



Kansas Department of Corrections
Topeka Correctional Facility West
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:

Topeka Correctional Facility West

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

TOPEKA CORRECTIONAL FACILITY WEST

PROPERTY EXECUTIVE SUMMARY

Topeka Correctional Facility West (TCF West) also known as the "I & J Complex" is located on 81 acres on the east side of Topeka, Kansas and utilized the location of the former Kansas Industrial and Education Institute. The facility consists of 13 buildings with 10 being assessed. The total square footage assessed was approximately 126,411 for this facility. Construction dates of the buildings range from 1924 to 2002, showcasing a diversity of architecture over the decades. The structures consist of a diverse mixture of building materials, from concrete and metal to wood and masonry.

TCF West is a Kansas Department of Corrections state prison for women located in Topeka, Kansas. The facility utilized the location of the Kansas Industrial and Education Institute, founded in 1905 and closed in 1955. The Topeka Correctional Facility was built in the 1970s, and it became the only women's prison in the state in 1995. It administers a wide range of security levels, from maximum security through work release. The prison also has all custody levels of residents from maximum to minimum/work release. It currently is at capacity, housing over 932 adult females. The facility holds three different sections of buildings: TCF West, Topeka Correctional Facility and the Industrial Yard.

TCF West shares the 81-acre site with the Topeka Correctional Facility and the Industrial Yard. TCF West has been separated from the Topeka Correctional Facility and Industrial Yard facilities to give a better depiction of the FCI for the buildings at the facility.

HVAC SYSTEMS

The HVAC systems at the facility are ranging systems that include split systems, package rooftop units, multiple air handlers, and Trane/Armstrong condensing units. The sizes vary from one ton up to 7 to-1/2 tons. HVAC units are of many different ages; some have been replaced or installed within the last decade. The aged-out systems should be considered for replacement soon. 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 overhead or 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 emergency generator located outside the General Services Building that supplies back-up power to the site.

PLUMBING

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

FIRE PROTECTION

The fire alarm panel and associated devices were aged and nearing the end of their useful life. Lifecycle replacement of these items would be recommended before unscheduled failure occurs.

The fire protection system was original to construction or building conversion. Fire protection piping will deteriorate from the inside out and it is recommended that an endoscopic inspection and wall thickness test be conducted after 25 years of service.

SITE UTILITIES

TCF West is over 90+ years in age and the age of the site utilities are unknown but presumed to have been upgraded in the past. 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	Topeka Correctional Facility West
Property Type	Detention Facility
Address	Topeka, Kansas
Year Built	Varies (1924 - 2002)
Number of Levels	Varies (Basement - 3)
Gross Building Area (GSF)	126,511
*Current Replacement Value	\$56,929,950
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 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.

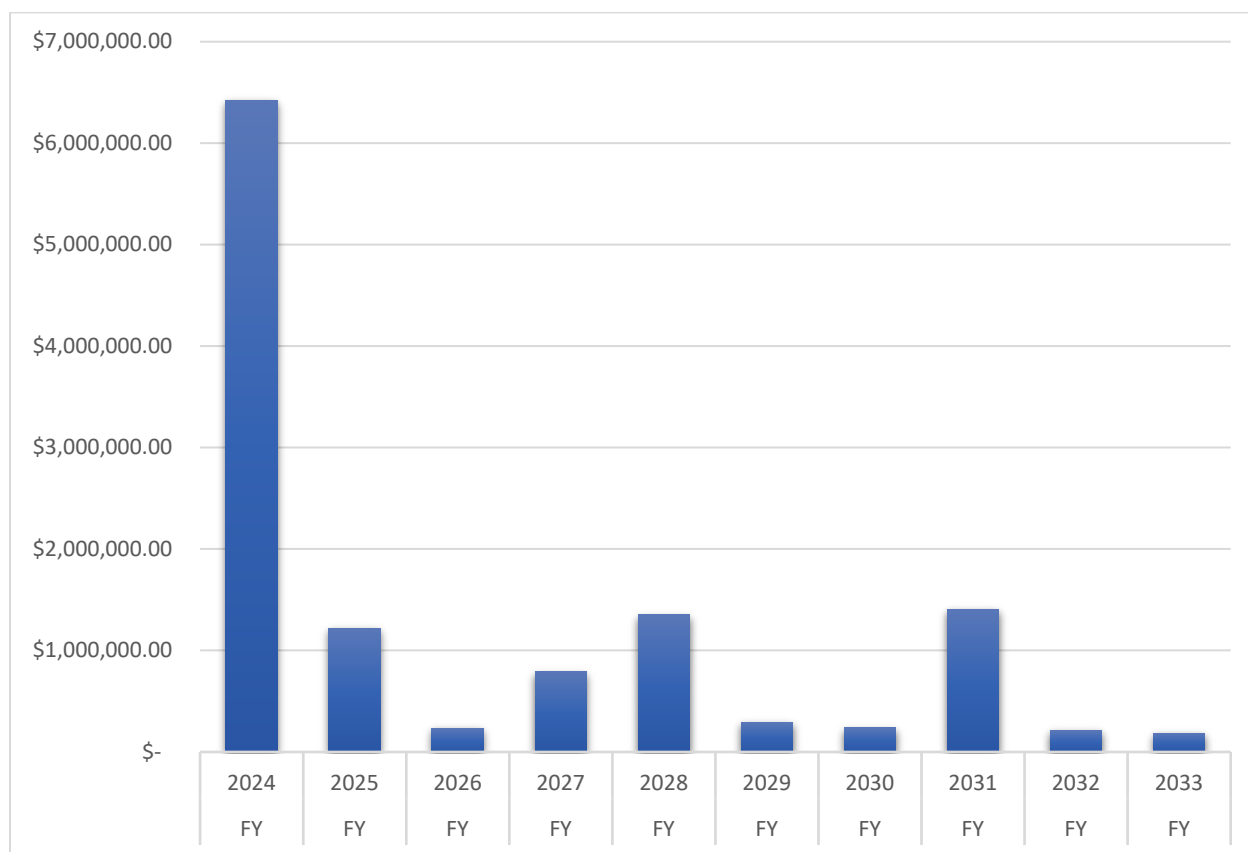
SUMMARY OF FINDINGS

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)	21%
Immediate Capital Needs (Year 1)	\$6,422,850
Future Capital Needs (Year 2 to Year 10)	\$5,936,580

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 Topeka Correctional Facility West. 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:

\$12,359,430



FACILITY CONDITION NEEDS INDEX

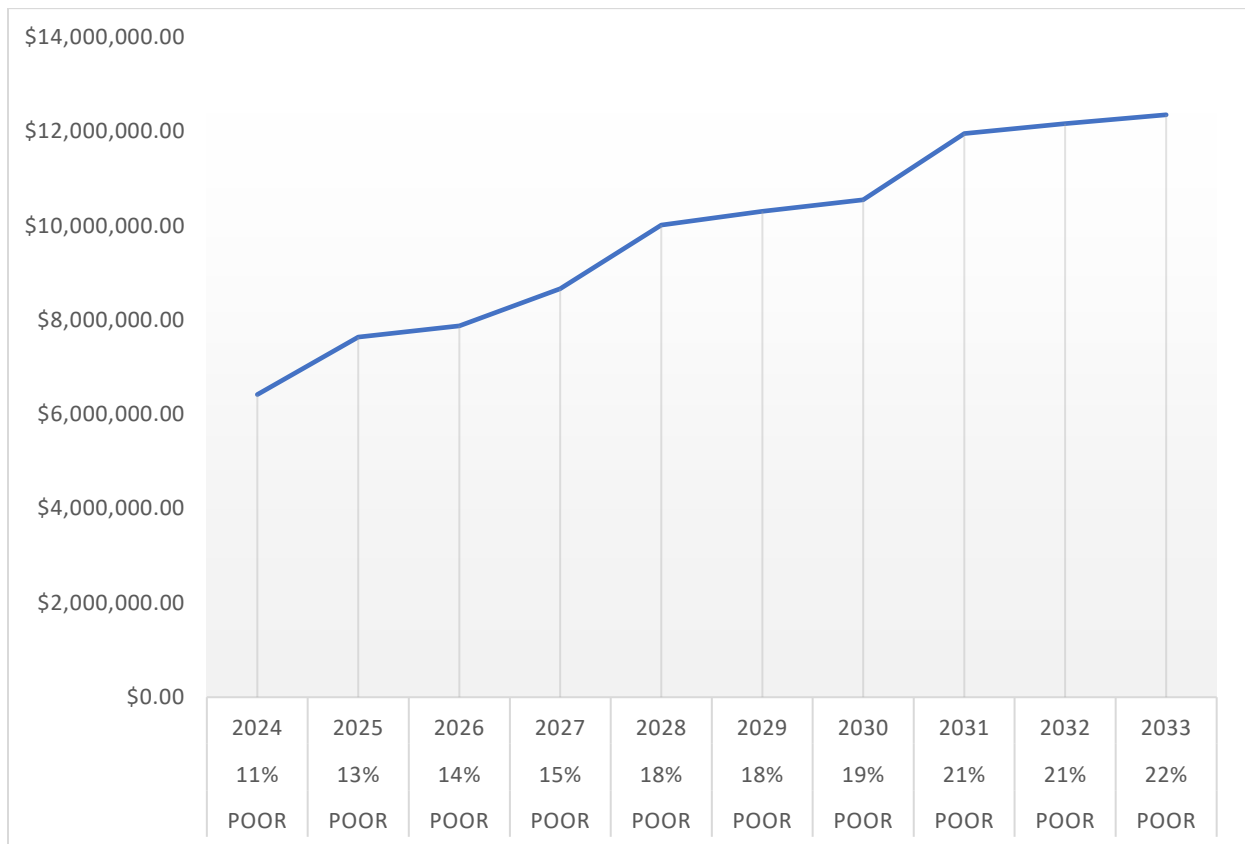
In this report, we have calculated the Facility Condition Needs Index (FCNI), which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government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

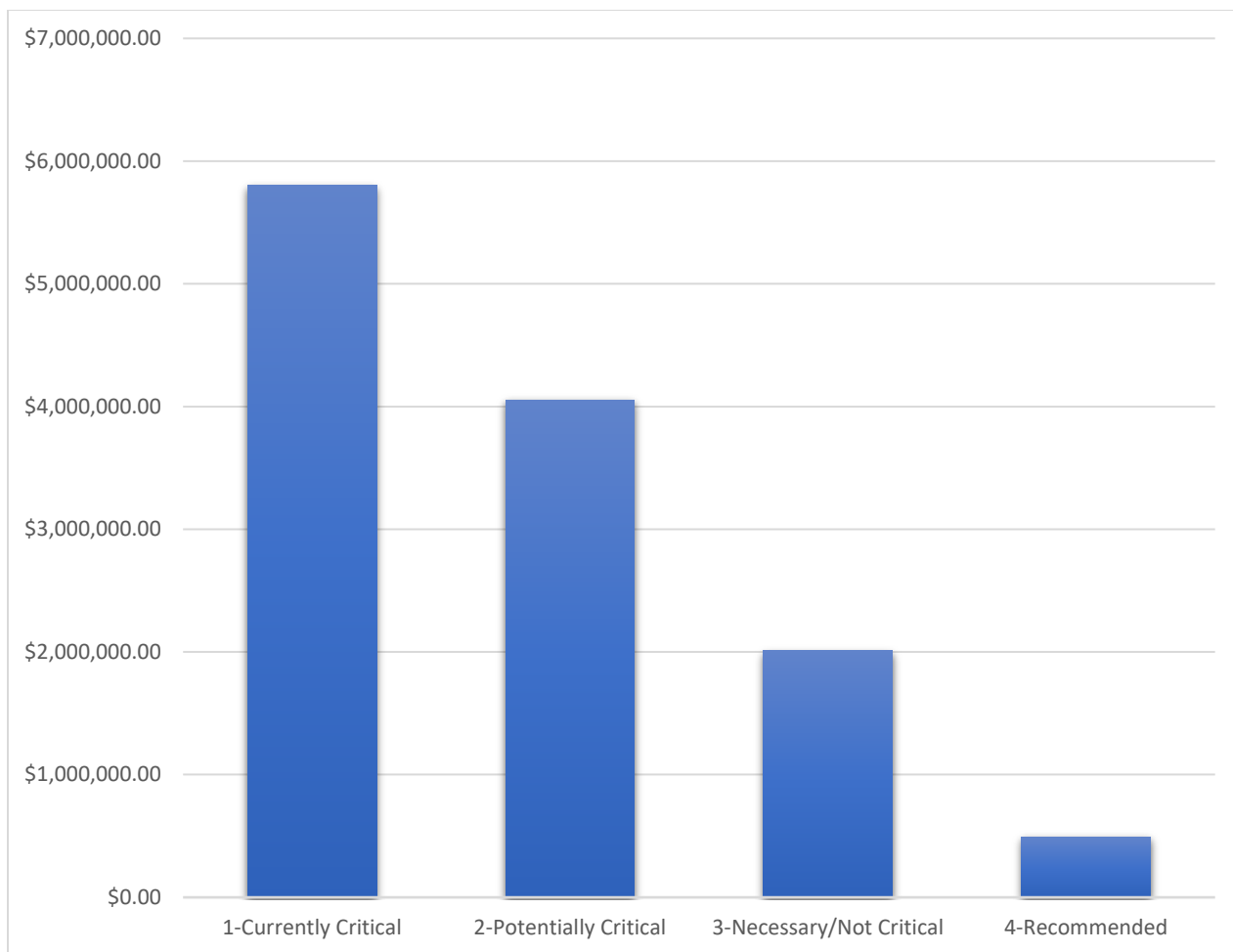


DISTRIBUTION OF NEEDS BY PRIORITY

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:

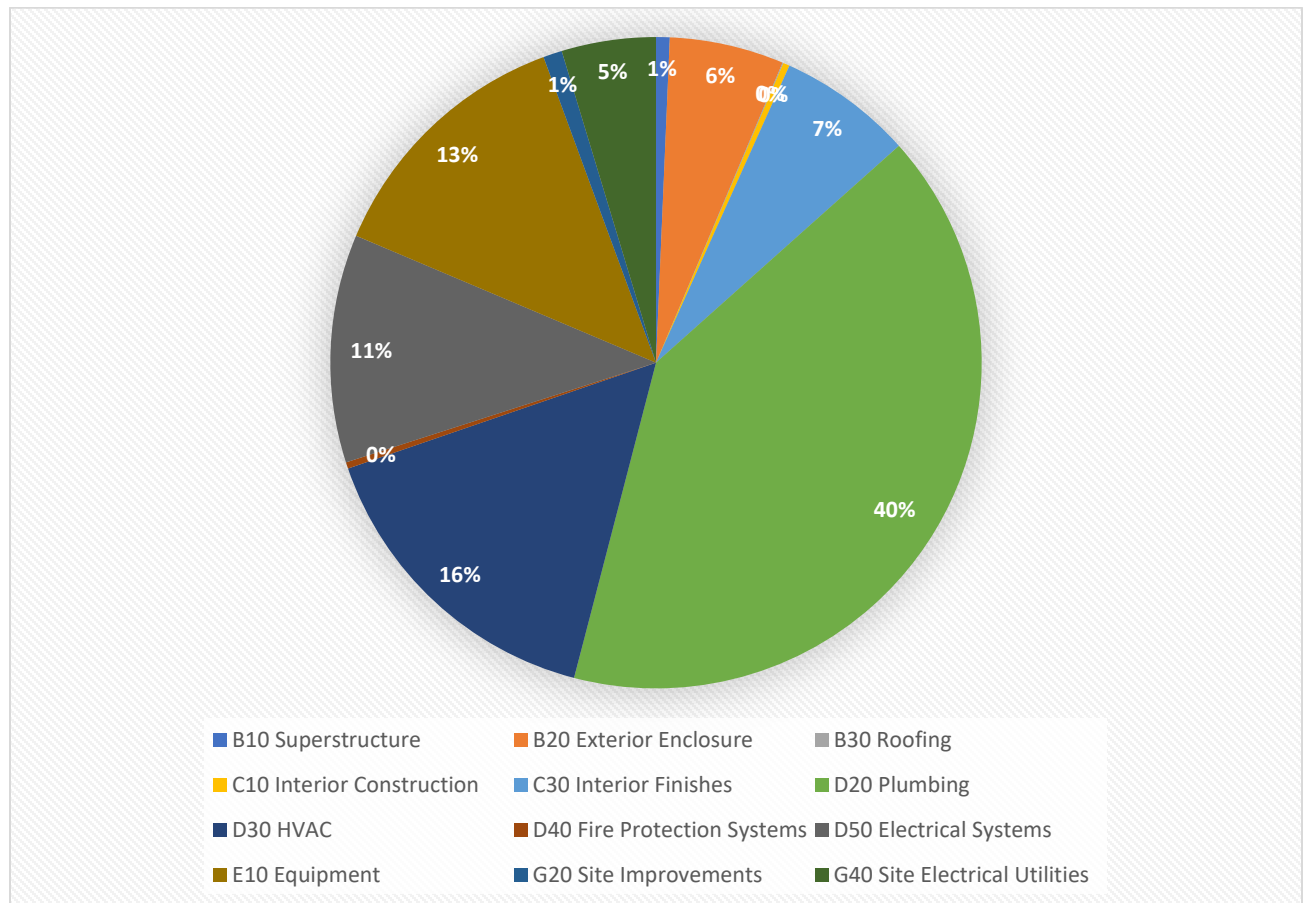
Priority 1 Currently Critical:	Systems requiring immediate action that have failed, compromises staff or public safety, or required to be upgraded to comply with current codes and accessibility
Priority 2 Potentially Critical:	A system or component is nearing the end of useful life, if not addressed,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



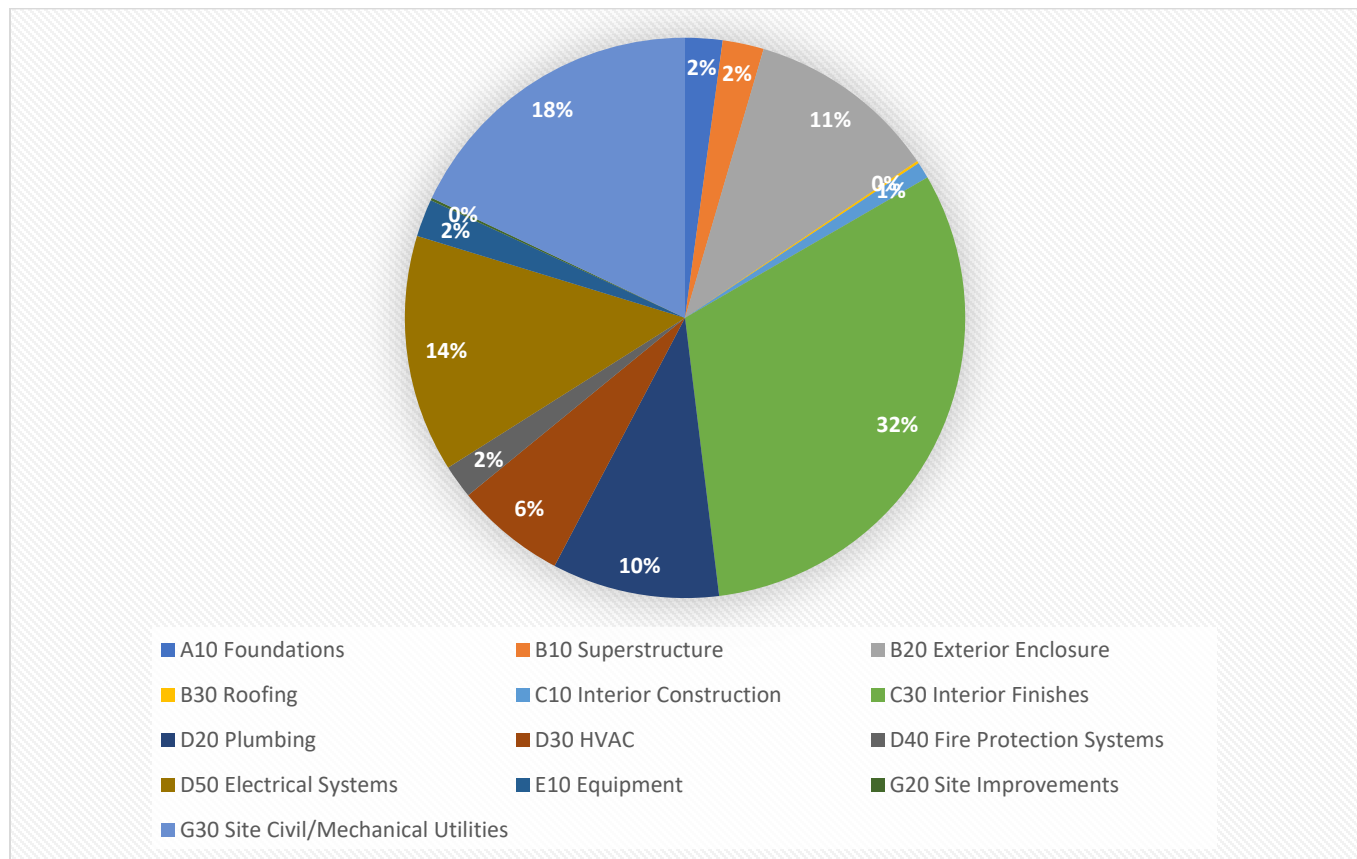
DISTRIBUTION OF IMMEDIATE NEEDS (YEAR 1) BY BUILDING SYSTEM

Building System	Estimated Cost	Percent of Total Cost
B10 Superstructure	\$43,461	0.68%
B20 Exterior Enclosure	\$364,617	5.68%
B30 Roofing	\$3,012	0.05%
C10 Interior Construction	\$20,404	0.32%
C30 Interior Finishes	\$429,116	6.68%
D20 Plumbing	\$2,610,975	40.65%
D30 HVAC	\$1,007,209	15.68%
D40 Fire Protection Systems	\$20,395	0.32%
D50 Electrical Systems	\$727,315	11.32%
E10 Equipment	\$835,917	13.01%
G20 Site Improvements	\$60,130	0.94%
G40 Site Electrical Utilities	\$300,300	4.68%



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

Building System	Estimated Cost	Percent of Total Cost
A10 Foundations	\$127,825.60	2.15%
B10 Superstructure	\$141,129.52	2.38%
B20 Exterior Enclosure	\$654,028.84	11.02%
B30 Roofing	\$8,542.56	0.14%
C10 Interior Construction	\$56,312.80	0.95%
C30 Interior Finishes	\$1,864,904.22	31.41%
D20 Plumbing	\$573,078.62	9.65%
D30 HVAC	\$378,828.00	6.38%
D40 Fire Protection Systems	\$115,205.72	1.94%
D50 Electrical Systems	\$813,102.28	13.70%
E10 Equipment	\$128,964.36	2.17%
G20 Site Improvements	\$8,727.18	0.15%
G30 Site Civil/Mechanical Utilities	\$1,065,930.00	17.96%



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.

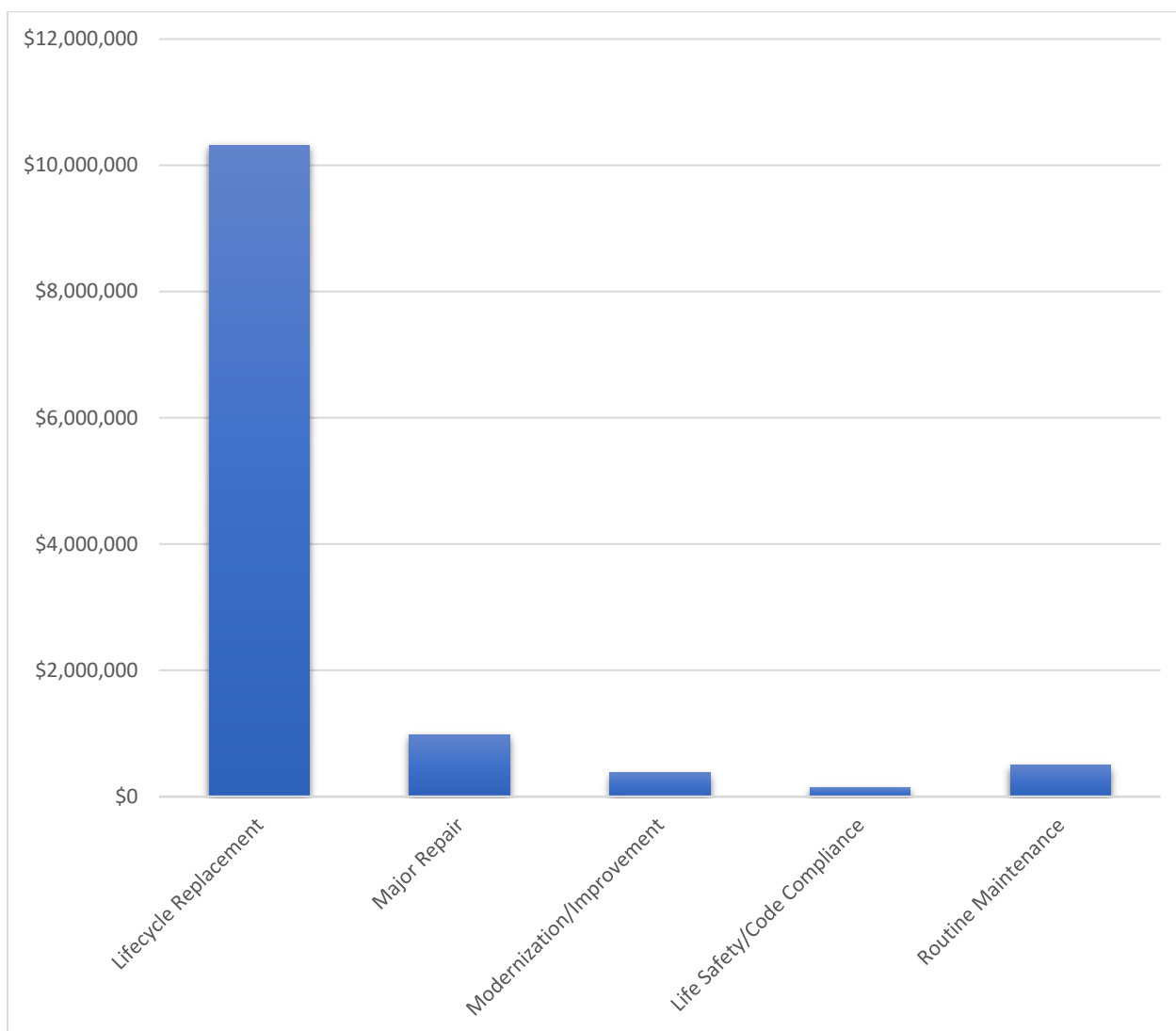
PLAN TYPE 7 ADA:

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	\$10,319,396
Major Repair	\$981,792
Modernization/Improvement	\$375,248
Life Safety/Code Compliance	\$141,208
Routine Maintenance	\$494,434



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
Canteen	B2030	Aluminum Storefront Doors	2	Ea.	\$1,284.48	\$2,569	0	Lifecycle Replacement	1-Currently Critical
Canteen	C3010	Acoustical Ceiling Tile	31	C.S.F.	\$2,289.12	\$70,963	9	Major Repair	1-Currently Critical
Canteen	D3030	Air Conditioner	1	Ea.	\$18,991.80	\$18,992	0	Lifecycle Replacement	1-Currently Critical
Canteen	B2020	Aluminum Windows	16	Ea.	\$664.72	\$10,636	0	Lifecycle Replacement	1-Currently Critical
Canteen	C3010	Drywall	1260	S.F.	\$16.32	\$20,563	0	Lifecycle Replacement	1-Currently Critical
General Services Building	D3040	Flexible Air Ducts	150	L.F.	\$74.64	\$11,196	1	Lifecycle Replacement	1-Currently Critical
General Services Building	B2020	Aluminum Frame Window	15	Ea.	\$664.72	\$9,971	0	Lifecycle Replacement	1-Currently Critical
General Services Building	D3050	Rooftop Unit	3	Ea.	\$102,145.66	\$306,437	0	Lifecycle Replacement	1-Currently Critical
General Services Building	D2020	Water Heater	1	Ea.	\$4,931.00	\$4,931	0	Lifecycle Replacement	1-Currently Critical
I Cellhouse	D2030	Cast Iron	500	L.F.	\$175.60	\$87,800	0	Lifecycle Replacement	1-Currently Critical
I Cellhouse	C3020	VCT Flooring	4120	S.Y.	\$174.02	\$716,962	1	Lifecycle Replacement	1-Currently Critical
I Cellhouse	D3040	Air Devices	120	Ea.	\$205.08	\$24,610	0	Lifecycle Replacement	1-Currently Critical
J Cellhouse	B2030	Exterior Storefront Doors	2	Ea.	\$5,355.22	\$10,710	0	Lifecycle Replacement	1-Currently Critical
J Cellhouse	D2030	Cast Iron	9000	L.F.	\$175.60	\$1,580,400	0	Lifecycle Replacement	1-Currently Critical
J Cellhouse	C3020	VCT Flooring	2522	S.Y.	\$174.02	\$438,878	1	Lifecycle Replacement	1-Currently Critical
J Cellhouse	D3040	Air Devices	100	Ea.	\$205.08	\$20,508	0	Lifecycle Replacement	1-Currently Critical
J Cellhouse	E1090	Paint	25000	S.F.	\$10.96	\$274,000	0	Lifecycle Replacement	1-Currently Critical
J Cellhouse	G4010	Electrical & Branch Wiring	2500	L.F.	\$120.12	\$300,300	0	Lifecycle Replacement	1-Currently Critical



J Cellhouse	D2090	Plumbing fixtures	5000	L.F.	\$178.80	\$894,000	0	Lifecycle Replacement	1-Currently Critical
Laundry	C3020	VCT Flooring	100	S.Y.	\$174.02	\$17,402	1	Lifecycle Replacement	1-Currently Critical
MBA	D2020	Water Heater	2	Ea.	\$4,931.00	\$9,862	0	Lifecycle Replacement	1-Currently Critical
MBA	B2020	Aluminum Windows	17	Ea.	\$664.72	\$11,300	0	Energy/Sustainability	1-Currently Critical
MBA	D4010	Sprinkler Head	74	Ea.	\$242.14	\$17,918	0	Lifecycle Replacement	1-Currently Critical
Old Administration	C3010	Acoustical Ceiling Tile	42	C.S.F.	\$2,289.12	\$96,143	2	Lifecycle Replacement	1-Currently Critical
Old Gym	C3010	Plaster Walls	420	S.Y.	\$446.84	\$187,673	0	Lifecycle Replacement	1-Currently Critical
Old Gym	C3030	Wood Ceiling	35	C.S.F.	\$1,292.90	\$45,252	0	Lifecycle Replacement	1-Currently Critical
Old Gym	B1010	Wood Stairs	200	S.F.	\$151.04	\$30,208	0	Lifecycle Replacement	1-Currently Critical
Old Gym	B2030	Front wooden doors	4	Ea.	\$3,364.84	\$13,459	0	Lifecycle Replacement	1-Currently Critical
Old Gym	D5020	Gym Light Fixture	8	Ea.	\$2,742.80	\$21,942	0	Lifecycle Replacement	1-Currently Critical
Old Gym	D5020	Incandescent Light Fixture	36	Ea.	\$530.34	\$19,092	0	Lifecycle Replacement	1-Currently Critical
Old Gym	D5020	Exterior lighting	8	Ea.	\$1,943.86	\$15,551	0	Lifecycle Replacement	1-Currently Critical
Old Gym	G2030	Sidewalk, concrete	540	L.F.	\$42.80	\$23,112	0	Lifecycle Replacement	1-Currently Critical
Site Utilities	D5010	Underground Main electrical service	4	Ea.	\$124,956.40	\$487,330	0	Lifecycle Replacement	1-Currently Critical
Canteen	D3050	Furnaces	4	Ea.	\$2,896.14	\$11,585	4	Lifecycle Replacement	2-Potentially Critical
Canteen	C3020	VCT Flooring	408	S.Y.	\$174.02	\$71,000	0	Lifecycle Replacement	2-Potentially Critical
Canteen	D5020	Fluorescent Lighting	61	Ea.	\$288.42	\$17,594	0	Modernization/Improvement	2-Potentially Critical
Canteen	B1010	Concrete stairs	22	S.F.	\$490.84	\$10,798	0	Lifecycle Replacement	2-Potentially Critical
General Services Building	D3050	Unit Heater	4	Ea.	\$1,575.94	\$6,304	4	Lifecycle Replacement	2-Potentially Critical

General Services Building	D5010	Breaker	4	Ea.	\$25,033.26	\$100,133	0	Lifecycle Replacement	2-Potentially Critical
General Services Building	D3030	Air Conditioner	2	Ea.	\$18,991.80	\$37,984	0	Lifecycle Replacement	2-Potentially Critical
General Services Building	B2030	Exterior Door	15	Ea.	\$2,832.50	\$42,488	5	Lifecycle Replacement	2-Potentially Critical
I Cellhouse	D4010	Fire Extinguisher	12	Ea.	\$1,124.56	\$13,495	4	Lifecycle Replacement	2-Potentially Critical
I Cellhouse	B2030	Exterior Door	15	Ea.	\$2,832.50	\$42,488	5	Lifecycle Replacement	2-Potentially Critical
I Cellhouse	D5090	Exit Sign	10	Ea.	\$423.96	\$4,240	0	Life Safety/Code Compliance	2-Potentially Critical
I Cellhouse	B2010	Painted Concrete Block Walls	520	S.F.	\$73.92	\$38,438	0	Major Repair	2-Potentially Critical
I Cellhouse	D5030	Cameras	30	Ea.	\$1,578.62	\$47,359	7	Routine Maintenance	2-Potentially Critical
I Cellhouse	B1010	Concrete stairs	10	S.F.	\$245.42	\$2,454	0	Lifecycle Replacement	2-Potentially Critical
I Cellhouse	E1270	Sewage lift station	1	Ea.	\$553,437.78	\$553,438	0	Lifecycle Replacement	2-Potentially Critical
I Cellhouse	D4010	Backflow preventers	2	Ea.	\$1,238.24	\$2,476	0	Life Safety/Code Compliance	2-Potentially Critical
J Cellhouse	B2030	Exterior Door	7	Ea.	\$5,665.00	\$39,655	0	Lifecycle Replacement	2-Potentially Critical
J Cellhouse	E1090	Exit Sign	10	Ea.	\$847.92	\$8,479	0	Life Safety/Code Compliance	2-Potentially Critical
J Cellhouse	D5030	Camera/Cabel/Conduit	22500	S.F.	\$19.87	\$447,075	7	Routine Maintenance	2-Potentially Critical
J Cellhouse	C3010	Plaster walls	250	S.Y.	\$200.94	\$50,235	0	Lifecycle Replacement	2-Potentially Critical
J Cellhouse	D3030	HVAC	17	Ea.	\$26,191.22	\$445,251	0	Lifecycle Replacement	2-Potentially Critical
J Cellhouse	B2010	Wood siding	3218	S.F.	\$38.32	\$123,314	0	Lifecycle Replacement	2-Potentially Critical
Laundry	D3040	Air Duct, Flexible	45	L.F.	\$74.64	\$3,359	0	Lifecycle Replacement	2-Potentially Critical
Laundry	D3050	A/C Condensing Units	12800	S.F.	\$22.42	\$286,976	7	Lifecycle Replacement	2-Potentially Critical
Laundry	D5020	Fluorescent Lighting	213	Ea.	\$288.42	\$61,433	0	Modernization/Improvement	2-Potentially Critical



MBA	D3030	Air Conditioner	7	Ea.	\$18,991.80	\$132,943	0	Modernization/Improvement	2-Potentially Critical
MBA	B2030	Exterior Door	5	Ea.	\$2,832.50	\$14,163	0	Lifecycle Replacement	2-Potentially Critical
MBA	D2020	In-line Pump	3	Ea.	\$8,910.64	\$26,732	0	Lifecycle Replacement	2-Potentially Critical
MBA	B2030	Aluminum Door	30	Ea.	\$954.18	\$28,625	2	Lifecycle Replacement	2-Potentially Critical
MBA	C3020	VCT Flooring	831	S.Y.	\$174.02	\$144,611	3	Major Repair	2-Potentially Critical
MBA	C3010	Acoustical Ceiling Tile	20	C.S.F.	\$2,289.12	\$45,782	6	Lifecycle Replacement	2-Potentially Critical
Old Administration	E1090	Fire Extinguisher	9	Ea.	\$1,124.56	\$10,121	4	Life Safety/Code Compliance	2-Potentially Critical
Old Administration	C1020	Interior Wood Door	4	Ea.	\$728.72	\$2,915	0	Lifecycle Replacement	2-Potentially Critical
Old Gym	B2020	Aluminum Framed Windows	34	Ea.	\$2,658.88	\$90,402	0	Lifecycle Replacement	2-Potentially Critical
Old Gym	C1020	Interior Wood Door	12	Ea.	\$1,457.44	\$17,489	0	Lifecycle Replacement	2-Potentially Critical
Old Gym	D3050	Unit Heater	2	Ea.	\$3,151.88	\$6,304	0	Lifecycle Replacement	2-Potentially Critical
Site Utilities	G3010	Underground Main water supply, over 6 inches	22	Ea.	\$25,810.50	\$567,831	4	Lifecycle Replacement	2-Potentially Critical
Site Utilities	G3020	Underground Main Sewage Drain	150	L.F.	\$3,320.66	\$498,099	4	Lifecycle Replacement	2-Potentially Critical
Canteen	B2030	Aluminum Door	4	Ea.	\$954.18	\$3,817	5	Major Repair	3-Necessary/Not Critical
Canteen	D5090	Exit Sign	12	Ea.	\$162.66	\$1,952	9	Life Safety/Code Compliance	3-Necessary/Not Critical
Canteen	D3030	Air Conditioner	2	Ea.	\$18,991.80	\$37,984	8	Lifecycle Replacement	3-Necessary/Not Critical
Canteen	D2040	Sump tank	1	Ea.	\$7,250.00	\$7,250	0	Lifecycle Replacement	3-Necessary/Not Critical
Canteen	C3030	Ceiling	400	S.F.	\$38.96	\$15,584	0	Lifecycle Replacement	3-Necessary/Not Critical
Canteen	G2030	Sidewalk, concrete	320	L.F.	\$115.68	\$37,018	0	Lifecycle Replacement	3-Necessary/Not Critical
General Services Building	D4020	Air Compressor	1	Ea.	\$4,039.22	\$4,039	6	Lifecycle Replacement	3-Necessary/Not Critical

General Services Building	D4010	Fire Extinguisher	1	Ea.	\$1,124.56	\$1,125	4	Life Safety/Code Compliance	3-Necessary/Not Critical
General Services Building	A1030	Concrete Floor	376	S.F.	\$113.12	\$42,533	8	Major Repair	3-Necessary/Not Critical
General Services Building	D5090	Exit Sign	2	Ea.	\$423.96	\$848	8	Lifecycle Replacement	3-Necessary/Not Critical
General Services Building	D2020	Water Heater	1	Ea.	\$17,269.66	\$17,270	5	Lifecycle Replacement	3-Necessary/Not Critical
General Services Building	C3030	Ceiling tile	5200	S.F.	\$15.76	\$81,952	4	Lifecycle Replacement	3-Necessary/Not Critical
General Services Building	G2030	Sidewalk, concrete	231	L.F.	\$37.78	\$8,727	4	Lifecycle Replacement	3-Necessary/Not Critical
General Services Building	C1020	Overhead doors	6	Opng.	\$8,039.60	\$48,238	5	Lifecycle Replacement	3-Necessary/Not Critical
General Services Building	B3010	Gutters	110	L.F.	\$27.38	\$3,012	0	Lifecycle Replacement	3-Necessary/Not Critical
General Services Building	C3020	Tile flooring	50	S.Y.	\$174.02	\$8,701	5	Lifecycle Replacement	3-Necessary/Not Critical
I Cellhouse	B2030	Exterior Storefront Doors	2	Ea.	\$5,355.22	\$10,710	6	Lifecycle Replacement	3-Necessary/Not Critical
I Cellhouse	D2010	Tiled Shower	25	Ea.	\$3,481.60	\$87,040	3	Major Repair	3-Necessary/Not Critical
I Cellhouse	A1030	Concrete Floors	227	S.F.	\$113.12	\$25,678	9	Major Repair	3-Necessary/Not Critical
I Cellhouse	D2020	Water Heater	2	Ea.	\$17,269.66	\$34,539	5	Lifecycle Replacement	3-Necessary/Not Critical
I Cellhouse	C1020	Interior Metal Gate	4	Ea.	\$288.40	\$1,154	3	Major Repair	3-Necessary/Not Critical
I Cellhouse	C3010	Acoustical Ceiling Tile	30	C.S.F.	\$2,289.12	\$68,674	2	Lifecycle Replacement	3-Necessary/Not Critical
I Cellhouse	D5020	Fluorescent Lighting	379	Ea.	\$288.42	\$109,311	6	Lifecycle Replacement	3-Necessary/Not Critical
I Cellhouse	B1010	Metal Stairs	60	S.F.	\$467.08	\$28,025	2	Major Repair	3-Necessary/Not Critical
I Cellhouse	D3050	Furnace	1	Ea.	\$10,823.06	\$10,823	0	Lifecycle Replacement	3-Necessary/Not Critical
I Cellhouse	C3020	Tile flooring	10	C.S.F.	\$3,880.94	\$38,809	0	Lifecycle Replacement	3-Necessary/Not Critical
J Cellhouse	D4010	Fire Extinguisher	12	Ea.	\$1,124.56	\$13,495	4	Life Safety/Code Compliance	3-Necessary/Not Critical



J Cellhouse	D2010	Tiled Shower	25	Ea.	\$13,926.40	\$348,160	3	Major Repair	3-Necessary/Not Critical
J Cellhouse	D4010	Sprinklers	227	Ea.	\$242.14	\$54,966	9	Life Safety/Code Compliance	3-Necessary/Not Critical
J Cellhouse	A1030	Concrete Floors	227	S.F.	\$113.12	\$25,678	9	Major Repair	3-Necessary/Not Critical
J Cellhouse	D2020	Water Heater	2	Ea.	\$34,539.32	\$69,079	5	Lifecycle Replacement	3-Necessary/Not Critical
J Cellhouse	C1020	Interior Metal Gate	6	Ea.	\$1,153.60	\$6,922	3	Major Repair	3-Necessary/Not Critical
J Cellhouse	C3010	Acoustical Ceiling Tile	50	C.S.F.	\$2,289.12	\$114,456	3	Lifecycle Replacement	3-Necessary/Not Critical
J Cellhouse	D5020	Fluorescent Lighting	379	Ea.	\$288.42	\$109,311	7	Lifecycle Replacement	3-Necessary/Not Critical
J Cellhouse	B1010	Metal Stairs	110	S.F.	\$467.08	\$51,379	8	Major Repair	3-Necessary/Not Critical
J Cellhouse	B2020	Aluminum Windows	98	Ea.	\$664.72	\$65,143	8	Lifecycle Replacement	3-Necessary/Not Critical
Laundry	D4010	Fire Extinguisher	11	Ea.	\$1,124.56	\$12,370	4	Life Safety/Code Compliance	3-Necessary/Not Critical
Laundry	D4010	Fire Riser	1	Ea.	\$1,097.28	\$1,097	2	Major Repair	3-Necessary/Not Critical
Laundry	E1010	Washer/Dryer	10	Ea.	\$9,020.36	\$90,204	7	Modernization/Improvement	3-Necessary/Not Critical
Laundry	D5030	Fire Strobe	15	Ea.	\$451.06	\$6,766	9	Life Safety/Code Compliance	3-Necessary/Not Critical
Laundry	E1010	Washers & Dryers	2	Ea.	\$9,020.36	\$18,041	7	Lifecycle Replacement	3-Necessary/Not Critical
MBA	B2010	Wood Siding	3460	S.F.	\$21.12	\$73,075	4	Modernization/Improvement	3-Necessary/Not Critical
MBA	D4010	Fire Extinguisher	13	Ea.	\$1,124.56	\$14,619	4	Life Safety/Code Compliance	3-Necessary/Not Critical
MBA	D2020	Insulation	500	L.F.	\$24.12	\$12,060	2	Lifecycle Replacement	3-Necessary/Not Critical
MBA	D5020	Fluorescent Lighting	125	Ea.	\$288.42	\$36,053	1	Energy/Sustainability	3-Necessary/Not Critical
Old Administration	D3050	Furnace	2	Ea.	\$2,896.14	\$5,792	8	Lifecycle Replacement	3-Necessary/Not Critical
Old Administration	E1090	Exit Sign	25	Ea.	\$423.96	\$10,599	8	Life Safety/Code Compliance	3-Necessary/Not Critical

Old Administration	A1030	Concrete Sidewalks	300	S.F.	\$113.12	\$33,936	4	Major Repair	3-Necessary/Not Critical
Old Administration	D2020	Water Heater	1	Ea.	\$4,931.00	\$4,931	4	Lifecycle Replacement	3-Necessary/Not Critical
Old Administration	B2020	Aluminum Windows	16	Ea.	\$664.72	\$10,636	7	Major Repair	3-Necessary/Not Critical
Old Administration	B1010	Concrete Stairs	4	S.F.	\$61.48	\$246	6	Major Repair	3-Necessary/Not Critical
Old Administration	B3010	Aluminum Gutters	312	L.F.	\$27.38	\$8,543	6	Lifecycle Replacement	3-Necessary/Not Critical
Old Administration	C3020	Carpet	200	S.Y.	\$127.88	\$25,576	5	Lifecycle Replacement	3-Necessary/Not Critical
Old Administration	D3030	Air Conditioner	1	Ea.	\$18,991.80	\$18,992	7	Lifecycle Replacement	3-Necessary/Not Critical
Old Administration	C3020	VCT Flooring	200	S.Y.	\$174.02	\$34,804	3	Lifecycle Replacement	3-Necessary/Not Critical
I Cellhouse	B2020	Exterior Windows	100	Ea.	\$3,770.48	\$377,048	7	Lifecycle Replacement	4-Recommended
J Cellhouse	B1010	Concrete Stairs	1000	S.F.	\$61.48	\$61,480	6	Major Repair	4-Recommended
Laundry	D5020	Metal Halide Fixture	28	Ea.	\$1,943.86	\$54,428	3	Lifecycle Replacement	4-Recommended

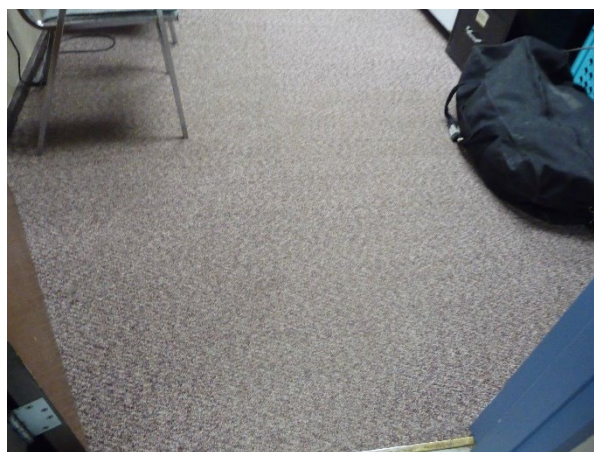
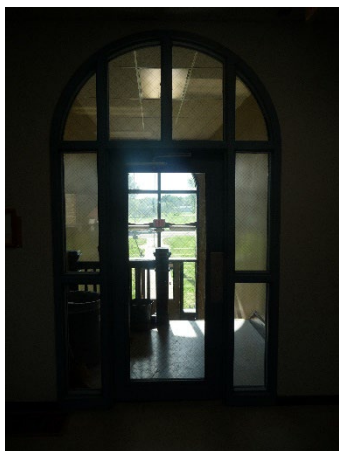
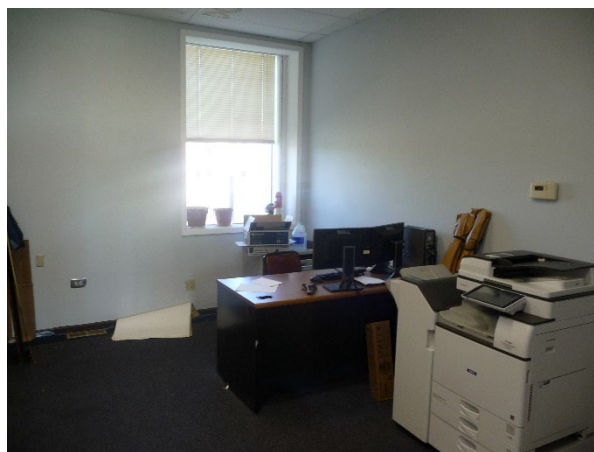
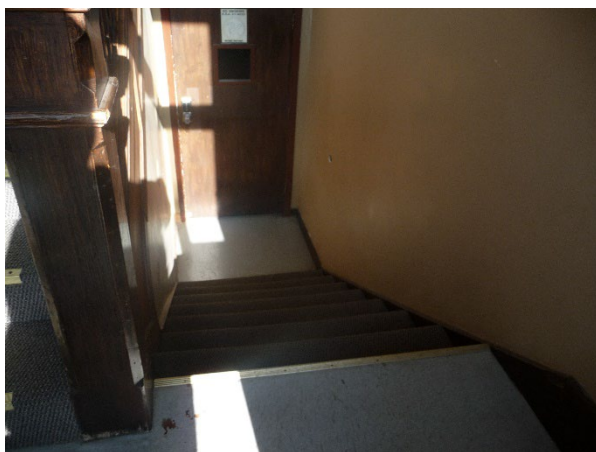
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

OLD ADMINISTRATION-EXTERIOR



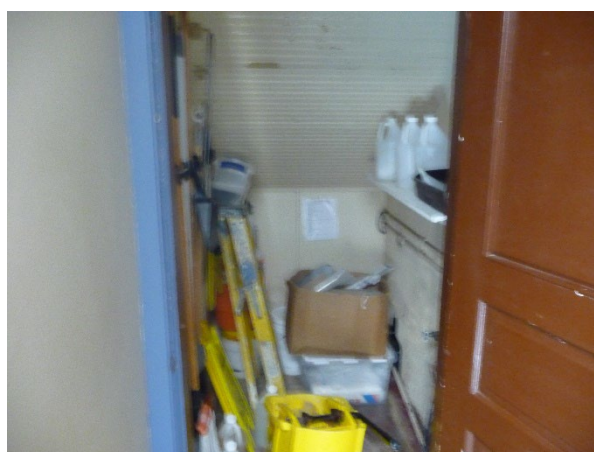
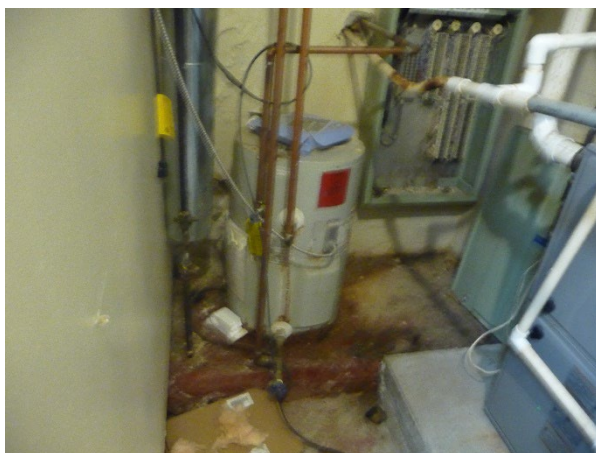
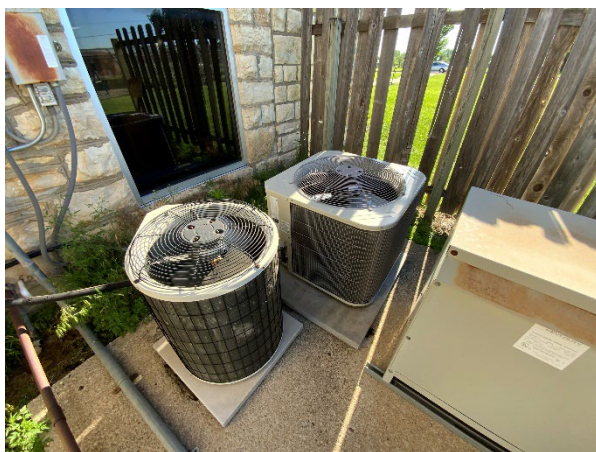
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OLD ADMINISTRATION-INTERIOR



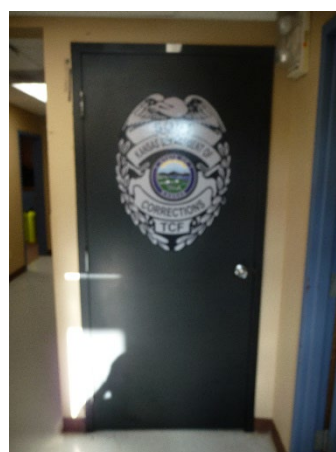
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

OLD ADMINISTRATION-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

OLD ADMINISTRATION-LIFE SAFETY & SECURITY



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

J CELL HOUSE-EXTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

J CELL HOUSE-EXTERIOR



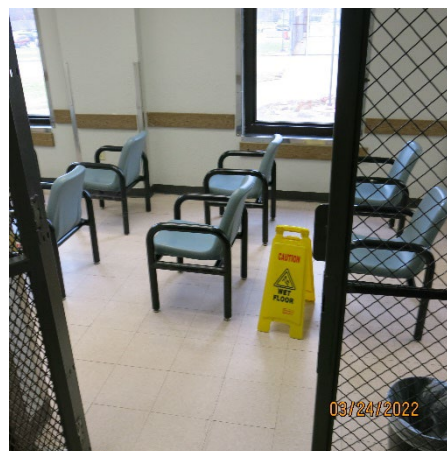
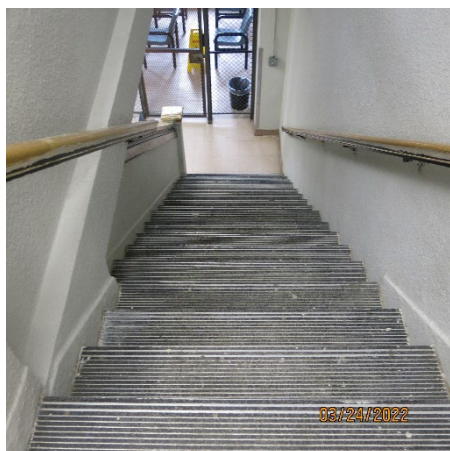
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J CELL HOUSE-INTERIOR



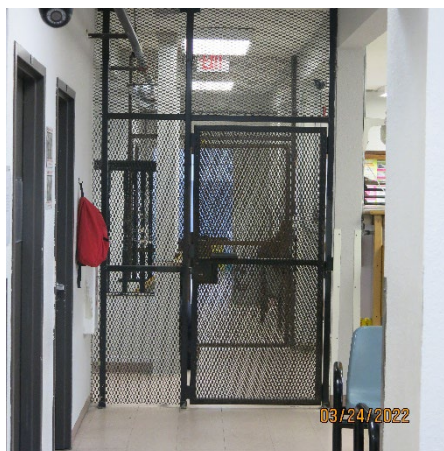
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

J CELL HOUSE-INTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

J CELL HOUSE-INTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

J CELL HOUSE-MECHANICAL, ELECTRICAL & PLUMBING



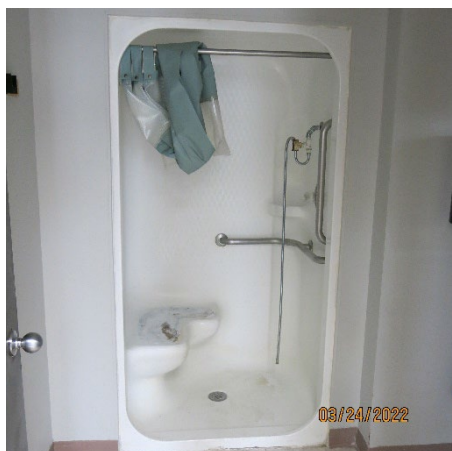
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

J CELL HOUSE-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

J CELL HOUSE-MECHANICAL, ELECTRICAL & PLUMBING



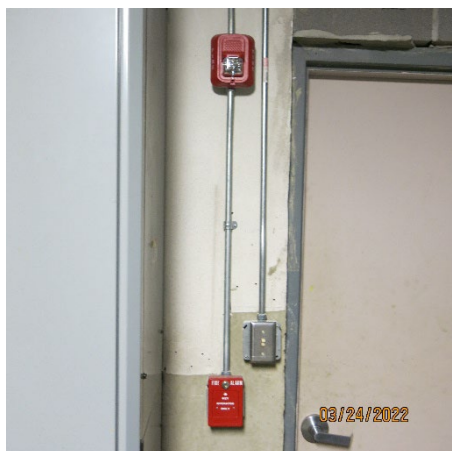
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

J CELL HOUSE-MECHANICAL, ELECTRICAL & PLUMBING



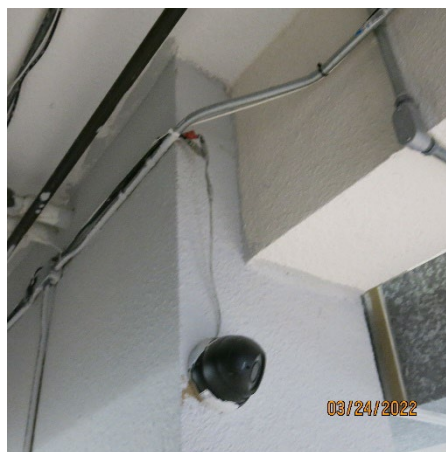
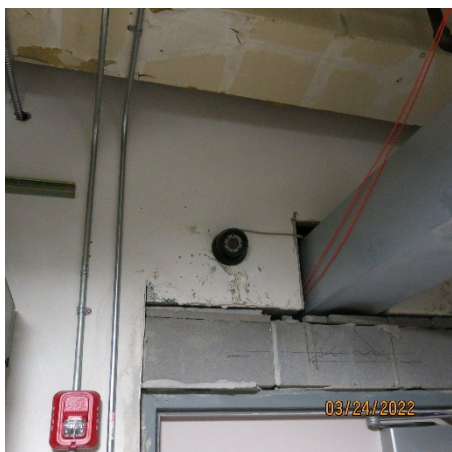
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

J CELL HOUSE-LIFE SAFETY



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

J CELL HOUSE-SECURITY & VERTICAL TRANSPORT



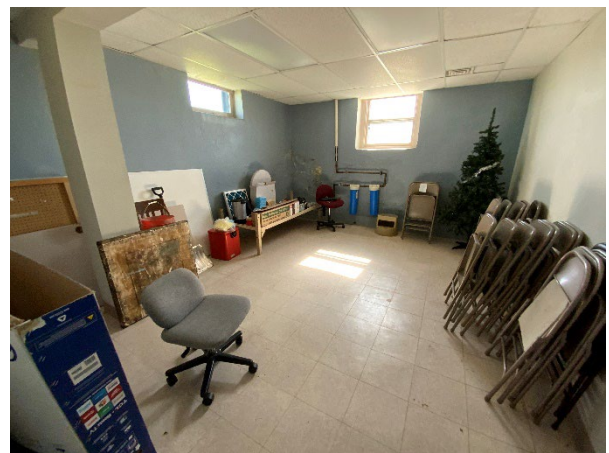
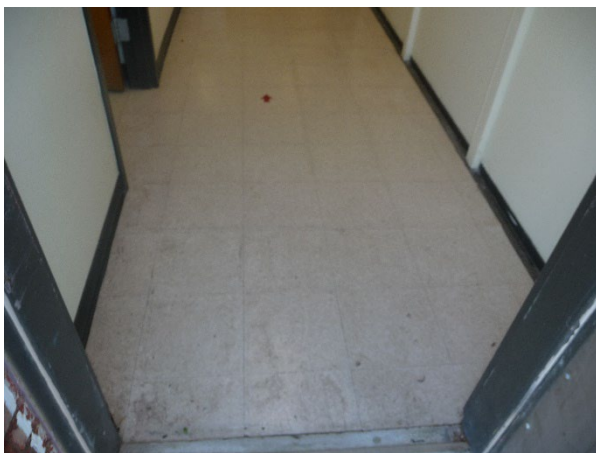
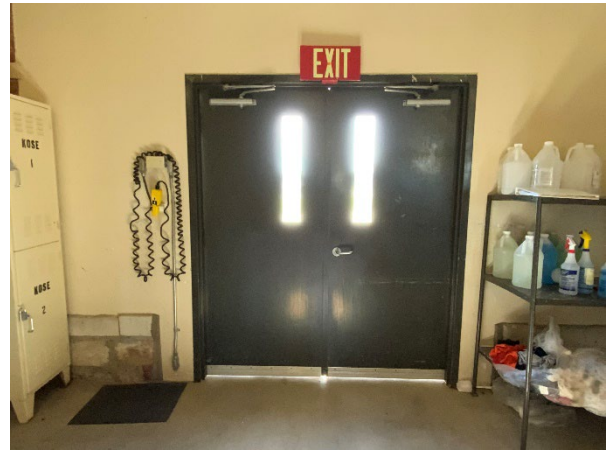
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

CANTEEN-EXTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

CANTEEN-INTERIOR



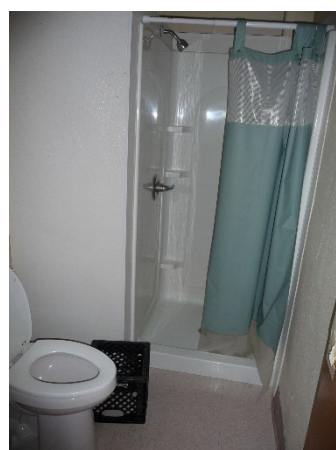
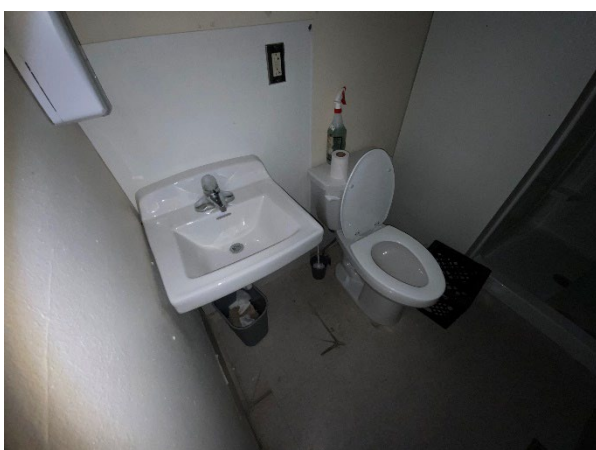
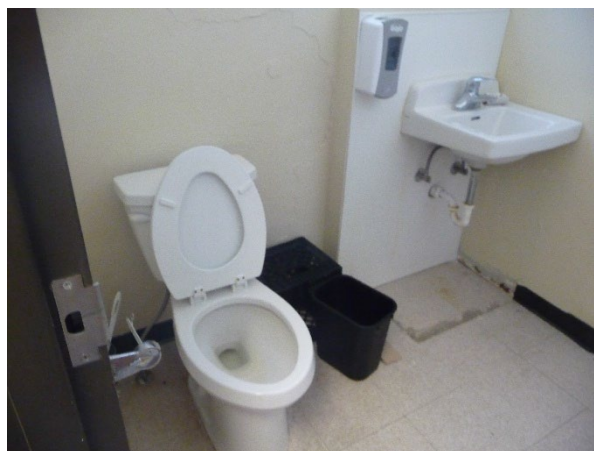
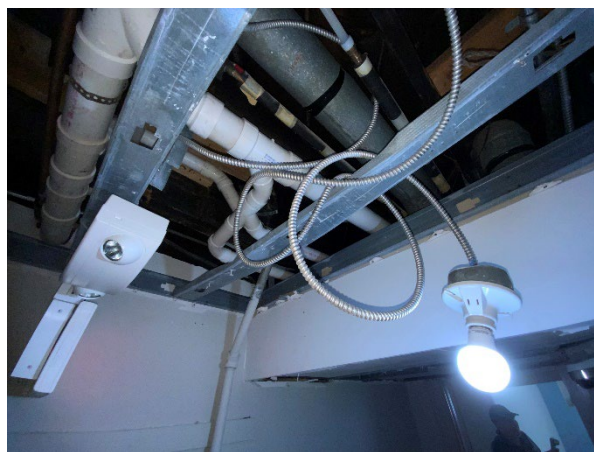
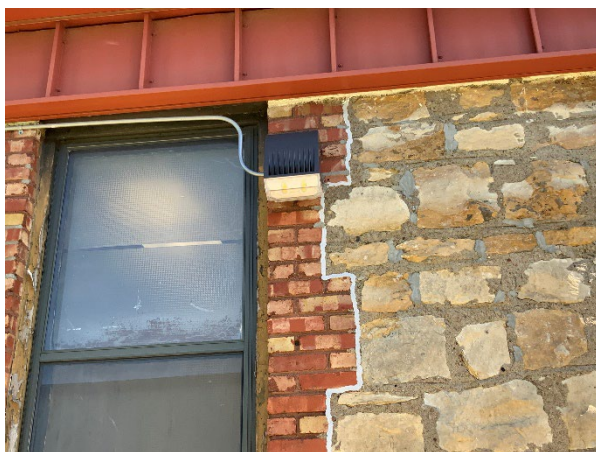
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

CANTEEN-MECHANICAL, ELECTRICAL & PLUMBING



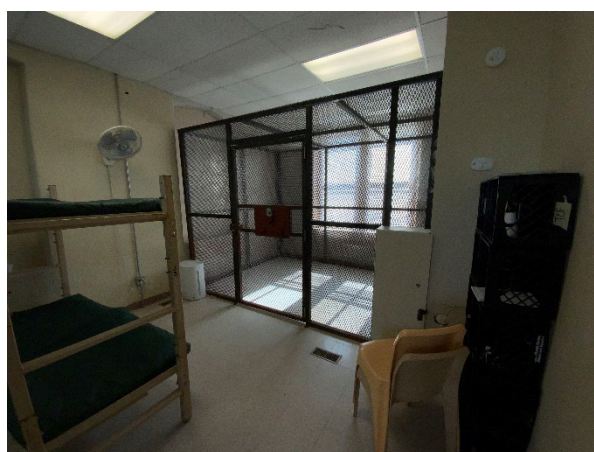
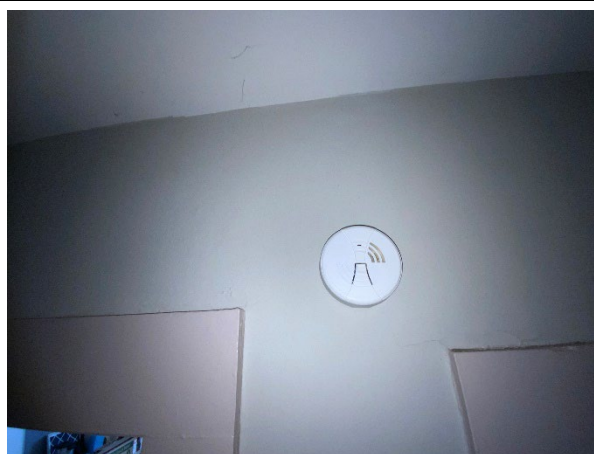
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

CANTEEN-MECHANICAL, ELECTRICAL & PLUMBING



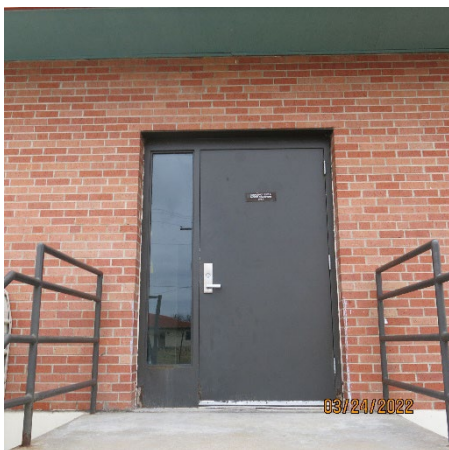
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

CANTEEN-LIFE SAFETY & SECURITY



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-EXTERIOR



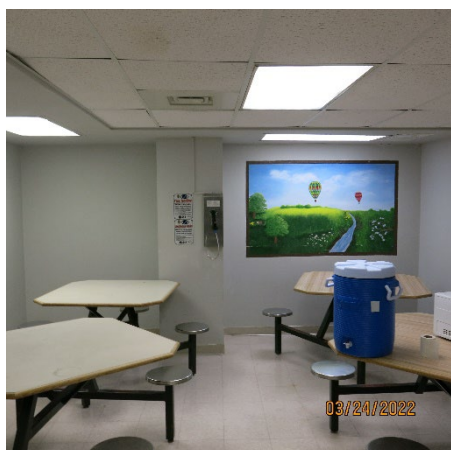
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-EXTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-INTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-INTERIOR



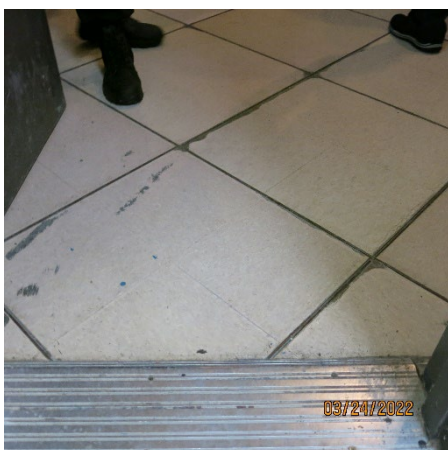
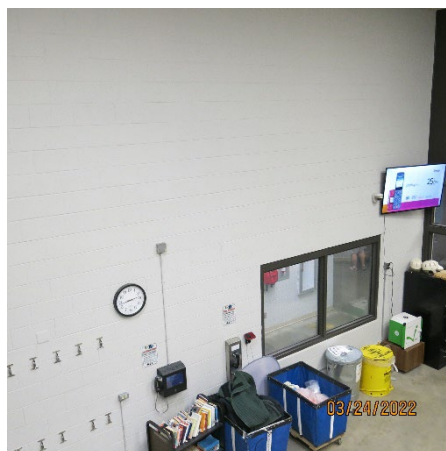
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-INTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-INTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-LIFE SAFETYV& SECURITY



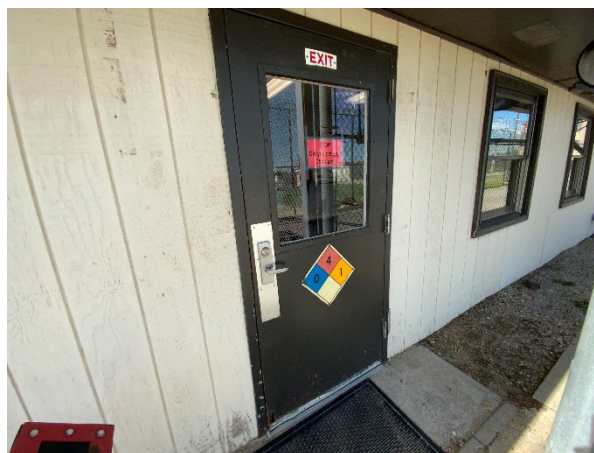
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

I CELL HOUSE-VERTICAL TRANSPORT



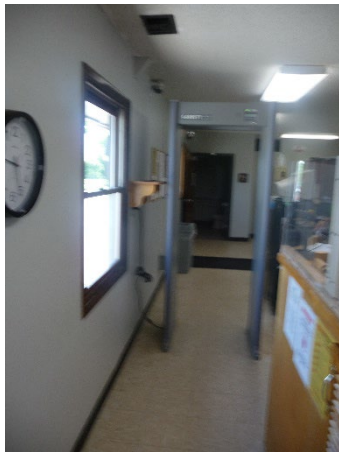
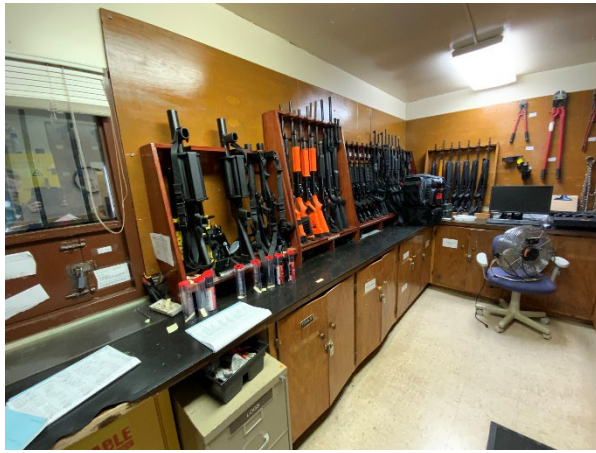
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

S.A.C. BUILDING-EXTERIOR



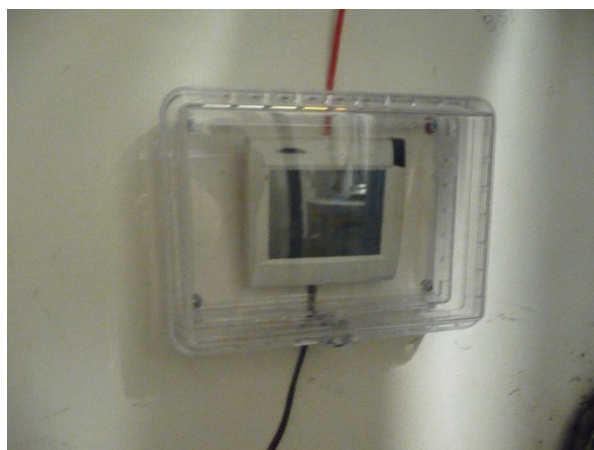
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

S.A.C. BUILDING-INTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

S.A.C. BUILDING-MECHANICAL, ELECTRICAL & PLUMBING & SECURITY



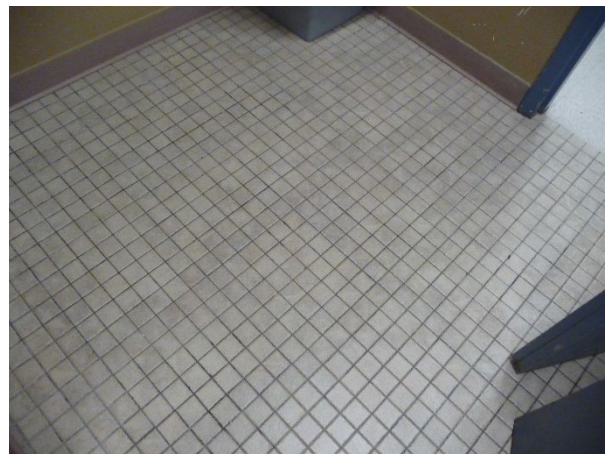
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

MBA BUILDING-EXTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

MBA BUILDING-INTERIOR



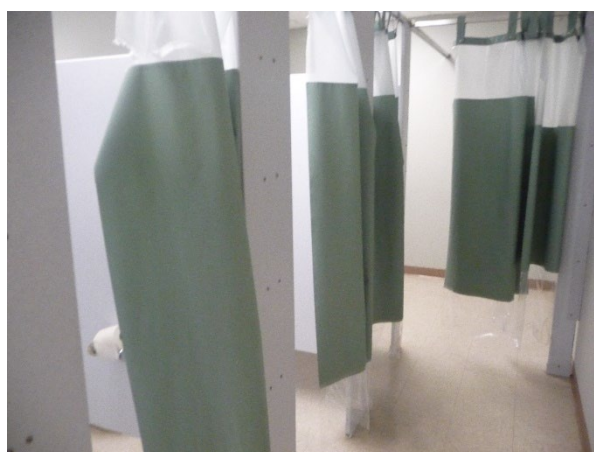
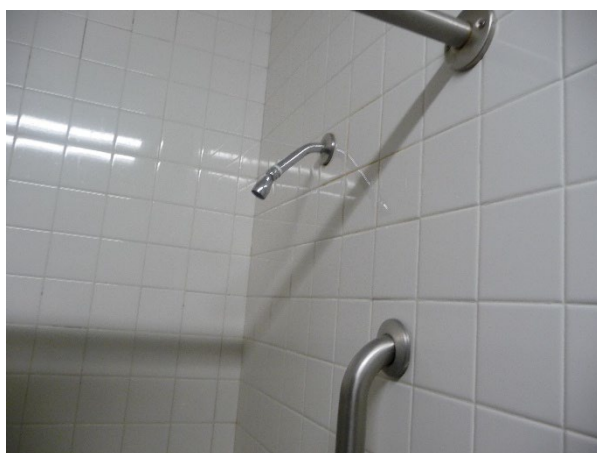
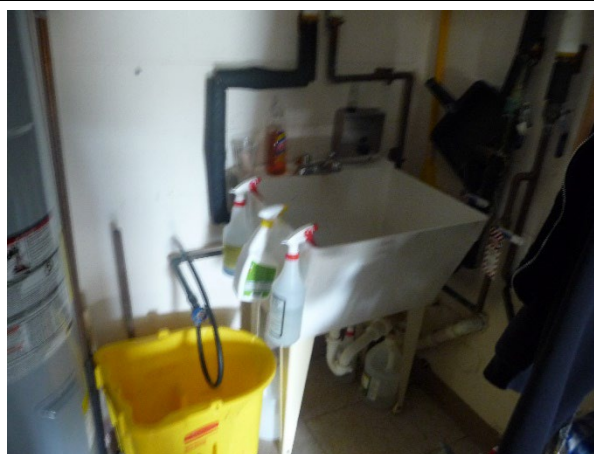
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

MBA BUILDING-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

MBA BUILDING-MECHANICAL, ELECTRICAL & PLUMBING



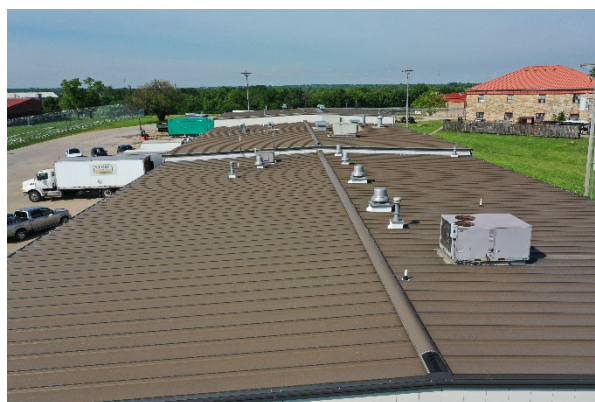
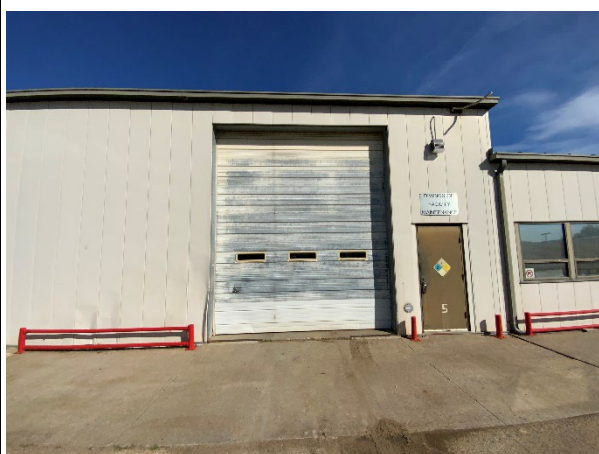
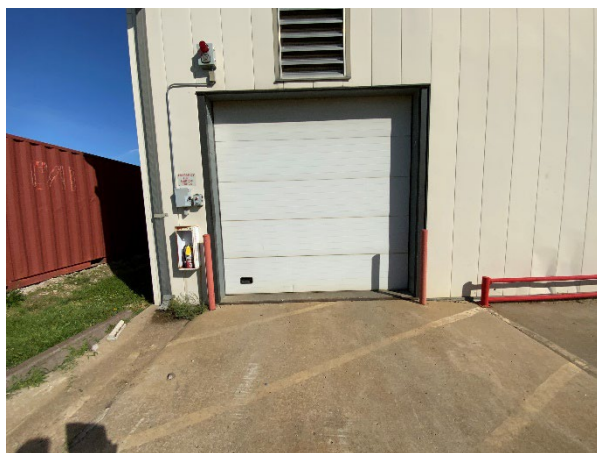
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

MBA BUILDING-LIFE SAFETY & SECURITY



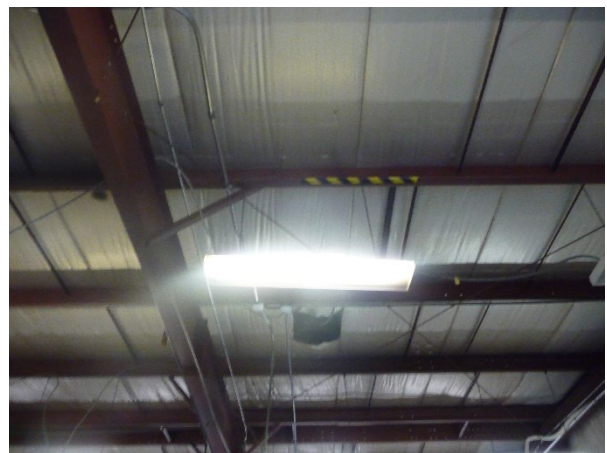
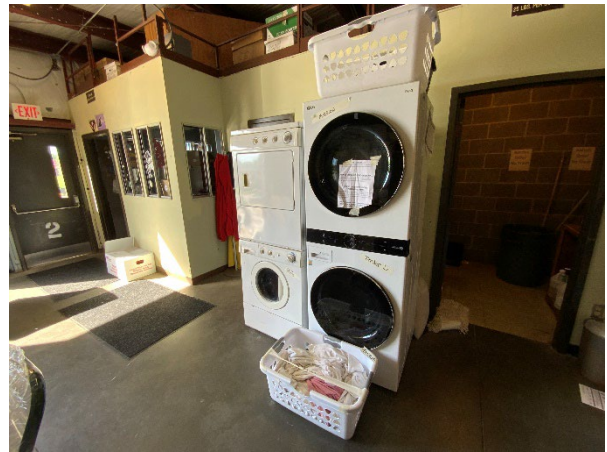
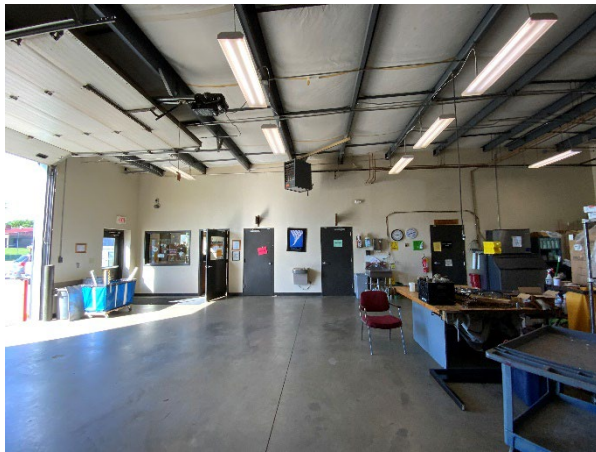
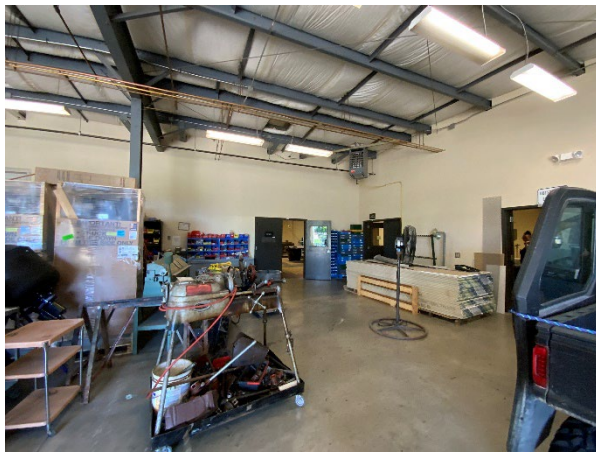
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

GENERAL SERVICES-EXTERIOR



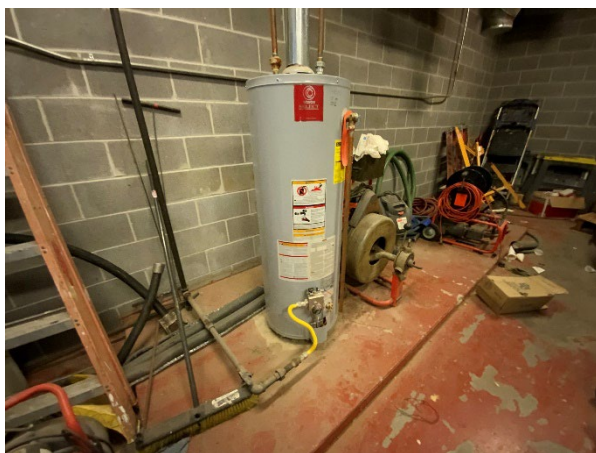
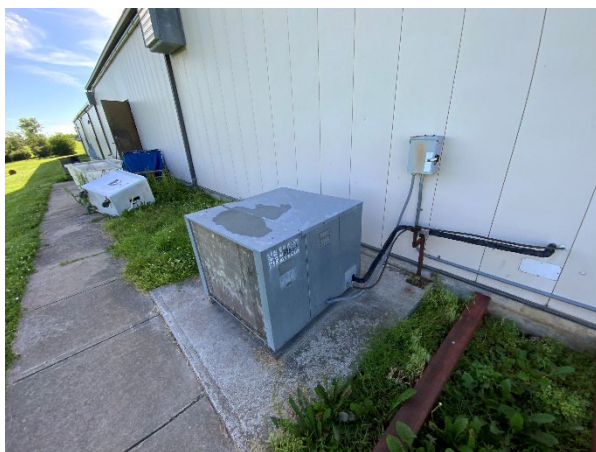
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

GENERAL SERVICES-INTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

GENERAL SERVICES-MECHANICAL, ELECTRICAL & PLUMBING



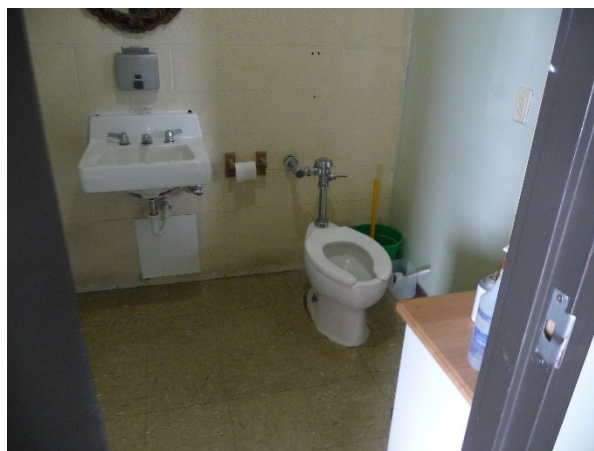
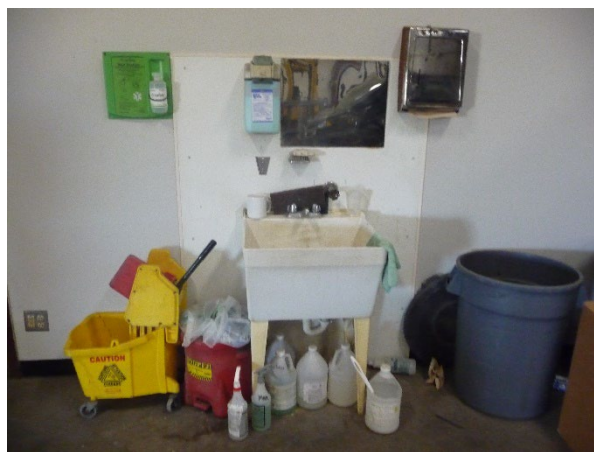
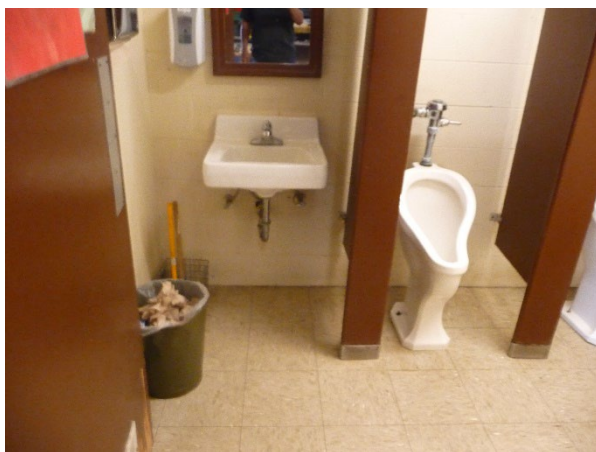
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

GENERAL SERVICES-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

GENERAL SERVICES-MECHANICAL, ELECTRICAL & PLUMBING



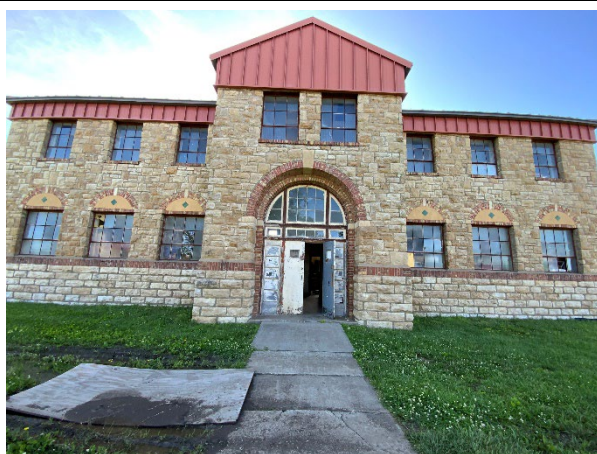
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

GENERAL SERVICES-LIFE SAFETY & SECURITY



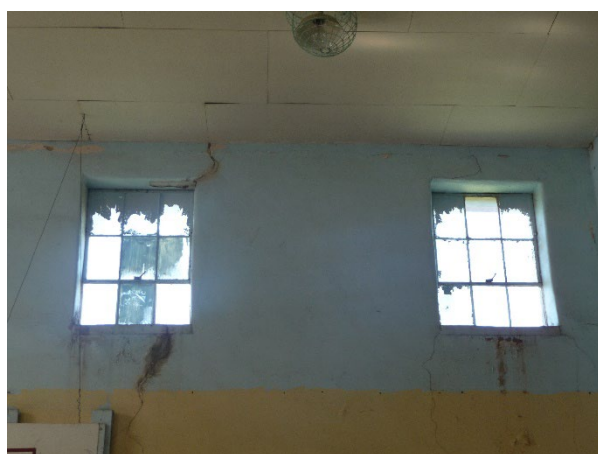
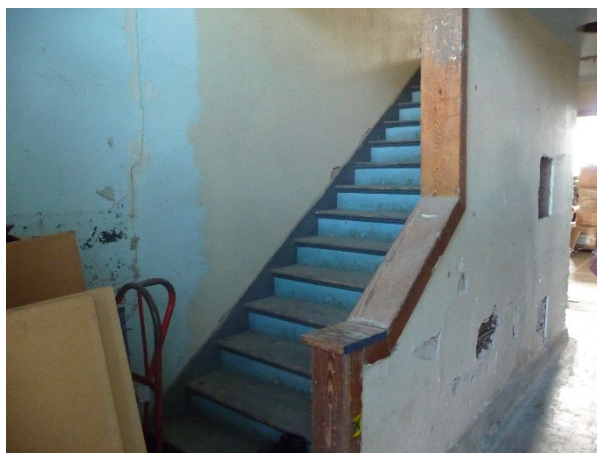
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

OLD GYM-EXTERIOR



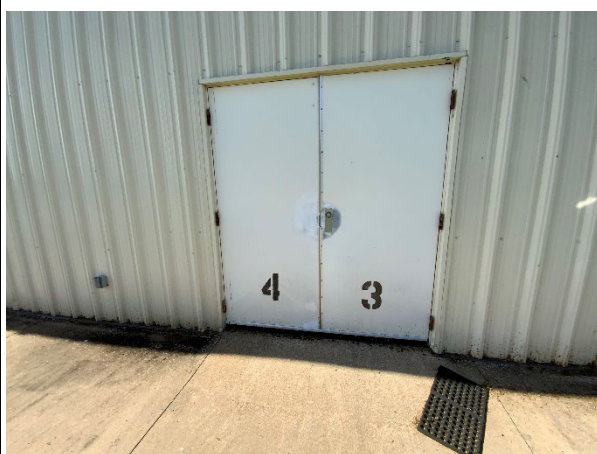
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

OLD GYM-INTERIOR



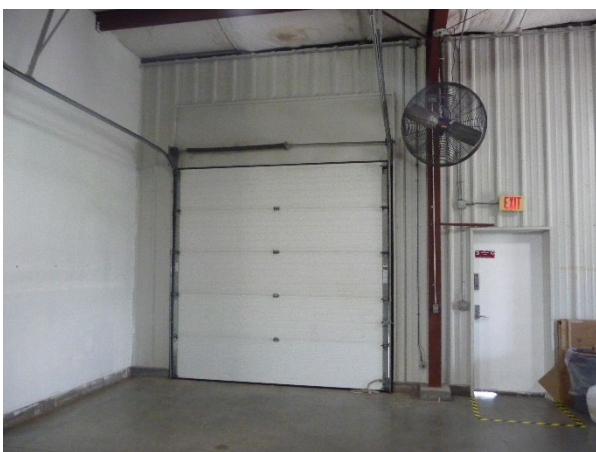
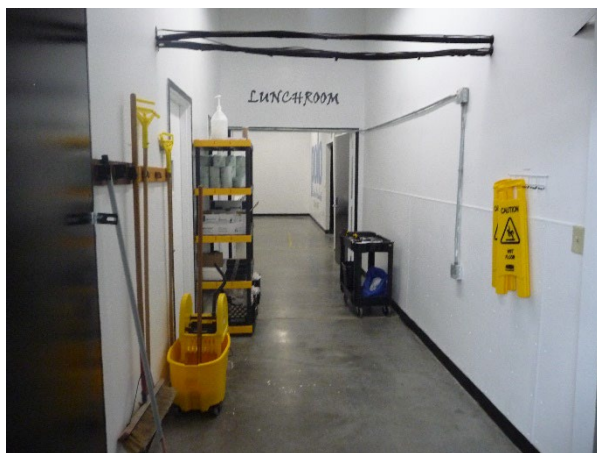
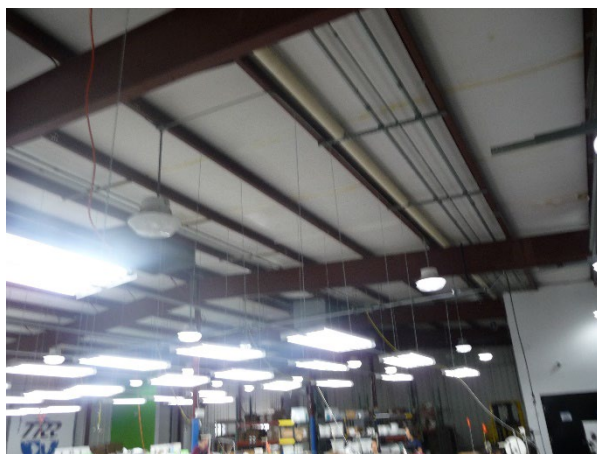
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

LAUNDRY-EXTERIOR



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

LAUNDRY-INTERIOR



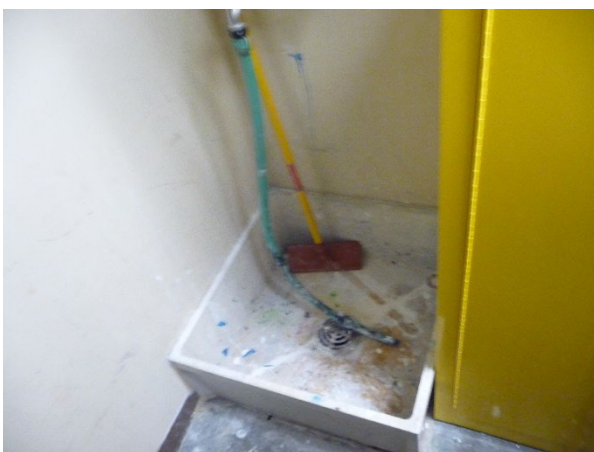
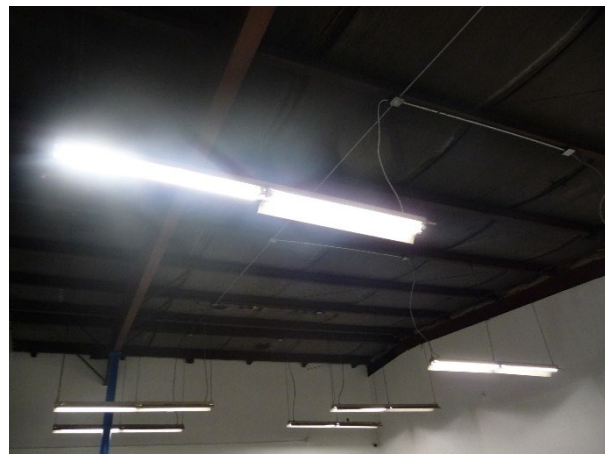
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

LAUNDRY-MECHANICAL, ELECTRICAL & PLUMBING



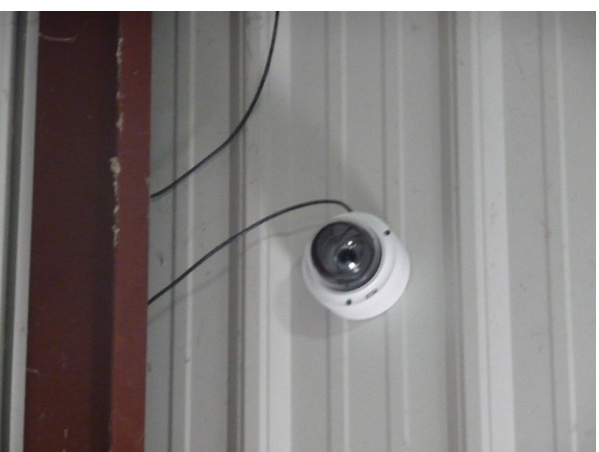
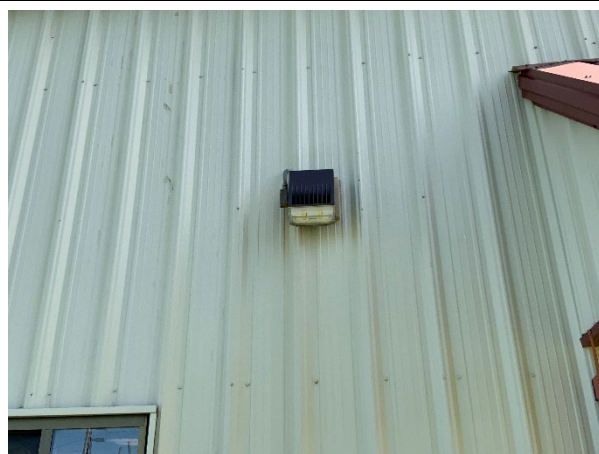
PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

LAUNDRY-MECHANICAL, ELECTRICAL & PLUMBING



PHOTOS – TOPEKA CORRECTIONAL FACILITY WEST

LAUNDRY-MEP, LIFE SAFETY & SECURITY





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