

Kansas Department of Corrections

Capital Improvements Plan

Fiscal Year 2026 – Fiscal Year 2030

Laura Kelly **Governor**

Jeff Zmuda Secretary of Corrections

Gloria Geither Deputy Secretary of Facility Management

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Jeff Zmuda, Secretary

Laura Kelly, Governor

July 1, 2024

Mr. Adam Proffitt, Secretary
Kansas Department of Administration
Landon State Office Building, Suite 504
900 SW Jackson
Topeka, KS 66612

Dear Secretary Proffitt,

I hereby submit for your consideration the Five-Year Capital Improvements Plan for the Kansas Department of Corrections. Included in this plan are the priority projects for the current fiscal year and proposed projects for FY 2026 through FY 2030.

As always, my staff and I are prepared to answer any questions which you or your budget analyst may require.

Sincerely,

Jeff Zmuda
Secretary of Corrections

Five - Year Capital Improvements Plan

Project Title	Estimated Project Cost	Prior Years	FY2025	FY2026	FY2027	Plan Period FY2028	FY2029	FY2030	Subsequent Years
Kansas Department of Corrections-Central Office									
On Call Architectural Contract	\$ 70,000		\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
On Call Engineering Contract	105,000		15,000	15,000	15,000	15,000	15,000	15,000	15,000
Unforeseen Repairs and Storm Damage	1,300,000		100,000	200,000	200,000	200,000	200,000	200,000	200,000
Unplanned Asbestos Abatement Projects	70,000		10,000	10,000	10,000	10,000	10,000	10,000	10,000
Security Upgrades - System wide	1,229,804		79,804	150,000	200,000	200,000	200,000	200,000	200,000
Unspecific ADA Compliance Projects	95,918		5,918	15,000	15,000	15,000	15,000	15,000	15,000
Subtotal - KDOC	\$ 2,870,722	\$ -	\$ 220,722	\$ 400,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000
El Dorado Correctional Facility									
Replace Exterior Doors in Cellhouses A - E	\$ 307,909		\$ 307,909						
Replace Fence Alarm at OCF	48,319		48,319						
Replace Sallyport Sliders at Main Control	98,212		98,212						
Install Water Softener at OCF	14,247		14,247						
Service Cell Sliders in E Cellhouse	31,100		31,100						
Upgrade Energy Management System	1,331,866	300,000		150,500	150,500	150,500	150,500	150,500	129,010
Water Conservation in Cellhouses	965,942	320,892		129,010	129,010	129,010	129,010	129,010	129,010
Replace SP Slider Doors in A, B, C, D & E Cell	491,100			163,700	163,700	163,700			
Water Tower Repairs	325,034			325,034					
Epoxy showers in B, C, D, E, G, L & Infirmary	856,308			142,718	142,718	142,718	142,718	142,718	142,718
Replace Doors at OCF	35,330			35,330					
Epoxy Shower #3 at OCF	25,320			25,320					
Replace Boiler at OCF	27,535			27,535					
Construct Storage Building at Range	45,000			45,000					
Reseal Asphalt Roads	767,044			227,044					
Fire Alarm Upgrade (PEOL) 32 yrs old	485,263								
Back Flow Preventer	600,304								
Replace HVAC Units OCF	362,505						362,505		
Upgrade MEP Systems OCF	637,278						637,278		
Replace Main Electrical Service OCF	1,535,699						1,535,699		
A Cellhouse MEP/Cell Doors Upgrades	1,523,196							1,523,196	
Admin. Building Upgrades	290,148							290,148	
Auto Maintenance Building Upgrades	1,100,411							1,100,411	
C Cellhouse MEP/Cell Doors Upgrades	1,535,699								1,535,699
Commons Building Upgrades	1,710,963								1,710,963
D Cellhouse Cell Doors Upgrades	1,535,699								1,535,699
E Cellhouse Cell Doors Upgrades	1,535,699								1,535,699
Energy Center Upgrades	3,718,384								3,718,384
G Cellhouse Cell Doors Upgrades	1,087,072								1,087,072
Heartbeat Building Upgrades	6,846								6,846
L Cellhouse Cell Doors Upgrades	1,087,072								1,087,072
Maintenance Building Upgrades	406,039								406,039
Training Center Upgrades	21,788								21,788
Site Utilities	3,099,861								3,099,861
Upgrades to Medium Unit COF	661,804								661,804
Upgrades to Minimum Unit COF	333,657								333,657
Replace Main Electrical Service OCF	637,278								637,278
Medium Unit MEP Upgrades	554,572								554,572
Minimum Unit Upgrades to MEP	393,266								393,266
Site Water Service Replacement OCF	1,084,041								1,084,041

Five - Year Capital Improvements Plan

Project Title	Estimated Project Cost	Prior Years	FY2025	FY2026	FY2027	Plan Period FY2028	FY2029	FY2030	Subsequent Years
Main Sewer Line Replacement OCF	1,062,611								1,062,611
Replace Medium Unit Water Heaters	290,136								290,136
Subtotal - EDCF	\$ 32,667,557	\$ 620,892	\$ 499,787	\$ 1,044,147	\$ 812,972	\$ 2,211,495	\$ 2,957,710	\$ 3,335,983	\$ 21,034,215
Ellsworth Correctional Facility									
North Sallyport Gate Replacement	\$ 115,622		\$ 115,622						
Upgrade Control System - Building 1	67,916		67,916						
Reroof Building #8	47,869		47,869						
Reroof Chapel at East Unit	68,401		68,401						
Replace 3 HVAC Units at East Unit	36,719		36,719						
Replace 2 HVAC Units at Building #19	44,273		44,273						
Camera System Upgrade	70,073		70,073						
Replace Outside Doors Building #6 & #9	19,910			19,910					
Replace 2 Roof Top Units Bldg 14	681,968			681,968					
Replace Roof Top Condensers Bldg 14	163,928			163,928					
Rebuild Plumbing Chases Building #2	124,676			124,676					
Reroof Building #2 - North	533,090			533,090					
Electrical Upgrade - Building #3	168,955			168,955					
Loop Water System in Building 2	28,390			28,390					
Replace Rooftop Units-Building #5	2,045,903			2,045,903					
Replace HVAC Units - Building #1	571,935			571,935					
Replace Metal Siding on Building #5	1,035,657			1,035,657					
Reroof Building #2 - South	405,214			405,214					
Camera System Upgrade	100,715			100,715					
Replace Bathroom Ceilings-Building #2	10,850			10,850					
Repair Concrete Stairs-Building #6	30,379			30,379					
Camera System Upgrade	107,998			107,998					
Replace Paving with Concrete at East Unit	24,839			24,839					
Replace Steel Frame Windows-Building #1	18,852			18,852					
Replace Exterior Steel Doors-Building #1	25,236			25,236					
Replace 60 gal Expansion Tank-Bldg #1	6,702			6,702					
Replace 120 gal Expansion Tank-Bldg #1	39,759			39,759					
Replace Sallyport Sliding Doors-Bldg #1	63,578			63,578					
Addition For Vehicles & Equipment	300,804			300,804					
Camera System Upgrade	114,747			114,747					
Install Key Control Checkout System	63,523			63,523					
Replace Cast Iron Pipe-Building #8	87,800			87,800					
Replace Steel Windows in Building #2	800,496			800,496					
Replace Sliding Security Doors-Building #2	39,227			39,227					
Replace Steel Siding	1,035,657			1,035,657					
Replace RTU in Programs/Maintenance	2,045,903			2,045,903					
Sallyport Upgrades	21,840			21,840					
Support Services Building Upgrades MEP	1,801,277			1,801,277					
Warehouse Building Upgrades	30,379			30,379					
Medium Housing Upgrades	139,990			139,990					
Administration Building Upgrades	1,005,850			1,005,850					
Garage Building Upgrades	24,024			24,024					
Human Resources Upgrades	278,635			278,635					
Medium Housing Upgrades #2	1,882,277			1,882,277					
Medium Housing Upgrades #4	357,799			357,799					
Site Wastewater & Drainage	1,660,330			1,660,330					
Upgrade Site Electrical Service	1,499,477			1,499,477					
Replace Old Water Lines on Site	1,290,525			1,290,525					
							300,804		
							114,747		
							63,523		
							87,800		
							800,496		
							39,227		
							1,035,657		
							2,045,903		
							1,801,277		
							30,379		
							139,990		
							1,005,850		
							24,024		
							278,635		
							1,882,277		
							357,799		
							1,660,330		
							1,499,477		
							1,290,525		
								1,035,657	

Division of Budget
Department of Administration

AGENCY: Department of Corrections
(System wide)
July 1, 2024

Five - Year Capital Improvements Plan

Project Title	Estimated Project Cost	Plan Period					Subsequent Years
		Prior Years	FY2025	FY2026	FY2027	FY2028	
Industrial Building #19 Upgrade	13,624						13,624
Industrial Building #20 Upgrade	39,103						39,103
Industrial Building #21 Upgrade	107,565						107,565
Spiritual Life Building Upgrades	64,821						64,821
Staff Development Building Upgrades	235,704						235,704
Support Services Building Upgrades	52,470						52,470
Warehouse Building Upgrades	47,295						47,295
Living Unit Upgrades - East Unit	620,575						620,575
Upgrade Site Electrical Service-East Unit	204,345						204,345
Gym MEP Upgrades - East Unit	27,185						27,185
Clinic/Unit Team Upgrades	91,603						91,603
Gym Upgrades	111,655						111,655
Living Unit Upgrades - East Unit	1,655,307						1,655,307
Site Water and Sewer Upgrades-East Unit	988,161						988,161
Parking Lot Resurface - East Unit	76,559						76,559
Subtotal - ECF	\$ 25,475,939	\$ -	\$ 450,873	\$ 5,374,412	\$ 547,158	\$ 286,964	\$ 1,035,657
Hutchinson Correctional Facility							
EU Dorm 1 Hot Water Boiler Replacement	110,000		110,000				
East Unit Hot Water Lines	219,606		219,606				
E Dorm Showers, Exhaust, & HVAC	225,000		225,000				
Replace HVAC Equipment	652,344		108,724	108,724	108,724	108,724	108,724
Replace Fire Escapes E, Visitation & Educ	47,106		47,106				
Upgrade Video Security System	85,000		85,000				
Water Conservation Project	268,827		67,827				
Shower Renovations at Central Unit	588,830				67,000	67,000	67,000
Replace Door Control Panel	942,128				117,766	117,766	117,766
Install Fire Suppression Sys in Computer Room	62,086				235,532	235,532	235,532
Roof Replacement - Services Building EU	317,968				317,968		
Replace Windows in East Unit Dorms I & II	88,704				88,704		
Renovate Northwest Tower	50,391				50,391		
Replace Hot Water Line on West Side	177,582				177,582		
Construct Maintenance Building at South Unit	102,209				102,209		
Replace a Section of Roadway EU	57,408				57,408		
Power Plant Tunnel Cap Replacement	539,946					269,973	269,973
Replace East Unit Parking Lot	881,978					440,989	440,989
Restoration of Roof Tower	46,929						227,996
Construct Heartbeat Monitor Building at EU	227,996						
Install Fire Sprinklers Required by Code	3,980,994						
HVAC Systems in Cellhouses	7,717,120						
ADA Upgrades	442,000						
A Cellhouse Upgrades	7,943,262						
Administration Building Upgrade	722,893						
Main Corridor Upgrades	351,148						
B Cellhouse Upgrades	7,946,213						
Main Electrical Service Replacement	4,860,804						
Emergency Generator Replacement	512,853						
C Cellhouse Upgrades	7,941,889						
Replace Site Sewer System	6,641,320						
Kitchen/Dining Room Upgrades	1,137,635						
D Cellhouse & Basement Upgrades	7,076,393						
Replace Main Waterline Loop	3,871,575						
Power Plant Upgrade	1,575,723						

Division of Budget
Department of Administration

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Five - Year Capital Improvements Plan

Project Title	Estimated Project Cost	Prior Years	FY2025	FY2026	FY2027	Plan Period FY2028	FY2029	FY2030	Subsequent Years
Gym/East Gate Tower/E Dorm Upgrades	305,595								305,595
Laundry/Educ/Programs Upgrade	884,644								884,644
Site Lighting Upgrade	145,790								145,790
Dorm #1 & #2 Upgrades - EU	19,270								19,270
Install Fire Sprinklers Code EU	1,303,200								1,303,200
Administration Building Upgrades EU	168,497								168,497
Main Electrical Service Replacement EU	499,826								499,826
Dorm #1 & #2 Upgrades - EU	437,196								437,196
Emergency Generator Replacement EU	512,853								512,853
Replace Site Sewer System EU	1,958,850								1,958,850
Site Paving Repair EU	418,530								418,530
Replace Main Waterlines to Buildings EU	397,400								397,400
Inmates Services Upgrade EU	307,358								307,358
Building 4001/Industries/Gym Upgrades	78,879								78,879
Greenhouse Upgrade EU	25,861								25,861
Garage Upgrade EU	12,931								12,931
South Utilities SU	2,354,384								2,354,384
Housing Pod Upgrades SU	582,930								582,930
Install Fire Sprinklers Code SU	470,897								470,897
Programs/Dayrooms/Corridor Upgrades	296,621								296,621
Administration/Visiting Upgrades SU	243,190								243,190
Horse/Kennels Upgrades SU	38,088								38,088
Emergency Generator SU	512,853								512,853
Upgrade Sewer Lines SU	193,160								193,160
Maintenance Building Upgrades SU	12,331								12,331
Recycle/Horse Training/Gazabo SU	31,539								31,539
Subtotal - HCF	\$ 80,626,533	\$ -	\$ 663,330	\$ 308,657	\$ 1,385,370	\$ 798,995	\$ 1,239,984	\$ 1,177,936	\$ 75,052,261
Lansing Correctional Facility									
Admin Building Elevator	\$ 200,000		\$ 200,000						
Admin Building HVAC Replacement - Phase IV	401,806		401,806						
Pave Perimeter Road	491,934			491,934					
Replace Exterior Lights at Admin Building	42,200			42,200					
Repair Lights at East Unit.	127,592			127,592					88,407
Reroof Warehouse	378,348			378,348					189,174
Replace Elevator at EU Admin Building	226,203			226,203					189,174
Reroof Quonset Buildings DOC1 & KC11	494,617			494,617					226,203
Install Acoustical Panels in Housing Units	29,442			29,442					494,617
Demo Water Tower	136,875			136,875					29,442
Replace Fiber Line to Kennels	13,966			13,966					136,875
Renovate Upper Level of Admin. Building	600,000			600,000					13,966
Replacement of Utilities at East Unit	1,164,874			1,164,874					300,000
Concrete Repair	3,074			3,074					1,164,874
Administration Building Upgrade	796,604			796,604					3,074
Replace Sewer Mains on Site	498,099			498,099					796,604
Replace Main Electrical Service	374,869			374,869					498,099
Subtotal - LCF	\$ 5,780,503	\$ -	\$ 601,806	\$ 762,493	\$ 1,027,843	\$ 450,841	\$ 300,000	\$ 1,167,948	\$ 1,669,572
Larned State Correctional Facility									
Replace Fuel Spill Bucket	\$ 25,745		\$ 25,745						
Door Controls Intercom System Upgrade	463,843		463,843						
HVAC Service Contract	80,000		80,000						

Division of Budget
Department of Administration

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Five - Year Capital Improvements Plan

Project Title	Estimated Project Cost	Prior Years	FY2025	FY2026	FY2027	Plan Period FY2028	FY2029	FY2030	Subsequent Years
Security Camera Upgrade	200,000		200,000						
Replace Paving	75,000			75,000					
Install LED Lighting	30,000			30,000					
Install Epoxy Coating in Showers-E, F2 & F4	131,091			131,091					
Install Energy Management Sys at SU	358,020			358,020					
Construct Equipment Shed	84,793			84,793					
Install Water Conservation in E and Clinic	61,666			61,666					
Epoxy Showers & Replace Hardware at SU	111,621			111,621					
Install Water Conservation at South Unit	75,000			75,000					
Replace Overhead Garage Doors in Maint.	46,619			46,619					
Replace Chiller Pump	96,195			96,195					
Security Camera Upgrade	100,000			100,000					
Replace SU Water Heater	198,560			198,560					
Replace Hot Water Pump	188,076			188,076					
Replace Carpet & Tile in Admin. & Mental Health	35,271						35,271		
Transformer Maintenance	16,118						16,118		
Repair Control Joints	232,265								232,265
Replace Emergency Generator	483,820								483,820
Replace Wooden Doors	416,650								416,650
Fire Alarm Upgrades	185,583								185,583
Replace Main Electrical Switch	90,835								90,835
Replace/Reline Main Sewer Lines	987,865								987,865
Replace Sewage Lift Station	578,720								578,720
Housing Unit Upgrades	3,348,245								3,348,245
Rotunda Upgrades	1,318,209								1,318,209
Commons Building Upgrades	498,390								498,390
Replace Site Electrical Service	529,826								529,826
Replace Water Service	395,425								395,425
Administration Building Upgrades	268,679								268,679
Power Plant Upgrades	1,061,459								1,061,459
Replace Fire Alarm System SU	167,388								167,388
Replace Exit Signs SU	24,308								24,308
Main Building Upgrades SU	8,308,517								8,308,517
Replace Main Electrical Service SU	249,913								249,913
Replace Main Water Mains SU	516,210								516,210
Replace Sewer Mains SU	581,116								581,116
Replace Fire Alarm WU	69,339								69,339
Jenkins Building Upgrades WU	214,603								214,603
Shakedown Building Upgrades WU	7,604								7,604
Vocational Building Upgrades WU	10,070								10,070
CDRP Building Upgrades WU	79,853								79,853
Subtotal - LSCF	\$ 23,002,510	\$ -	\$ 769,568	\$ 740,570	\$ 429,435	\$ 386,636	\$ 51,389	\$ -	\$ 20,624,892
Norton Correctional Facility									
Upgrade the Perimeter Detection System	\$ 108,597		\$ 108,597						
Replace Main Waterline Phase 1	235,567		235,567						
Replace 2 Boilers in D Dorm	136,099			136,099					
Rehab Water Well #1	36,101			36,101					
Replace A Dorm Fire Pump	48,309			48,309					
Energy Mgt Controls in Admin & D Dorm	72,663			72,663					
Replace Main Waterline Phase 2	249,701			249,701					
Stair & Tunnel Repair at Shift Office	82,338			82,338					
Replace 2 Boilers in A Dorm	301,302			301,302					
Replace Main Gas Line at CU	224,731			224,731					

Division of Budget
Department of Administration

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Five - Year Capital Improvements Plan

Project Title	Estimated Project Cost	Prior Years	FY2025	FY2026	FY2027	Plan Period FY2028	FY2029	FY2030	Subsequent Years
Replace Locks in Pod 1 of C Cellhouse	51,208			51,208					
Replace Energy Management in Other Building:	102,830				102,830				
Replace Portion of the Main Waterline Phase II	264,683				264,683				
Replace Heating Units in A Dorm	199,765				199,765				
Replace D Unit Windows	463,196				463,196				
Replace Main Elevator in A Dorm	728,674				728,674				
Replace Last 2 Boilers in A Dorm	319,380				319,380				
Replace Transformer at Power Plant	79,405				79,405				
Replace Visiting Room Flooring	59,239				59,239				
Replace Locks in Pod 3 of C Cellhouse	57,537				57,537				
Install A/C in A Dorm	1,017,994				1,017,994				
Replace Elevator in Kitchen	840,291				840,291				
Tuck-point & Brick Repair B Dorm & Chapel	270,184						270,184		
Tuck-point & Brick Repair A Dorm & Canteen	462,314						462,314		
Replace Sliding & Windows at Min Visiting	18,012						18,012		
Replace Locks in Pod 2 of C Cellhouse	61,564						61,564		
Remodel 2 of the B Dorm Showers	94,759							94,759	
Replace Half of B Dorm Windows	413,464							413,464	
Install A/C in C Cellhouse	876,942							876,942	
A Unit Upgrades	266,309								266,309
Administration Building Upgrades	33,612								33,612
B Unit Upgrades	27,249								27,249
C Unit Upgrades	53,312								53,312
Chapel/Commissary/Education Upgrades	67,101								67,101
D Unit Upgrades	29,452								29,452
Industries/Canteen/Food Services	123,211								123,211
Medium Visiting/Power Plant/Quonset	94,645								94,645
Site Utilities Upgrade	8,417,717								8,417,717
Training/Vocational Upgrades	58,260								58,260
Activities Building Upgrade	306,519								306,519
Educational Building Upgrades	846,374								846,374
Filter/Fire Station/Greenhouse	236,555								236,555
Medium Food Service & Visiting	1,129,326								1,129,326
Water treatment & Wells	107,855								107,855
Vocational/Training/SORT	1,003,462								1,003,462
Power Plant/Quonset/Range Buildings	920,563								920,563
Main Building Upgrades - EU	635,144								635,144
Maintenance Building Upgrades - EU	33,227								33,227
Subtotal - NCF	\$ 22,266,742	\$ -	\$ 344,164	\$ 1,202,452	\$ 2,157,933	\$ 1,975,061	\$ 812,074	\$ 1,385,165	\$ 14,389,893
Topeka Correctional Facility									
Replace Exterior Doors in I & J Units	158,984			158,984					
E-Dorm Water and Gas Lines	192,425			192,425					
CU Sallyport Paving Replacement	269,684			269,684					
Replace Exterior Siding on JCH and SAC	78,583			78,583					
Replace Roof on Training Center	105,872			105,872					
Replace Locking System -CU Phase I	650,110			650,110					
Add 3 HVAC Units	70,660			70,660					
Beautification Project Phase I	30,000			30,000					
Replace Sidewalks at CU	348,426			348,426					
A, B, C, D & E Dorm Window Replacement	601,059	160,000		601,059					
CU Shower Renovation	119,893			119,893					
Repave Training Parking Lot	267,093			267,093					

Five - Year Capital Improvements Plan

Project Title	Estimated Project Cost	Prior Years	FY2025	FY2026	FY2027	Plan Period		Subsequent Years	
						FY2028	FY2029		FY2030
Acoustical Control in I Cellhouse	175,781			175,781					
Beautification Project Phase II	30,000			30,000					
Remodel CU Access/Control	95,072			95,072					
Laundry & Kitchen Window Replacement	128,982			128,982					
I/J Kitchen/Dining Hall Remodel	4,847,693			4,847,693					
Beautification Project Phase III	30,000			30,000					
Upgrade Fuel Tanks and Piping	213,400			213,400					
Beautification Project Phase IV	30,000			30,000					
I CH Toilet & Lavatory Replacement	210,049					210,049			
J Cellhouse Upgrades	3,518,796							3,518,796	
I Cellhouse Upgrades	189,372							189,372	
Canteen/General Services Buildings	456,258							456,258	
Laundry/Old Gym/MBA Buildings	508,914							508,914	
Site Utilities-Electrical	487,330							487,330	
Central Unit Buildings	243,321							243,321	
A - G Dorm Upgrades	528,304							528,304	
Site Utilities-Electrical CU	1,874,346							1,874,346	
Site Utilities-Sewer CU	830,165							830,165	
Site Utilities-Water CU	1,290,525							1,290,525	
Administration Building Upgrades	271,058							271,058	
Education/Library Upgrades CU	31,920							31,920	
Food Service & Dining	274,128							274,128	
Mechanical Room Transformer	123,687							123,687	
Training Center Upgrades	44,915							44,915	
Vocational/Private Industries	251,106							251,106	
Canteen Building Upgrades	110,977							110,977	
I Cellhouse Upgrades	704,388							704,388	
J Cellhouse Upgrades	1,114,009							1,114,009	
General Services/Laundry Upgrades	538,677							538,677	
Site Utilities Waterlines - IJ Unit	567,831							567,831	
Site Utilities - IJ Unit	498,099							498,099	
Subtotal - TCF	\$ 23,111,892	\$ 160,000	\$ 351,409	\$ 2,587,161	\$ 5,101,747	\$ 243,400	\$ 210,049	\$ -	\$ 14,456,126
Winfield Correctional Facility									
Replace Boilers in A, B, & C Dorms	375,056								
Replace WWRF Lift Station & Sewer Pipe	51,035		375,056	51,035					
WWRF Security Fencing Installation	117,963			117,963					
Relocate Main Electrical in Laundry	84,556			84,556					
Upgrade Water Tower	74,624			74,624					
Bathroom Renovation WCF	160,000			160,000					
Install Storm Windows at WWRF	68,830			68,830					
Concrete Paving-WWRF	149,976			149,976					
Construct a Storage Building	249,222					249,222			
Replace Fan Coil & AHU in B & C Dorm	121,726						121,726		
Stormwater Drainage and Checks	34,617						34,617		
Replace Washers and Dryers	100,000							100,000	
Install I-CON Plumbing System	194,414							194,414	
A Dorm Upgrades	173,577								173,577
B Dorm Upgrades	410,197								410,197
C Dorm Upgrades	183,009								183,009
Administration Building Upgrades	948,004								948,004
Admission & Discharge Upgrades	376,593								376,593
Auditorium Building Upgrades	620,425								620,425

Five - Year Capital Improvements Plan

Project Title	Estimated Project Cost	Prior Years	FY2025	FY2026	FY2027	Plan Period FY2028	FY2029	FY2030	Subsequent Years
Birch Building Upgrades	443,823								443,823
Fern Building Upgrades	697,619								697,619
Fire Station/Garage/Laundry/Maint.	479,945								479,945
Paint Factory/Pinecrest/Power Plant	1,169,101								1,169,101
Training & Warehouse Buildings	671,137								671,137
Site Utilities - Water	1,290,525								1,290,525
Site Utilities - Sewer	1,826,363								1,826,363
Site Utilities - Electrical	1,249,564								1,249,564
Main Building WWRF	3,637,518								3,637,518
Subtotal - WCF	\$ 15,959,419	\$ -	\$ 375,056	\$ 488,178	\$ 218,806	\$ 249,222	\$ 156,343	\$ 294,414	\$ 14,177,400

Total-Rehabilitation & Repair - CIBF

	231,761,817	780,892	4,276,735	12,908,070	12,131,264	7,052,614	7,584,146	8,847,103	178,230,637
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Priority Projects - SGF

EDCF Fire Alarm System	621,339	661							
HCF Fire Alarm System	250,000	216,080	33,920						
LSCF Emergency Generator	525,000	460,000	65,000						
TCF Lift Station	750,000	581,421	168,579						
TCF Sanitary Sewer Rehab/Reine	285,000	200,280	84,720						
TCF Replace Locking System I CH	139,000	136,552	2,448						
TCF Replace Kitchen Floor & Ceiling	324,743	324,743	-						
TCF Replace Kitchen Equipment	311,000	310,642	358						
ECF Security Cameras	75,000	74,816	184						
EDCF Replace HVAC Units	200,000	196,430	3,570						
EDCF Touch Screen Replacements	245,000	245,000							
LSCF Paving	132,500	132,020	480						
NCF Fire Alarm System	20,653	16,954	3,699						
Unallocated Project Funds	120,104	120,104							
Total - Priority Projects - SGF	\$ 4,000,000	\$ 3,271,276	\$ 728,724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Rehabilitation & Repair - SIBF

Kansas Juvenile Correctional Complex									
Unforeseen Repairs & Storm Damage	350,000		50,000	50,000	50,000	50,000	50,000	50,000	50,000
Install Fire Sprinkler Sys in Industries Building	380,303		300,303						
Reseal Asphalt Roads	120,013		120,013						
Replace Fire Alarm System	385,081		214,828						
Horticulture Bldg. New Roof & Wall	132,322		170,253						
Install Acoustical Material in Living Units	561,044		132,322						
Renovation For SORT & Meeting Room	594,706		561,044						
Replace Windows in Industrial Building	223,014		594,706						
Replace Flooring in Main Corridor - Phase I	397,710		223,014						
Expand Card Access System	127,267		397,710						
Replace Flooring in Main Corridor - Phase II	425,550		127,267						
Replace Security Vehicle Gates at RDU	170,221		425,550						
Site Utilities - Electrical	446,371		170,221						
Site Utilities - Waterlines	515,962		446,371						
Site Utilities - Sewer	329,730		515,962						
Study of Chiller Install in Industries Building	350,653								

Five - Year Capital Improvements Plan

Project Title	Estimated Project Cost	Prior Years	FY2025	FY2026	FY2027	Plan Period FY2028	FY2029	FY2030	Subsequent Years
Main Building Upgrades	2,939,358								2,939,358
Total - Rehabilitation & Repair - SIBF	\$ 8,369,305	\$ -	\$ 685,144	\$ 913,619	\$ 867,720	\$ 574,977	\$ 645,771	\$ 1,012,333	\$ 3,669,741

Major Capital Projects

- New Construction & Renovation - 2026 - 2030**
- S2 Replace Hutchinson Correctional Facility
- S3 Select Lansing Razing Projects
- S4 Construct New Warehouse at Lansing
- S5 Convert H Bldg at Topeka for Work Release
- S6 Construct New Laundry at Topeka
- S7 Replace Wichita Work Release Facility
- S8 Renovate School Bldg at KJCC for Training
- S9 New Vocational Bldg at KJCC
- S10 Replace B Unit at Norton Correctional Facility

				452,971,097					
				5,463,357					
				5,538,242					
				5,509,579					
				4,331,231					
				50,751,628					
				13,708,333					
				24,896,301					
				48,030,370					
Total- New Construction & Renovation	\$ -	\$ -	\$ -	\$ 473,813,506	\$ 64,459,961	\$ 72,926,671	\$ -	\$ -	\$ -

Debt Service

Behavioral /Medical & Support Building - TCF (Est)				2,970,000	2,970,000	2,970,000	2,970,000	2,970,000	2,970,000
Grand Total	\$ 244,131,122	\$ 4,052,168	\$ 5,690,603	\$ 487,635,195	\$ 77,458,945	\$ 80,554,262	\$ 8,229,917	\$ 9,859,436	\$ 181,900,378

**PROJECT REQUEST EXPLANATION
DA-418B**

AGENCY: Kansas Department of Corrections	FISCAL YEAR: 2025 - 2030
	DATE: July 1, 2024
1. Project Title: Rehabilitation, Remodeling, Renovation and Repair of Correctional Institutions	2. Project Priority: 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.

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. The Department had an outside company, Carter Global Lee (CGL), conduct an assessment of our buildings. For the first year they listed \$164 million in critical needs and an additional \$173 million in repairs and replacements in years two through nine. These items are listed in the plan. A section of the CGL Executive Summary is included as Appendix A showing the breakdown by facility.

The amounts budgeted for FY 2025 represents the funding appropriated by the 2024 Legislature. The project schedule has been adjusted to stay within the appropriation, with the highest priority scheduled for the current fiscal year. Additional funding is requested in FY 2026 to address projects that continue to be deferred. This will be included in the agency's budget submission.

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

6. Recommended Financing:

AMOUNT BY SOURCE OF FINANCING

Fiscal Years	1. SIBF	2. CIBF	3. SGF	4.	5.	TOTAL
Prior Yrs.	\$1,739,635	\$ 6,653,640	\$3,271,276			\$ 11,664,551
FY 2025	\$685,144	\$ 4,276,735	\$728,724			\$ 5,690,603
FY 2026	\$913,619	\$ 12,908,070	\$0			\$ 13,821,689
FY 2027	\$867,720	\$ 12,131,264	\$0			\$ 12,998,984
FY 2028	\$574,977	\$ 7,052,614	\$0			\$ 7,627,591
FY 2029	\$645,771	\$ 7,584,146	\$0			\$ 8,229,917
FY 2030	\$1,012,333	\$ 8,847,103	\$0			\$ 9,859,436
TOTAL	\$6,439,199	\$ 59,453,572	\$4,000,000	\$0	\$0	\$ 69,892,771

**PROJECT REQUEST EXPLANATION
DA-418B**

AGENCY: Kansas Department of Corrections Hutchinson Correctional Facility	FISCAL YEAR: 2026
	DATE: July 1, 2024
1. Project Title: Replace Hutchinson Correctional Facility	2. Project Priority: S2

3. Project Description and Justification:

Construction of current facility began in 1867 and was designed as a juvenile reformatory for children/young adults. The cell size in A, B & C cellhouses are 42 square feet, well below the current standard of 70 square feet. With the 42 square feet cells HCF is unable to meet the ADA requirements for wheelchair access and due to steps making access to many areas limited. This means that we have no ADA complaint housing at HCF. The East Unit and South Unit are constructed from wood and lack sprinkler systems. Due to the number of resident deaths in prison fires in correctional facilities nationally over the years, new construction is now required to be of noncombustible construction and be sprinkled. The East Unit dorms move with the seasons and the fire doors routinely stick and will not open. We must routinely grind down the concrete to make them work however they still fail to swing open during our fire inspections. The Carter Glogal Lee (CGL) assessment report from June 2022 states, "Hutchinson is over a century-old... Renewal of century-old cells to meet current standards...would be cost prohibited when compared to replacement. Unfortunately, older structures are costly to maintain and not very energy efficient. Therefore, CGL recommends these facility be considered for replacement rather than renewal."

This facility is also very limited on programing space for residents and there is insufficient space within the perimeter to construct additional space. When the facility was constructed over 150 years ago it met current standards for the period, however the way we provide treatment and programs has changed and appropriated space is very limit at this facility.

The proposed facility would consolidate the medium and maximum units and increase capacity from 1,452 beds to 1,792 beds. A separate minimum unit consisting of 400 beds would be sited outside the secure perimeter, up from the current 326 beds. The total capacity of 2,192 beds would be an increase of 414 beds from the current facility and is necessary to accomodate future population growth projected by the Kansas Sentencing Commission. Additionally, funding for a project manager has been included in the estimate. The project manager would be responsible for ensuring the agency's interests are met, coordinating with architech and general contractor, resolving disputes, reviewing and approving change orders, and other similar tasks.

4. Estimated Project Cost:		5. Project Phasing:	
1) Construction, including fixed equipment and sitework	\$ 380,789,640	1) Preliminary Planning (incl. misc. costs)	\$ 10,083,138
2) Architect's Fee	38,078,964	2) Final Planning (incl. misc. costs)	30,249,414
3) Moveable Equipment	9,315,706	3) Construction (incl. misc. & other costs)	412,638,545
4) Project Contingency	21,409,216		
5) Miscellaneous Costs	3,377,571		
TOTAL	\$ 452,971,097	TOTAL	\$ 452,971,097

6. Recommended Financing:

AMOUNT BY SOURCE OF FINANCING

Fiscal Years	1. SGF	2. CIBF	3.	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2025						\$0
FY 2026	\$452,971,097					\$452,971,097
FY 2027						\$0
FY 2028						\$0
FY 2029						\$0
FY 2030						\$0
TOTAL	\$452,971,097	\$0	\$0	\$0	\$0	\$452,971,097

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

1. Project Title: Replace Hutchinson Correctional Facility	2. Project No: S2	3. Date: 07/01/24
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4. Detailed Cost Estimate:

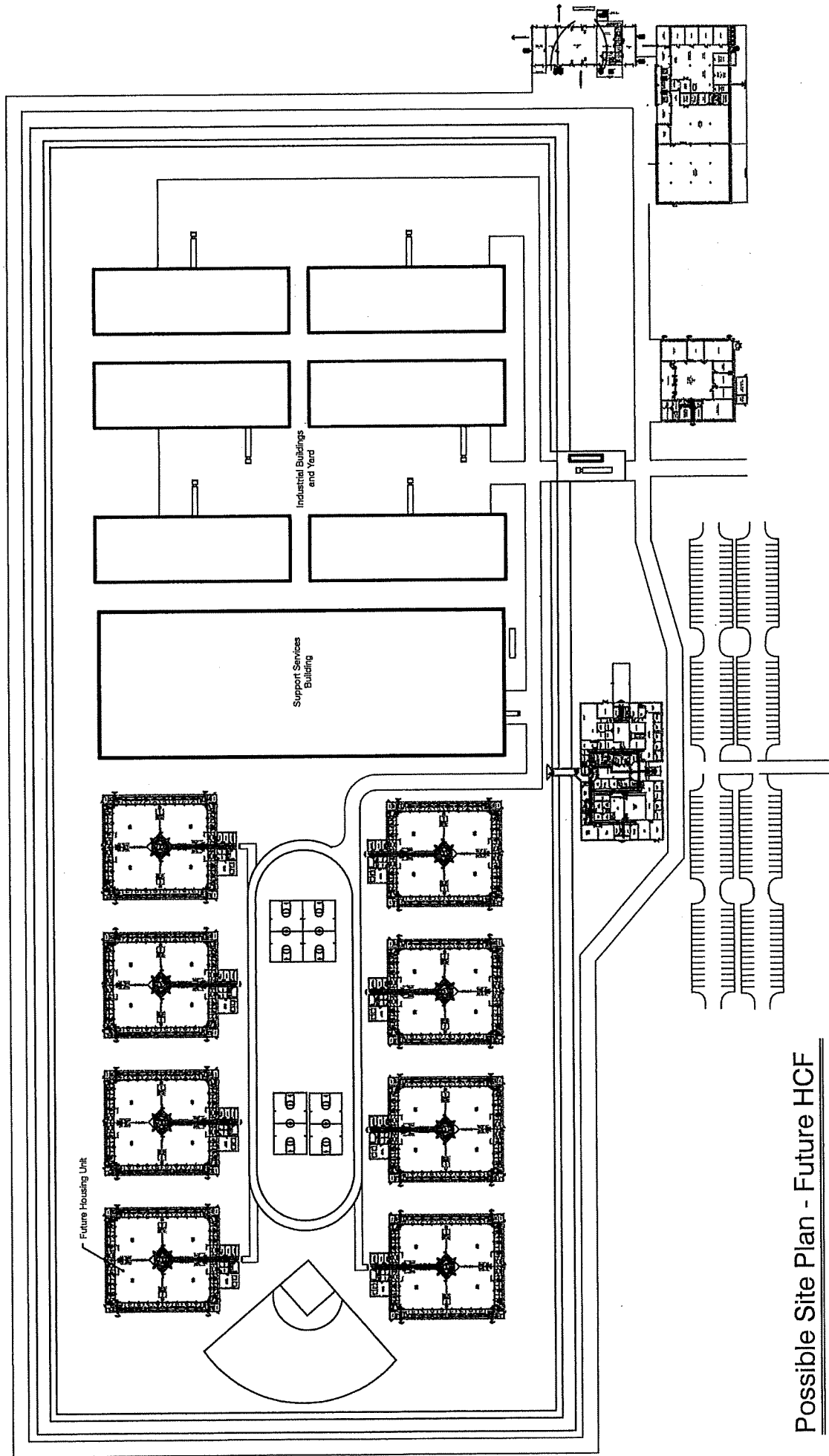
No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			7,155,000
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			9,010,000
3.	Max/Med Security Housing (6 Gen Popul & 1 Seg. 1,792 Beds)	7	\$23,850,000	\$ 166,950,000
4.	Minimum Security Unit (400 Beds)	2	\$15,900,000	31,800,000
5.	Support Bldg (Programs, Food Service, Medical, Laundry, Chapel, Gym, Admin.)	167,000	\$385.00	64,295,000
6.	Industrial Yard Buildings (private Industry)	225,000	\$215.00	48,375,000
7.	Exercise Areas			1,900,000
8.	Administration, Maintenance, Auto Maintenance, Staff Development	75,000		14,098,000
9.	Perimeter Fence & Detection Systems			9,000,000
10.	<i>Total Items 1 - 9</i>			\$ 352,583,000
11.	Escalation to Future Years	8.00%		28,206,640
12.	<i>Total Items 10 & 11 (Enter on Line 4-1 DA 418B)</i>			\$ 380,789,640
13.	Design Fees (architectural, engineering, consultant)	8.00%		30,463,171
14.	Project Management Fee 2%			7,615,793
15.	<i>Total Items 13 & 14 (Enter on Line 4-2 DA 418B)</i>			38,078,964
16.	SUBTOTAL			\$ 418,868,604
17.	Moveable Equipment - Cells, Dayroom Offices			5,850,000
18.	Kitchen & Medical Equipment			2,615,706
19.	Laundry & Security Equipment			850,000
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			9,315,706
21.	SUBTOTAL:			\$ 428,184,310
22.	Project Contingency (Enter on Line 4-4 DA 418B)	5.00%		21,409,216
23.	SUBTOTAL:			\$ 449,593,526
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	0.25%		1,123,984
25.	SUBTOTAL:			\$ 450,717,509
26.	Architectural Services Management Fee (0.5% of Line 25)			2,253,588
27.	Grand Total (Enter on Total Line, Sec. 4, DA 418B)			\$ 452,971,097

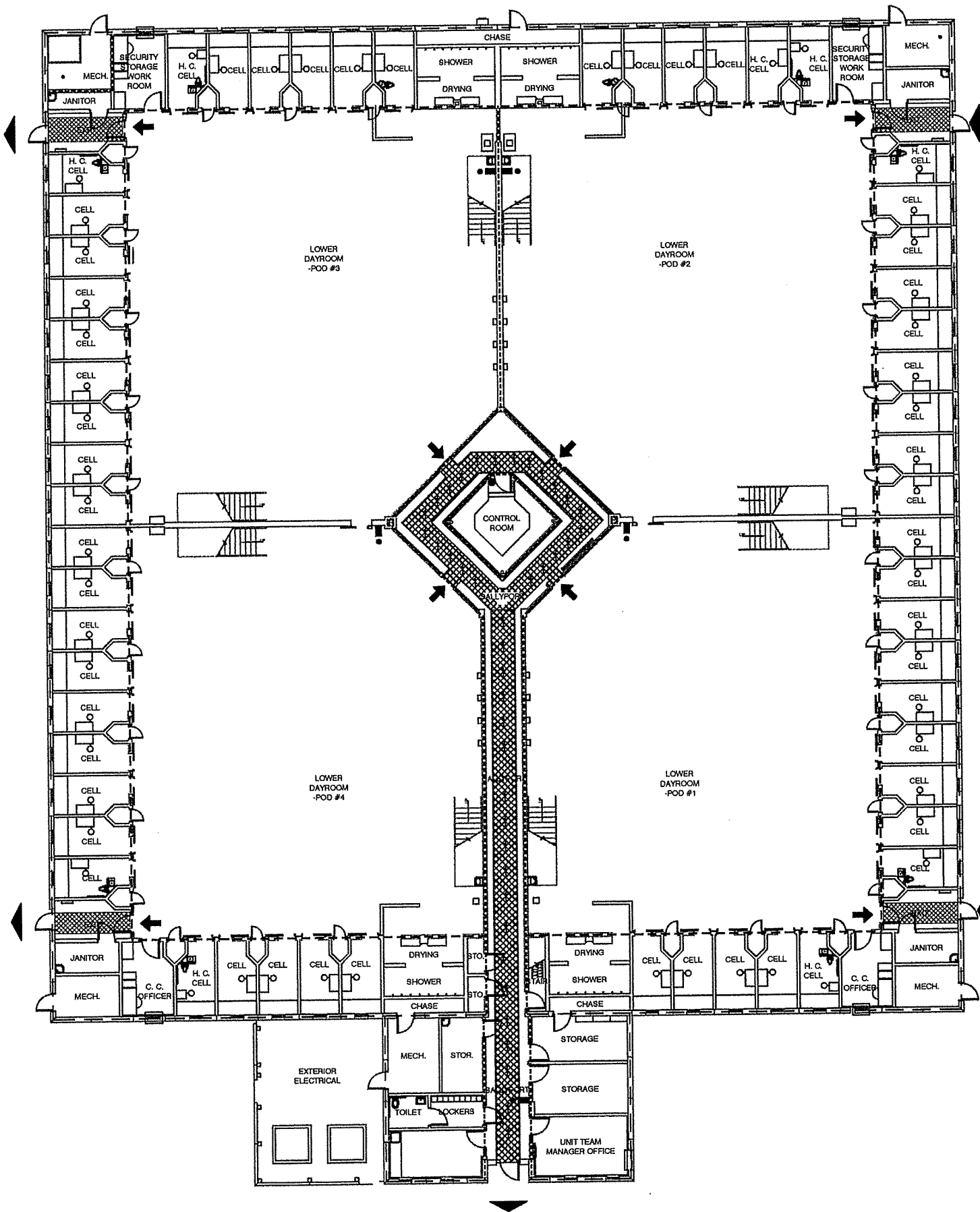
5. Remarks:

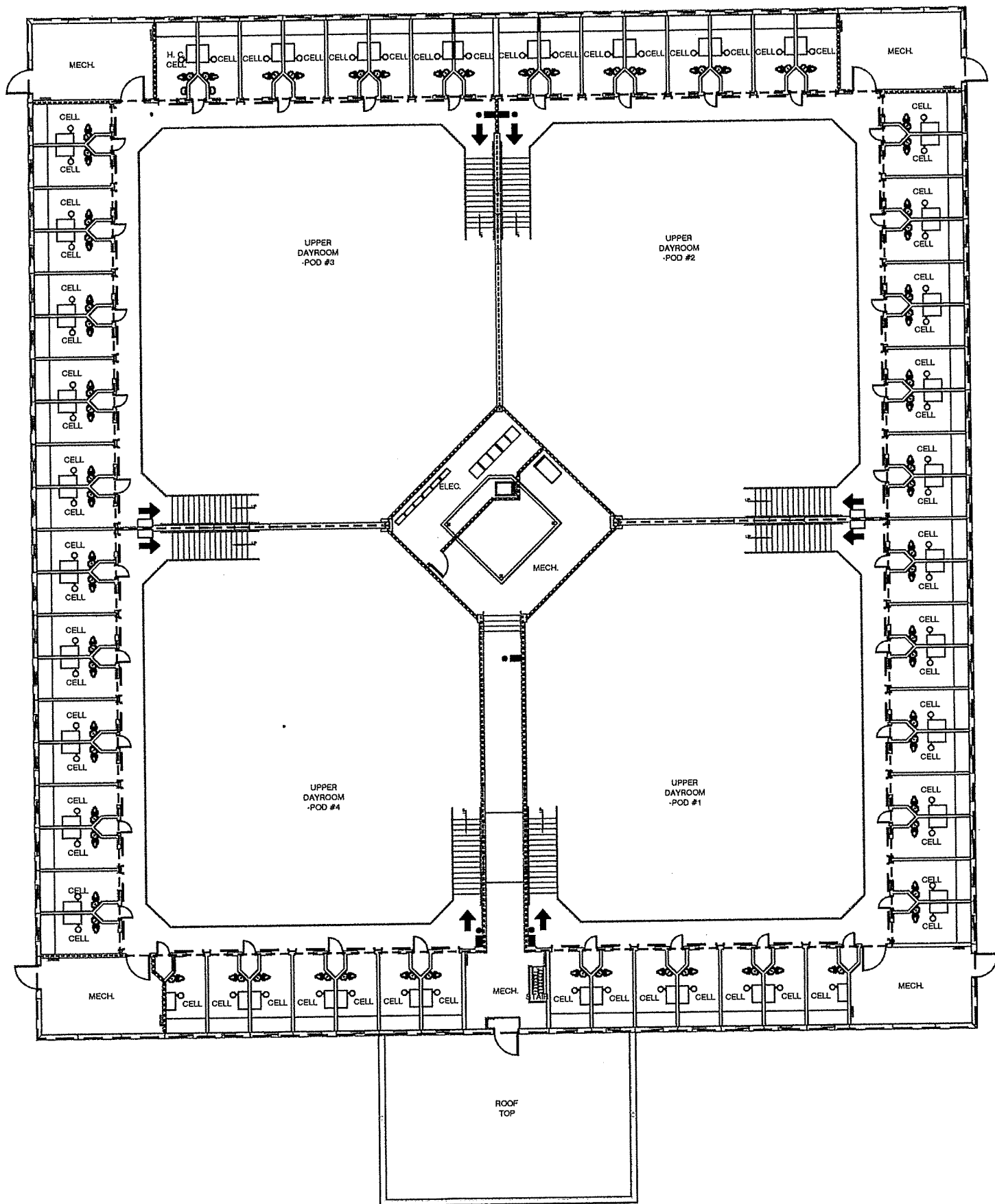


Imagery ©2023 Airbus, Maxar Technologies, USDA/FPAC/ISEO, Map data ©2023 500 ft

Measure distance
Total area: 1,629,004.00 ft² (151,339.42 m²)
Total distance: 1.02 mi (1.65 km)







**PROJECT REQUEST EXPLANATION
DA-418B**

AGENCY: Kansas Department of Corrections Lansing Correctional Facility	FISCAL YEAR: 2026
	DATE: July 1, 2024
1. Project Title: Select Lansing Razing Projects	2. Project Priority: S3

3. Project Description and Justification:

We are requesting funds to raze some of the buildings within the old Lansing Correctional Facility maximum-security unit and the old minimum-security unit. The 150 year old maximum-security unit was abandoned in 2020 when the new maximum security unit was constructed. We have removed all useful equipment in this facility that can be used at other correctional facilities. Since we have stopped using the facility and turned off the utilities (except for power) it has fallen into a state of disrepair and can no longer be useful as a correctional facility.

As part of the demolition the east wall of the facility from the Administration building north to tower #7 and west to tower #8 will be removed. For historical purposes we anticipate that the west wall which faces Highway 7 will remain as it is so the public will not notice a change to the facility. Those buildings that are capable of being restored for use as part of a possible museum will remain. All the free standing buildings within the east side of the maximum compound will be removed to make space for the Career Campus. Additionally, three abandoned housings R, S and W units at the east unit would be demolished as part of this project.

4. Estimated Project Cost:		5. Project Phasing:	
1) Construction, including fixed equipment and sitework	\$ 4,530,600	1) Preliminary Planning (incl. misc. costs)	\$ 97,407
2) Architect's Fee	362,448	2) Final Planning (incl. misc. costs)	292,222
3) Moveable Equipment	-	3) Construction (incl. misc. & other costs)	5,073,728
4) Project Contingency	489,305		
5) Miscellaneous Costs	81,004		
TOTAL	\$ 5,463,357	TOTAL	\$ 5,463,357

6. Recommended Financing:

AMOUNT BY SOURCE OF FINANCING

Fiscal Years	1. SGF	2. CIBF	3.	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2025						\$0
FY 2026	\$5,463,357					\$5,463,357
FY 2027						\$0
FY 2028						\$0
FY 2029						\$0
FY 2030						\$0
TOTAL	\$5,463,357	\$0	\$0	\$0	\$0	\$5,463,357

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

1. Project Title: **Select Lansing Razing Projects** **2. Project No:** **S3** **3. Date:** **07/01/24**

4. Detailed Cost Estimate:

No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			\$ 225,000
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			320,000
3.	Basic Building Construction (demolition, repair, remodel, new construction, etc.)			2,250,000
4.	Demo Old Perimeter Wall at Tower #7			750,000
5.	Construct New Perimeter Fence for Career Campus			375,000
6.	Install new Tautwire Detection Sys at new Perimeter Fence			175,000
7.	Asbestos & Lead Paint Removal			75,000
8.	Security systems			25,000
9.				
10.	<i>Total Items 1 - 9</i>			\$ 4,195,000
11.	Escalation to Future Years	8.00%		335,600
12.	<i>Total Items 10 & 11 (Enter on Line 4-1 DA 418B)</i>			\$ 4,530,600
13.	Design Fees (architectural, engineering, consultant)	8.00%		362,448
14.				
15.	<i>Total Items 13 & 14 (Enter on Line 4-2 DA 418B)</i>			362,448
16.			SUBTOTAL	\$ 4,893,048
17.				
18.				
19.				
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			-
21.			SUBTOTAL:	\$ 4,893,048
22.	Project Contingency (Enter on Line 4-4 DA 418B)	10.00%		489,305
23.			SUBTOTAL:	\$ 5,382,353
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	1.00%		53,824
25.			SUBTOTAL:	\$ 5,436,176
26.	Architectural Services Management Fee (0.5% of Line 25)			27,181
27.	Grand Total (Enter on Total Line, Sec. 4, DA 418B)			\$ 5,463,357

5. Remarks:





**PROJECT REQUEST EXPLANATION
DA-418B**

AGENCY: Kansas Department of Corrections Lansing Correctional Facility	FISCAL YEAR:	2026
	DATE:	July 1, 2024
1. Project Title: Select Lansing Razing Projects	2. Project Priority:	S3

3. Project Description and Justification:

We are requesting funds to raze some of the buildings within the old Lansing Correctional Facility maximum-security unit and the old minimum-security unit. The 150 year old maximum-security unit was abandoned in 2020 when the new maximum security unit was constructed. We have removed all useful equipment in this facility that can be used at other correctional facilities. Since we have stopped using the facility and turned off the utilities (except for power) it has fallen into a state of disrepair and can no longer be useful as a correctional facility.

As part of the demolition the east wall of the facility from the Administration building north to tower #7 and west to tower #8 will be removed. For historical purposes we anticipate that the west wall which faces Highway 7 will remain as it is so the public will not notice a change to the facility. Those buildings that are capable of being restored for use as part of a possible museum will remain. All the free standing buildings within the east side of the maximum compound will be removed to make space for the Career Campus. Additionally, three abandoned housings R, S and W units at the east unit would be demolished as part of this project.

4. Estimated Project Cost:			5. Project Phasing:		
1) Construction, including fixed equipment and sitework	\$	4,530,600	1) Preliminary Planning (incl. misc. costs)	\$	97,407
2) Architect's Fee		362,448	2) Final Planning (incl. misc. costs)		292,222
3) Moveable Equipment		-	3) Construction (incl. misc. & other costs)		5,073,728
4) Project Contingency		489,305			
5) Miscellaneous Costs		81,004			
TOTAL	\$	5,463,357	TOTAL	\$	5,463,357

6. Recommended Financing:

AMOUNT BY SOURCE OF FINANCING

Fiscal Years	1. SGF	2. CIBF	3.	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2025						\$0
FY 2026	\$5,463,357					\$5,463,357
FY 2027						\$0
FY 2028						\$0
FY 2029						\$0
FY 2030						\$0
TOTAL	\$5,463,357		\$0	\$0	\$0	\$5,463,357

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

1. Project Title: Select Lansing Razing Projects	2. Project No: S3	3. Date: 07/01/24
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4. Detailed Cost Estimate:

No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			\$ 225,000
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			320,000
3.	Basic Building Construction (demolition, repair, remodel, new construction, etc.)			2,250,000
4.	Demo Old Perimeter Wall at Tower #7			750,000
5.	Construct New Perimeter Fence for Career Campus			375,000
6.	Install new Tautwire Detection Sys at new Perimeter Fence			175,000
7.	Asbestos & Lead Paint Removal			75,000
8.	Security systems			25,000
9.				
10.	<i>Total Items 1 - 9</i>			\$ 4,195,000
11.	Escalation to Future Years	8.00%		335,600
12.	<i>Total Items 10 & 11 (Enter on Line 4-1 DA 418B)</i>			\$ 4,530,600
13.	Design Fees (architectural, engineering, consultant)	8.00%		362,448
14.				
15.	<i>Total Items 13 & 14 (Enter on Line 4-2 DA 418B)</i>			362,448
16.			SUBTOTAL	\$ 4,893,048
17.				
18.				
19.				
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			-
21.			SUBTOTAL:	\$ 4,893,048
22.	Project Contingency (Enter on Line 4-4 DA 418B)	10.00%		489,305
23.			SUBTOTAL:	\$ 5,382,353
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	1.00%		53,824
25.			SUBTOTAL:	\$ 5,436,176*
26.	Architectural Services Management Fee (0.5% of Line 25)			27,181
27.	Grand Total (Enter on Total Line, Sec. 4, DA 418B)			\$ 5,463,357

5. Remarks:

**PROJECT REQUEST EXPLANATION
DA-418B**

AGENCY: Kansas Department of Corrections Lansing Correctional Facility	FISCAL YEAR: 2026
	DATE: July 1, 2024
1. Project Title: Construct New Warehouse at Lansing	2. Project Priority: S4

3. Project Description and Justification:

The current warehouse at the Lansing Correctional Facility is part of the original facility and is incorporated into the south wall. Demolition of the south wall is included in razing project discussed in priority S3 to make space for the Career Campus. The current warehouse would be replaced with the construction of a 25,000 square foot metal building.

4. Estimated Project Cost:			5. Project Phasing:		
1) Construction, including fixed equipment and sitework	\$	4,811,400	1) Preliminary Planning (incl. misc. costs)	\$	103,116
2) Architect's Fee		384,912	2) Final Planning (incl. misc. costs)		309,349
3) Moveable Equipment		-	3) Construction (incl. misc. & other costs)		5,125,777
4) Project Contingency		259,816			
5) Miscellaneous Costs		82,115			
TOTAL	\$	5,538,242	TOTAL	\$	5,538,242

6. Recommended Financing:

AMOUNT BY SOURCE OF FINANCING

Fiscal Years	1. SGF	2. CIBF	3. Bonds	4. SIBF	5.	TOTAL
Prior Yrs.						\$0
FY 2025						\$0
FY 2026	\$5,538,242					\$5,538,242
FY 2027						\$0
FY 2028						\$0
FY 2029						\$0
FY 2030						\$0
TOTAL	\$5,538,242	\$0	\$0	\$0	\$0	\$5,538,242

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

1. Project Title: Construct New Warehouse **2. Project No:** S4 **3. Date:** 07/01/24

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)			-
3.	Basic Building Construction (Metal Building)	25,000	\$178.20	4,455,000
4.				-
5.				-
6.				-
7.				-
8.				-
9.				-
10.	<i>Total Items 1 - 9</i>			\$ 4,455,000
11.	Escalation to Future Years	8.00%		356,400
12.	<i>Total Items 10 & 11 (Enter on Line 4-1 DA 418B)</i>			\$ 4,811,400
13.	Design Fees (architectural, engineering, consultant)	8.00%		384,912
14.				
15.	<i>Total Items 13 & 14 (Enter on Line 4-2 DA 418B)</i>			384,912
16.			SUBTOTAL	\$ 5,196,312
17.				
18.				
19.				
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			\$ -
21.			SUBTOTAL:	5,196,312
22.	Project Contingency (Enter on Line 4-4 DA 418B)	5.00%		259,816
23.			SUBTOTAL:	\$ 5,456,128
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	1.00%		54,561
25.			SUBTOTAL:	\$ 5,510,689
26.	Architectural Services Management Fee (0.5% of Line 25)			27,553
27.	Grand Total (Enter on Total Line, Sec. 4, DA 418B)			\$ 5,538,242

5. Remarks:

DA-418B

AGENCY: Kansas Department of Corrections Topeka Correctional Facility	FISCAL YEAR: 2026
	DATE: July 1, 2024
1. Project Title: Convert H Building at Topeka to Work Release	2. Project Priority: S5

3. Project Description and Justification:

Residents who are able to achieve minimum custody benefit from access to a work release bed, where they can gain employment in the community, and begin preparing for release. KDOC currently provides 254 work release beds in Wichita for the male population, and an additional 200 beds will become available during FY 2025 in Lansing. Female work release opportunities are limited; as of June 2024, 17 TCF residents participate in work release, and they are housed with general population residents. Renovation of the old KCI showroom would provided for 40 work release beds separate from general population, reducing the security risks inherent with mixing general population and work release populations. By creating 40 work release beds separate from the general population at TCF, we would be providing equal access to our female residents while also giving them options to achieve employment as they prepare for transition to the community while also providing additional capacity to account for population.growth projected by the Kansas Sentencing Commission.

4. Estimated Project Cost:		5. Project Phasing:	
1) Construction, including fixed equipment and site work	\$ 4,572,720	1) Preliminary Planning (incl. misc. costs)	\$ 97,170
2) Architect's Fee	365,818	2) Final Planning (incl. misc. costs)	291,511
3) Moveable Equipment	-	3) Construction (incl. misc. & other costs)	5,120,898
4) Project Contingency	493,854		
5) Miscellaneous Costs	77,188		
TOTAL	\$ 5,509,579	TOTAL	\$ 5,509,579

6. Recommended Financing:

AMOUNT BY SOURCE OF FINANCING

Fiscal Years	1. SGF	2. CIBF	3. Bonds	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2025						\$0
FY 2026	\$5,509,579					\$5,509,579
FY 2027						\$0
FY 2028						\$0
FY 2029						\$0
FY 2030						\$0
TOTAL	\$5,509,579	\$0	\$0	\$0	\$0	\$5,509,579

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

1. **Project Title:** Work Release Unit at TCF 2. **Project No:** S5 3. **Date:** 07/01/24

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)			
3.	Housing Unit	7,300	\$580.00	4,234,000
4.				
5.				
6.				
7.				
8.				
9.				
10.	<i>Total Items 1 - 9</i>			\$ 4,234,000
11.	Escalation to Future Years	8.00%		338,720
12.	<i>Total Items 10 & 11 (Enter on Line 4-1 DA 418B)</i>			\$ 4,572,720
13.	Design Fees (architectural, engineering, consultant)	8.00%		365,818
14.				
15.	<i>Total Items 13 & 14 (Enter on Line 4-2 DA 418B)</i>			365,818
16.	SUBTOTAL			\$ 4,938,538
17.	Food Service, Laundry, Medical, Library, etc.. Equipment			
18.	Inmate Furniture			
19.	Office Furniture			
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			\$ -
21.	SUBTOTAL:			4,938,538
22.	Project Contingency (Enter on Line 4-4 DA 418B)	10.00%		493,854
23.	SUBTOTAL:			\$ 5,432,391
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	1.00%		54,324
25.	SUBTOTAL:			\$ 5,486,715
26.	Architectural Services Management Fee (.5% of Line 25)			22,864
27.	Grand Total (Enter on Total Line, Sec. 4, DA 418B)			\$ 5,509,579

5. Remarks:

**PROJECT REQUEST EXPLANATION
DA-418B**

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

**FISCAL YEAR: 2026
DATE: July 1, 2024**

1. Project Title: Construct New Laundry at Topeka

2. Project Priority: S6

3. Project Description and Justification:

In the past due to shortage of funds to replace laundry equipment at TCF, the laundry's at TCF and KJCC in Topeka were combined. The combined laundry is located at KJCC where laundry for approximately 180 juveniles and 900 adult women is washed and dried. The problems we have encountered with the combined laundry include inconsistent work quality, clothing coming back gray or dingy, and timely delivery of laundry, which causes behavioral issues within the adult population. This also requires a full time staff person for the delivery of laundry carts between TCF and KJCC.

In order to correct these issues the Department of Corrections is recommending that we construct a new laundry at TCF, to be located within the I & J unit to provide jobs to the higher security residents who are ineligible to work in private industries programs at the facility.

4. Estimated Project Cost:

1) Construction, including fixed equipment and sitework	\$ 2,914,305
2) Architect's Fee	233,144
3) Moveable Equipment	731,652
4) Project Contingency	387,910
5) Miscellaneous Costs	64,219
TOTAL	\$ 4,331,231

5. Project Phasing:

1) Preliminary Planning (incl. misc. costs)	\$ 63,673
2) Final Planning (incl. misc. costs)	191,020
3) Construction (incl. misc. & other costs)	4,076,538
TOTAL	\$ 4,331,231

6. Recommended Financing:

AMOUNT BY SOURCE OF FINANCING

Fiscal Years	1. SGF	2. CIBF	3. Bonds	4. SIBF	5.	TOTAL
Prior Yrs.						\$0
FY 2025						\$0
FY 2026	\$4,331,231					\$4,331,231
FY 2027						\$0
FY 2028						\$0
FY 2029						\$0
FY 2030						\$0
TOTAL	\$4,331,231	\$0	\$0	\$0	\$0	\$4,331,231

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

1. Project Title: Construct New Laundry at TCF **2. Project No:** S6 **3. Date:** 07/01/24

4. Detailed Cost Estimate:

No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			\$ 245,920
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			143,100
3.	Basic Building Construction (Metal Building)	4,000	\$290.00	1,160,000
4.	Building Plumbing			314,820
5.	Building Heating & Cooling			261,555
6.	Building Electrical			337,716
7.	Communication Systems			23,320
8.	Security Cameras			79,500
9.	Relocate Main Sewer Line			132,500
10.	<i>Total Items 1 - 9</i>			\$ 2,698,431
11.	Escalation to Future Years	8.00%		215,874
12.	<i>Total Items 10 & 11 (Enter on Line 4-1 DA 418B)</i>			\$ 2,914,305
13.	Design Fees (architectural, engineering, consultant)	8.00%		233,144
14.				
15.	<i>Total Items 13 & 14 (Enter on Line 4-2 DA 418B)</i>			233,144
16.			SUBTOTAL	\$ 3,147,450
17.	Moveable Equipment - Storage racks			131,652
18.	Special Equipment - Laundry Equipment			600,000
19.				
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			\$ 731,652
21.			SUBTOTAL:	3,879,102
22.	Project Contingency (Enter on Line 4-4 DA 418B)	10.00%		387,910
23.			SUBTOTAL:	\$ 4,267,012
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	1.00%		42,670
25.			SUBTOTAL:	\$ 4,309,682
26.	Architectural Services Management Fee (0.5% of Line 25)			21,548
27.	Grand Total (Enter on Total Line, Sec. 4, DA 418B)			\$ 4,331,231

5. Remarks:

DA-418B

AGENCY: Kansas Department of Corrections Wichita Work Release Facility	FISCAL YEAR: 2027
	DATE: July 1, 2024
1. Project Title: Replace Wichita Work Release Facility	2. Project Priority: S7

3. Project Description and Justification:

The Department has a 250 bed work release located at 401 South Emporia in Wichita, Kansas. This facility is the largest work release location in the state and provides our residents with a means to start of their reingration into the work force before release from the department. This facility was constructed in 1993 and is now across the street from the Intrust Bank Arena. As the City of Wichita continues to redevelop downtown, we have been approached about relocating to another location within the city. This project would be for the construction of a new 250 bed work release unit at an unknow location in Wichita.

4. Estimated Project Cost:			5. Project Phasing:		
1) Construction, including fixed equipment and site work	\$ 40,154,838		1) Preliminary Planning (incl. misc. costs)	\$ 866,221	
2) Architect's Fee	3,212,387		2) Final Planning (incl. misc. costs)	2,598,662	
3) Moveable Equipment	3,375,000		3) Construction (incl. misc. & other costs)	47,286,745	
4) Project Contingency	3,505,667				
5) Miscellaneous Costs	503,735				
TOTAL	\$ 50,751,628		TOTAL	\$ 50,751,628	

6. Recommended Financing:

AMOUNT BY SOURCE OF FINANCING

Fiscal Years	1. SGF	2. CIBF	3. Bonds	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2024						\$0
FY 2025						\$0
FY 2026						\$0
FY 2027	\$50,751,628					\$50,751,628
FY 2028						\$0
FY 2029						\$0
TOTAL	\$50,751,628	\$0	\$0	\$0	\$0	\$50,751,628

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

1. Project Title: Construct A Replacement Facility at WWRF	2. Project No: S7	3. Date: 07/01/24
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4. Detailed Cost Estimate:

No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			\$ 524,880
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			874,800
3.	Housing Unit	55,000	\$486.00	24,750,000
4.	Support Unit (Food Service, medical, programming, library, laundry)	20,000	\$432.00	8,000,000
5.	Outside Exercise			204,120
6.	Security Equipment and Cameras			262,440
7.				
8.				
9.				
10.	<i>Total Items 1 - 9</i>			\$ 34,616,240
11.	Escalation to Future Years	16.00%		5,538,598
12.	<i>Total Items 10 & 11 (Enter on Line 4-1 DA 418B)</i>			\$ 40,154,838
13.	Design Fees (architectural, engineering, consultant)	8.00%		3,212,387
14.				
15.	<i>Total Items 13 & 14 (Enter on Line 4-2 DA 418B)</i>			3,212,387
16.	SUBTOTAL			\$ 43,367,225
17.	Food Service, Laundry, Medical, Library, etc.. Equipment			2,500,000
18.	Resident Furniture			600,000
19.	Office Furniture			275,000
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			\$ 3,375,000
21.	SUBTOTAL:			46,742,225
22.	Project Contingency (Enter on Line 4-4 DA 418B)	7.50%		3,505,667
23.	SUBTOTAL:			\$ 50,247,892
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	0.50%		251,239
25.	SUBTOTAL:			\$ 50,499,132
26.	Architectural Services Management Fee (0.5% of Line 25)			252,496
27.	Grand Total (Enter on Total Line, Sec. 4, DA 418B)			\$ 50,751,628

5. Remarks:

PROJECT REQUEST EXPLANATION

DA-418B

AGENCY: Kansas Department of Corrections Kansas Juvenile Correctional Complex	FISCAL YEAR: 2027
	DATE: July 1, 2024
1. Project Title: Renovate School at KJCC for Training Center	2. Project Priority: S8

3. Project Description and Justification:

The Department of Corrections vision is for a statewide staff development program, with skills building and training paths for each cohort or discipline, with field training, coaching, and feedback, and with advanced skills year to year. This includes leadership, supervisory, case management, corrections officer, support staff, programs and reentry staff. The department has established a statewide staff development team, as well as upgraded leads in each facility, and has established a team in parole. Work is underway towards the vision of quality, multi-model consistent statewide curricula for each course. The work is guided by a management-level Staff Development Council. Regional trainings are being developed, to allow staff to network and collaborate, and to allow maximized access to the departments strongest trainers and subject matter experts. A centralized academy would significantly advance this vision and work, allowing staff of all disciplines to receive a common message and focus on skills training before going on duty full time. It would also allow for a centralizing meeting/conference center for the various statewide convenings necessary for the department's work.

Scope for this project is to renovate the old school building on the grounds of KJCC into the staff development center. This building is located outside of the secure compound and would not impact the operations at the juvenile facility.

4. Estimated Project Cost:			5. Project Phasing:		
1) Construction, including fixed equipment and sitework	\$ 10,418,839		1) Preliminary Planning (incl. misc. costs)		\$ 225,427
2) Architect's Fee	833,507		2) Final Planning (incl. misc. costs)		676,281
3) Moveable Equipment	1,025,000		3) Construction (incl. misc. & other costs)		12,806,625
4) Project Contingency	1,227,735				
5) Miscellaneous Costs	203,251				
TOTAL	\$ 13,708,333		TOTAL		\$ 13,708,333

6. Recommended Financing:

AMOUNT BY SOURCE OF FINANCING

Fiscal Years	1. SGF	2. CIBF	3. Bonds	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2025						\$0
FY 2026						\$0
FY 2027	\$13,708,333					\$13,708,333
FY 2028						\$0
FY 2029						\$0
FY 2030						\$0
TOTAL	\$13,708,333	\$0	\$0	\$0	\$0	\$13,708,333

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

1. Project Title: Kansas Statewide Staff Development Center	2. Project No: S8	3. Date: 07/01/24
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4. Detailed Cost Estimate:

No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			\$ 347,680
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			872,380
3.	Basic Building Construction (demolition, repair, remodel, new construction, etc.)			5,935,788
4.	Rebuild Road to Staff Development			400,680
5.	Renovate Gym for Exercise Area			515,160
6.	Building Electrical (service equipment, power supply, lighting)			429,300
7.	Perimeter Fence & Lighting Revisions			228,960
8.	Security systems			85,860
9.	Fiber and Data Systems			165,950
10.	<i>Total Items 1 - 9</i>			\$ 8,981,758
11.	Escalation to Future Years	16.00%		1,437,081
12.	<i>Total Items 10 & 11 (Enter on Line 4-1 DA 418B)</i>			\$ 10,418,839
13.	Design Fees (architectural, engineering, consultant)	8.00%		833,507
14.				
15.	<i>Total Items 13 & 14 (Enter on Line 4-2 DA 418B)</i>			833,507
16.	SUBTOTAL			\$ 11,252,346
17.	Moveable Equipment			575,000
18.	IT AV and Computers for Training			250,000
19.	Furniture			200,000
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			1,025,000
21.	SUBTOTAL:			\$ 12,277,346
22.	Project Contingency (Enter on Line 4-4 DA 418B)	10.00%		1,227,735
23.	SUBTOTAL:			\$ 13,505,081
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	1.00%		135,051
25.	SUBTOTAL:			\$ 13,640,132
26.	Architectural Services Management Fee (0.5% of Line 25)			68,201
27.	Grand Total (Enter on Total Line, Sec. 4, DA 418B)			\$ 13,708,333

5. Remarks:

**PROJECT REQUEST EXPLANATION
DA-418B**

**AGENCY: Kansas Department of Corrections
Kansas Juvenile Correctional Complex**

FISCAL YEAR: 2028

DATE: July 1, 2024

1. Project Title: New Vocational Building at KJCC

2. Project Priority: S9

3. Project Description and Justification:

Expanding vocational services for residents at the Kansas Juvenile Correctional Complex reflects the needs of the population housed there, with roughly 80% being 16 years of age or older. Meeting these needs for enhanced vocational training and career preparation reduces the likelihood of reoffending or transfer into the adult system. Long-term impacts, in addition to reduced recidivism, include financial support for dependents, connection to pro-social activities, and contributions to the Kansas workforce.

4. Estimated Project Cost:

1) Construction, including fixed equipment and sitework	\$ 21,165,932
2) Architect's Fee	1,693,275
3) Moveable Equipment	500,000
4) Project Contingency	1,167,960
5) Miscellaneous Costs	369,134
TOTAL	\$ 24,896,301

5. Project Phasing:

1) Preliminary Planning (incl. misc. costs)	\$ 454,284
2) Final Planning (incl. misc. costs)	1,362,853
3) Construction (incl. misc. & other costs)	23,079,164
TOTAL	\$ 24,896,301

6. Recommended Financing:

AMOUNT BY SOURCE OF FINANCING

Fiscal Years	1. SGF	2. CIBF	3. Bonds	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2025						\$0
FY 2026						\$0
FY 2027						\$0
FY 2028	\$24,896,301					\$24,896,301
FY 2029						\$0
FY 2030						\$0
TOTAL	\$24,896,301	\$0	\$0	\$0	\$0	\$24,896,301

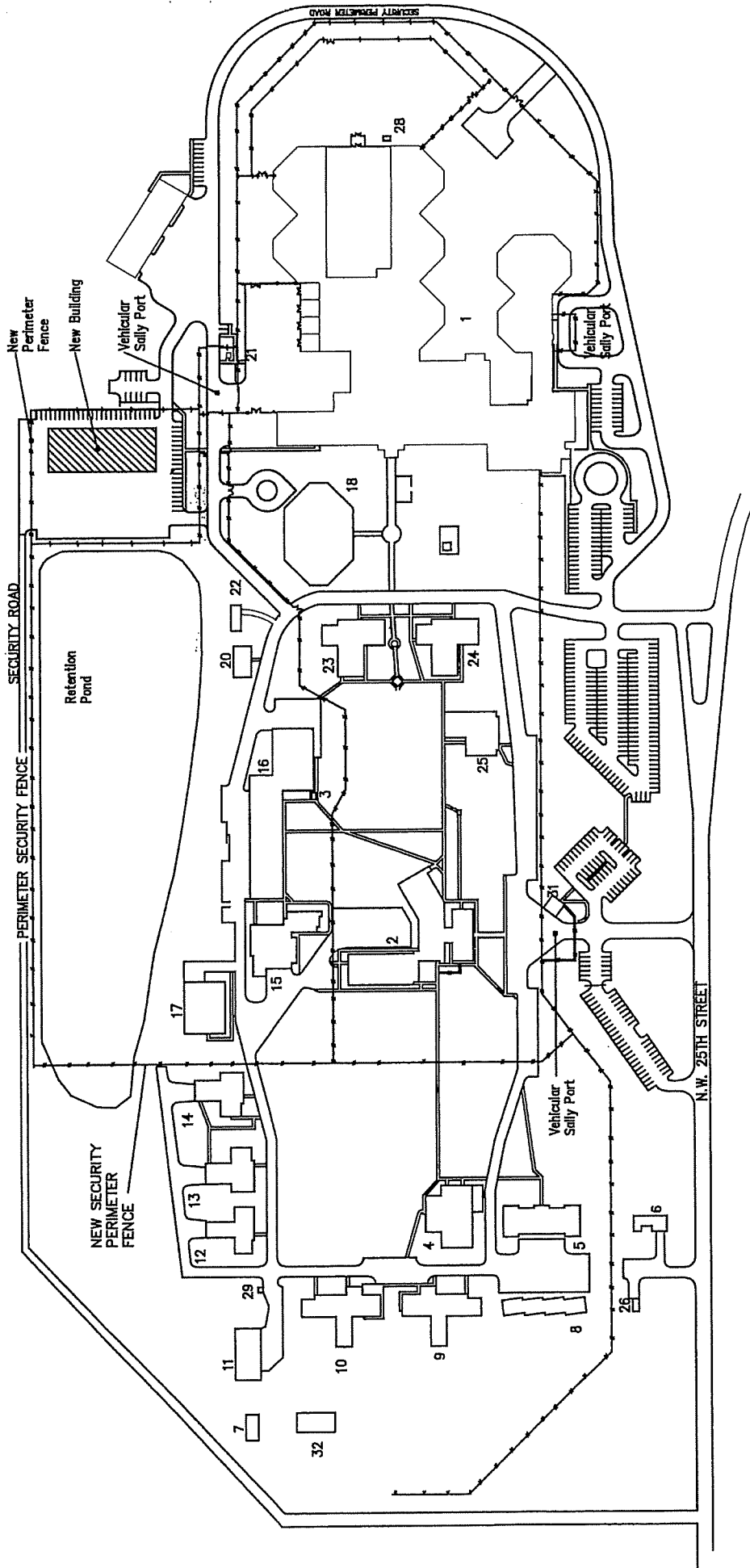
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DA-418B DOC SUPPLEMENTAL SHEET**

1. Project Title: New Vocational Building	2. Project No: S9	3. Date: 07/01/24
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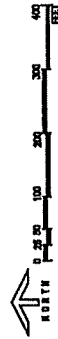
4. Detailed Cost Estimate:

No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			\$ 372,100
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			314,800
3.	Basic Building Construction (demolition, repair, remodel, new construction, etc.)			14,882,400
4.	Reroute Perimeter Fence			550,000
5.	Revise Perimeter Security Sys and Lighting			425,000
6.	Communication Systems & Fiber			375,000
7.	Security Cameras & Security Systems			150,000
8.				
9.				
10.	<i>Total Items 1 - 9</i>			\$ 17,069,300
11.	Escalation to Future Years	24.00%		4,096,632
12.	<i>Total Items 10 & 11 (Enter on Line 4-1 DA 418B)</i>			\$ 21,165,932
13.	Design Fees (architectural, engineering, consultant)	8.00%		1,693,275
14.				
15.	<i>Total Items 13 & 14 (Enter on Line 4-2 DA 418B)</i>			1,693,275
16.	SUBTOTAL			\$ 22,859,207
17.	Moveable Equipment			200,000
18.	Special Equipment			300,000
19.				
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			\$ 500,000
21.	SUBTOTAL:			23,359,207
22.	Project Contingency (Enter on Line 4-4 DA 418B)	5.00%		1,167,960
23.	SUBTOTAL:			\$ 24,527,167
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	1.00%		245,272
25.	SUBTOTAL:			\$ 24,772,439
26.	Architectural Services Management Fee (0.5% of Line 25)			123,862
27.	Grand Total (Enter on Total Line, Sec. 4, DA 418B)			\$ 24,896,301

5. Remarks:



**KANSAS JUVENILE CORRECTIONAL COMPLEX
FIRE DEPARTMENT ACCESS & FIRE HYDRANT LOCATIONS**



Building Number	Building Name	Building Number	Building Name	Building Number	Building Name
1.	Main Complex Building	19.	Garages (Razed)	27.	Not Used
2.	Administration - Dietary - Gym	20.	Volunteer Building	28.	Staff Garage
3.	Inmate Search Building	21.	Groundskeeping Building	29.	Equipment Building
4.	Swimming Pool	22.	Activity Therapy Building	30.	Sewer Separator
5.	Lawrence Gardner High School	23.	Shawnee Living Unit	31.	Control Building
6.	Staff House	24.	Pawnee Living Unit	32.	Greenhouse #2
7.	Greenhouse #1	25.	Vocational / Maintenance		
8.	School Annex (Triplex)	26.	Power Plant		
			Female Living Units		

**PROJECT REQUEST EXPLANATION
DA-418B**

AGENCY: Kansas Department of Corrections Norton Correctional Facility	FISCAL YEAR: 2028
	DATE: July 1, 2024
1. Project Title: Replace B Cellhouse at Norton Correctional Facility	2. Project Priority: S10

3. Project Description and Justification:

This project would raze B unit at the Norton Correctional Facility and replace its 102 beds with a new secure cellhouse housing 256 residents. B unit is currently a Low-Medium security dormitory style/multi-man living unit. It was an original building from the Tuberculosis Sanatorium. Built in 1926, this building was the first permanent hospital building when the grounds were constructed for a Tuberculosis Sanatorium. Due to its age this building has been costly to maintain. The desire is to replace this unit with a 256 bed housing unit, which would provide an increase in capacity at NCF by 154 medium custody beds.

4. Estimated Project Cost:		5. Project Phasing:	
1) Construction, including fixed equipment and sitework	\$ 39,942,756	1) Preliminary Planning (incl. misc. costs)	\$ 858,594
2) Architect's Fee	3,195,420	2) Final Planning (incl. misc. costs)	2,575,783
3) Moveable Equipment	675,000	3) Construction (incl. misc. & other costs)	44,595,992
4) Project Contingency	3,505,054		
5) Miscellaneous Costs	712,139		
TOTAL	\$ 48,030,370	TOTAL	\$ 48,030,370

6. Recommended Financing:

AMOUNT BY SOURCE OF FINANCING

Fiscal Years	1. SGF	2. CIBF	3. Bonds	4.	5.	TOTAL
Prior Yrs.						\$0
FY 2025						\$0
FY 2026						\$0
FY 2027						\$0
FY 2028	\$48,030,370					\$48,030,370
FY 2029						\$0
FY 2030						\$0
TOTAL	\$48,030,370	\$0	\$0	\$0	\$0	\$48,030,370

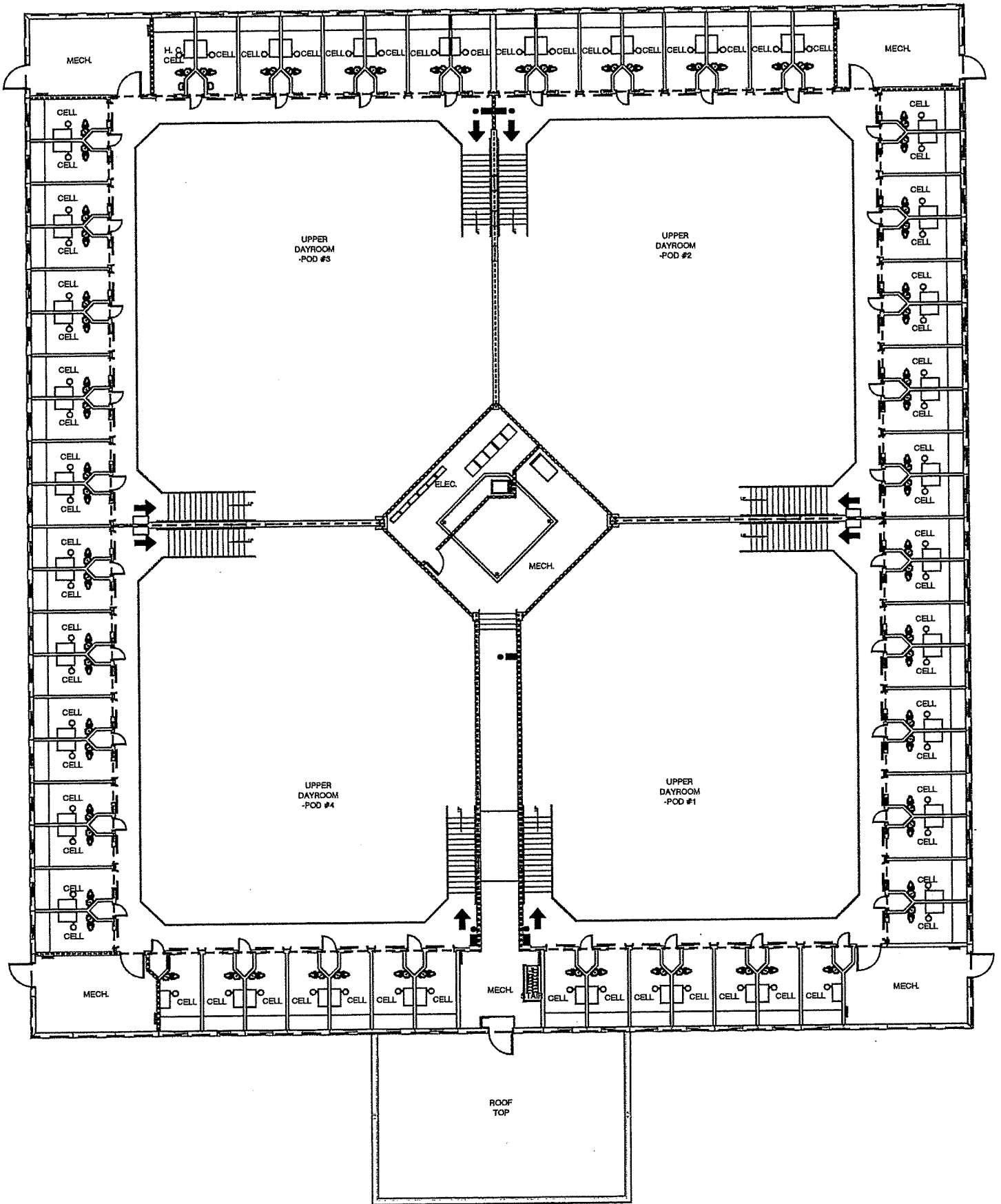
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1. Project Title: New B Cellhouse	2. Project No: S10	3. Date: 07/01/24
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4. Detailed Cost Estimate:

No	Item	Quantity	Unit Cost	Cost
1.	Site Utilities (water, gas, electric, san. & storm sewer, etc.)			\$ 372,100
2.	Other Site Work (sidewalks, pavements, earthwork, landscaping)			314,800
3.	Basic Building Construction (demolition, repair, remodel, new construction, etc.)	40,000	\$750.00	30,000,000
4.	Demo B Dorm			550,000
5.	Revise Utility Tunnel			425,000
6.	Construction access road and fencing			250,000
7.	Communication Systems & Fiber			150,000
8.	Security Cameras & Security Systems			150,000
9.				
10.	<i>Total Items 1 - 9</i>			\$ 32,211,900
11.	Escalation to Future Years	24.00%		7,730,856
12.	<i>Total Items 10 & 11 (Enter on Line 4-1 DA 418B)</i>			\$ 39,942,756
13.	Design Fees (architectural, engineering, consultant)	8.00%		3,195,420
14.				
15.	<i>Total Items 13 & 14 (Enter on Line 4-2 DA 418B)</i>			3,195,420
16.	SUBTOTAL			\$ 43,138,176
17.	Moveable Equipment			200,000
18.	Cell Furniture			300,000
19.	Additional Kitchen and Laundry Equipment			175,000
20.	<i>Total Items 17 - 19 (Enter on Line 4-3 DA 418B)</i>			\$ 675,000
21.	SUBTOTAL:			43,813,176
22.	Project Contingency (Enter on Line 4-4 DA 418B)	8.00%		3,505,054
23.	SUBTOTAL:			\$ 47,318,231
24.	Other Costs (site survey, soils invest., bid documents, etc.) (Enter on Line 4-5 DA 418B)	1.00%		473,182
25.	SUBTOTAL:			\$ 47,791,413
26.	Architectural Services Management Fee (0.5% of Line 25)			238,957
27.	Grand Total (Enter on Total Line, Sec. 4, DA 418B)			\$ 48,030,370

5. Remarks:





CGL

Kansas Department of Corrections
Executive Summary

June 2022



CGL

This document contains the best opinion of the authors at the time of issue.

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GENERAL

The Kansas Department of Corrections (KDOC) contracted with Carter Gopal Lee (CGL) to conduct equipment and facility condition assessments of the site, site improvements, and related features contained at nine (9) institutions within the Kansas Department of Corrections. The scope of service under which the Facility Condition Assessments were completed was visual in nature and not intended to be destructive to the property to gain access to hidden conditions. Onsite assessments were conducted from June 2021 to May 2022.

All 254 structures and over 3.6 million square feet were assessed as part of this survey. All structures were constructed between 1860 and 2015, with most of the buildings scoring in poor to fair condition. The majority of the older structures used for housing residents lack adequate life safety systems such as sprinkler systems. Although the current conditions may be grandfathered in and currently considered compliant, any major renovations would require conditions to be amended to meet current standards. They also have an aging Mechanical, Electrical, & Plumbing (MEP) infrastructure that is well past its intended service life, and in some cases, it is deteriorating beyond repair. The MEP systems need a complete replacement/renovation soon to keep these structures operational. In addition, any major construction or renovation of buildings would require compliance with current building codes, ADA standards, Electrical Code, and Fire Code. Meeting the current codes of compliance may be costly and not economically feasible in many of the older buildings.

Hutchinson, is over a century-old and does not meet ADA or ACA standards as well as numerous fire code deficiencies. Renewal of the century-old cells to meet current standards was not included in the FCNI score and would be cost prohibited when compared to replacement. Additionally, older structures are costly to maintain and not very energy efficient. Therefore, CGL recommends this facility be considered for replacement rather than renewal. In addition, CGL recommends a feasibility study of all the KDOC facilities, new and old, to determine which buildings should be replaced and how newer buildings can best be utilized for the needs of KDOC as it moves into the future.

The feasibility study would include industry professionals taking a detailed look at the operations and space utilization of all the facilities related to the overall mission for the present and future needs of the Kansas Department of Corrections over the next ten years. It would also compare maintenance, repair, capital needs, and operational and energy costs of existing facilities to new facilities and similar facilities with the same purpose and objective. The feasibility study intends to provide a clear picture with all necessary information to make an informed decision on how to move forward with renewing or replacing buildings and structures in the most cost-effective way that aligns with the mission objectives of KDOC.

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.

EXECUTIVE COST SUMMARY

Facility	SqFt	Current Replacement Value (CRV)	Immediate Need	Future Need	10-Year FCNI	Total Capital
El Dorado	600,910	\$270,409,500	\$10,334,427	\$24,596,484	13%	\$34,930,911
El Dorado - Oswego	46,241	\$16,184,350	\$2,075,447	\$3,672,821	36%	\$5,748,268
Ellsworth	330,932	\$148,919,400	\$8,144,927	\$8,106,959	11%	\$16,251,886
Ellsworth East	21,696	\$7,593,600	\$2,563,615	\$1,846,500	58%	\$4,410,115
Hutchinson	452,050	\$203,422,500	\$28,720,194	\$45,225,163	37%	\$73,945,357
Hutchinson - East	141,317	\$49,460,950	\$1,706,058	\$6,628,755	17%	\$8,334,813
Hutchinson - South	64,982	\$28,267,170	\$1,518,886	\$5,219,634	24%	\$6,738,520
Kansas Juvenile	227,030	\$102,163,500	\$5,683,290	\$17,533,504	23%	\$23,216,794
Topeka Juvenile	170,460	\$67,331,700	\$36,060,192	\$11,399,349	70%	\$47,459,541
Lansing	24,163	\$9,544,385	\$2,000,917	\$1,510,600	37%	\$3,511,517
Larned Mental Health	137,271	\$61,771,950	\$7,536,566	\$7,658,333	24%	\$15,194,899
Larned Mental Health - West	40,052	\$14,018,200	\$1,778,202	\$1,108,550	21%	\$2,886,752
Larned Mental Health - South	111,234	\$50,059,350	\$6,340,569	\$5,369,772	24%	\$11,710,341
Norton	346,177	\$136,716,215	\$25,863,561	\$11,319,468	27%	\$37,183,029
Norton - East	22,780	\$7,973,000	\$747,309	\$937,794	21%	\$1,685,103
Topeka Correctional	197,610	\$78,055,950	\$7,932,787	\$3,064,307	14%	\$10,997,094
Topeka Correctional - West	126,411	\$56,929,950	\$6,422,850	\$5,936,580	21%	\$12,359,430
Wichita Work Release	52,510	\$18,378,500	\$2,031,106	\$1,946,854	22%	\$3,977,960
Winfield	222,915	\$88,051,425	\$7,215,192	\$10,839,297	20%	\$18,054,489
Totals	3,336,741	\$1,415,251,595	\$164,676,095	\$173,920,724		\$338,596,819

CURRENT REPLACEMENT VALUE (CRV)

The CRV was based on industry experience and best practices and should be considered only for determining a replacement value for the current buildings that were assessed in this report. Moreover, The CRV does not include any cost for professional services such as architectural, engineering or project management fees, environmental services such as sampling, testing, or evaluation of asbestos, lead-based paint, lead-in-water, indoor air quality, PCBs, radon, mold, or any other potentially hazardous materials, or issues not outlined. The CRV does not include cost for land acquisition, demolition, abatement, remediation or other site improvements that may be required for construction of a replacement building. The CRV was based on current cost estimates and does not include any upgrades to the existing facility or an escalation factor for future construction.