for adult male residents. The buildings were constructed from 1951 to 1990.

Capacity: 800

Total Sqft: 141,317

| | | |
|---|----------------------|-------------|
| Current replacement value (CRV): | \$49,460,950* | %CRV |
| Immediate Needs (Year 1): | \$1,706,058 | 4% |
| Future Capital Needs (Years 2 – 10): | \$6,628,755 | 13% |
| Total Dollars Needed: | \$8,334,813 | 17% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|-----------------------|---------------------|---------|
| 1 | Backflow Prevention | \$ 2,476 | <1% |
| 2 | Equipment | \$ 624,114 | 37% |
| 3 | HVAC | \$ 144,742 | 8% |
| 4 | Site Improvements | \$ 418,530 | 25% |
| 5 | Interior Construction | \$ 19,396 | 1% |
| 6 | Interior Finishes | \$ 496,800 | 29% |
| Total | | \$ 1,706,058 | |

Notes:

- Admin building is getting a new roof, service building has roof issues and is undersized.
- Some dorms are not sprinkled and have settling issues.

PHOTOS:





HUTCHINSON – SOUTH FACILITY

Use: Minimum-security facility located on 239 acres in Hutchinson, Kansas. HCF South provides housing for adult male residents. The buildings were constructed from 1985 to 2001.

Total Sqft: 64,982

| | | |
|---|----------------------|-------------|
| Current replacement value (CRV): | \$28,267,170* | %CRV |
| Immediate Needs (Year 1): | \$1,518,886 | 5% |
| Future Capital Needs (Years 2 – 10): | \$5,219,634 | 19% |
| Total Dollars Needed: | \$6,738,619 | 24% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

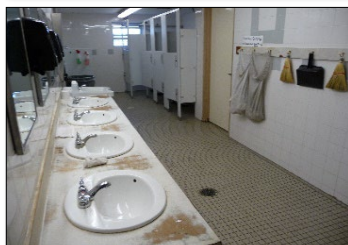
Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|-----------------------|---------------------|---------|
| 1 | Backflow Prevention | \$ 1,830 | <1% |
| 2 | Plumbing | \$ 31,475 | 2% |
| 3 | Electrical Systems | \$ 903,283 | 59% |
| 4 | Equipment | \$ 260,545 | 17% |
| 5 | Interior Finishes | \$ 128,014 | 8% |
| 6 | Interior Construction | \$ 125,115 | 8% |
| 7 | Foundations | \$ 5,395 | <1% |
| 8 | Exterior Enclosure | \$ 63,230 | 4% |
| Total | | \$ 1,518,886 | |

Notes:

- The air conditioning systems at the facility are minimal as Dorms are not air-conditioned but are cooled with exhaust fans and swamp coolers.
- There is one 300 kw generator, the generator is operational but is beyond its useful service life and should be upgraded.

PHOTOS:





KANSAS JUVENILE CORRECTIONAL COMPLEX

Use: Maximum/Medium-security facility located on 60 acres in Topeka, Kansas. KJCC provides housing for juvenile male and female residents. The buildings were constructed from 2001 - 2013.

Total Sqft: 227,030

| | | |
|---|-----------------------|-------------|
| Current replacement value (CRV): | \$102,163,500* | %CRV |
| Immediate Needs (Year 1): | \$5,683,290 | 6% |
| Future Capital Needs (Years 2 – 10): | \$17,533,504 | 17% |
| Total Dollars Needed: | \$23,216,794 | 23% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|--------------------|---------------------|---------|
| 1 | HVAC | \$ 1,830,974 | 32% |
| 2 | Plumbing | \$ 280,107 | 5% |
| 3 | Equipment | \$ 2,911,155 | 51% |
| 4 | Electrical Systems | \$ 395,606 | 7% |
| 5 | Interior Finishes | \$ 243,252 | 4% |
| 6 | Roofing | \$ 22,194 | <1% |
| Total | | \$ 5,683,290 | |

Notes:

- Two McQuay 250 Ton chillers are nearing the end of useful life.
- Recommendation would be to add enough generator power to have facility 100% supported by emergency power due to the critical nature of the facility.
- Fire protection was original to construction. A lifecycle replacement of fire alarm panels and associated devices is recommended before unplanned failures occur.

PHOTOS:





TOPEKA JUVENILE FACILITY

Use: Medium-security facility located on 60 acres in Topeka, Kansas. TJCF provides housing for juvenile male and female residents. The buildings were constructed from 1890 - 1990.

Total Sqft: 170,460

| | | |
|---|----------------------|-------------|
| Current replacement value (CRV): | \$67,331,700* | %CRV |
| Immediate Needs (Year 1): | \$36,060,192 | 54% |
| Future Capital Needs (Years 2 – 10): | \$11,399,349 | 16% |
| Total Dollars Needed: | \$47,459,541 | 70% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|---------------------------------|----------------------|---------|
| 1 | Fire Protection Systems | \$ 28,365 | <1% |
| 2 | Plumbing | \$ 95,610 | <1% |
| 3 | HVAC | \$ 134,467 | <1% |
| 4 | Electrical Systems | \$ 1,445,109 | 4% |
| 5 | Site Civil/Mechanical Utilities | \$ 1,593,917 | 4% |
| 6 | Equipment | \$ 790,625 | 2% |
| 7 | Special Construction | \$ 15,375,587 | 43% |
| 8 | Roofing | \$ 1,537,465 | 4% |
| 9 | Interior Construction | \$ 402,154 | 1% |
| 10 | Exterior Enclosure | \$ 8,935,362 | 25% |
| 11 | Site Improvements | \$ 34,909 | <1% |
| 12 | Foundations | \$ 56,343 | <1% |
| 13 | Interior Finishes | \$ 5,630,280 | 16% |
| Total | | \$ 36,060,192 | |

Notes:

- Some of the buildings within the facility remain as originally constructed and are not currently in use or are used for surplus storage at the site.
- Site utilities were aged and currently not in service in parts of the facility.
- Mechanical, Electrical and Plumbing systems wear due to the age of the older buildings and heavy use and abuse that occurs in detention facilities.

PHOTOS:





LANSING FACILITY

Use: Maximum-security facility that's located in Lansing, Kansas. The administration building is the only building assessed in this report. The building was constructed in 1984.

Total Sqft: 24,163

| | | |
|---|---------------------|-------------|
| Current replacement value (CRV): | \$9,544,385* | %CRV |
| Immediate Needs (Year 1): | \$2,000,917 | 21% |
| Future Capital Needs (Years 2 – 10): | \$1,510,600 | 16% |
| Total Dollars Needed: | \$3,511,517 | 37% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

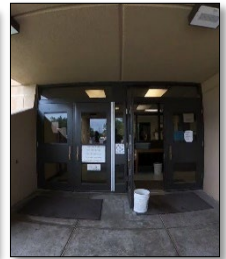
Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|---------------------------------|---------------------|---------|
| 1 | Plumbing | \$ 19,512 | 1% |
| 2 | Equipment | \$ 2,844 | <1% |
| 3 | Electrical Systems | \$ 374,869 | 19% |
| 4 | Site Civil/Mechanical Utilities | \$ 438,779 | 22% |
| 5 | Conveying Systems | \$ 1,164,874 | 58% |
| Total | | \$ 2,000,917 | |

Notes:

- The plumbing throughout the site is mostly original to construction and is a combination of PVC, galvanized steel, and copper piping.
- The aged-out HVAC systems should be considered for replacement soon.

PHOTOS:





LARNED CORRECTIONAL MENTAL HEALTH – CENTRAL FACILITY

Use: Maximum to Medium-security facility located on 104 acres of land west of Larned, Kansas. LCMHF provides housing for adult male residents. The buildings were constructed from 1960-2015.

Capacity: 310

Total Sqft: 137,271

| | | |
|---|----------------------|-------------|
| Current replacement value (CRV): | \$61,771,950* | %CRV |
| Immediate Needs (Year 1): | \$7,536,566 | 12% |
| Future Capital Needs (Years 2 – 10): | \$7,658,333 | 12% |
| Total Dollars Needed: | \$15,194,899 | 24% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|-----------------------|---------------------|---------|
| 1 | Backflow Prevention | \$ 3,292 | <1% |
| 2 | Roofing | \$ 49,415 | 1% |
| 3 | HVAC | \$ 1,516,193 | 20% |
| 4 | Electrical Systems | \$ 426,417 | 6% |
| 5 | Exterior Enclosure | \$ 365,446 | 5% |
| 6 | Equipment | \$ 4,742,360 | 63% |
| 7 | Interior Construction | \$ 426,867 | 6% |
| 8 | Interior Finishes | \$ 6,576 | <1% |
| Total | | \$ 7,536,566 | |

Notes:

- Mechanical, Electrical and Plumbing systems are the same age as building, except for a few flush valves. Waste water grinder has been an issue.

PHOTOS:





LARNED CORRECTIONAL MENTAL HEALTH – WEST FACILITY

Use: Minimum-security facility located on 104 acres of land west of Larned, Kansas. LCMHF West provides housing for adult male residents. The buildings were constructed from 2000-2015.

Capacity: 288

Total Sqft: 40,052

| | | |
|---|----------------------|-------------|
| Current replacement value (CRV): | \$14,018,200* | %CRV |
| Immediate Needs (Year 1): | \$1,778,202 | 13% |
| Future Capital Needs (Years 2 – 10): | \$1,108,550 | 8% |
| Total Dollars Needed: | \$2,886,752 | 21% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

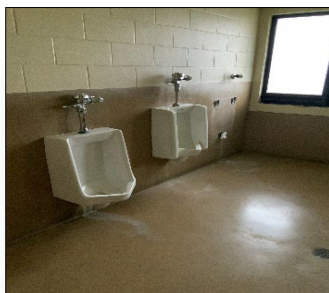
Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|---------------------------|---------------------|---------|
| 1 | Plumbing | \$ 267,171 | 15% |
| 2 | HVAC | \$ 117,820 | 7% |
| 3 | Site Mechanical Utilities | \$ 486,929 | 27% |
| 4 | Electrical Systems | \$ 517,666 | 29% |
| 5 | Exterior Enclosure | \$ 84,969 | 5% |
| 6 | Interior Finishes | \$ 303,648 | 17% |
| Total | | \$ 1,778,202 | |

Notes:

- Mechanical, Electrical and Plumbing systems wear due to the age of the older buildings and heavy use and abuse that occurs in detention facilities.

PHOTOS:





LARNED CORRECTIONAL MENTAL HEALTH – SOUTH FACILITY

Use: Minimum-security facility located on the campus of the Larned State Hospital west of Larned, Kansas. LCMHF South provides housing for adult male residents. The building was constructed in 2001.

Capacity: 304

Total Sqft: 111,234

| | | |
|---|----------------------|-------------|
| Current replacement value (CRV): | \$50,059,350* | %CRV |
| Immediate Needs (Year 1): | \$6,340,569 | 13% |
| Future Capital Needs (Years 2 – 10): | \$5,369,772 | 11% |
| Total Dollars Needed: | \$11,710,341 | 24% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|---------------------------------|---------------------|---------|
| 1 | Fire Protection | \$ 63,648 | 1% |
| 2 | Site Civil/Mechanical Utilities | \$ 1,097,326 | 17% |
| 3 | HVAC | \$ 3,342,099 | 52% |
| 4 | Plumbing | \$ 39,459 | 1% |
| 5 | Electrical Systems | \$ 858,459 | 14% |
| 6 | Roofing | \$ 456,670 | 7% |
| 7 | Equipment | \$ 315,709 | 5% |
| 8 | Interior Finishes | \$ 167,200 | 3% |
| Total | | \$ 6,340,569 | |

Notes:

- Mechanical, Electrical and Plumbing systems wear original to construction in 2001 and were approaching or at the end of their lifecycle. Aged out MEP equipment needs to be replaced.

PHOTOS:





NORTON – CENTRAL FACILITY

Use: Medium/Minimum-security facility located on 295 acres east of Norton, Kansas. NCF provides housing for adult male residents. The buildings were constructed from 1926-2008.

Capacity: 849

Total Sqft: 346,117

| | | |
|---|-----------------------|-------------|
| Current replacement value (CRV): | \$136,716,215* | %CRV |
| Immediate Needs (Year 1): | \$25,863,561 | 19% |
| Future Capital Needs (Years 2 – 10): | \$11,319,468 | 8% |
| Total Dollars Needed: | \$37,183,029 | 27% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|---------------------------------|----------------------|---------|
| 1 | Fire Protection | \$ 257,118 | 1% |
| 2 | Site Civil/Mechanical Utilities | \$ 8,417,717 | 33% |
| 3 | Plumbing | \$ 3,543,895 | 13% |
| 4 | HVAC | \$ 1,870,123 | 7% |
| 5 | Electrical | \$ 2,574,115 | 10% |
| 6 | Site Electrical | \$ 1,554 | <1% |
| 7 | Special Construction | \$ 133,700 | 1% |
| 8 | Interior Finishes | \$ 3,561,037 | 14% |
| 9 | Interior Construction | \$ 1,537,113 | 6% |
| 10 | Roofing | \$ 242,518 | 1% |
| 11 | Exterior Enclosures | \$ 3,371,023 | 13% |
| 12 | Superstructure | \$ 7,150 | <1% |
| 13 | Equipment | \$ 346,499 | 1% |
| Total | | \$ 25,863,561 | |

Notes:

- Site Utilities are from 1920's era. The sanitary sewer mains, domestic water mains and electrical service require upgrades.
- Sanitary System utilizes a lagoon system. Existing lagoon needs to be enlarged to handle facility sanitary sewer needs.
- KDOC is monitoring issues with ground water contamination and well water filtration.

PHOTOS:





NORTON – EAST FACILITY

Use: Minimum-security facility located on 41 acres in southern Stockton, Kansas. NCF East provides housing for adult male residents. The age of the facility was unknown at the time of the report.

Capacity: 128

Total Sqft: 22,780

| | | |
|---|---------------------|-------------|
| Current replacement value (CRV): | \$7,973,000* | %CRV |
| Immediate Needs (Year 1): | \$747,309 | 9% |
| Future Capital Needs (Years 2 – 10): | \$937,794 | 12% |
| Total Dollars Needed: | \$1,685,103 | 21% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|-----------------------|-------------------|---------|
| 1 | Exterior Enclosure | \$ 199,139 | 27% |
| 2 | Plumbing | \$ 49,352 | 7% |
| 3 | HVAC | \$ 78,035 | 10% |
| 4 | Electrical | \$ 96,570 | 13% |
| 5 | Equipment | \$ 167,655 | 22% |
| 6 | Roofing | \$ 17,036 | 2% |
| 7 | Interior Construction | \$ 33,467 | 5% |
| 8 | Interior Finishes | \$ 106,056 | 14% |
| Total | | \$ 747,309 | |

Notes:

- Mechanical, Electrical and Plumbing systems wear due to the heavy use and abuse that occurs in detention facilities.

PHOTOS:





TOPEKA – CENTRAL FACILITY

Use: Maximum/Minimum -security facility located 81 acres in Topeka, Kansas. TCF provides housing for adult female residents. The buildings were constructed from 1974-2002.

Capacity: 932

Total Sqft: 197,610

| | | |
|---|----------------------|-------------|
| Current replacement value (CRV): | \$78,055,950* | %CRV |
| Immediate Needs (Year 1): | \$7,932,787 | 10% |
| Future Capital Needs (Years 2 – 10): | \$3,064,307 | 4% |
| Total Dollars Needed: | \$10,997,094 | 14% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|---------------------------------|---------------------|---------|
| 1 | Site Civil/Mechanical Utilities | \$ 2,120,690 | 27% |
| 2 | Plumbing | \$ 916,306 | 12% |
| 3 | HVAC | \$ 149,827 | 2% |
| 4 | Site Electrical Utilities | \$ 2,435,794 | 31% |
| 5 | Equipment | \$ 160,565 | 2% |
| 6 | Exterior Enclosure | \$ 689,696 | 9% |
| 7 | Foundations | \$ 262,438 | 3% |
| 8 | Superstructure | \$ 3,689 | <1% |
| 9 | Interior Construction | \$ 498,349 | 6% |
| 10 | Roofing | \$ 48,442 | 1% |
| 11 | Site Improvements | \$ 140,737 | 2% |
| 12 | Interior Finishes | \$ 506,254 | 6% |
| Total | | \$ 7,932,787 | |

Notes:

- The facility was built in 1974 and the site utilities are original to construction. Sanitary sewer mains, domestic water mains and electrical service need to be upgraded.
- Mechanical, Electrical and Plumbing systems wear due to the age of the older buildings and the heavy use and abuse that occurs in detention facilities.

PHOTOS:





TOPEKA – WEST FACILITY (I & J COMPLEX)

Use: Maximum/Minimum -security facility located 81 acres in Topeka, Kansas. TCF West provides housing for adult female residents. The buildings were constructed from 1924-2010.

Total Sqft: 126,411

| | | |
|---|----------------------|-------------|
| Current replacement value (CRV): | \$56,929,950* | %CRV |
| Immediate Needs (Year 1): | \$6,422,850 | 11% |
| Future Capital Needs (Years 2 – 10): | \$5,936,580 | 10% |
| Total Dollars Needed: | \$12,359,430 | 21% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|-------------------------|---------------------|---------|
| 1 | Fire Protection Systems | \$ 20,395 | <1% |
| 2 | Plumbing | \$ 2,610,975 | 40% |
| 3 | HVAC | \$ 1,007,209 | 16% |
| 4 | Electrical | \$ 1,027,615 | 16% |
| 5 | Equipment | \$ 835,917 | 13% |
| 6 | Exterior Enclosure | \$ 364,617 | 6% |
| 7 | Interior | \$ 449,520 | 7% |
| 8 | Superstructure | \$ 43,460 | 1% |
| 9 | Roofing | \$ 3,012 | <1% |
| 10 | Site Improvements | \$ 60,130 | 1% |
| Total | | \$ 6,422,850 | |

Notes:

- The “J” Dorm was used as a college dorm in the 1920’s -1940’s and later was converted to a correctional facility.
- The “I” Cellhouse was built in 1994.
- “J” Dorm has over \$5.5MM in deferred maintenance and should be considered for replacement.

PHOTOS:





WICHITA WORK RELEASE FACILITY

Use: Minimum/work release facility located in Wichita, Kansas. WWRF provides housing for adult male residents. The building was constructed in 1952.

Capacity: 254
Total Sqft: 52,510

| | | |
|---|----------------------|-------------|
| Current replacement value (CRV): | \$18,378,500* | %CRV |
| Immediate Needs (Year 1): | \$2,031,106 | 11% |
| Future Capital Needs (Years 2 – 10): | \$1,946,854 | 11% |
| Total Dollars Needed: | \$3,977,960 | 22% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|--------------------|---------------------|---------|
| 1 | Electrical Systems | \$ 190,277 | 9% |
| 2 | HVAC | \$ 557,744 | 28% |
| 3 | Plumbing | \$ 860 | <1% |
| 4 | Exterior Enclosure | \$ 375,686 | 19% |
| 5 | Interior Finishes | \$ 766,600 | 37% |
| 6 | Site Improvements | \$ 79,720 | 3% |
| 7 | Equipment | \$ 60,219 | 4% |
| Total | | \$ 2,031,106 | |

Notes:

- Approximately at 60% capacity at time of inspection.
- Mechanical, Electrical and Plumbing systems wear due to the age of the older buildings and heavy use and abuse that occurs in detention facilities.
- VCT flooring is about 85% of the floor finish and should be replaced.

PHOTOS:





WINFIELD FACILITY

Use: Minimum-security facility located on 78 acres north of Winfield, Kansas. WCF provides housing for adult male residents. The buildings were constructed from 1897-1976.

Capacity: 632

Total Sqft: 222,915

| | | |
|---|----------------------|-------------|
| Current replacement value (CRV): | \$88,051,425* | %CRV |
| Immediate Needs (Year 1): | \$7,215,192 | 8% |
| Future Capital Needs (Years 2 – 10): | \$10,839,297 | 12% |
| Total Dollars Needed: | \$18,054,489 | 20% |

*CRV value is for the building replacement only, see note on page 4 for exclusions.

Immediate Needs (Year 1):

| Priority | Building System | Estimated Cost | Percent |
|--------------|-----------------------|---------------------|---------|
| 1 | Fire Protection | \$ 8,604 | <1% |
| 2 | Superstructures | \$ 29,729 | <1% |
| 3 | Electrical Systems | \$ 1,407,579 | 19% |
| 4 | HVAC | \$ 1,880,127 | 26% |
| 5 | Plumbing | \$ 720,038 | 10% |
| 6 | Interior Finishes | \$ 1,571,112 | 22% |
| 7 | Equipment | \$ 73,546 | 1% |
| 8 | Roofing | \$ 69,101 | 1% |
| 9 | Interior Construction | \$ 621,503 | 9% |
| 10 | Exterior Enclosure | \$ 833,854 | 12% |
| Total | | \$ 7,215,192 | |

Notes:

- Facility is on the site of the old state hospital. Many of the site utilities are from early 1900's. The sanitary sewer mains and domestic water mains require upgrades.
- Water Tower is aged and needs to be replaced.
- Windows are aged and need to be replaced.

PHOTOS:





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