CGL

Kansas Department of Corrections
Kansas Juvenile Correctional Complex
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:

Kansas Juvenile Correctional Complex

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

KANSAS JUVENILE CORRECTIONAL COMPLEX

PROPERTY EXECUTIVE SUMMARY

Kansas Juvenile Correctional Complex (KJCC) is located on approximately 60 acres in north Topeka. The Facility consist of 5 buildings of which 5 were assessed. Total square footage assessed was 227,030 for this facility. Construction dates of the buildings range from 2001 to 2013. The facility construction is precast concrete and reinforced CMU block. It consists of two primary buildings, the main complex building which contains Max/Medium Housing units (one of which is female), Segregation Unit, Warehouse, Vocational Sallyport, and Sally Port Gate House.

KJCC is a minimum- to medium-security facility for 235 male and female residents constructed in 2001. Residents are normally adjudicated of offenses that would be considered a felony if committed by an adult and are traditionally the state's most violent juvenile offenders.

KJCC shares the 60-acre site with the Topeka Juvenile Correctional Facility. The new section of KJCC was separated from the older Topeka Juvenile sections to give a better depiction of the FCI for the buildings.

HVAC SYSTEMS

Two McQuay 250 Ton chillers that are original to construction and are nearing the end of their useful life. Two large boilers and one small boiler (UBW Boilers, INC.) are also original to construction and nearing the end of their useful life. New boiler technology could yield substantial energy savings and offset replacement cost. Most VAV boxes, exhaust fans and chilled/hot water circulating pumps throughout the facility are original to construction and nearing the end of their useful life.

Mixing valves are often overlooked but are key components to the HVAC systems. These valves are original to construction and nearing the end of their lifecycle. A plan to replace key components should be considered before critical failure occurs.

Various roof top units and heat pumps have been replaced but many were observed to be original to construction and are at the end of their useful life. These units should be replaced to maintain the integrity of indoor air quality throughout the facility. Comprehensive preventative maintenance can help prolong the lifespan of most equipment and is recommended as a best practice.

ELECTRICAL

Kansas Power and Light supplies the main power for the facility through an overhead grid system that terminates into two 12,470-480V Pad Mounted, Oil filled Service Transformer (2000 KVA). The service transformers feed the main electrical service for the facility. The electrical service is distributed throughout the facility by means of pad mounted transformers, sub panels and branch wiring most of which is manufactured by Square D.

Emergency power is supplied by a 2000 KW (2500KVA) Caterpillar Generator. Generator is only used to power some emergency electrical lighting and equipment and is utilizing less than 20% of its capacity. Consider adding equipment to get above 50% capacity. Recommendation would be to add enough generator power to have facility 100% supported by emergency power due to the critical nature of the facility. Although there have been some electrical upgrades in branch wiring devices, most of the system is original. Thermal scans of the electrical system and panels is recommended to be done yearly on buildings over 10 years old. These scans can identify hot spots, failing breakers, or bad components that could cause costly damage if not identified and repaired.

Video surveillance equipment needs replacement. It is recommended that any analog units be upgraded to modern digital units. Unit coverage should be considered to meet PREA compliance.

PLUMBING

The distribution plumbing throughout the facility is a combination of PVC, galvanized steel, and copper. Most of the distribution piping is in fair condition and still has a good bit of useful life. Plumbing fixtures are Acorn Combination Security Units in inmate housing units with American Standard vitreous china throughout public and staff areas. Some Elkay stainless sinks were also present in some areas. 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 form 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.

Much of the chilled water pipe insulation is showing some signs of deterioration and should be replaced to maintain efficiency and prevent condensation.

FIRE PROTECTION

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

SITE UTILITIES

Site utilities are over 20 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	Kansas Juvenile Correctional Complex
Property Type	Detention Facility
Address	Topeka, Kansas
Year Built	Multiple (1890-2013)
Number of Levels	Varies (1-3)
Gross Building Area (GSF)	227,030
***Current Replacement Value**	$102,163,500
CRV/GSF ($/SF)	$450

* 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.

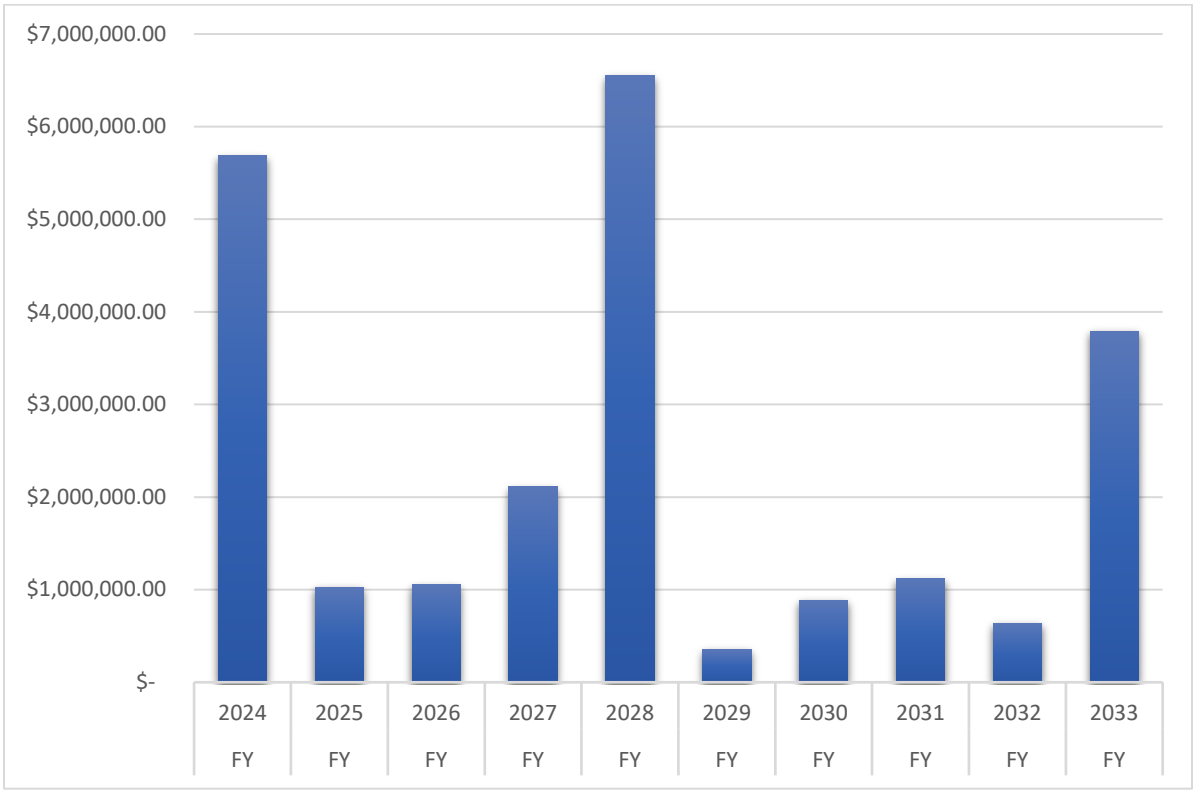
SUMMARY OF FINDINGS

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)	23%
Immediate Capital Needs (Year 1)	$5,683,290
Future Capital Needs (Year 2 to Year 10)	$17,533,504

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 Kansas Juvenile Justice Complex. 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:

$23,216,794



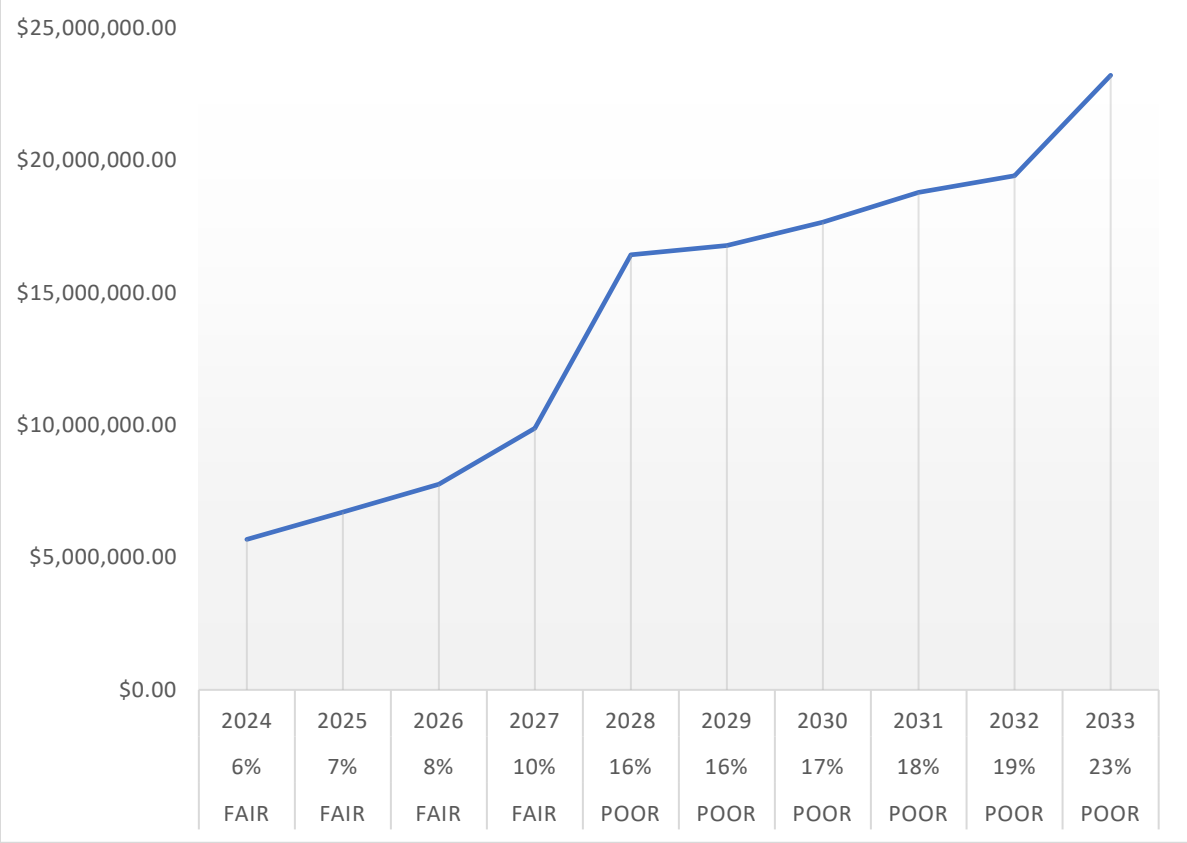
FACILITY CONDITION NEEDS INDEX

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

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

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

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

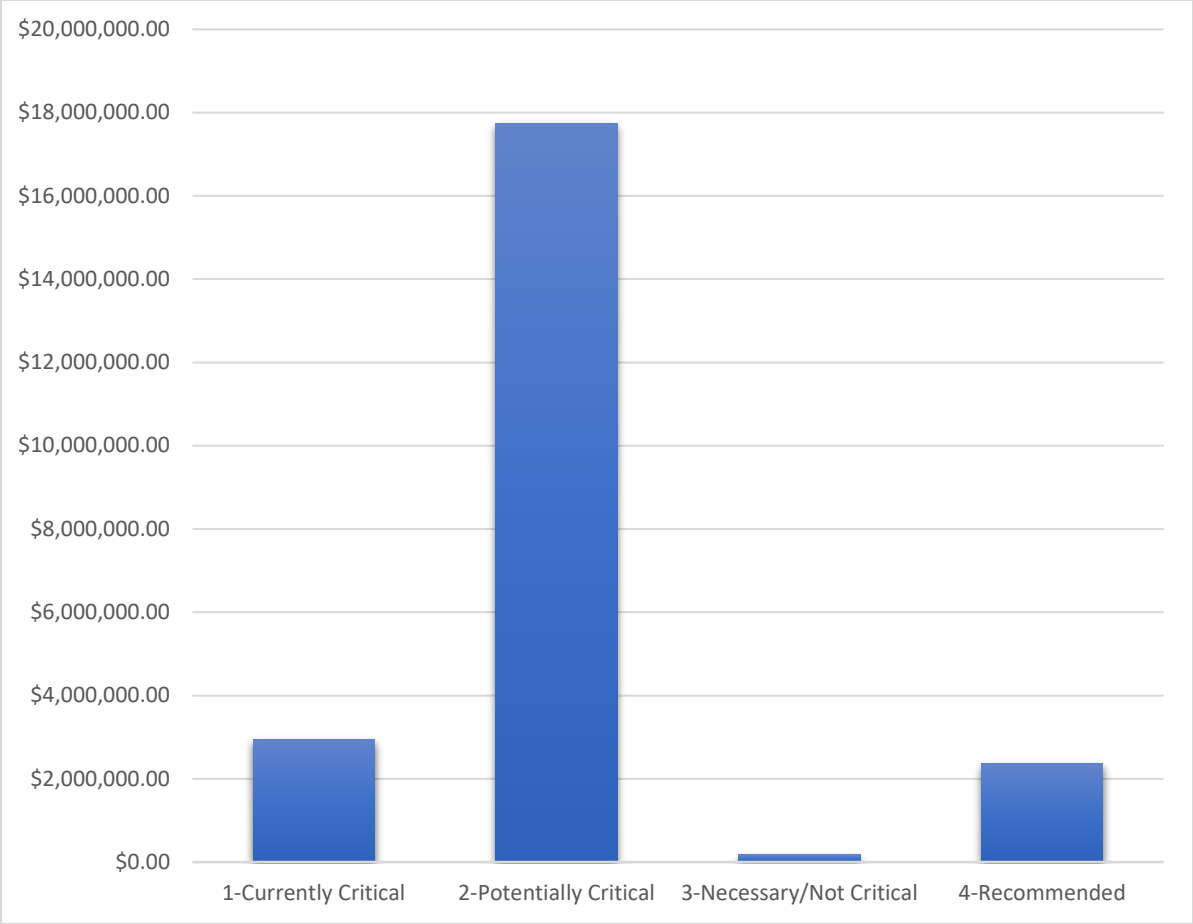


DISTRIBUTION OF NEEDS BY PRIORITY

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

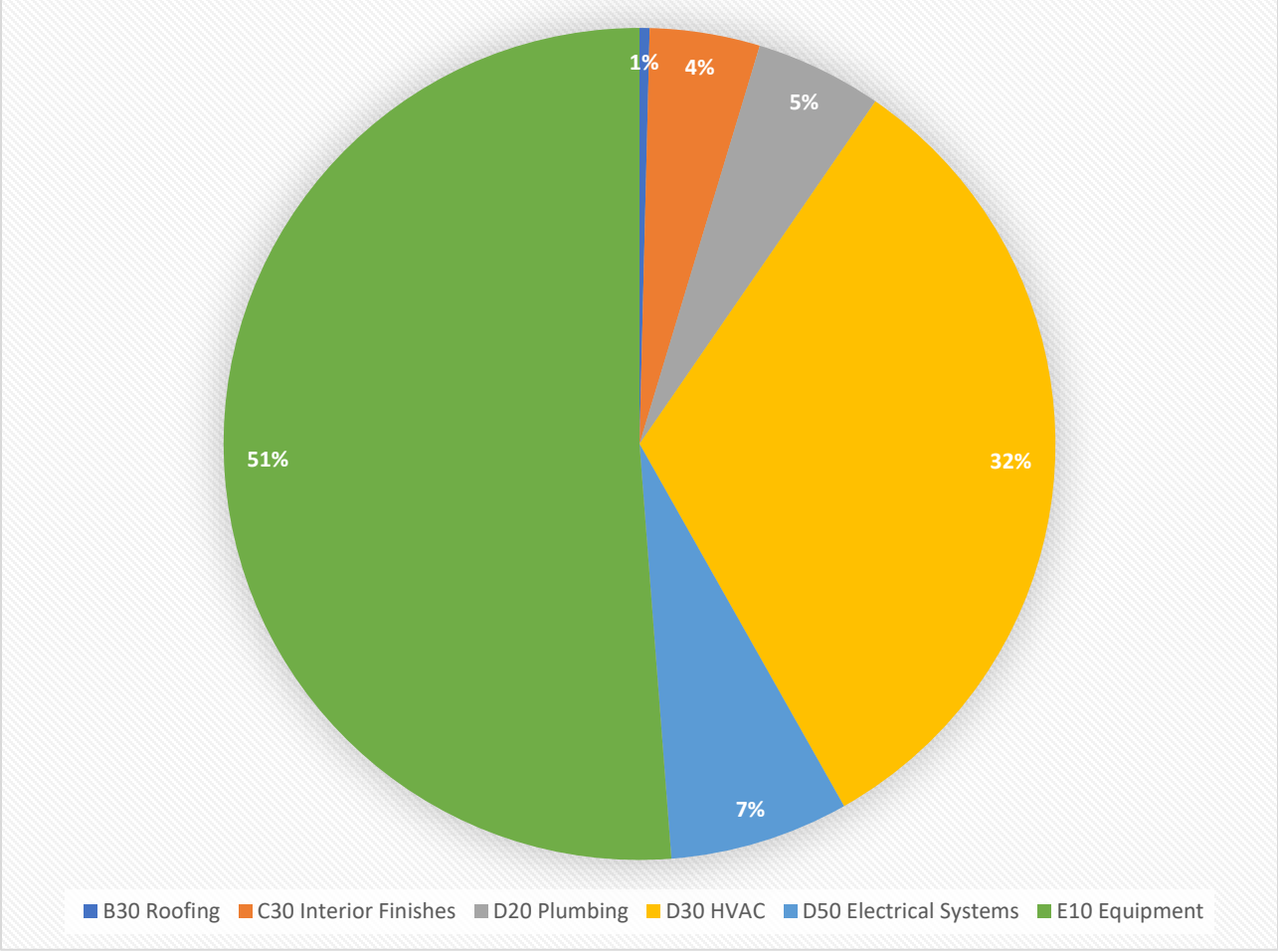
Priority 1 **Currently Critical:**	Systems requiring immediate action that have failed, compromises staff or public safety, or required to be upgraded to comply with current codes and accessibility
Priority 2 **Potentially Critical:**	A system or component is nearing the end of useful life, if not addressed,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

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



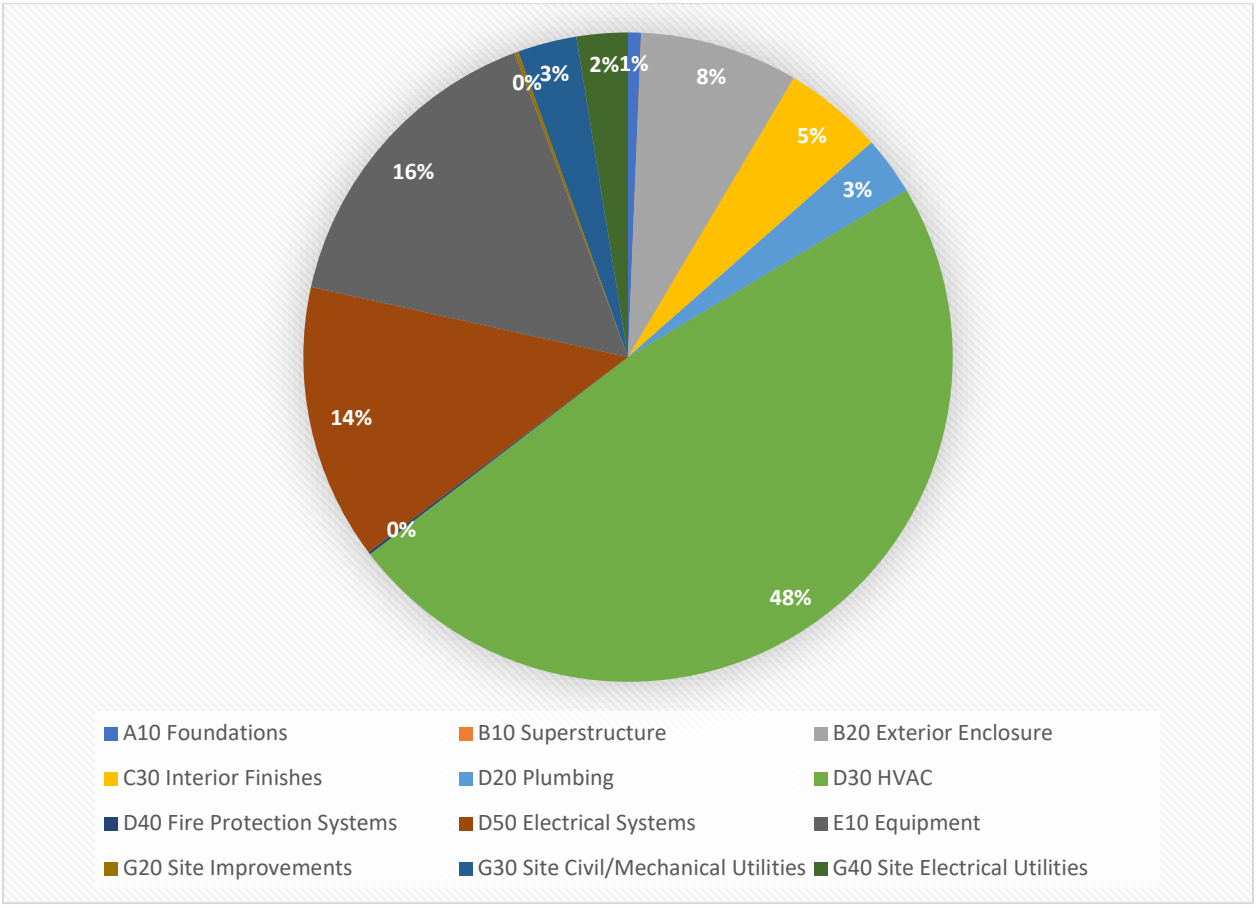
DISTRIBUTION OF IMMEDIATE NEEDS (YEAR 1) BY BUILDING SYSTEM

Building System	Estimated Cost	Percent of Total Cost
B30 Roofing	$22,194	0.39%
C30 Interior Finishes	$243,252	4.28%
D20 Plumbing	$280,107	4.93%
D30 HVAC	$1,830,974	32.22%
D50 Electrical Systems	$395,606	6.96%
E10 Equipment	$2,911,155	51.22%



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

Building System	Estimated Cost	Percent of Total Cost
A10 Foundations	$113,120.00	0.65%
B10 Superstructure	$3,074.00	0.02%
B20 Exterior Enclosure	$1,379,693.00	7.87%
C30 Interior Finishes	$872,362.26	4.98%
D20 Plumbing	$508,318.19	2.90%
D30 HVAC	$8,453,215.00	48.21%
D40 Fire Protection Systems	$22,000.00	0.13%
D50 Electrical Systems	$2,406,942.56	13.73%
E10 Equipment	$2,779,106.40	15.85%
G20 Site Improvements	$33,340.00	0.19%
G30 Site Civil/Mechanical Utilities	$515,961.60	2.94%
G40 Site Electrical Utilities	$446,371.20	2.55%



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.

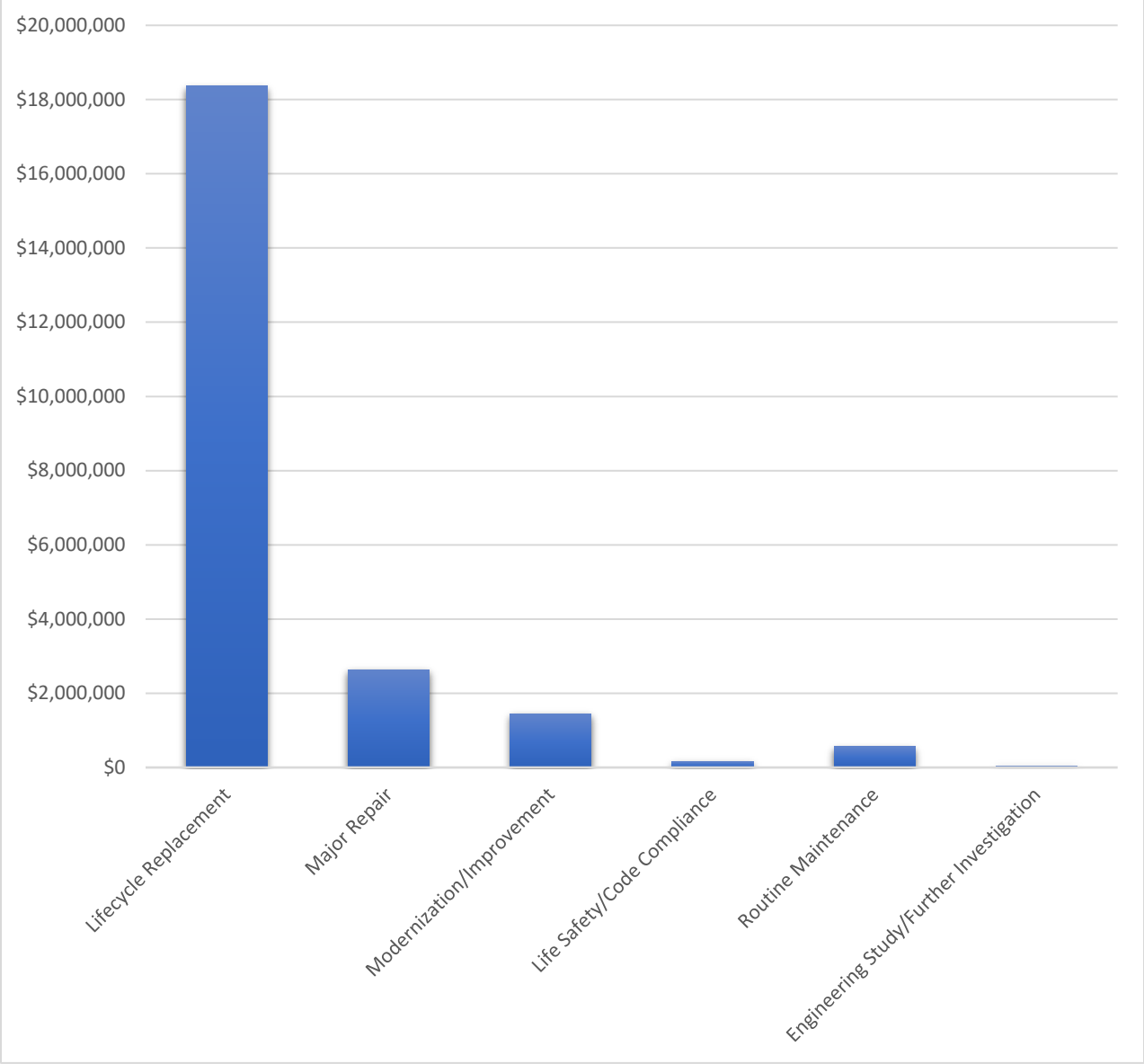
PLAN TYPE 7 ADA:

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	$18,359,459
Major Repair	$2,631,732
Modernization/Improvement	$1,447,997
Life Safety/Code Compliance	$165,725
Routine Maintenance	$567,686
Engineering Study/Further Investigation	$44,194



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
Main Complex Building	D3030	Chillers	2	Ea.	$886,682	$1,773,363	0	Lifecycle Replacement	1-Currently Critical
Main Complex Building	D5090	Generator, Emergency Power	2000	kW	$484	$967,640	9	Lifecycle Replacement	1-Currently Critical
Main Complex Building	B3010	Infrared Roof Inspection	221944	S.F.	$0	$22,194	0	Engineering Study/Further Investigation	1-Currently Critical
Main Complex Building	D5090	Exit Sign	194	Ea.	$424	$82,248	0	Life Safety/Code Compliance	1-Currently Critical
Main Complex Building	D5030	Fire Alarm Control Panel	2	Ea.	$41,315	$82,629	0	Life Safety/Code Compliance	1-Currently Critical
Main Complex Building	D2010	Rebuild/Replace Mixing valves	15	Ea.	$752	$11,284	0	Lifecycle Replacement	1-Currently Critical
Sallyport Gatehouse	D5090	Exit Sign	2	Ea.	$424	$848	0	Life Safety/Code Compliance	1-Currently Critical
Main Complex Building	D5030	Cameras	194	Ea.	$1,579	$306,252	8	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	D2030	Cast Iron	200	L.F.	$176	$35,120	9	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	E1090	deep fryer	1	Ea.	$7,767	$7,767	0	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	E1020	Detention toilet/sink	280	Ea.	$9,925	$2,779,106	9	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	E1090	Disposal	3	Ea.	$6,341	$19,024	0	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	D5030	Intercom	285	Ea.	$807	$229,881	0	Modernization/Improvement	2-Potentially Critical
Main Complex Building	E1090	Kettle	2	Ea.	$25,911	$51,821	0	Lifecycle Replacement	2-Potentially Critical

Main Complex Building	E1090	Kitchen hood	3	Ea.	$6,287	$18,861	0	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	E1090	Oven	2	Ea.	$14,965	$29,930	0	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	E1090	Proofer/warmer	1	Ea.	$14,965	$14,965	0	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	E1090	Skillet, flat	1	Ea.	$9,965	$9,965	0	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	E1020	Sliding Security Door	32	Ea.	$15,894	$508,623	0	Major Repair	2-Potentially Critical
Main Complex Building	E1090	Steamer	1	Ea.	$39,572	$39,572	0	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	E1090	Stove top	1	Ea.	$6,287	$6,287	0	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	E1020	Swinging Security Doors	150	Ea.	$14,154	$2,123,109	0	Major Repair	2-Potentially Critical
Main Complex Building	D3050	Unit Heater	21	Ea.	$1,812	$38,059	0	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	E1080	Walk-In Refrigerator	2	Ea.	$40,615	$81,230	0	Modernization/Improvement	2-Potentially Critical
Main Complex Building	D2020	Water softening system	1	Ea.	$3,836	$3,836	2	Modernization/Improvement	2-Potentially Critical
Main Complex Building	D3040	Exhaust Fans	150	Ea.	$7,676	$1,151,388	3	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	B2030	Door Locking hardware	150	Ea.	$7,000	$1,050,000	2	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	D2020	Refurbish expansion tanks	2	Ea.	$2,400	$4,799	0	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	D2020	HW/CW circulation pumps	14	Ea.	$9,974	$139,632	1	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	D2020	Water Heaters	10	Ea.	$26,402	$264,024	0	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	D3030	Air Handler Units	220000	S.F.	$29	$6,410,800	4	Lifecycle Replacement	2-Potentially Critical

Main Complex Building	D3020	Boilers	3	Ea.	$295,889	$887,666	1	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	D4030	Fire Sprinklers	220000	S.F.	$0	$22,000	4	Engineering Study/Further Investigation	2-Potentially Critical
Main Complex Building	G2040	Fencing	500	Ea.	$67	$33,340	4	Routine Maintenance	2-Potentially Critical
Main Complex Building	B2010	Recaulk Expansion & Control Joints	5000	L.F.	$35	$174,900	5	Routine Maintenance	2-Potentially Critical
Sallyport Gatehouse	B1010	Concrete Stairs	10	S.F.	$61	$615	3	Routine Maintenance	2-Potentially Critical
Site Utility	G4010	Electrical Site Utility	5280	L.F.	$85	$446,371	3	Lifecycle Replacement	2-Potentially Critical
Site Utility	G3010	Water Distribution/Supply	5280	L.F.	$98	$515,962	3	Lifecycle Replacement	2-Potentially Critical
Site Utility	D2090	Cast Iron Pipe	1500	L.F.	$220	$329,730	8	Lifecycle Replacement	2-Potentially Critical
Main Complex Building	D3040	Air Ducts	150	L.F.	$22	$3,362	9	Lifecycle Replacement	3-Necessary/Not Critical
Main Complex Building	B2030	Aluminum Door	3	Ea.	$954	$2,863	9	Lifecycle Replacement	3-Necessary/Not Critical
Main Complex Building	B2030	Aluminum Siding Door	2	Ea.	$1,135	$2,270	4	Lifecycle Replacement	3-Necessary/Not Critical
Main Complex Building	B2020	Aluminum Windows	5	Ea.	$3,770	$18,852	4	Lifecycle Replacement	3-Necessary/Not Critical
Main Complex Building	B2020	Security Grade Windows	3	Ea.	$3,770	$11,311	4	Lifecycle Replacement	3-Necessary/Not Critical
Sallyport Gatehouse	B2020	Aluminum Framed Windows	14	Ea.	$3,770	$52,787	4	Lifecycle Replacement	3-Necessary/Not Critical
Vocational Sallyport	B2030	Aluminum Door	1	Ea.	$954	$954	9	Lifecycle Replacement	3-Necessary/Not Critical

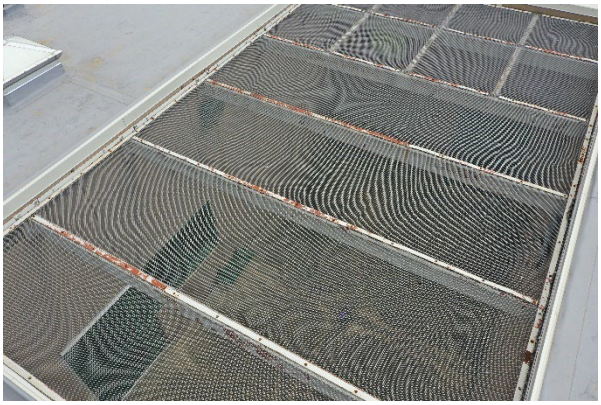
Warehouse	B2010	Aluminum Siding	40	C.S.F.	$1,644	$65,756	5	Lifecycle Replacement	3-Necessary/Not Critical
Warehouse	D3050	Small Unit Heater	2	Ea.	$9,776	$19,552	0	Lifecycle Replacement	3-Necessary/Not Critical
Main Complex Building	C3030	Acoustical Ceiling Tile	193.7	C.S.F.	$1,255	$243,101	0	Routine Maintenance	4-Recommended
Main Complex Building	B1010	Concrete Stairs	40	S.F.	$61	$2,459	9	Routine Maintenance	4-Recommended
Main Complex Building	D5020	Fluorescent Lighting	3875	Ea.	$288	$1,117,628	7	Modernization/Improvement	4-Recommended
Main Complex Building	C3020	VCT Flooring	5000	S.Y.	$174	$870,100	6	Lifecycle Replacement	4-Recommended
Main Complex Building	A1030	Minor Repairs to Concrete	1000	S.F.	$113	$113,120	5	Routine Maintenance	4-Recommended
Sallyport Gatehouse	C3030	Acoustical Ceiling Tile	0.12	C.S.F.	$1,255	$151	0	Routine Maintenance	4-Recommended
Sallyport Gatehouse	D5030	Security Camera	1	Ea.	$1,579	$1,579	6	Modernization/Improvement	4-Recommended
Sallyport Gatehouse	C3020	VCT Floor Tile	13	S.Y.	$174	$2,262	6	Lifecycle Replacement	4-Recommended
Warehouse	D5020	Fluorescent Lighting	48	Ea.	$288	$13,844	6	Modernization/Improvement	4-Recommended

PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT-EXTERIOR

PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

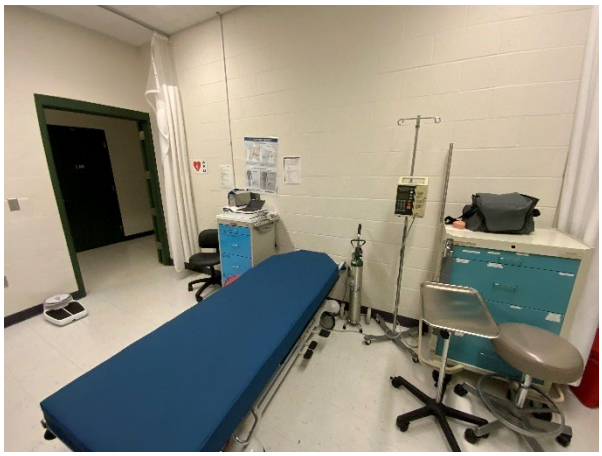
MAX/MED UNIT-EXTERIOR



PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

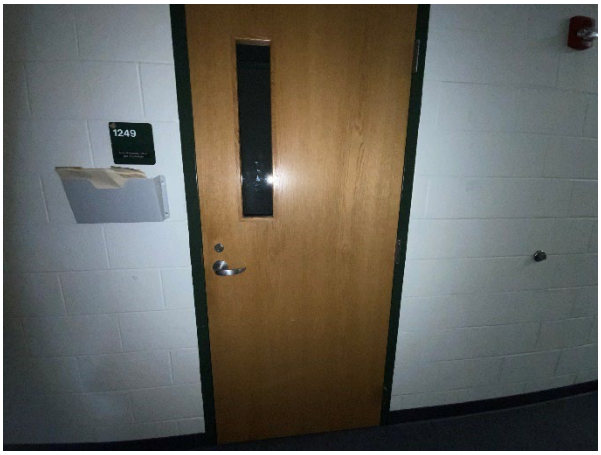
MAX/MED UNIT-INTERIOR

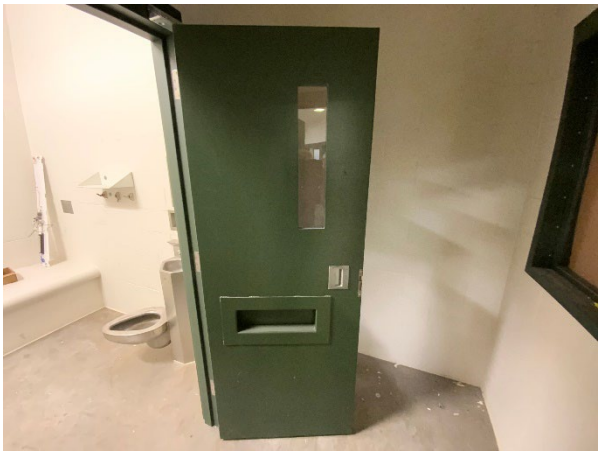


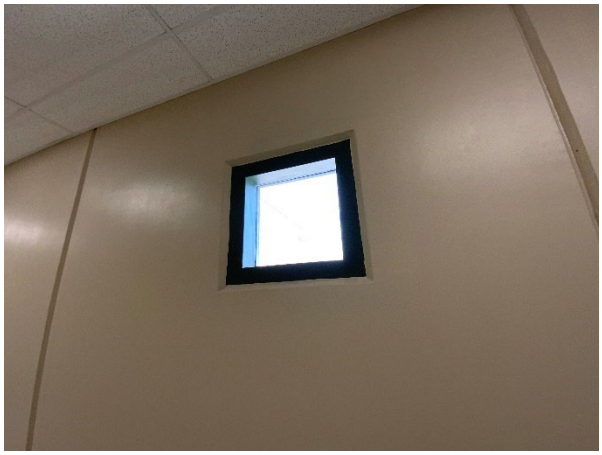



PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT-INTERIOR

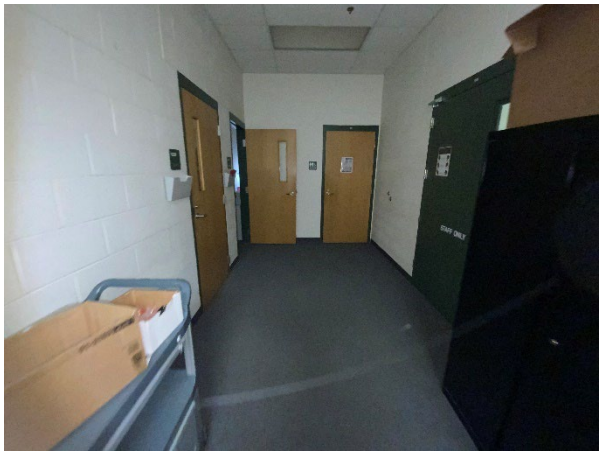
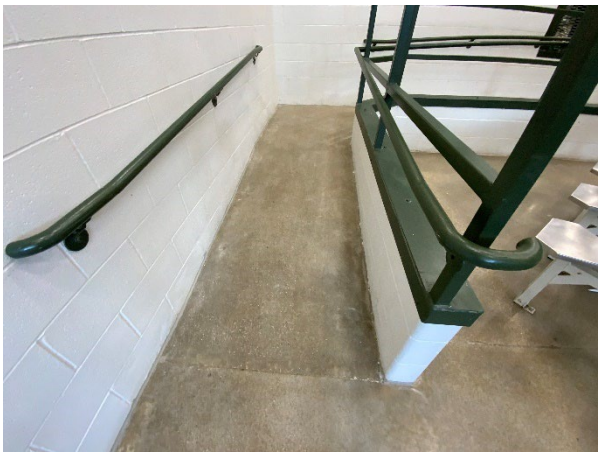


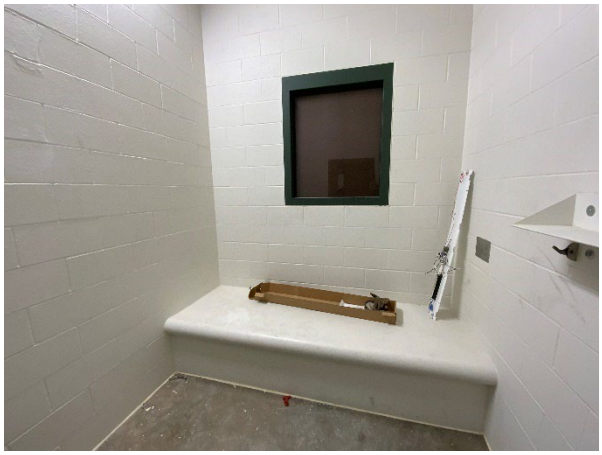




PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

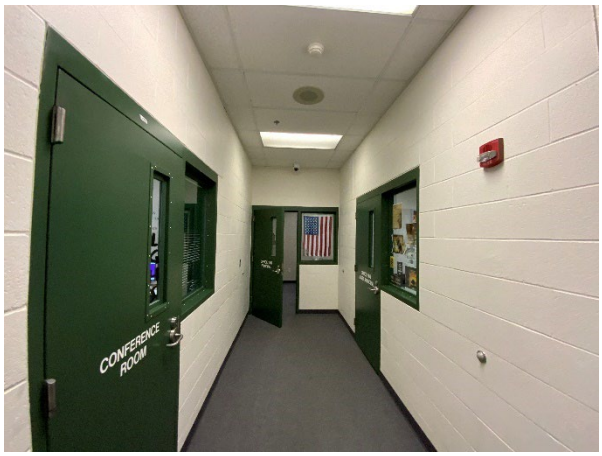
MAX/MED UNIT-INTERIOR

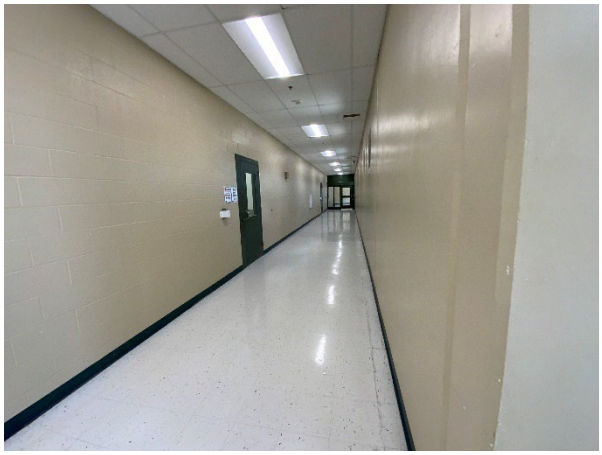







PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

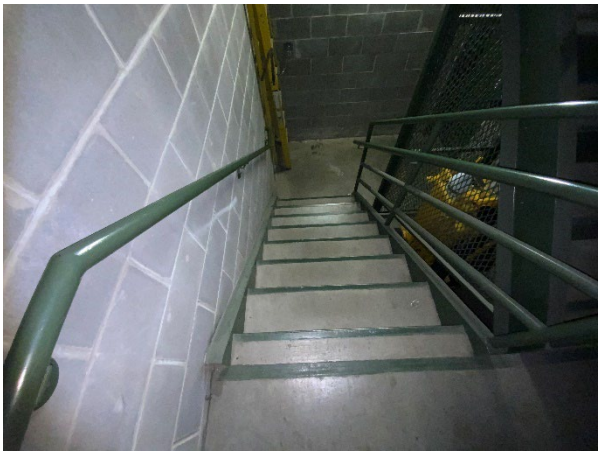
MAX/MED UNIT-INTERIOR

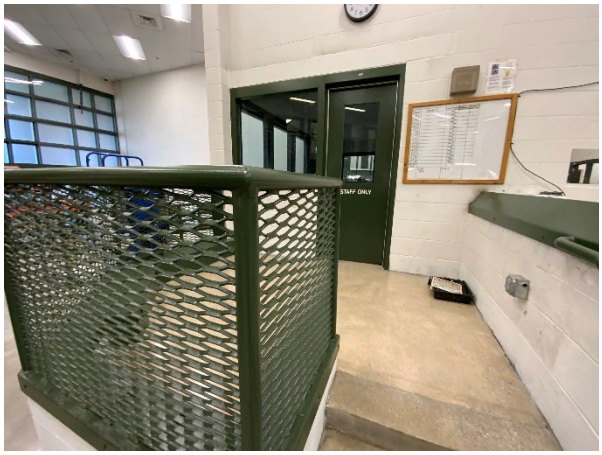


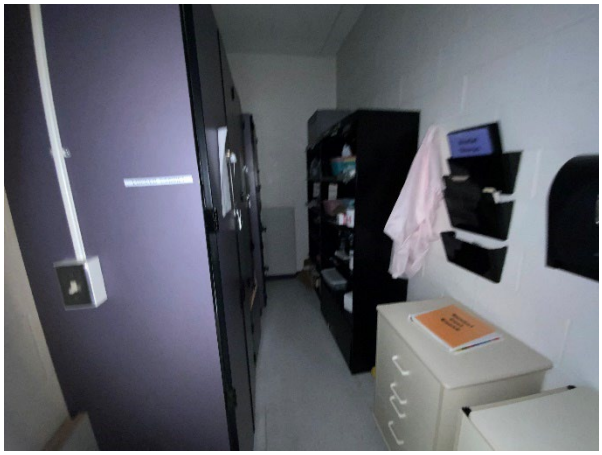


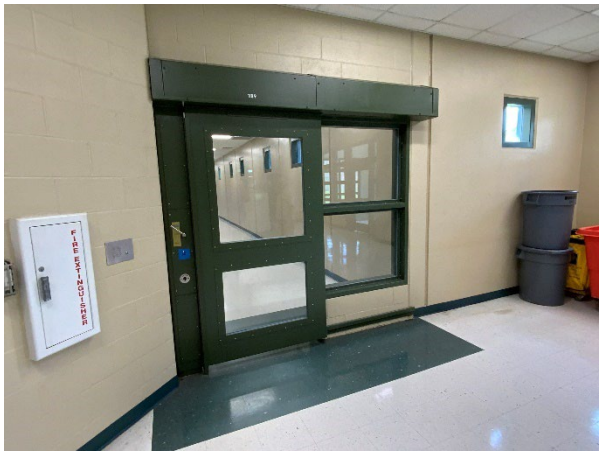
PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT-INTERIOR



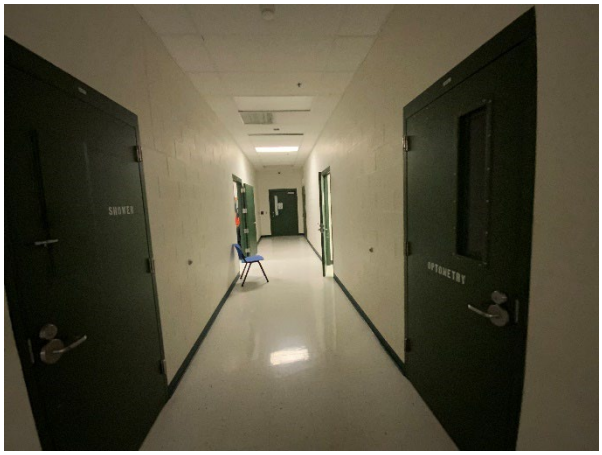


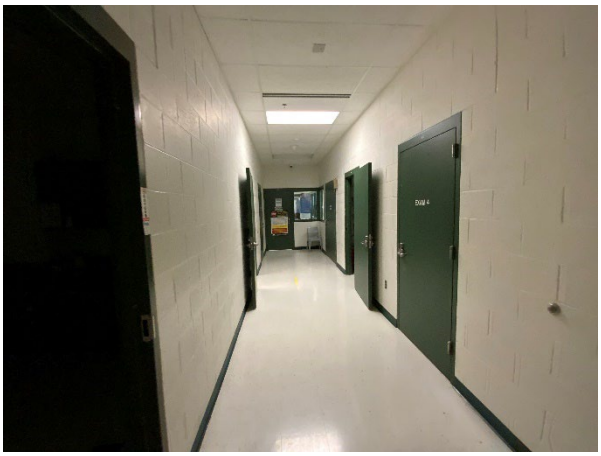


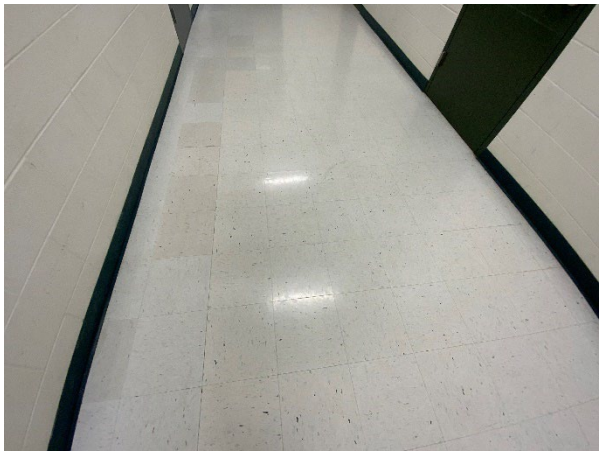


PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT-INTERIOR

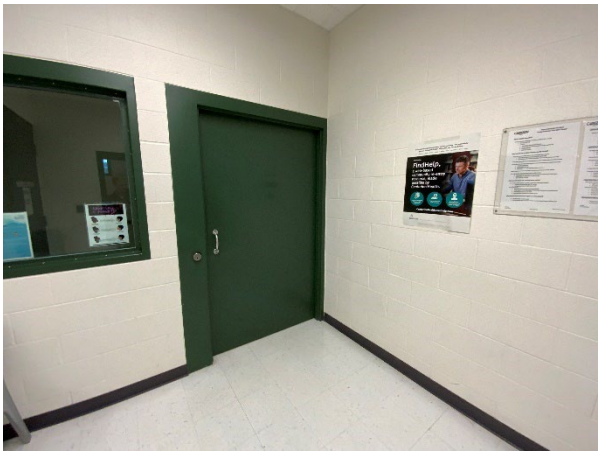


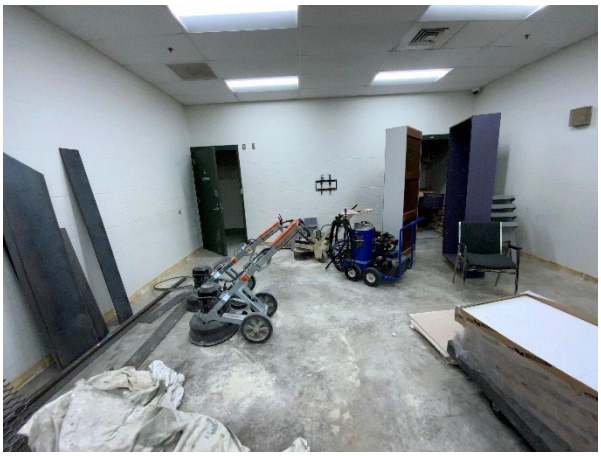




PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

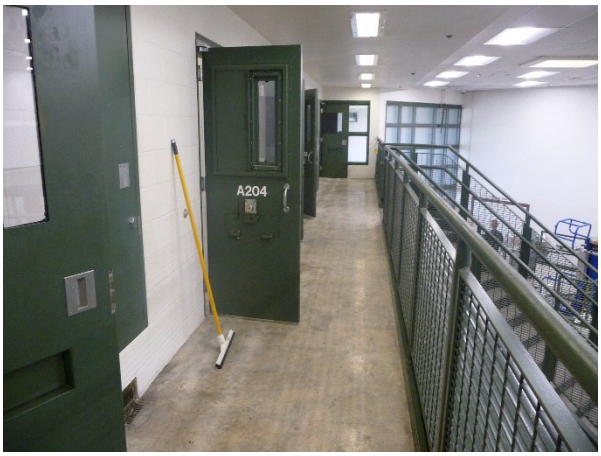
MAX/MED UNIT-INTERIOR





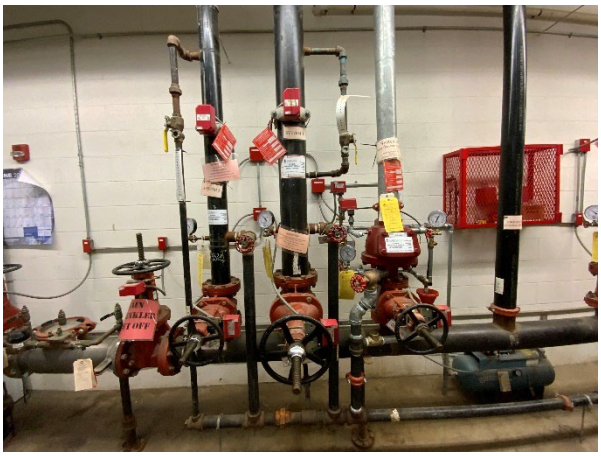
PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT-INTERIOR



PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- LIFE SAFETY

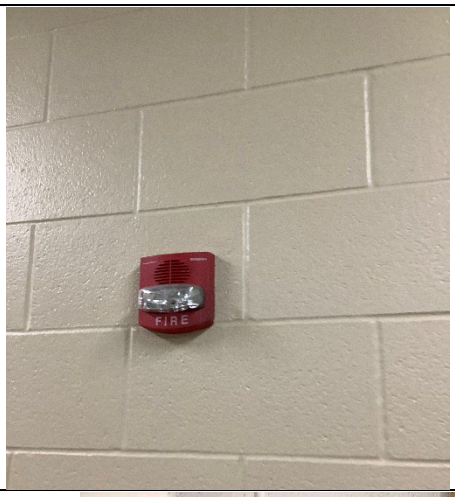


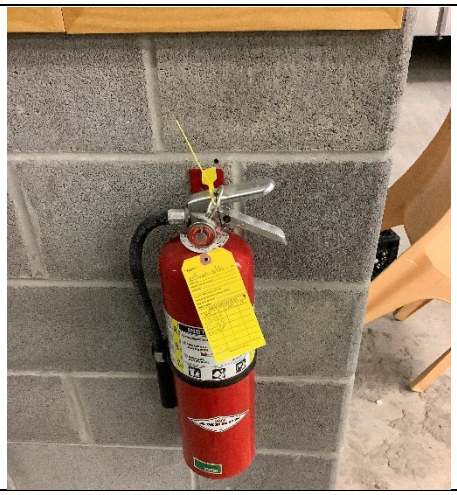
PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- LIFE SAFETY

PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- LIFE SAFETY





PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- MECHANICAL, ELECTRICAL, & PLUMBING



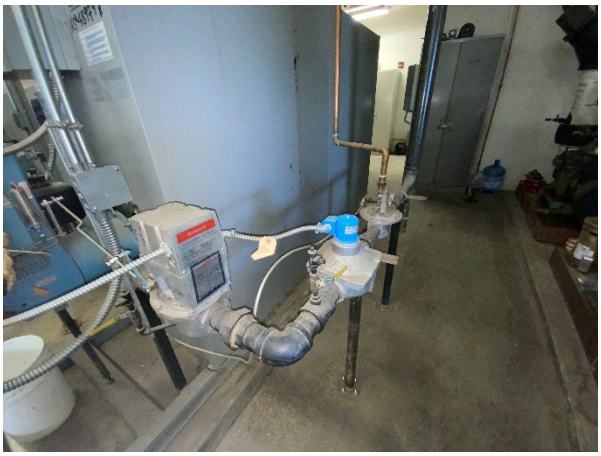



PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- MECHANICAL, ELECTRICAL, & PLUMBING

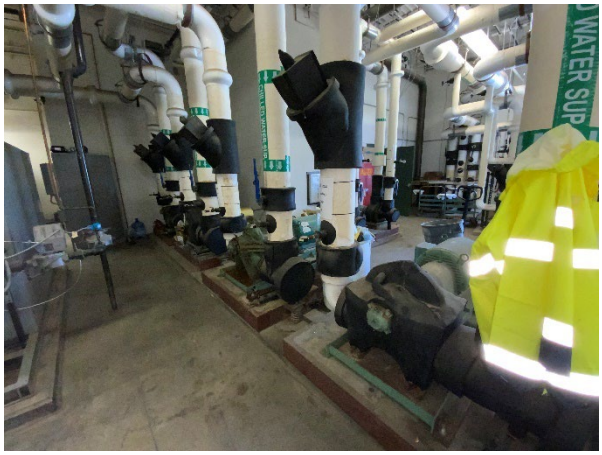
PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- MECHANICAL, ELECTRICAL, & PLUMBING



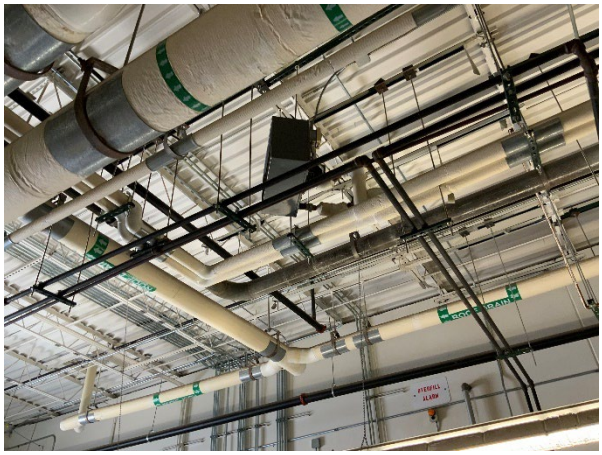
PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- MECHANICAL, ELECTRICAL, & PLUMBING

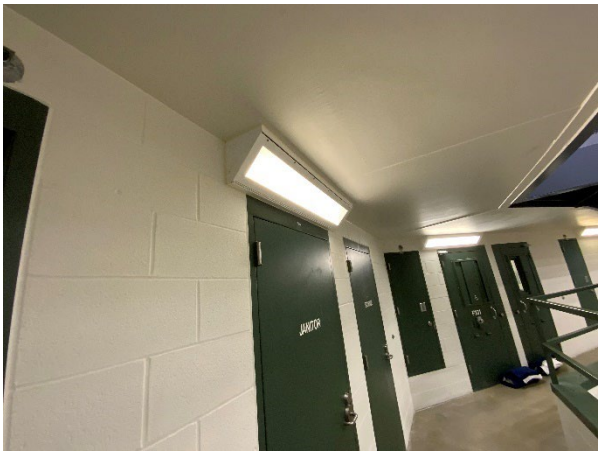


PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- MECHANICAL, ELECTRICAL, & PLUMBING

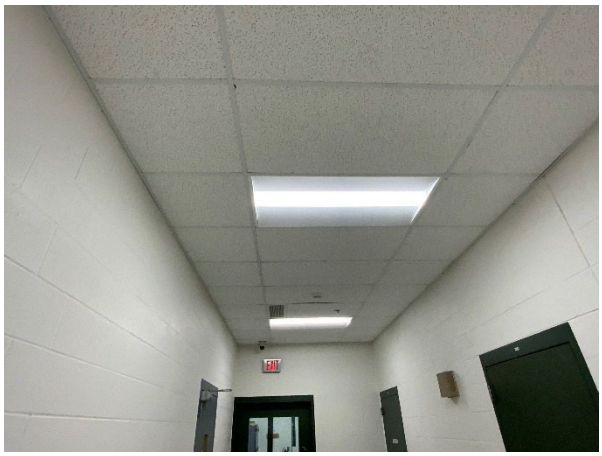
PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- MECHANICAL, ELECTRICAL, & PLUMBING

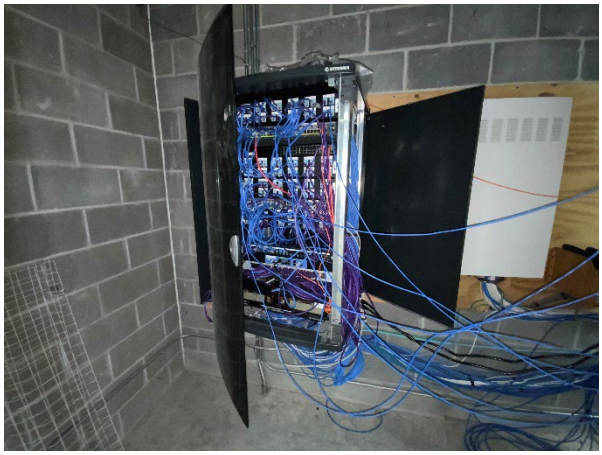


PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- MECHANICAL, ELECTRICAL, & PLUMBING







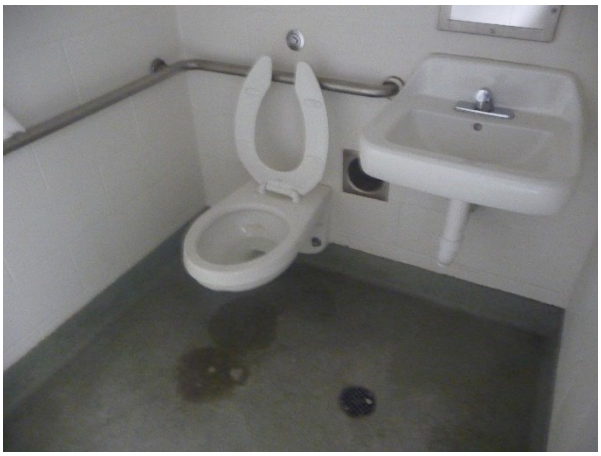

PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- MECHANICAL, ELECTRICAL, & PLUMBING

PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- MECHANICAL, ELECTRICAL, & PLUMBING






PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

MAX/MED UNIT- SECURITY

PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- EXTERIOR






PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

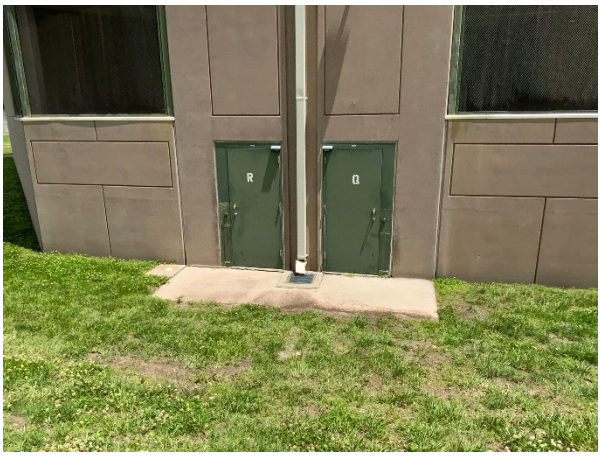
AUXILLARY HOUSING- EXTERIOR





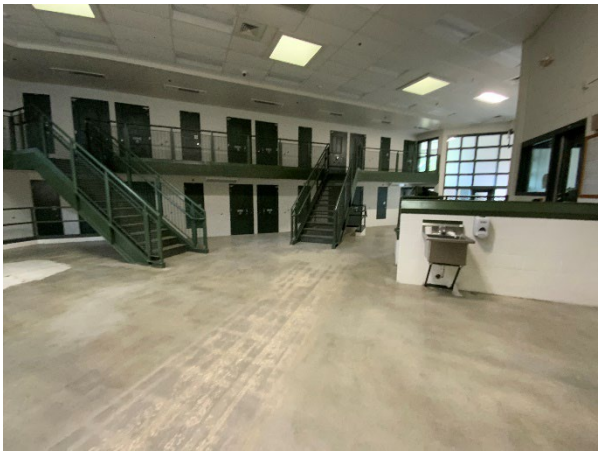

PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

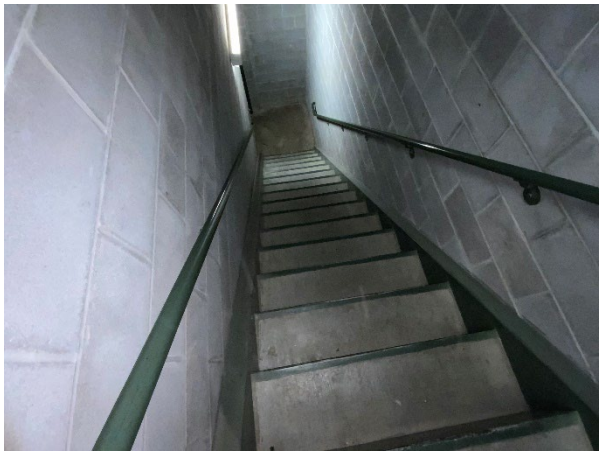
AUXILLARY HOUSING- EXTERIOR

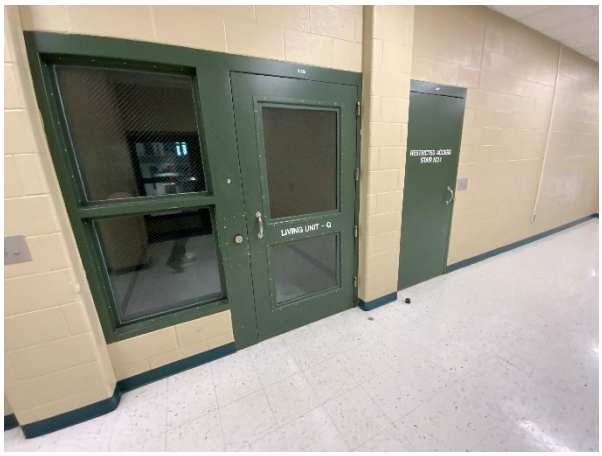


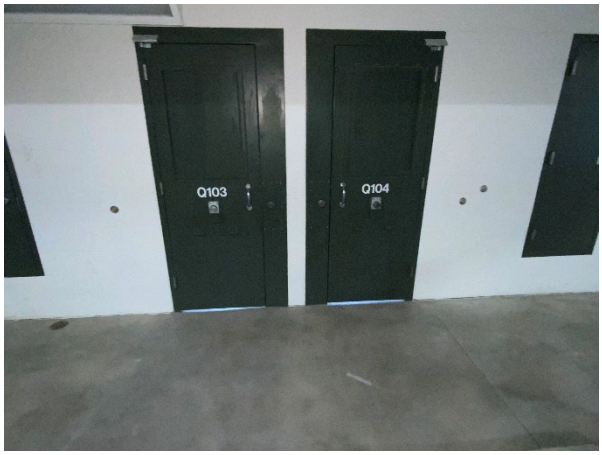
PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- INTERIOR



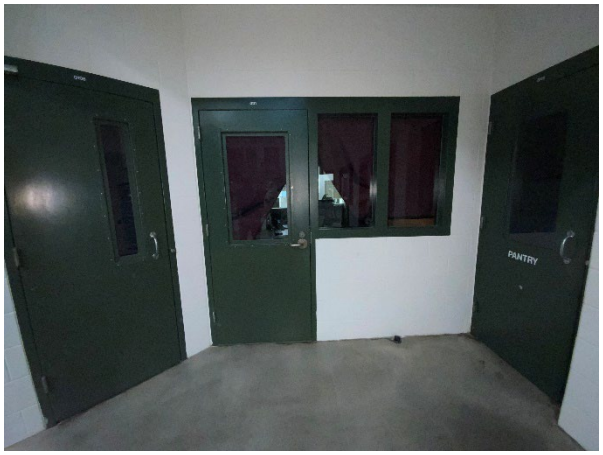


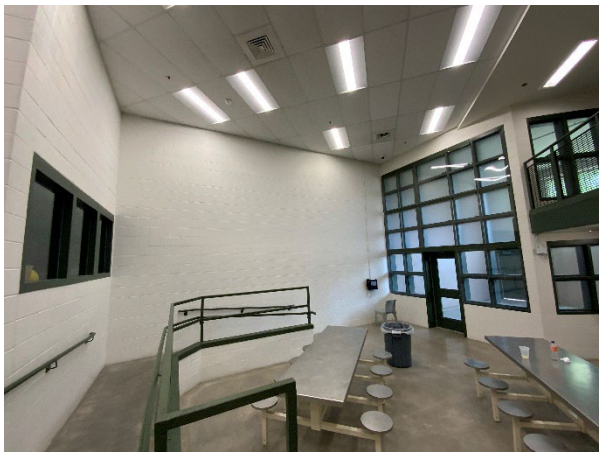


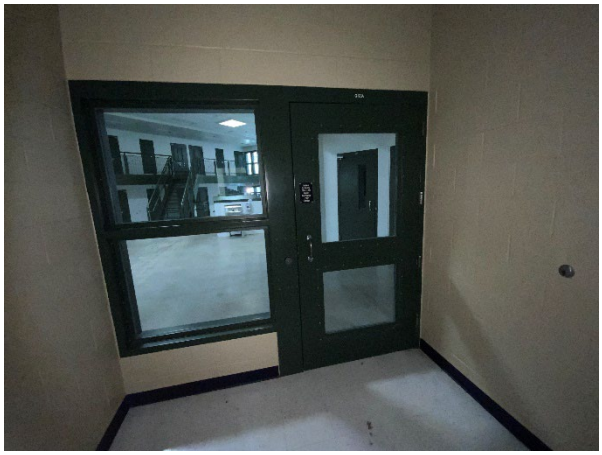


PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- INTERIOR

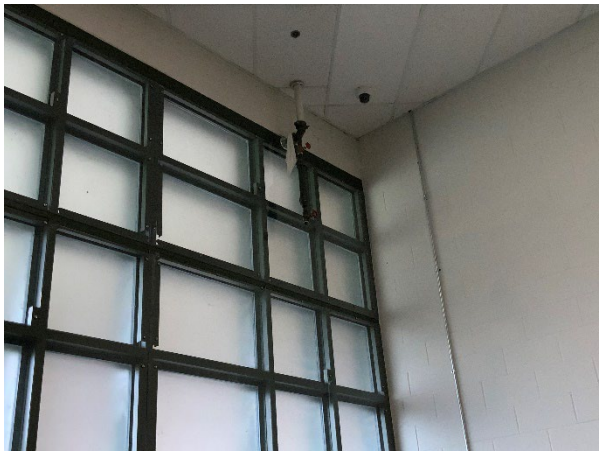


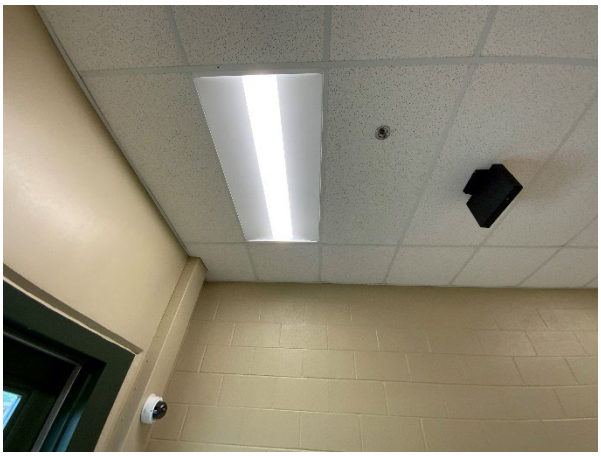


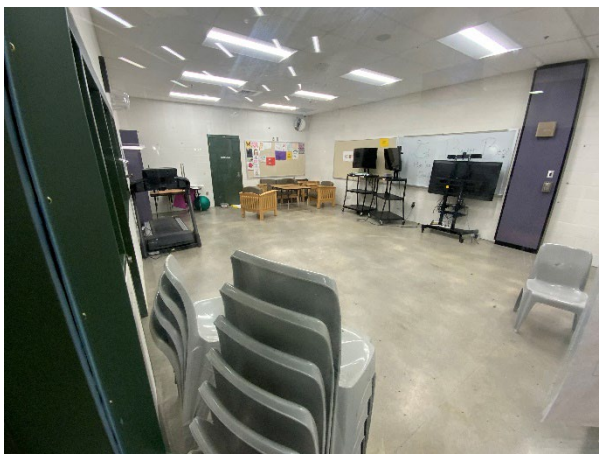


PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- INTERIOR

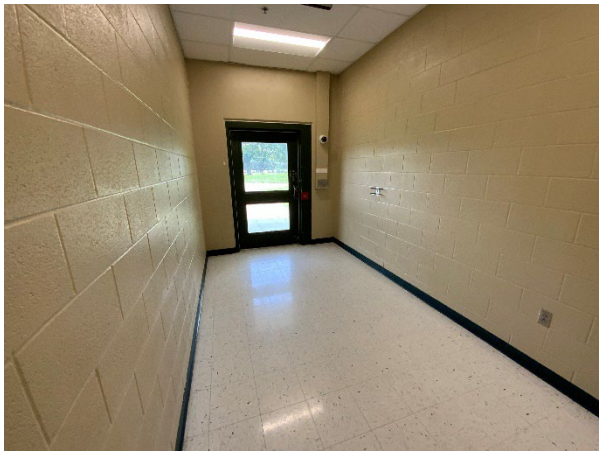


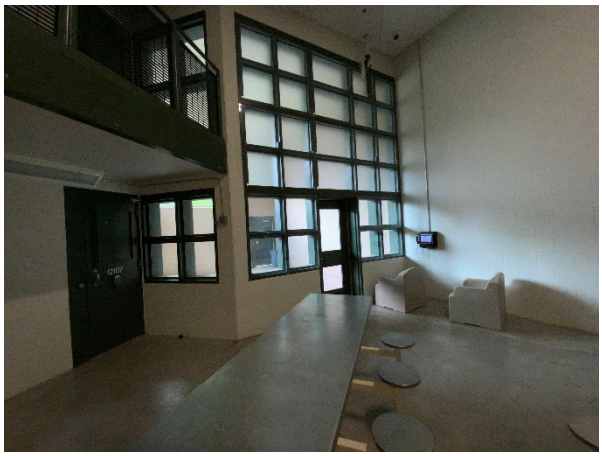


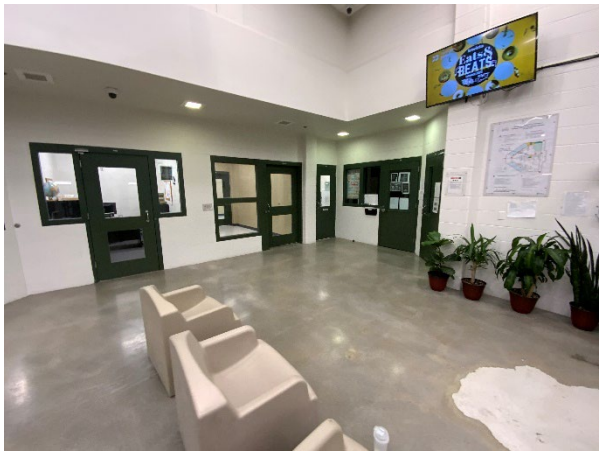


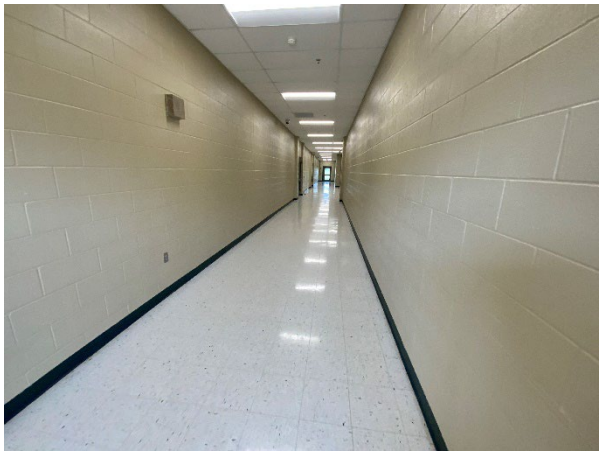
PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- INTERIOR



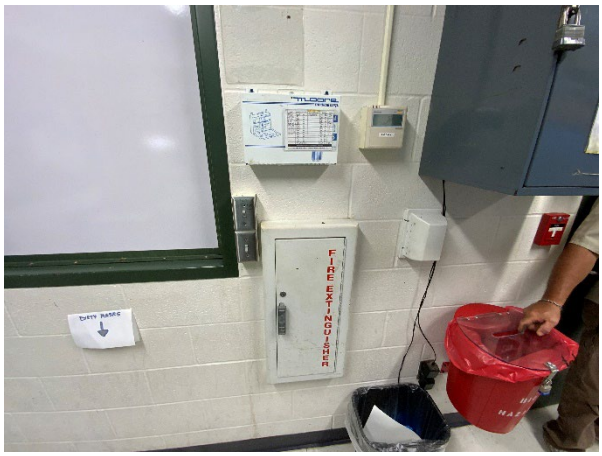


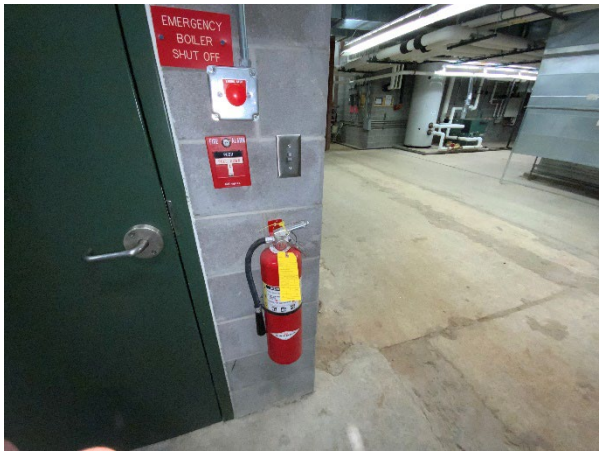




PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- LIFE SAFETY



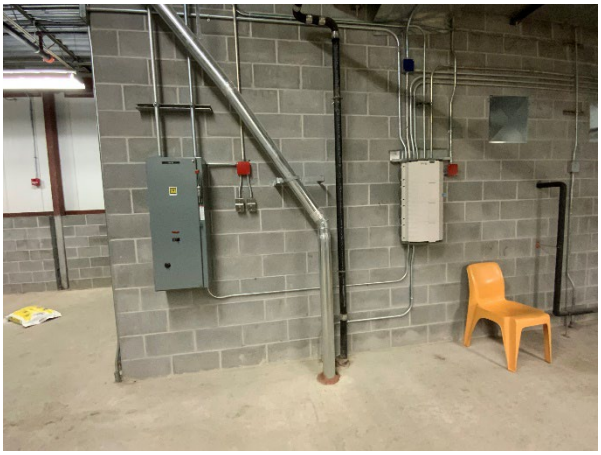


PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- LIFE SAFETY

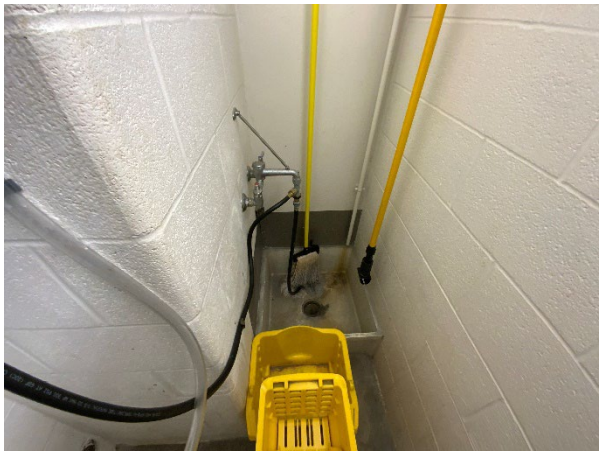
PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

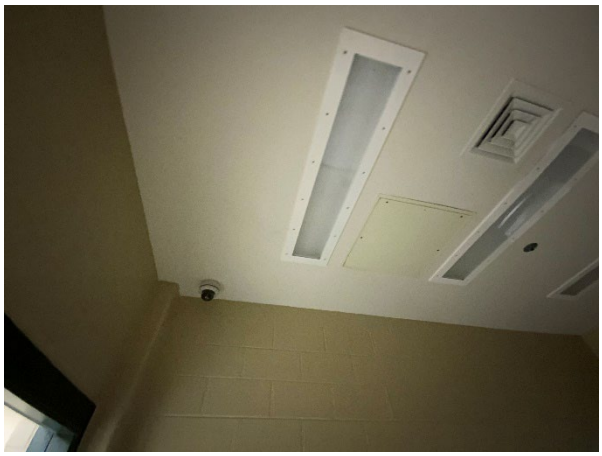
AUXILLARY HOUSING- MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- MECHANICAL, ELECTRICAL, & PLUMBING

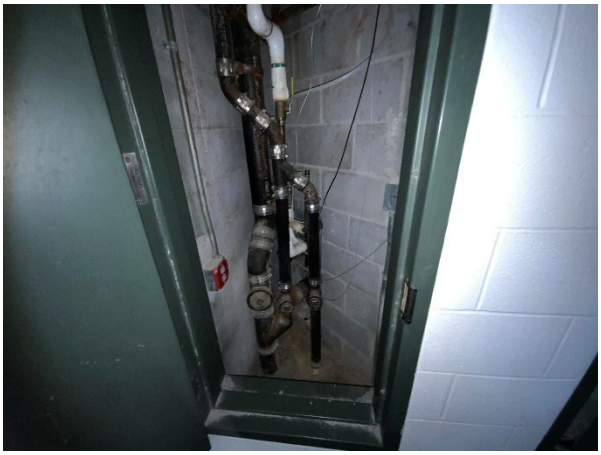
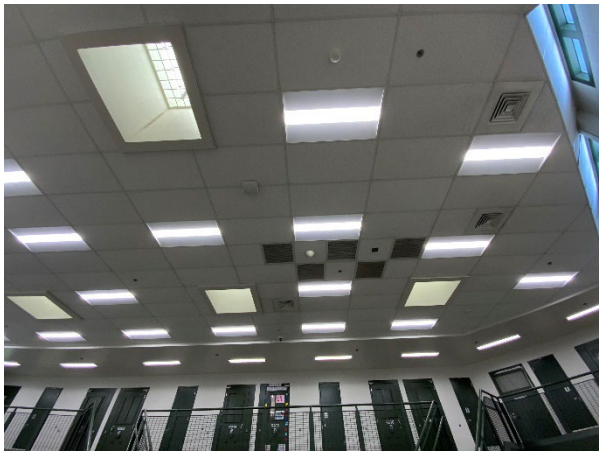


PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- MECHANICAL, ELECTRICAL, & PLUMBING

PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

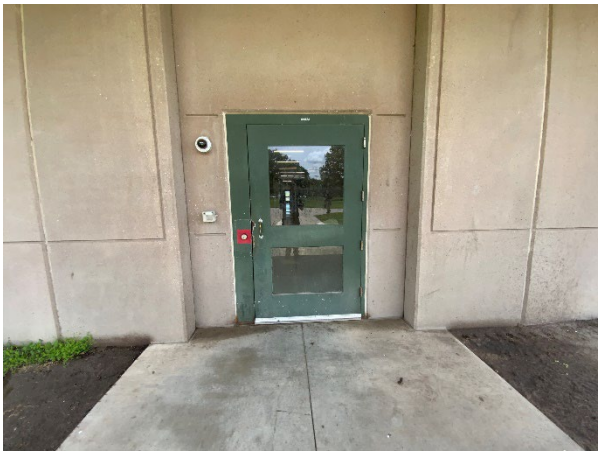
AUXILLARY HOUSING- MECHANICAL, ELECTRICAL, & PLUMBING






PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- SECURITY



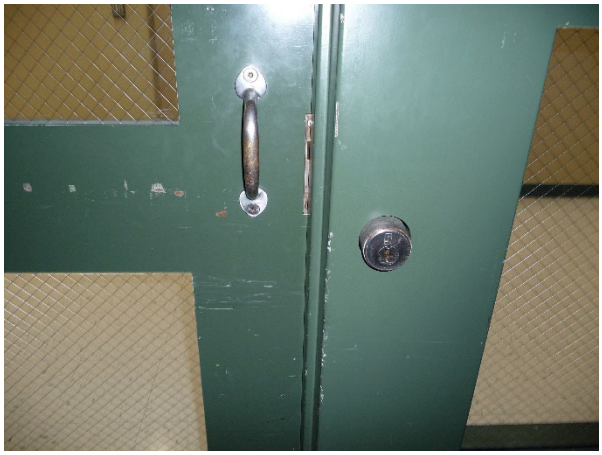



PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

AUXILLARY HOUSING- SECURITY





PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

WAREHOUSE- EXTERIOR

PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

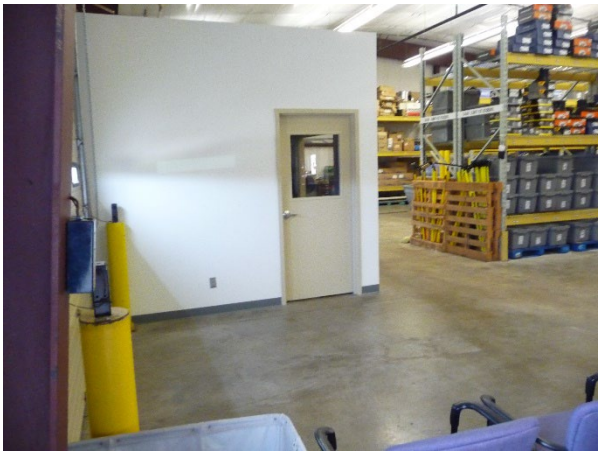
WAREHOUSE- EXTERIOR

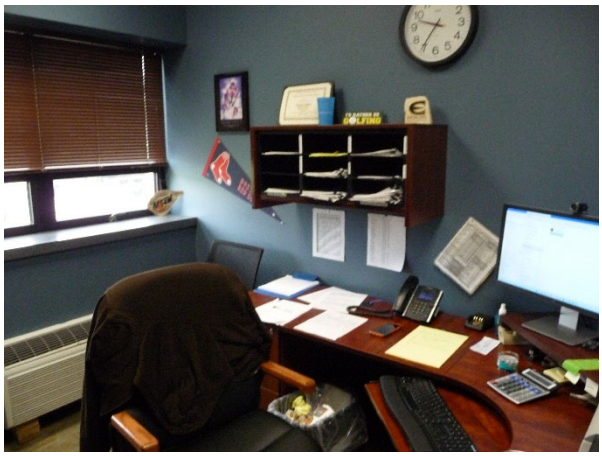





PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

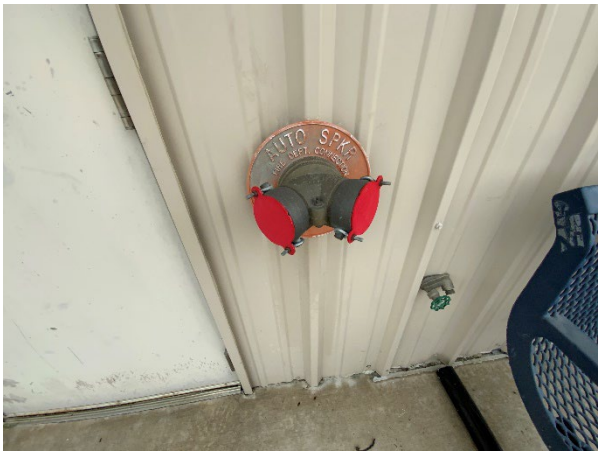
WAREHOUSE- INTERIOR





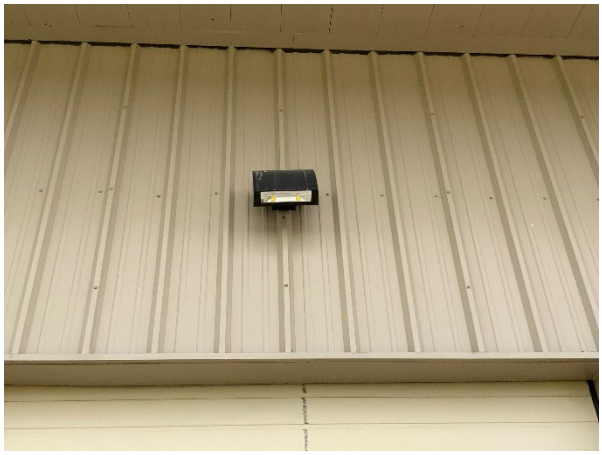
PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

WAREHOUSE- LIFE SAFETY



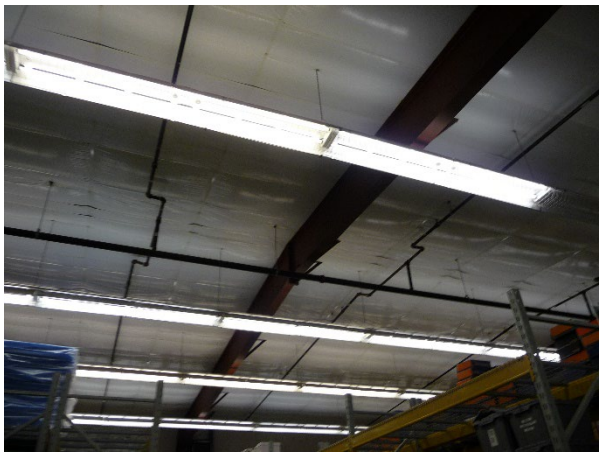
PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

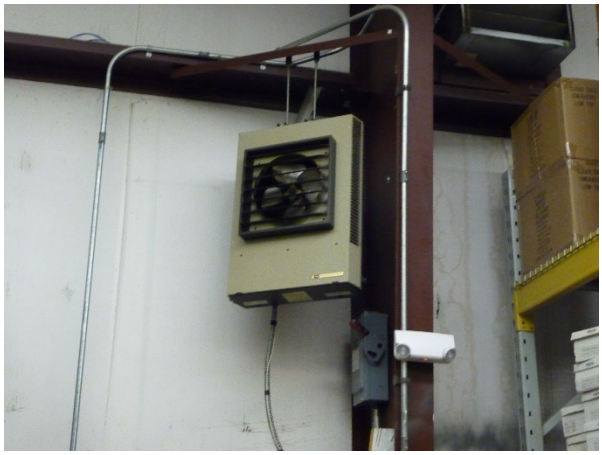
WAREHOUSE- MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

WAREHOUSE- MECHANICAL, ELECTRICAL, & PLUMBING

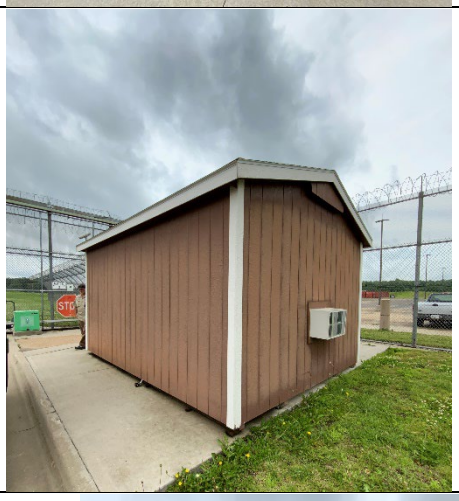




PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

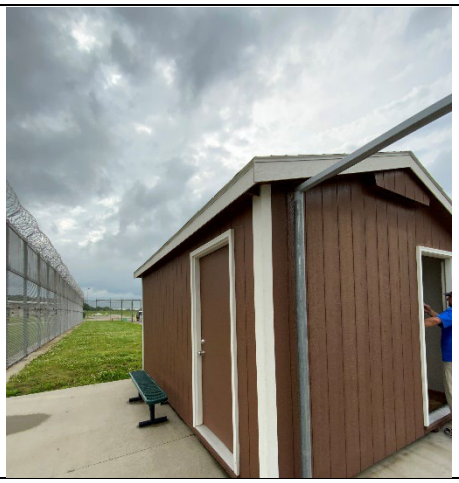
SALLYPORT - EXTERIOR





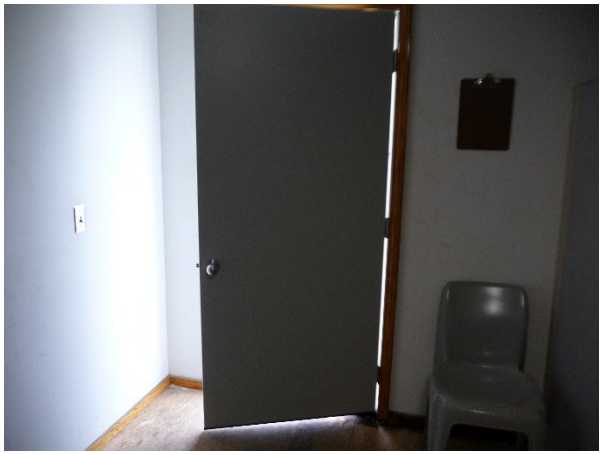

PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

SALLYPORT - EXTERIOR



PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

SALLYPORT - INTERIOR

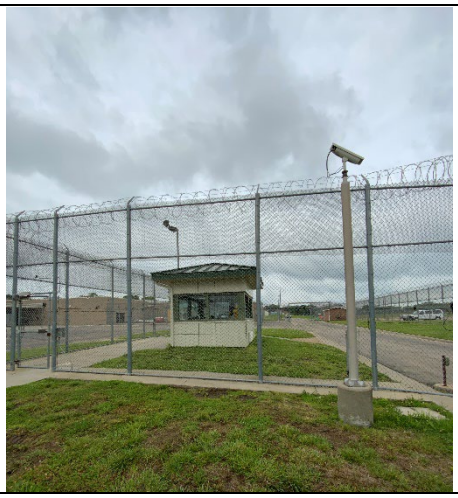


PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

SALLYPORT – MECHANICAL, ELECTRICAL, & PLUMBING

PHOTOS – KANSAS JUVENILE CORRECTIONAL COMPLEX

SALLYPORT - SECURITY



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