



Kansas Department of Corrections
Hutchinson 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:

Hutchinson 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

HUTCHINSON CORRECTIONAL FACILITY EAST

PROPERTY EXECUTIVE SUMMARY

The Hutchinson Correctional Facility East (HCF East) is located on 35 acres within the city limits of Hutchinson, Kansas. The facility consists of 11 buildings and the total square footage assessed was approximately 141,317 for this facility. Construction dates of the buildings range from 1951 to 1990. The structures consist of a diverse mixture of building materials, from concrete and metal to wood and masonry.

HCF East serves the Kansas Department of Correction as a medium security adult male facility with a capacity of 800 residents. The facility's primary focus is to help residents transition from an institutional environment and reintegrate back into the community prior to their release.

HCF East has been separated from the 239-acre site that contains both, the Hutchinson Correctional Facility and Hutchinson Correction Facility South, to give a better depiction of the FCI for the buildings at the facility.

HVAC SYSTEMS

The air conditioning systems at the facility are minimal as Dorms are not air-conditioned but are cooled with exhaust fans and swamp coolers. Non-detainee areas are conditioned by smaller split, heat pump and rooftop package units. The sizes vary from one-ton units up to 7-1/2-ton units. HVAC units are of all different ages; some have been replaced or installed within the last decade. The aged-out systems should be considered for replacement. In addition, CGL recommends a comprehensive preventative maintenance plan to maintain the equipment and extend the life of the assets.

The primary heating systems in Dorms are supplied by two 500 MBH Raypak heating water boilers located in the mechanical rooms of each Dorm. The boilers are paired with heat only AHUs on a mezzanine above the housing area. Additional heat is supplied by smaller split, heat pump and package units throughout the non-detainee areas of the facility.

ELECTRICAL

Electrical service comes in the underground to the various pad mounted transformers located throughout the facility or from 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.

There is one 250 kw generator located in the Generator Building and a second smaller generator at the Garage building. The generators are operational but are beyond their useful service life and should be upgraded.

PLUMBING

The distribution plumbing throughout the facility is a combination of PVC, aquatherm, and copper. Most of the distribution piping is in fair condition and still has a good bit of useful life. Plumbing fixtures are vitreous china throughout facility. Sloan flush valves were observed in both inmate and staff areas. Valves should be regularly exercised and rebuilt to maintain design function. Drain piping is cast iron. Cast iron will deteriorate from the inside out and visual inspections cannot see areas of deterioration. Due to the correctional environment where harsh chemicals are regularly used for cleaning, the life expectancy of the drainage system is greatly reduced.

FIRE PROTECTION

It should be noted, the Dorms at HCF South do not contain any type of fire sprinkler protection. The current code requires fire sprinklers for any building that has full-time occupants. Therefore, serious consideration should be given to adding the required systems to ensure the safety of the occupants.

SITE UTILITIES

HCF South is over 70+ years in age in parts of the facility and the age of the site utilities are unknown. It would be recommended that some money is set aside over the next ten years for utility upgrades and repairs as necessary.

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	Hutchinson Correction Facility East
Property Type	Detention Facility
Address	Hutchinson, KS
Year Built	1951-1990
Number of Levels	Varies (1-2)
Gross Building Area (GSF)	141,317
*Current Replacement Value	\$49,460,950
CRV/GSF (\$/SF)	\$350

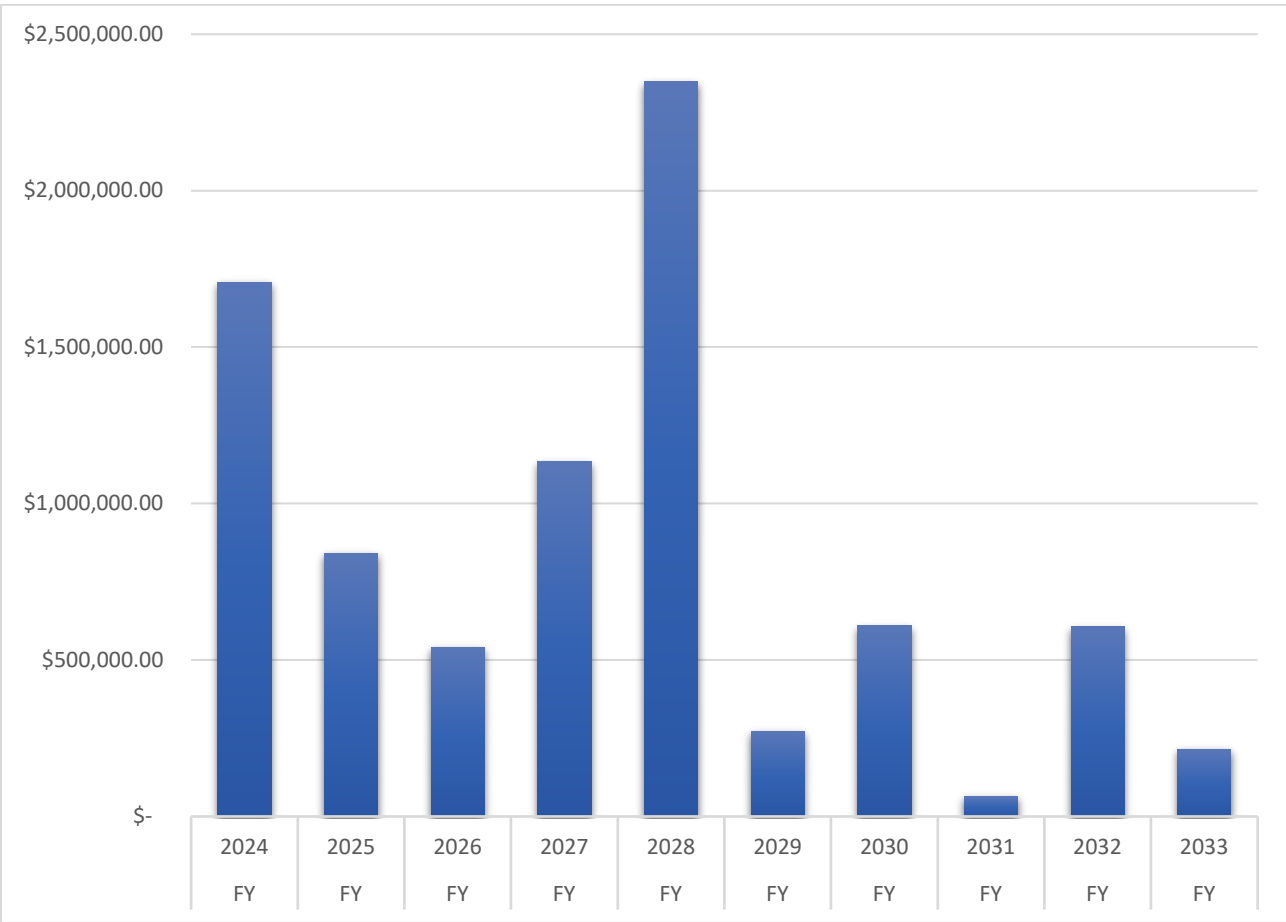
* The CRV was based on industry experience and best practices and should be considered only for determining a replacement value for the current buildings that were assessed in this report. Moreover, The CRV does not include any cost for professional services such architectural, engineering or project 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)	17%
Immediate Capital Needs (Year 1)	\$1,706,058
Future Capital Needs (Year 2 to Year 10)	\$6,628,755

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 Hutchinson 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: \$8,334,812



FACILITY CONDITION NEEDS INDEX

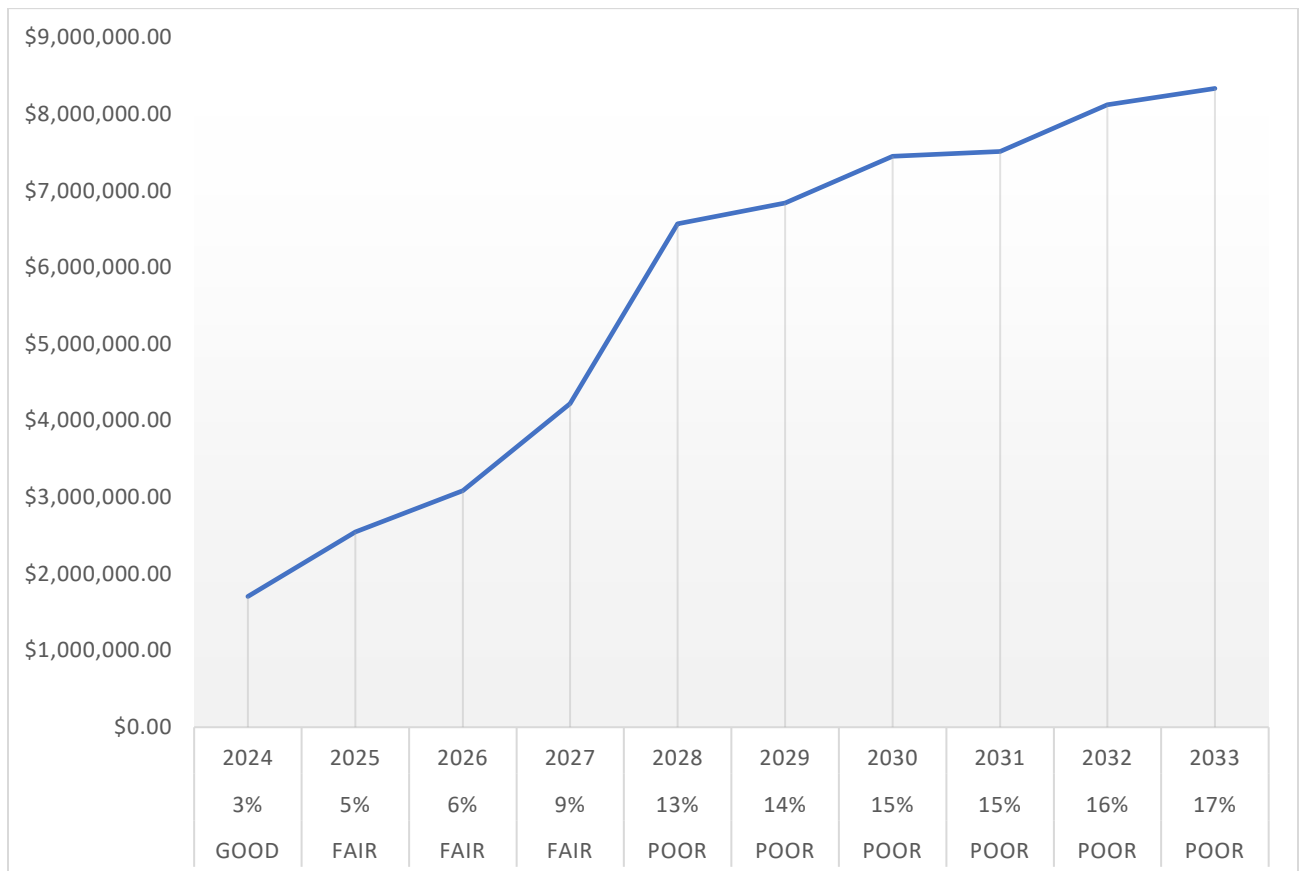
In this report, we have calculated the Facility Condition Needs Index (FCNI), which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government 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:

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

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%

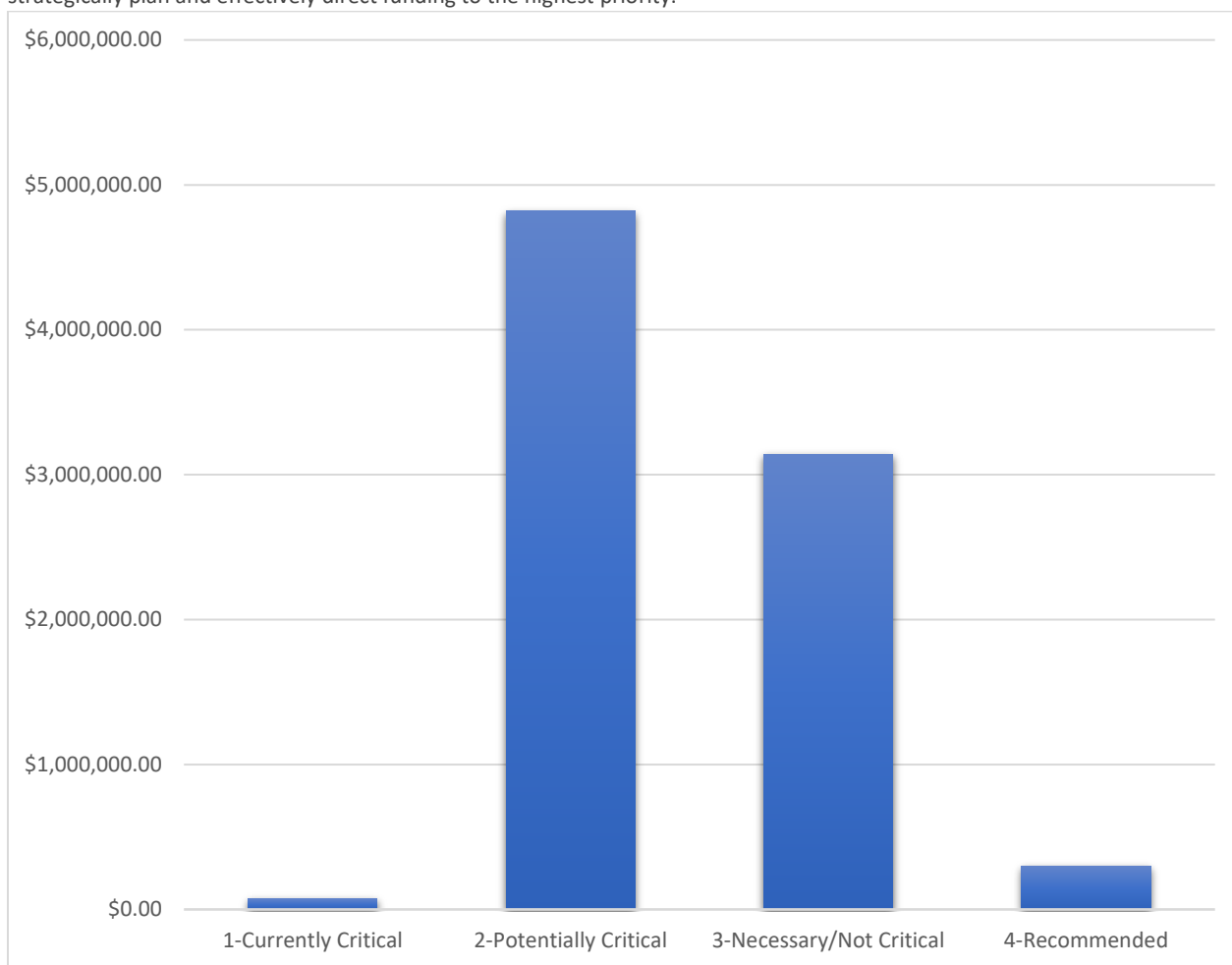


DISTRIBUTION OF NEEDS BY PRIORITY

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:

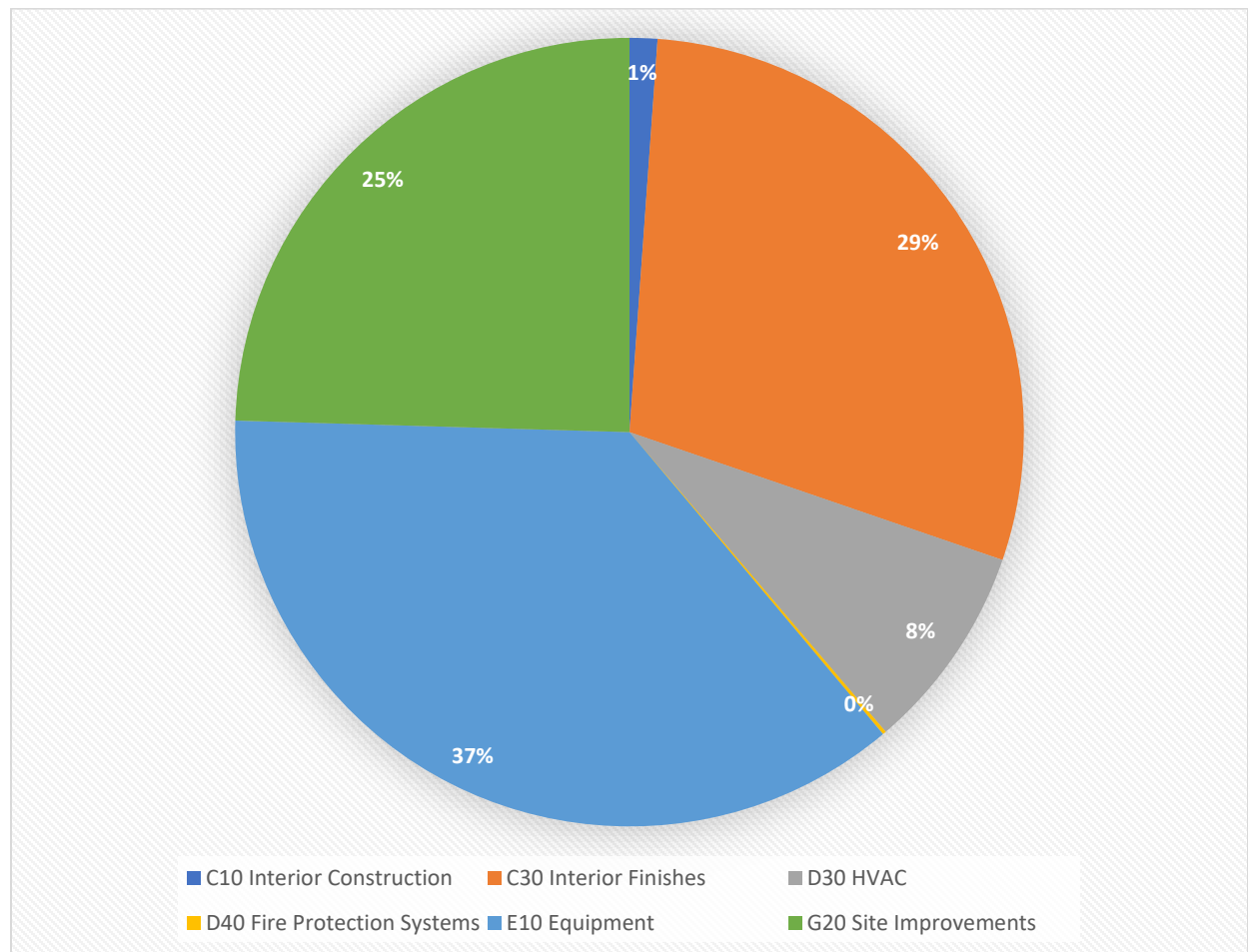
Priority 1 Currently Critical:	Systems requiring immediate action that have failed, compromises staff or public safety, or required to be upgraded to comply with current codes and accessibility
Priority 2 Potentially Critical:	A system or component is nearing the end of useful life, if not addressed,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



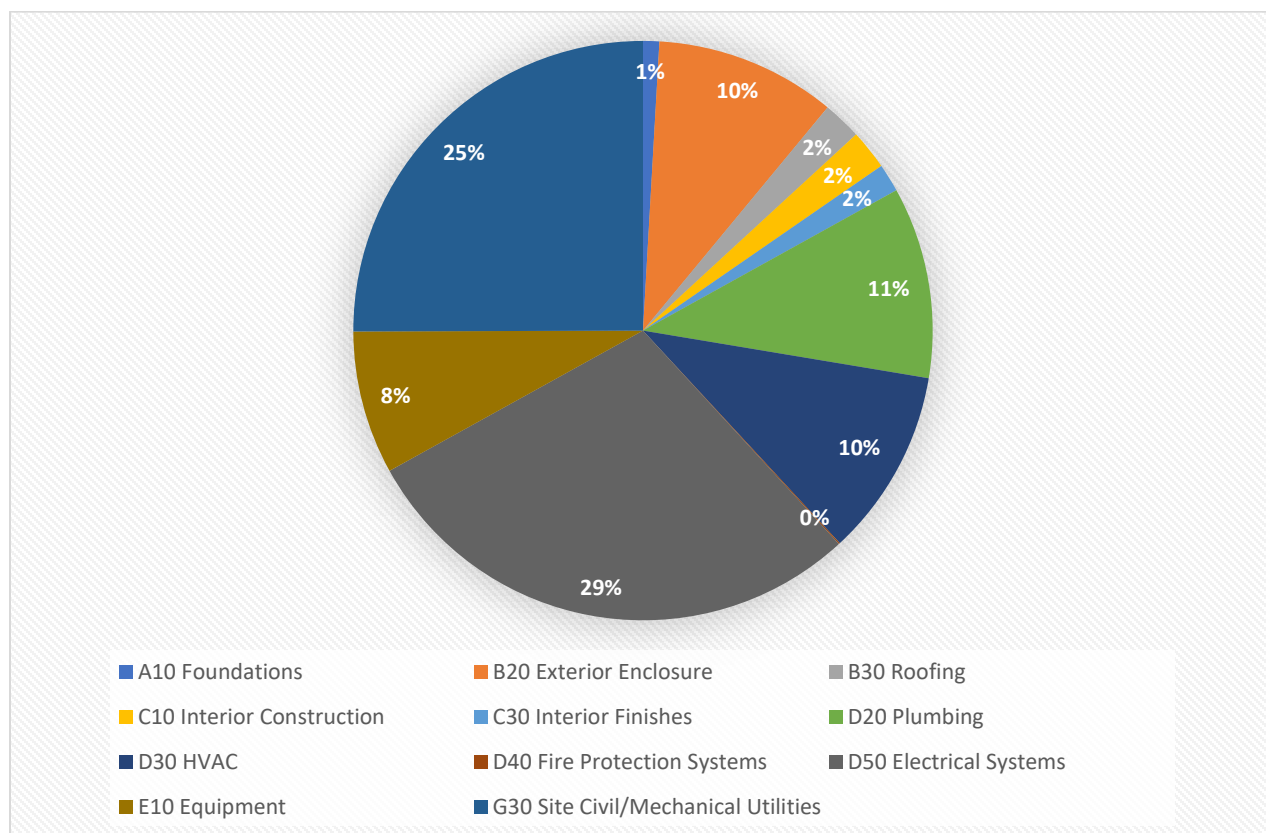
DISTRIBUTION OF IMMEDIATE NEEDS (YEAR 1) BY BUILDING SYSTEM

Building System	Estimated Cost	Percent of Total Cost
C10 Interior Construction	\$19,396	1.14%
C30 Interior Finishes	\$496,800	29.12%
D30 HVAC	\$144,742	8.48%
D40 Fire Protection Systems	\$2,476	0.15%
E10 Equipment	\$624,114	36.58%
G20 Site Improvements	\$418,530	24.53%



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

Building System	Estimated Cost	Percent of Total Cost
A10 Foundations	\$59,953.60	0.90%
B20 Exterior Enclosure	\$669,256.38	10.10%
B30 Roofing	\$142,961.84	2.16%
C10 Interior Construction	\$147,187.52	2.22%
C30 Interior Finishes	\$103,980.00	1.57%
D20 Plumbing	\$708,157.38	10.68%
D30 HVAC	\$694,840.60	10.48%
D40 Fire Protection Systems	\$4,389.12	0.07%
D50 Electrical Systems	\$1,907,754.38	28.78%
E10 Equipment	\$529,943.74	7.99%
G30 Site Civil/Mechanical Utilities	\$1,660,330.00	25.05%



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.

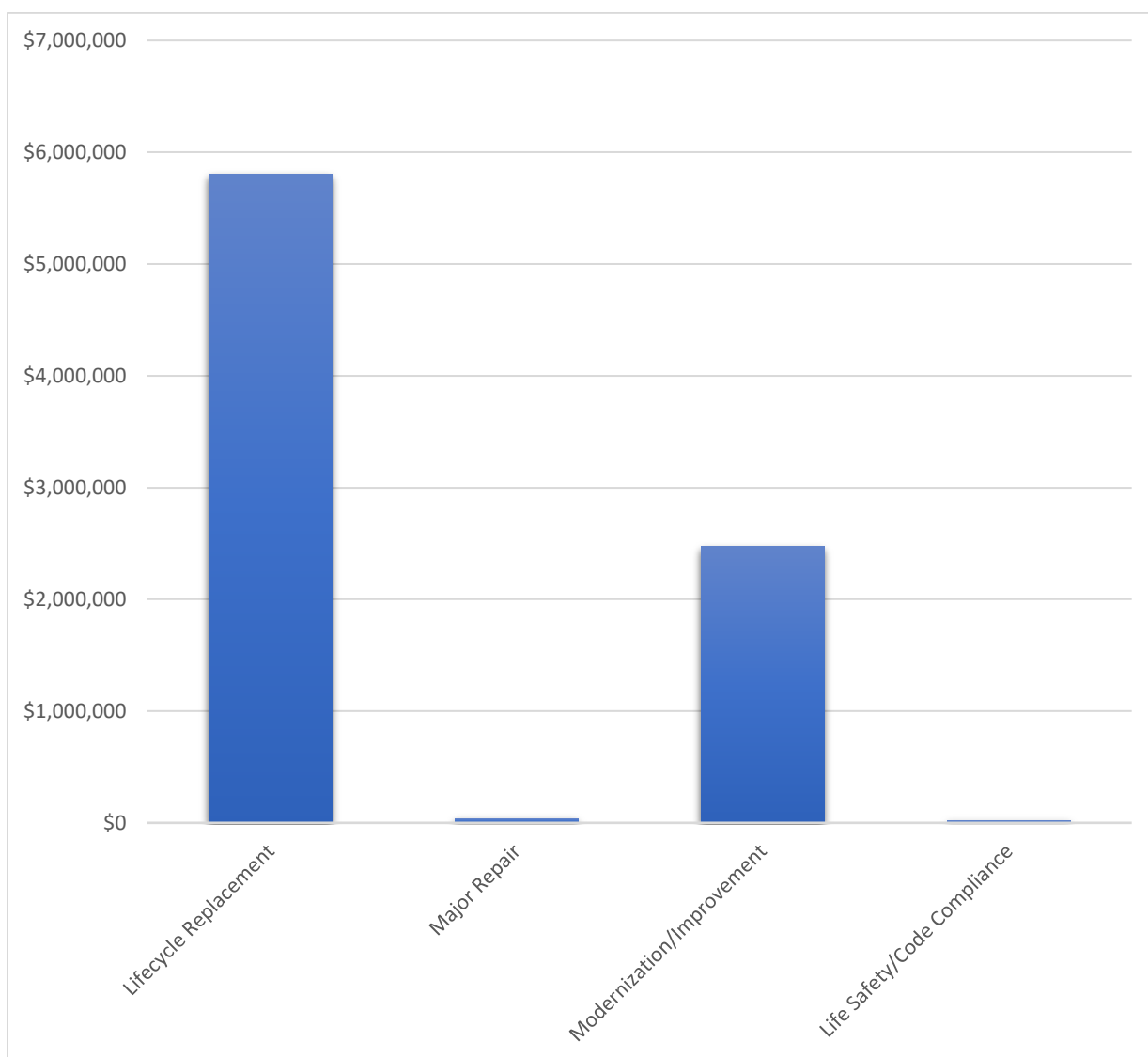
PLAN TYPE 7 ADA:

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	\$5,799,284
Major Repair	\$40,056
Modernization/Improvement	\$2,472,418
Life Safety/Code Compliance	\$23,055



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
Administration	E1090	Sliding steel security door	4	Ea.	\$3,922.70	\$15,691	4	Modernization/Improvement	1-Currently Critical
Dorm 1	D4010	Backflow Preventer	2	Ea.	\$1,097.28	\$2,195	6	Lifecycle Replacement	1-Currently Critical
Dorm 1	C3010	Bathroom Tile Flooring	500	S.F.	\$14.88	\$7,440	0	Lifecycle Replacement	1-Currently Critical
Dorm 2	D4010	Backflow Preventer	2	Ea.	\$1,097.28	\$2,195	6	Lifecycle Replacement	1-Currently Critical
Dorm 2	C3010	Bathroom Tile Flooring	500	S.F.	\$14.88	\$7,440	0	Lifecycle Replacement	1-Currently Critical
Greenhouse	D3040	Ventilation Fan	8	Ea.	\$4,918.52	\$39,348	0	Lifecycle Replacement	1-Currently Critical
Inmate Services	D4010	Backflow Preventer	2	Ea.	\$1,238.24	\$2,476	0	Lifecycle Replacement	1-Currently Critical
Administration	D5090	Exit signs/lighting	40	Ea.	\$441.96	\$17,678	9	Life Safety/Code Compliance	2-Potentially Critical
Administration	B2020	Steel frame windows	40	Ea.	\$3,770.48	\$150,819	1	Lifecycle Replacement	2-Potentially Critical
Dorm 1	B2020	Steel frame windows	44	Ea.	\$3,770.48	\$165,901	1	Lifecycle Replacement	2-Potentially Critical
Dorm 1	D3090	Make-up Air Unit	4	Ea.	\$13,174.20	\$52,697	0	Lifecycle Replacement	2-Potentially Critical
Dorm 2	D3090	Make-up Air Unit	4	Ea.	\$13,174.20	\$52,697	0	Lifecycle Replacement	2-Potentially Critical
Dorm 2	B2020	Steel frame windows	44	Ea.	\$3,770.48	\$165,901	1	Lifecycle Replacement	2-Potentially Critical
Garage	C1020	Steel doors	4	Ea.	\$3,232.64	\$12,931	1	Lifecycle Replacement	2-Potentially Critical
Generator Building	D5090	Generator	1	Ea.	\$512,852.72	\$512,853	8	Lifecycle Replacement	2-Potentially Critical
Greenhouse	C1020	Steel doors	8	Ea.	\$3,232.64	\$25,861	1	Lifecycle Replacement	2-Potentially Critical



Gym-Industries-Warehouse	B2010	Expansion joints	743	L.F.	\$34.98	\$25,990	2	Lifecycle Replacement	2-Potentially Critical
Gym-Industries-Warehouse	C1020	Steel doors	6	Ea.	\$3,232.64	\$19,396	5	Lifecycle Replacement	2-Potentially Critical
Gym-Industries-Warehouse	D2020	Water heaters	1	Ea.	\$33,493.02	\$33,493	5	Lifecycle Replacement	2-Potentially Critical
Inmate Services	B3010	Raised Seam Metal Roofing	2000	S.F.	\$29.48	\$58,960	1	Lifecycle Replacement	2-Potentially Critical
Inmate Services	E1080	Walk in freezer/refrigerator	2	Ea.	\$39,091.36	\$78,183	0	Lifecycle Replacement	2-Potentially Critical
Inmate Services	B2020	Steel frame windows	40	Ea.	\$3,770.48	\$150,819	2	Lifecycle Replacement	2-Potentially Critical
Inmate Services	C1020	Steel doors	6	Ea.	\$3,232.64	\$19,396	0	Lifecycle Replacement	2-Potentially Critical
Site Paving	G2030	Concrete walkways	5250	L.F.	\$79.72	\$418,530	0	Lifecycle Replacement	2-Potentially Critical
Site Utilities	E1090	Sewage lines	1700	L.F.	\$175.60	\$298,520	2	Lifecycle Replacement	2-Potentially Critical
Site Utilities	D5010	Underground Main electrical service	4	Ea.	\$124,956.40	\$499,826	3	Lifecycle Replacement	2-Potentially Critical
Site Utilities	G3020	Underground Main Sewage Drain	500	L.F.	\$3,320.66	\$1,660,330	4	Modernization/Improvement	2-Potentially Critical
Site Utilities	D2020	Underground Main water supply, over 6 inches	5000	L.F.	\$79.48	\$397,400	3	Lifecycle Replacement	2-Potentially Critical
Administration	B3010	Gutters	368	L.F.	\$27.38	\$10,076	1	Lifecycle Replacement	3-Necessary/Not Critical
Administration	E1090	Ceiling Tiles	20	C.S.F.	\$1,255.04	\$25,101	1	Lifecycle Replacement	3-Necessary/Not Critical
Administration	D5020	Incandescent Light Fixture	15	Ea.	\$26.46	\$397	5	Lifecycle Replacement	3-Necessary/Not Critical
Administration	C3020	Tile Flooring	2000	S.F.	\$5.48	\$10,960	3	Major Repair	3-Necessary/Not Critical

Administration	D3050	HVAC Unit	8	Ea.	\$28,115.14	\$224,921	3	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 1	B2030	Exterior Doors	2	Ea.	\$2,456.40	\$4,913	5	Major Repair	3- Necessary/Not Critical
Dorm 1	D3040	Rooftop Exhaust Fans	12	Ea.	\$6,391.74	\$76,701	9	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 1	D3040	Pump	1	Ea.	\$13,298.30	\$13,298	7	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 1	C3030	Plaster ceiling	20	S.Y.	\$217.00	\$4,340	8	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 1	D2020	Pump	4	Ea.	\$7,415.14	\$29,661	5	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 1	D2010	Sinks	20	Ea.	\$481.76	\$9,635	5	Major Repair	3- Necessary/Not Critical
Dorm 1	D2010	Tankless Toilets	16	Ea.	\$3,064.62	\$49,034	6	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 1	C1010	Toilet Partitions	5000	S.F.	\$8.90	\$44,500	6	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 1	D2010	Urinals	16	Ea.	\$2,660.78	\$42,572	6	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 1	D2020	Water softener	1	Ea.	\$3,836.04	\$3,836	7	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 1	D5090	Exit signs/lighting	20	Ea.	\$441.96	\$8,839	6	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 1	B3010	Gutters	200	L.F.	\$27.38	\$5,476	5	Lifecycle Replacement	3- Necessary/Not Critical



Dorm 1	E1090	Ceiling Tiles	12	C.S.F.	\$1,255.04	\$15,060	7	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 2	C3030	Plaster ceiling	20	S.Y.	\$217.00	\$4,340	8	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 2	D3040	Pump	1	Ea.	\$13,298.30	\$13,298	7	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 2	D3040	Rooftop Exhaust Fans	12	Ea.	\$6,391.74	\$76,701	9	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 2	D2010	Urinals	16	Ea.	\$2,660.78	\$42,572	6	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 2	D2020	Water softener	1	Ea.	\$3,836.04	\$3,836	7	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 2	D5090	Exit signs/lighting	20	Ea.	\$441.96	\$8,839	6	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 2	B3010	Gutters	200	L.F.	\$27.38	\$5,476	5	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 2	E1090	Ceiling Tiles	12	C.S.F.	\$1,255.04	\$15,060	7	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 2	B2030	Exterior Doors	2	Ea.	\$2,456.40	\$4,913	5	Major Repair	3- Necessary/Not Critical
Dorm 2	D2010	Sinks	20	Ea.	\$481.76	\$9,635	5	Major Repair	3- Necessary/Not Critical
Dorm 2	D2020	Pump	4	Ea.	\$7,415.14	\$29,661	5	Lifecycle Replacement	3- Necessary/Not Critical
Dorm 2	C1010	Toilet Partitions	5000	S.F.	\$8.90	\$44,500	6	Lifecycle Replacement	3- Necessary/Not Critical

Dorm 2	D2010	Tankless Toilets	16	Ea.	\$3,064.62	\$49,034	6	Lifecycle Replacement	3- Necessary/Not Critical
Garage	D5090	Exit signs/lighting	10	Ea.	\$441.96	\$4,420	6	Lifecycle Replacement	3- Necessary/Not Critical
Garage	D5020	LED lighting install	120	Ea.	\$508.96	\$61,075	1	Modernization/Improvement	3- Necessary/Not Critical
Garage	D2010	Mop Sink	1	Ea.	\$7,787.96	\$7,788	1	Modernization/Improvement	3- Necessary/Not Critical
Gym- Industries- Warehouse	A1030	Concrete Floors	530	S.F.	\$113.12	\$59,954	1	Lifecycle Replacement	3- Necessary/Not Critical
Gym- Industries- Warehouse	C3020	Carpet flooring	500	S.Y.	\$127.88	\$63,940	1	Lifecycle Replacement	3- Necessary/Not Critical
Gym- Industries- Warehouse	D5020	LED lighting install	1320	Ea.	\$508.96	\$671,827	4	Modernization/Improvement	3- Necessary/Not Critical
Gym- Industries- Warehouse	D5090	Exit signs/lighting	100	Ea.	\$441.96	\$44,196	6	Lifecycle Replacement	3- Necessary/Not Critical
Gym- Industries- Warehouse	B3010	Gutters	2000	L.F.	\$27.38	\$54,760	5	Lifecycle Replacement	3- Necessary/Not Critical
Gym- Industries- Warehouse	E1090	Ceiling Tiles	15	C.S.F.	\$1,255.04	\$18,826	6	Lifecycle Replacement	3- Necessary/Not Critical
Inmate Services	C3020	Ceramic tile flooring	12000	S.F.	\$38.80	\$465,600	0	Lifecycle Replacement	3- Necessary/Not Critical
Inmate Services	E1010	Clothes dryer	4	Ea.	\$9,020.36	\$36,081	0	Lifecycle Replacement	3- Necessary/Not Critical
Inmate Services	E1090	dishwasher	2	Ea.	\$93,898.60	\$187,797	0	Lifecycle Replacement	3- Necessary/Not Critical



Inmate Services	D3050	HVAC Units	8	Ea.	\$28,115.14	\$224,921	6	Lifecycle Replacement	3- Necessary/Not Critical
Inmate Services	E1090	Ovens	4	Ea.	\$8,142.46	\$32,570	0	Lifecycle Replacement	3- Necessary/Not Critical
Inmate Services	E1100	Slat top skillet	2	Ea.	\$9,965.14	\$19,930	0	Lifecycle Replacement	3- Necessary/Not Critical
Inmate Services	E1110	Tilt kettle	2	Ea.	\$34,921.62	\$69,843	0	Lifecycle Replacement	3- Necessary/Not Critical
Inmate Services	E1110	Various kitchen equipment	5	Ea.	\$34,921.62	\$174,608	0	Lifecycle Replacement	3- Necessary/Not Critical
Inmate Services	D5090	Exit signs/lighting	50	Ea.	\$441.96	\$22,098	6	Lifecycle Replacement	3- Necessary/Not Critical
Inmate Services	B3010	Gutters	300	L.F.	\$27.38	\$8,214	5	Lifecycle Replacement	3- Necessary/Not Critical
Inmate Services	E1090	Ceiling Tiles	20	C.S.F.	\$1,255.04	\$25,101	0	Lifecycle Replacement	3- Necessary/Not Critical
Administration	C3010	Drywall	1000	S.F.	\$8.16	\$8,160	0	Lifecycle Replacement	4- Recommended
Administration	D3040	HVAC controls	1	Ea.	\$20,000.00	\$20,000	2	Lifecycle Replacement	4- Recommended
Administration	D5030	Intercom	25	Ea.	\$806.60	\$20,165	9	Modernization/Improvement	4- Recommended
Dorm 1	C3010	Drywall	500	S.F.	\$8.16	\$4,080	0	Lifecycle Replacement	4- Recommended
Dorm 1	D3040	HVAC controls	1	Ea.	\$10,000.00	\$10,000	2	Lifecycle Replacement	4- Recommended
Dorm 2	C3010	Drywall	500	S.F.	\$8.16	\$4,080	0	Lifecycle Replacement	4- Recommended
Dorm 2	D3040	HVAC controls	1	Ea.	\$10,000.00	\$10,000	2	Lifecycle Replacement	4- Recommended
Greenhouse	D5020	LED lighting install	24	Ea.	\$508.96	\$12,215	1	Modernization/Improvement	4- Recommended

Gym-Industries-Warehouse	D5020	Halide Light fixture	12	Ea.	\$1,943.86	\$23,326	9	Modernization/Improvement	4-Recommended
Gym-Industries-Warehouse	C3010	Drywall	2000	S.F.	\$8.16	\$16,320	1	Lifecycle Replacement	4-Recommended
Gym-Industries-Warehouse	D3040	HVAC controls	1	Ea.	\$20,000.00	\$20,000	2	Lifecycle Replacement	4-Recommended
Inmate Services	E1020	Floor mixer	2	Ea.	\$28,582.36	\$57,165	5	Lifecycle Replacement	4-Recommended
Inmate Services	E1090	Kitchen fire suppression	1	Ea.	\$5,376.70	\$5,377	8	Life Safety/Code Compliance	4-Recommended
Inmate Services	E1120	Steam table, serving line	2	Ea.	\$39,572.08	\$79,144	8	Lifecycle Replacement	4-Recommended
Inmate Services	C3010	Drywall	500	S.F.	\$8.16	\$4,080	1	Lifecycle Replacement	4-Recommended
Inmate Services	D3040	HVAC controls	1	Ea.	\$5,000.00	\$5,000	2	Lifecycle Replacement	4-Recommended

PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

ADMINISTRATION-EXTERIOR



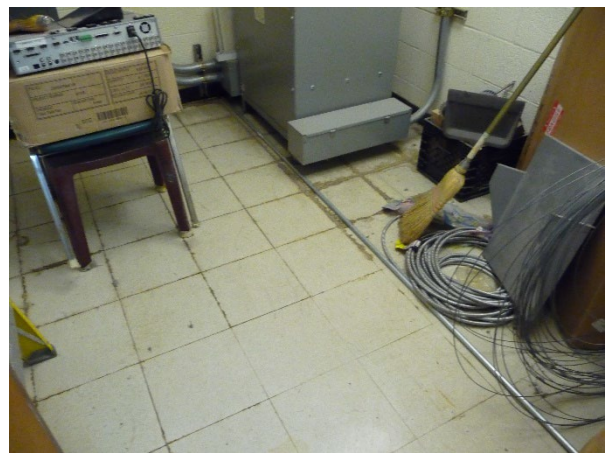
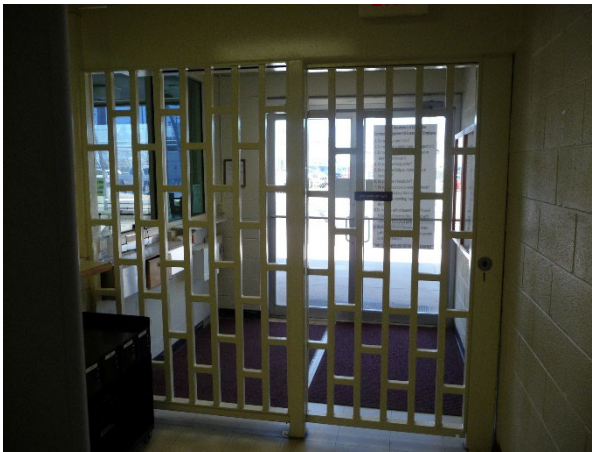
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

ADMINISTRATION-EXTERIOR



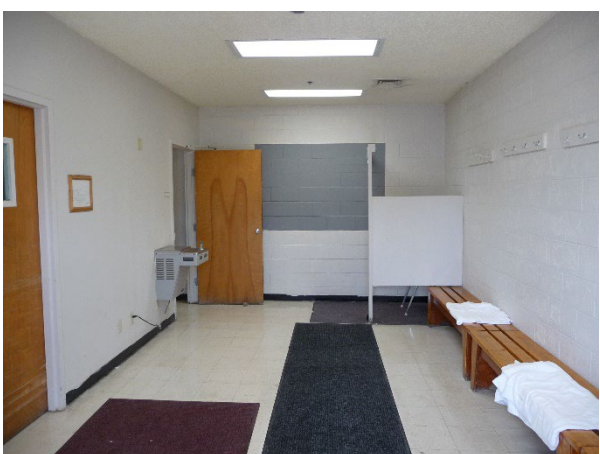
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

ADMINISTRATION-INTERIOR



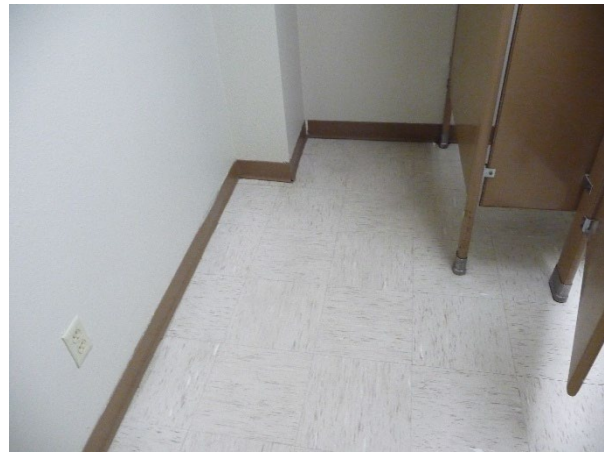
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ADMINISTRATION-INTERIOR



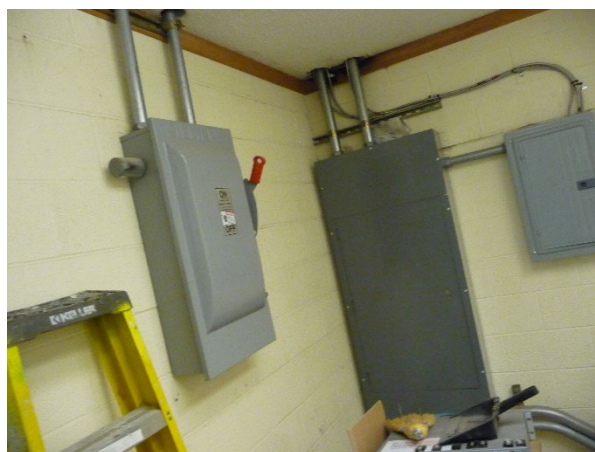
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

ADMINISTRATION-INTERIOR



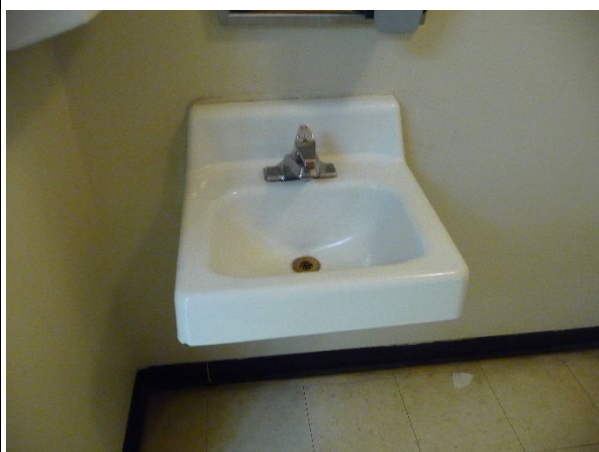
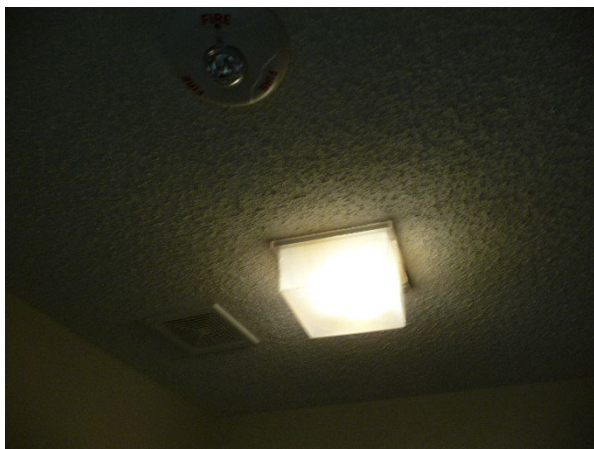
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

ADMINISTRATION-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

ADMINISTRATION-MECHANICAL, ELECTRICAL & PLUMBING

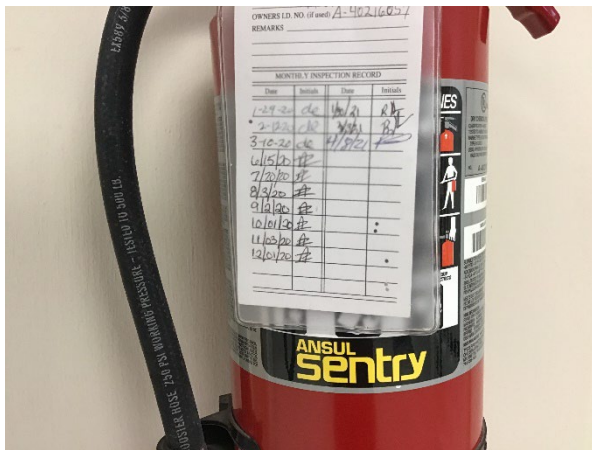


PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

ADMINISTRATION-MECHANICAL, ELECTRICAL & PLUMBING



ADMINISTRATION-LIFE SAFETY



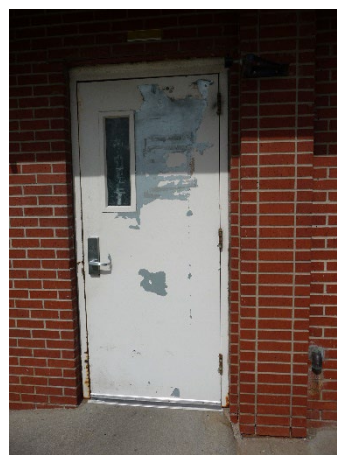
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

ADMINISTRATION-SECURITY



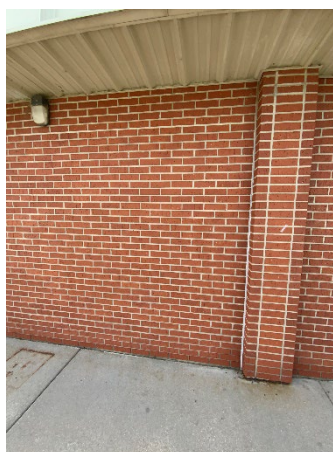
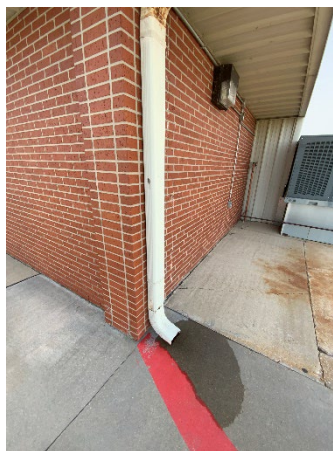
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

INMATE SERVICES-EXTERIOR



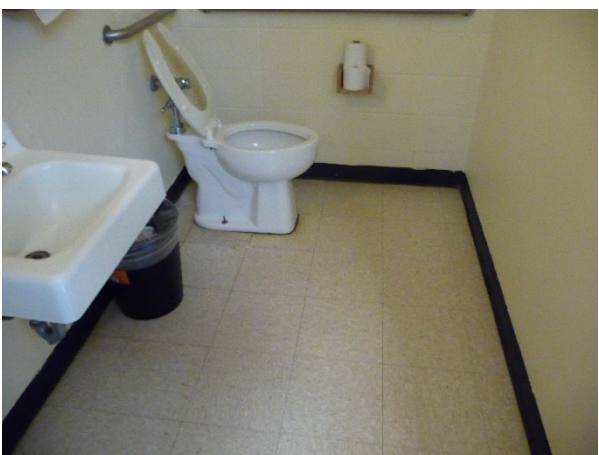
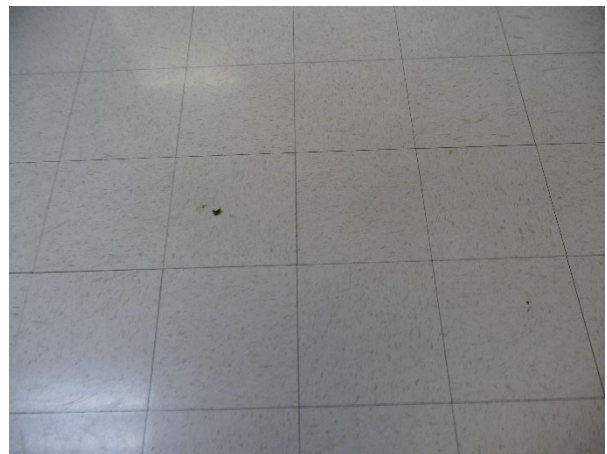
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

INMATE SERVICES-EXTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

INMATE SERVICES-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

INMATE SERVICES-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

INMATE SERVICES-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

INMATE SERVICES-MECHANICAL, ELECTRICAL & PLUMBING



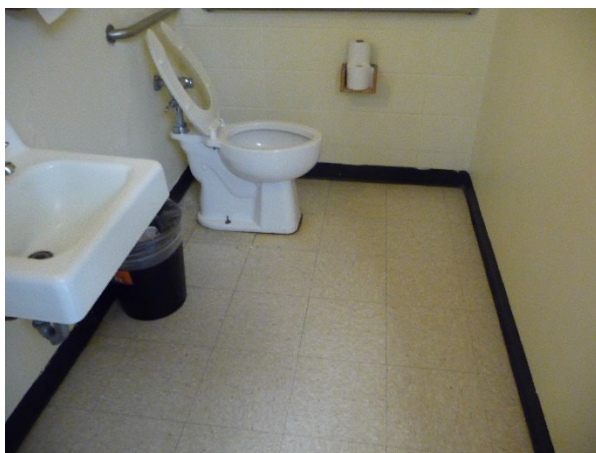
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

INMATE SERVICES-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

INMATE SERVICES-MECHANICAL, ELECTRICAL & PLUMBING



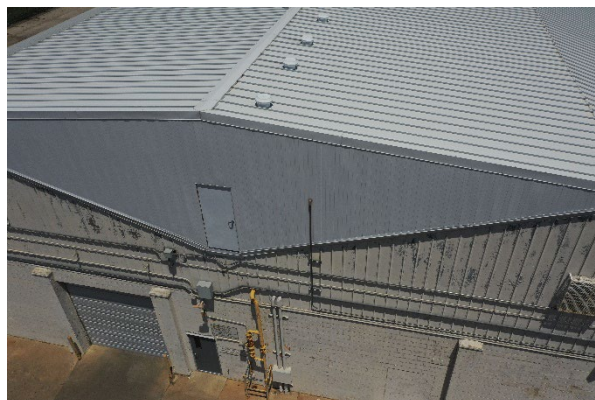
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

INMATE SERVICES-LIFE SAFETY & SECURITY



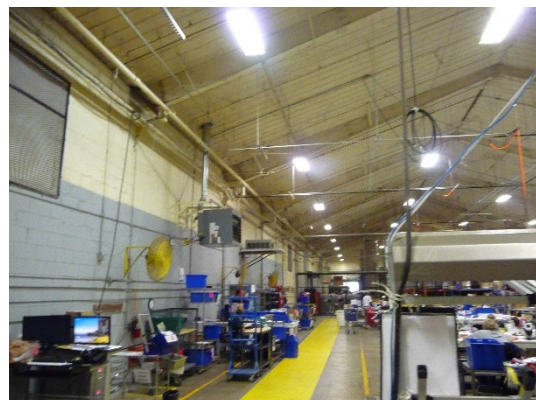
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GYM-INDUSTRY-EXTERIOR



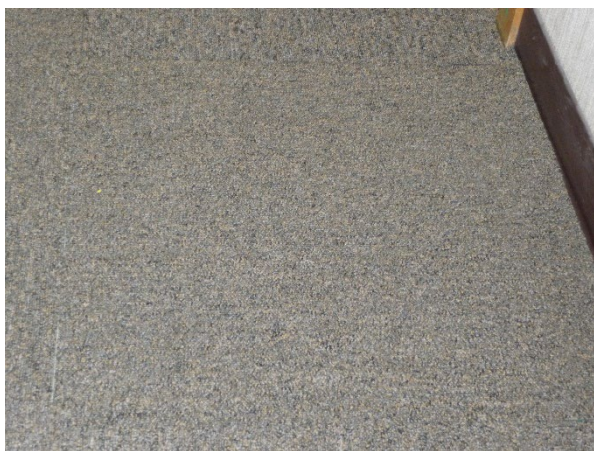
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GYM-INDUSTRY-INTERIOR



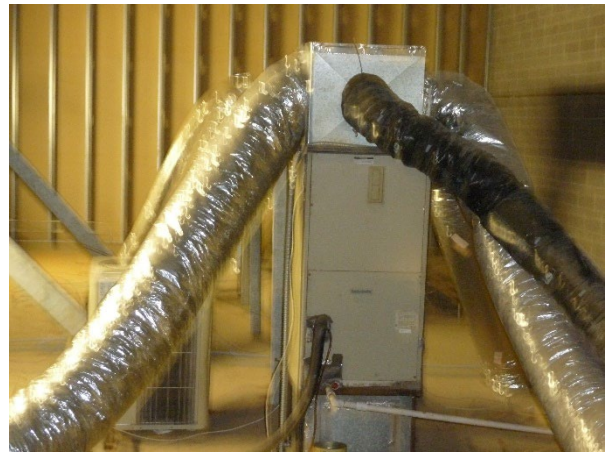
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GYM-INDUSTRY-INTERIOR



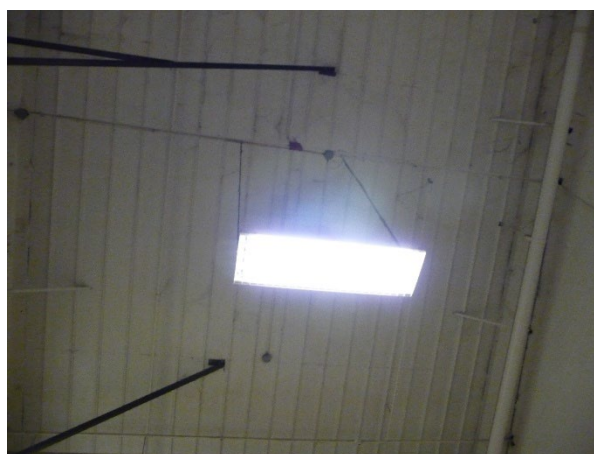
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GYM-INDUSTRY-MECHANICAL, ELECTRICAL & PLUMBING



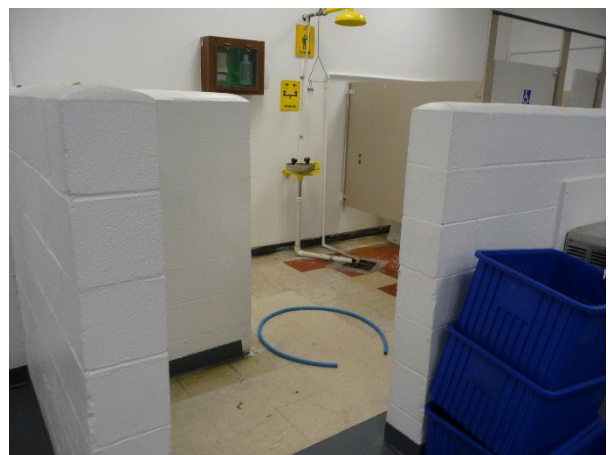
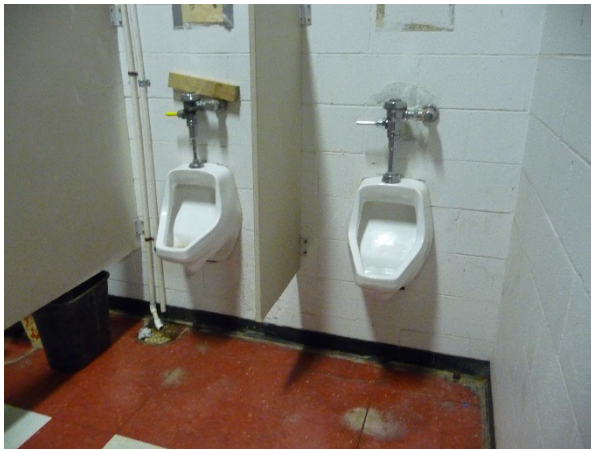
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GYM-INDUSTRY-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GYM-INDUSTRY-MECHANICAL, ELECTRICAL & PLUMBING



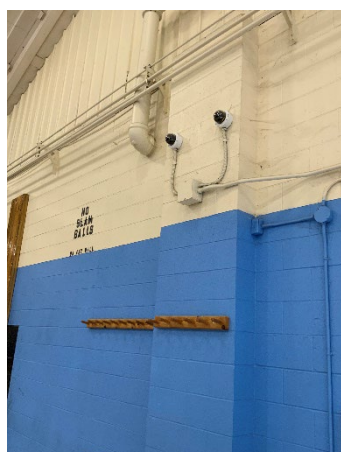
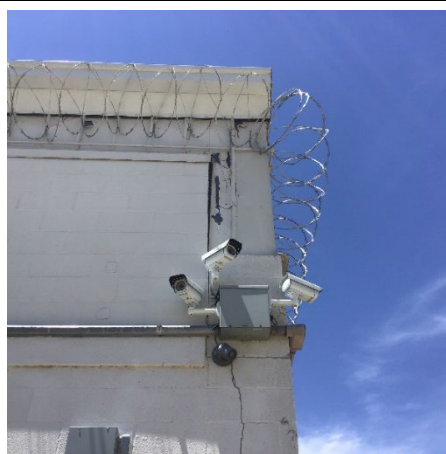
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GYM-INDUSTRY-LIFE SAFETY



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GYM-INDUSTRY-SECURITY



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 1-EXTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 1-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 1-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 1-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 1-MECHANICAL, ELECTRICAL & PLUMBING



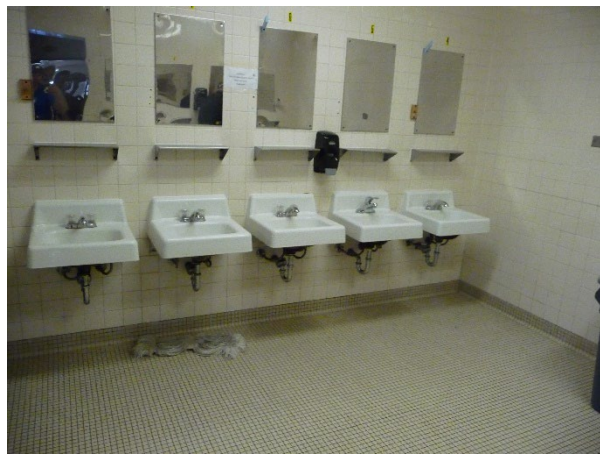
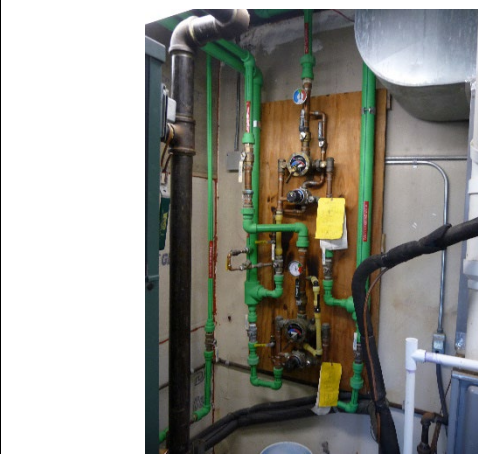
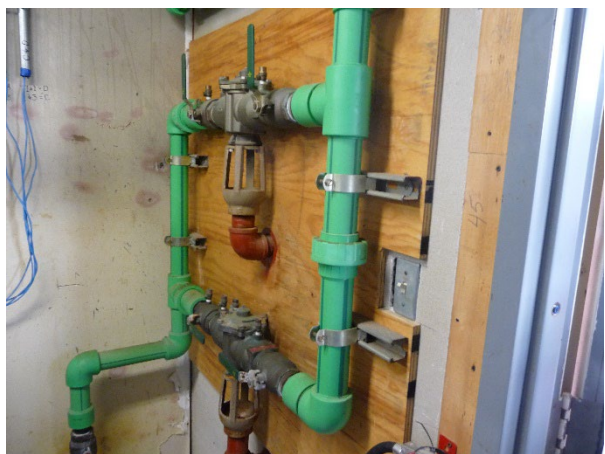
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 1-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 1-MECHANICAL, ELECTRICAL & PLUMBING



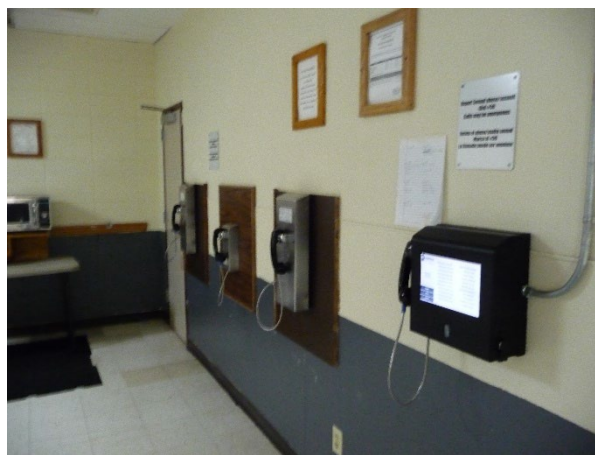
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 2-EXTERIOR



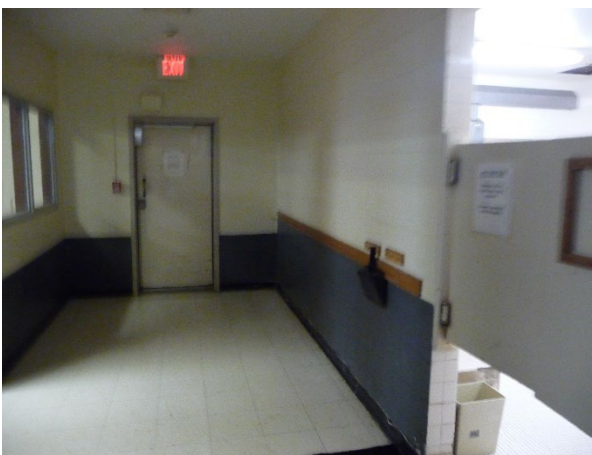
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 2-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 2-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 2-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 2-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 2-MECHANICAL, ELECTRICAL & PLUMBING



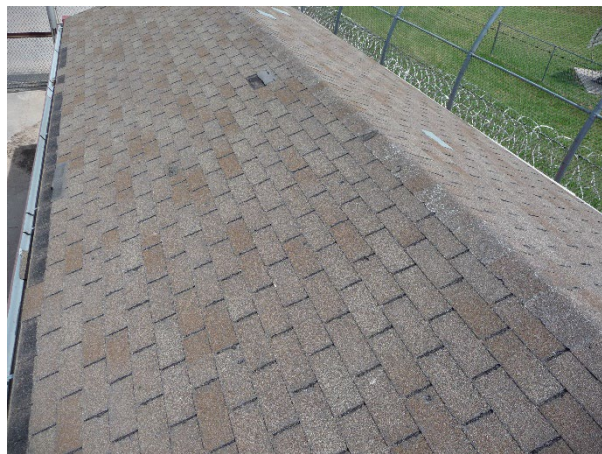
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

DORM 2-MECHANICAL, ELECTRICAL & PLUMBING



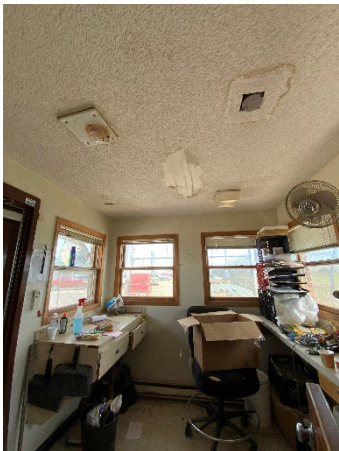
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

SALLYPORT-EXTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

SALLYPORT-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

SALLYPORT-MECHANICAL, ELECTRICAL & PLUMBING



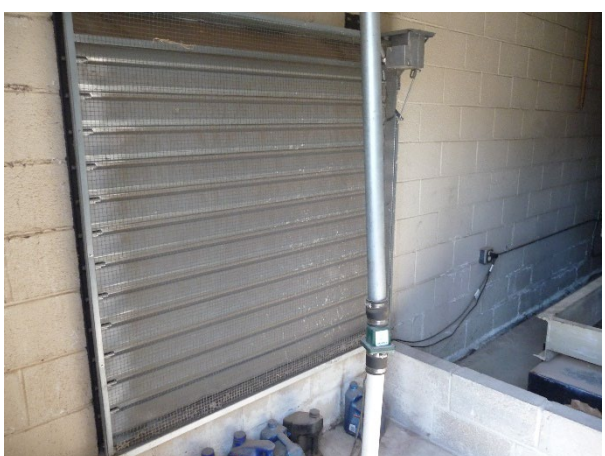
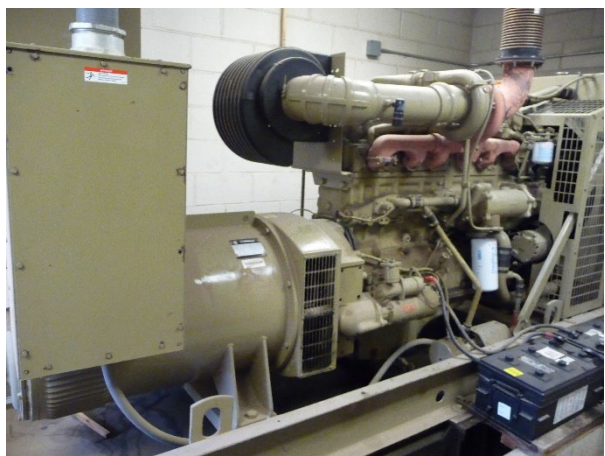
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GENERATOR BUILDING-EXTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GENERATOR BUILDING-INTERIOR



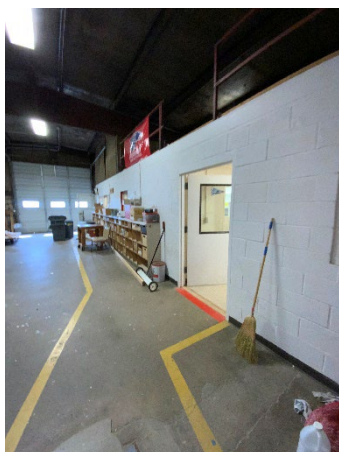
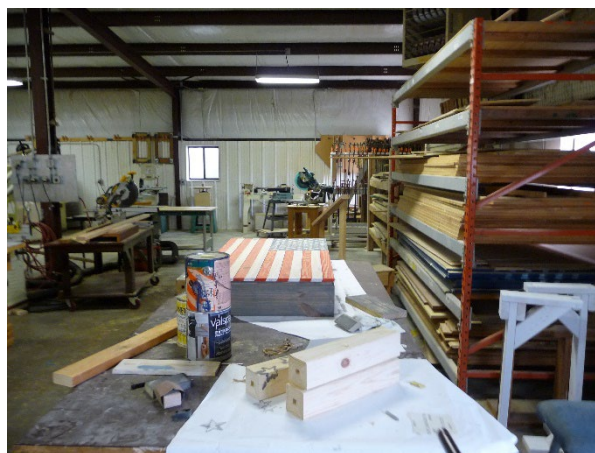
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GARAGE-EXTERIOR



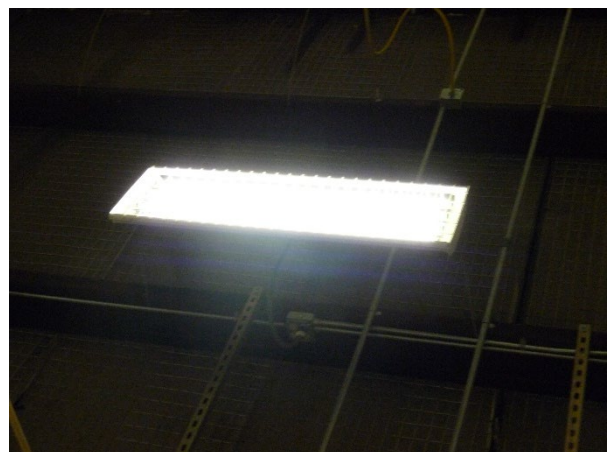
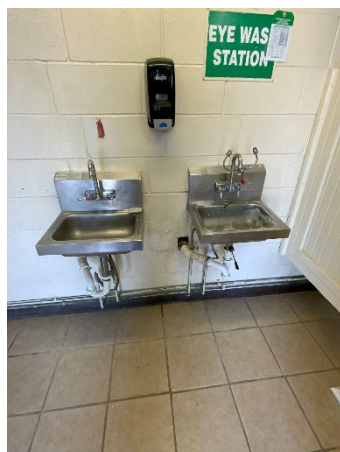
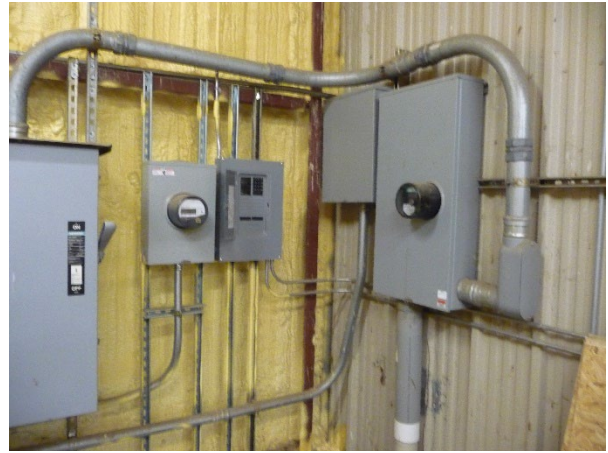
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GARAGE-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GARAGE-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

RADIO TOWER



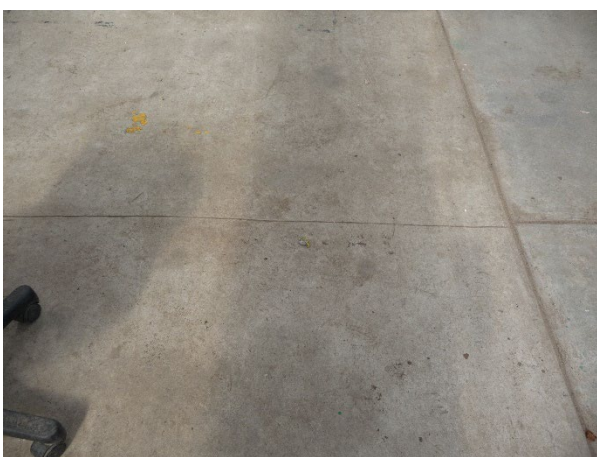
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GREENHOUSE-EXTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GREENHOUSE-INTERIOR



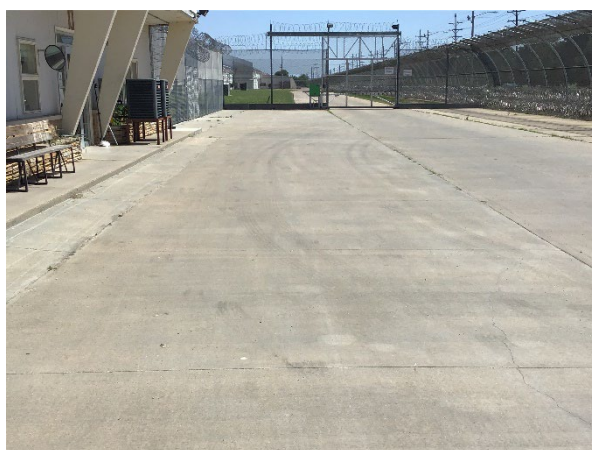
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GENERAL YARD PHOTOS



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GENERAL SITE-CONCRETE AND ASPHALT



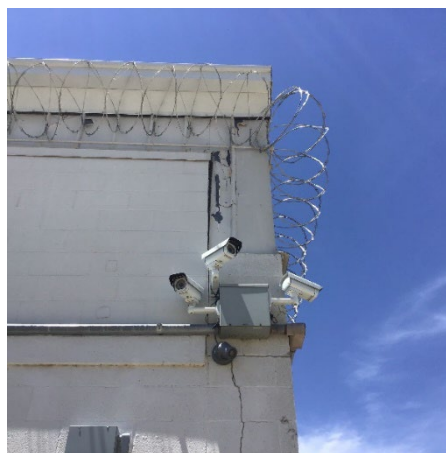
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GENERAL SITE-LIFE SAFETY



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY EAST

GENERAL SITE-SECURITY





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