



Kansas Department of Corrections
Hutchinson Correctional Facility South
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 South

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 SOUTH

PROPERTY EXECUTIVE SUMMARY

The Hutchinson Correctional Facility South (HCF South) is located on the south side of the 239-acre site within the city limits of Hutchinson, Kansas. The facility consists of 21 buildings and the total square footage assessed was approximately 64,982 for this facility. Construction dates of the buildings range from 1985 to 2001. The structures consist of a diverse mixture of building materials, from concrete and metal to wood and masonry.

HCF South serves the Kansas Department of Correction as a minimum-security adult male facility. The facility's primary focus is to help residents transition from an institutional environment and reintegrate back into the community prior to their release. In addition, there is a horse training and dog kennel at the facility.

HCF South shares the 239-acre site with the medium to maximum security facility, Hutchinson Correctional Facility (HCF). In addition, there is a 35-acre medium security facility, Hutchinson Correctional Facility East (HCF East) that is in Hutchinson, Kansas. HCF South has been separated from the HCF and HCF East facilities 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 through the wall package units. The sizes vary from one-ton units up to 5-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.

ELECTRICAL

Electrical service comes in the underground 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 300 kw generator located in front of the Administration Building. The generator is operational but is beyond its useful service life and should be upgraded.

PLUMBING

The distribution plumbing throughout the facility is a combination of PVC 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.

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	Hutchinson Correctional Facility South
Property Type	Detention Facility
Address	Hutchinson, Kansas
Year Built	1985-2001
Number of Levels	1
Gross Building Area (GSF)	64,982
*Current Replacement Value	\$22,743,700
CRV/GSF (\$/SF)	\$350

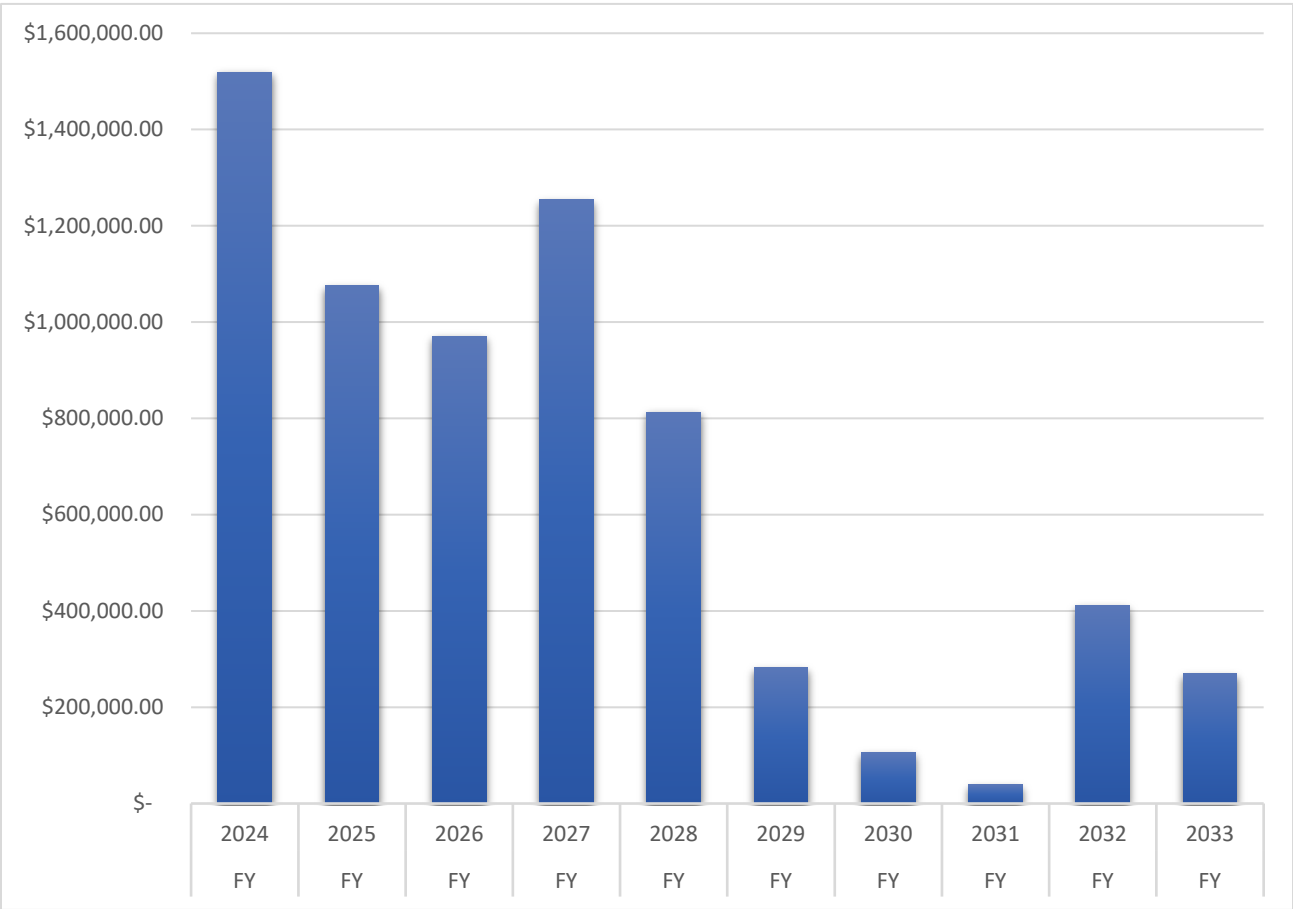
* The CRV was based on industry experience and best practices and should be considered only for determining a replacement value for the current buildings that were assessed in this report. Moreover, The CRV does not include any cost for professional services such as architectural, engineering or project 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.

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)	24%
Immediate Capital Needs (Year 1)	\$1,518,886
Future Capital Needs (Year 2 to Year 10)	\$5,219,634

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 South. 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:
\$6,738,520



FACILITY CONDITION NEEDS INDEX

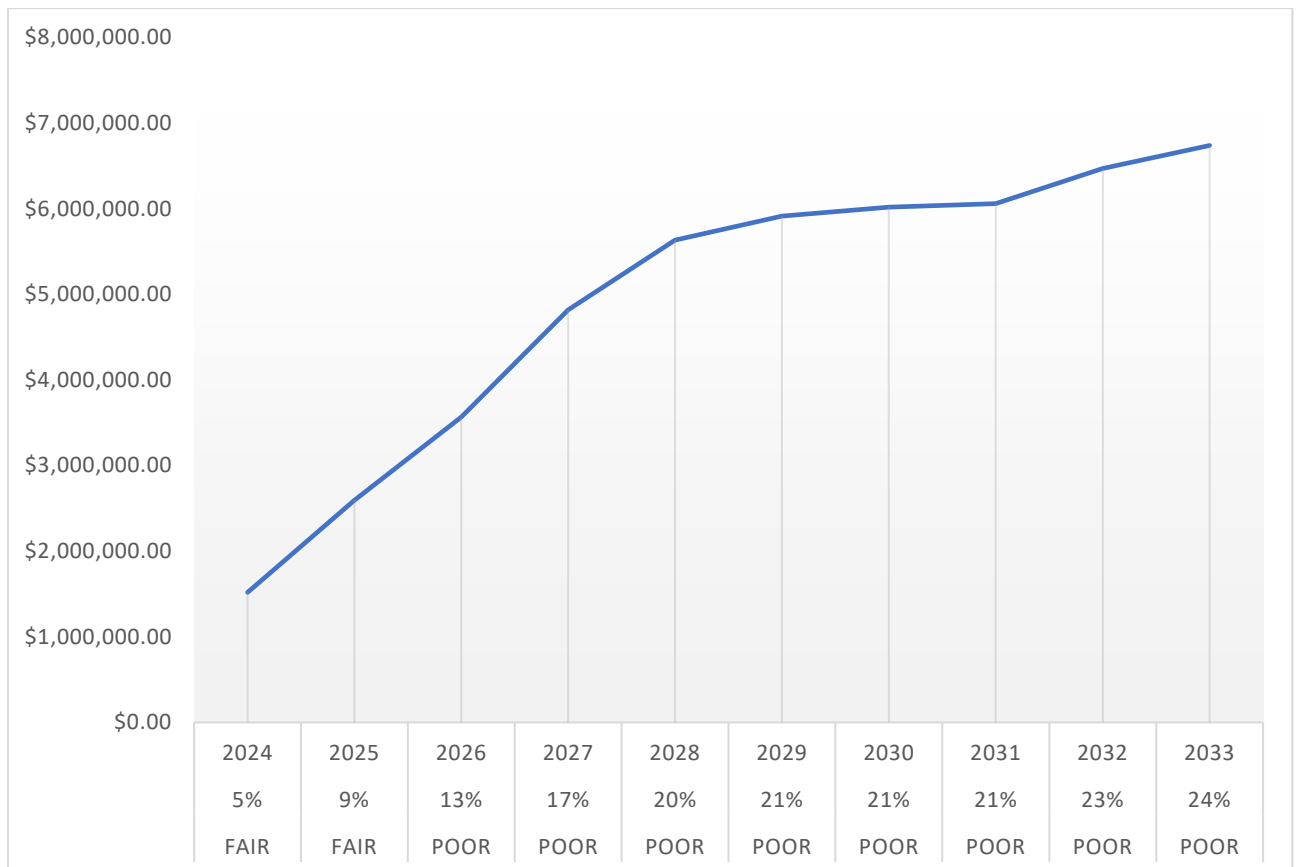
In this report, we have calculated the Facility Condition Needs Index (FCNI), which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government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

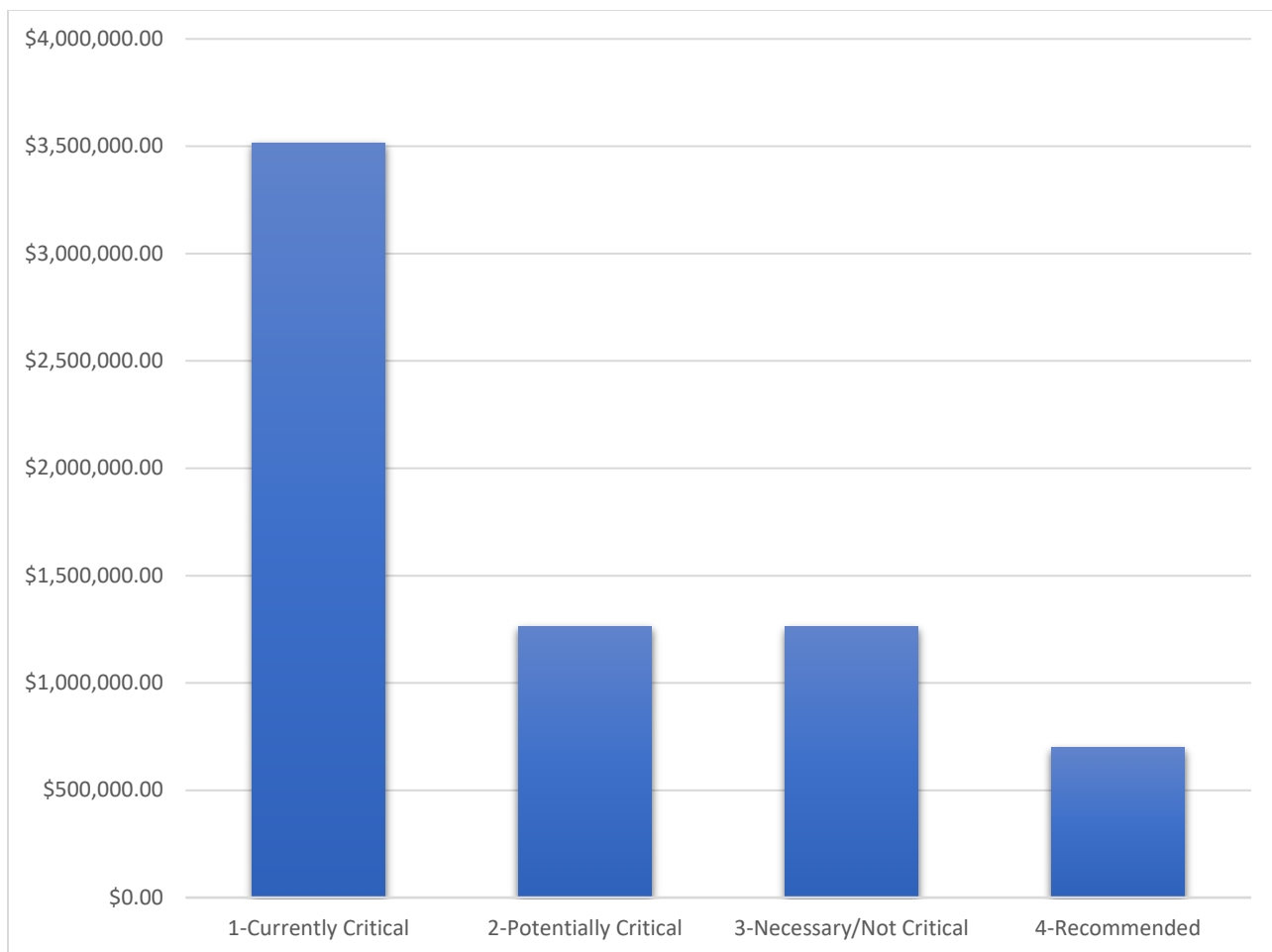


DISTRIBUTION OF NEEDS BY PRIORITY

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:

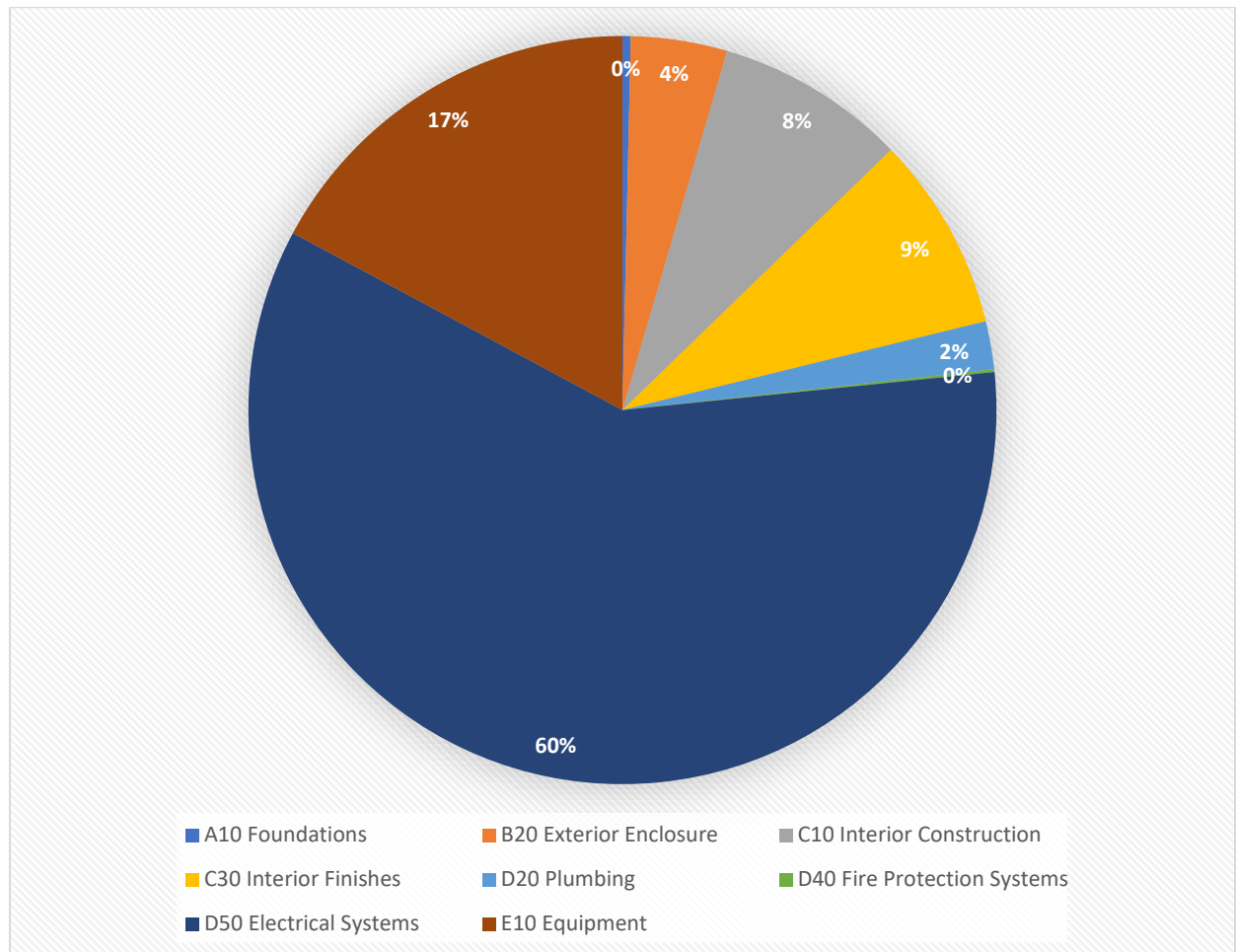
Priority 1 Currently Critical:	Systems requiring immediate action that have failed, compromises staff or public safety, or required to be upgraded to comply with current codes and accessibility
Priority 2 Potentially Critical:	A system or component is nearing the end of useful life, if not addressed,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



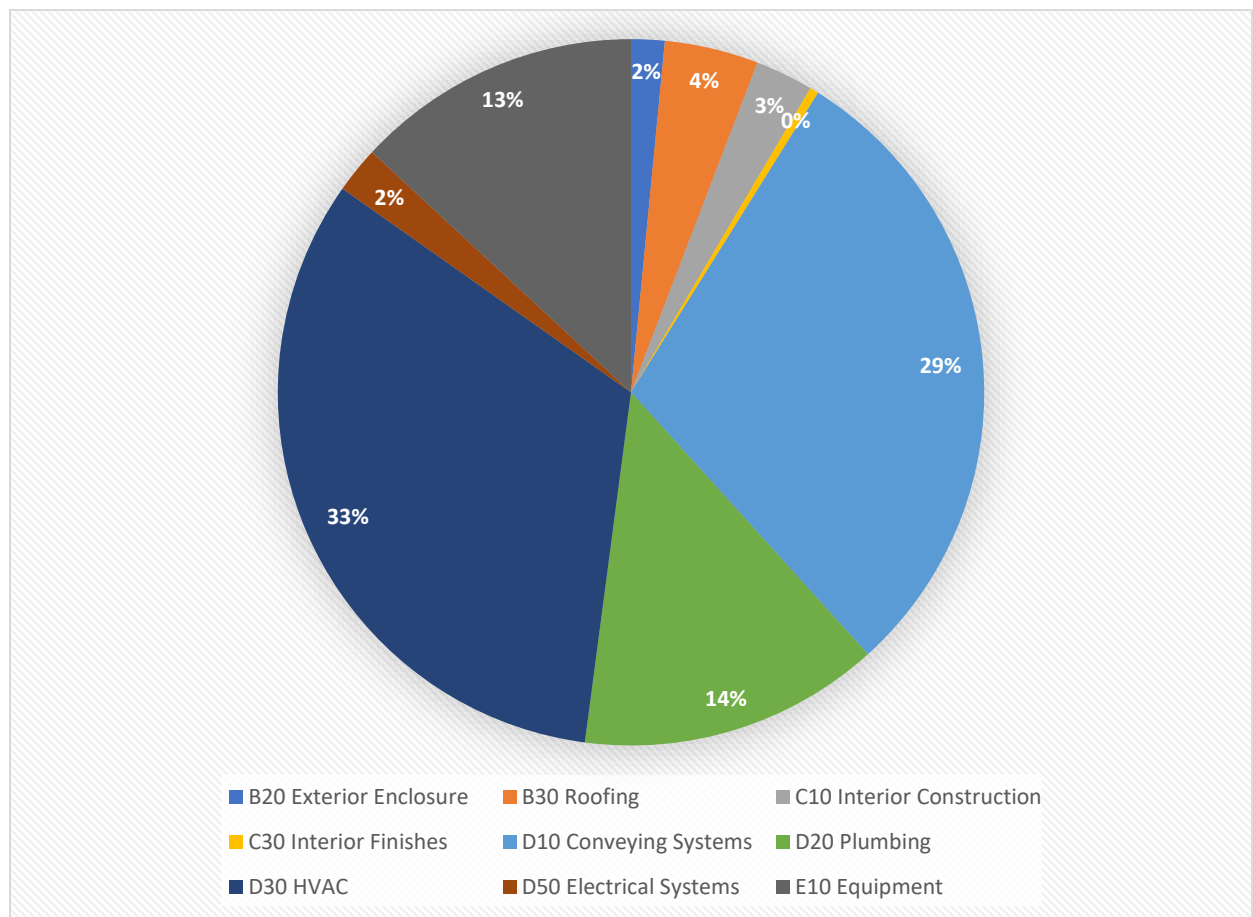
DISTRIBUTION OF IMMEDIATE NEEDS (YEAR 1) BY BUILDING SYSTEM

Building System	Estimated Cost	Percent of Total Cost
A10 Foundations	\$5,395	0.36%
B20 Exterior Enclosure	\$63,230	4.16%
C10 Interior Construction	\$125,115	8.24%
C30 Interior Finishes	\$128,014	8.43%
D20 Plumbing	\$31,475	2.07%
D40 Fire Protection Systems	\$1,830	0.12%
D50 Electrical Systems	\$903,283	59.47%
E10 Equipment	\$260,545	17.15%



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

Building System	Estimated Cost	Percent of Total Cost
B20 Exterior Enclosure	\$29,832.98	1.53%
B30 Roofing	\$83,700.00	4.30%
C10 Interior Construction	\$51,647.40	2.65%
C30 Interior Finishes	\$7,800.00	0.40%
D10 Conveying Systems	\$572,621.00	29.41%
D20 Plumbing	\$268,470.12	13.79%
D30 HVAC	\$636,552.82	32.70%
D50 Electrical Systems	\$41,185.80	2.12%
E10 Equipment	\$255,043.92	13.10%



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.

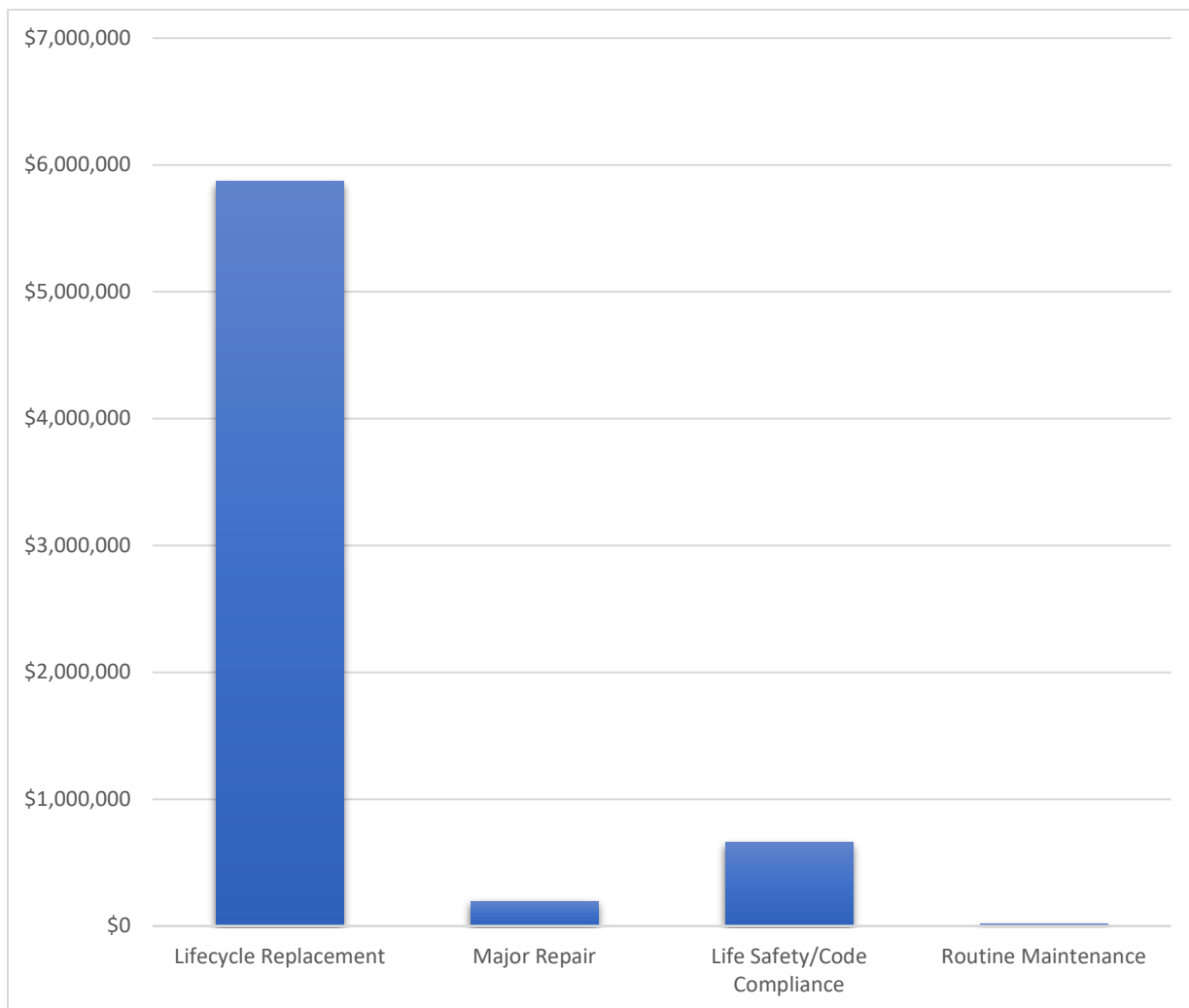
PLAN TYPE 7 ADA:

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	\$5,869,242
Major Repair	\$193,822
Life Safety/Code Compliance	\$659,381
Routine Maintenance	\$16,075



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
Admin/Visitation	D5090	Emergency lighting	55	Ea.	\$1,372.86	\$75,507	0	Life Safety/Code Compliance	1-Currently Critical
Admin/Visitation	B2010	Soffit repair	11	C.S.F.	\$1,572.46	\$17,297	0	Major Repair	1-Currently Critical
Admin/Visitation	C3020	Ceramic tile flooring	2000	S.F.	\$38.80	\$77,600	1	Lifecycle Replacement	1-Currently Critical
Admin/Visitation	D5090	Exit signs/lighting	30	Ea.	\$1,472.58	\$44,177	0	Life Safety/Code Compliance	1-Currently Critical
Admin/Visitation	C1020	Exterior Door	7	Ea.	\$4,086.96	\$28,609	0	Lifecycle Replacement	1-Currently Critical
Corridor/Dayrooms/Programs	D5090	Emergency lighting	45	Ea.	\$1,372.86	\$61,779	0	Life Safety/Code Compliance	1-Currently Critical
Corridor/Dayrooms/Programs	B2010	Soffit repair	7	C.S.F.	\$1,572.46	\$11,007	0	Major Repair	1-Currently Critical
Corridor/Dayrooms/Programs	E1080	Walk in freezer/refrigerator	3	Ea.	\$39,091.36	\$117,274	1	Lifecycle Replacement	1-Currently Critical
Corridor/Dayrooms/Programs	C3020	Ceramic tile flooring	1250	S.F.	\$38.80	\$48,500	1	Lifecycle Replacement	1-Currently Critical
Corridor/Dayrooms/Programs	D5090	Exit signs/lighting	20	Ea.	\$1,472.58	\$29,452	0	Life Safety/Code Compliance	1-Currently Critical
Corridor/Dayrooms/Programs	C1020	Exterior Door	7	Ea.	\$4,086.96	\$28,609	0	Lifecycle Replacement	1-Currently Critical
Dog Kennels	D5090	Emergency lighting	5	Ea.	\$1,372.86	\$6,864	0	Life Safety/Code Compliance	1-Currently Critical
Dog Kennels	D5090	Exit signs/lighting	4	Ea.	\$1,472.58	\$5,890	0	Life Safety/Code Compliance	1-Currently Critical
Gazebo Entrance	B2010	Soffit repair	2	C.S.F.	\$6,289.84	\$12,580	0	Major Repair	1-Currently Critical
Horse Training	D5090	Emergency lighting	5	Ea.	\$1,372.86	\$6,864	0	Life Safety/Code Compliance	1-Currently Critical
Horse Training	D5090	Exit signs/lighting	4	Ea.	\$1,472.58	\$5,890	0	Life Safety/Code Compliance	1-Currently Critical

Pod 1	D5090	Emergency lighting	40	Ea.	\$1,372.86	\$54,914	0	Life Safety/Code Compliance	1-Currently Critical
Pod 1	D5030	Fire Alarm	1	Ea.	\$123,722.00	\$123,722	8	Life Safety/Code Compliance	1-Currently Critical
Pod 1	C3020	Ceramic tile flooring	1000	S.F.	\$38.80	\$38,800	1	Lifecycle Replacement	1-Currently Critical
Pod 1	C1020	Exterior Door	7	Ea.	\$4,086.96	\$28,609	0	Lifecycle Replacement	1-Currently Critical
Pod 1	D5090	Exit signs/lighting	15	Ea.	\$1,472.58	\$22,089	0	Life Safety/Code Compliance	1-Currently Critical
Pod 2	D5090	Emergency lighting	40	Ea.	\$1,372.86	\$54,914	0	Life Safety/Code Compliance	1-Currently Critical
Pod 2	B2010	Soffit repair	5	C.S.F.	\$1,572.46	\$7,862	0	Major Repair	1-Currently Critical
Pod 2	C3020	Ceramic tile flooring	2000	S.F.	\$38.80	\$77,600	1	Lifecycle Replacement	1-Currently Critical
Pod 2	D5030	Fire Alarm	1	Ea.	\$123,722.00	\$123,722	8	Life Safety/Code Compliance	1-Currently Critical
Pod 2	C1020	Exterior Door	7	Ea.	\$4,086.96	\$28,609	0	Lifecycle Replacement	1-Currently Critical
Pod 2	D5090	Exit signs/lighting	15	Ea.	\$1,472.58	\$22,089	0	Life Safety/Code Compliance	1-Currently Critical
Site Utilities	D2020	Underground Main water supply, over 6 inches	6600	L.F.	\$79.48	\$524,568	1	Lifecycle Replacement	1-Currently Critical
Site Utilities	G3020	Underground Main Sewage Drain	250	L.F.	\$3,320.66	\$830,165	2	Lifecycle Replacement	1-Currently Critical
Site Utilities	D5010	Underground Main electrical service	8	Ea.	\$124,956.40	\$999,651	3	Lifecycle Replacement	1-Currently Critical
Admin/Visitation	B2010	Wood siding	5250	S.F.	\$19.16	\$100,590	9	Lifecycle Replacement	2-Potentially Critical
Admin/Visitation	B2020	Exterior Window	20	Ea.	\$3,770.48	\$75,410	5	Lifecycle Replacement	2-Potentially Critical
Corridor/Dayrooms/Programs	B2010	Wood siding	3000	S.F.	\$19.16	\$57,480	9	Lifecycle Replacement	2-Potentially Critical
Corridor/Dayrooms/Programs	B2020	Exterior Window	15	Ea.	\$3,770.48	\$56,557	5	Lifecycle Replacement	2-Potentially Critical

Corridor/Dayrooms/Programs	E1090	Kitchen hood flood extinguishing system	4	Ea.	\$5,376.70	\$21,507	5	Life Safety/Code Compliance	2-Potentially Critical
Dog Kennels	B2020	Exterior Window	5	Ea.	\$3,770.48	\$18,852	5	Lifecycle Replacement	2-Potentially Critical
Dog Kennels	B2010	Wood siding	500	S.F.	\$19.16	\$9,580	9	Lifecycle Replacement	2-Potentially Critical
Dog Kennels	B3010	Metal roofing	45	Sq.	\$69.04	\$3,107	6	Major Repair	2-Potentially Critical
Gazebo Entrance	B2010	Wood siding	350	S.F.	\$19.16	\$6,706	9	Lifecycle Replacement	2-Potentially Critical
Horse Training	B2020	Exterior Window	5	Ea.	\$3,770.48	\$18,852	5	Lifecycle Replacement	2-Potentially Critical
Horse Training	B3010	Metal roofing	45	Sq.	\$69.04	\$3,107	6	Major Repair	2-Potentially Critical
Maintenance	B2020	Exterior Window	2	Ea.	\$3,770.48	\$7,541	5	Lifecycle Replacement	2-Potentially Critical
Maintenance	B2010	Wood siding	250	S.F.	\$19.16	\$4,790	9	Lifecycle Replacement	2-Potentially Critical
Paint Shop	B2020	Exterior Window	2	Ea.	\$3,770.48	\$7,541	5	Lifecycle Replacement	2-Potentially Critical
Pod 1	B2010	Wood siding	2250	S.F.	\$19.16	\$43,110	9	Lifecycle Replacement	2-Potentially Critical
Pod 1	B2020	Exterior Window	10	Ea.	\$3,770.48	\$37,705	5	Lifecycle Replacement	2-Potentially Critical
Pod 2	B2010	Wood siding	2250	S.F.	\$19.16	\$43,110	9	Lifecycle Replacement	2-Potentially Critical
Pod 2	B2020	Exterior Window	10	Ea.	\$3,770.48	\$37,705	5	Lifecycle Replacement	2-Potentially Critical
Recycle Building	B2010	Wood siding	200	S.F.	\$19.16	\$3,832	9	Lifecycle Replacement	2-Potentially Critical
Site Utilities	D5090	Generator	1	Ea.	\$512,852.72	\$512,853	0	Lifecycle Replacement	2-Potentially Critical
Site Utilities	D2030	Sewage lines	1100	L.F.	\$175.60	\$193,160	4	Lifecycle Replacement	2-Potentially Critical
Admin/Visitation	D5020	Fluorescent Light Fixture	115	Ea.	\$620.00	\$71,300	4	Lifecycle Replacement	3-Necessary/Not Critical



Admin/Visitation	B2030	Interior wooden doors	18	Ea.	\$3,744.02	\$67,392	3	Lifecycle Replacement	3- Necessary/Not Critical
Admin/Visitation	D5020	Exterior lighting	12	Ea.	\$1,943.86	\$23,326	1	Lifecycle Replacement	3- Necessary/Not Critical
Admin/Visitation	B3010	Gutters	700	L.F.	\$27.38	\$19,166	4	Lifecycle Replacement	3- Necessary/Not Critical
Corridor/Dayrooms/Programs	E1080	Various cooking equipment	5	Ea.	\$40,615.06	\$203,075	0	Lifecycle Replacement	3- Necessary/Not Critical
Corridor/Dayrooms/Programs	E1090	Ovens	13	Ea.	\$8,142.46	\$105,852	2	Lifecycle Replacement	3- Necessary/Not Critical
Corridor/Dayrooms/Programs	B2030	Interior wooden doors	20	Ea.	\$3,744.02	\$74,880	3	Lifecycle Replacement	3- Necessary/Not Critical
Corridor/Dayrooms/Programs	D5020	Fluorescent Light Fixture	90	Ea.	\$620.00	\$55,800	4	Lifecycle Replacement	3- Necessary/Not Critical
Corridor/Dayrooms/Programs	E1010	Cloths dryer	4	Ea.	\$9,020.36	\$36,081	0	Lifecycle Replacement	3- Necessary/Not Critical
Corridor/Dayrooms/Programs	E1110	Tilt kettle	1	Ea.	\$34,921.62	\$34,922	2	Lifecycle Replacement	3- Necessary/Not Critical
Corridor/Dayrooms/Programs	E1090	Flat top grill	2	Ea.	\$10,694.08	\$21,388	0	Lifecycle Replacement	3- Necessary/Not Critical
Corridor/Dayrooms/Programs	E1020	Mixer	1	Ea.	\$20,082.52	\$20,083	6	Lifecycle Replacement	3- Necessary/Not Critical
Corridor/Dayrooms/Programs	E1010	Washing machine	2	Ea.	\$9,020.36	\$18,041	1	Lifecycle Replacement	3- Necessary/Not Critical
Corridor/Dayrooms/Programs	B3010	Gutters	600	L.F.	\$27.38	\$16,428	4	Lifecycle Replacement	3- Necessary/Not Critical

Corridor/Dayrooms/Programs	D5020	Exterior lighting	6	Ea.	\$1,943.86	\$11,663	1	Lifecycle Replacement	3- Necessary/Not Critical
Dog Kennels	B3010	Gutters	105	L.F.	\$27.38	\$2,875	4	Lifecycle Replacement	3- Necessary/Not Critical
Gazebo Entrance	A1030	Concrete floor	4	C.S.F.	\$1,348.74	\$5,395	0	Routine Maintenance	3- Necessary/Not Critical
Horse Training	B3010	Gutters	105	L.F.	\$27.38	\$2,875	4	Lifecycle Replacement	3- Necessary/Not Critical
Maintenance	B3010	Gutters	115	L.F.	\$27.38	\$3,149	4	Lifecycle Replacement	3- Necessary/Not Critical
Pod 1	D3040	Rooftop Exhaust Fans	6	Ea.	\$15,644.12	\$93,865	4	Lifecycle Replacement	3- Necessary/Not Critical
Pod 1	B2030	Interior wooden doors	15	Ea.	\$3,744.02	\$56,160	3	Lifecycle Replacement	3- Necessary/Not Critical
Pod 1	D5020	Fluorescent Light Fixture	80	Ea.	\$620.00	\$49,600	4	Lifecycle Replacement	3- Necessary/Not Critical
Pod 1	C1010	Toilet partitions	2200	S.F.	\$8.90	\$19,580	7	Lifecycle Replacement	3- Necessary/Not Critical
Pod 1	B3010	Gutters	500	L.F.	\$27.38	\$13,690	4	Lifecycle Replacement	3- Necessary/Not Critical
Pod 2	D3040	Rooftop Exhaust Fans	6	Ea.	\$15,644.12	\$93,865	4	Lifecycle Replacement	3- Necessary/Not Critical
Pod 2	B2030	Interior wooden doors	15	Ea.	\$3,744.02	\$56,160	3	Lifecycle Replacement	3- Necessary/Not Critical
Pod 2	D5020	Fluorescent Light Fixture	80	Ea.	\$620.00	\$49,600	4	Lifecycle Replacement	3- Necessary/Not Critical



Pod 2	C1010	Toilet partitions	2200	S.F.	\$8.90	\$19,580	7	Lifecycle Replacement	3- Necessary/Not Critical
Pod 2	B3010	Gutters	500	L.F.	\$27.38	\$13,690	4	Lifecycle Replacement	3- Necessary/Not Critical
Warehouse	B3010	Gutters	125	L.F.	\$27.38	\$3,423	4	Lifecycle Replacement	3- Necessary/Not Critical
Admin/Visitation	C3030	Acoustic ceiling tile	40	C.S.F.	\$1,255.04	\$50,202	0	Lifecycle Replacement	4- Recommended
Admin/Visitation	D3050	Packaged AC Units	2	Ea.	\$21,894.04	\$43,788	8	Lifecycle Replacement	4- Recommended
Admin/Visitation	D2020	Piping	1025	L.F.	\$23.20	\$23,780	4	Lifecycle Replacement	4- Recommended
Admin/Visitation	D2010	Urinals	8	Ea.	\$2,579.10	\$20,633	4	Lifecycle Replacement	4- Recommended
Admin/Visitation	B2030	Exterior Door	2	Ea.	\$5,355.22	\$10,710	1	Lifecycle Replacement	4- Recommended
Corridor/Dayrooms/Programs	E1120	Steam table, serving line	2	Ea.	\$39,572.08	\$79,144	6	Lifecycle Replacement	4- Recommended
Corridor/Dayrooms/Programs	C3030	Acoustic ceiling tile	22	C.S.F.	\$1,255.04	\$27,611	0	Lifecycle Replacement	4- Recommended
Corridor/Dayrooms/Programs	D2020	Piping	1000	L.F.	\$23.20	\$23,200	4	Lifecycle Replacement	4- Recommended
Corridor/Dayrooms/Programs	D3050	Packaged AC Units	1	Ea.	\$21,894.04	\$21,894	8	Lifecycle Replacement	4- Recommended
Corridor/Dayrooms/Programs	D2010	Urinals	8	Ea.	\$2,579.10	\$20,633	4	Lifecycle Replacement	4- Recommended
Corridor/Dayrooms/Programs	D2010	Tankless Toilets	10	Ea.	\$622.28	\$6,223	0	Lifecycle Replacement	4- Recommended
Corridor/Dayrooms/Programs	D4010	Backflow Preventer	1	Ea.	\$1,829.60	\$1,830	0	Lifecycle Replacement	4- Recommended
Pod 1	D2010	Shower Head	12	Ea.	\$5,304.18	\$63,650	1	Major Repair	4- Recommended
Pod 1	D3050	Packaged AC Units	2	Ea.	\$21,894.04	\$43,788	8	Lifecycle Replacement	4- Recommended

Pod 1	C3030	Acoustic ceiling tile	20	C.S.F.	\$1,255.04	\$25,101	0	Lifecycle Replacement	4-Recommended
Pod 1	D2020	Piping	900	L.F.	\$23.20	\$20,880	4	Lifecycle Replacement	4-Recommended
Pod 1	D2010	Tank Toilets	11	Ea.	\$622.28	\$6,845	0	Lifecycle Replacement	4-Recommended
Pod 1	D2010	Sinks	12	Ea.	\$481.76	\$5,781	0	Major Repair	4-Recommended
Pod 1	C1010	Urinal Partition	600	S.F.	\$8.90	\$5,340	0	Routine Maintenance	4-Recommended
Pod 2	D2010	Shower Head	12	Ea.	\$5,304.18	\$63,650	1	Major Repair	4-Recommended
Pod 2	D3050	Packaged AC Units	2	Ea.	\$21,894.04	\$43,788	8	Lifecycle Replacement	4-Recommended
Pod 2	C3030	Acoustic ceiling tile	20	C.S.F.	\$1,255.04	\$25,101	0	Lifecycle Replacement	4-Recommended
Pod 2	D2020	Piping	900	L.F.	\$23.20	\$20,880	4	Lifecycle Replacement	4-Recommended
Pod 2	D2010	Tank Toilets	11	Ea.	\$622.28	\$6,845	0	Lifecycle Replacement	4-Recommended
Pod 2	D2010	Sinks	12	Ea.	\$481.76	\$5,781	0	Major Repair	4-Recommended
Pod 2	C1010	Urinal Partition	600	S.F.	\$8.90	\$5,340	0	Routine Maintenance	4-Recommended
Recycle Building	D3050	Packaged AC Units	2	Ea.	\$5,203.88	\$10,408	8	Lifecycle Replacement	4-Recommended
Warehouse	B2030	Steel Roll-Up Door	2	Ea.	\$7,241.66	\$14,483	0	Lifecycle Replacement	4-Recommended

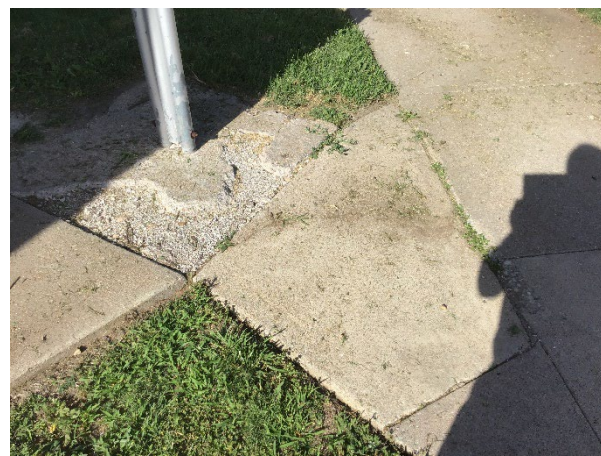
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

GAZEBO



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

ASPHALT & CONCRETE



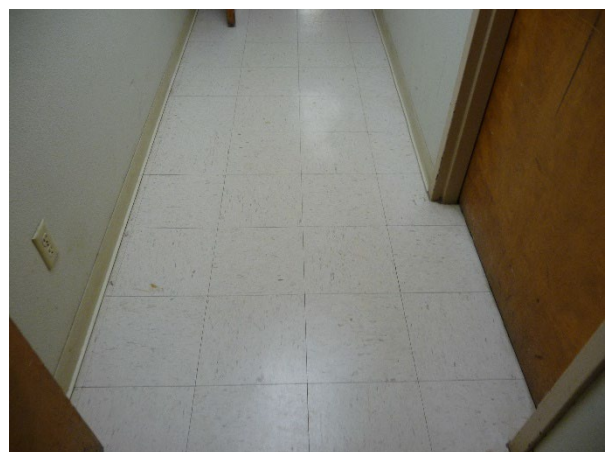
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

ADMINISTRATION-EXTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

ADMINISTRATION-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

ADMINISTRATION-MECHANICAL, ELECTRICAL & PLUMBING



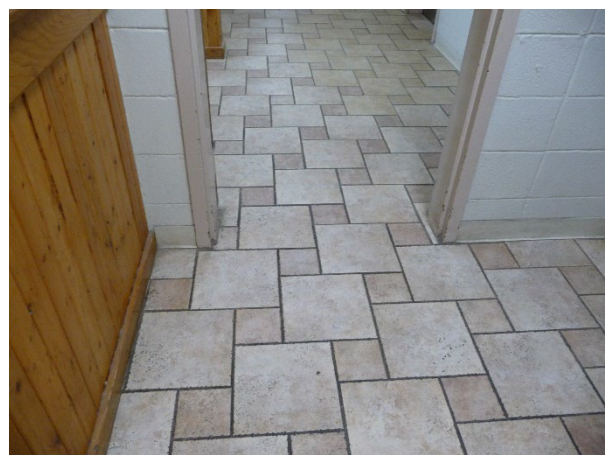
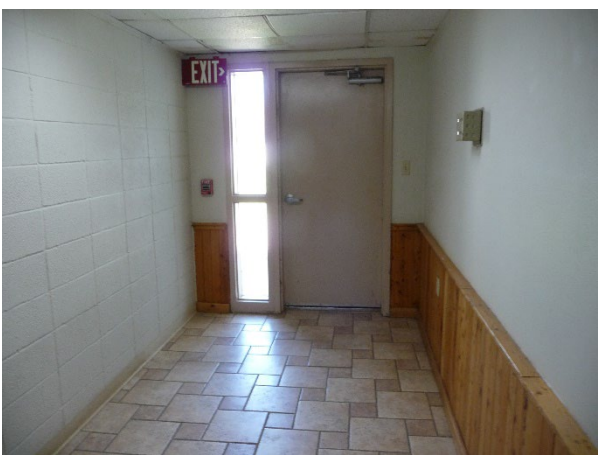
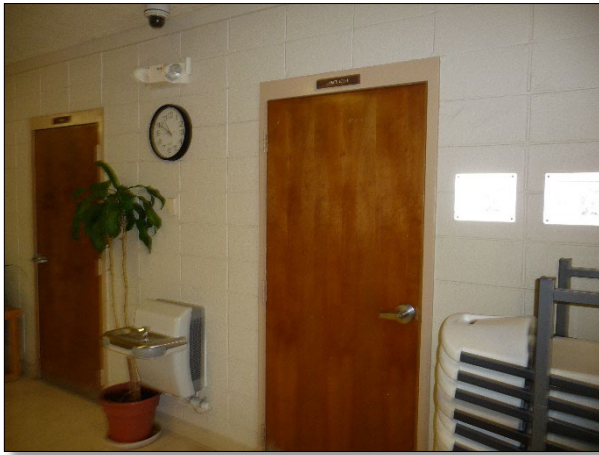
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COORIDOR, DAYROOM & SERVICES-EXTERIOR



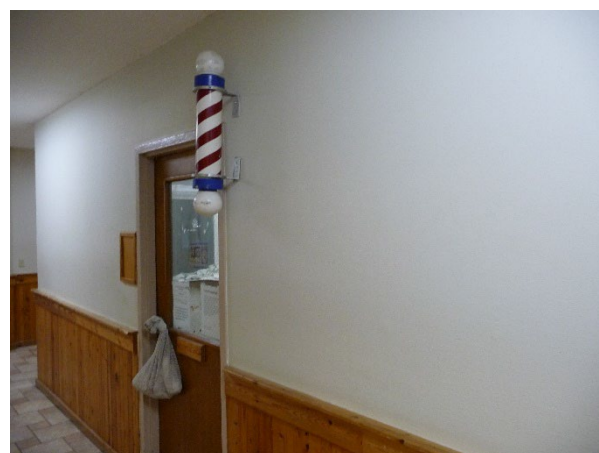
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COORIDOR, DAYROOM & SERVICES-INTERIOR



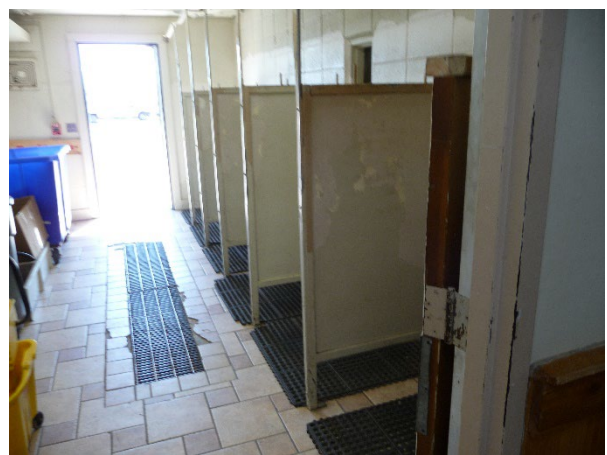
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

COORIDOR, DAYROOM & SERVICES-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

COORIDOR, DAYROOM & SERVICES-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

COORIDOR, DAYROOM & SERVICES-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

COORIDOR, DAYROOM & SERVICES-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

PODS 1, 2, 3, 4, 5 & 6-EXTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

PODS 1, 2, 3, 4, 5 & 6-EXTERIOR



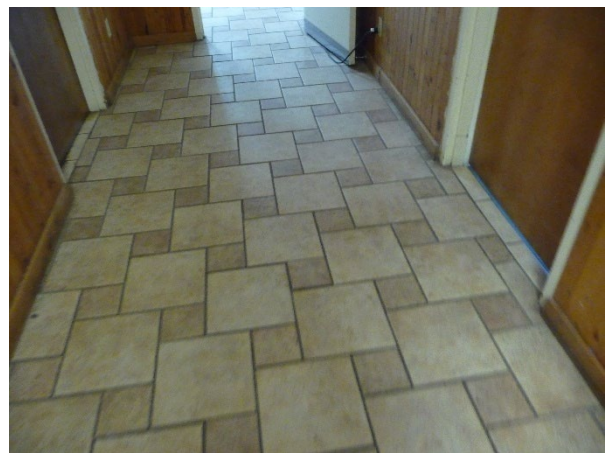
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PODS 1, 2, 3, 4, 5 & 6-INTERIOR



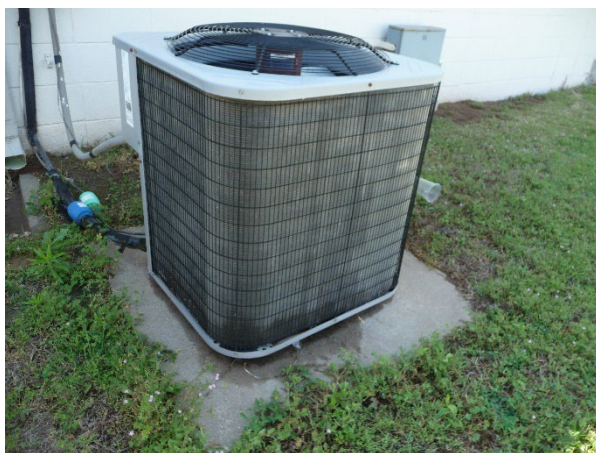
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

PODS 1, 2, 3, 4, 5 & 6-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

PODS 1, 2, 3, 4, 5 & 6- MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

PODS 1, 2, 3, 4, 5 & 6-MECHANICAL, ELECTRICAL & PLUMBING



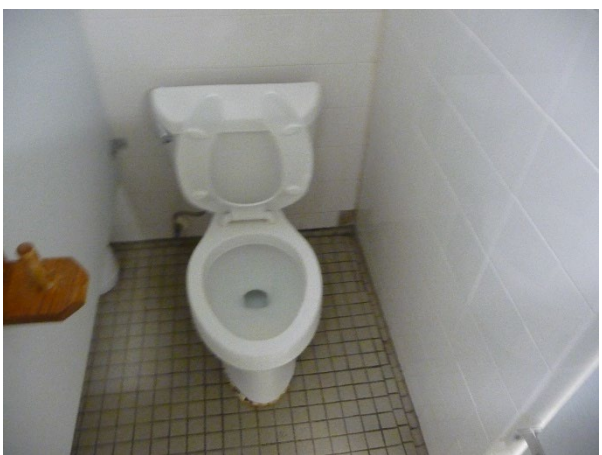
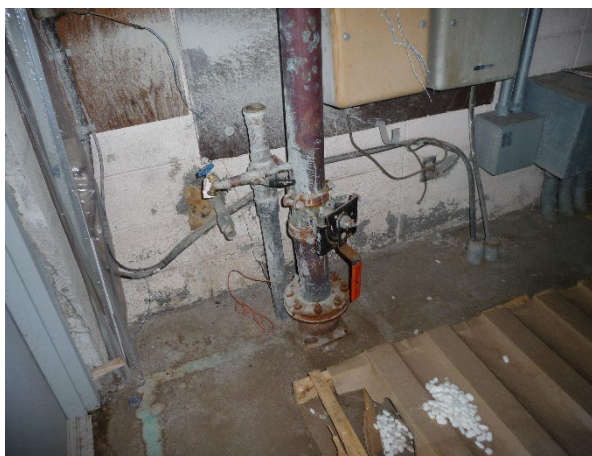
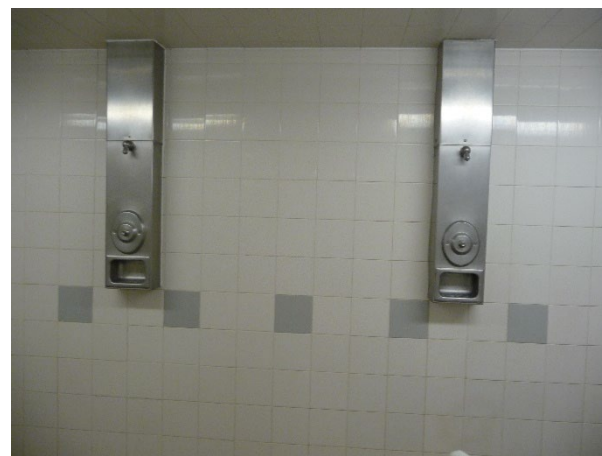
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PODS 1, 2, 3, 4, 5 & 6-MECHANICAL, ELECTRICAL & PLUMBING



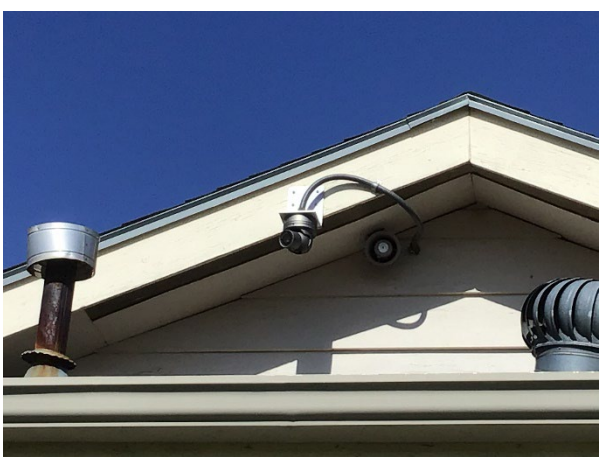
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

PODS 1, 2, 3, 4, 5 & 6-MECHANICAL, ELECTRICAL & PLUMBING



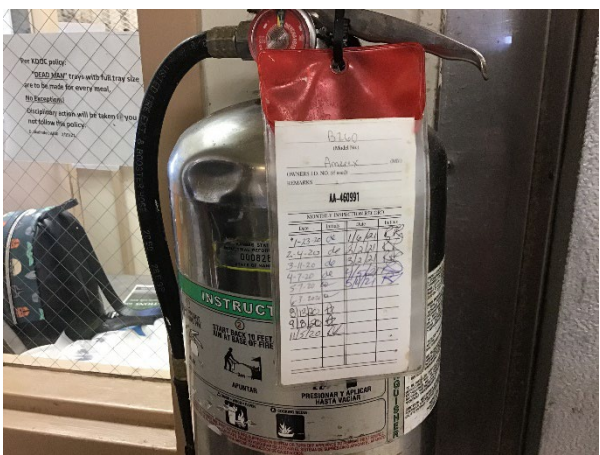
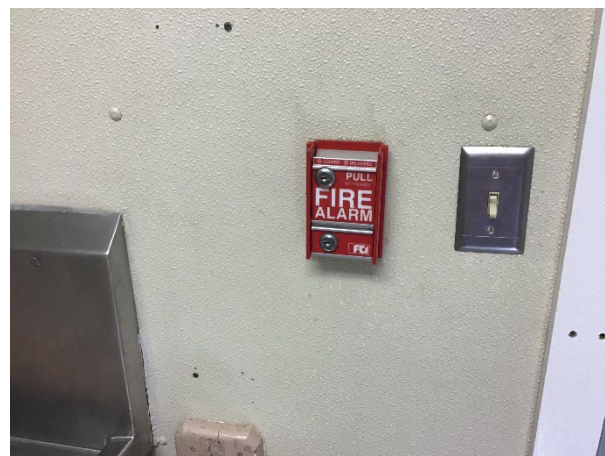
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

ADMINISTRATION, COORIDOR, DAYROOM, SERVICES & PODS 1-6-SECURITY



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

ADMINISTRATION, COORIDOR, DAYROOM, SERVICES & PODS 1-6-LIFE SAFETY



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

SITE-LIFE SAFETY



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

SHELTER 1, 2 & 3, QUAD & THE YARD



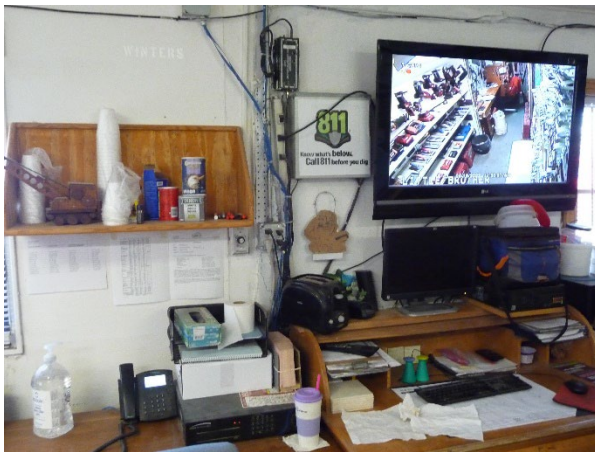
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

MAINTENANCE & PAINT STORAGE-EXTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

MAINTENANCE & PAINT STORAGE-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

MAINTENANCE & PAINT STORAGE-MECHANICAL, ELECTRICAL, PLUMBING & ROOF



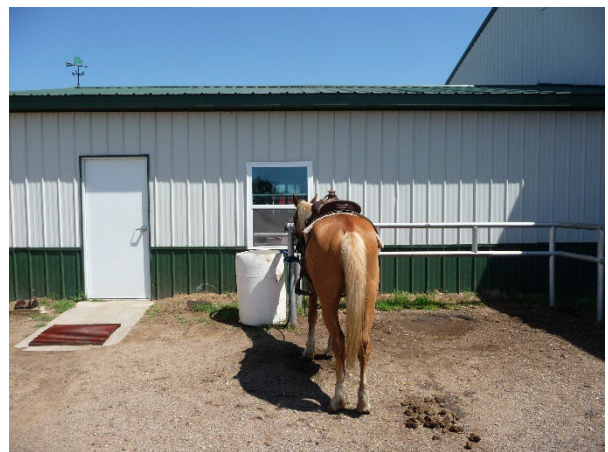
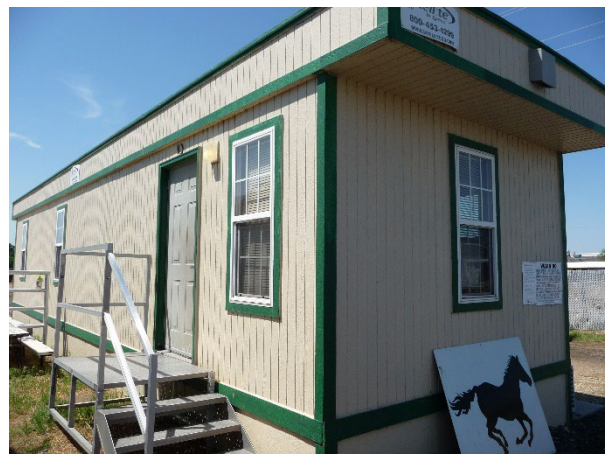
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

RECYCLE BUILDING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

HORSE TRAINING CENTER-EXTERIOR



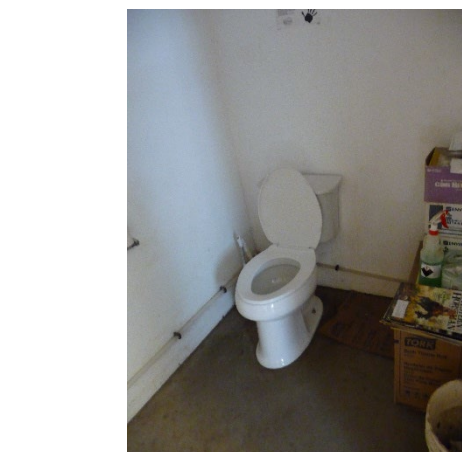
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

HORSE TRAINING CENTER-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

HORSE TRAINING CENTER-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

DOG KENNEL-EXTERIOR



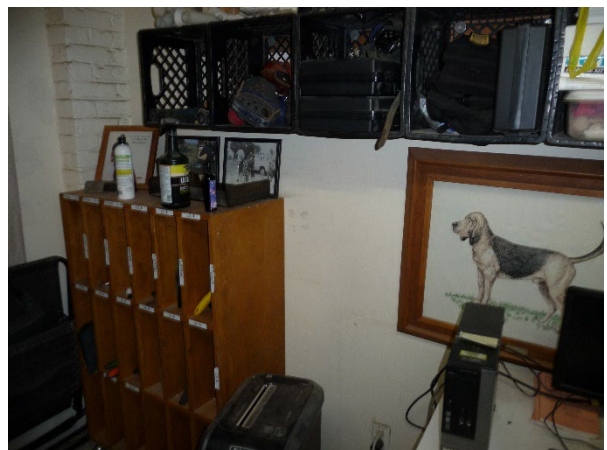
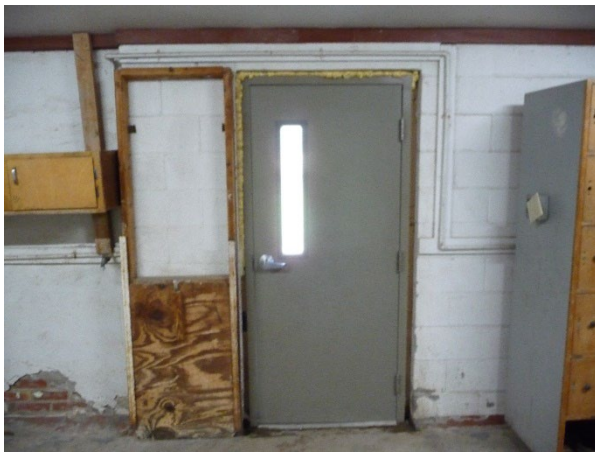
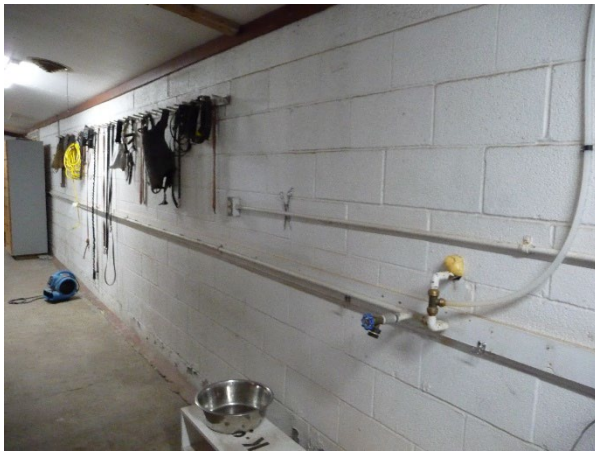
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DOG KENNEL-EXTERIOR



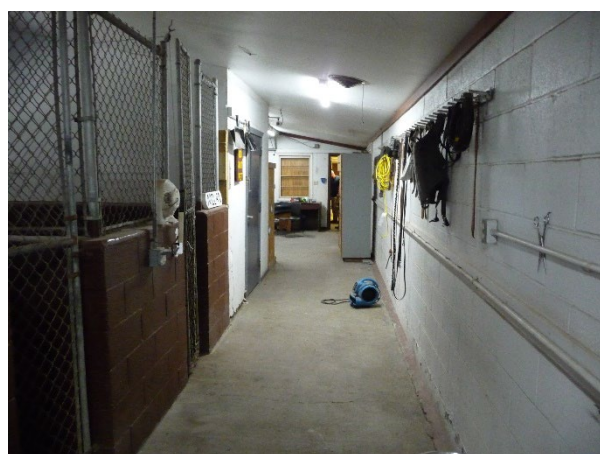
P PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

DOG KENNEL-INTERIOR



HOTOS – HUTCHINSON (SOUTH) CORRECTIONAL COMPLEX

DOG KENNEL-INTERIOR



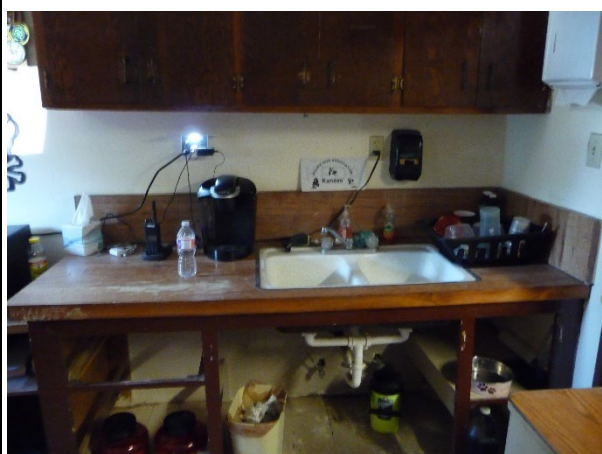
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

DOG KENNEL-MECHANICAL, ELECTRICAL & PLUMBING



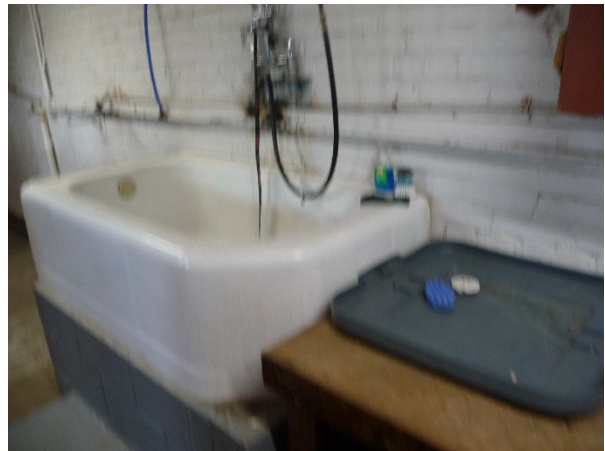
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

DOG KENNEL-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

DOG KENNEL-MECHANICAL, ELECTRICAL & PLUMBING



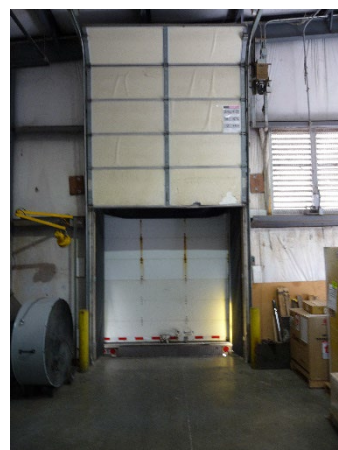
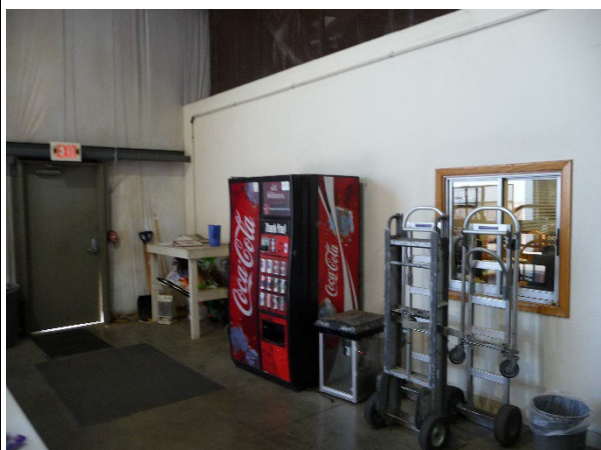
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

WAREHOUSE-EXTERIOR



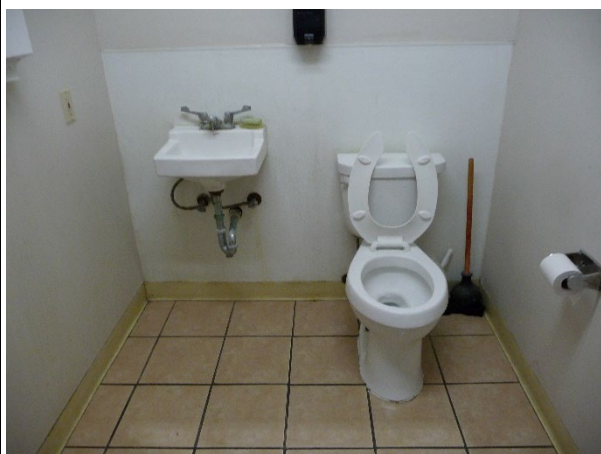
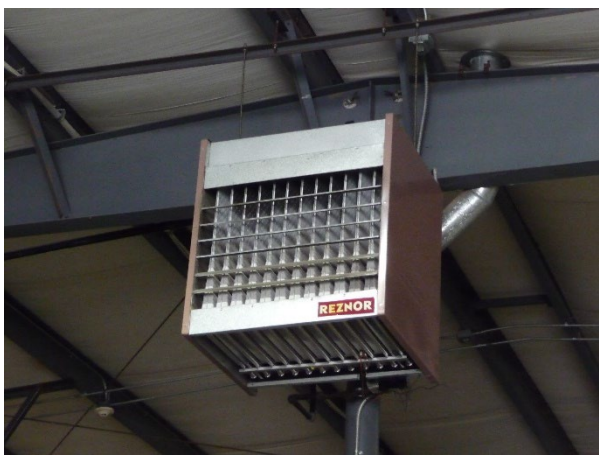
PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

WAREHOUSE-INTERIOR



PHOTOS – HUTCHINSON CORRECTIONAL FACILITY SOUTH

WAREHOUSE-MECHANICAL, ELECTRICAL & PLUMBING





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