

\ OUR TEAM



RICK WISEPrincipal-In-Charge,
Project Manager



BRUCE OMTVEDTPlanner/Designer



BROOKE MARTIN Planner/Designer

FIRM OVERVIEW: CLARK & ENERSEN | DEWBERRY

CLARK & ENERSEN

► Local: Kansas

Longevity: 75 years (1946)

► Size: 130 people \ 5 offices

▶ **Disciplines:** Full-service

- Architecture
- Engineering
- Landscape Architecture
- Interior Design
- Commissioning





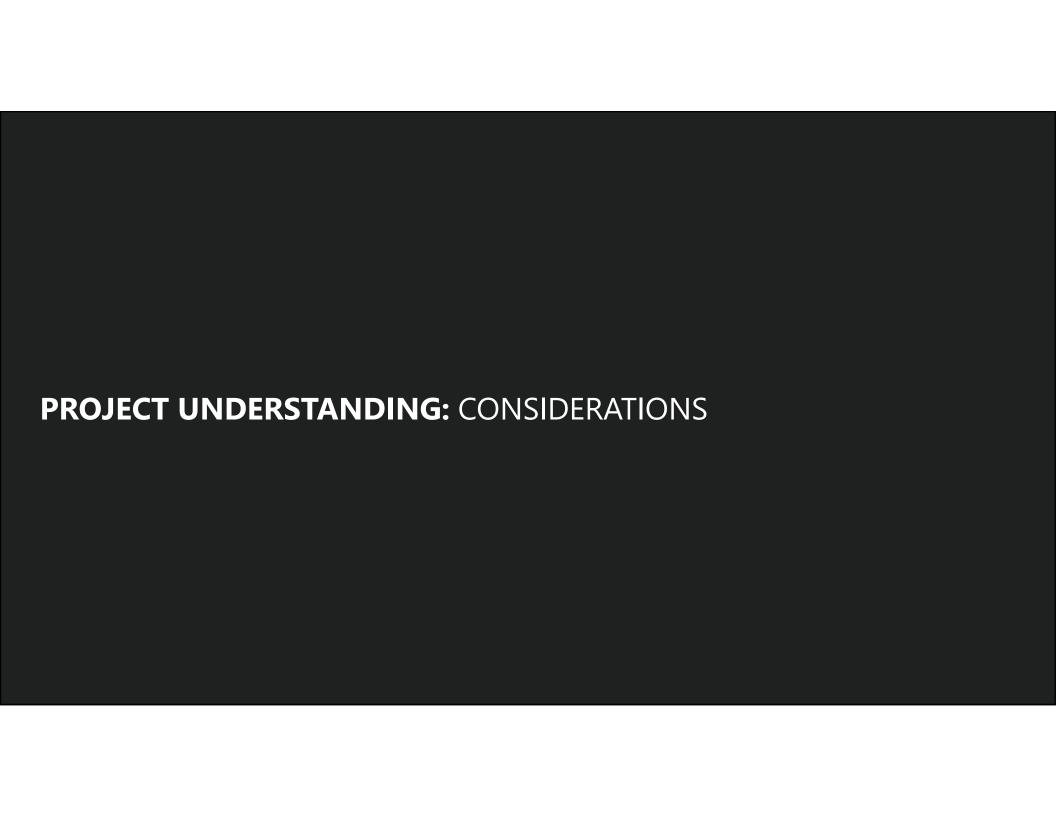


- 5,000+ medical / mental health beds
- 3,000+ juvenile beds
- 350+ planned and designed correctional centers
- 250+ award winning justice projects
- In-house Security Design + Technology Team

Social Justice Mindset

- Design that promotes behavioral change
- Champion for therapeutic environments





CONSIDERATIONS: UNDERSTANDING THE CHANGING JUSTICE CONTINUUM



Social Justice | Recidivism Reduction | Mental Health / Behavioral Health

CONSIDERATIONS: UNDERSTANDING THE CHANGING JUSTICE CONTINUUM







PUNITIVE

(Hardened & Secure)



RESTORATIVE

(Trauma-Informed & Secure)



CONSIDERATIONS: DESIGNING FOR TREATMENT & HEALING



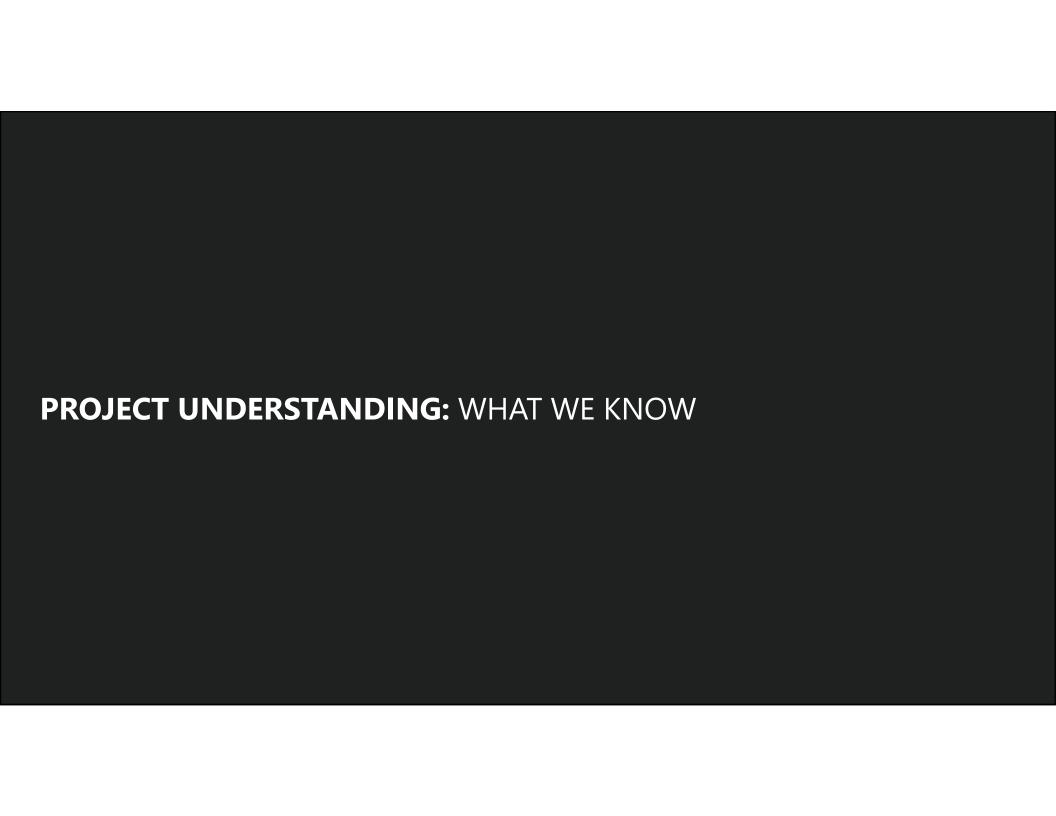












WHAT WE KNOW: UNDERSTANDING OF SCOPE

The scope of this study is threefold:

- ► To establish three or more smaller, new regional juvenile facilities (Scope 1)
- ▶ To review the repurposing of the existing **Kansas Juvenile Correctional Complex for Adults (Scope 2)**
- ► To study the repurposing of the existing **Kansas Juvenile Correctional Complex**enhancements for youth (Scope 3)

Kansas Register

Section Resident / Sour 30 - Mr. 30. 2021 / Organization of Administration - Office of Factories and Property Management Volume 40 - 115tre 30 - July 29, 2021

State of Kansas

Department of Administration Office of Facilities and Property Management

Notice is hereby given of the commencement of the selection process for architectural services for a Study of Juvenile Facility Options for the Department of Corrections. The scope of this study is threefold;

- to study of repurposing the Kansas Juvenile Correctional Facility.
- to study the establishment three or more smaller, regional Juvenile facilities; and

 Lip study future plans for the former Lamed Juvenile Correctional Facility and other underutilized facilities within the Repurposing of the Kansas Juvenile Correctional Facility should include use by an adult population as appropriate based upon the contract and design and correctional social facility should include use by an adult population as appropriate based upon Repurposing or the Adrias Sivenie Lamedonar racing anound include use by an abuse population as appropriate based with capacity and design of current adult facilities as well as a remodel or softening for use for youth that emphasizes best makes a management of the contract of the cont the capacity and design of current adult hallities as well as a remove or "softening" for use for yourn that emphasizes olds practice. Regions for consideration should include south-central northeast, and wastern Kansas, with a preference lower consists and county facilities within should consideration. The constant facilities should have a narradiar should be a consideration of the constant facilities should have a narradiar should be a consideration. practice, regions for consideration should include soluth-central, normalist, and western ransas, were a preference coward utilities existing state and county facilities rather than new construction. The regional facilities should have a capacity of no more state of the contraction and a facilities are a facilities and contraction and a facilities are a facilities and a facilities are a facilities and a facilities are a facilities. utiliting existing state and county facilities rather than new construction. The regional facilities should have a capacity of no more than 50 youths in one location and should recommend either a specialized facility design or a full service facility like the current of the county than 50 youths in one location and should recommend either a specialized facility design or a full-service facility also the current facility. A regional approach should outline a centralized Reception and Diagnostic Unit and consider the need to provide full consists and a consider the need to provide full. facily. A regional approach should dutine a centralized reception and plagnostic Unit and consider the need to provide rull separation and full service for female youths. The study should consider the need for secured facilities versus staff secure. Considers chanded and builds manufactured for number and secured for secured facilities versus staff secure. separation and run service for homaic youths. The study anound committee that meter for security lactimists version states a sent pocture.

Designs should include ample space for on-site education with a full high school vectoring, programming, and necroational includes the study of the security of th Leggers snows include ampie space for on-site education with a full night school, violational, programming the study must be completed by June 1, 2022, in order to give us time to submit by July 1, 2022. For more information, contact Mike Galo at mile patroness pay phone 765-746-7482.

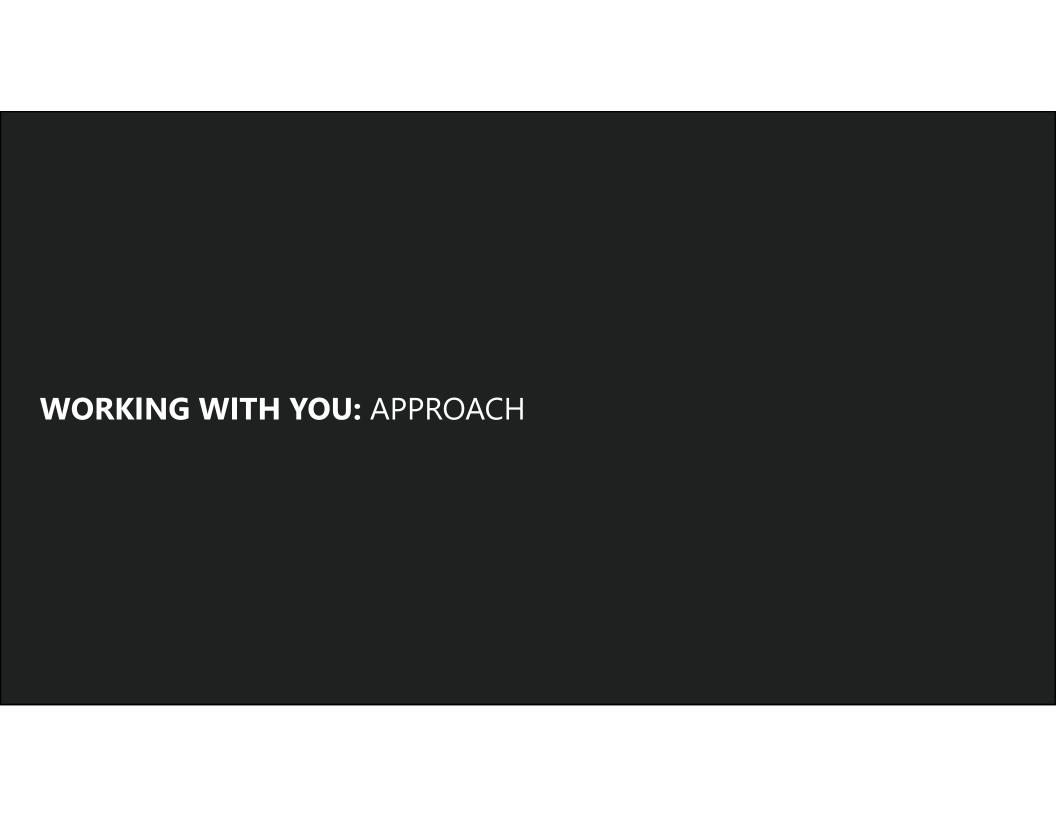
To be considered, one (1) PDF file of the following should be provided: State of Kansas Professional Qualifications DCC Forms To be considered, one (1) FIDE file of the leadwing should be provided. State of Kansas Profes (S) 1954, Inclusive, and information regarding similar projects. These forms may be found at OSF CAM, POLIDARE, and reformation regarding sinites projects. These forms may be found as the control of the c ILLEGAZIONER, SOMOTHICESOFORMICS CHARLES SABLE OF KANSES PROTESSIONAL QUARTICATIONS DILE Form 150 For each tirm and onsultant should be provided at the end of each proposed. Please include your firm name, agency abbreviation, and an achievational remains in the title Africa professional Please include your firm have gency abbreviation, and an Consument should be provided at the end of each proposal, please include your arm name, agency abovewation, and an abovewater project name in the title of the PDF obcument. Proposals should be less than 5 Mb and follow the current State. apprevious project name in the title or the PDF document. Proposals should be less tran 5 Mb and follow the current state.

Building Advisory Commission guidelines which can be found in Part 8 — Chapter 2 of the Building Design and Construction. Burlang Avisory Commission guidelines which can be round in Part to - Enapter 2 of the Multing Design and Longruction Manual at http://www.adimin.ks.gov/offices/ofpm/dcc/bdom, Paper copies and Rash drives containing copies of the proposals are

Proposals should be sent to and essential qualifications that government after the date and time noted below will not be forwarded to the State Building Advisory Commission for review. If you have questions, please call 1985-296-0749. The expressions shall be delivered to the attention of Randy Resident by 2:00 cm. on or before Assust 13, 2021. be forwarded to the State Building Advisory Commission for review, it you have questions, prease call 780-200-07/202. In proposal submissions shall be delivered to the attention of Randy Riveland by 2:00 p.m. on or before August 13, 2021.

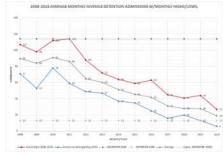
The State of Kansas, as a matter of public policy, encourages anyone doing business with the State of Kansas to take steps to discourage human trafficking. If nonetective birtinaryandon/confractors have any policies or participate in any initiative that The state of Kansas, as a matter of public policy, encourages anyone doing business with the Mate of Kansas to take states to discourage human trafficking. If prospective bidders/kendors/contractors have any policies or participate in any imposters than the necessarian human trafficking. Also, then processed to higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have also an any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have an any policies or participate in any imposters than the higher kendors and the higher kendors/contractors have any policies or participate in any imposters than the higher kendors and the higher kendors are also and the higher kendors and the higher kendors are also and the higher kend cascourage numan trafficking if prospective bioder/vendor/contractors have any policies or participate in any intrafficking often the prospective bioder/vendor/contractor is encouraged to submit same as part of their bioder-vendor/contractor.

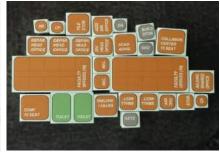
Office of Facilities and Property Management

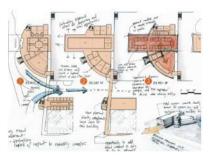


APPROACH: OVERVIEW











6 WEEKS *October 18, 2021*

6 WEEKS

9 WEEKS

9 WEEKS

2 WEEKS *June 1, 2022*

UNDERSTAND & INVESTIGATE

ANALYZE

PROGRAM

MASTER PLAN

APPROACH: UNDERSTAND & INVESTIGATE





Safety For

Experience &

Expertise



Technology

Integration







Visual



Functional









Adaptability/ Flexibility



Energy / Sustainability



Health & Wellness, Human Experience



"Walking in Your Shoes" **PEOPLE-FIRST FOCUS**





"Discuss & Collaborate" **EVIDENCE-BASED DECISION MAKING**

UNDERSTAND & INVESTIGATE

ANALYZE

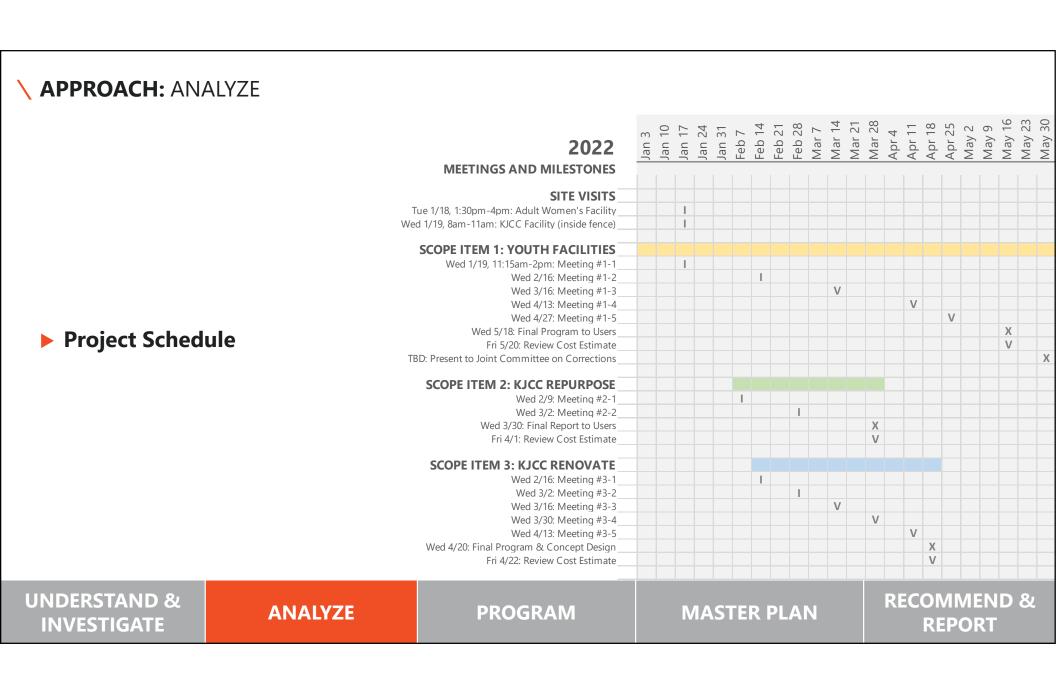
PROGRAM

MASTER PLAN

APPROACH: ANALYZE

► Facility/Site Tours

- 1. January 18th: KDOC + CE + Dewberry visit Adult Women's Facility
- 2. January 19th: KDOC + CE + Dewberry visit KJCC Facility



SCOPE 1 APPROACH: UNDERSTANDING OF SCOPE

Scope 1:

► To establish three or more smaller, new regional juvenile facilities

Kansas Register

Security / Bose 10: Mo. 20. 2021 / Department of Administration - Differ of Fections and Property Management

State of Kansas

Department of Administration Office of Facilities and Property Management

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Office of Facilities and Property Management

UNDERSTAND & INVESTIGATE

ANALYZE

PROGRAM

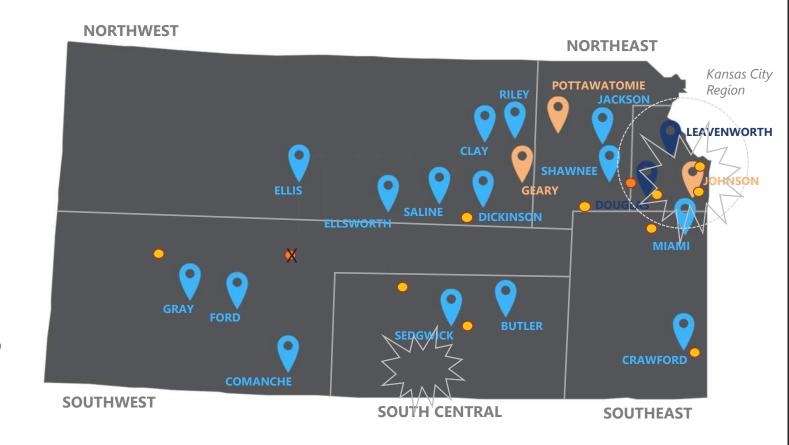
MASTER PLAN

SCOPE 1: 2014-2064, 50-YEAR COUNTY POPULATION PROJECTIONS (via CEDBR)

- COUNTY 80.2% to 115% Growth
- **COUNTY**45.3% to 80.1% Growth
- **COUNTY** 0.1% to 45.2% Growth
- Existing Juvenile Detention
- Existing Kansas Juvenile Correctional Complex (KJCC)

Existing Larned Juvenile Correctional Facility

- (Closed, except for COVID-19 Quarantine Functions)
- High Population Density (500 people per Sq. Mile)



UNDERSTAND & INVESTIGATE

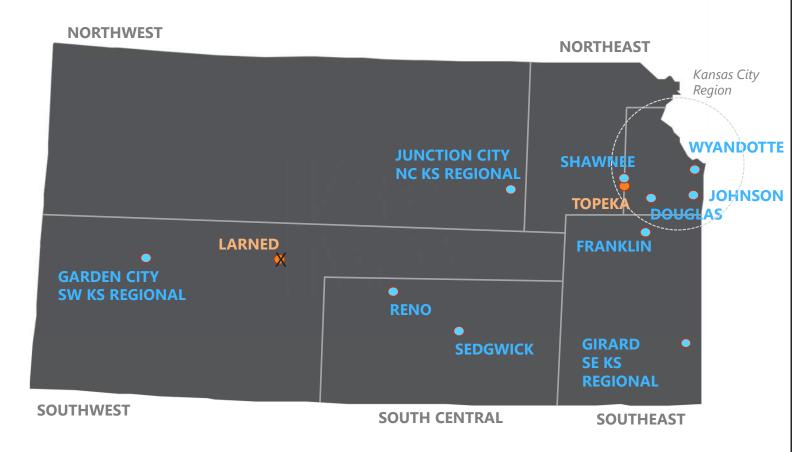
ANALYZE

PROGRAM

MASTER PLAN

SCOPE 1, WHAT WE KNOW: EXISTING LOCATIONS

- Juvenile Detention (County)
- Kansas Juvenile Correctional Complex (KJCC)
- Larned Juvenile Correctional Facility (Closed, except for COVID-19 Quarantine Functions)



UNDERSTAND & INVESTIGATE

ANALYZE

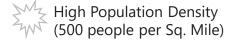
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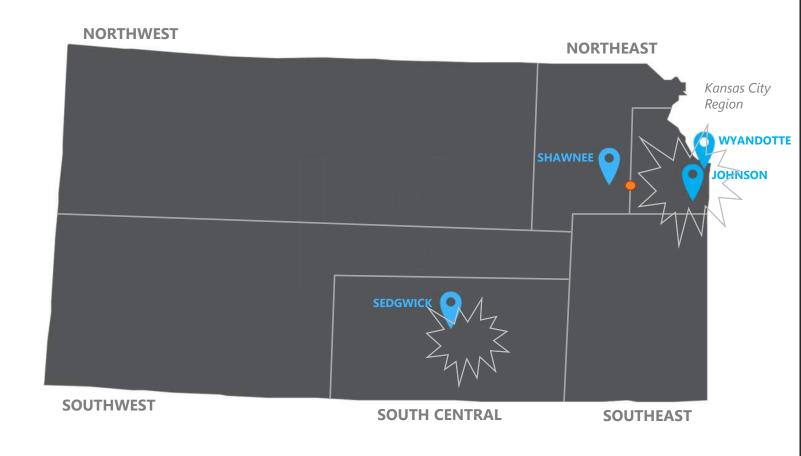
MASTER PLAN

\ SCOPE 1: COUNTIES WITH HIGHEST RESIDENT POPULATIONS TO KJCC



Existing Kansas
 Juvenile Correctional
 Complex (KJCC)





UNDERSTAND & INVESTIGATE

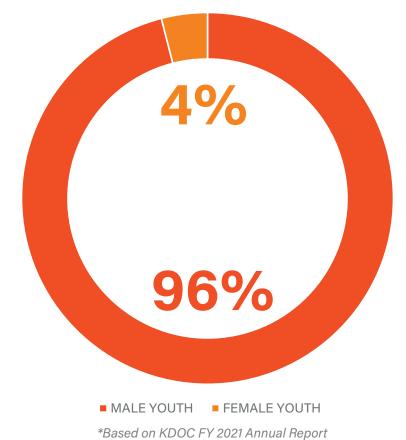
ANALYZE

PROGRAM

MASTER PLAN

\ SCOPE 1: GENDER





UNDERSTAND & INVESTIGATE

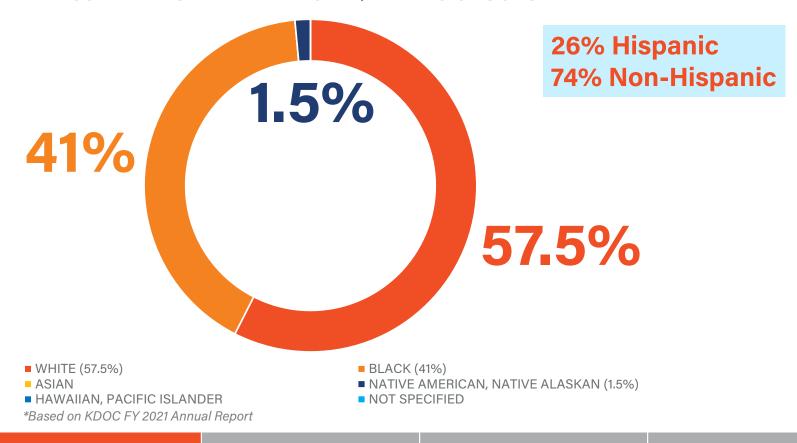
ANALYZE

PROGRAM

MASTER PLAN

\ SCOPE 1: RACIAL / ETHNIC GROUPS

JUVENILE OFFENDER RACIAL / ETHNIC GROUPS*



UNDERSTAND & INVESTIGATE

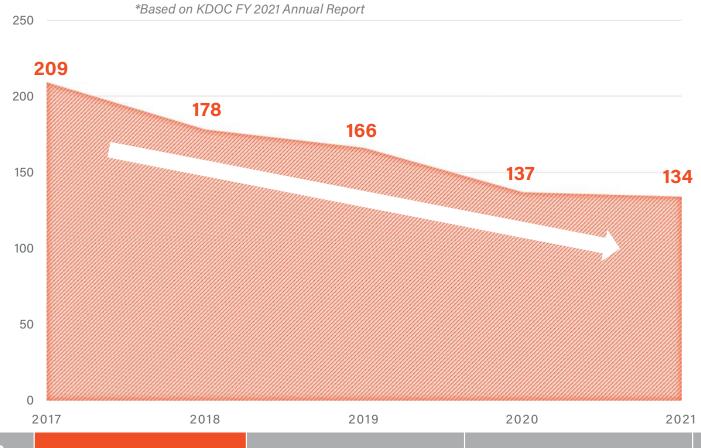
ANALYZE

PROGRAM

MASTER PLAN

\ SCOPE 1: POPULATION TREND





UNDERSTAND & INVESTIGATE

ANALYZE

PROGRAM

MASTER PLAN

SCOPE 1 APPROACH: PROGRAM SUMMARY

| | SUMMARY SPACE ALLOCATION (50 New Regional Beds) Kansas Juvenile Corrections | | | | | | |
|------------|---|------------------------|---------------------------------|---------------|--|--|--|
| Comp. # | Facility Component | Total NSF Component | Departmental Grossing Factor | Total DGSF | | | |
| 0.0 | Welcome Center | 2,020 | 606 | 2,626 | | | |
| 1.0 | Administration | 13,650 | 4,095 | 17,745 | | | |
| 2.0 | Housing | 21,750 | 9,788 | 31,538 | | | |
| 3.0 | Admissions/Release | 3,045 | 1,370 | 4,415 | | | |
| 4.0 | Health Center | 5,770 | 2,597 | 8,367 | | | |
| 5.0 | Behavioral Health | 2,590 | 1,166 | 3,756 | | | |
| 6.0 | Food Service & Laundry | 4,705 | 2,117 | 6,822 | | | |
| 7.0 | Security and Contro | 1,270 | 381 | 1,651 | | | |
| 8.0 | Visitation | 3,600 | 1,080 | 4,680 | | | |
| 9.0 | Education | 11,520 | 5,184 | 16,704 | | | |
| 10.0 | Recreation | 12,530 | 3,759 | 16,289 | | | |
| 11.0 | Core/ Facilty Maintenance | 7,360 | 2,208 | 9,568 | | | |
| | Subtotal DGSF | | | 124,160 | | | |
| | Building Gross Square Footage (10%) | | | 12,416 | | | |
| | Total BGSF | | | 136,576 | | | |

Abbreviation Key:

NSF = Net Square Feet (Basic Program Space Requirements)
DGSF = Department Gross Square Feet (Usable or Rentable Building Space; Internal Circulation; Grossing factors required for Program to function)

BGSF = Building Gross Square Feet (Total Building Space within the Building Envelope)

| UNDERSTAND & | |
|-------------------------|--|
| INVESTIGATE | |

MASTER PLAN

SCOPE 1 APPROACH: MASTER PLAN



UNDERSTAND & INVESTIGATE

ANALYZE

PROGRAM

MASTER PLAN

SCOPE 1 APPROACH: OPINION OF PROBABLE COST

| Description of Scope SCOPE 1 - REGIONAL (50-bed) | GSF (Gross Square Feet) | New | Reno | Behind Secure Perimeter | New Outside Secure Perimeter Low Cost/SF \$500 | | Unique Cost | 5% FF&E (Furniture, Fixtures, Equipment)** | OFPM FEE to AHJ (code review, bid, inspections) | 15% Escalation (For July 2022) | 15% Escalation (For July 2023) | 12% Escalation (For July 2024) | 8% Escalation after Design at 8id (July 2025) | | A/E FEE (AIA Fee includes CA person 1/2 time) | Utilities within the site* | Special Testing Costs | Total: |
|--|----------------------------|-----------|------|-------------------------------|--|------------------|------------------|---|--|-----------------------------------|-----------------------------------|-----------------------------------|---|-----------------|---|----------------------------|--------------------------|----------------|
| Concept Location 1, 50-bed | 136,576 | γ | N | N | \$ 68,288,000.00 | \$ 81,945,600.00 | | \$ 4,097,280.00 | \$ 60,000.00 | \$ 12,291,840.00 | \$ 12,291,840.00 | 5 9,833,472.00 | \$ 6,555,648.00 | \$ 8,194,560.00 | \$ 13,527,024.00 | \$ 7,439,863.20 | \$ 250,000.00 \$ | 156,487,127.20 |
| Concept Location 2, 50-bed | 136,576 | Y | N | N | \$ 68,288,000.00 | \$ 81,945,600.00 | | 5 4,097,280.00 | \$ 60,000.00 | \$ 12,291,840.00 | \$ 12,291,840.00 | \$ 9,833,472.00 | \$ 6,555,648.00 | \$ 8,194,560.00 | \$ 8,792,565.60 | 5 7,439,863.20 | \$ 250,000.00 \$ | 151,752,668.80 |
| Concept Location 3, 50-bed | 136,576 | Υ | N | N | \$ 68,288,000.00 | \$ 81,945,600.00 | | \$ 4,097,280.00 | \$ 60,000.00 | 5 12,291,840.00 | \$ 12,291,840.00 | 5 9,833,472.00 | \$ 6,555,648.00 | \$ 8,194,560.00 | \$ 8,792,565.60 | \$ 7,439,863.20 | \$ 250,000.00 \$ | 151,752,668.80 |
| Concept Location 4 (based on ADP needs), 50-bed | 136,576 | Y | N | N | 5 68,288,000.00 | \$ 81,945,600.00 | | | | \$ 12,291,840.00 | | | | | | \$ 7,439,863.20 | \$ 250,000.00 S | 151,752,668.80 |
| Concept Fence (4 Facility Locations) | 136,576 | Y | N | N | | | \$ 27,315,200.00 | \$ 1,365,760.00 | \$ 60,000.00 | \$ 4,097,280.00 | \$ 4,097,280.00 | \$ 3,277,824.00 | \$ 2,185,216.00 | \$ 2,731,520.00 | \$ 2,933,455.20 | \$ 2,482,154.40 | \$ 250,000.00 \$ | 50,795,689.60 |
| 5.57 | | SVC - 153 | C/ | | 375 | | | 723 | 21 | | | 2000 | | | | OVERALL SCOPE | 1 (50-bed) TOTAL: \$ | 662,540,823.20 |

94,530,000.00 Concept Location 2, 64-bed \$ 78,775,000.00 \$ oncept Location 3, 64-bed \$ 4.726.500.00 \$ 60.000.00 \$ 14.179.500.00 \$ 14.179.500.00 \$ 11.343.600.00 \$ 7.562.400.00 \$ 9.453.000.00 \$ 10.142.242.50 oncept Fence (3 Facility Locations) 20,486,400.00 \$ 1,024,320.00 \$ 60,000.00 \$ 3,072,960.00 \$ 3,072,960.00 \$ 2,458,368.00 \$ 1,638,912.00 \$ 2,048,640.00 \$ 2,201,066.40 1,862,440.80 \$ 250,000.00

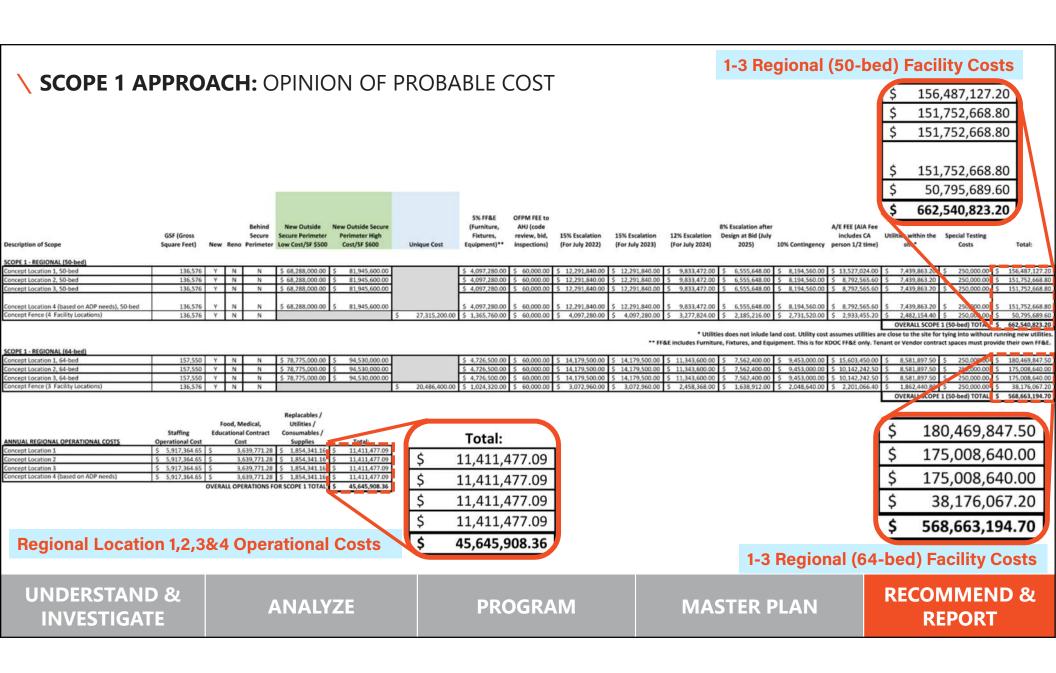
| ANNUAL REGIONAL OPERATIONAL COSTS | Staffing Operational Cost | Food, Medical, Educational Contract Cost | Replacables / Utilities / Consumables / Supplies | | Total: | |
|---|------------------------------|--|---|----|---------------|--|
| Concept Location 1 | \$ 5,917,364.65 | \$ 3,639,771.28 | \$ 1,854,341.16 | \$ | 11,411,477.09 | |
| Concept Location 2 | \$ 5,917,364.65 | \$ 3,639,771.28 | \$ 1,854,341.16 | 5 | 11,411,477.09 | |
| Concept Location 3 | \$ 5,917,364.65 | \$ 3,639,771.28 | \$ 1,854,341.16 | \$ | 11,411,477.09 | |
| Concept Location 4 (based on ADP needs) | \$ 5,917,364.65 | \$ 3,639,771.28 | \$ 1,854,341.16 | \$ | 11,411,477.09 | |
| | | OVERALL OPERATIONS FO | OR SCOPE 1 TOTAL: | 5 | 45,645,908.36 | |

| UNDERSTAND 8 | Ł |
|---------------------|---|
| INVESTIGATE | |

ANALYZE

PROGRAM

MASTER PLAN



SCOPE 1 APPROACH: SCHEDULE – NEW REGIONAL CORRECTIONAL FACILITIES

2022 2023 2024 2025 Scope 1 **Initial Master** Legislation Design Design Plan Review, Out for Bid Approval, & **Funding Probable Cost Funding** Start of **Planning** Construction

UNDERSTAND & INVESTIGATE

ANALYZE

PROGRAM

MASTER PLAN

SCOPE 2 APPROACH: UNDERSTANDING OF SCOPE

Scope 2:

► To review the repurposing of the existing **Kansas Juvenile Correctional Complex for Adults**

Kansas Register

Security / Bose 10: Mo. 20. 2021 / Department of Administration - Differ of Fections and Property Management

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- To study the establishment three or more smaller, regional Juvenile facilities; and

 to study the values in mare shapes, "agreed president shapes and
 to study future plans for the former larned Juvenile Correctional Facility and other underutilized facilities within the Repurposing of the Kansas Juvenile Correctional Facility should include use by an adult population as appropriate based upon the second section of correct sets as facilities as well as a removal or forthcome for one formulations of correct sets as a facilities as well as a removal or forthcome for one formulations of correct sets as a facilities as well as a removal or forthcome for one formulations of correct sets as a facilities as well as a removal or forthcome for one for the facilities and control or forthcome for the facilities are well as a facilities as well as a removal or forthcome for the facilities are well as a removal or forthcome for the facilities are well as a facilities and the facilities are well as a facilities are w Repurposing or the Adrias Sivenie Larrectional racing anoual include use by an abust population as appropriate between the capacity and design of current adult facilities as well as a remodel or softening for use for youth that emphasizes best accompany to the contract of the contract the capacity and design of current adult facilities as well as a remove or "softening" for use for yourn that emphasizes dest practice. Regions for consideration should include south-central northeast, and wastern Kansas, with a preference lower of consistent matter and country continues and control to the control of the control for the control of t practice. Regions for consideration should include south-central, northeast, and western Karsas, with a preference toward utilizing existing state and County Solibles nather than new construction. The regional facilities should have a capacity of no more should have a capacity of northeast series deviation and should previously previously a solid should previously previously a solid should be a capacity of no more solid should be a capacity of the more solid should be a capacity of northeast solid should be a capacity of utiliting existing state and county facilities rather than new construction. The regional facilities should have a capacity of no more than SJ youths in one location and should recommend either a specialized facility design or a full service facility like the current of the c than 50 youths in one location and should recommend either a specialized facility design or a full-service facility also the current facility. A regional approach should outline a centralized Reception and Diagnostic Unit and consider the need to provide full consists and a consider the need to provide full. Godig, A regional approach should outline a centralized reception and plagnostic Unit and consider tine need to provide rull separation and full service for female youths. The study should consider the need for secured facilities versus staff secure. One large characteristics and secure for concern and provided in the secure for separation and full service for remails youths. The study should consider the need for securing facilities stam secure.

Designs should include ample gazer for on-site education with a full high school, vocational, programming, and necroational and securing the contents of the state of the unagens angusar include ampre space for on-site estucation with a full right school, vocationals, programming space. The study must be completed by June 1, 2022, in order to give us time to submit by July 1, 2022. For more information, contact Mike Gato at miss saltoness cos, phone 785-746-7482.

To be considered, one (1) PDF file of the following should be provided: State of Kansas Professional Qualifications DCC Forms To be considered, one (1) with mile of the tracking should be provided. Softe of kansas professions, included, included, and information regarding similar projects. These forms may be found at OST OSA, PICLUSME, and information regarding similar projects. These forms may be found at http://doi.org.as.gov/offices/form/doc/f.stocks. State of Kandas Professional Qualifications DCC Form 050 for each firm and consequences about the procession of the control of each consequence of Disson and references from a some seasons abbreviation and as INDUSTRIES SOME REGISTRATION OF A THE PROPERTY OF THE STATE OF THE STA consultant should be provided at the end of each proposal. Please include your firm name, agency abbreviation, and an abbreviated project name in the title of the FDF document. Proposals should be less than 5 Mb and follow the current State. aborevieted project name in the title of the PDF document. Proposals should be less than 5 Mp and follow the current State.

Building Advisory Commission guidelines which can be found in Part 8 – Chapter 2 of the Building Design and Construction. Building Advisory Commission guidelines which can be found in Part 8 – Chapter 2 of the Building Design and Construction Manual at http://www.admin.ks.gov/offices/ofom/occ/bdom, Paper copies and flash drives containing copies of the proposals are

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be forwarded to the State Building Advisory Commission for review, it you have questions, prease call 783×290-0749. In proposal submissions shall be delivered to the attention of Randy Riveland by 2:00 p.m. on or before August 13, 2021. The State of Kansas, as a matter of public policy, encourages anyone doing business with the State of Kansas to take steps to discourage human trafficking. If nonetective birtinaryandon/confractors have any policies or participate in any initiative that The state of Kansas, as a matter of public policy, encourages anyone doing business with the Mate of Kansas to take states to discourage human trafficking. If prospective bidders/kendors/contractors have any policies or participate in any imposters than the necessarian human trafficking. Also, then processed to higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have also an any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have any policies or participate in any imposters than the higher kendors/contractors have an any policies or participate in any imposters than the higher kendors and the higher kendors/contractors have any policies or participate in any imposters than the higher kendors and the higher kendors are also and the higher kendors and the higher kendors are also and the higher kend cascourage numan trafficking if prospective bioder/vendor/contractors have any policies or participate in any intrafficking often the prospective bioder/vendor/contractor is encouraged to submit same as part of their bioder-vendor/contractor.

Office of Facilities and Property Management

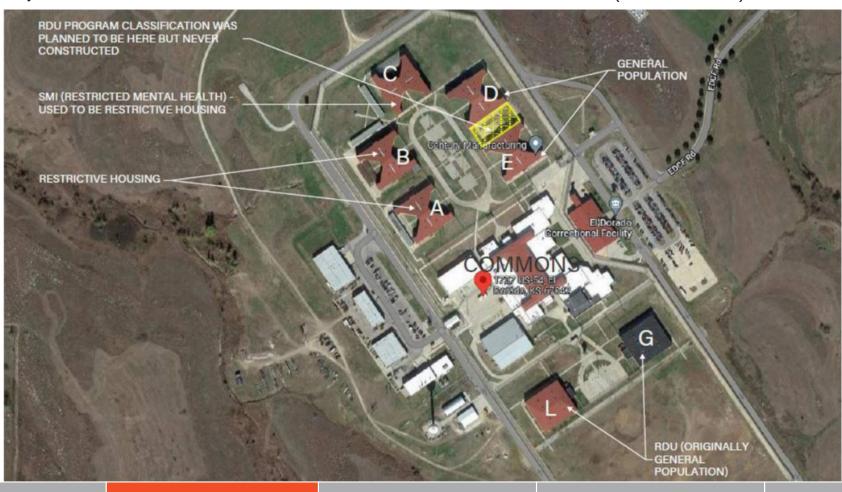
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SCOPE 2, WHAT WE KNOW: EXISTING FACILITIES - MEN'S CAMPUS (EL DORADO)



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El Dorado Correctional Facility (EDCF) - Adult Male Reception and Diagnostic Unit (Men's RDU) for KDOC system.

- Male RDU = Medical & mental health (MH) diagnostic assessments, classification needs and individual programming plans upon admission.
- EDCF Male RDU is 512 beds, larger than complete double-bunking of KJCC campus
- KJCC central support functions are sized for a 225 bed operations.
- KJCC will not meet long-term Male RDU needs for adult male offender processing.

El Dorado RDU advantages of remaining in place:

- Turnpike access
- Proximity to counties with heavy intake numbers of adult males sentenced to prison
- The availability of medical and MH staff
- Staff efficient housing unit sizes for adult Males
- Efficiencies that may not be possible to replicate if Men's RDU moves to Topeka KJCC.

There is no apparent path of benefit to relocate the Men's Adult RDU to Topeka KJCC.

| UNDERSTAND & |
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| INVESTIGATE |

SCOPE 2, WHAT WE KNOW: EXISTING FACILITIES - KANSAS WOMEN'S CAMPUS (TOPEKA)



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SCOPE 2 APPROACH: REPURPOSING OF KJCC FOR ADULT WOMEN

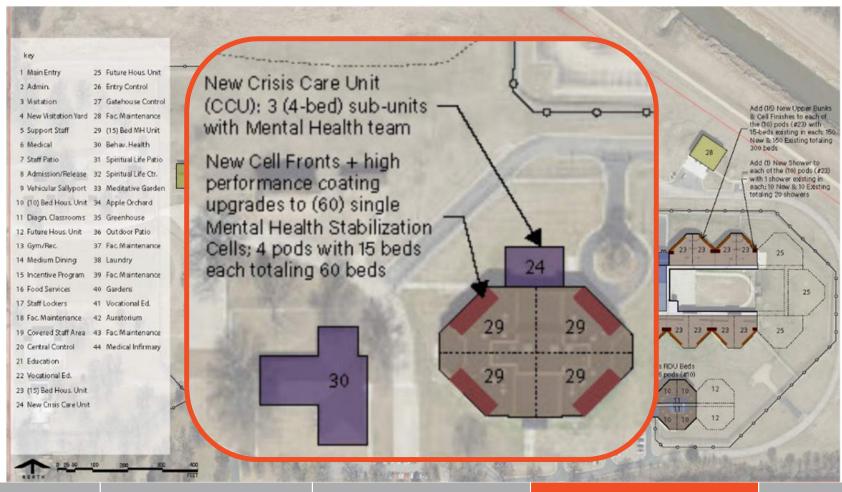


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SCOPE 2 APPROACH: CRISIS CARE UNIT & MH STABILIZATION CELLS



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SCOPE 2 APPROACH: REPURPOSING HOUSING UNITS FOR ADULT WOMEN



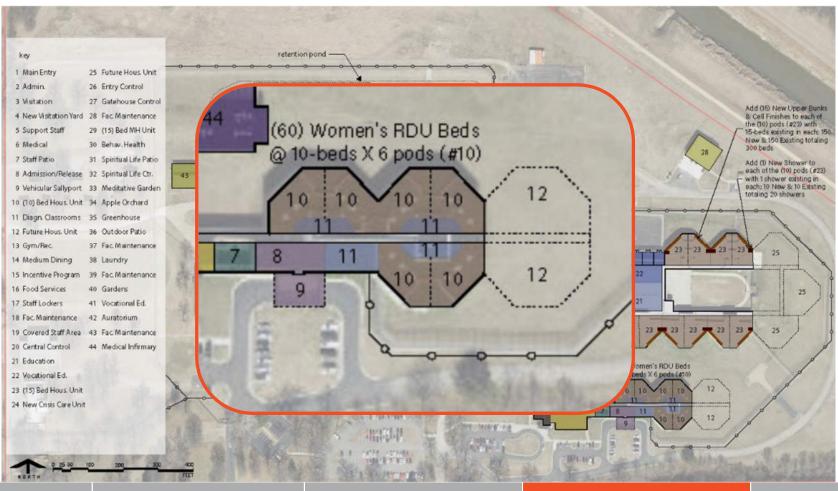
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SCOPE 2 APPROACH: REPURPOSING FOR ADULT WOMEN'S RDU



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SCOPE 2 APPROACH: PHASING OF KANSAS WOMEN'S CAMPUS (TOPEKA)



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SCOPE 2 APPROACH: ADULT WOMEN'S MAXIMUM SECURITY @ KJCC BENEFITS

Topeka Correctional Facility (TCF): The only facility housing women in the KDOC correctional system.

The scope of the Juvenile system master planning is not to program or design the women's solutions, but to define a phased scenario for potential repurposing KJCC for women, as an alternative, if the juvenile system were to be removed from KJCC to the new Regional Centers.

ADULT WOMEN'S OPTIONS:

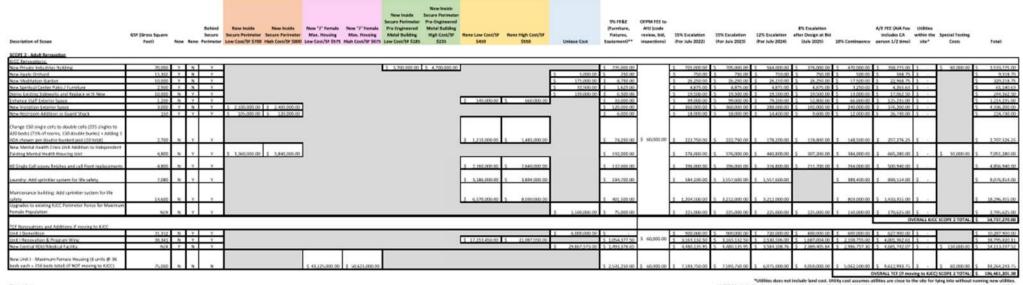
- 1. KJCC's 225 cells become a 360-bed maximum security women's KWCC (by partial double-bunking).
 - KJCC Replaces TCF cellhouse Unit "J" 203-beds (Unit J is to be razed).
 - TCF Unit "I" 157-beds to be renovated and re-purposed as women's Special Needs Housing Units (SNU).
- 2. Leave KJCC as a juvenile facility
 - Build a new Unit J maximum security housing building on the TCF site, to replace the 203 beds that are decommissioned when Unit J is razed.

This is a key cost difference for the juvenile system comparison. The scope of a new maximum security women's housing facility has not been programmed at this time. Estimates of probable cost herein are only for cost magnitude consideration related to the juvenile system decisions.

| UNDERSTAND & |
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SCOPE 2 APPROACH: OPINION OF PROBABLE COST



| Corregarison: | | |
|--|---|----------------|
| RICE Renovations Fortal | 5 | 54,737,270.88 |
| TCF Addition: New Central ROU/Medical Facility | 1 | 54,111,217.52 |
| | = | |
| Total Women Stoying as TO | 5 | 196,401,201,38 |
| | | |

"URBbes does not include land cost. URBby cost assumes willbes are close to the site for fying into without numbry new ut "" FR&E includes Farniture, Fastares, and Equipment. This is for KDOC FR&E oxis. Tenant or Vendor contract spaces must provide their own F

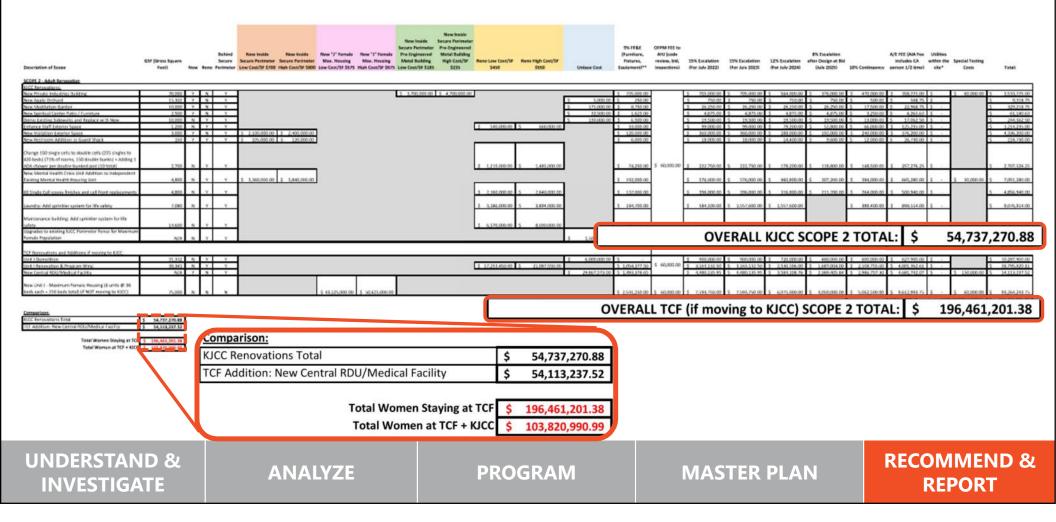
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SCOPE 2 APPROACH: OPINION OF PROBABLE COST



SCOPE 2 APPROACH: SCHEDULE – RENOVATE KJCC/TCF FOR ADULT FEMALE POPULATION

Scope 2 2022 2023 2024 2025

Initial Master

Plan

Probable Cost

Legislation

Review,

Approval, &

Funding

Planning

Design/ Renovation every 5 years Design

Funding

Design/

Renovation

every 5 years

Design

Funding

Design/

Renovation

every 5 years

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SCOPE 3 APPROACH: UNDERSTANDING OF SCOPE

Scope 3:

► To study the repurposing of the existing **Kansas Juvenile Correctional Complex -Enhancements for youth**

Kansas Register

Security / Bose 10: Mo. 20. 2021 / Department of Administration - Differ of Fections and Property Management Volume 40 - 115tre 30 - July 29, 2021

State of Kansas

Department of Administration Office of Facilities and Property Management

Notice is hereby given of the commencement of the selection process for architectural services for a Study of Juvenille Facility

- to study of repurposing the Kansas Juvenile Correctional Facility.
- to study the establishment three or more smaller, regional Juvenile facilities; and

 to study the values in mare shapes, regional precise values and
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Office of Facilities and Property Management

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SCOPE 3, WHAT WE KNOW: EXISTING FACILITIES - KANSAS JUVENILE CORRECTIONAL FACILITY



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SCOPE 3 APPROACH: ANALYZE

- ► Mission, Vision, and goal of enhancements and programs
- ► Reviewed programs and activities offered for youth:
 - Educational
 - Vocational
 - Rehabilitative
 - Dietary
 - Healthcare (medical, mental health, dental, behavioral health, pet therapy)
 - Transitional / Re-Entry
 - Courts
- ▶ Programs and support activities/amenities offered for Staff
 - Staff Training
 - Health & Wellness
 - Healthcare (medical, mental health, behavioral health)
 - Staff Amenities/Staff Retention

| UNDERSTAND & | Z |
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| INVESTIGATE | |

SCOPE 3 APPROACH: PROGRAM SPACE MATRIX SAMPLING

| Kansas J | uvenile Corrections | _ | | | | | | | | | | | _ | | _ | | _ | _ | _ | | | | | | | | _ |
|--------------|-------------------------------------|--|--|-------------------------------|----------------------------|--------------------------------|---------------------------|-----------------------------|-------------------------------|-----------------------------|------------------|------------------------|---------------------------------------|---------------------------------|--|----------------------|--------------------------------|--------------------------------------|------------------------------------|------------------------------------|---|-------------------------------|--------------------|----------|---------------------------------------|--|--------------------------------------|
| Space No. | Support Area/Equip. Description | Youth Security Level (Low-1 to High-3) | Connection (Physical Access) to Nature | Connection to other Buildings | Specific Space Layout Reqs | Quiet Space OR Acoustics Rec'd | Daylight/View: Controlled | Daylight/View: Uncontrolled | Daylight/View: Borrowed Light | Lighting Controlled by User | Daylight Dimming | Color Temp. (enter #K) | Occupancy Sensor/Aotomatic Off Contro | Redundancy Req'd / Emerg. Power | Air Flow: P (positive) or N (negative) | Emerg. Egress/Access | TV/Monitor - Audio/Visual/Data | Projector/Screen - Audio/Visual/Data | Youth Computer - Audio/Visual/Data | Staff Computer - Audio/Visual/Data | Controlled Access - Card Reader (Proxy) | Controlled Access - By Contol | Video Surveillance | Intercom | Detention Equipment/Fixture/Furniture | Dorm Style Equipment/Fixture/Furniture | Standard Equipment/Fixture/Furniture |
| 0.001 | Entry Vestibule/Main Entrance | | • | | | | | • | | | • | 3500 | • | • | | • | | | | | • | • | • | • | | | • |
| 0.002 | Training Center (Separate Building) | | • | ? | • | • | | • | | | • | 3500 | • | • | | | • | • | | • | • | • | • | | | | • |
| 0.003 | Reception Desk/Information Booth | | • | | | • | | • | | • | • | 3500 | • | • | | | | | | • | • | • | | | | | • |
| 0.004 | Public Locker Area | | | | | • | | • | | | | 3500 | • | | N | | | | | | | | • | | | | • |
| 0.005 | Queuing Area/Add'l Lobby Space | See | See 7.0 Security & Screening | | | | | | | | | | | | | | | | | | | П | | | | | |
| 0.006 | Security Screening | See 7.0 Security & Screening | | | | | | | | | | | | | | | | | | | | | | | | | |
| 0.007 | Video Conferencing | | | | | • | | | • | | | 3500 | • | • | | | | | | | • | • | • | • | | | • |
| 0.008 | Lobby Seating Area | | • | | | • | | • | | | • | 3500 | • | | | | | | | | | | • | | | | • |
| 0.009 | Public Restroom (1 male/1 female) | | | | • | | | | | | | 3500 | • | | N | | | | | | | | | | | | |

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SCOPE 3 APPROACH: MASTER PLAN



UNDERSTAND & INVESTIGATE

ANALYZE

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SCOPE 3 APPROACH: OPINION OF PROBABLE COST

| | Description of Scope SCOPE 3 - REMOVATE - HIGH PRIORITY ITEMS. | , coose | THE PROPERTY | Secure Perimeter | New Inside Secure New Inside Perimeter Low Secure Perimeter Cost/SF \$700 High Cost/SF \$800 \$ 16,450,000.00 \$ 18,600,000.00 | | meter t/SF Reno Low Cost/SF | Rena High Cost/SF \$550 | Unique Cost | 5% FF&E [Furniture, Flatures, Equipment]** | OFPM FEE to AHI (code review, bid, inspections) | 15% Escalation (For July 2022) 5 2,820,000.00 | 15% Escalation (For July 2023) 5 2,820,000.00 | (For July 2024) | 8% Escalation after Design at Bid (July 2025) | 10% Contingency | | within the ! site* | Costs | Total: 35,285,800.00 |
|--------------------------------------|---|----------------|--------------|---------------------|--|--------------------------|----------------------------------|----------------------------|--------------|---|--|---|---|-------------------------------|---|-----------------|------------------------------|-----------------------|-----------------|----------------------|
| | | | | | | | | | | | | | | | | | Grouped Tor | tal Phase 1 (t | terns Ranked 1) | 35,285,800.00 |
| 2 (DOC can do part | Renovate Housing Pods (daylight, accustics (doing now, softening through finishes (internal scope), furniture, reno time-out/pantry areas, BHP office add, HIPPAh meeting space, youth quiet/decompression rooms) | 52,000 | N Y | Y | | | \$ 23,400,000.00 | 5 28,600,000.00 | | \$ 1,430,000.00 | \$ 60,000.00 | \$ 4,290,000.00 | 5 4,290,000.00 | 5 3,432,000.00 | 5 2,288,000.00 | 5 2,860,000.00 | | | | 51,502,500.00 |
| | | | | | | | | | | | | | 7 | 2 200000 | | | | | | 51,502,500.00 |
| 3 | New Training / Wellness Facility | 8,400 | Y N | N | | 5 3,360,000.00 5 4,200,0 | 00.00 | | | \$ 210,000.00 | 1 1 | \$ 630,000.00 | 5 630,000.00 | 5 504,000.00 | \$ 336,000.00 | \$ 420,000.00 | \$ 733,950.00 | 5 - | 5 50,000.00 | 7,773,950.00 |
| | Renovate Independent Housing Pod for Honors/Re- Entry youth; add kitchen to units | 24,500 | N V | v | | | 5 11.025.000.00 | 5 13.475.000.00 | | \$ 673,750.00 | 5 60,000.00 | \$ 2,021,250.00 | 5 2.021,250.00 | \$ 1,617,000,00 | \$ 1,078,000.00 | 5 1.347.500.00 | \$ 2,221,375.00 | | | 24.457.125.00 |
| 3 | Laundry: Add sprinkler system for life safety | 7,080 | N Y | Ý | | | \$ 1,186,000.00 | | | \$ 194,700.00 | 1 | \$ 584,100.00 | | | \$ 311.520.00 | | | 5 | | 7.131.861.00 |
| | | | | | | | | | | | $\overline{}$ | | | | | | Grouped Tot | al Phase 3 (t | terns Ranked 31 | 39,362,936.00 |
| | Maintenance building: Add sprinkler system for life | | - | | | | | | | | £ 20.000.00 | | | | | | | | T | |
| 3 | safety | 14,600 | N Y | γ | | | \$ 6,570,000.00 | \$ 8,030,000.00 | | \$ 401,500.00 | \$ 60,000.00 | 5 1,204,500.00 | \$ 1,204,500.00 | \$ 963,600.00 | \$ 642,400.00 | \$ 803,000.00 | \$ 1,131,307.50 | 5 | | 14,440,807.50 |
| 4 | Staff Quiet / Decompression rooms | 400 | N Y | Y. | | | \$ 180,000.00 | 5 220,000.00 | | \$ 11,000.00 |] [| \$ 33,000.00 | \$ 33,000.00 | \$ 26,400.00 | \$ 17,600.00 | 5 22,000.00 | \$ 49,005.00 | 5 | | 412,005.00 |
| 0.00 | Softers Visitation Area through finishes, acoustics, | 11552 | 2011 | 100 | | | | | | | 1 [| | | 2 Marian | 5 277 200 00 | | La manage | | | |
| 4 | and furniture; private rooms Enhance Staff Exterior Source | 6,300 1,200 | N Y | Y Y | | | \$ 2,835,000.00 \$ 540,000.00 | | | \$ 173,250.00 \$ 33,000.00 | 4 1 | \$ 519,750,00 \$ 99,000,00 | \$ 519,750.00 \$ 99,000.00 | \$ 415,800.00 \$ 79,200.00 | 277,000,00 | \$ 346,500.00 | 5 600,311.25 S 125,235.00 | 5 - | H | 6,317,561.25 |
| 4 | New Restroom Addition to Guard Shack | 150 | | | \$ 105,000.00 \$ 120,000.00 | 1 | 5 540,000.00 | 5 660,000.00 | | \$ 6,000,00 | 1 1 | \$ 18,000.00 | 5 18,000.00 | | | | | | 5 10,000.00 | 231,760.00 |
| _ | THE PROPERTY PROJECTION OF SHAPE SHAPE | 1.20 | - | _ | 2 123,500-00 2 120,500-00 | | | T | | 3 4,000.00 | 1 1 | 2 10,000,00 | 2 100000 | 3 15,410.00 | 3 2,000.00 | 3 12,000.00 | 2 23,780.00 | | 2 10,000.00 | 233,7850.00 |
| 5 | Add 4 total infirmary rooms with negative pressure | 600 | N Y | Y | | | \$ 270,000.00 | \$ 330,000.00 | | \$ 16,500.00 | 1 1 | \$ 49,500.00 | \$ 49,500.00 | \$ 39,600.00 | \$ 26,400.00 | 5 33,000.00 | \$ 78,952.50 | 5 | | 623,452.50 |
| | At outdoor track: add Bball-courts, pickleball, frisbee | | n v | | | | | | | \$ 11,500.00 | 1 1 | | | | | | | | | |
| | golf, ext. weight machines | 2,700 | N Y | , | | | | | 5 270,000.00 | 5 11,500.00 | 1 1 | \$ 40,500.00 | 5 40,500.00 | 5 32,400.00 | 5 21,600.00 | 5 27,000.00 | \$ 37,867.50 | 5 | - 1 | 483,367.50 |
| In progress and is being done in- | Food Service: renovate (2) dining rooms for programatic use - give some space to security electronic room next to Central Control can expand (Only counting 50% of the 2400 SF) | 1,200 | N Y | Y | | | \$ 540,000.00 | \$ 660,000.00 | | \$ 33,000.00 | | \$ 99,000.00 | \$ 99,000.00 | \$ 79,200.00 | \$ 52,800.00 | 5 66,000.00 | \$ 157,905.00 | | | 5 1,246,905,00 |
| 168 | | | | | | | | | | | | | | | | | | | | 24,970,093.75 |
| 33 | SCOPE 3 - RENOVATE - LOW PRIORITY ITEMS | | | | | | | | | | | | | | | | OVERALL HIGH | M PHICRITY S | COPE 3 FOTAL | 151,121,329.75 |
| | Renovate space for (2) Mother's Room outside the | | | _ |) | | | 1 | | | \vdash | | | | | | | - | | $\overline{}$ |
| | secure perimeter in lobby/inside the secure | ı I | - 1 | I | | | | | | | I | | | | I | | | | | |
| 6 | perimeter | 400 | N Y | YEN | | | \$ 180,000.00 | \$ 220,000.00 | | \$ 11,000.00 | | 5 33,000.00 | 5 33,000.00 | \$ 26,400.00 | 5 17,600.00 | \$ 22,000.00 | 5 41,745.00 | 5 - | | 404,745.00 |
| | | | | | | | | | | | 1 1 | | | | | | | | r | |
| | Intake/Admissions: VSP door from coiling to 4-fold | I | - 1 | 1 | | | | | | | | | | | I | | | | | - 1 |
| | detention steel doors, renovate shower/search room | I | - 1 | | | | | | | | | | | | | | | | | |
| | into 2 separate spaces, renovate other shower to | | 20 | | | | ex converse man | | | A 1 300 CON | | V3 (12005)91791 | | | | | to Letherson | | | |
| 7 | storage only, add controls to toilet for UA testing | 400 | N Y | Y | | 60 | \$ 180,000.00 | 5 220,000.00 | | \$ 11,000.00 | 1 | \$ 33,000.00 | 5 33,000.00 | | | | | | 1 | 419,265.00 |
| 7 | New Visitation Exterior Space | 3,000 | Y N | Y | \$ 2,100,000.00 \$ 2,400,000.00 | Š. | | | | \$ 120,000.00 | | 5 360,000.00 | 5 360,000.00 | \$ 288,000.00 | \$ 192,000.00 | \$ 240,000.00 | | | | 4,336,200.00 |
| 41 | | | | | | | | | | | | | | | | 4 | | | ns Ranked 9-10) | 5,160,210.00 |
| | | | | | | | | | | | | | | | | | OVERALL LOV | Y PRODRETY S | COPE 3 TOTAL: 1 | 5,160,210.00 |

OVERALL TOTAL OF HIGH & LOW PRIORITIES IN SCOPE 3: \$ 156,281,539.

*Utilities does not include land cost. Utility cost assumes utilities are close to the site for tying into without running new utilities
** FF&E includes Furniture, Fixtures, and Equipment. This is for KDDC FF&E only. Tenant or Vendor contract spaces must provide their own FF&E

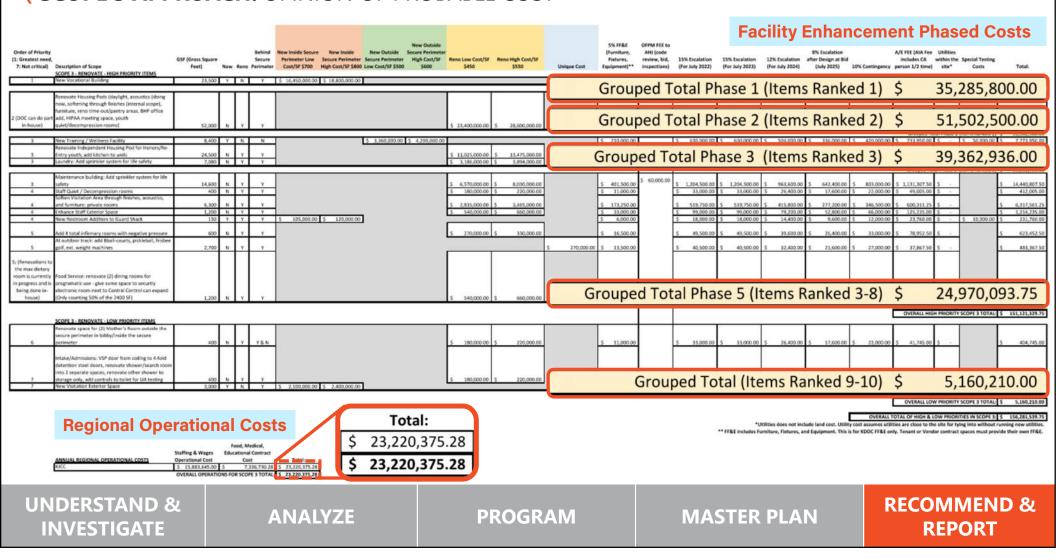
UNDERSTAND & INVESTIGATE

ANALYZE

PROGRAM

MASTER PLAN

SCOPE 3 APPROACH: OPINION OF PROBABLE COST



SCOPE 3 APPROACH: SCHEDULE

SCHEDULE - Renovate/Enhance KJCC for Juvenile Operations

Scope 3 2022 2023 2024 2025

Initial Master

Plan

Probable Cost

Legislation Review,

Approval, &

Funding

Planning

Design/ Renovation every 5 years Design

Funding

Design/

Renovation

every 5 years

Design

Funding

Design/

Renovation

every 5 years

UNDERSTAND & INVESTIGATE

ANALYZE

PROGRAM

MASTER PLAN

SCOPES 1, 2, 3 APPROACH: REPORTS





SCOPE 3 REPORT

SCOPES 1 & 2 REPORT

UNDERSTAND & ANALYZE INVESTIGATE

PROGRAM

MASTER PLAN

KEYS TO PROJECT SUCCESS

- ► Understand and embrace Re-Entry Vision and Mission for Kansas Corrections – Pathways for Success
- ► Understand composition and shortcomings of existing facilities
- Use objective process to select the best regional sites for Juvenile Facilities
- Understand and plan for implementation of best practices
- ► Track the market for realistic probable opinion of cost
- Listen to all stakeholders
- ► Partner for the right solution



♦ COMPARISON OF PROJECT OPTIONS & COSTS

OPTION 1

| Regional facility construction for youth (Approval of Scope 1) | \$662,540,823.20 |
|--|------------------|
|--|------------------|

► Renovate KJCC & TCF for women (Full Approval of Scope 2) \$103,820,990.99

► TOTAL COST: \$776,361,814.19

OPTION 2

| ► No regionals (Not approving Scope 1) | \$0.00 |
|--|--------|
| IND regionals thot approving acope 1) | 4000 |

- ► Phased renovation enhancements at KJCC for youth (Approval of \$156,281,539.75 Scope 3)
- ► Phased renovation of TCF for women (Partial Approval of Scope 2) \$196,461,201.38
- ► TOTAL COST: \$352,742,741.13

♦ OBSERVATIONS, CONCLUSIONS, & NEXT STEPS

- ► Review the Reports with the details of Scope 1, 2, & 3
- **▶** Use an objective process for next steps
- ► Determine which scope options are appropriate
- Create consensus for approval
- **▶** Identify funding and approve



QUESTIONS & ANSWERS





Thank You!