



Kansas Department of Corrections
Topeka Juvenile Correctional Facility
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 Juvenile Correctional Facility

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 JUVENILE CORRECTIONAL FACILITY

PROPERTY EXECUTIVE SUMMARY

Topeka Juvenile Correctional Facility (TJCF) is located on approximately 60 acres in north Topeka. The Facility consist of 25 buildings of which 23 were assessed. Total square footage assessed was 170,460 for this facility. Construction dates of the buildings range from 1890 to 1990, showcasing the diversity of architecture over the decades. The structures consist of a diverse mixture of building materials, from concrete and metal to wood and masonry.

Some of the buildings within the facility remain as originally constructed and are not currently in use or are used for surplus storage at the site. Some of the buildings have no power and much of the equipment in the facility needs to be replaced. Many of the aged buildings that are now empty or being used for storage should be considered for demolition and/or replacement. However, it should be noted that some of the buildings are currently in use and the equipment in these buildings have been replaced over the years.

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

*Buildings (5) Education/High School, (2) Admin/Gym, (16) Vocational/Maintenance could be restored and serve Kansas for years to come. While all other buildings would be cheaper to demolish and rebuild as the infrastructure and MEP equipment would all need major repairs or renovations. Estimated cost to demo and rebuild these buildings would be 78,650,000.00.

HVAC SYSTEMS

The HVAC systems at the facility are of various types, some with outside condensing units for maximum efficiency for heating and cooling its buildings. The sizes vary from one-ton units up to fifty-ton units. HVAC units are of all different ages; some have been replaced or installed within the last decade. The aged-out systems should be considered for replacement. In addition, CGL recommends a comprehensive preventative maintenance plan to maintain the equipment and extend the life of the assets.

ELECTRICAL

The main electrical service appears to be in a main electrical room with supplied grid systems feeding buildings through transformers and service panels. The main power is fed through multiple power panels and step-down transformers throughout the facility.

In addition, the facility has emergency power provided by a backup generator during emergency situations. CGL recommends having an electrical engineering study performed campus-wide to see if there are actions to take to reduce energy consumption and, consequently, the expenditures on energy and energy-related services. CGL also recommends infrared scans annually to all electrical panels and associated equipment.

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 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. Some sections of the facility have cast iron pipes deteriorating 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 pipe insulation around the Power Plant appears to be original to construction and well past its expected lifecycle. Any original insulation should be further evaluated for hazardous material.

FIRE PROTECTION

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 were aged and currently not in service in parts of the facility. It would be recommended that some money is set aside over the next ten years for utility upgrades and repairs if the unused portions of the facility are returned to service.

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 Juvenile Correctional Facility
Property Type	Detention Facility
Address	Topeka, Kansas
Year Built	1890-1990
Number of Levels	Varies (Basement - 2)
Gross Building Area (GSF)	170,460
*Current Replacement Value	\$67,331,700
CRV/GSF (\$/SF)	\$395

* 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.

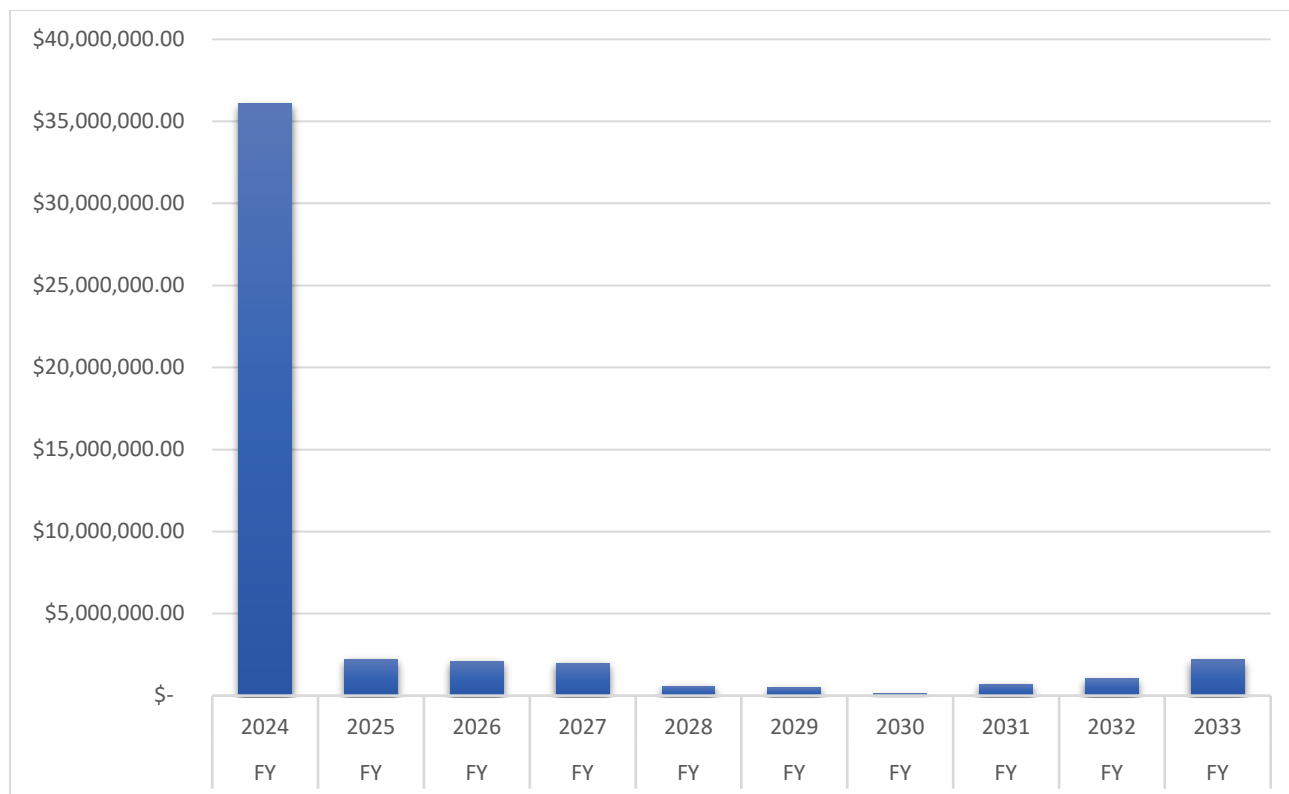
SUMMARY OF FINDINGS

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)	70%
Immediate Capital Needs (Year 1)	\$36,060,192
Future Capital Needs (Year 2 to Year 10)	\$11,399,349

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 Juvenile Correctional Facility. 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:

\$47,459,541



FACILITY CONDITION NEEDS INDEX

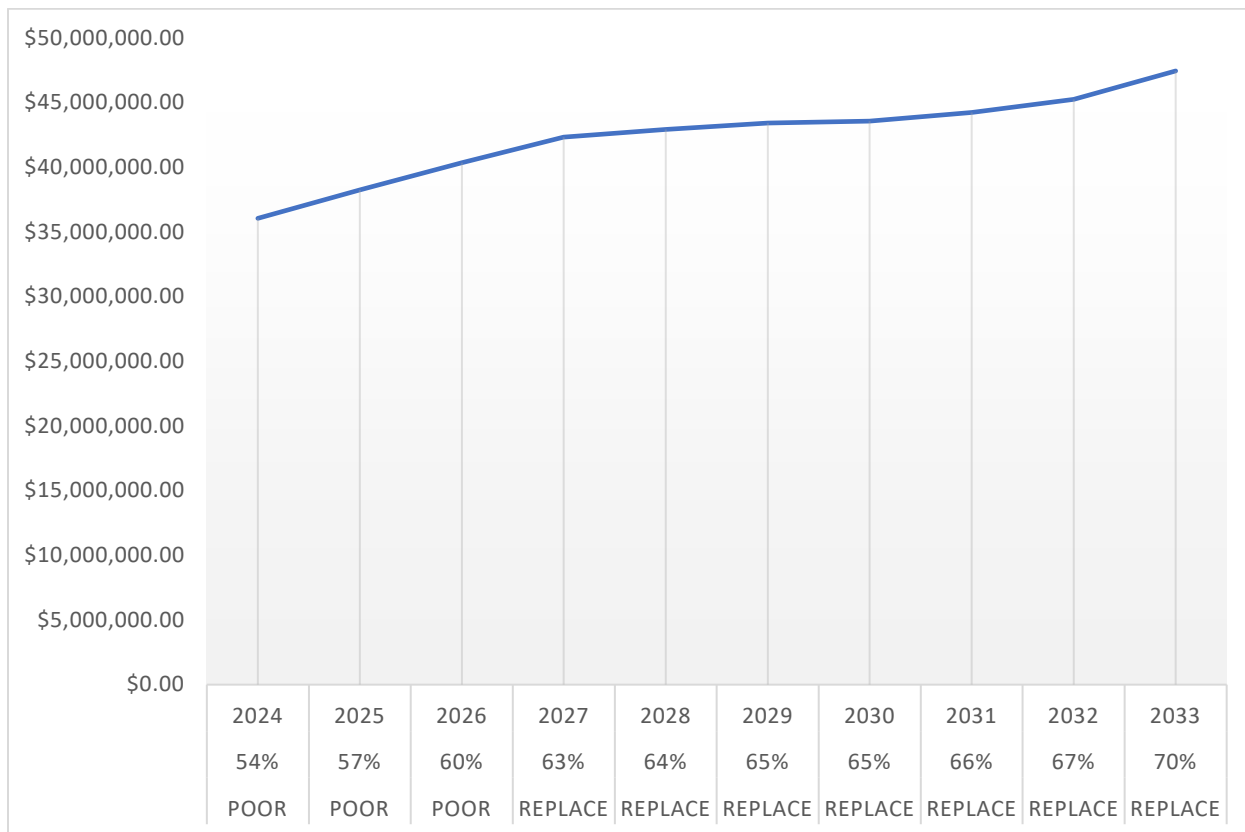
In this report, we have calculated the Facility Condition Needs Index (FCNI), which is used in Facilities Management to provide a benchmark to compare the relative condition of a group of facilities. The FCNI is primarily used to support asset management initiatives of federal, state, and local government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

The FCNI is the ratio of accumulated Total Cost (TC) (Deferred Maintenance, Capital Renewal, and Plant Adaptation) to the Current Replacement Value (CRV) for a constructed asset calculated by dividing the TC by the CRV. The range is from zero for a newly built asset to one for a constructed asset with a TC value equal to its CRV. Acceptable ranges vary by "Asset Type", but as a general guideline, the FCNI scoring system is as follows:

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

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

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

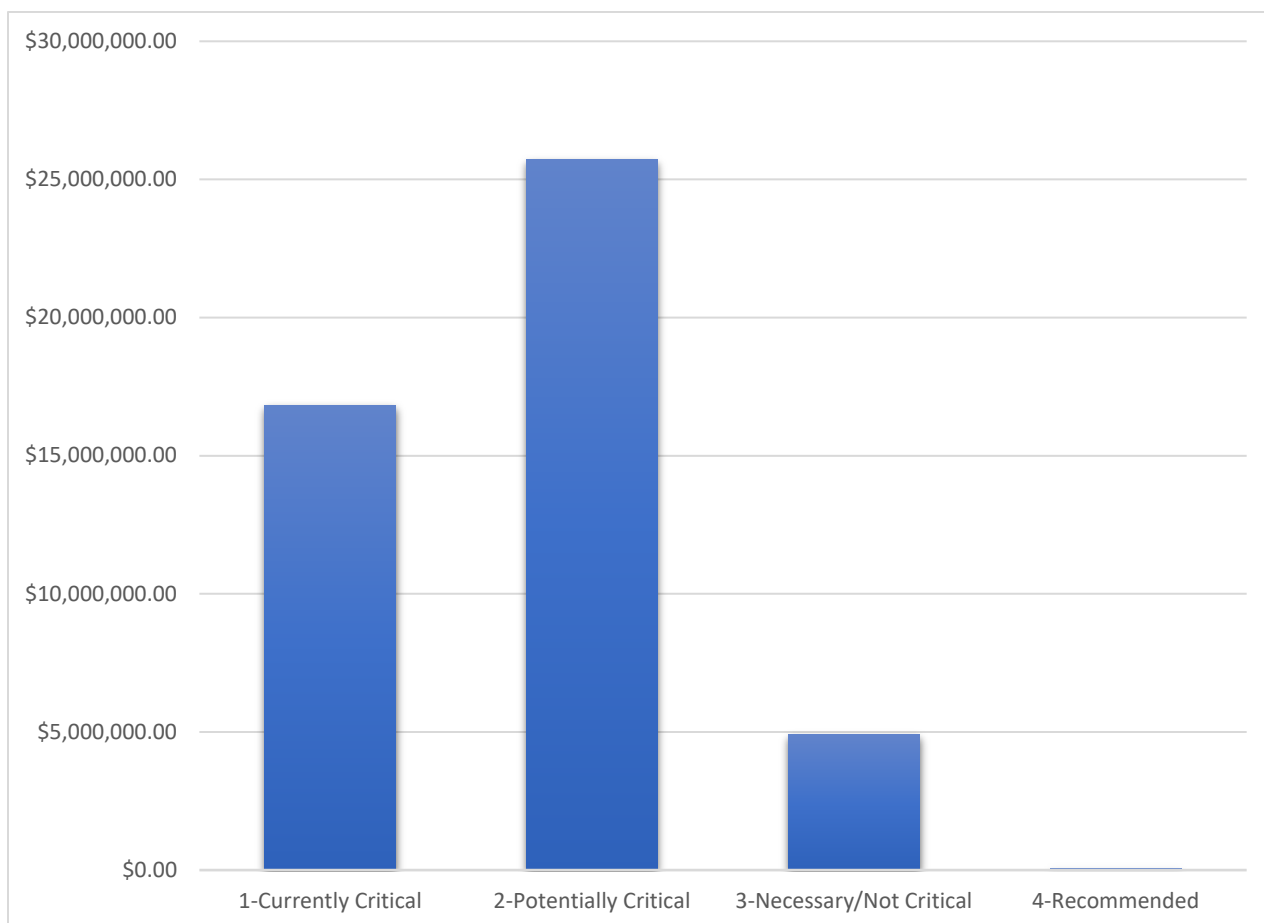


DISTRIBUTION OF NEEDS BY PRIORITY

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

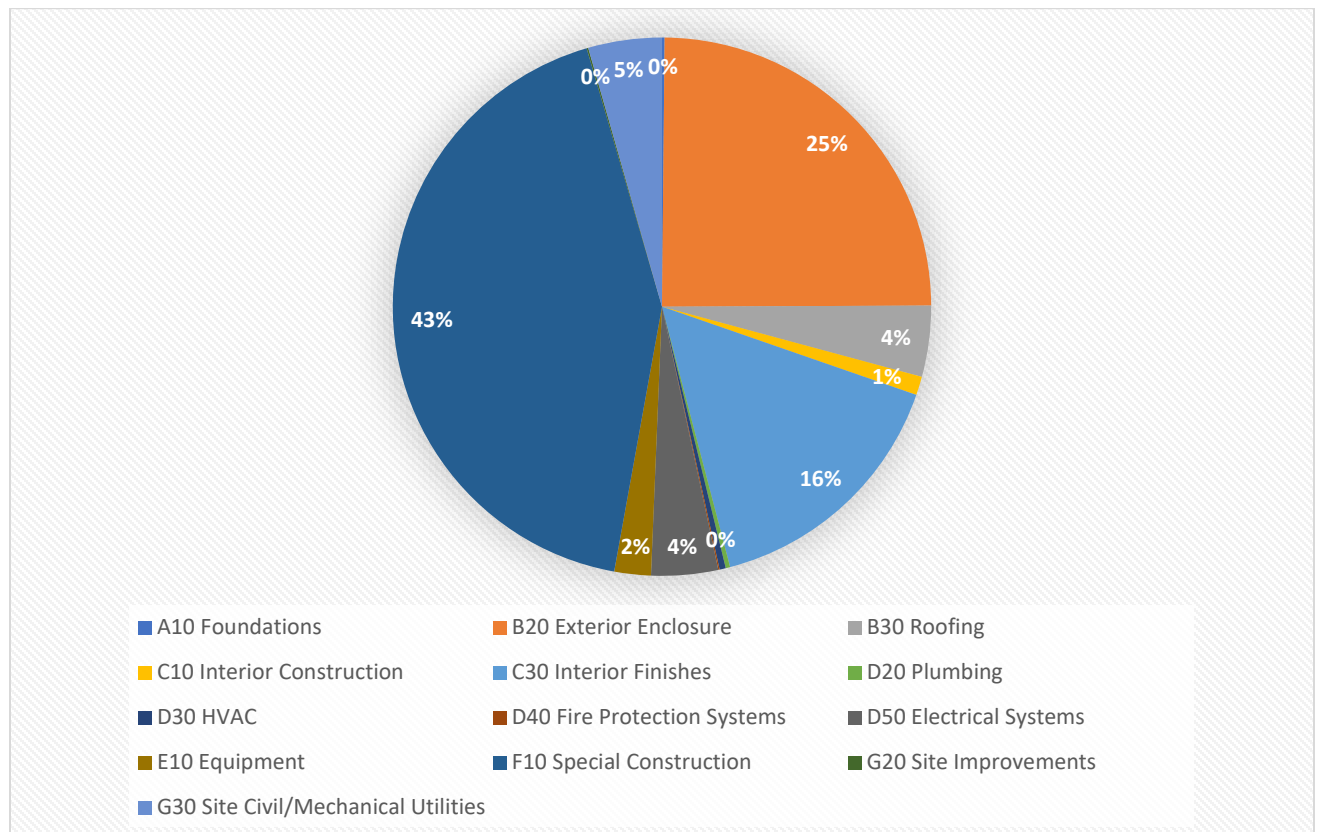
Priority 1 Currently Critical:	Systems requiring immediate action that have failed, compromises staff or public safety, or required to be upgraded to comply with current codes and accessibility
Priority 2 Potentially Critical:	A system or component is nearing the end of useful life, if not addressed,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

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



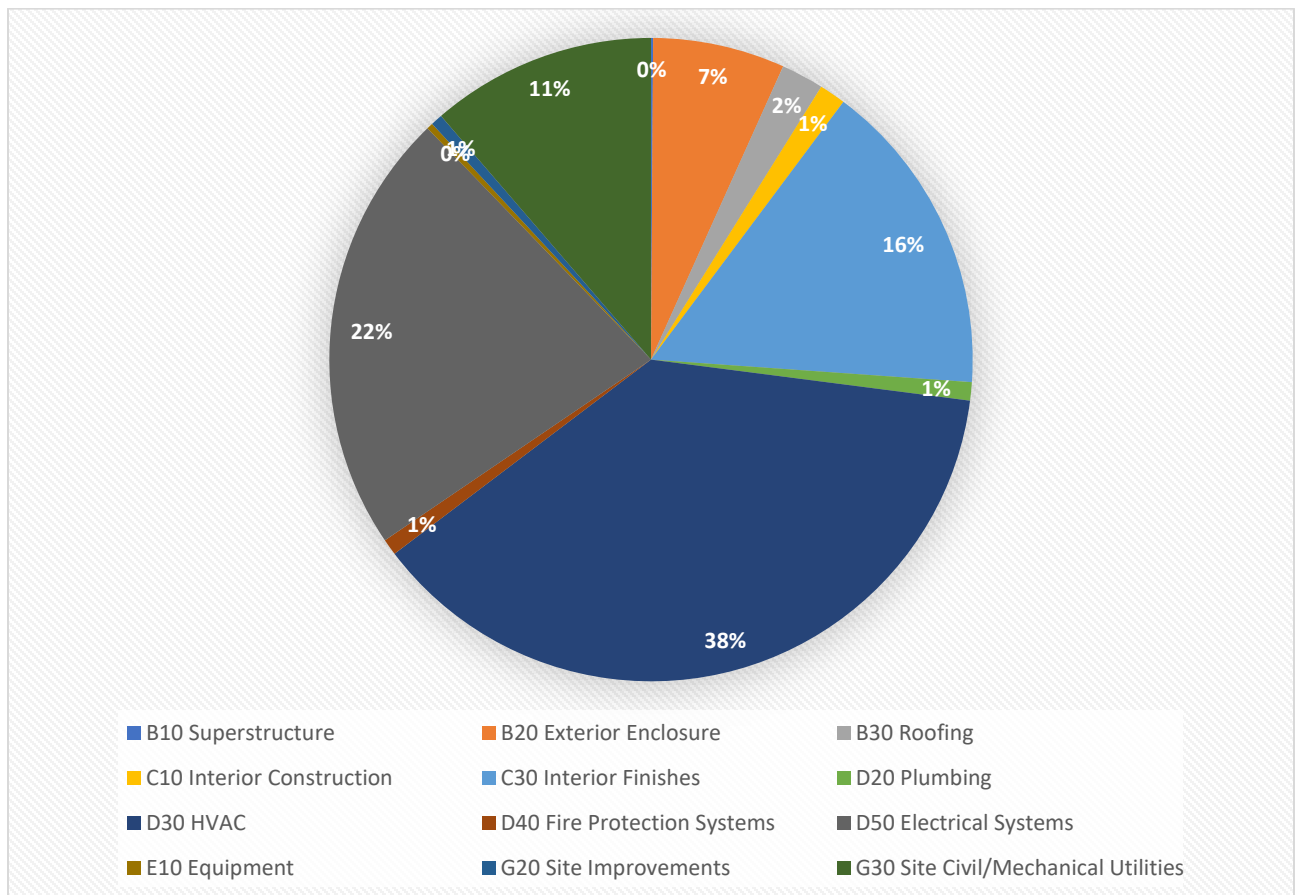
DISTRIBUTION OF IMMEDIATE NEEDS (YEAR 1) BY BUILDING SYSTEM

Building System	Estimated Cost	Percent of Total Cost
A10 Foundations	\$56,343	0.16%
B20 Exterior Enclosure	\$8,935,362	24.78%
B30 Roofing	\$1,537,465	4.26%
C10 Interior Construction	\$402,154	1.12%
C30 Interior Finishes	\$5,630,280	15.61%
D20 Plumbing	\$95,610	0.27%
D30 HVAC	\$134,467	0.37%
D40 Fire Protection Systems	\$28,365	0.08%
D50 Electrical Systems	\$1,445,109	4.01%
E10 Equipment	\$790,625	2.19%
F10 Special Construction	\$15,375,587	42.64%
G20 Site Improvements	\$34,909	0.10%
G30 Site Civil/Mechanical Utilities	\$1,593,917	4.42%



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

Building System	Estimated Cost	Percent of Total Cost
B10 Superstructure	\$12,058.40	0.11%
B20 Exterior Enclosure	\$756,259.17	6.63%
B30 Roofing	\$243,850.44	2.14%
C10 Interior Construction	\$151,272.48	1.33%
C30 Interior Finishes	\$1,813,815.64	15.91%
D20 Plumbing	\$104,912.16	0.92%
D30 HVAC	\$4,291,700.56	37.65%
D40 Fire Protection Systems	\$93,338.48	0.82%
D50 Electrical Systems	\$2,538,133.24	22.27%
E10 Equipment	\$36,081.44	0.32%
G20 Site Improvements	\$67,401.80	0.59%
G30 Site Civil/Mechanical Utilities	\$1,290,525.00	11.32%



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.

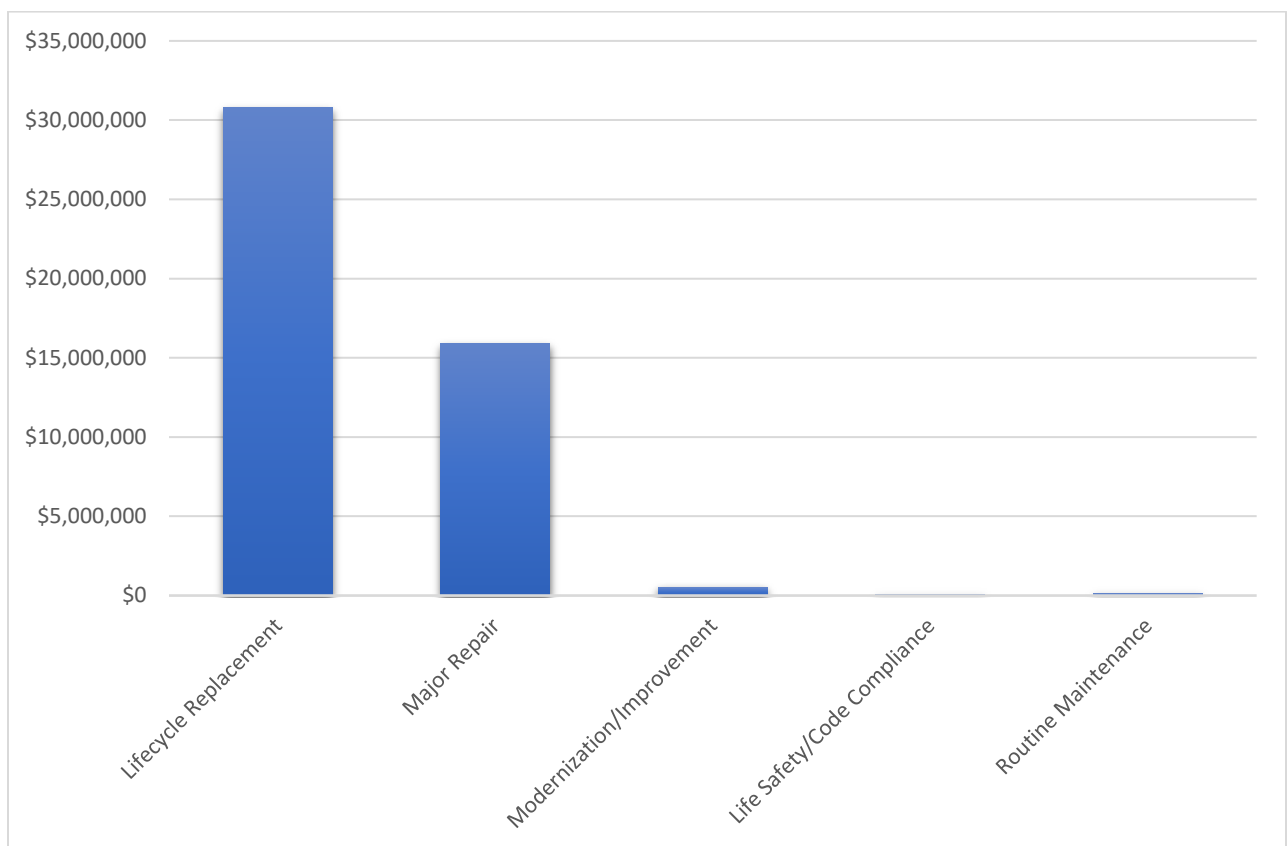
PLAN TYPE 7 ADA:

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	\$30,779,757
Major Repair	\$15,896,540
Modernization/Improvement	\$525,531
Life Safety/Code Compliance	\$97,154
Routine Maintenance	\$160,558



ASSETS OBSERVED

All assets observed are provided in this section sorted by the Uniformat II coding, indexed is as follows:

A - SUBSTRUCTURE

A10 - Foundations

A20 - Basement Construction

B - SHELL

B10 - Superstructure

B20 - Exterior Enclosure

B30 - Roofing

C - INTERIORS

C10 - Interior Construction

C20 - Stairs

C30 - Interior Finishes

D - SERVICES

D10 - Conveying Systems

D20 - Plumbing

D30 - HVAC

D40 - Fire Protection Systems

D50 - Electrical Systems

E - EQUIPMENT & FURNISHING

E10 - Equipment

E20 - Furnishings

F - SPECIAL CONSTRUCTION AND DEMOLITION

F10 - Special Construction

F20 - Selective Demolition

G - BUILDING SITE WORK

G10 - Site Preparation

G20 - Site Improvements

G30 - Site Civil/Mechanical Utilities

G40 - Site Electrical Utilities

G90 - Other Site Construction

APENDIX A – EXPENDITURE FORECAST

Survey Section	Unif. L3	Display Name	Quantity	Unit of Measure	Unit Cost	Total Expense	Residual Life	Category	Priority
Administration/Gym	C3020	VCT Tile Floor	1950	S.Y.	\$174.02	\$339,339	0	Modernization/Improvement	1-Currently Critical
Administration/Gym	B2010	Expansion Joint Sealants	300	L.F.	\$34.98	\$10,494	0	Routine Maintenance	1-Currently Critical
Business Offices/Warehouse	B3010	Rolled Asphalt Roof	13087	S.F.	\$5.98	\$78,260	0	Lifecycle Replacement	1-Currently Critical
Business Offices/Warehouse	B2030	Aluminum Door	7	Ea.	\$4,051.74	\$28,362	1	Lifecycle Replacement	1-Currently Critical
Cherokee Living Unit	F1010	Total Building Replacement w/ Demo	1	Ea.	\$4,494,525.00	\$4,494,525	0	Major Repair	1-Currently Critical
Comanche Living Unit	B2010	Expansion Joint Sealants	400	L.F.	\$34.98	\$13,992	0	Routine Maintenance	1-Currently Critical
Control	B2010	Expansion Joint Sealants	750	L.F.	\$34.98	\$26,235	0	Routine Maintenance	1-Currently Critical
Control	B3010	Shingle Roof	1800	S.F.	\$6.02	\$10,836	0	Lifecycle Replacement	1-Currently Critical
Control	C3010	Acoustical Ceiling Tile	2.25	C.S.F.	\$2,289.12	\$5,151	3	Lifecycle Replacement	1-Currently Critical
Horticulture/Landscape	B2010	Aluminum siding	120	S.F.	\$16.48	\$1,978	0	Lifecycle Replacement	1-Currently Critical
Horticulture/Landscape	B3010	Aluminum Roofing	5012	S.F.	\$5.92	\$29,671	0	Lifecycle Replacement	1-Currently Critical
Kanza Living Unit	C3020	VCT Tile Floor	600	S.F.	\$5.48	\$3,288	4	Modernization/Improvement	1-Currently Critical
Kanza Living Unit	C1020	Exterior Metal Doors	2	Ea.	\$2,509.88	\$5,020	0	Lifecycle Replacement	1-Currently Critical
Kanza Living Unit	B2030	Exterior Metal Doors	2	Ea.	\$1,682.42	\$3,365	7	Lifecycle Replacement	1-Currently Critical
Kanza Living Unit	B2010	Expansion Joint Sealants	250	L.F.	\$34.98	\$8,745	0	Routine Maintenance	1-Currently Critical
Kanza Living Unit	D4010	Fire Extinguisher	10	Ea.	\$1,124.56	\$11,246	4	Life Safety/Code Compliance	1-Currently Critical

Kiowa Living Unit	B3010	Shingle Roof	7000	S.F.	\$6.02	\$42,140	0	Lifecycle Replacement	1-Currently Critical
Mohawk Living Unit	F1010	Total Building Replacement w/ Demo	1	Ea.	\$4,240,337.00	\$4,240,337	0	Major Repair	1-Currently Critical
Osage Living Unit	F1010	Total Building Replacement w/ Demo	1	Ea.	\$4,614,575.00	\$4,614,575	0	Major Repair	1-Currently Critical
Pawnee Living Unit	B3010	Shingle Roof	7000	S.F.	\$6.02	\$42,140	0	Lifecycle Replacement	1-Currently Critical
Pawnee Living Unit	C1020	Exterior Metal Doors	2	Ea.	\$2,509.88	\$5,020	0	Lifecycle Replacement	1-Currently Critical
Pawnee Living Unit	B2010	Expansion Joint Sealants	45	L.F.	\$34.98	\$1,574	0	Routine Maintenance	1-Currently Critical
Pawnee Living Unit	B2030	Exterior Metal Doors	2	Ea.	\$1,682.42	\$3,365	7	Lifecycle Replacement	1-Currently Critical
Power Plant	B3010	Aluminum Downspout	180	V.L.F.	\$8.86	\$1,595	5	Lifecycle Replacement	1-Currently Critical
Power Plant	C1020	Exterior Metal Doors	2	Ea.	\$2,509.88	\$5,020	0	Lifecycle Replacement	1-Currently Critical
Power Plant	C1020	Exterior Metal Double Doors	1	Ea.	\$4,086.96	\$4,087	0	Lifecycle Replacement	1-Currently Critical
Power Plant	C3010	Ceramic Tile Flooring	45.68	C.S.F.	\$2,839.76	\$129,720	0	Lifecycle Replacement	1-Currently Critical
Power Plant	D5020	Wall Packs	8	Ea.	\$153.44	\$1,228	0	Lifecycle Replacement	1-Currently Critical
Power Plant	D5090	Exit Sign	4	Ea.	\$423.96	\$1,696	3	Life Safety/Code Compliance	1-Currently Critical
School Annex (Triplex)	F1010	Total Building Replacement w/ Demo	1	Ea.	\$2,026,150.00	\$2,026,150	0	Major Repair	1-Currently Critical
Sewer Separator	D2020	Pipe Insulation	400	L.F.	\$23.20	\$9,280	0	Lifecycle Replacement	1-Currently Critical
Shawnee Living Unit	B2010	Expansion Joint Sealants	45	L.F.	\$34.98	\$1,574	0	Routine Maintenance	1-Currently Critical
Storage	B3010	Shingle Roof	7000	S.F.	\$6.02	\$42,140	0	Lifecycle Replacement	1-Currently Critical

Storage	B3010	Shingle Roof	2100	S.F.	\$6.02	\$12,642	0	Lifecycle Replacement	1-Currently Critical
Storage	B2010	Expansion Joint Sealants	750	L.F.	\$34.98	\$26,235	0	Routine Maintenance	1-Currently Critical
Storage	C1020	Exterior Metal Doors	2	Ea.	\$2,509.88	\$5,020	0	Lifecycle Replacement	1-Currently Critical
Swimming Pools	D3050	Wall Mounted Heater	2	Ea.	\$1,208.46	\$2,417	0	Lifecycle Replacement	1-Currently Critical
Swimming Pools	C3020	Ceramic Tile	61.16	C.S.F.	\$3,880.94	\$237,358	0	Lifecycle Replacement	1-Currently Critical
Swimming Pools	C1020	Exterior Metal Double Doors	4	Ea.	\$4,086.96	\$16,348	0	Lifecycle Replacement	1-Currently Critical
Swimming Pools	C1010	Partitions	8	C.L.F.	\$14,164.20	\$113,314	0	Lifecycle Replacement	1-Currently Critical
Swimming Pools	D3040	Air Duct	300	L.F.	\$74.64	\$22,392	0	Lifecycle Replacement	1-Currently Critical
Swimming Pools	D5090	Exit Sign	5	Ea.	\$423.96	\$2,120	0	Life Safety/Code Compliance	1-Currently Critical
Swimming Pools	D2010	Showers	4	Ea.	\$1,628.88	\$6,516	1	Lifecycle Replacement	1-Currently Critical
Vocational	B2010	Expansion Joint Sealants	1000	L.F.	\$34.98	\$34,980	0	Routine Maintenance	1-Currently Critical
Vocational	D3050	Heat Pumps	2	Ea.	\$16,556.52	\$33,113	0	Lifecycle Replacement	1-Currently Critical
Vocational	C1020	Exterior Metal Double Doors	4	Ea.	\$4,086.96	\$16,348	0	Lifecycle Replacement	1-Currently Critical
Vocational	D5020	Wall Packs	13	Ea.	\$153.44	\$1,995	4	Lifecycle Replacement	1-Currently Critical
Vocational	C3020	VCT Tile Floor	35	S.Y.	\$174.02	\$6,091	1	Modernization/Improvement	1-Currently Critical
Volunteer	C1020	Exterior Metal Doors	4	Ea.	\$2,509.88	\$10,040	0	Lifecycle Replacement	1-Currently Critical
Volunteer	B2010	Expansion Joint Sealants	300	L.F.	\$34.98	\$10,494	0	Routine Maintenance	1-Currently Critical
Activity Therapy	D3040	Condenser Units	1	Ea.	\$288,412.56	\$288,413	1	Lifecycle Replacement	2-Potentially Critical



Administration/Gym	C3010	Ceiling & Ceiling Tile Replacement	163	C.S.F.	\$2,289.12	\$373,127	0	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	D2020	Pipe Insulation	100	L.F.	\$34.22	\$3,422	0	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	B2010	Brick Wall Renovation	75	C.S.F.	\$6,725.42	\$504,407	0	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	B1010	Metal Hand Rail	50	L.F.	\$143.00	\$7,150	1	Major Repair	2-Potentially Critical
Administration/Gym	B3010	Shingle Roof Replacement	150	Sq.	\$1,004.30	\$150,645	0	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	B3010	BUR Total Replacement	150	Sq.	\$228.12	\$34,218	1	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	B3010	Bituminous Roof Total Replacement	50	Sq.	\$342.18	\$17,109	2	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	B2010	Concrete Block Wall	1635	S.F.	\$73.92	\$120,859	0	Major Repair	2-Potentially Critical
Administration/Gym	A1030	Concrete Floors	25	C.S.F.	\$1,348.74	\$33,719	0	Major Repair	2-Potentially Critical
Administration/Gym	D3040	Air Duct	300	L.F.	\$74.64	\$22,392	6	Major Repair	2-Potentially Critical
Administration/Gym	D2030	PVC Piping	450	L.F.	\$184.24	\$82,908	0	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	B2030	Aluminum Storefront Doors	5	Ea.	\$5,355.22	\$26,776	0	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	D3040	Rooftop AHU	1	Ea.	\$677,590.00	\$677,590	1	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	D3050	Heat Pumps	9	Ea.	\$61,494.36	\$553,449	2	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	D3040	Rooftop Exhaust Fans	1	Ea.	\$80,897.04	\$80,897	2	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	B2030	Exterior Doors	12	Ea.	\$11,402.32	\$136,828	3	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	D5010	Electrical & Branch Wiring	5200	L.F.	\$72.70	\$378,040	4	Lifecycle Replacement	2-Potentially Critical

Administration/Gym	B2020	Window Replacement	150	Ea.	\$1,970.38	\$295,557	0	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	D2020	Water Heater	1	Ea.	\$13,299.84	\$13,300	1	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	C3010	Wood Floor	7166	S.F.	\$1.52	\$10,892	1	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	D5010	Transformer	2	Ea.	\$292,120.80	\$584,242	2	Lifecycle Replacement	2-Potentially Critical
Administration/Gym	B3010	Aluminum Gutters	370	L.F.	\$109.52	\$40,522	3	Lifecycle Replacement	2-Potentially Critical
Business Offices/Warehouse	C3010	Acoustical Ceiling Tile	60	C.S.F.	\$2,289.12	\$137,347	0	Lifecycle Replacement	2-Potentially Critical
Business Offices/Warehouse	C3010	Acoustical Ceiling Tile	425	S.Y.	\$200.94	\$85,400	0	Lifecycle Replacement	2-Potentially Critical
Business Offices/Warehouse	B2020	Exterior Windows	12	Ea.	\$1,970.38	\$23,645	1	Major Repair	2-Potentially Critical
Business Offices/Warehouse	G2030	Concrete Walks and Drives	50	L.F.	\$47.82	\$2,391	6	Major Repair	2-Potentially Critical
Comanche Living Unit	C1020	Interior Wood Doors	25	Ea.	\$1,147.72	\$28,693	4	Lifecycle Replacement	2-Potentially Critical
Comanche Living Unit	D4010	Fire Extinguisher	15	Ea.	\$1,124.56	\$16,868	4	Life Safety/Code Compliance	2-Potentially Critical
Comanche Living Unit	B3010	Shingle Roof	8528	S.F.	\$114.38	\$975,433	0	Lifecycle Replacement	2-Potentially Critical
Comanche Living Unit	B2010	Exterior Brick Walls	35	C.S.F.	\$134,508.40	\$4,707,794	0	Lifecycle Replacement	2-Potentially Critical
Comanche Living Unit	B2020	Windos	35	Ea.	\$41,377.98	\$1,448,229	0	Lifecycle Replacement	2-Potentially Critical
Comanche Living Unit	C3020	VCT Tile Floor	920	S.Y.	\$3,828.44	\$3,522,165	0	Lifecycle Replacement	2-Potentially Critical
Control	B2030	Metal Door	2.25	Ea.	\$1,682.42	\$3,785	1	Major Repair	2-Potentially Critical
Control	D4090	Control System	3	Ea.	\$9,455.12	\$28,365	0	Lifecycle Replacement	2-Potentially Critical
Control	D3050	Heat Pumps	2	Ea.	\$16,556.52	\$33,113	0	Lifecycle Replacement	2-Potentially Critical



Control	B3010	Aluminum Gutters	200	L.F.	\$27.38	\$5,476	3	Major Repair	2-Potentially Critical
Control	C3020	VCT Tile Floor	25	S.Y.	\$174.02	\$4,351	4	Modernization/Improvement	2-Potentially Critical
Education	B2010	Exterior Brick Walls	325	S.F.	\$667.70	\$217,003	0	Lifecycle Replacement	2-Potentially Critical
Education	D5020	Fluorescent Lighting	196	Ea.	\$4,340.00	\$850,640	1	Lifecycle Replacement	2-Potentially Critical
Education	D3040	Exhaust Fan	1	Ea.	\$215,725.44	\$215,725	2	Lifecycle Replacement	2-Potentially Critical
Education	D3050	Fluorescent Lighting	9	Ea.	\$184,483.08	\$1,660,348	3	Lifecycle Replacement	2-Potentially Critical
Education	B3010	Membrane Roof	138	Sq.	\$552.32	\$76,220	0	Lifecycle Replacement	2-Potentially Critical
Equipment	D5090	Generator	50	kW	\$10,671.30	\$533,565	2	Lifecycle Replacement	2-Potentially Critical
Horticulture/Landscape	B2030	Wood Door	2	Ea.	\$3,744.02	\$7,488	0	Lifecycle Replacement	2-Potentially Critical
Kanza Living Unit	C1020	Interior Wood Doors	12	Ea.	\$1,147.72	\$13,773	8	Lifecycle Replacement	2-Potentially Critical
Kiowa Living Unit	C1020	Interior Wood Doors	25	Ea.	\$1,147.72	\$28,693	4	Lifecycle Replacement	2-Potentially Critical
Kiowa Living Unit	C1020	Exterior Metal Doors	2	Ea.	\$2,509.88	\$5,020	0	Lifecycle Replacement	2-Potentially Critical
Kiowa Living Unit	B2010	Expansion Joint Sealants	400	L.F.	\$34.98	\$13,992	0	Routine Maintenance	2-Potentially Critical
Kiowa Living Unit	D4010	Fire Extinguisher	24	Ea.	\$1,124.56	\$26,989	4	Life Safety/Code Compliance	2-Potentially Critical
Pawnee Living Unit	C1020	Interior Wood Doors	12	Ea.	\$1,147.72	\$13,773	8	Lifecycle Replacement	2-Potentially Critical
Pawnee Living Unit	D4010	Fire Extinguisher	10	Ea.	\$1,124.56	\$11,246	4	Life Safety/Code Compliance	2-Potentially Critical
Power Plant	C3010	Acoustical Ceiling Tile	2	C.S.F.	\$2,289.12	\$4,578	5	Lifecycle Replacement	2-Potentially Critical
Power Plant	B2010	Concrete Block Wall	575	S.F.	\$73.92	\$42,504	5	Major Repair	2-Potentially Critical
Power Plant	B2010	Expansion Joint Sealants	350	L.F.	\$34.98	\$12,243	0	Routine Maintenance	2-Potentially Critical

Power Plant	B2020	Exterior Windows	80	Ea.	\$1,970.38	\$157,630	0	Lifecycle Replacement	2-Potentially Critical
Power Plant	D3050	Unit Heater	4	Ea.	\$1,575.94	\$6,304	4	Major Repair	2-Potentially Critical
Sewer Separator	E1270	Lift Station	1	Ea.	\$790,625.40	\$790,625	0	Lifecycle Replacement	2-Potentially Critical
Shawnee Living Unit	C1020	Interior Wood Doors	25	Ea.	\$1,147.72	\$28,693	4	Lifecycle Replacement	2-Potentially Critical
Shawnee Living Unit	D4010	Fire Extinguisher	24	Ea.	\$1,124.56	\$26,989	4	Life Safety/Code Compliance	2-Potentially Critical
Site Utility	G3010	Site Water utility	50	Ea.	\$25,810.50	\$1,290,525	9	Lifecycle Replacement	2-Potentially Critical
Site Utility	G3020	Site drainage and sewer	480	L.F.	\$3,320.66	\$1,593,917	0	Lifecycle Replacement	2-Potentially Critical
Site Utility	D5010	Main Electrical Service	10	Ea.	\$124,956.40	\$1,249,564	0	Lifecycle Replacement	2-Potentially Critical
Staff Garage	B3010	Aluminum Roofing	272	S.F.	\$5.92	\$1,610	5	Lifecycle Replacement	2-Potentially Critical
Staff House	B3010	Shingle Roof Replacement	30	Sq.	\$1,004.30	\$30,129	0	Lifecycle Replacement	2-Potentially Critical
Storage	B2020	Glass Block Window	100	S.F.	\$189.50	\$18,950	0	Lifecycle Replacement	2-Potentially Critical
Storage	D5010	Electrical & Branch Wiring	1500	L.F.	\$65.94	\$98,910	0	Modernization/Improvement	2-Potentially Critical
Storage	D5020	Wall Packs	10	Ea.	\$153.44	\$1,534	0	Lifecycle Replacement	2-Potentially Critical
Swimming Pools	B3010	Total Roof Replacement	150	Sq.	\$114.06	\$17,109	0	Lifecycle Replacement	2-Potentially Critical
Swimming Pools	G2030	Concrete Walks and Drives	230	L.F.	\$47.82	\$10,999	0	Major Repair	2-Potentially Critical
Swimming Pools	B2030	Aluminum Door	5	Ea.	\$4,051.74	\$20,259	0	Lifecycle Replacement	2-Potentially Critical
Vocational	C1020	Aluminum Door	15	Ea.	\$2,509.88	\$37,648	1	Major Repair	2-Potentially Critical
Vocational	D3040	Roof Exhaust Fans	2	Ea.	\$6,391.74	\$12,783	0	Lifecycle Replacement	2-Potentially Critical



Vocational	D3050	Heat Pump	4	Ea.	\$29,102.30	\$116,409	1	Lifecycle Replacement	2-Potentially Critical
Vocational	B3010	Membrane Roof	200	Sq.	\$552.32	\$110,464	2	Major Repair	2-Potentially Critical
Vocational	D5090	Exit Sign	3	Ea.	\$423.96	\$1,272	7	Lifecycle Replacement	2-Potentially Critical
Vocational	D2020	Pipe Insulation	90	L.F.	\$34.22	\$3,080	2	Lifecycle Replacement	2-Potentially Critical
Vocational	G2030	Concrete Walks and Drives	110	L.F.	\$47.82	\$5,260	2	Major Repair	2-Potentially Critical
Vocational	D5090	Emergency Generator	50	kW	\$2,499.02	\$124,951	9	Lifecycle Replacement	2-Potentially Critical
Vocational	D3050	Condenser Units	10	Ea.	\$61,297.60	\$612,976	7	Lifecycle Replacement	2-Potentially Critical
Volunteer	B3010	Shingle Roof	5000	S.F.	\$6.02	\$30,100	0	Lifecycle Replacement	2-Potentially Critical
Volunteer	B2020	Aluminum Windows	25	Ea.	\$1,970.38	\$49,260	0	Lifecycle Replacement	2-Potentially Critical
Volunteer	G2040	Fence	100	Ea.	\$459.62	\$45,962	3	Lifecycle Replacement	2-Potentially Critical
Volunteer	G2030	Concrete Walks and Drives	500	L.F.	\$47.82	\$23,910	0	Major Repair	2-Potentially Critical
Activity Therapy	B2030	Roll Up Garage Door	1	Ea.	\$55,109.44	\$55,109	3	Lifecycle Replacement	3-Necessary/Not Critical
Activity Therapy	B2010	Aluminum Siding	16	C.S.F.	\$27,946.30	\$447,141	5	Lifecycle Replacement	3-Necessary/Not Critical
Activity Therapy	C3010	Wood Floor	1800	S.F.	\$13.68	\$24,624	0	Lifecycle Replacement	3-Necessary/Not Critical
Activity Therapy	C3030	Plaster Ceilings	200	S.Y.	\$3,906.00	\$781,200	0	Lifecycle Replacement	3-Necessary/Not Critical
Comanche Living Unit	B3010	Aluminum Gutters	600	L.F.	\$27.38	\$16,428	3	Major Repair	3-Necessary/Not Critical
Education	C3010	Acoustical Ceiling Tile	137	C.S.F.	\$6,867.36	\$940,828	8	Lifecycle Replacement	3-Necessary/Not Critical
Education	C3020	Carpet	1500	S.Y.	\$511.52	\$767,280	9	Lifecycle Replacement	3-Necessary/Not Critical

Education	B2020	Windows	81	Ea.	\$11,822.28	\$957,605	0	Lifecycle Replacement	3-Necessary/Not Critical
Education	C1020	Interior Wood Doors	27	Ea.	\$8,034.04	\$216,919	0	Lifecycle Replacement	3-Necessary/Not Critical
Kanza Living Unit	C3020	Carpet	100	S.Y.	\$127.88	\$12,788	6	Modernization/Improvement	3-Necessary/Not Critical
Kanza Living Unit	B3010	Aluminum Gutters	150	L.F.	\$27.38	\$4,107	9	Major Repair	3-Necessary/Not Critical
Kiowa Living Unit	C3020	Carpet	154	S.Y.	\$127.88	\$19,694	6	Modernization/Improvement	3-Necessary/Not Critical
Kiowa Living Unit	D5030	Cameras	16	Ea.	\$1,578.62	\$25,258	8	Lifecycle Replacement	3-Necessary/Not Critical
Kiowa Living Unit	B3010	Aluminum Gutters	150	L.F.	\$27.38	\$4,107	3	Major Repair	3-Necessary/Not Critical
Pawnee Living Unit	C3020	Carpet	150	S.Y.	\$127.88	\$19,182	6	Modernization/Improvement	3-Necessary/Not Critical
Pawnee Living Unit	B3010	Aluminum Gutters	150	L.F.	\$27.38	\$4,107	3	Major Repair	3-Necessary/Not Critical
Shawnee Living Unit	C3020	Carpet	154	S.Y.	\$127.88	\$19,694	6	Modernization/Improvement	3-Necessary/Not Critical
Shawnee Living Unit	D5030	Cameras	16	Ea.	\$1,578.62	\$25,258	8	Lifecycle Replacement	3-Necessary/Not Critical
Shawnee Living Unit	B3010	Aluminum Gutters	150	L.F.	\$27.38	\$4,107	3	Major Repair	3-Necessary/Not Critical
Staff Garage	B2010	Wood Siding	66	S.F.	\$19.16	\$1,265	0	Lifecycle Replacement	3-Necessary/Not Critical
Staff Garage	A1030	Concrete Floors	200	S.F.	\$113.12	\$22,624	0	Lifecycle Replacement	3-Necessary/Not Critical
Staff House	B1010	Concrete walk & stairs	20	S.F.	\$245.42	\$4,908	2	Major Repair	3-Necessary/Not Critical
Staff House	D3050	HVAC Replacement	1	Ea.	\$30,648.80	\$30,649	0	Lifecycle Replacement	3-Necessary/Not Critical
Staff House	G2040	HVAC Replacement	30	Ea.	\$459.62	\$13,789	1	Lifecycle Replacement	3-Necessary/Not Critical
Storage	B2030	Aluminum Door	3	Ea.	\$4,051.74	\$12,155	6	Lifecycle Replacement	3-Necessary/Not Critical
Swimming Pools	B2010	Exterior Brick Walls	120	S.F.	\$133.54	\$16,025	0	Lifecycle Replacement	3-Necessary/Not Critical

Swimming Pools	D5020	Fluorescent Lighting	127	Ea.	\$508.96	\$64,638	0	Lifecycle Replacement	3-Necessary/Not Critical
Swimming Pools	D2040	Gutter System	650	L.F.	\$126.18	\$82,017	1	Lifecycle Replacement	3-Necessary/Not Critical
Swimming Pools	B2020	Aluminum Windows	100	Ea.	\$1,970.38	\$197,038	0	Lifecycle Replacement	3-Necessary/Not Critical
Vocational	D5020	Fluorescent Lighting	21	Ea.	\$508.96	\$10,688	4	Lifecycle Replacement	3-Necessary/Not Critical
Vocational	E1010	Laundry Equipment	4	Ea.	\$9,020.36	\$36,081	6	Lifecycle Replacement	3-Necessary/Not Critical
Vocational	D3040	Wall Mounted A/C	5	Ea.	\$11,439.52	\$57,198	7	Lifecycle Replacement	3-Necessary/Not Critical
Business Offices/Warehouse	D5020	Incandescent Lighting	63	Ea.	\$26.46	\$1,667	0	Modernization/Improvement	4-Recommended
Business Offices/Warehouse	D5020	Fluorescent Lighting	50	Ea.	\$508.96	\$25,448	0	Lifecycle Replacement	4-Recommended
Control	D5020	Incandescent Lighting	20	Ea.	\$26.46	\$529	7	Modernization/Improvement	4-Recommended
Vocational	B2020	Aluminum Window	20	Ea.	\$1,334.16	\$26,683	0	Major Repair	4-Recommended

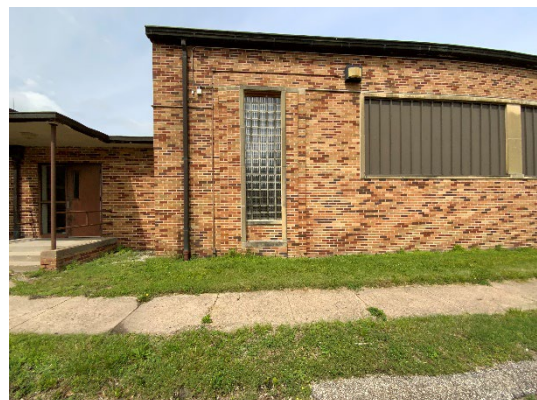
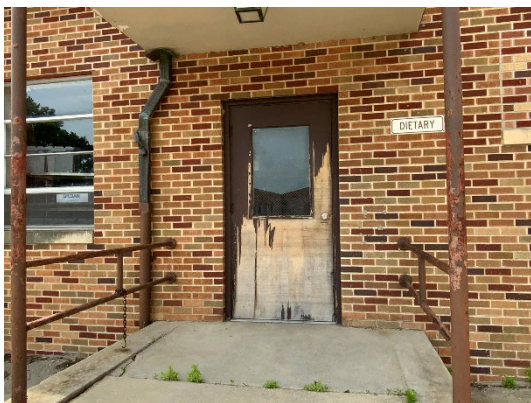
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ADMINISTRATION BUILDING-EXTERIOR



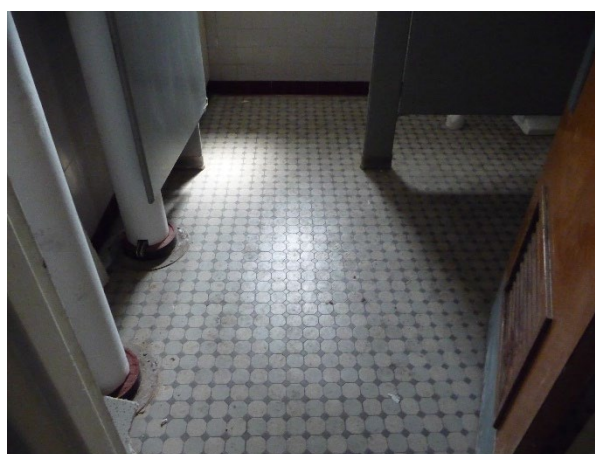
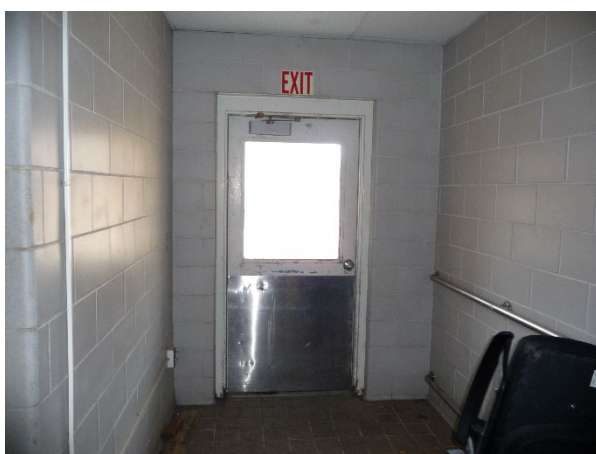
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ADMINISTRATION BUILDING-EXTERIOR



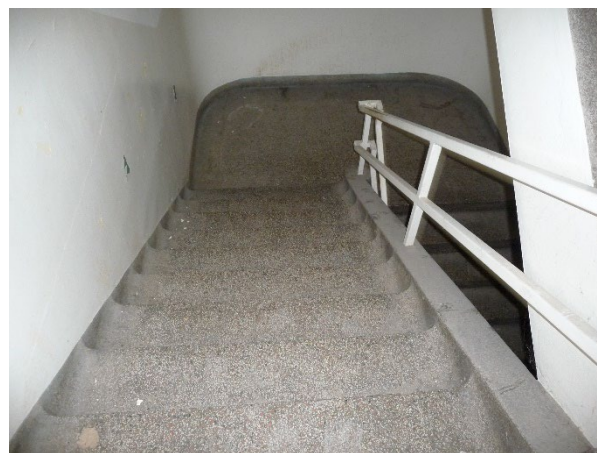
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ADMINISTRATION BUILDING-INTERIOR



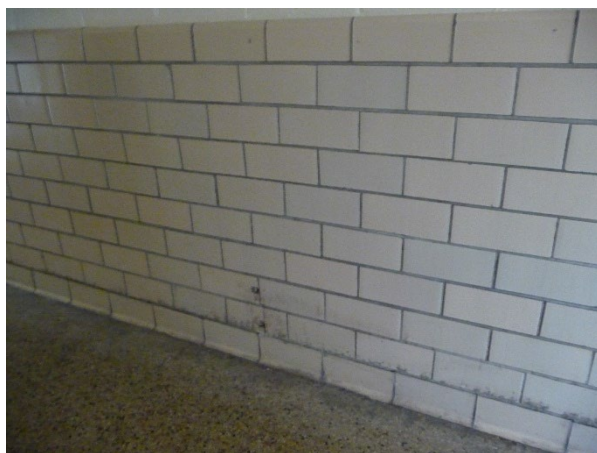
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ADMINISTRATION BUILDING-INTERIOR



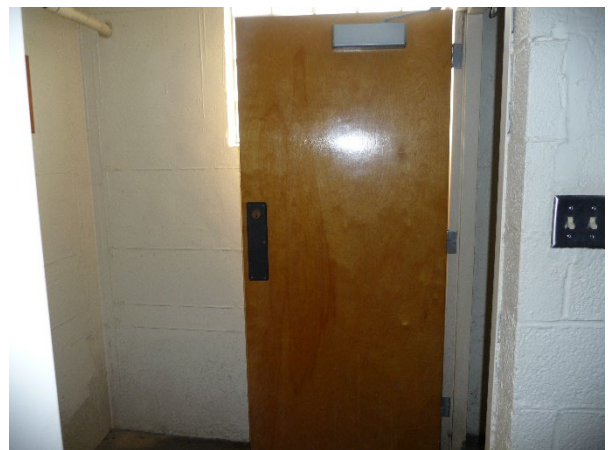
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ADMINISTRATION BUILDING-INTERIOR



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ADMINISTRATION BUILDING-INTERIOR



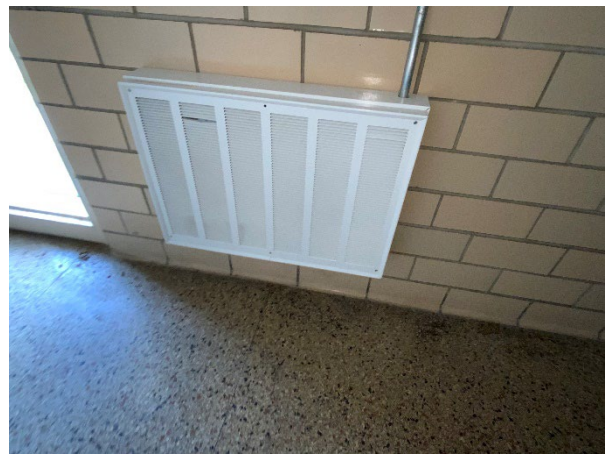
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ADMINISTRATION BUILDING-MECHANICAL, ELECTRICAL & PLUMBING



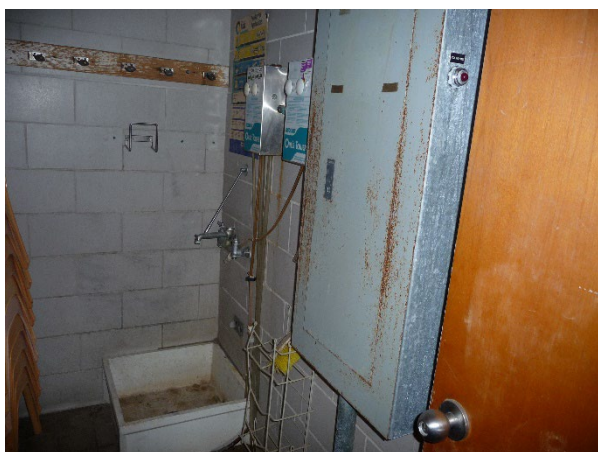
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ADMINISTRATION BUILDING-MECHANICAL, ELECTRICAL & PLUMBING



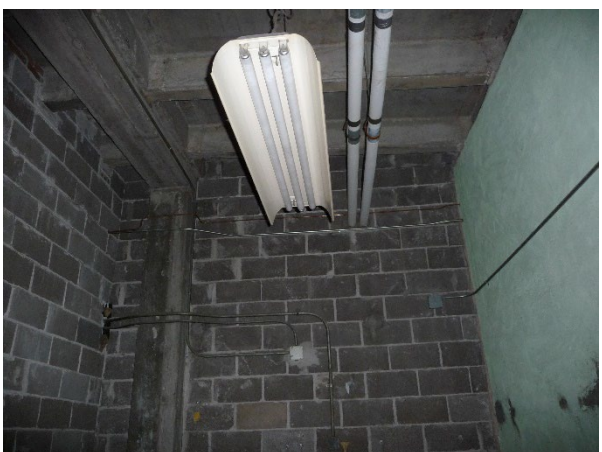
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ADMINISTRATION BUILDING-MECHANICAL, ELECTRICAL & PLUMBING



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ADMINISTRATION BUILDING-MECHANICAL, ELECTRICAL & PLUMBING



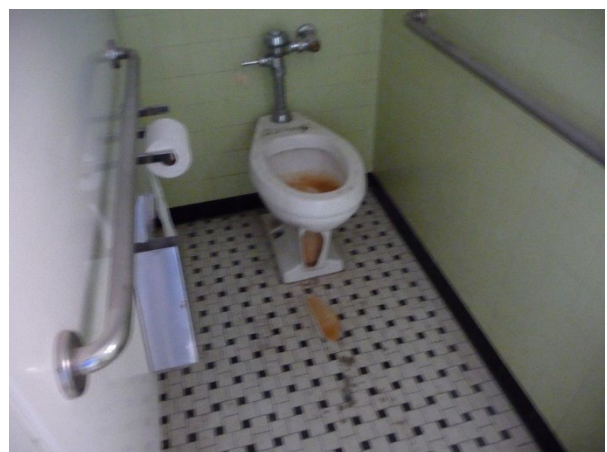
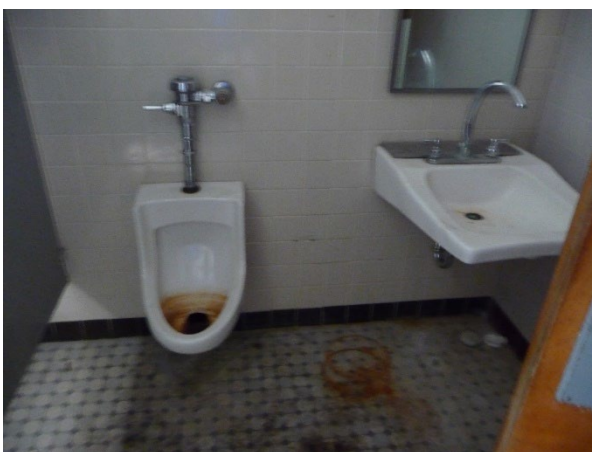
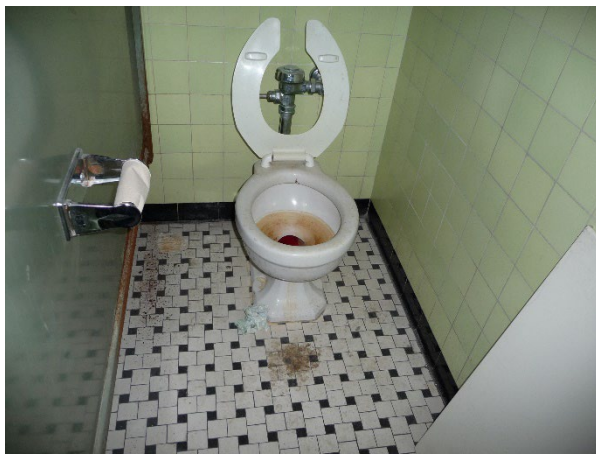
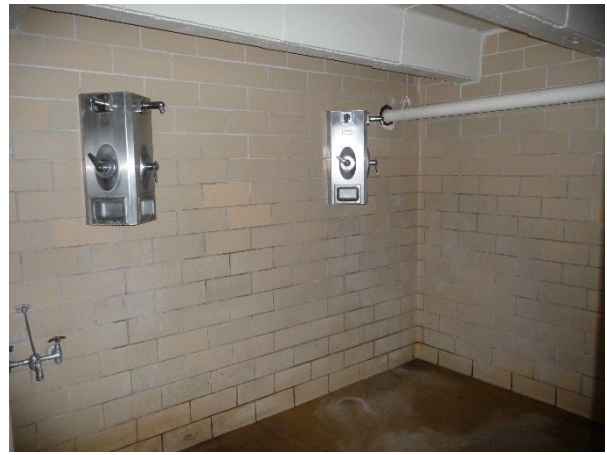
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ADMINISTRATION BUILDING-MECHANICAL, ELECTRICAL & PLUMBING



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ADMINISTRATION BUILDING-MECHANICAL, ELECTRICAL & PLUMBING



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ADMINISTRATION BUILDING-LIFE SAFETY



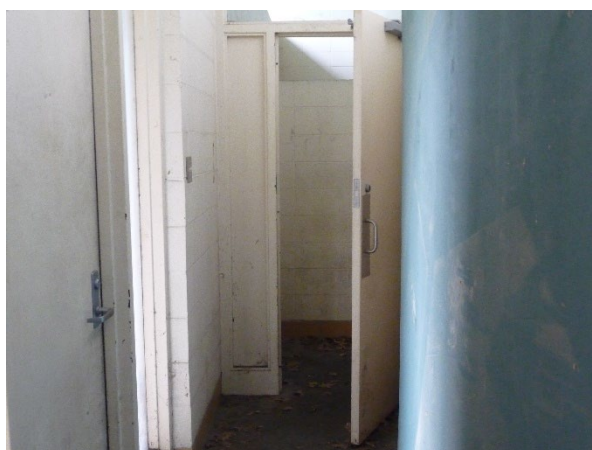
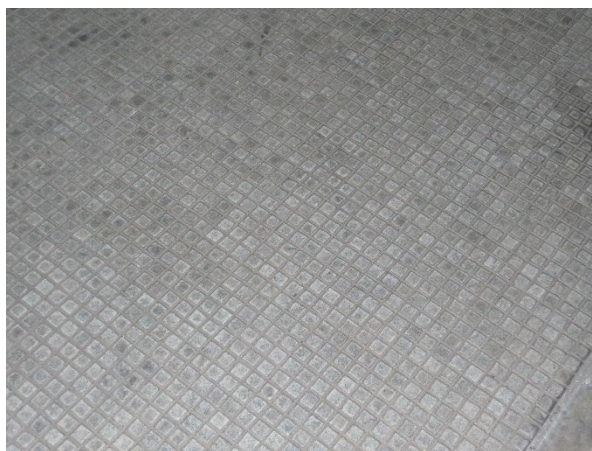
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SWIMMING POOL-EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SWIMMING POOL-INTERIOR



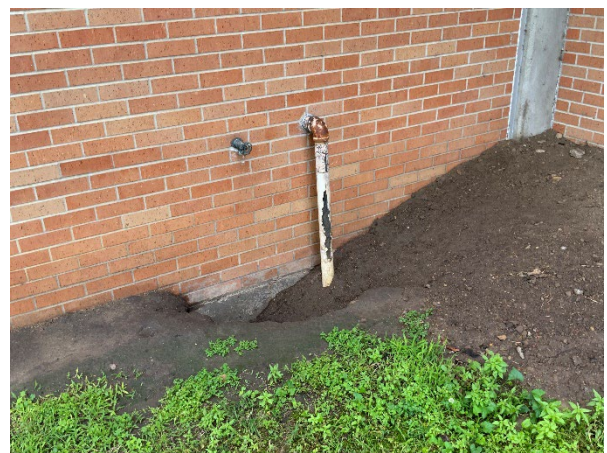
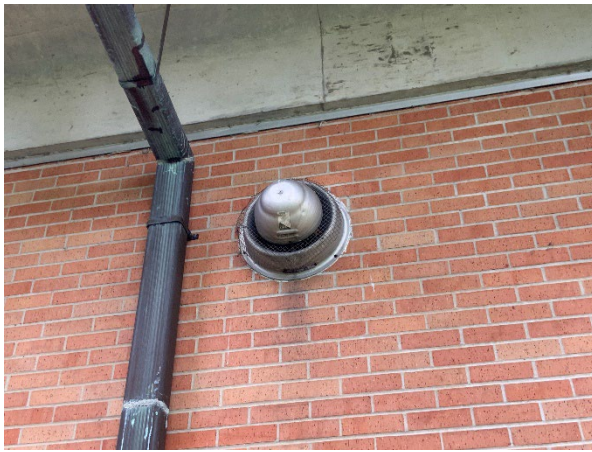
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SWIMMING POOL-INTERIOR & LIFE SAFFETY



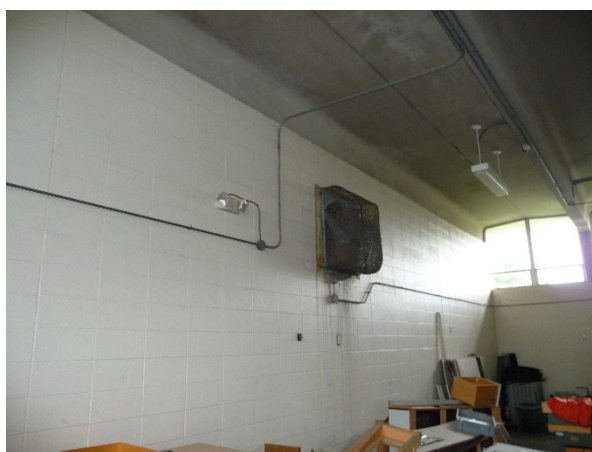
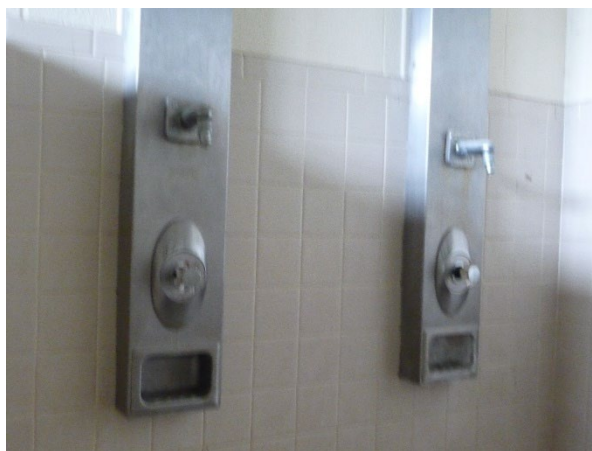
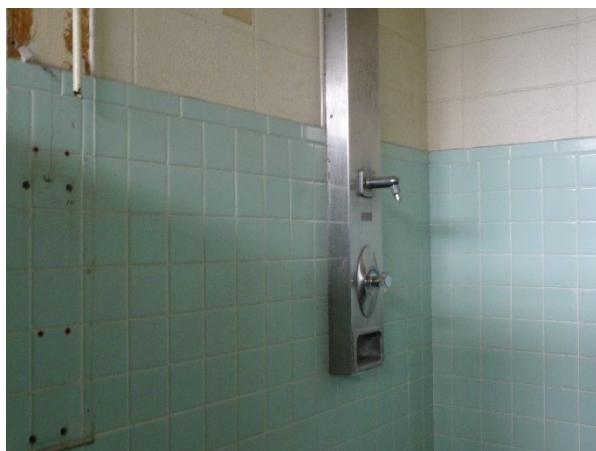
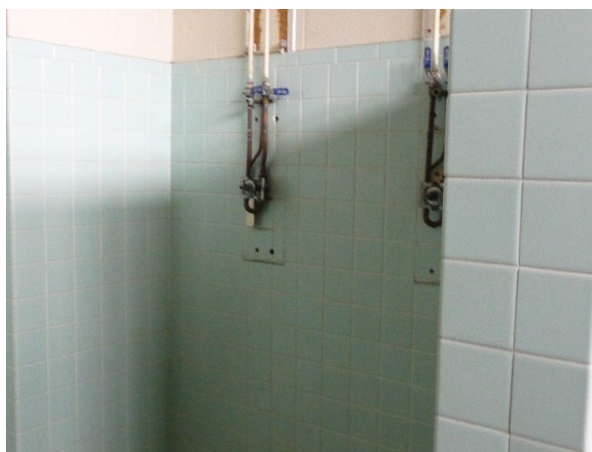
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SWIMMING POOL-MECHANICAL, ELECTRICAL, & PLUMBING



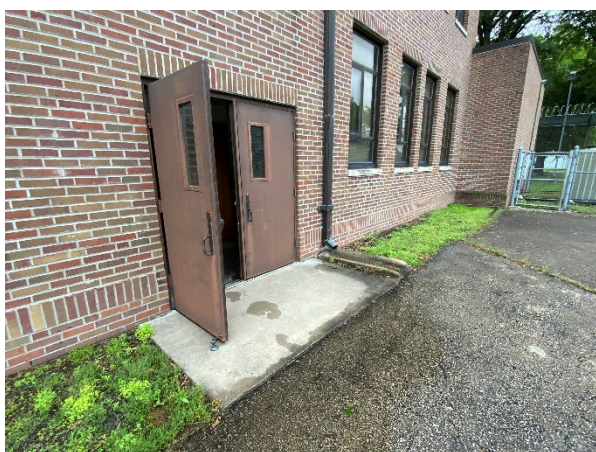
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SWIMMING POOL-MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

EDUCATION (HIGH SCHOOL) - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

EDUCATION (HIGH SCHOOL) - EXTERIOR



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EDUCATION (HIGH SCHOOL) - EXTERIOR



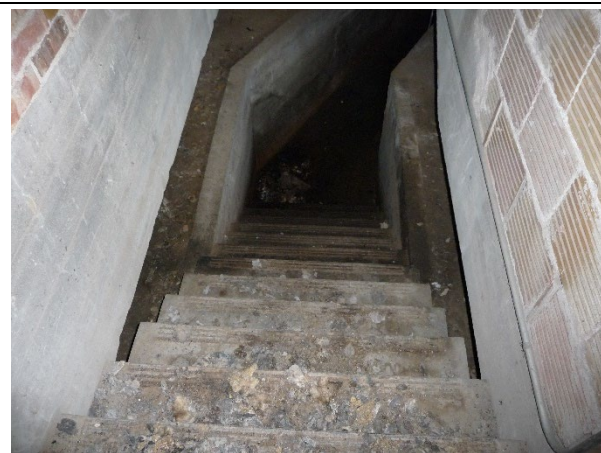
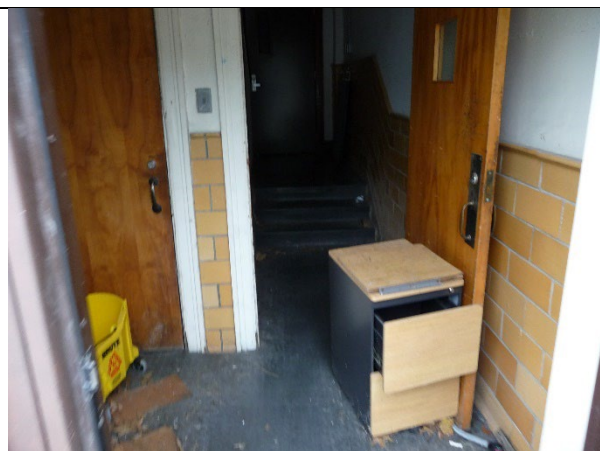
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EDUCATION (HIGH SCHOOL) - EXTERIOR



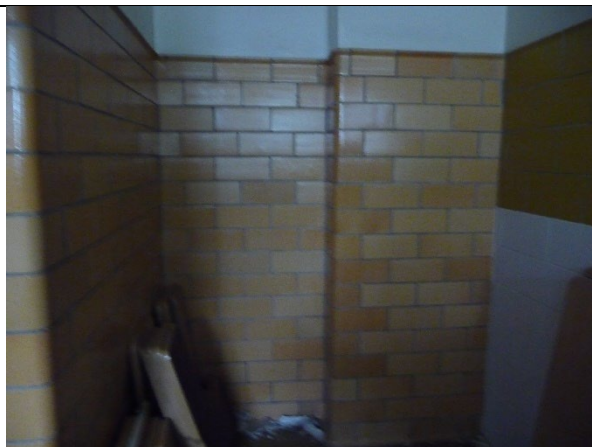
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EDUCATION (HIGH SCHOOL) - INTERIOR



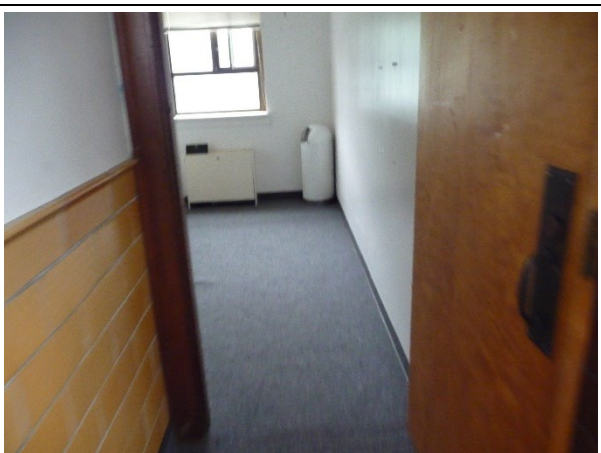
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EDUCATION (HIGH SCHOOL) - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

EDUCATION (HIGH SCHOOL) - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

EDUCATION (HIGH SCHOOL) – LIFE SAFETY



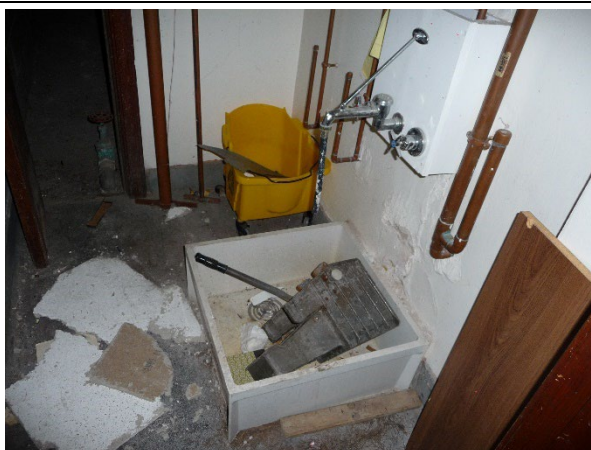
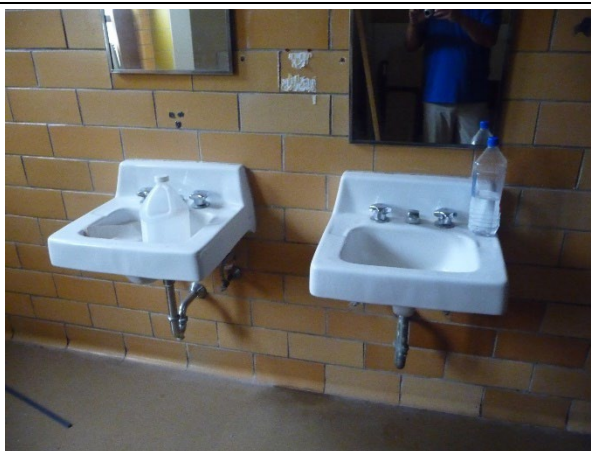
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

EDUCATION (HIGH SCHOOL) – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

EDUCATION (HIGH SCHOOL) – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

STAFF HOUSE - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

STAFF HOUSE - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

STAFF HOUSE - INTERIOR



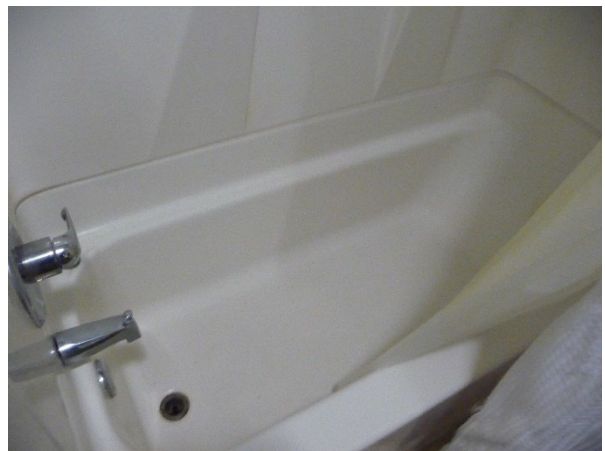
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EDUCATION (HIGH SCHOOL) - EXTERIOR



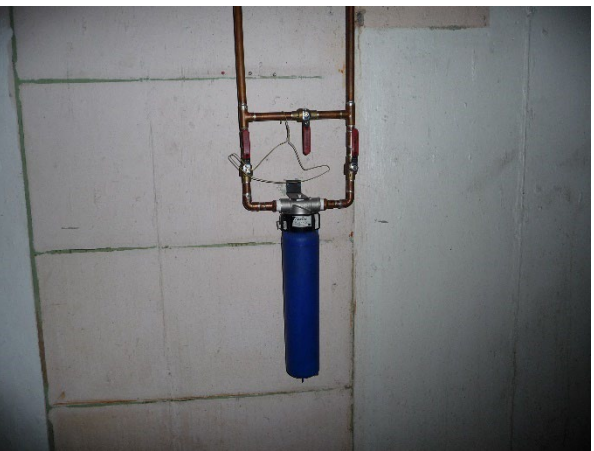
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

STAFF HOUSE – MECHANICAL, ELECTRICAL, & PLUMBING



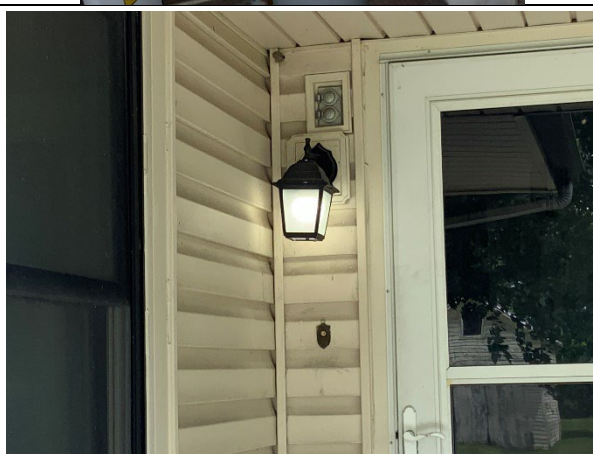
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

STAFF HOUSE – MECHANICAL, ELECTRICAL, & PLUMBING



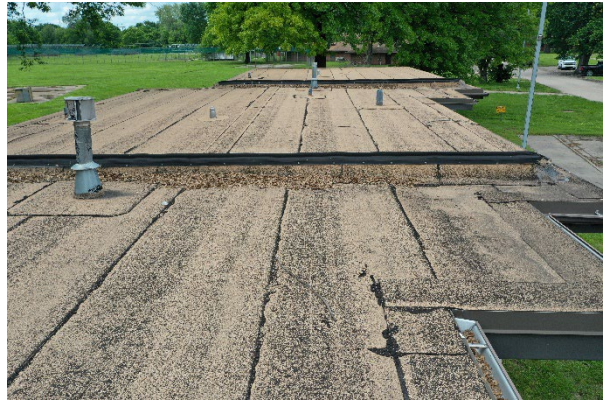
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

STAFF HOUSING – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SCHOOL ANNEX (TRIPLEX) – EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SCHOOL ANNEX (TRIPLEX) – EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SCHOOL ANNEX (TRIPLEX) – EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SCHOOL ANNEX (TRIPLEX) – INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SCHOOL ANNEX (TRIPLEX) – INTERIOR & LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SCHOOL ANNEX (TRIPLEX) – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SCHOOL ANNEX (TRIPLEX) – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT - INTERIOR



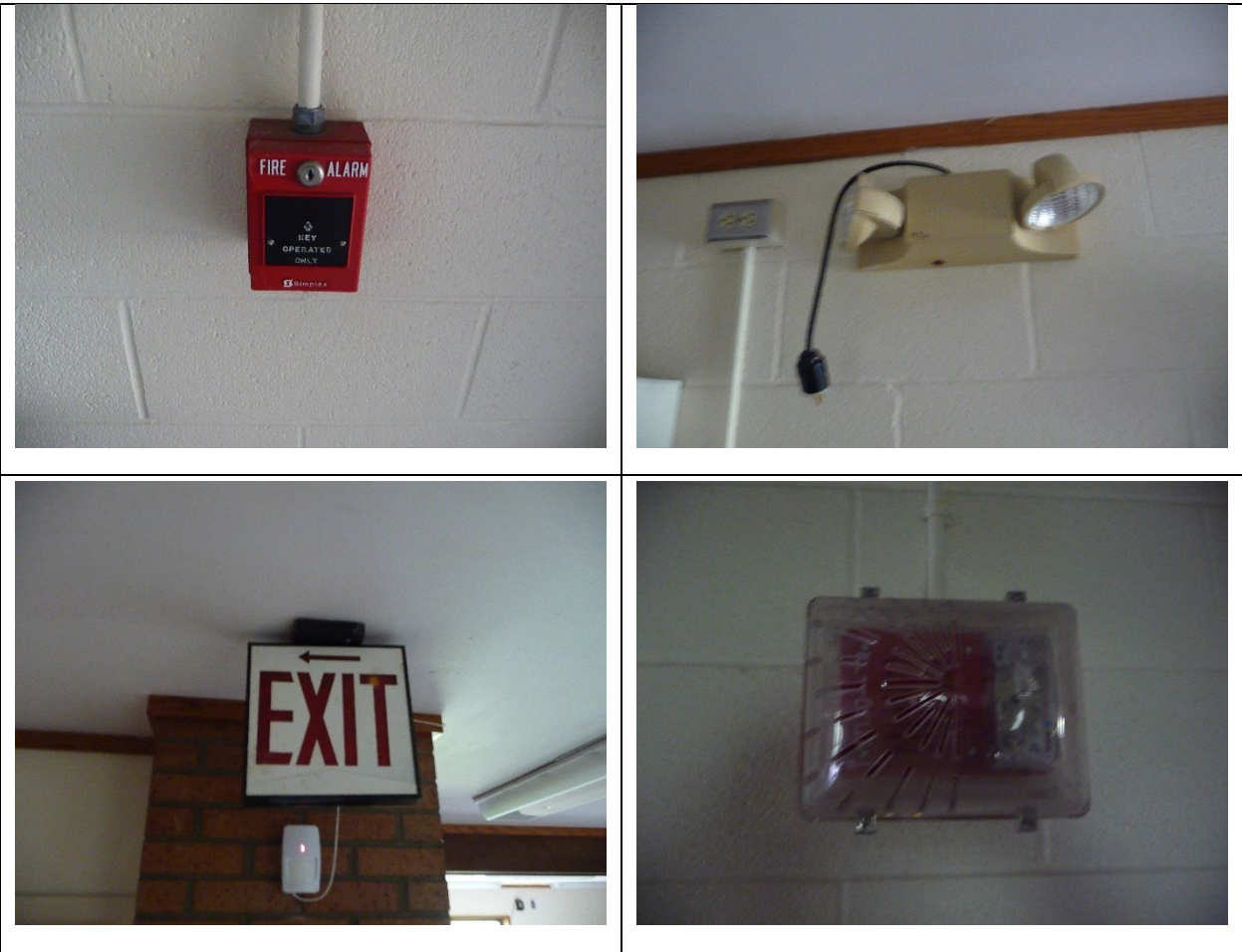
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT – LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



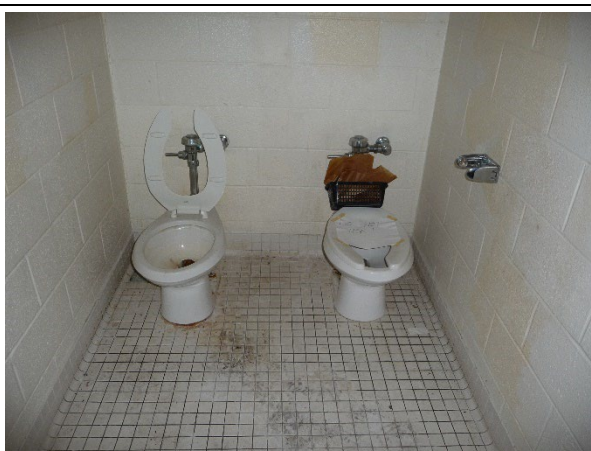
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



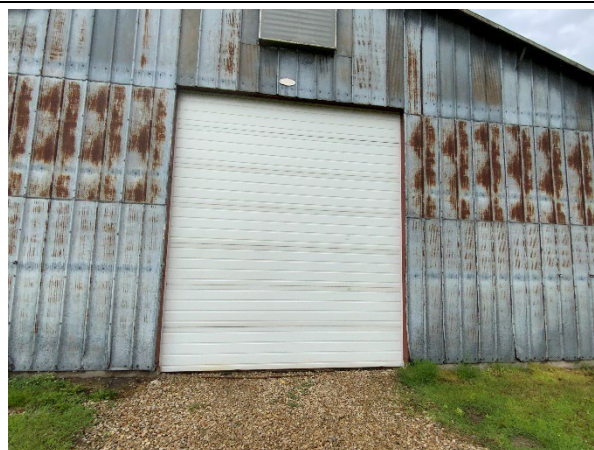
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

COMANCHE LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

HORTICULTURE - EXTERIOR



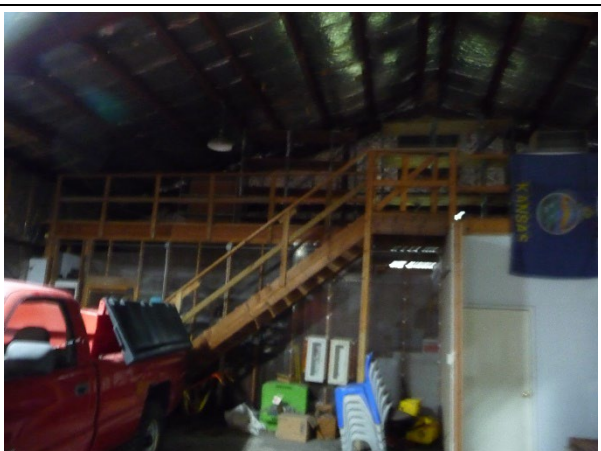
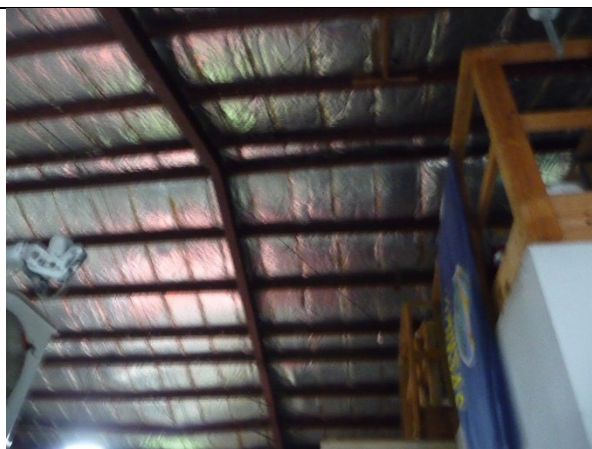
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HORTICULTURE - EXTERIOR



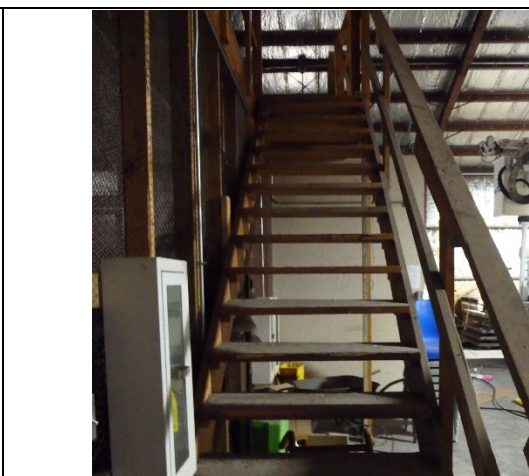
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

HORTICULTURE - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

HORTICULTURE - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

HORTICULTURE – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

HORTICULTURE– MECHANICAL, ELECTRICAL, & PLUMBING



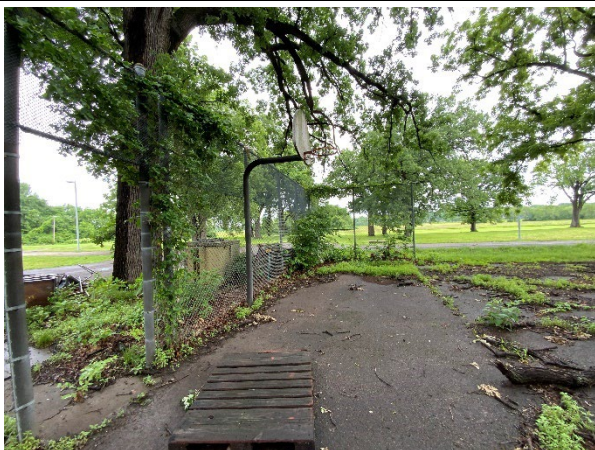
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

MOHAWK LIVING UNIT - EXTERIOR



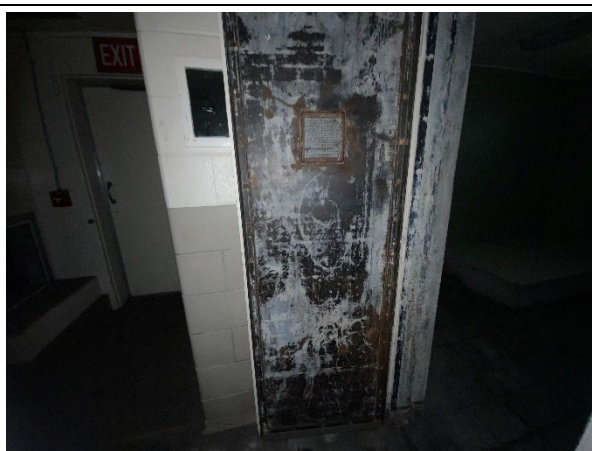
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

MOHAWK LIVING UNIT - EXTERIOR



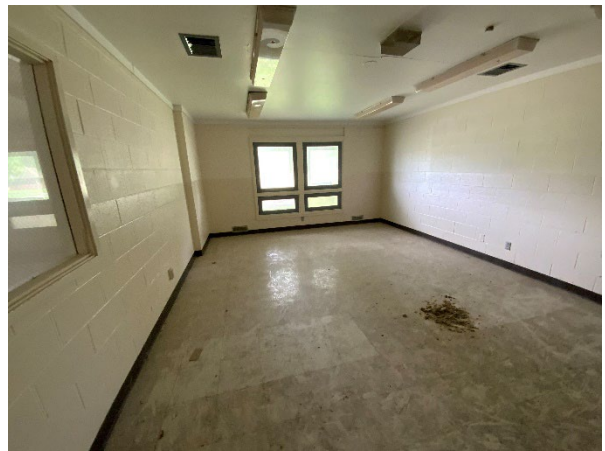
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

MOHAWK - INTERIOR



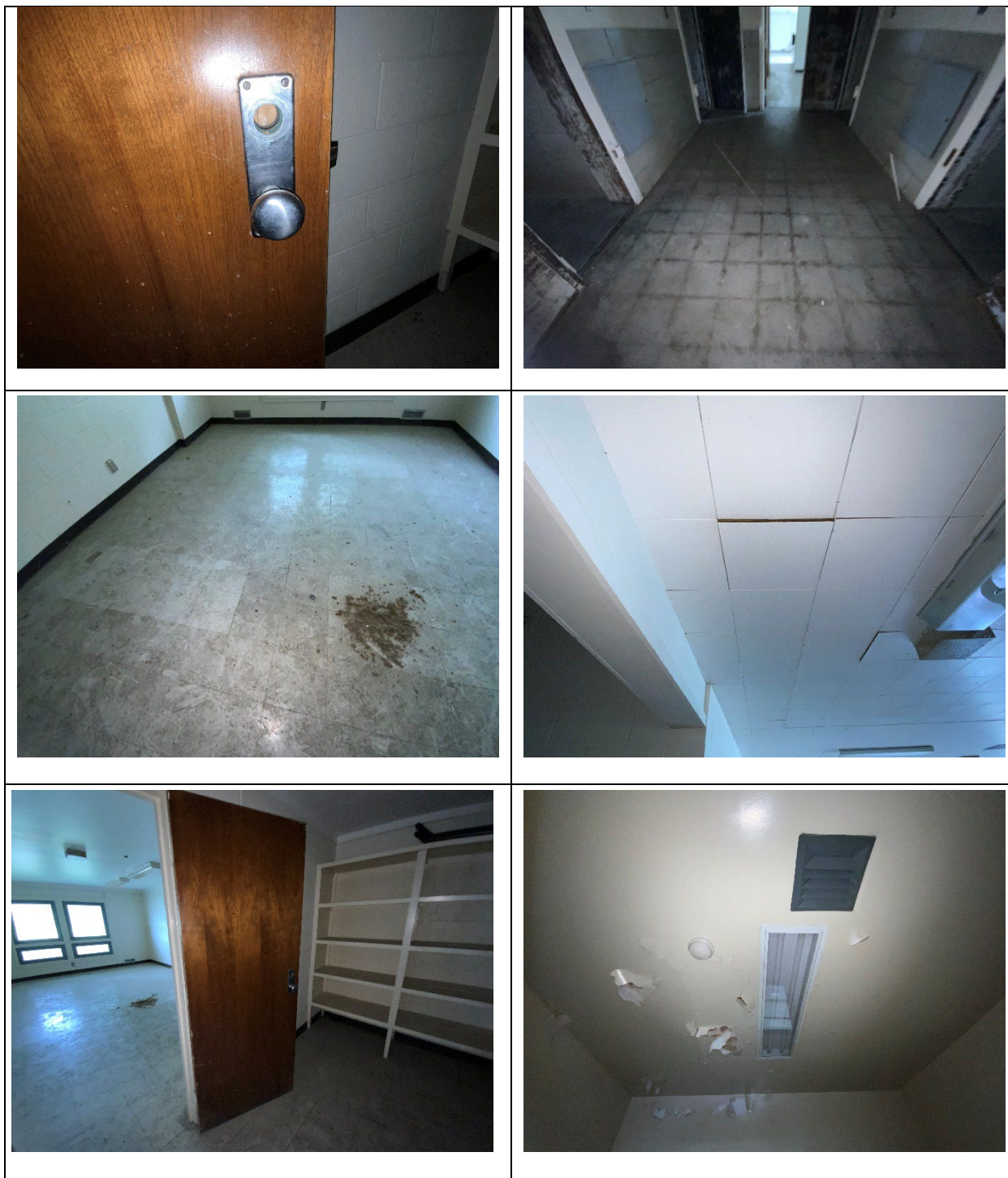
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

MOHAWK LIVING UNIT - INTERIOR



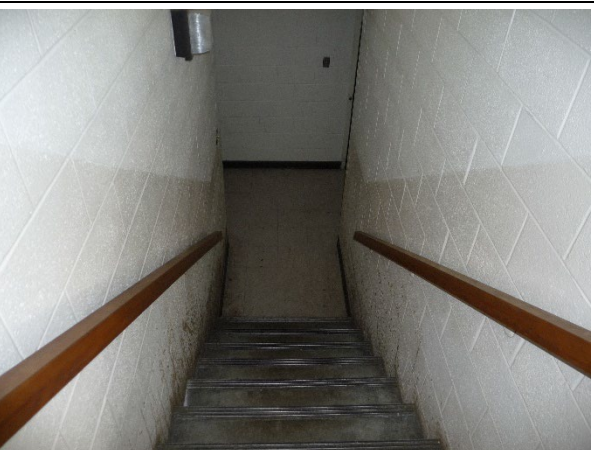
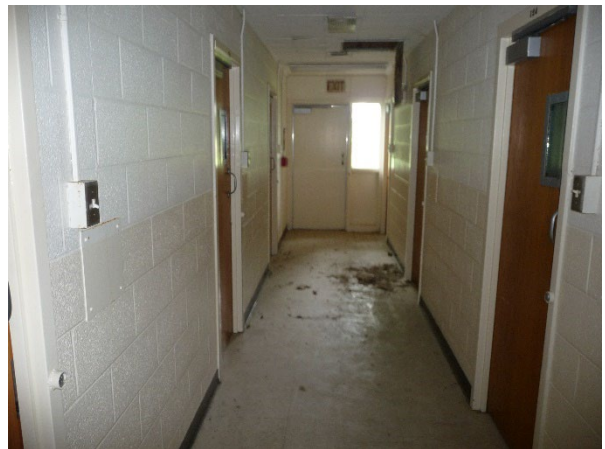
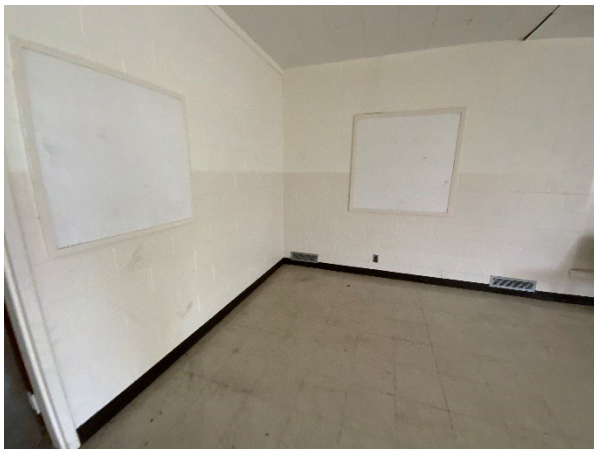
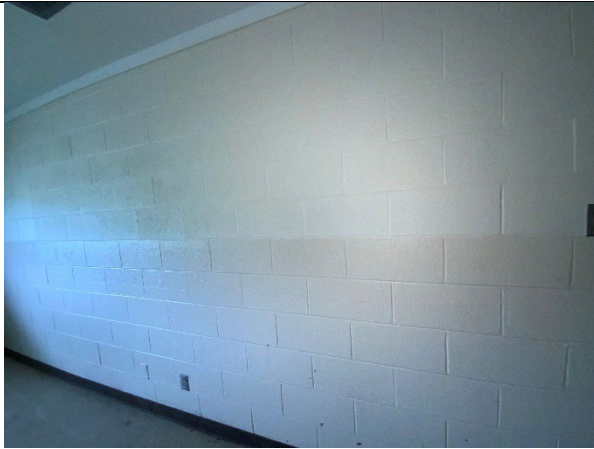
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

MOHAWK LIVING UNIT - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

MOHAWK LIVING UNIT - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

MOHAWK LIVING UNIT – LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

MOHAWK LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

MOHAWK LIVING UNIT – MECHANICAL, ELECTRICAL, PLUMBING & SECURITY



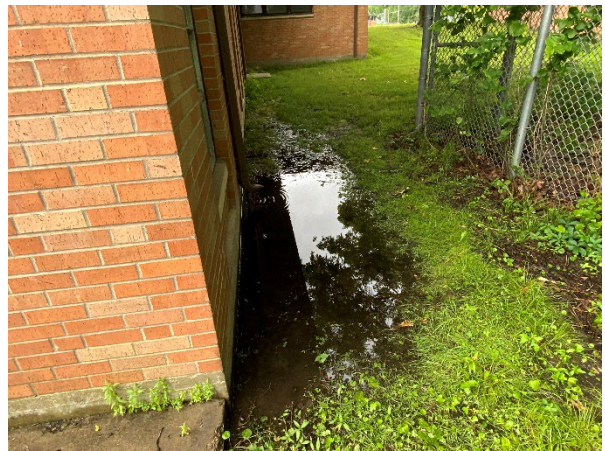
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

CHEROKEE LIVING UNIT– EXTERIOR



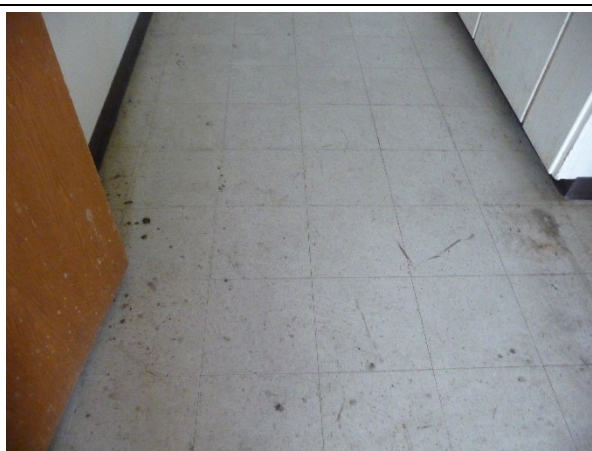
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

CHEROKEE LIVING UNIT - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

CHEROKEE LIVING UNIT – INTERIOR & LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

CHEROKEE LIVING UNIT – INTERIOR & LIFE SAFETY



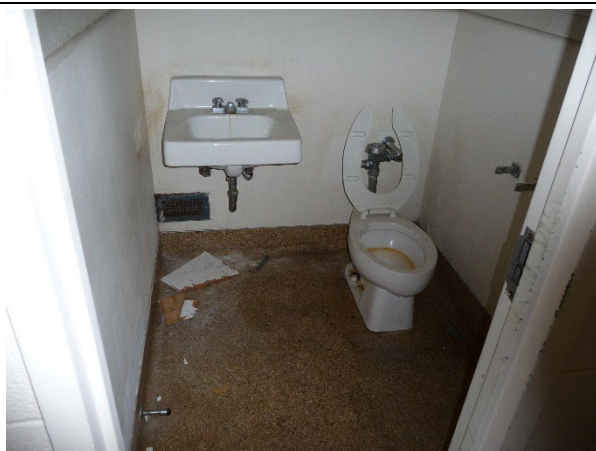
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

CHEROKEE LIVING UNIT – INTERIOR & LIFE SAFETY



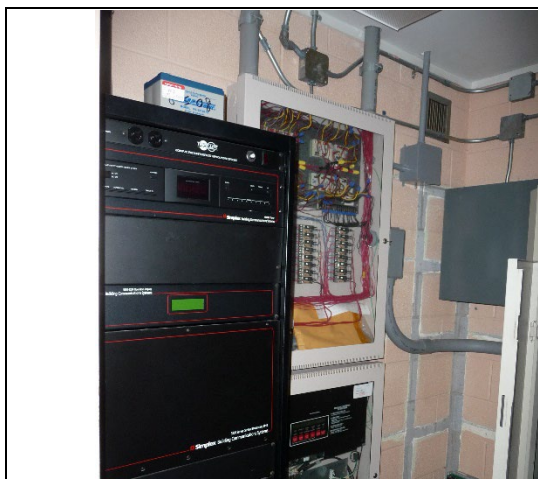
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

CHEROKEE LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

CHEROKEE LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OSAGE LIVING UNIT - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OSAGE LIVING UNIT – EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OSAGE LIVING UNIT – INTERIOR



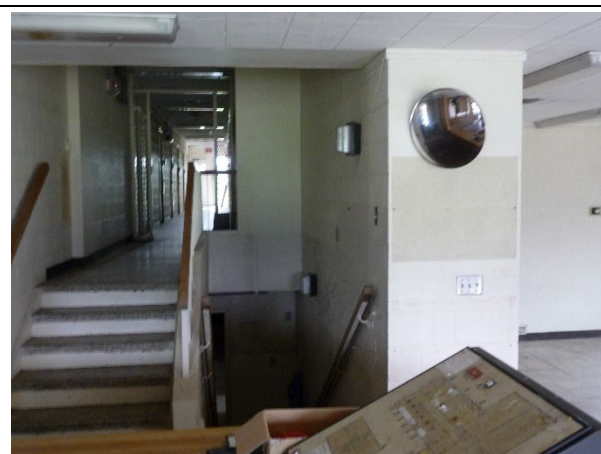
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OSAGE LIVING UNIT– INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OSAGE LIVING UNIT– INTERIOR



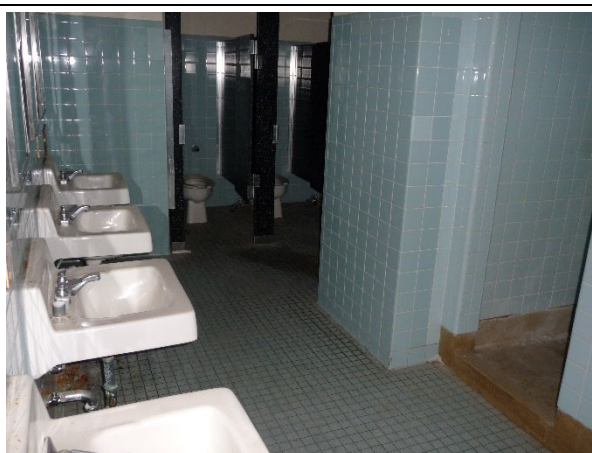
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OSAGE LIVING UNIT – LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OSAGE LIVING UNIT – MECHANICAL, ELECTRICAL, PLUMBING & SECURITY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OSAGE LIVING UNIT – MECHANICAL, ELECTRICAL, PLUMBING & SECURITY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

BUSINESS OFFICES/WAREHOUSE – EXTERIOR



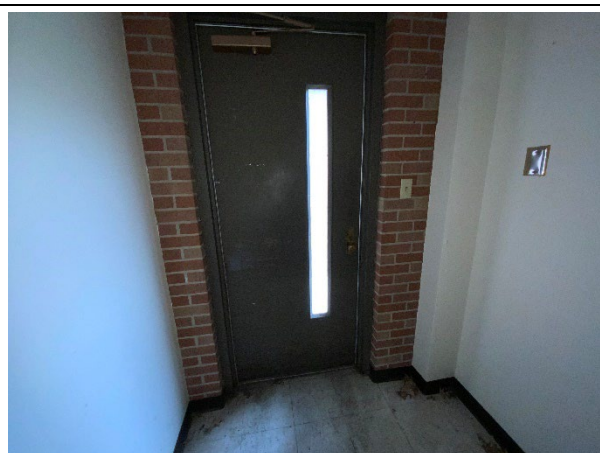
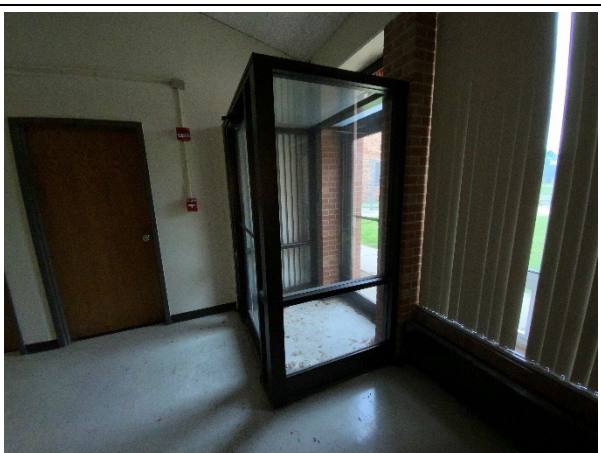
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

BUSINESS OFFICES/WAREHOUSE – EXTERIOR



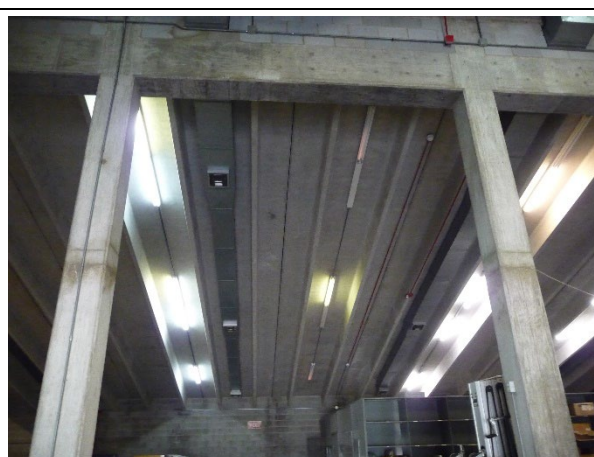
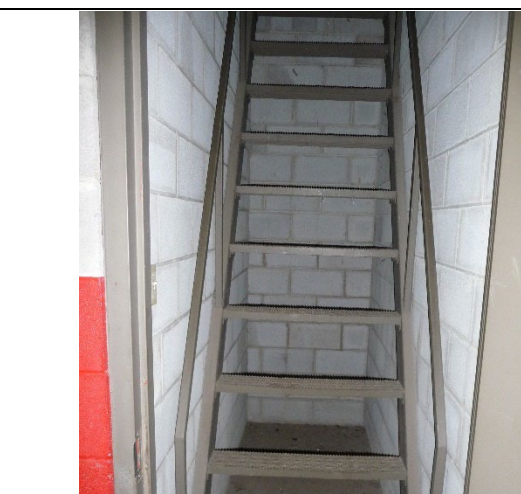
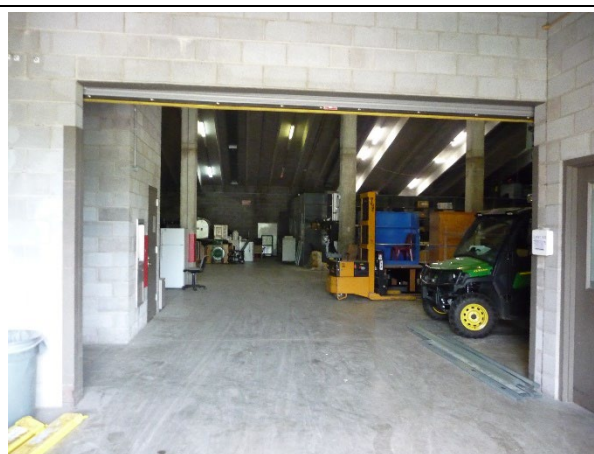
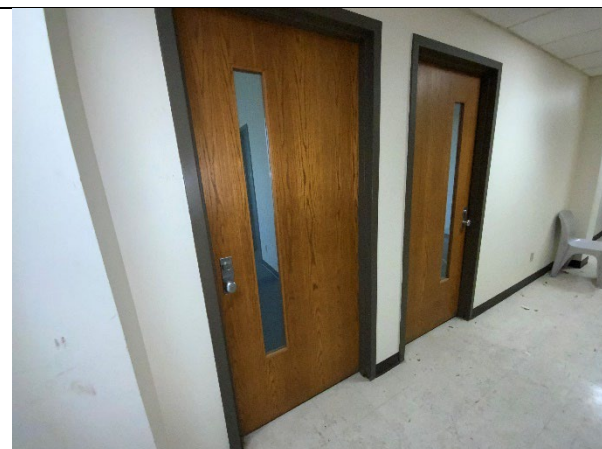
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

BUSINESS OFFICES/WAREHOUSE – INTERIOR



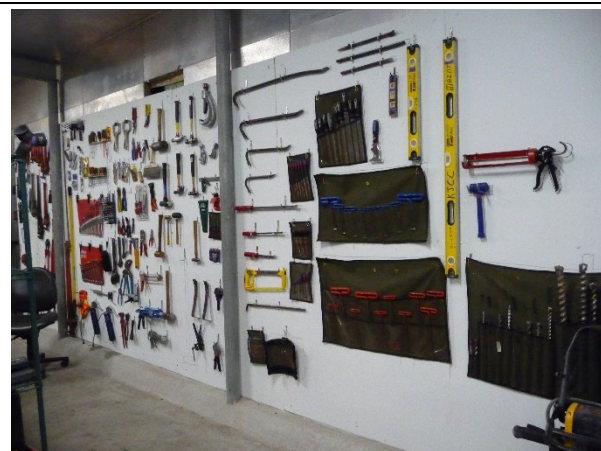
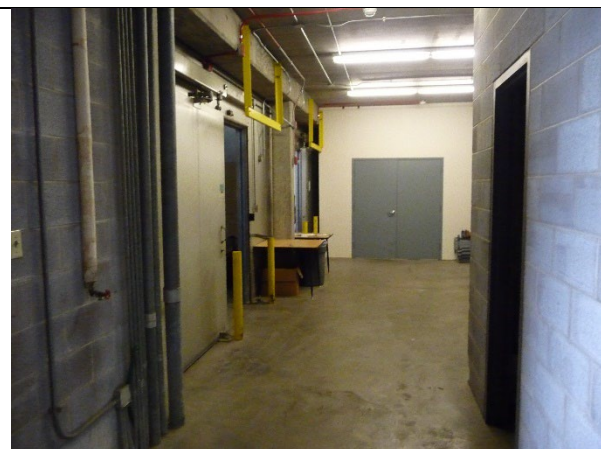
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

BUSINESS OFFICES/WAREHOUSE – INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

BUSINESS OFFICES/WAREHOUSE – INTERIOR



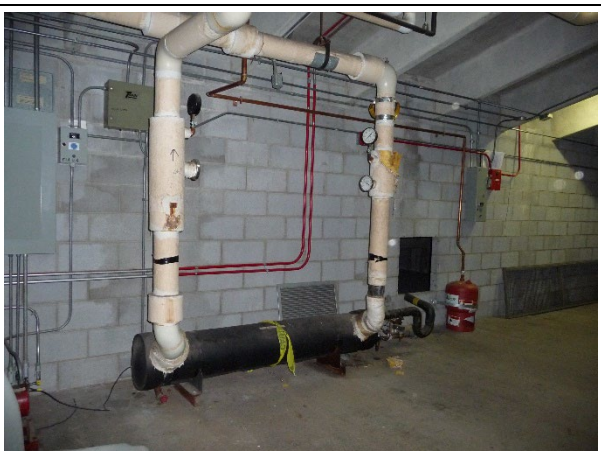
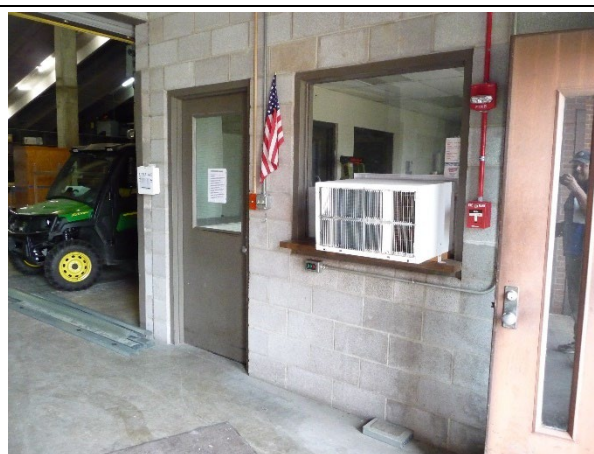
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

BUSINESS OFFICES/WAREHOUSE– LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

BUSINESS OFFICES/WAREHOUSE – MECHANICAL, ELECTRICAL, & PLUMBING



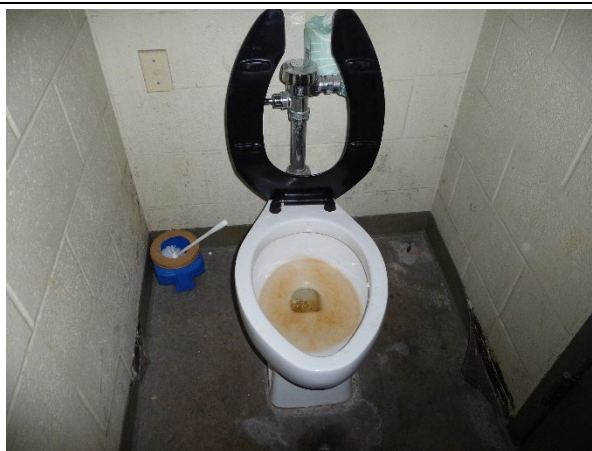
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

BUSINESS WAREHOUSES / WAREHOUSE – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

BUSINESS OFFICES/WAREHOUSE – MECHANICAL, ELECTRICAL, & PLUMBING



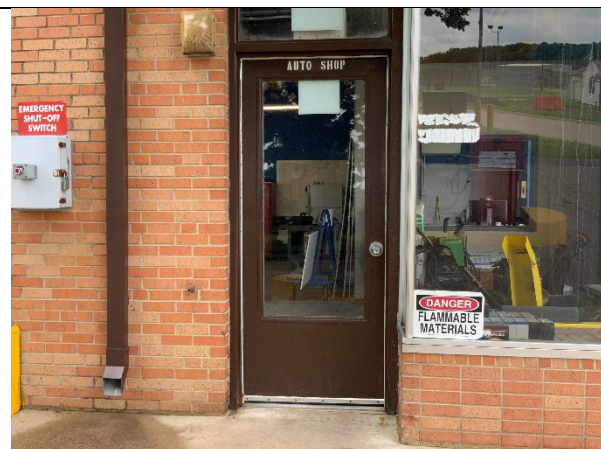
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL - EXTERIOR



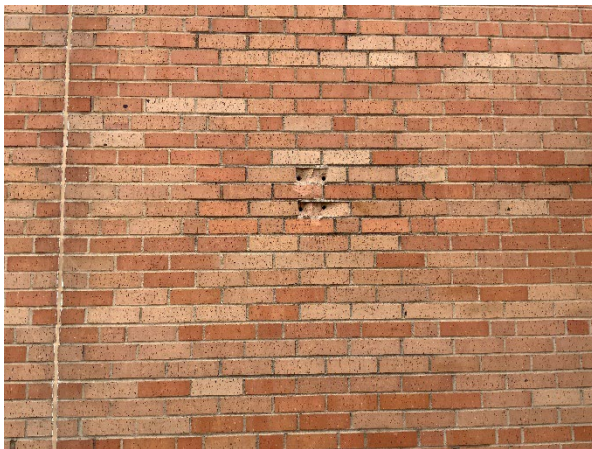
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL - EXTERIOR



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VOCATIONAL - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL - INTERIOR



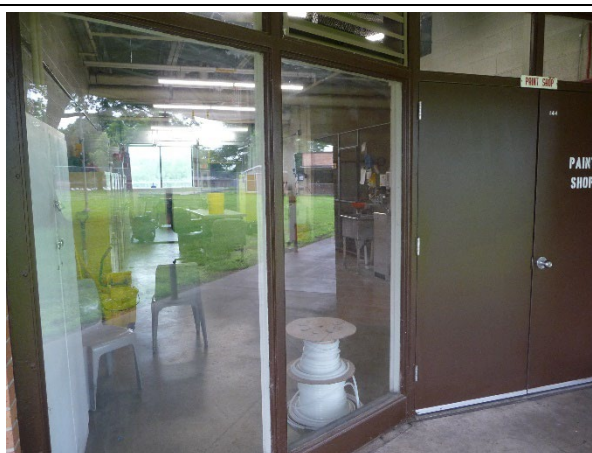
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL – INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL – INTERIOR



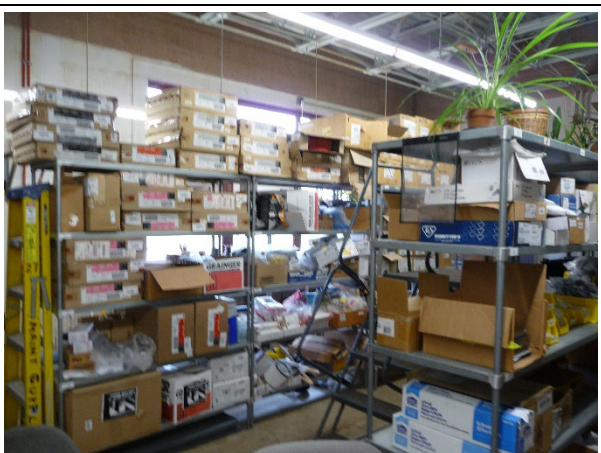
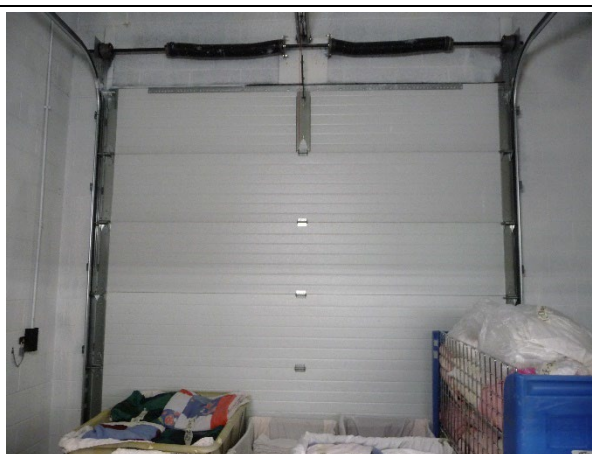
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL – INTERIOR



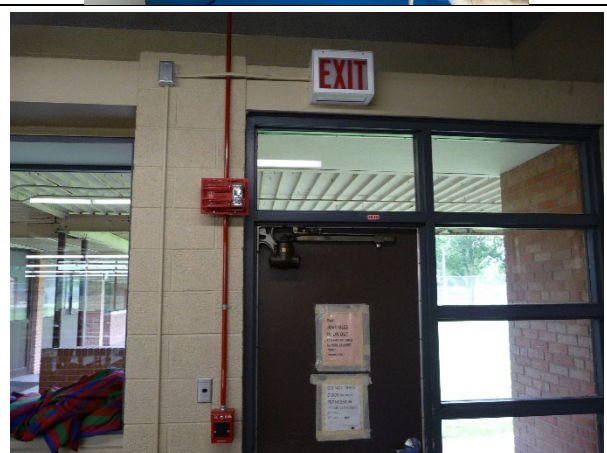
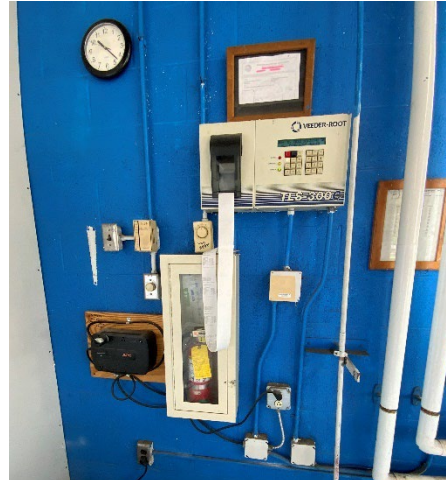
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL – INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL – LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL – MECHANICAL, ELECTRICAL, & PLUMBING



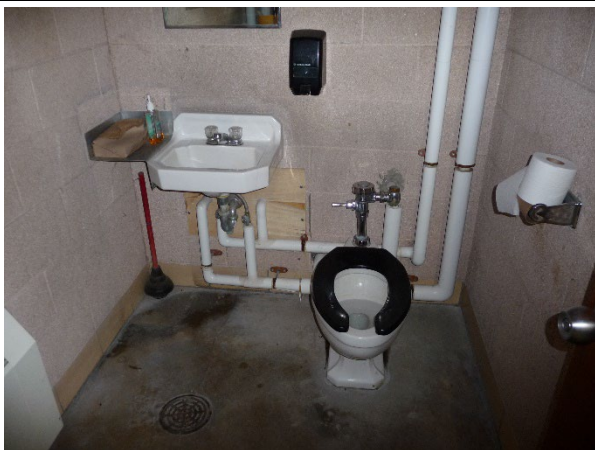
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL – MECHANICAL, ELECTRICAL, & PLUMBING



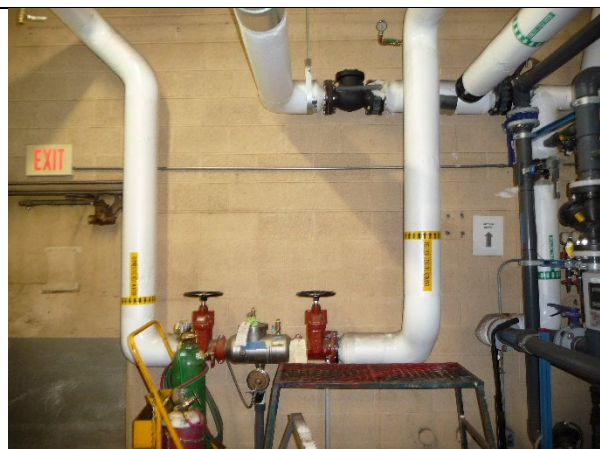
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL – MECHANICAL, ELECTRICAL, & PLUMBING



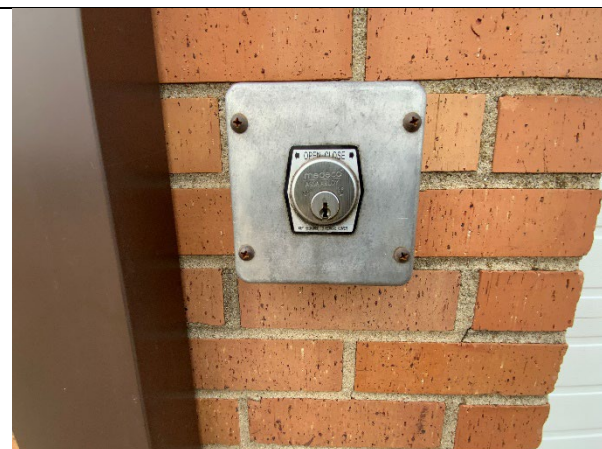
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOCATIONAL- SECURITY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OLD POWER PLANT - EXTERIOR



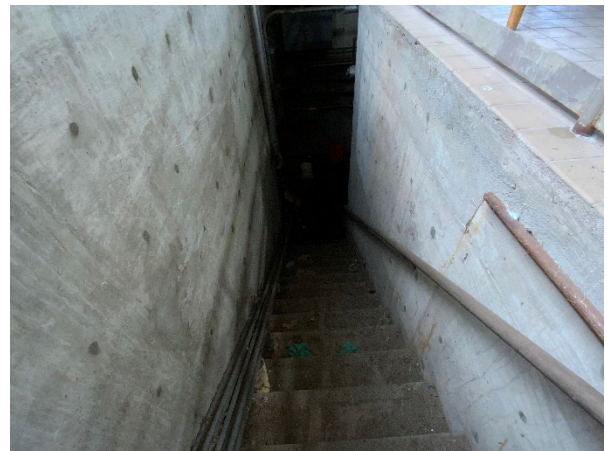
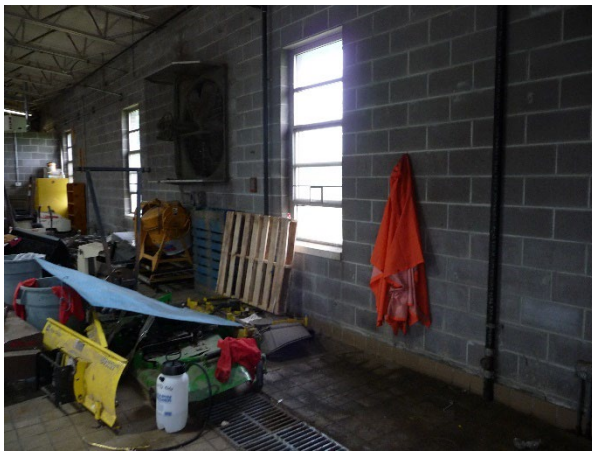
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OLD POWER PLANT – EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OLD POWER PLANT – INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OLD POWER PLANT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OLD POWER PLANT – MECHANICAL, ELECTRICAL, & PLUMBING



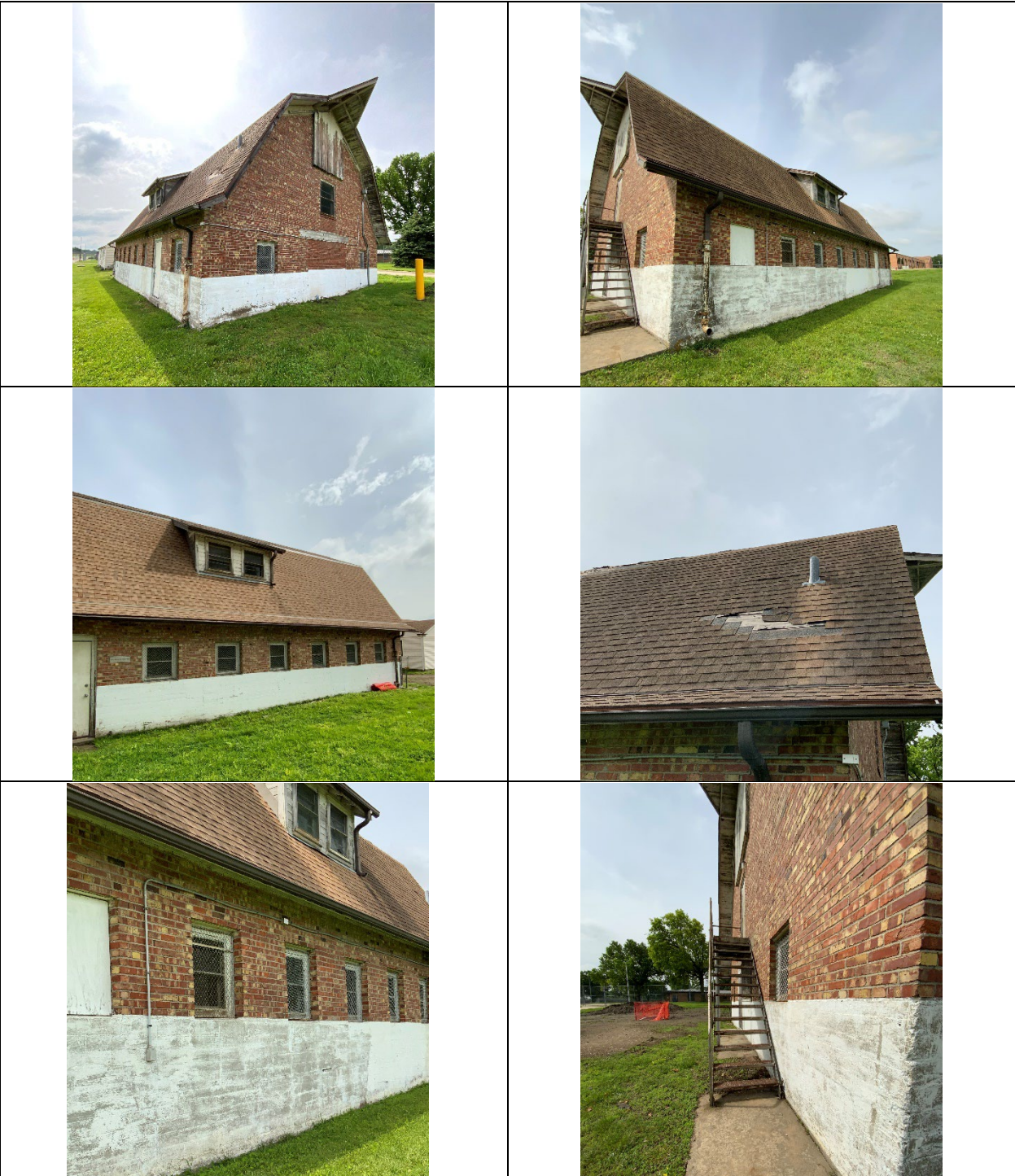
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

OLD POWER PLANT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOLUNTEER BUILDING - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOLUNTEER BUILDING - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOLUNTEER BUILDING – INTERIOR & LIFE SAFETY



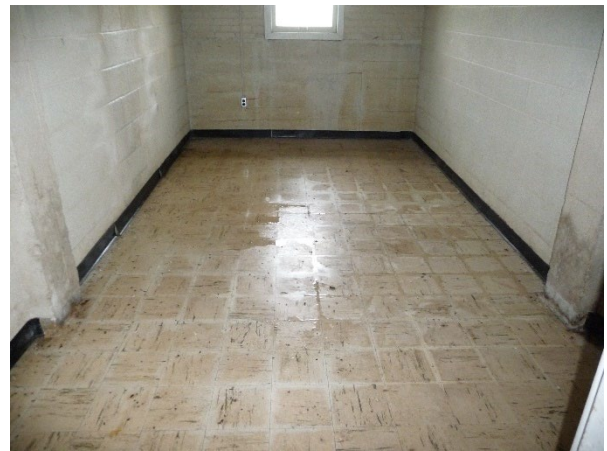
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOLUNTEER BUILDING – INTERIOR & LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOLUNTEER BUILDING – INTERIOR & LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

VOLUNTEER BUILDING – MECHANICAL, ELECTRICAL, & PLUMBING



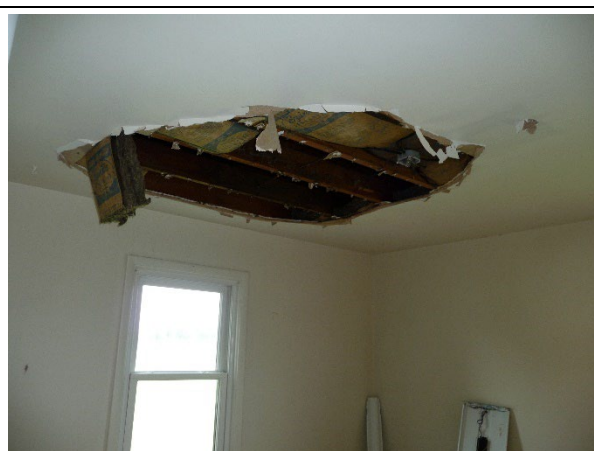
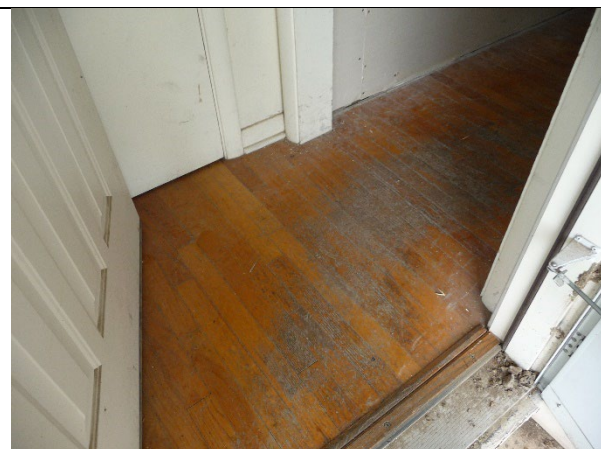
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

ACTIVITY THERAPY BUILDING - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

ACTIVITY THERAPY BUILDING - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

ACTIVITY THERAPY BUILDING - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

ACTIVITY THERAPY BUILDING – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SHAWNEE LIVING UNIT – EXTERIOR



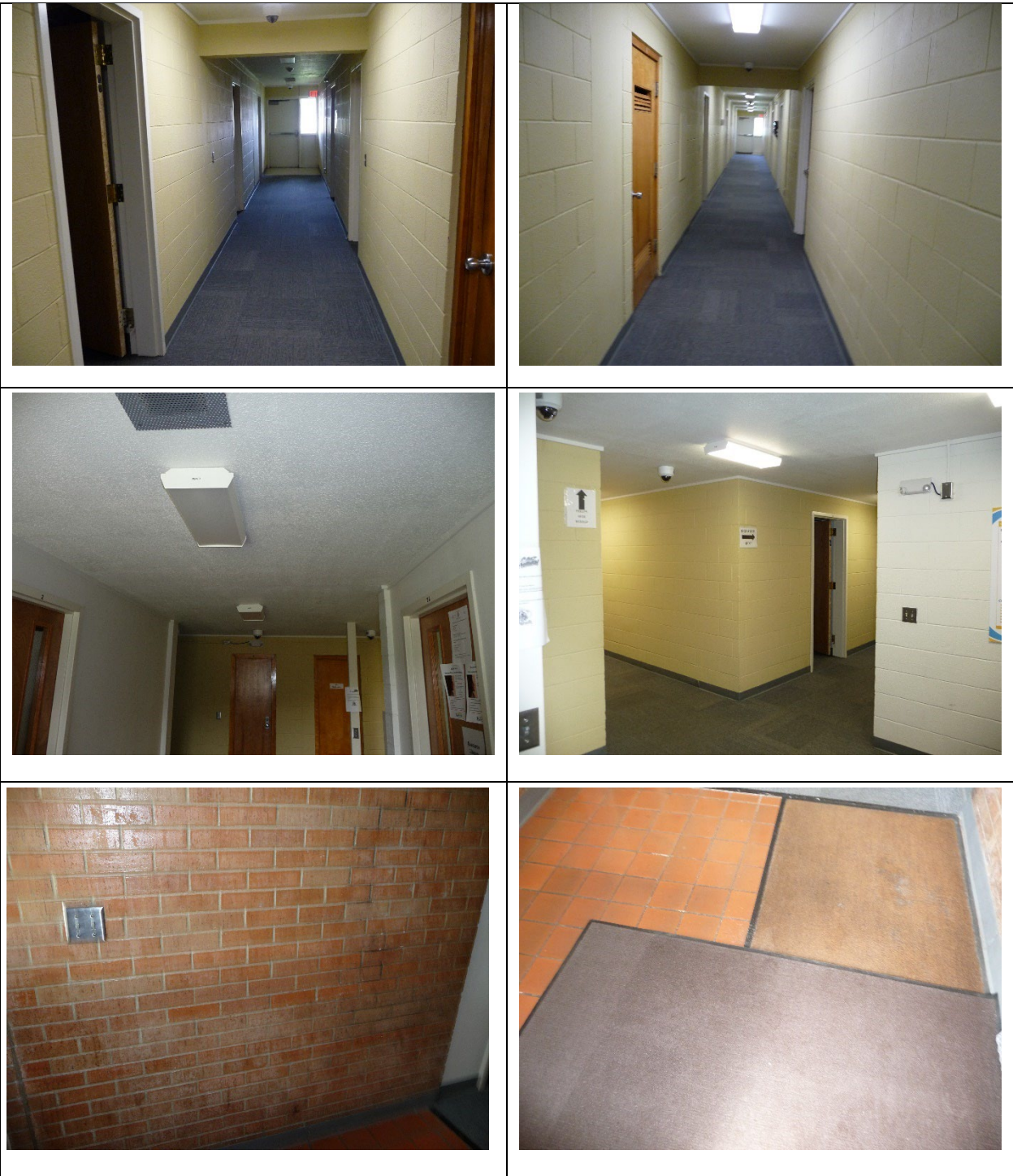
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SHAWNEE LIVING UNIT – EXTERIOR



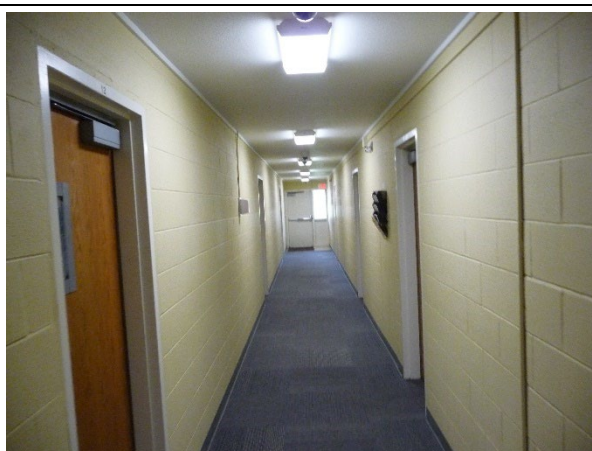
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SHAWNEE LIVING UNIT – INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SHAWNEE LIVING UNIT - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SHAWNEE LIVING UNIT – INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SHAWNEE LIVING UNIT – LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SHAWNEE LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SHAWNEE LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SHAWNEE LIVING UNIT - SECURITY



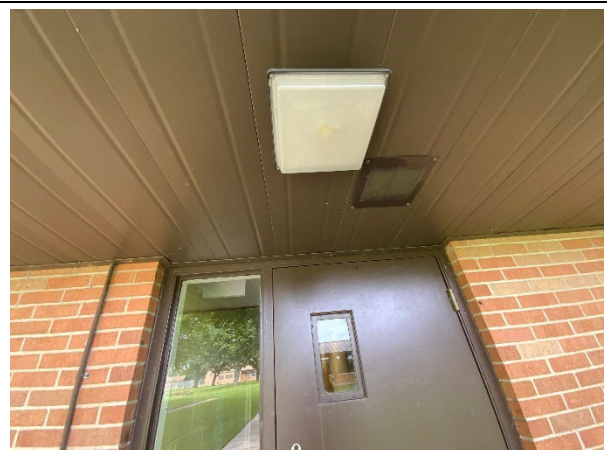
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

PAWNEE LIVING UNIT – EXTERIOR



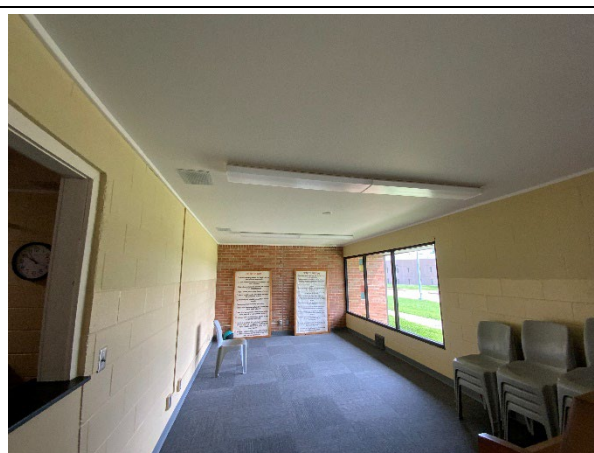
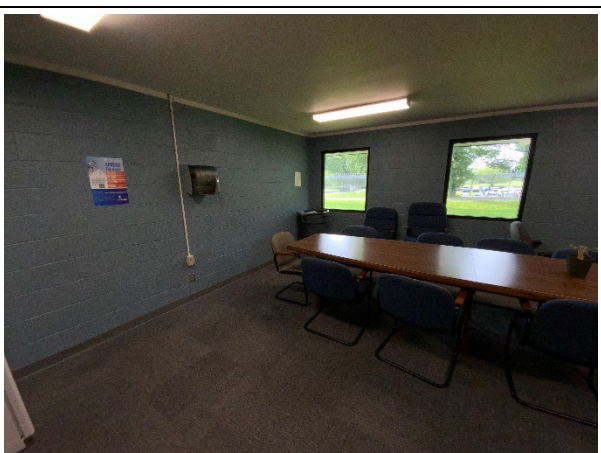
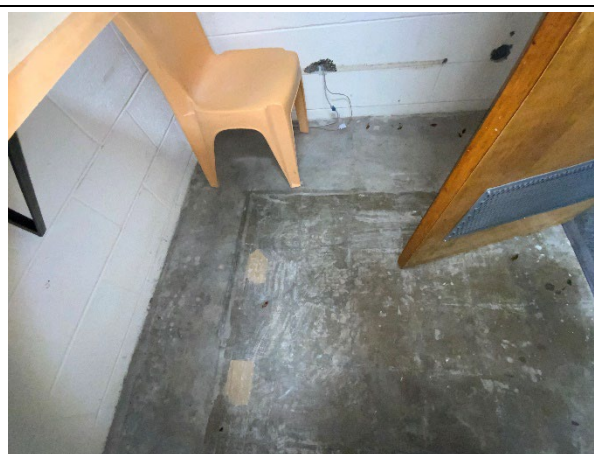
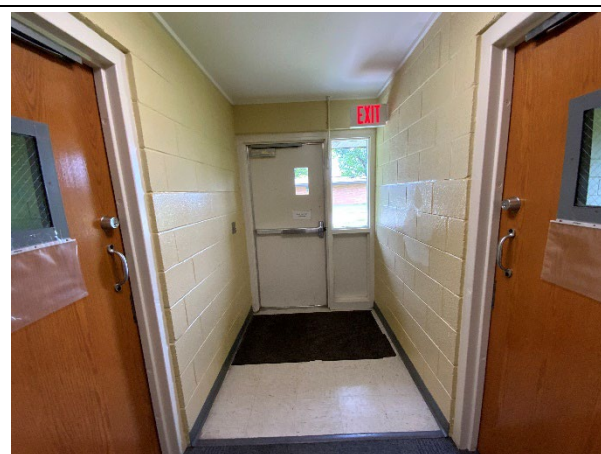
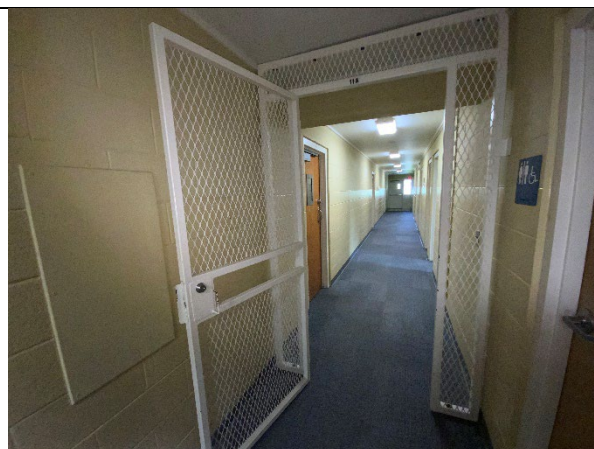
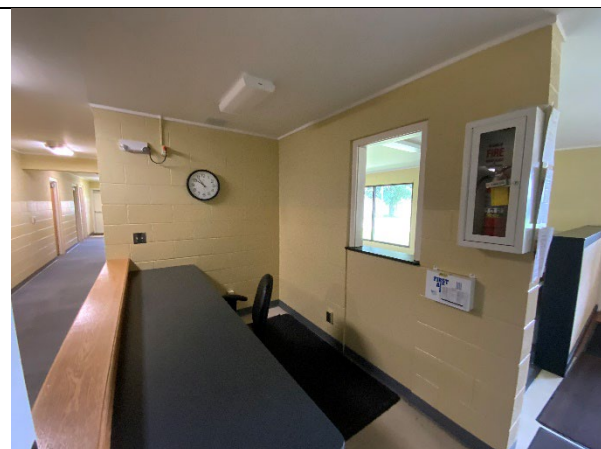
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

PAWNEE LIVING UNIT - EXTERIOR



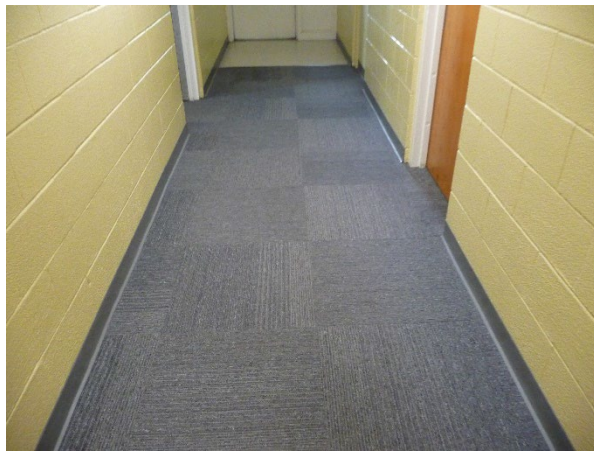
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

PAWNEE LIVING UNIT - INTERIOR



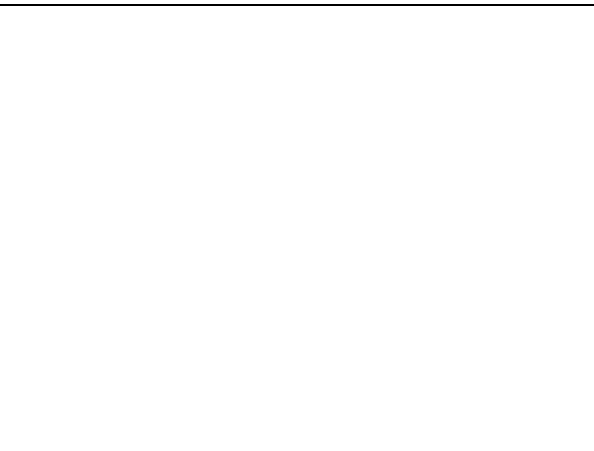
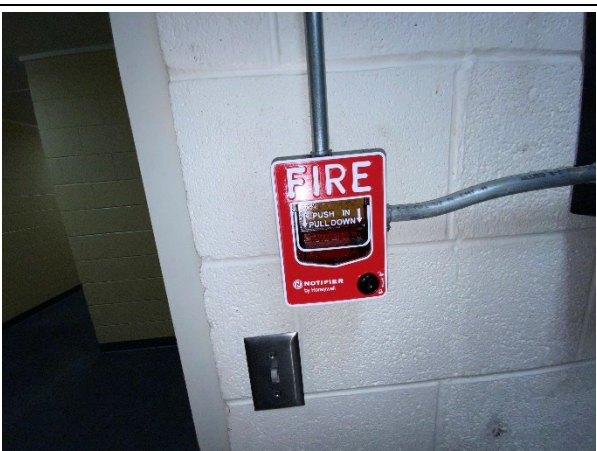
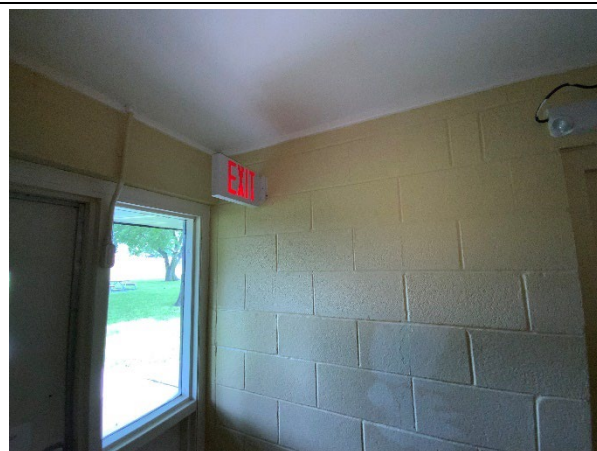
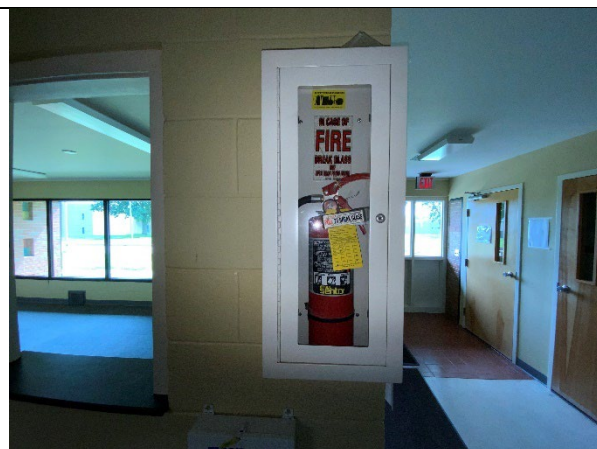
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

PAWNEE LIVING UNIT - INTERIOR



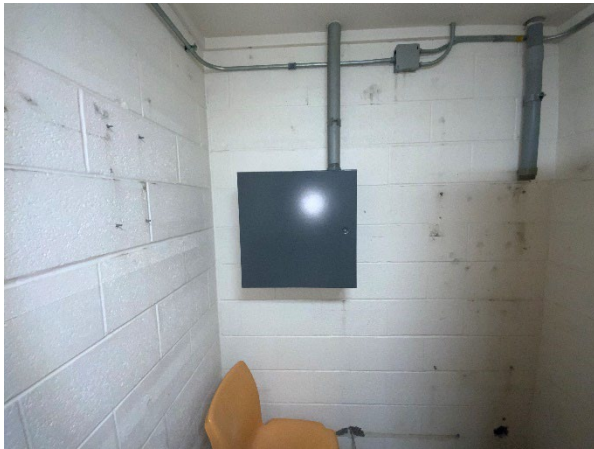
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PAWNEE LIVING UNIT – LIFE SAFETY



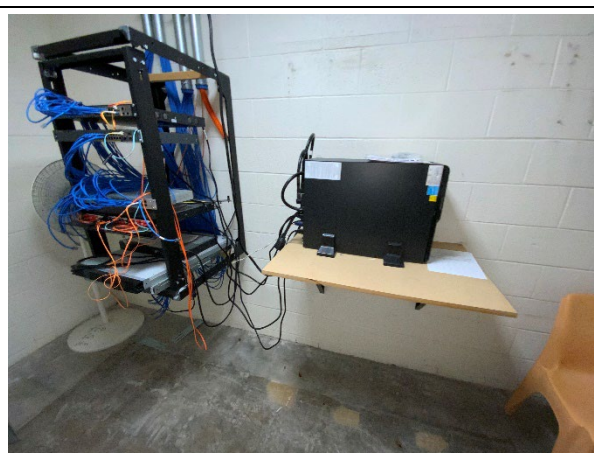
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

PAWNEE LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

PAWNEE LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

PAWNEE LIVING UNIT – SECURITY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

KANZA LIVING UNIT – EXTERIOR



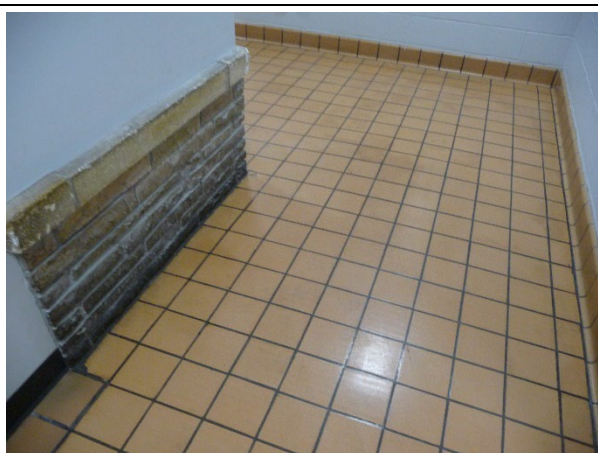
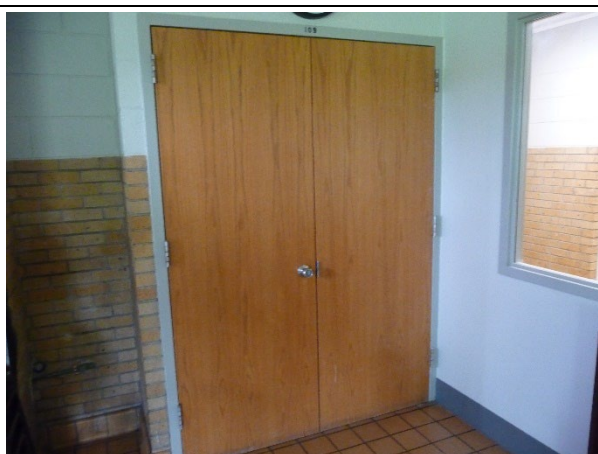
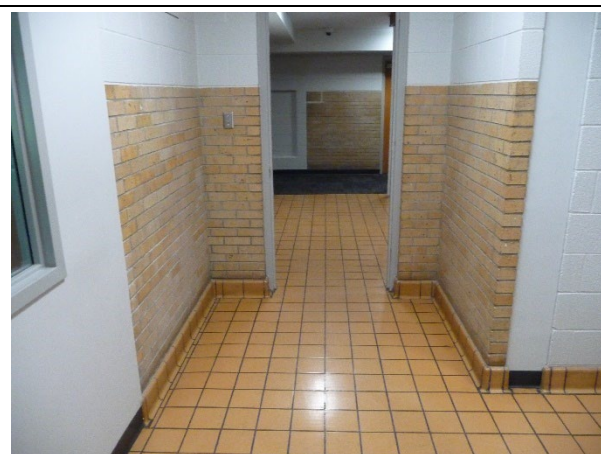
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

KANZA LIVING UNIT - EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

KANZA LIVING UNIT - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

KANZA LIVING UNIT - INTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

KANZA LIVING UNIT – LIFE SAFETY & SECURITY



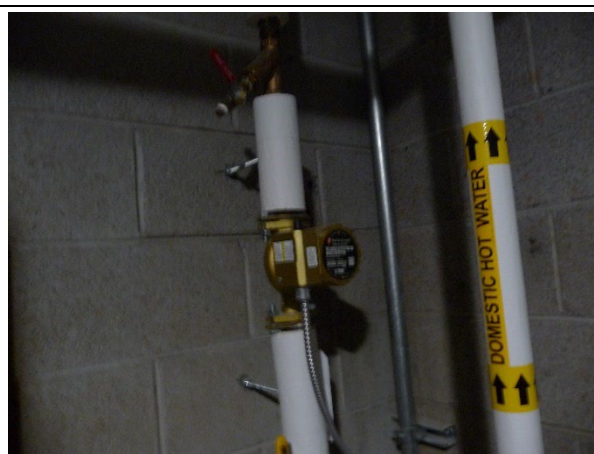
PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

KANZA LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

KANZA LIVING UNIT – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

STAFF GARAGE – EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

STAFF GARAGE - INTERIOR



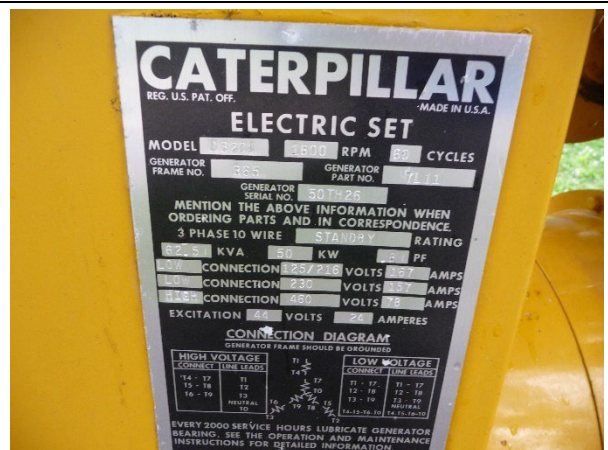
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STAFF GARAGE – INTERIOR



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EQUIPMENT – MECHANICAL, ELECTRICAL, & PLUMBING



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CONTROL BUILDING – EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

CONTROL BUILDING – EXTERIOR



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

CONTROL BUILDING – INTERIOR & LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

CONTROL BUILDING – INTERIOR & LIFE SAFETY



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

CONTROL BUILDING – INTERIOR & LIFE SAFETY



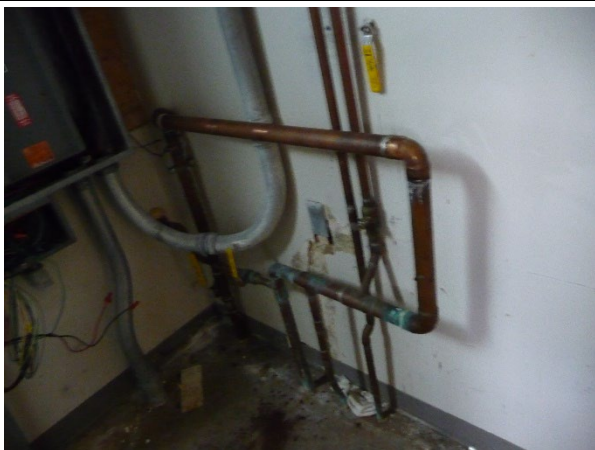
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SCHOOL ANNEX – MECHANICAL, ELECTRICAL, & PLUMBING



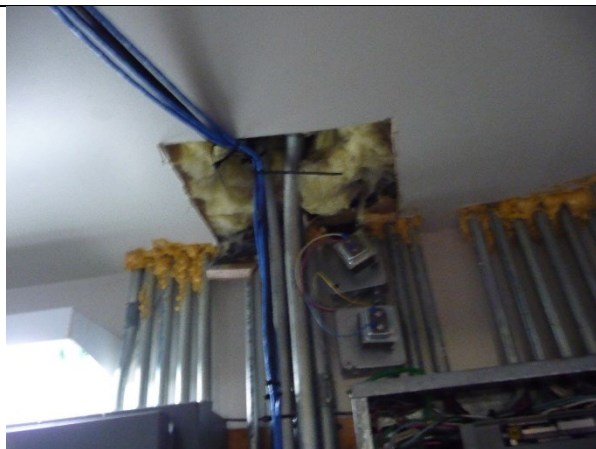
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SCHOOL ANNEX – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

SCHOOL ANNEX – MECHANICAL, ELECTRICAL, & PLUMBING



PHOTOS – TOPEKA JUVENILE CORRECTIONAL FACILITY

GENERAL SITE – ASPHALT & CONCRETE





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