

# **Capital Improvements Plan**

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Fiscal Year 2018 – Fiscal Year 2022

**Sam Brownback**

**Governor**

**Johnnie Goddard**

**Interim - Secretary of Corrections**

**Johnnie Goddard**

**Deputy Secretary, Division of Facility Management**

**Michael E. Gaito**

**Corrections Manager, Capital Improvements and Facility Maintenance**

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Attachment 12  
Joint Committee on State Building  
Construction  
Date 10-4-16

714 S.W. Jackson St., Suite 300  
Topeka, KS 66603



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Johnnie Goddard, Interim Secretary

Sam Brownback, Governor

May 18, 2016

Shawn Sullivan, Director  
Division of the Budget  
LSOB 5<sup>th</sup> Floor  
Topeka, Kansas 66612

Dear Mr. Sullivan:

Submitted herein is the Capital Improvements Five Year Plan prepared by the Department of Corrections. This Plan includes those projects proposed for funding in Fiscal Years 2018 – 2022 .

If you have any questions or require additional information please contact me.

Sincerely,

Johnnie Goddard  
Interim - Secretary of Corrections

Enclosure  
JG:MG:pb

12-2

Project Title	Estimated Project Cost	Prior Years	FY2017	FY2018	FY2019	Plan Period FY2020	FY2021	FY2022	Subsequent Years
<b>ADULT CORRECTIONS - CIBF</b>									
Rehabilitation, Remodeling, Renovation and Repair Projects Including Additions to Existing Buildings-									
Inmate labor will be used on all projects to the greatest extent possible consistent with skill levels, available supervision and equipment, and allowable timelines.									
<b>Kansas Department of Corrections-Central Office</b>									
On Call Architectural Contract	60,000		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	
On Call Engineering Contract	90,000		15,000	15,000	15,000	15,000	15,000	15,000	
Unforeseen Repairs and Storm Damage	1,100,000		100,000	200,000	200,000	200,000	200,000	200,000	
Unplanned Asbestos Abatement Projects	55,000		5,000	10,000	10,000	10,000	10,000	10,000	
Security Upgrades - System wide	1,050,000		100,000	175,000	175,000	200,000	200,000	200,000	
Unspecific ADA Compliance Projects	85,000		10,000	15,000	15,000	15,000	15,000	15,000	
Roof Replacement - System wide	4,972,833		882,230	795,459	911,479	881,940	794,543	707,182	
Subtotal - KDOC	\$ 7,412,833	\$ -	\$ 1,122,230	\$ 1,220,459	\$ 1,336,479	\$ 1,331,940	\$ 1,244,543	\$ 1,157,182	
<b>EI Dorado Correctional Facility</b>									
Upgrade Switchgear at Power Plan	14,801		14,801						
Replace Water Heaters at Food Service	146,640	106,156	40,484						
Replace Roll up Doors in Commons Building	14,303		14,303						
Replace the Entry Doors at Administration	11,583		11,583						
Replace Deadbolt Locks at Central	137,707		45,903	45,902	45,902				
Replace Mechanical Units at Min Unit - SE Unit	42,845			42,845					
Epoxy Showers in A, B, C, D & E Cellhouses	435,845	129,409		76,609	76,609	76,609	76,609		
Perimeter Lighting Upgrade (LED)	180,000	36,000		36,000	36,000	36,000	36,000		
Replace Skylights in Dayrooms in Cellhouses	140,000			35,000	35,000	35,000	35,000		
Replace Fire Alarm System	588,441					196,147	392,294		
Flush Fire Sprinkler Systems in Cellhouses	230,000					205,000	25,000		
Cellhouse Temperature Controls	682,762							682,762	
Boiler Control Replacement and Repair	728,192							728,192	
Replace Asphalt Roads & Parking with Concret	53,750					3,750	25,000	25,000	
Replace HR Filing System	56,228							56,228	
Subtotal - EDCF	\$ 3,463,097	\$ 271,565	\$ 127,074	\$ 236,356	\$ 193,511	\$ 552,506	\$ 589,903	\$ 1,492,182	
<b>Ellsworth Correctional Facility</b>									
Renovate Gym into Food Service & Laundry	175,533		175,533						
Replace Condensing Unit for Building 5	75,726		75,726						
Upgrade Cameras in Building 2	62,935			62,935					
Upgrade Cameras in Building 4	45,839			45,839					
Replace Windows at East Unit	96,722				96,722				
Install LED lights on Perimeter	66,406				66,406				
Construct North Lot Storage Fencing	24,010					24,010			
Pave New Driveway at East Unit	23,155					23,155			
Replace in Ground Fuel Storage Tanks	73,872						73,872		
Subtotal - ECF	\$ 644,198	\$ -	\$ 251,259	\$ 108,774	\$ 163,128	\$ 47,165	\$ 73,872	\$ -	

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DA - 418A  
Five - Year Capital Improvements Plan

Project Title	Estimated Project Cost	Prior Years	Plan Period				Subsequent Years	
			FY2017	FY2018	FY2019	FY2020		
<b>Hutchinson Correctional Facility</b>								
Reseal Limestone Walls & Buildings - Central U	205,764	50,000	38,941	38,941	38,941	38,941		
Renovate NE & NW Towers	57,026		28,513	28,513				
Study Tunnel Cap Replacement at Power Plant	13,464		13,464					
E Dorm Renovation of Toilets & Showers	54,101		54,101					
Rotunda Door Control Replacement	324,565		324,565					
Replace Sallyport Gates at Central & East Units	425,235	276,250		148,985				
Replace Water Softeners in the Power Plant	143,507			143,507				
Replace HVAC Units in Clinic	117,250	117,250						
PDS Lock Replacement	39,262			39,262				
Replace Emergency Generator - East Unit	371,451			371,451				
Energy Study of Power Plant	17,429			17,429				
Increase Cameras in B Cellhouse	74,783				74,783			
NE Tower Walkway Upgrade	16,093				16,093			
Expand Industrial Yard Perimeter Lighting	37,657				37,657			
Expand Emergency Call System Facility wide	67,223				67,223			
Renovate A-3 Cells with Concrete Beds and Lig	27,273				27,273			
Increase Cameras in D Cellhouse	74,414					74,414		
Replace Laundry Equipment	91,577					91,577		
Replace Underground Fuel Storage Tanks	230,477					230,477		
Replace HVAC Control System in Dorms I & II	73,419					73,419		
Renovate East Unit Inmates Service Building	29,431						29,431	
Provide Concrete Paving at Central Unit	102,105						102,105	
Construct Heartbeat Monitor Building at East U	148,976							148,976
Rebuild ADA Ramp to Visiting at Central Unit	58,509							58,509
<b>Subtotal - HCF</b>	<b>2,800,991</b>	<b>443,500</b>	<b>459,584</b>	<b>788,088</b>	<b>261,970</b>	<b>508,828</b>	<b>131,536</b>	<b>207,485</b>
<b>Lansing Correctional Facility</b>								
Replace Locking System In D Cellhouse	755,000		755,000					
Structural Repairs to Max Service Building	500,000		125,000	125,000	125,000	125,000		
Replace Boilers in K, L & M	255,774		255,774					
Replace Light at Top of Water Tower	23,998		23,998					
Replace 6 Gates at Tower 6 Control	35,996		35,996					
Install new Sewer Line to Power Plant	19,798			19,798				
Re-Insulate Max Clinic Mechanical Room	58,074			58,074				
Construct New Lime Pits	1,004,344			1,004,344				
Clean & Treat Water Well #6	31,386			31,386				
Reroof Power Plan	159,440				159,440			
Reseal Exterior Stone & Brick Walls	61,265				61,265			
Replace Fire Alarm in Warehouse & IEM	23,562				23,562			
Clean & Treat Water Well #5	33,052				33,052			
Replace Locking System In C Cellhouse	1,203,102				1,203,102			
Repair Stucco Wall East Side of K, L & M	232,255					232,255		
Replace Locks in Medium Admin.	43,536					43,536		
Clean & Treat Well # 4	33,052					33,052		
Replace 80 Ton Condensing Unit at East Unit A	141,464					141,464		
Repaint Water Tower	284,694					284,694		
Generator PLC Board & Switch Gear	124,988					124,988		
Relocate Gate Operators at Turn Out Gate	31,941					31,941		
Replace Locking System In A Cellhouse	1,318,763					55,000	1,263,763	
Replace Fire Alarm System in Medium Gym & C	34,747						34,747	
Replace Partitions in R, S, W & X Dorms	40,699						40,699	
Upgrade Firing Range	50,589						50,589	

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DA - 418A  
Five - Year Capital Improvements Plan

Project Title	Estimated Project Cost	Prior Years	FY2017	FY2018	FY2019	Plan Period FY2020	FY2021	FY2022	Subsequent Years
<b>Lansing Correctional Facility - Cont.</b>									
Install Forced Air Furnaces in X Unit	43,996						43,996		
Install Correctional Grade Light Fixtures in D Ct	73,326						73,326		
Epoxy Coat Showers at East Unit	64,527							64,527	
Replace Perimeter Fence at East Unit	105,589							105,589	
Replace Roof on Dock Three	29,480							29,480	
HVAC Control Upgrade at Medium Unit	62,871							62,871	
Replace Control Wires to Water Wells	26,253							26,253	
Replace Roofs on Maintenance Office, Comm	61,772							61,772	
Replace Windows at Max. Laundry	40,460							40,460	
Reroof Kennels, Paint Storage & Boiler Building	44,784							44,784	
Subtotal - LCF	\$ 7,054,577	\$ -	\$ 1,195,768	\$ 1,238,602	\$ 1,605,421	\$ 1,071,930	\$ 1,507,120	\$ 435,736	
<b>Larned Correctional Mental Health Facility</b>									
Replace 150 BHP Boiler Burner	47,210		47,210						
Connect Downspouts for C Building to Storm w	13,299		13,299						
Renovate the Interior of Sallyport Building	48,484		48,484						
Replace Chiller #1	247,710			247,710					
Install Electronic Flush valves in E Unit	93,786			93,786					
Rebuilt Sewer Grinder	20,176			20,176					
Replace Chiller #2	268,925				268,925				
Install Electronic Flush valves in F1 & F2	99,412				99,412				
Install VFD Motors on Mechanical Units	30,500				30,500				
Install Loading Dock Lift	41,213					41,213			
Replace Hot Water Heaters In Food Service	40,847					40,847			
Install Electronic Flush valves in F3 & F 4	52,689					52,689			
Replace HVAC Controls in Mezzanine	237,615						237,615		
Replace HVAC Controls in Power Plant	171,206							171,206	
Replace Gym Flooring	42,844							42,844	
Subtotal - LCMHF	\$ 1,455,916	\$ -	\$ 108,993	\$ 361,672	\$ 398,837	\$ 134,749	\$ 237,615	\$ 214,050	
<b>Norton Correctional Facility</b>									
A Unit Boiler Room Plumbing Erosion	34,074		34,074						
Stockton Classroom/Meeting Room Remodel	17,253		17,253						
Security Camera Expansion-Central Unit	225,000			75,000	75,000	75,000			
Paving Replacement	39,024			39,024					
Replace Storage Building Destroyed in Storm	59,494			59,494					
Reconnect Existing Fire Alarm to Control Cente	14,732				14,732				
Replace B Dorm Boiler Controller	13,339				13,339				
Replace Fire Sprinkler Heads in A Dorm	44,480				44,480				
Replace Lexan Glazing at Control Center	20,228				20,228				
Tuck-point and Brick Repair on A Dorm & Cant	276,052					276,052			
C Unit Hot Water Boiler Replacement	178,482					178,482			
Renovate Fire Station	11,412					11,412			
Siding and Window Replacement at Min Visiting	14,994						14,994		
Tuck-point and Brick Repair on B Dorm & Chap	254,530						254,530		
Replace Door Control Panel In C Cellhouse	85,244						85,244		
Bank Erosion Control on Prairie Dog Creek	24,024						24,024		
Replace Flooring in Admin. Offices at Central	49,009							49,009	
Subtotal - NCF	\$ 1,361,371	\$ -	\$ 51,327	\$ 173,518	\$ 167,779	\$ 540,946	\$ 378,792	\$ 49,009	

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Project Title	Estimated Project Cost	Prior Years	Five - Year Capital Improvements Plan				Plan Period FY2020	(System wide)		Subsequent Years
			FY2017	FY2018	FY2019	FY2021		FY2022		
<b>Topeka Correctional Facility</b>										
I & J Compound Visitation/Gym Building	79,637		79,637							
Renovate Existing Visiting into Crisis Cells	500,000		500,000							
Replace Boiler for Domestic Hot Water	96,335		96,335							
Renovate Gym at I Cellhouse into Cells	811,752			405,876	405,876					
Replace Locking System - I Cellhouse	89,592			89,592						
Replace Fire Alarm System	147,268	107,440		39,828						
Replace Locking System -CU	114,106	69,856		24,353	19,897					
Upgrade Toilets & Showers at I Cellhouse	117,477				117,477					
Construct Visitation Building at Central Unit	74,996				74,996					
Replace Central Unit Dorm Windows & Storefr	269,200				61,988	65,087	68,993	73,132		
Upgrade HVAC Control System	302,932					302,932				
G Dorm Turnout Building	32,666					32,666				
Upgrade Showers in Central Unit	94,108						94,108			
Replace Mechanical Unit in Dinning Hall	63,374						63,374			
Replace Roads And Parking	163,374	100,000					63,374			
Install Toilet/Shower Water Control Devices	275,989								275,989	
Replace Mechanical Unit at G Dorm	66,937								66,937	
Replace Laundry & Kitchen Windows	52,922								52,922	
Subtotal - TCF	\$ 3,352,665	\$ 277,296	\$ 675,972	\$ 559,649	\$ 680,234	\$ 400,685	\$ 289,849	\$ 468,980		
<b>Winfield Correctional Facility</b>										
Replace Laundry Equipment	95,604		95,604							
Concrete Paving	465,184	106,114	22,014	85,308	72,650	87,365	91,733			
Water Conditioning System	128,388			128,388						
Rebuilt Boilers	11,906			11,906						
HVAC Equipment for Administration Building	13,974			13,974						
Upgrade Utility Tunnels	124,739	46,587		25,000	25,000	28,152				
LED Lights	150,000			50,000	50,000	50,000				
Auto Lift Cover	31,804				31,804					
Replace Steam Lines at Holly Kitchen	14,309				14,309					
Concrete Paving-WWRF	47,085					47,085				
Replace HVAC Equipment in Pinecrest	90,845					90,845				
Replace Fan Coil & AHU in B & C Dorm	109,956					109,956				
Upgrade Paint Shop	87,780						87,780			
Upgrade Water Tower	146,740						146,740			
Install Heating/AC in Warehouse	23,638						23,638			
Tuck-point Various Buildings	400,000						200,000		200,000	
Replace Dock and Approach at Warehouse	147,359								147,359	
Energy Controls - WCF	28,400								28,400	
Install ADA Elevator at WWRF	355,000								355,000	
Subtotal - WCF	\$ 2,472,711	\$ 152,701	\$ 117,618	\$ 314,576	\$ 193,763	\$ 413,403	\$ 549,891	\$ 730,759		
<b>Total-Repair, Remodel and Additions - CIBF</b>	<b>30,018,359</b>	<b>\$ 1,145,062</b>	<b>\$ 4,109,825</b>	<b>\$ 5,001,694</b>	<b>\$ 5,001,122</b>	<b>\$ 5,002,152</b>	<b>\$ 5,003,121</b>	<b>\$ 4,755,383</b>	<b>\$</b>	

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Project Title	Estimated Project Cost	Prior Years	FY2017	FY2018	FY2019	Plan Period FY2020	FY2021	FY2022	Subsequent Years
<b>JUVENILE CORRECTIONS - SIBF</b>									
<b>Kansas Department of Corrections-Central Office</b>									
Unforeseen Repairs and Storm Damage	\$ 300,000		\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	
<b>Kansas Juvenile Correctional Complex East</b>									
Replace Flooring in Dining Room	113,300		113,300						
Install Restroom at North Sallyport	95,000		95,000						
Renovate Kanza Building for Programs	175,000		175,000						
Renovate Education Building into Training	495,000		495,000						
Reroof Shawnee, Kanza & Pawnee Buildings	294,675		294,675						
Upgrade Power Plant Controls	60,000		60,000						
Reroof Maintenance/Warehouse Building	173,272			173,272					
Central Control-Split Intercom Door & Camera	114,505			114,505					
Replace VFD on 15 Mechanical Units	19,390			19,390					
Upgrade Perimeter Lighting to LED	123,711			123,711					
Reroof Main Building	2,134,168				582,401	568,323	439,413	544,031	
Replace Overhead Doors	35,738				35,738				
Retrofit Slider Door Operators	185,811				185,811				
Convert Pre-action Fire Sprinkler Sys in Recrea	133,066					133,066			
Replace Living Unit door and Intercom Control	648,133						648,133		
Seal & Restripe Parking Lot and Perimeter Roa	136,000							136,000	
Subtotal - KJCC	\$ 4,936,769	\$ -	\$ 1,232,975	\$ 430,878	\$ 803,950	\$ 701,389	\$ 1,087,546	\$ 680,031	
<b>Larned Juvenile Correctional Facility</b>									
Replace Roof	1,295,117	509,500	30,261			194,540	560,816		
Install Additional Razor Wire	27,740		27,740						
New Switchgear for Chiller	27,276			27,276					
Replace Serving Line in Dinning	41,959			41,959					
Replace Reheat Coils in Kitchen	53,095				53,095				
Replace Key Control System	46,326				46,326				
Move Food Service Condensers & Compresso	41,599					41,599			
Replace Carpet	122,023					122,023			
Install Quarry Tile in Food Service	72,482						72,482		
Subtotal - LJCF	\$ 1,727,617	\$ 509,500	\$ 58,001	\$ 69,235	\$ 99,421	\$ 358,162	\$ 633,298	\$	
<b>Total-Repair, Remodel and Additions - SIBF</b>	<b>\$ 6,664,386</b>	<b>\$ 509,500</b>	<b>\$ 1,340,976</b>	<b>\$ 500,113</b>	<b>\$ 903,371</b>	<b>\$ 1,059,551</b>	<b>\$ 1,720,844</b>	<b>\$ 680,031</b>	<b>\$</b>

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Project Title	Estimated Project Cost	Prior Years	Plan Period					Subsequent Years		
			FY2017	FY2018	FY2019	FY2020	FY2021	FY2022		
<b>MAJOR CAPITAL IMPROVEMENT PROJECTS - ADULT AND JUVENILE</b>										
<b>New Construction - 2015 - 2019</b>										
Capacity expansion projects are submitted as part of this plan based on the current projections. If the population projections due in August from the Kansas Sentencing Commission shown a change in the projections the										
S2 Construct Two Cellhouses at EDCF	27,221,181			27,221,181						
S3 Expand South Unit Visiting Area at HCF	280,703					280,703				
S4 Expand Minimum Visiting - NCF	173,590						173,590			
S5 Construct Maximum Security Housing EDCF	15,093,712							15,093,712		
S6 Construct Female Housing Unit	17,478,074								17,478,074	
<b>Total - New Construction</b>	<b>\$ 60,247,260</b>			<b>\$ 27,221,181</b>	<b>\$ 280,703</b>	<b>\$ 173,590</b>	<b>\$ 15,093,712</b>	<b>\$ 17,478,074</b>		
<b>Debt Service - SIBF/SGF/CIBF</b>										
Plan and Construct Larned Juvenile Correctional & Kansas Juvenile Correctional Complex East (SIBF)			3,996,500	3,997,000	3,994,250	3,948,000				
Correctional Facilities Infrastructure Projects (SGF/CIBF)			1,016,863	1,016,813	1,015,556	1,017,388				
Plan for Capacity Expansion Projects (CIBF)			127,100	127,400	127,500					
<b>Total - Debt Service</b>			<b>\$ 5,140,463</b>	<b>\$ 5,141,213</b>	<b>\$ 5,137,306</b>	<b>\$ 4,965,388</b>	<b>\$</b>			
<b>Grand Total</b>	<b>\$ 90,265,619</b>	<b>\$ 1,145,062</b>	<b>\$ 9,250,288</b>	<b>\$ 37,364,088</b>	<b>\$ 10,419,131</b>	<b>\$ 10,141,130</b>	<b>\$ 20,096,833</b>	<b>\$ 22,233,457</b>	<b>\$</b>	

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**PROJECT REQUEST EXPLANATION  
DA-418B**

<b>AGENCY: Kansas Department of Corrections</b>	<b>FISCAL YEAR:</b> 2016 - 2020
	<b>DATE:</b> July 1, 2016
<b>1. Project Title: Rehabilitation, Remodeling, Renovation and Repair of Correctional Institutions</b>	<b>2. Project Priority:</b> S1

**3. Project Description and Justification:**

The Department of Corrections is requesting continuation of the Rehabilitation, Remodeling, Renovation and Repair Program that began in 1989. This program provides for repairs and upkeep of the Department's existing facilities system-wide and prevents further deterioration of these facilities. The state has a significant investment in the Department of Corrections' physical facilities and without funding to keep these facilities repaired and in good condition, the state would experience the decline of that investment. The medium and smaller facilities within DOC rely upon this fund to do most of their renovation, repair and major maintenance work.

These funds are also used to meet the requirements of the State Fire Marshal concerning any Building Code deficiencies and to comply with the requirements of the Americans with Disabilities Act; to upgrade fire alarm detection and protection systems; and provide necessary remedial action to health and sanitation deficiencies within the facilities as outlined by the Department of Health and Environment. These funds have also been used to renovate existing buildings to expand inmate housing capacity, as necessary and appropriate.

A list of projects in the summary is representative of the type of capital improvements and maintenance work for which this fund is utilized for both adult and juvenile facilities.

Due to the importance the Department of Corrections places on the continuation of the Rehabilitation, Remodeling, Renovation and Repair Fund, we are requesting that all of its funding for adult facilities come from the Correctional Institutions Building Fund (CIBF) and that the juvenile funds come from the State Institutions Building Fund (SIBF).

The Department of Corrections feels that \$5,000,000 will be the required from the CIBF and \$1,000,000 from the SIBF as an annual funding level for FY 2018- FY 2022. This funding level is due to the age of facilities, particularly at Lansing, Hutchinson, Norton and Winfield, and the number of renovation, maintenance and other projects pending completion.

NOTE: Inmate labor will be used on all projects to the greatest extent possible, consistent with skill levels, available supervision, equipment and allowable time lines.

<b>4. Estimated Project Cost:</b>	<b>5. Project Phasing:</b>
1) Construction, including fixed equipment and sitework 2) Architect's Fee 3) Moveable Equipment 4) Project Contingency 5) Miscellaneous Costs  <p align="right"><b>TOTAL</b> \$0</p>	1) Preliminary Planning (incl. misc. costs) 2) Final Planning (incl. misc. costs) 3) Construction (incl. misc. & other costs)  <p align="right"><b>TOTAL</b> \$0</p>

**6. Recommended Financing:**

**AMOUNT BY SOURCE OF FINANCING**

Fiscal Years	1. SIBF	2. CIBF	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2017	\$516,910	\$ 4,104,900				\$ 5,134,402
FY 2018	\$1,000,000	\$ 5,000,000				\$ 6,500,000
FY 2019	\$1,000,000	\$ 5,000,000				\$ 6,000,000
FY 2020	\$1,000,000	\$ 5,000,000				\$ 6,000,000
FY 2021	\$1,000,000	\$ 5,000,000				\$ 6,000,000
FY 2022	\$1,000,000	\$ 5,000,000				\$ 6,000,000
<b>TOTAL</b>	<b>\$5,516,910</b>	<b>\$ 29,104,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$ 35,634,402</b>

**PROJECT REQUEST EXPLANATION  
DA-418B**

<b>AGENCY: Kansas Department of Corrections El Dorado Correctional Facility</b>	<b>FISCAL YEAR:</b> 2018
	<b>DATE:</b> July 1, 2016
<b>1. Project Title: Construct Two Housing Units</b>	<b>2. Project Priority: S2</b>

**3. Project Description and Justification:**

Inmate population projections will be revised this fall. If these projections indicate a continued increase in the number of inmates committed to the custody of the Department of Corrections, additional operating capacity will be necessary in order to safely and appropriately house these increased numbers. Permanent, long-term capacity expansion will be necessary with any increase in medium and maximum custody inmates.

This project is for the construction and equipping of two housing units at El Dorado Correctional Facility. As proposed herein, these housing units will be similar to the prototype housing units already on the site ( constructed in 2001 ). The 128 cells will be double or single bunked depending on the custody of the inmates to be housed in each living unit. In addition to the construction of the two housing units a 20,000 SF metal industries building will also be constructed, a testing space for RDU inmates.

The El Dorado Correctional Facility was designed and constructed with expansion in mind. The infrastructure was sized for over 1,400 inmates and eleven cellhouses. When this expansion is complete nine of the eleven cellhouses will be in place, allowing space for the construction of two additional housing units. The design and planning for these buildings was completed in 2009 and are ready to start the bidding phase.

<b>4. Estimated Project Cost:</b>		<b>5. Project Phasing:</b>	
1) Construction, including fixed equipment and sitework	\$ 24,954,437	1) Preliminary Planning (incl. misc. costs)	\$ -
2) Architect's Fee	290,000	2) Final Planning (incl. misc. costs)	-
3) Moveable Equipment	395,000	3) Construction (incl. misc. & other costs)	27,221,181
4) Project Contingency	1,281,972		
5) Miscellaneous Costs	299,772		
<b>TOTAL</b>	<b>\$ 27,221,181</b>	<b>TOTAL</b>	<b>\$ 27,221,181</b>

**6. Recommended Financing:**

**AMOUNT BY SOURCE OF FINANCING**

Fiscal Years	1. SGF	2. CIBF	3. Bonds	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2017						\$0
FY 2018						\$0
FY 2019	\$27,221,181					\$24,885,942
FY 2020						\$0
FY 2021						\$0
FY 2022						\$0
<b>TOTAL</b>	\$27,221,181	\$0	\$0	\$0	\$0	\$24,885,942

**KANSAS DEPARTMENT OF CORRECTIONS  
DA-418B DOC SUPPLEMENTAL SHEET**

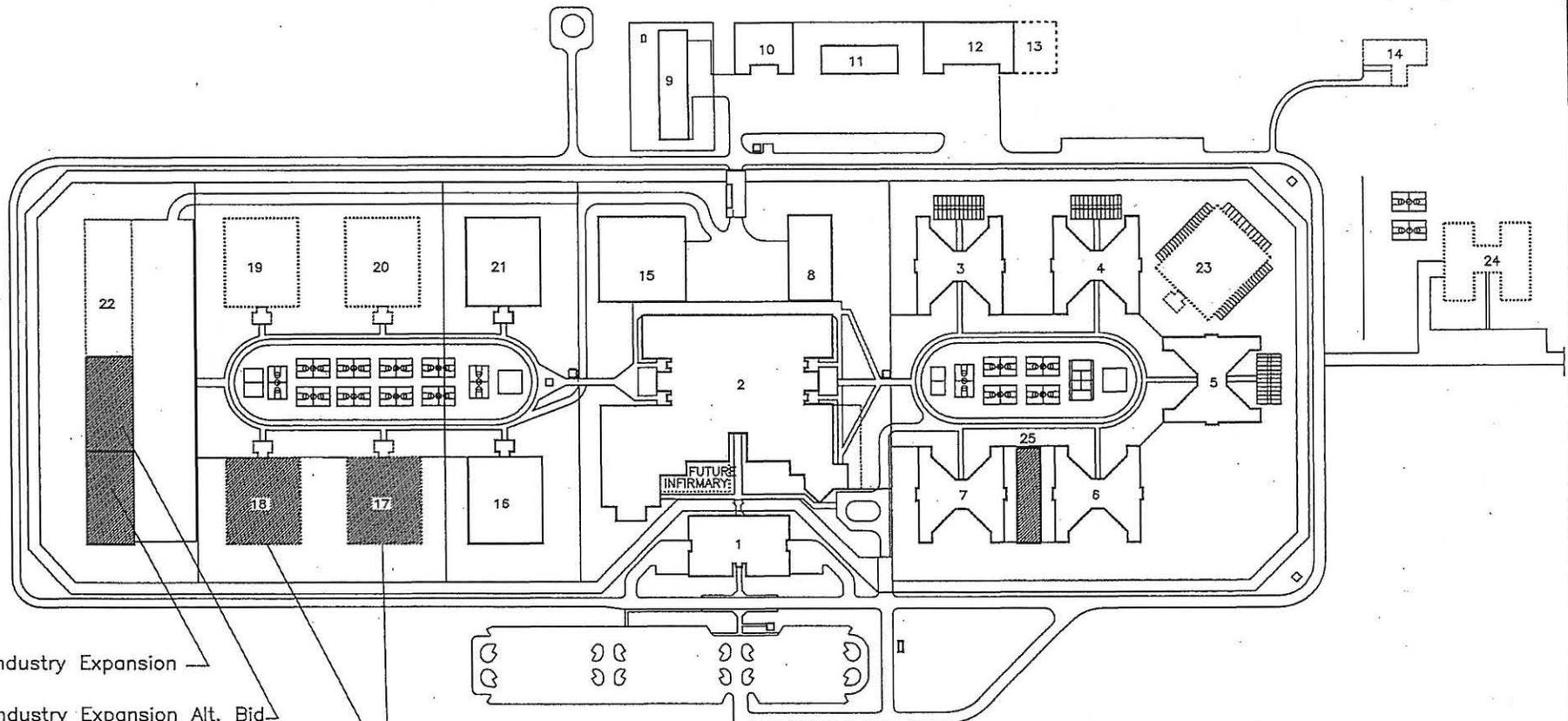
**1. Project Title:** Construct Two Housing Units      **2. Project No:** S2      **3. Date:** 07/01/16

**4. Detailed Cost Estimate:**

No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			\$ 383,627
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			194,491
3.	Construct Two 128 Cell Cellhouses			21,390,271
4.	Security Systems			95,000
5.	Construct Testing & Evaluation Building for RDU Inmates			475,000
6.	Extension of the Shallow Trench to The Cellhouses			425,000
7.	Emergency Generator			
8.	Relocate Tower 5			131,250
9.	Construct 20,000 SF Industries Building			900,012
10.	<i>Total Items 1 - 9</i>			\$ 23,994,651
11.	Escalation to Future Years	4.00%		959,786
12.	<i>Total Items 10 &amp; 11 (Enter on Line 4-1 DA 418B)</i>			\$ 24,954,437
13.	Design Fees (architectural, engineering, consultant)			290,000
14.				
15.	<i>Total Items 13 &amp; 14 (Enter on Line 4-2 DA 418B)</i>			290,000
16.			SUBTOTAL	\$ 25,244,437
17.	Moveable Equipment - Dayroom Tables			25,000
18.	Special Equipment - Cell Furniture			245,000
19.	Security Cameras			125,000
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			\$ 395,000
21.			SUBTOTAL:	25,639,437
22.	Project Contingency (Enter on Line 4-4 DA 418B)	5.00%		1,281,972
23.			SUBTOTAL:	\$ 26,921,409
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)			175,000
25.			SUBTOTAL:	\$ 27,096,409
26.	Architectural Services Management Fee			124,772
27.	Grand Total (Enter on Total Line, Sec. 4, DA 418B)			\$ 27,221,181

**5. Remarks:**

12-12



Proposed Industry Expansion

Proposed Industry Expansion Alt. Bid

Proposed Housing Expansion

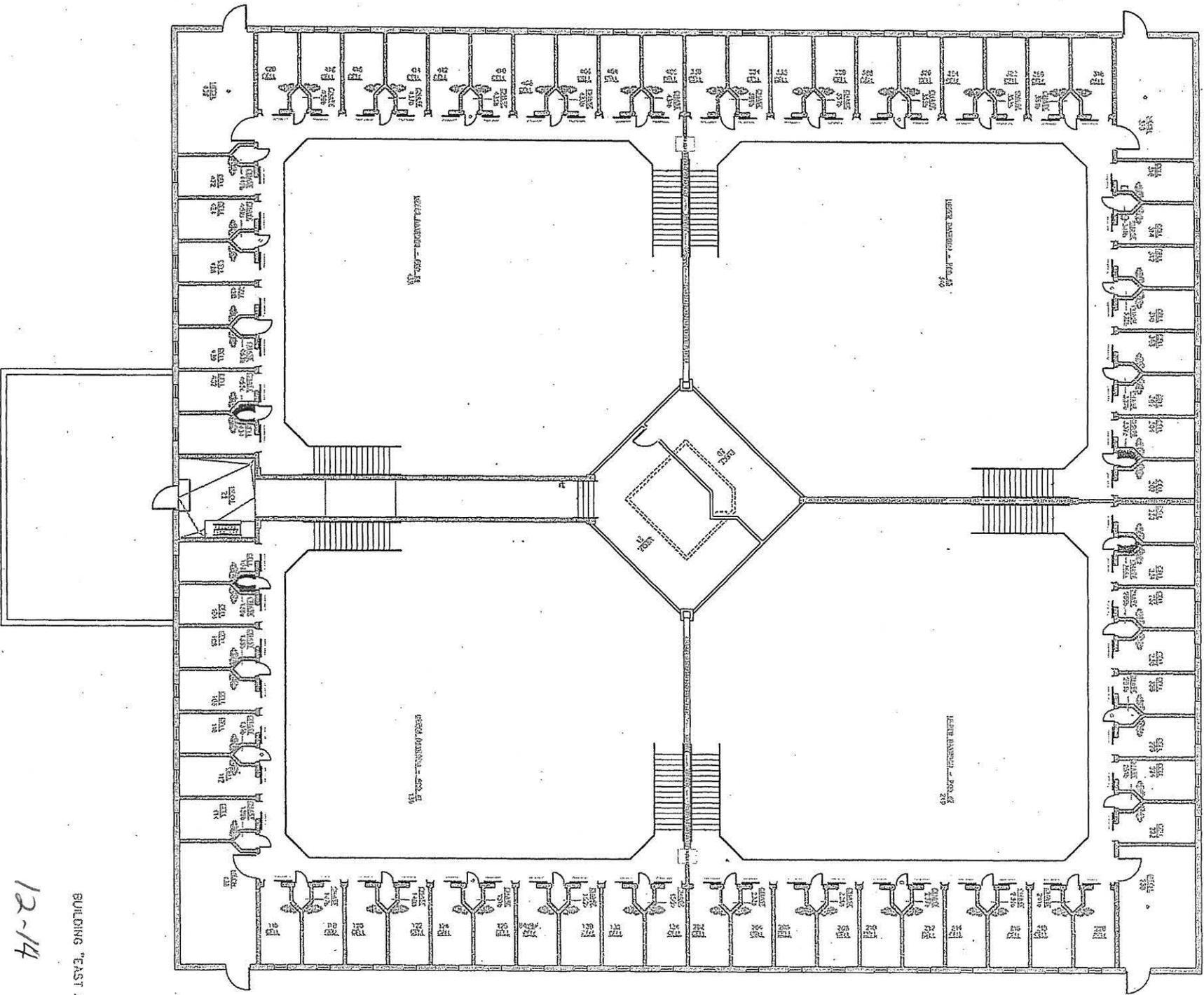
**LEGEND**

- |                                 |                                    |
|---------------------------------|------------------------------------|
| 1. Administration Building      | 14. Kennels (Future)               |
| 2. Commons Building             | 15. Prison Industries              |
| 3. A Cellhouse                  | 16. East A Cellhouse               |
| 4. B Cellhouse                  | 17. East B Cellhouse (Proposed)    |
| 5. C Cellhouses                 | 18. East C Cellhouse (Proposed)    |
| 6. D Cellhouse (RDU)            | 19. East D Cellhouse (Future)      |
| 7. E Cellhouse (RDU)            | 20. East E Cellhouse (Future)      |
| 8. U Dormitory                  | 21. East F Cellhouse               |
| 9. Energy Center                | 22. Industries Building (Proposed) |
| 10. Maintenance Center          | 23. Segregation Unit (Future)      |
| 11. Auto Maintenance            | 24. Minimum Housing Unit (Future)  |
| 12. Warehouse                   | 25. RDU Testing/Medical (Proposed) |
| 13. Warehouse Addition (Future) |                                    |

# MASTER SITE PLAN EL DORADO CORRECTIONAL FACILITY

Highway 54



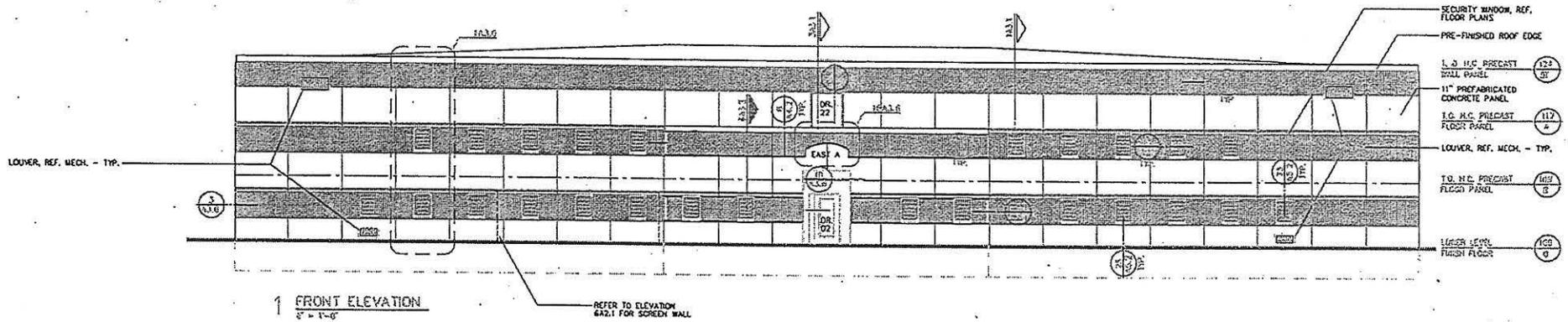


BUILDING "EAST A"

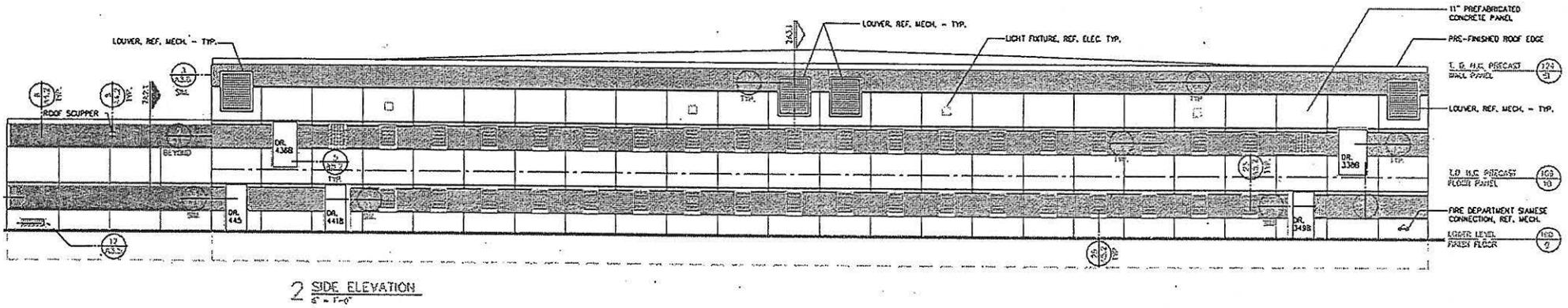
12-14

12

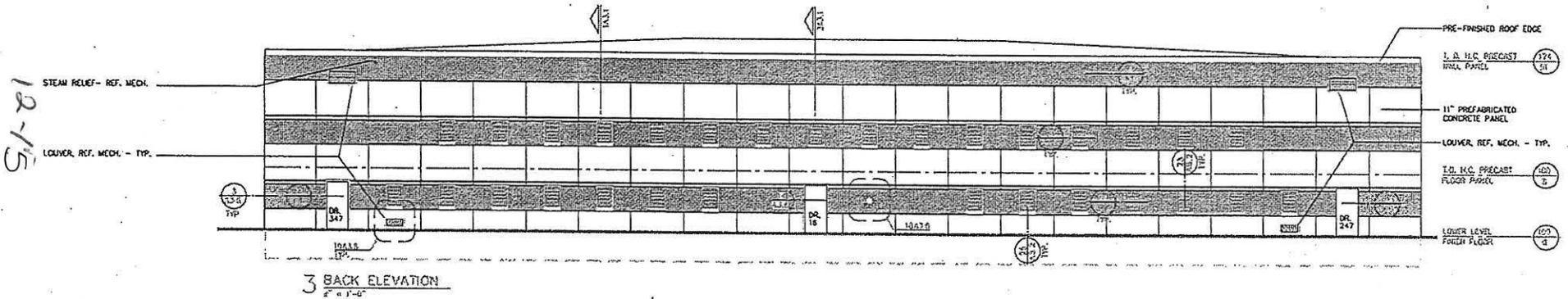
MEZZANINE LEVEL FLOOR PLAN



1 FRONT ELEVATION  
2" = 1'-0"



2 SIDE ELEVATION  
2" = 1'-0"



3 BACK ELEVATION  
2" = 1'-0"

12-15

**PROJECT REQUEST EXPLANATION  
DA-418B**

**AGENCY: Kansas Department of Corrections  
Hutchinson Correctional Facility**

**FISCAL YEAR: 2019  
DATE: July 1, 2016**

**1. Project Title: Construct Addition to South Unit Visiting**

**2. Project Priority: S3**

**3. Project Description and Justification:**

Over the last 13 years the south unit at Hutchinson Correctional Facility has had several expansions to accommodate the increasing inmate population. The visiting room was designed to accommodate 96 inmates when it was constructed. However, the south unit now houses up to 288 inmates. There has been no increase in visiting space to accommodate the increased population. This project would expand the visiting room by 2,425 SF, which would allow sufficient space for visiting.

This project would be constructed by facility staff and inmate work crews.

**4. Estimated Project Cost:**

1) Construction, including fixed equipment and sitework	\$ 205,640
2) Architect's Fee	18,540
3) Moveable Equipment	29,285
4) Project Contingency	19,010
5) Miscellaneous Costs	8,229
<b>TOTAL</b>	<b>\$ 280,703</b>

**5. Project Phasing:**

1) Preliminary Planning (incl. misc. costs)	\$ -
2) Final Planning (incl. misc. costs)	
3) Construction (incl. misc. & other costs)	280,703
<b>TOTAL</b>	<b>\$ 280,703</b>

**6. Recommended Financing:**

**AMOUNT BY SOURCE OF FINANCING**

Fiscal Years	1. SGF	2. CIBF	3. Bonds	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2017						\$0
FY 2018						\$0
FY 2019	\$280,703					\$280,703
FY 2020						\$0
FY 2021						\$0
FY 2022						\$0
<b>TOTAL</b>	\$280,703	\$0	\$0	\$0	\$0	\$280,703

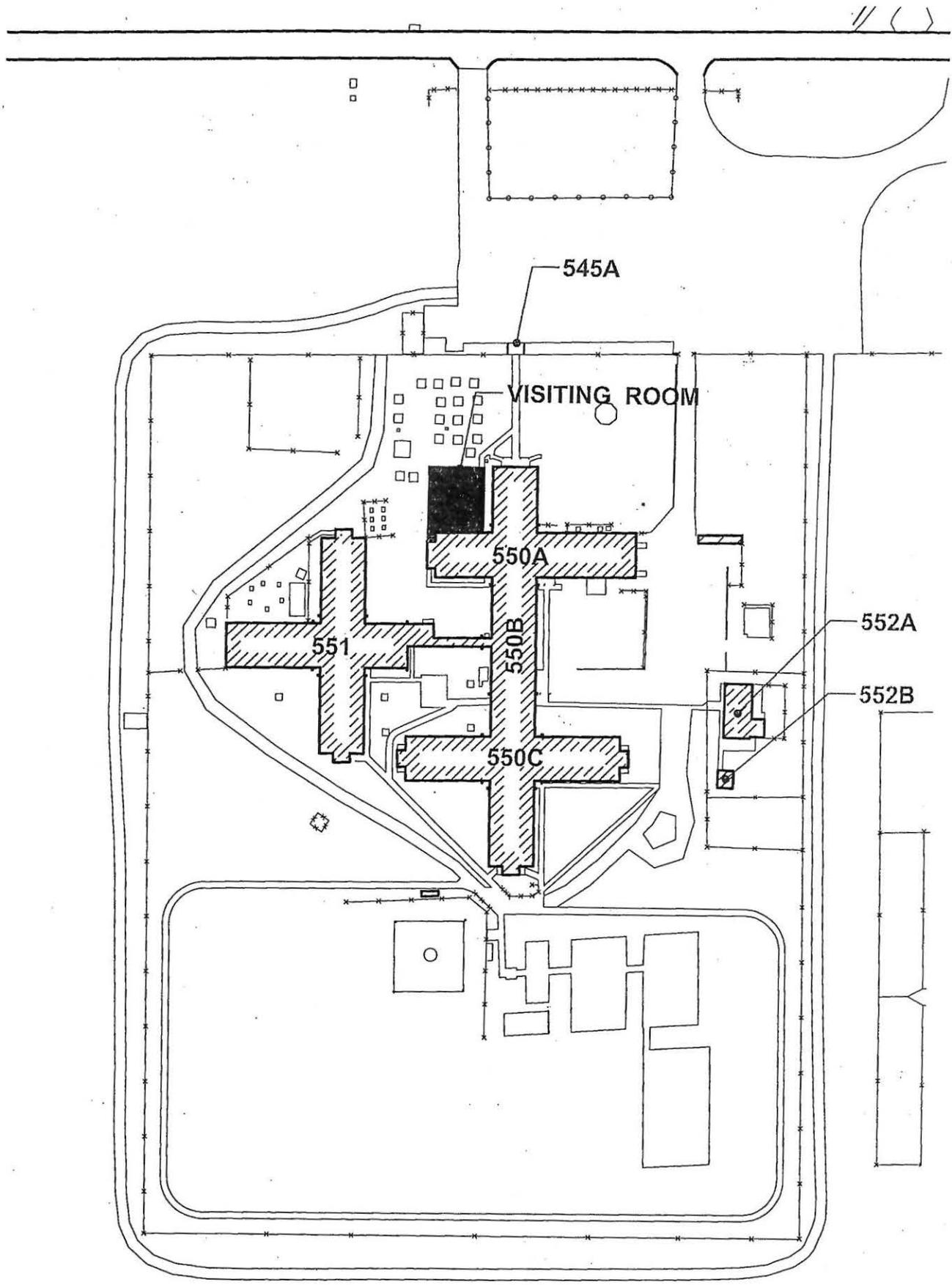
**KANSAS DEPARTMENT OF CORRECTIONS  
DA-418B DOC SUPPLEMENTAL SHEET**

**1. Project Title:** South Unit Visiting Expansion      **2. Project No:** S3      **3. Date:** 07/01/16

**4. Detailed Cost Estimate:**

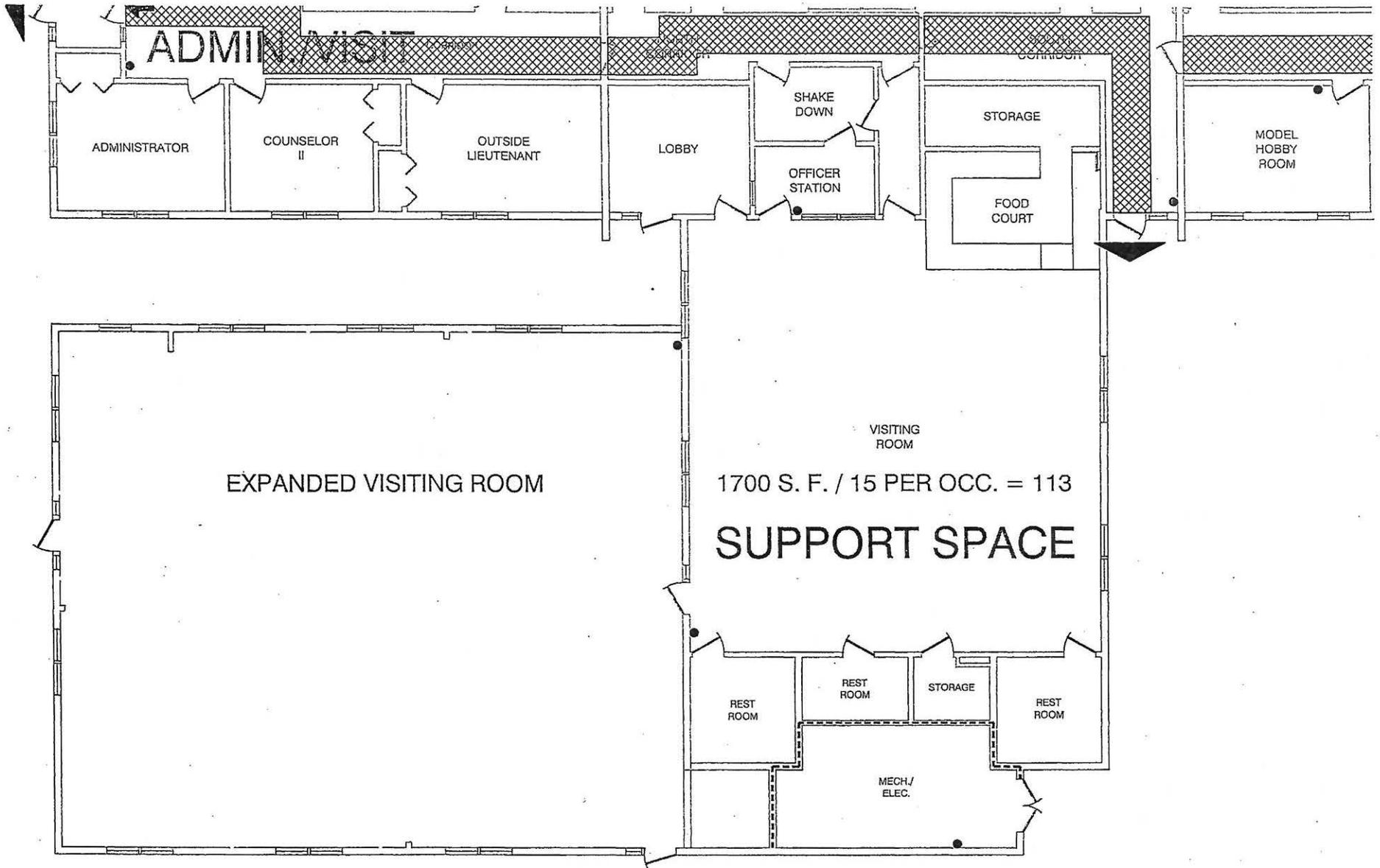
No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			\$ 2,163
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			6,695
3.	Basic Building Construction (demolition, repair, remodel, new construction, etc.)	2,425		96,820
4.	Building Plumbing (water supply, DWV)			31,827
5.	Building Heating, Ventilating, Air Conditioning Systems			16,892
6.	Building Electrical (service equipment, power supply, lighting)			21,218
7.	Communication Systems			3,090
8.	Security Cameras			8,240
9.				
10.	<i>Total Items 1 - 9</i>			\$ 186,945
11.	Escalation to Future Years	10.00%		18,695
12.	<i>Total Items 10 &amp; 11 (Enter on Line 4-1 DA 418B)</i>			\$ 205,640
13.	Design Fees (architectural, engineering, consultant)			18,540
14.				
15.	<i>Total Items 13 &amp; 14 (Enter on Line 4-2 DA 418B)</i>			18,540
16.	SUBTOTAL			\$ 224,180
17.	Moveable Equipment - Visiting Tables			29,285
18.	Special Equipment - Cell Furniture			
19.				
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			\$ 29,285
21.	SUBTOTAL:			253,465
22.	Project Contingency (Enter on Line 4-4 DA 418B)	7.50%		19,010
23.	SUBTOTAL:			\$ 272,474
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	1.00%		2,725
25.	SUBTOTAL:			\$ 275,199
26.	Architectural Services Management Fee (2% of Line 25)			5,504
27.	<b>Grand Total (Enter on Total Line, Sec. 4, DA 418B)</b>			<b>\$ 280,703</b>

**5. Remarks:**



**Hutchinson Correctional Facility  
South Unit - Visiting Room**

12-78



12-19

**FLOOR PLAN**

**PROJECT REQUEST EXPLANATION  
DA-418B**

**AGENCY: Kansas Department of Corrections  
Norton Correctional Facility**

**FISCAL YEAR: 2020  
DATE: July 1, 2016**

**1. Project Title: Expand Minimum Visiting**

**2. Project Priority: S4**

**3. Project Description and Justification:**

The current building is not large enough for visitation for the number of minimum security inmates housed at the facility. The area is crowded and inmates have little privacy with their visitors. Added space would allow for a separate area for small children to play. Upgrades to the building would also include carpeting and other materials to help reduce noise levels.

**4. Estimated Project Cost:**

1) Construction, including fixed equipment and sitework	\$ 145,699
2) Architect's Fee	10,199
3) Moveable Equipment	3,796
4) Project Contingency	7,985
5) Miscellaneous Costs	5,911
<b>TOTAL</b>	<b>\$ 173,590</b>

**5. Project Phasing:**

1) Preliminary Planning (incl. misc. costs)	
2) Final Planning (incl. misc. costs)	
3) Construction (incl. misc. & other costs)	173,590
<b>TOTAL</b>	<b>\$ 173,590</b>

**6. Recommended Financing:**

**AMOUNT BY SOURCE OF FINANCING**

Fiscal Years	1. SGF	2. CIBF	3.	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2017						\$0
FY 2018						\$0
FY 2019						\$0
FY 2020	\$173,590					\$173,590
FY 2021						\$0
FY 2022						\$0
<b>TOTAL</b>	\$173,590	\$0	\$0	\$0	\$0	\$173,590

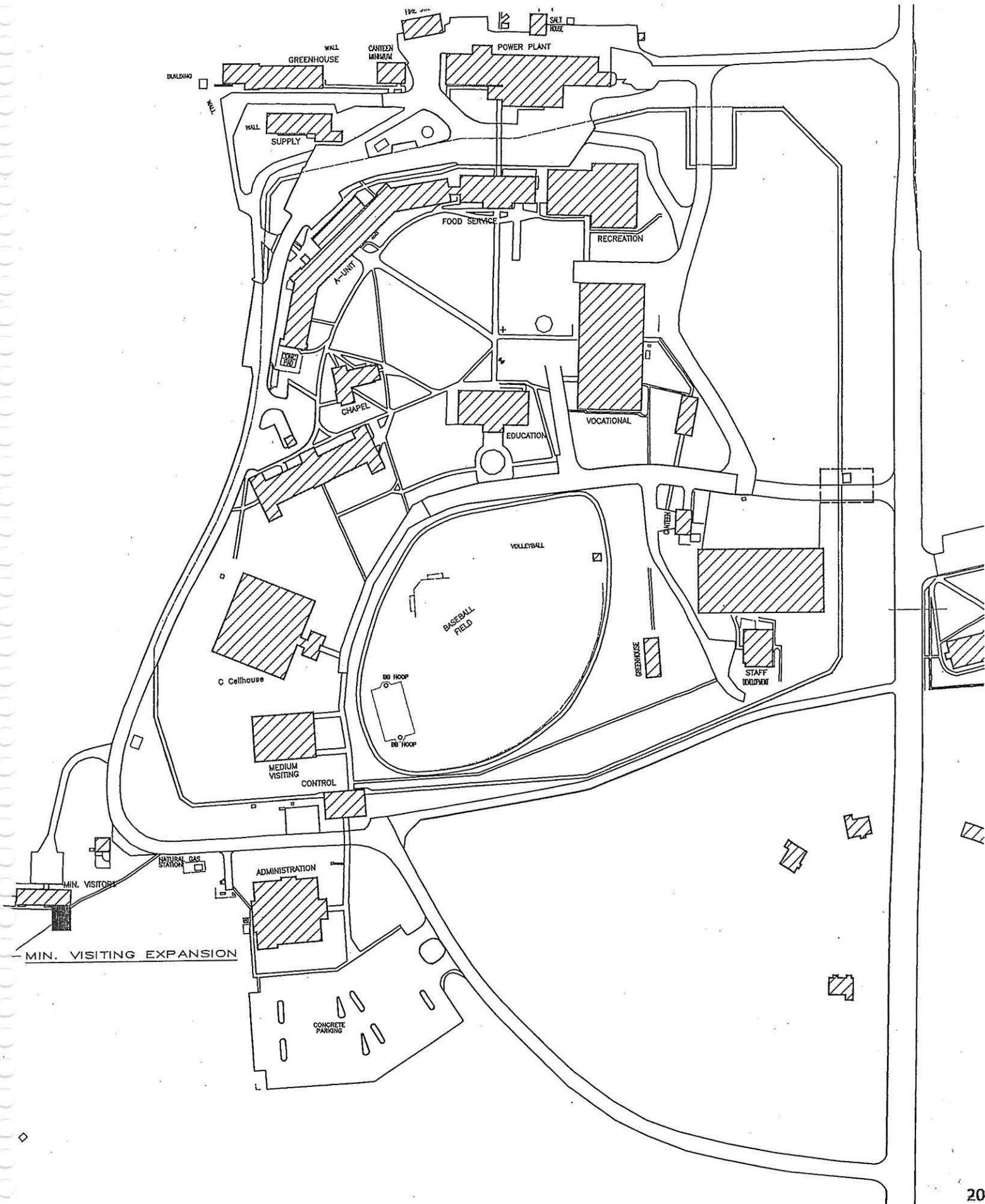
**KANSAS DEPARTMENT OF CORRECTIONS  
DA-418B DOC SUPPLEMENTAL SHEET**

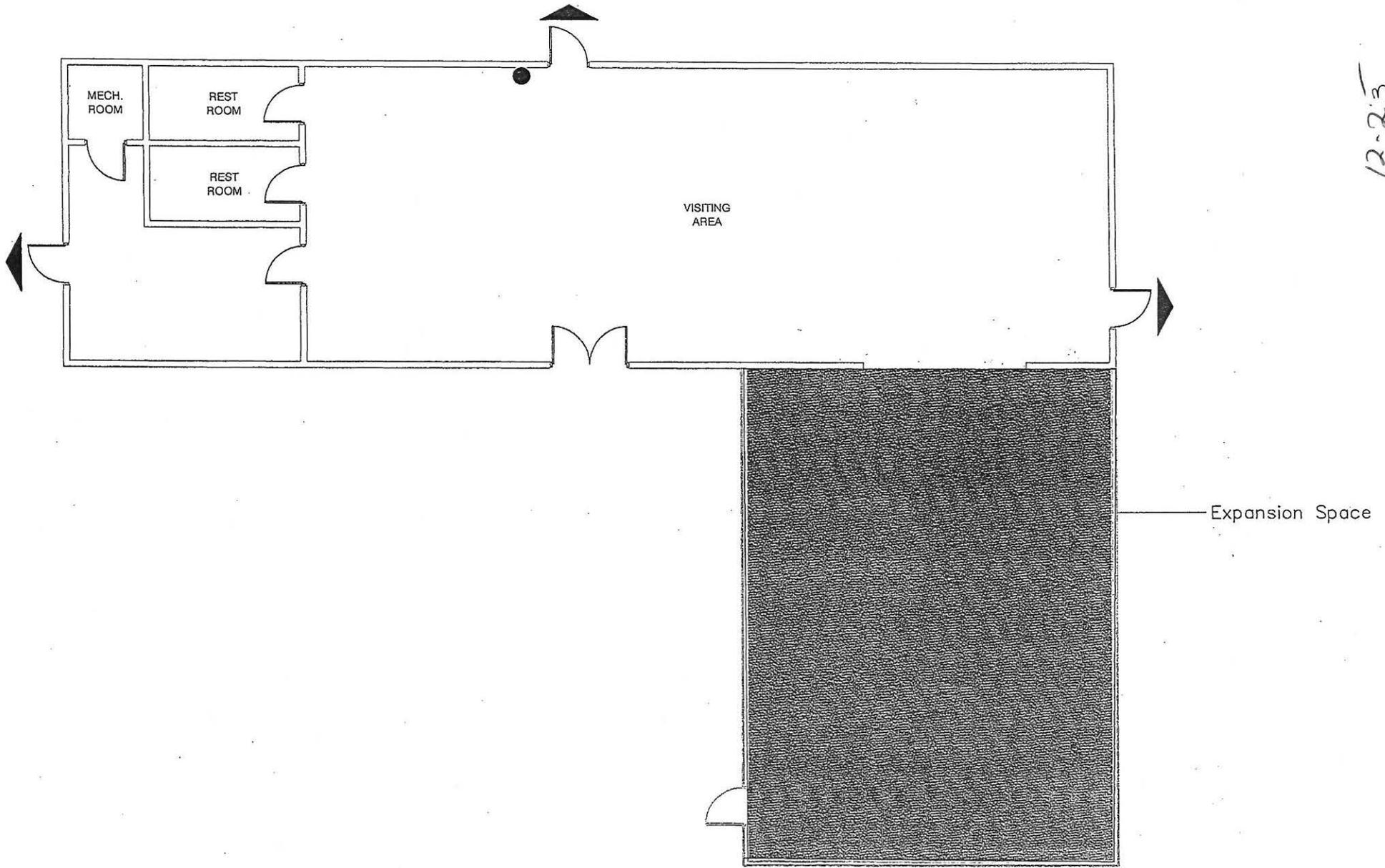
**1. Project Title:** Expand Minimum Visiting      **2. Project No:** S4      **3. Date:** 07/01/16

**4. Detailed Cost Estimate:**

No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			7,700
3.	Basic Building Construction (demolition, repair, remodel, new construction, etc.)			\$ 88,000
4.	Building Plumbing (water supply, DWV)			
5.	Building Heating, Ventilating, Air Conditioning Systems			16,500
6.	Building Electrical (service equipment, power supply, lighting)			8,795
7.	Communications systems			
8.	Security systems			5,700
9.				
10.	<i>Total Items 1 - 9</i>			\$ 126,695
11.	Escalation to Future Years	15.00%		19,004
12.	<i>Total Items 10 &amp; 11 (Enter on Line 4-1 DA 418B)</i>			\$ 145,699
13.	Design Fees (architectural, engineering, consultant)	7.00%		10,199
14.	DOAS			
15.	<i>Total Items 13 &amp; 14 (Enter on Line 4-2 DA 418B)</i>			10,199
16.	SUBTOTAL			\$ 155,898
17.	Moveable Equipment - Visiting Tables			3,796
18.	Special Equipment			
19.				
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			3,796
21.	SUBTOTAL:			\$ 159,694
22.	Project Contingency (Enter on Line 4-4 DA 418B)	5.00%		7,985
23.	SUBTOTAL:			\$ 167,679
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	2.50%		4,192
25.	SUBTOTAL:			\$ 171,871
26.	Architectural Services Management Fee (1% of Line 25)			1,719
27.	<b>Grand Total (Enter on Total Line, Sec. 4, DA 418B)</b>			<b>\$ 173,590</b>

**5. Remarks:**





12-2.3

MINIMUM VISITING

**PROJECT REQUEST EXPLANATION  
DA-418B**

**AGENCY: Kansas Department of Corrections  
EI Dorado Correctional Facility**

**FISCAL YEAR: 2021  
DATE: July 1, 2016**

**1. Project Title: Maximum Security Housing Unit**

**2. Project Priority: S5**

**3. Project Description and Justification:**

Over the last several years, there has been ongoing discussions between Larned State Hospital (LSH) and the Department of Corrections (KDOC) regarding the appropriate housing location for inmates with significant mental health treatment needs combined with extreme behavior management issues.

This cellhouse would be constructed to house 128 inmates with mental illness which require single cells and segregation from general population due to their mental health needs. In addition the Kansas Sentencing Commission projections by custody level indicate a need for an additional 171 special management beds by 2025. This 128 bed unit would remove those inmates with mental health issues from the segregation population.

**4. Estimated Project Cost:**

1) Construction, including fixed equipment and sitework	\$ 13,320,000
2) Architect's Fee	565,500
3) Moveable Equipment	-
4) Project Contingency	694,275
5) Miscellaneous Costs	513,937
<b>TOTAL</b>	<b>\$ 15,093,712</b>

**5. Project Phasing:**

1) Preliminary Planning (incl. misc. costs)	\$ -
2) Final Planning (incl. misc. costs)	565,500
3) Construction (incl. misc. & other costs)	14,528,212
<b>TOTAL</b>	<b>\$ 15,093,712</b>

**6. Recommended Financing:**

**AMOUNT BY SOURCE OF FINANCING**

Fiscal Years	1. SGF	2. CIBF	3. Bonds	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2017						\$0
FY 2018						\$0
FY 2019						\$0
FY 2020						\$0
FY 2021	\$15,093,712					\$13,421,072
FY 2022						\$0
<b>TOTAL</b>	<b>\$15,093,712</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,421,072</b>

**KANSAS DEPARTMENT OF CORRECTIONS  
DA-418B DOC SUPPLEMENTAL SHEET**

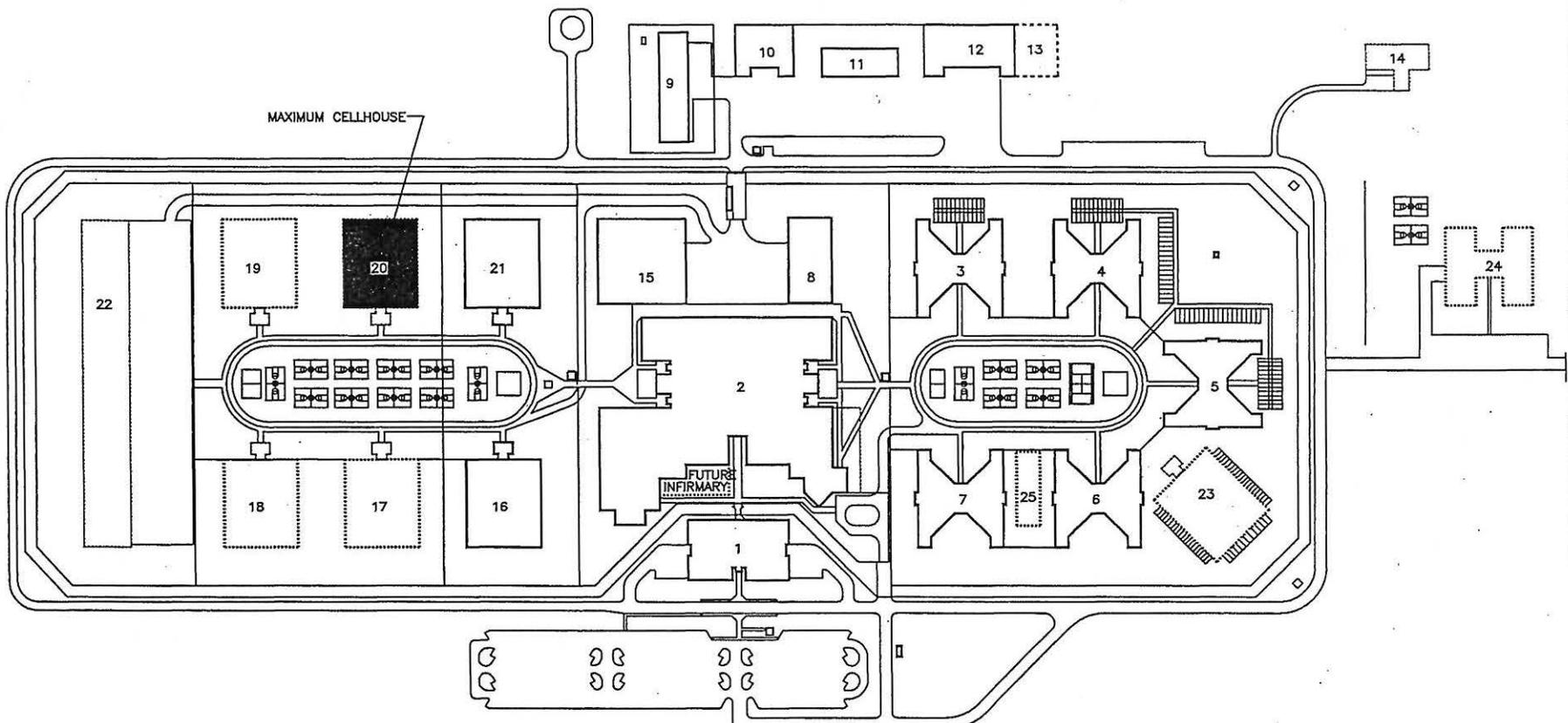
<b>1. Project Title:</b> Behavior Management Unit for Males	<b>2. Project No:</b> S5	<b>3. Date:</b> 07/01/16
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**4. Detailed Cost Estimate:**

No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			\$ 175,000
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			50,000
3.	Housing Unit			10,750,000
4.	Support Building			-
5.	Video Visiting Space			50,000
6.	Exercise Yards			-
7.	Gate House			-
8.	Security Systems			75,000
9.				
10.	<i>Total Items 1 - 9</i>			\$ 11,100,000
11.	Escalation to Future Years	20.00%		2,220,000
12.	<i>Total Items 10 &amp; 11 (Enter on Line 4-1 DA 418B)</i>			\$ 13,320,000
13.	Design Fees (architectural, engineering, consultant)	5.00%		565,500
14.				
15.	<i>Total Items 13 &amp; 14 (Enter on Line 4-2 DA 418B)</i>			565,500
16.			SUBTOTAL	\$ 13,885,500
17.	Special Equipment-cell furniture			102,400
18.	Dayroom Furniture			20,000
19.				
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			
21.			SUBTOTAL:	\$ 13,885,500
22.	Project Contingency (Enter on Line 4-4 DA 418B)	5.00%		694,275
23.			SUBTOTAL:	\$ 14,579,775
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	2.50%		364,494
25.			SUBTOTAL:	\$ 14,944,269
26.	Architectural Services Management Fee (1% of Line 25)			149,443
27.	<b>Grand Total (Enter on Total Line, Sec. 4, DA 418B)</b>			<b>\$ 15,093,712</b>

**5. Remarks:**

12-26

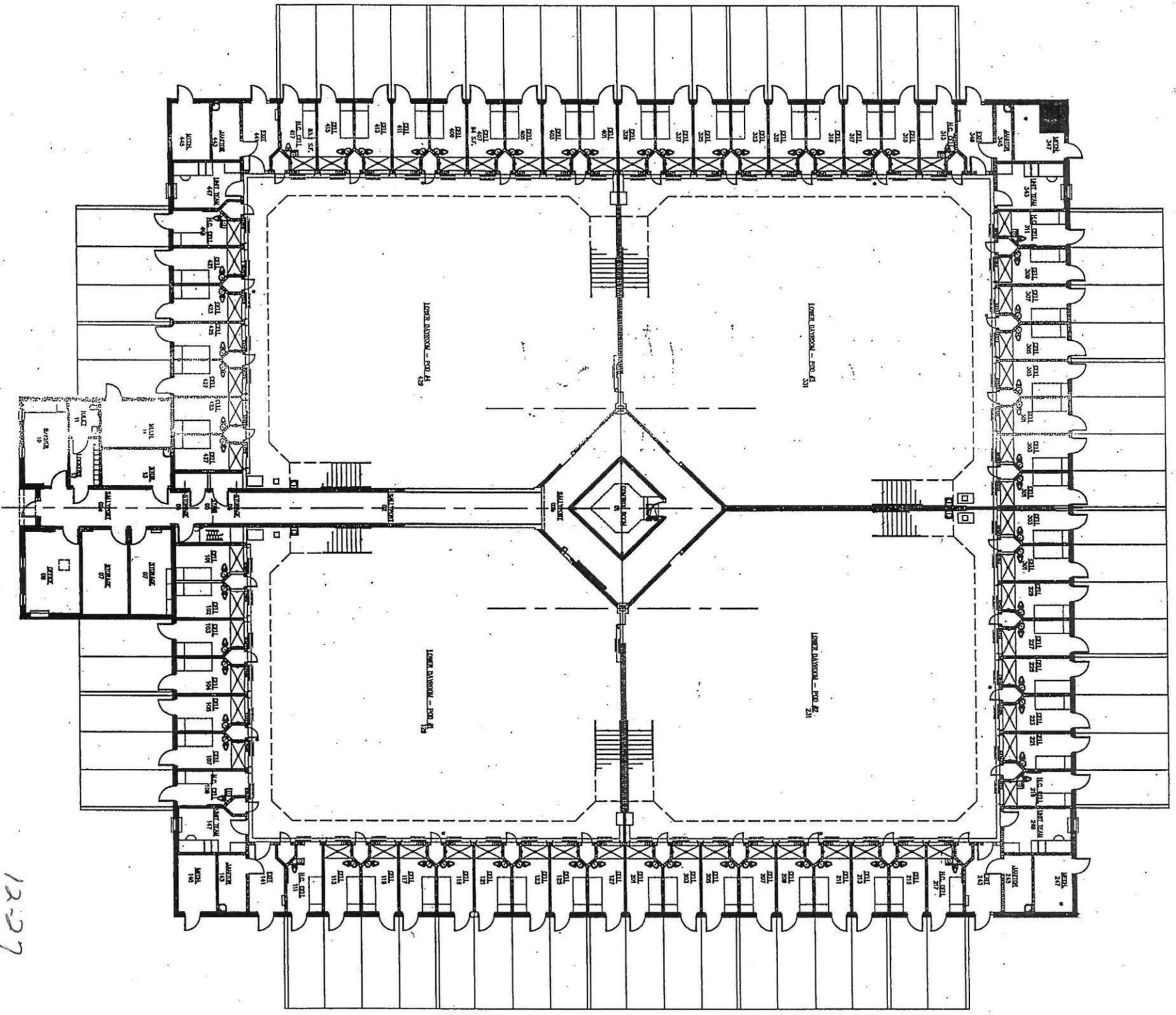


LEGEND

- |                                 |  |
|---------------------------------|--|
| 1. Administration Building      | 14. Kennels (Future)                         |
| 2. Commons Building             | 15. Prison Industries                        |
| 3. A Cellhouse                  | 16. East A Cellhouse                         |
| 4. B Cellhouse                  | 17. East B Cellhouse (Proposed)              |
| 5. C Cellhouse                  | 18. East C Cellhouse (Proposed)              |
| 6. D Cellhouse (RDU)            | 19. East D Cellhouse (Future)                |
| 7. E Cellhouse (RDU)            | 20. East E Cellhouse Segregation Unit (Prop) |
| 8. U Dormitory                  | 21. East F Cellhouse                         |
| 9. Energy Center                | 22. Industries Building (Proposed)           |
| 10. Maintenance Center          | 23. Segregation Unit (Future)                |
| 11. Auto Maintenance            | 24. Minimum Housing Unit (Future)            |
| 12. Warehouse                   | 25. RDU Testing/Medical (Proposed)           |
| 13. Warehouse Addition (Future) |  |

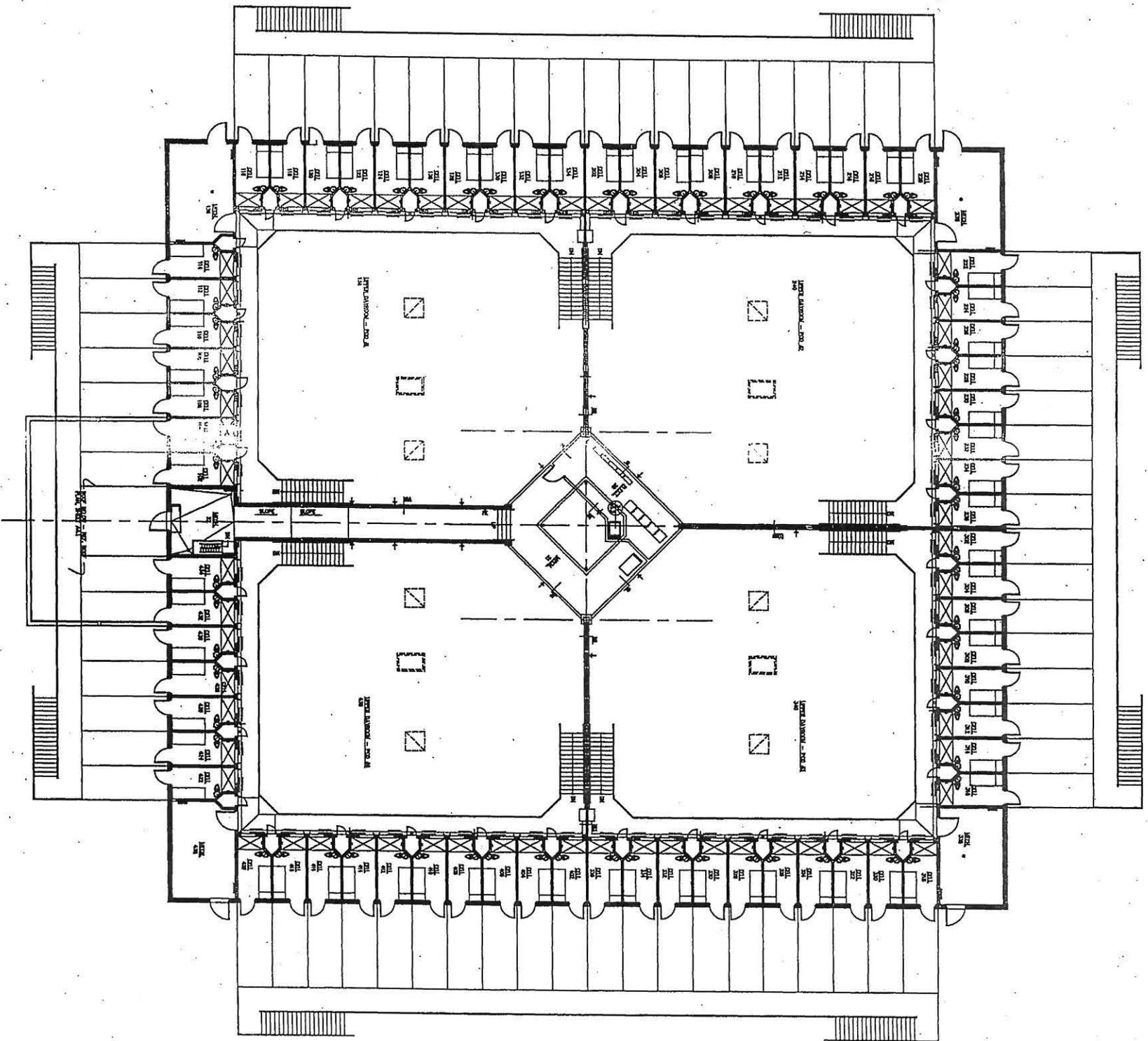
# MASTER SITE PLAN EL DORADO CORRECTIONAL FACILITY

Highway 54

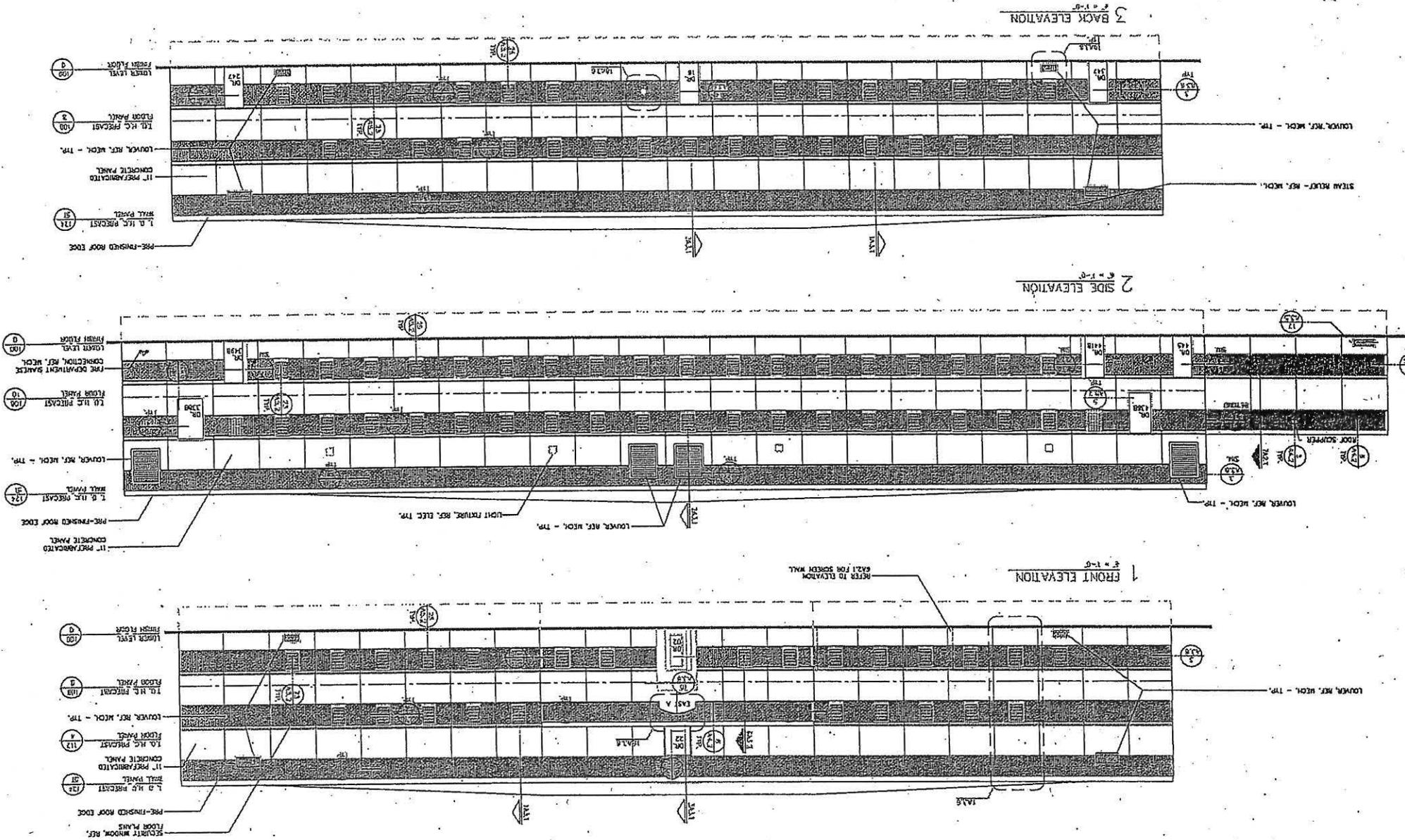


FIRST LEVEL FLOOR PLAN

12-27



12-28



12-29

**PROJECT REQUEST EXPLANATION  
DA-418B**

<b>AGENCY: Kansas Department of Corrections Topeka Correctional Facility</b>	<b>FISCAL YEAR:</b> 2022
	<b>DATE:</b> July 1, 2016
<b>1. Project Title: Behavior Management Unit For Females</b>	<b>2. Project Priority: S6</b>

**3. Project Description and Justification:**

The Topeka Correctional Facility (TCF) is the only facility Kansas Department of Corrections facility for women. As such, TCF must provide a complete range of correctional services and programs to ensure parity between male and female inmates and to meet the gender specific needs of female inmates.

In comparison with the KDOC male inmate population the number of female inmates in need of mental health services is disproportionately higher. Like other KDOC facilities, TCF delivers mental health services via a contract with our private health care provider. Unlike the other KDOC facilities that house male inmates, TCF does not have the option of transferring Seriously and Persistently Mentally III (SPMI) women to the Larned Correctional Mental Health Facility for intermediate treatment. Because there is no other intermediate treatment option, TCF must provide this level of treatment "in house."

When the TCF maximum security unit (I-Cellhouse) was constructed in 1995, one 15-bed living pod was set aside for the housing of the women most in need of mental health treatment. In very short order, it became apparent that 15 beds were not enough. With the opening of the Isaac Ray Unit at the Larned State Hospital in 2006 a housing option became available for those women requiring mental health hospitalization. This option has been very helpful in relieving some of the mental health housing pressure at TCF. However, LSH has been only able to provide 10 beds in which to house the SPMI women, the ancillary space necessary to create an effective therapeutic milieu within I-Cellhouse is virtually nonexistent. Housing and attempting to treat SPMI women in an area within and adjacent to a maximum custody general population cellhouse with no ancillary program space is counter productive. In order to establish and maintain an effective treatment milieu and approach parity with what is available for the male inmates at LCMHF, we are proposing the construction of an additional 14 cells in the current gym area. New construction would be required for indoor exercise area to serve the inmates in I cellhouse and J dorm.

<b>4. Estimated Project Cost:</b>			<b>5. Project Phasing:</b>		
1) Construction, including fixed equipment and sitework	\$	14,700,000	1) Preliminary Planning (incl. misc. costs)	\$	1,029,000
2) Architect's Fee		1,029,000	2) Final Planning (incl. misc. costs)		-
3) Moveable Equipment		350,000	3) Construction (incl. misc. & other costs)		16,449,074
4) Project Contingency		803,950			
5) Miscellaneous Costs		595,124			
<b>TOTAL</b>	<b>\$</b>	<b>17,478,074</b>	<b>TOTAL</b>	<b>\$</b>	<b>17,478,074</b>

**6. Recommended Financing:**

**AMOUNT BY SOURCE OF FINANCING**

Fiscal Years	1. SGF	2. CIBF	3. Bonds	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2017						\$0
FY 2018						\$0
FY 2019						\$0
FY 2020						\$0
FY 2021						\$0
FY 2022	\$17,478,074					\$17,478,074
<b>TOTAL</b>	<b>\$17,478,074</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,478,074</b>

**KANSAS DEPARTMENT OF CORRECTIONS  
DA-418B DOC SUPPLEMENTAL SHEET**

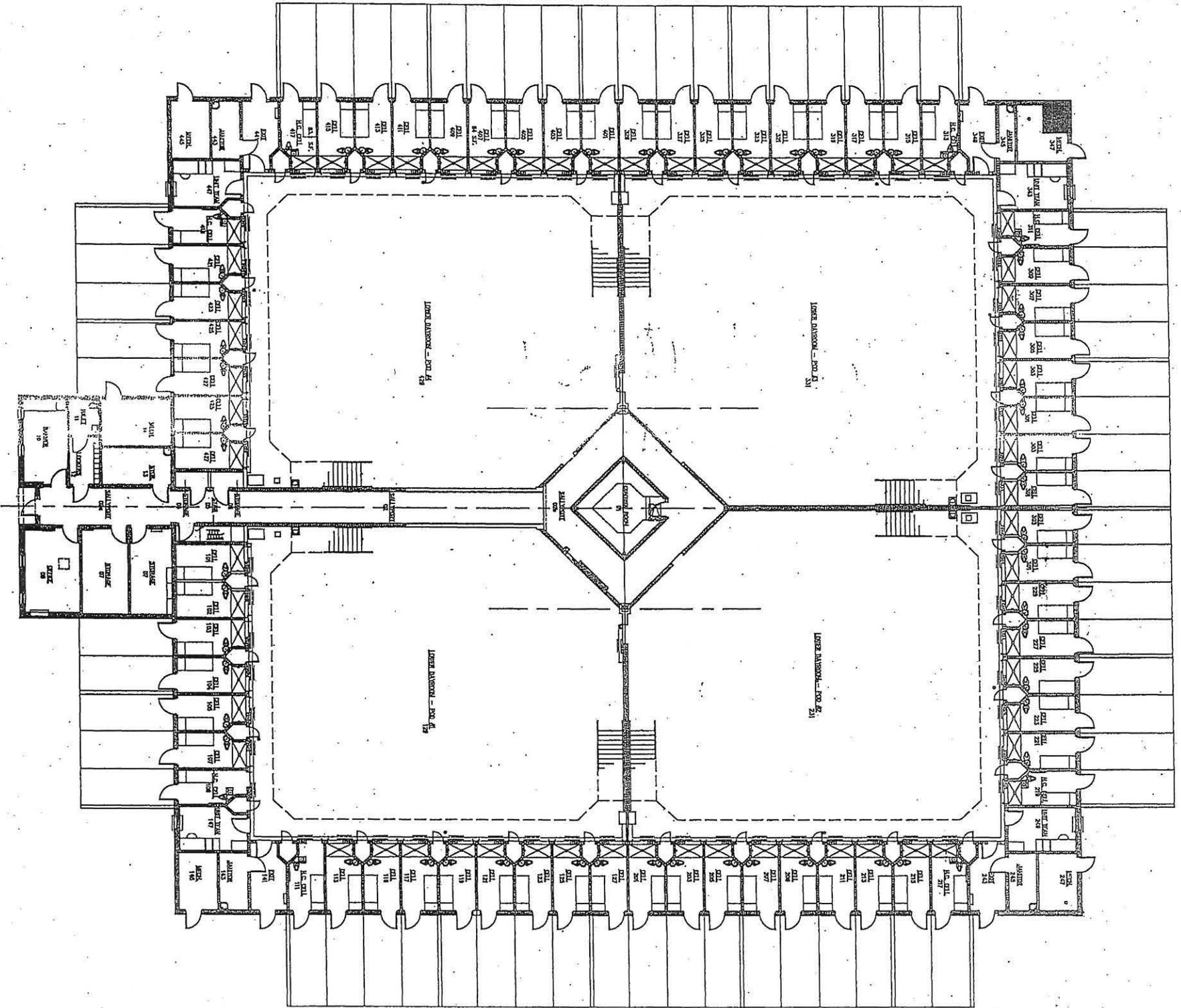
<b>1. Project Title:</b> Behavior Management Unit for Females	<b>2. Project No:</b> S6	<b>3. Date:</b> 07/01/16
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**4. Detailed Cost Estimate:**

No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			\$ 350,000
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			60,000
3.	Basic Building Construction (demolition, repair, remodel, new construction, etc.)			10,750,000
4.	Road Between SAC and Central Unit			290,000
5.	Renovate Gym for Exercise Area			200,000
6.	Building Electrical (service equipment, power supply, lighting)			
7.	Perimeter Fence & Lights			200,000
8.	Security systems			150,000
9.	J Cellhouse Renovation			250,000
10.	<i>Total Items 1 - 9</i>			\$ 12,250,000
11.	Escalation to Future Years	20.00%		2,450,000
12.	<i>Total Items 10 &amp; 11 (Enter on Line 4-1 DA 418B)</i>			\$ 14,700,000
13.	Design Fees (architectural, engineering, consultant)	7.00%		1,029,000
14.	DOAS			
15.	<i>Total Items 13 &amp; 14 (Enter on Line 4-2 DA 418B)</i>			1,029,000
16.	SUBTOTAL			\$ 15,729,000
17.	Moveable Equipment			60,000
18.	Special Equipment-cell furniture			260,000
19.	Dayroom Furniture			30,000
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			350,000
21.	SUBTOTAL:			\$ 16,079,000
22.	Project Contingency (Enter on Line 4-4 DA 418B)	5.00%		803,950
23.	SUBTOTAL:			\$ 16,882,950
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	2.50%		422,074
25.	SUBTOTAL:			\$ 17,305,024
26.	Architectural Services Management Fee (1% of Line 25)			173,050
27.	<b>Grand Total (Enter on Total Line, Sec. 4, DA 418B)</b>			<b>\$ 17,478,074</b>

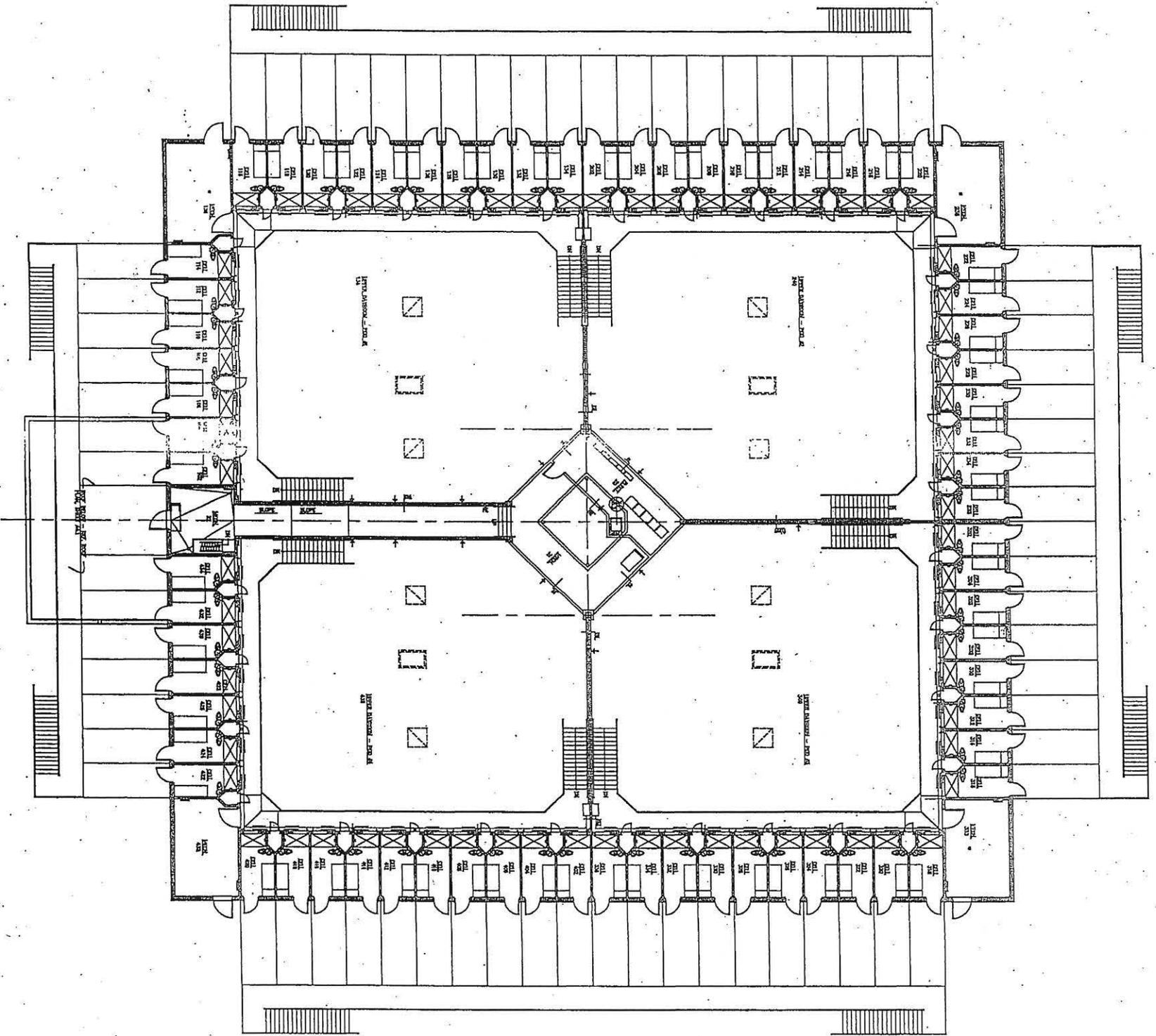
**5. Remarks:**





FIRST LEVEL FLOOR PLAN

12-33



12-34

