

KANSAS DEPARTMENT OF CORRECTIONS

Mike Hayden
Governor

Steven J. Davies, Ph.D.
Secretary of Corrections

Program Statement for Lansing Correctional Facility - East Unit

138724

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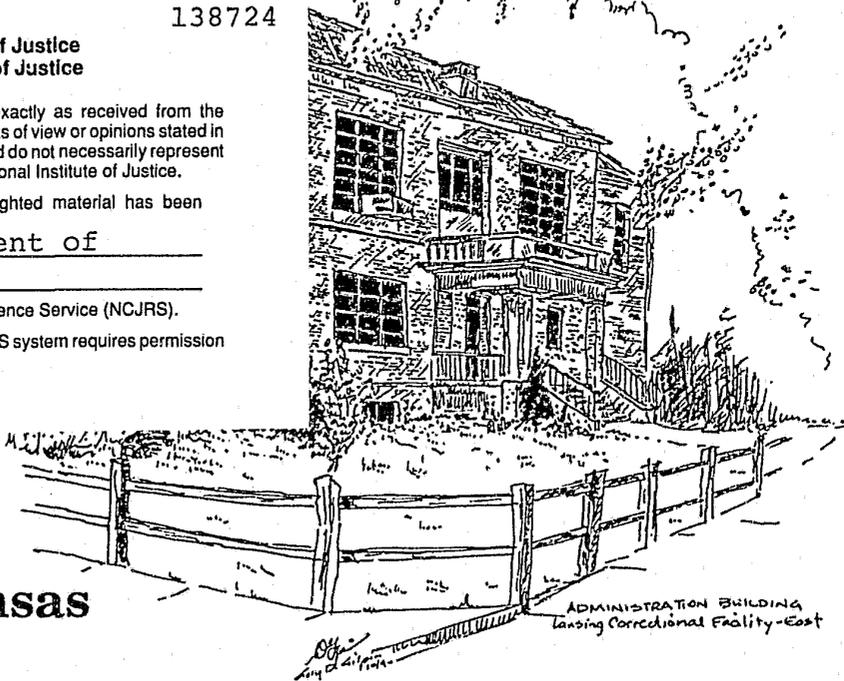
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Lansing, Kansas

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**Gary Rayl, Deputy Secretary of
Facilities Management - Western Region**

**Richard Koerner, Deputy Secretary of
Facilities Management - Eastern Region**

**Michael E. Gaito
Facilities Design Specialist**

**Gary Gilpin
Architect III**

**ARCHITECTURAL, ENGINEERING,
CONSTRUCTION AND SPECIAL
PROJECTS DIVISION**



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Steven J. Davies, Ph.D., Secretary of Corrections

Richard D. Koerner, Deputy Secretary of Facilities Management - Eastern Region

Gary Rayl, Deputy Secretary of Facilities Management - Western Region

Gerald R. Carter, AIA, Director of Planning and Design, Division of Architectural Services

Raymond Roberts, Warden, Lansing Correctional Facility

Michael E. Gaito, Facilities Design Specialist, Architectural, Engineering, Construction and Special Projects Division

Richard D. Fay, Project Coordinator, Architectural, Engineering, Construction and Special Projects Division

Gary D. Gilpin, Architect III, Architectural, Engineering, Construction and Special Projects Division

Jerl Wooddell, Facilities Engineer, Lansing Correctional Facility

Rex Pryor, Unit Team Manager, Lansing Correctional Facility

Becky Landis, Assistant to the Deputy Secretary of Facilities Management - Western Region

John Williams, Architect I, Division of Architectural Services

Steve Scannell, Horst, Terrill and Karst Architects

Bill Bassette, Latimer, Sommers and Associates

Bob Arbuckle, Dronberger, Arbuckle, Walker, McLain and Link, Architects and Engineers

Glee Tripp, Physical Plant Supervisor II, Department of Corrections

INTRODUCTION

INTRODUCTION

Lansing Correctional Facility - East (LCF-East), formerly known as the Kansas Correctional Institution at Lansing (KCIL), was established in 1977 to provide a separate facility for female offenders convicted of felony and serious misdemeanor offenses. In 1978, legislation was passed restricting commitment to felony offenders and in 1981, the facility began housing a small number of minimum custody male offenders in addition to the female offenders. Since 1981 the scope of this project has changed with each Department of Corrections administration change.

On September 27, 1989, Secretary of Corrections Steven J. Davies, Ph.D., merged the operation of KCIL with the Kansas State Penitentiary (KSP), now known as Lansing Correctional Facility - Central (LCF-Central). Both facilities are now under one administrator. The mission of this facility has not changed during the past year, however, is subject to possible change within the next twelve months.

In 1984, a survey and evaluation of all buildings at LCF-East found the existing facility in less than acceptable condition from the standpoint of the physical condition of many of the older buildings. This 1984 survey continues to serve as the basis for the LCF-East construction program.

This program statement has been prepared to identify the scope and nature of the physical improvements required for Lansing Correctional Facility - East. Included in these improvements are the renovation or remodeling of existing buildings, additions to existing buildings, upgrading of both indoor and outdoor recreation, and visitation areas. The possibility of future expansion is included by planning for the construction of a second dormitory that will be effectively utilized by medium security male or high security female offenders and medium security female offenders, depending upon the needs of the system.

Secretary Davies has challenged the project development team for LCF-East to conceive and develop a facility upgrading and expansion program that is as flexible as is possible relative to future changes in the mission for LCF-East.

This document replaces all previous program statements related to the Lansing Correctional Facility - East.

MISSION STATEMENT

MISSION STATEMENT

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As a facility operated by the Kansas Department of Corrections, the primary mission of the Lansing Correctional Facility - East Unit is to ensure public safety by providing a secure, safe and healthy place of confinement for adult male and female inmates assigned to the facility. Accordingly, the Lansing Correctional Facility - East Unit provides housing for minimum custody males and female inmates of all custody levels. The Lansing Correctional Facility - East Unit serves as the reception and diagnostic unit for all female offenders sentenced to the Department of Corrections.

The departmental mission also extends to the provision of opportunities to inmates to participate in meaningful education, treatment and work programs appropriate to individual inmate needs and abilities. To this end, the following program opportunities are available at the Lansing Correctional Facility - East Unit:

Academic education ranging from Adult Basic Education through Associate of Arts degree, vocational education in the areas of horticulture and building maintenance. Sex Offender Treatment, and mental health counseling, both group and individual, are offered at this facility. Employment at Kansas Correctional Industries is possible, as is employment at Zephyr Products, or Heatron, Inc., private based industries for those minimum custody inmates meeting the appropriate criteria.

DESIGN CONCEPTS

DESIGN CONCEPTS

The design concept for the upgrading and expansion of LCF-East is to provide a step by step approach to modifications that most effectively utilize existing revenue sources to meet the immediate needs of the facility, yet facilitates future expansion. Meeting the physical needs of the facility today as well as supporting plans for expansion is to be accomplished while maintaining existing staff requirements and operational expenses.

Outdoor recreation modifications include completion of the softball diamond and jogging track. Additional outdoor recreation features will be developed adjacent to the softball diamond and will include basketball courts, volleyball courts, weight lifting and exercise areas, horseshoe pits and a table game and conversational area. Restrooms and recreation equipment storage and check-out will be provided by renovation of the lower level of the laundry building on the north edge of the outdoor recreation complex.

Indoor recreation will be enhanced by utilizing the existing Phillips Hall gymnasium. Existing restrooms will be remodeled and the main entrance will be relocated to the south side of Phillips Hall to improve security and ease of access. An addition of nine hundred square feet to the north side of the gym will provide weight lifting and arts and crafts areas. An equipment storage and check-out area will be provided in the area of the current west entrance.

The existing condition of high pedestrian traffic across Kansas State Highway K-5 will be alleviated with the construction of parking for staff and visitors on the east side of the highway.

Maintaining staff requirements and reducing maintenance costs while improving security will be accomplished by closing the central steam generation plant and filling in all of the steam/utility tunnels. Buildings currently served by steam from this central plant will be modified to be heated with individual systems. The buildings affected by decentralization of the heating system are Perry, Greenhouse, Administration, Phillips Hall, Control Center, Laundry, Activities and the Soap Factory.

With the completion of the recreation complex and a portion of the parking at the southwest portion of the facility grounds, the control center can better serve security and operations by relocation closer to the main areas of recreation and entry. Until such time as the population increases and an entrance building is located in accordance with the Master Plan, the security control functions will be served out of a location on the upper level of the existing laundry facility. The laundry operation will be relocated to the current control building.

The indoor visitation area is planned to eventually be a part of the entrance building to be built adjacent to and southeast of the existing activities building.

The room in the Activities Building initially designated for a cosmetology lab will continue to be used on a transitional basis as the space for visitation, as well as other frequent program needs for a multipurpose room. To facilitate better utilization of this space, the barber/beauty shop portion of this room will be relocated to the Dormitory Building in the existing conference room which shall be remodeled to serve as a barber/beauty shop.

A shakedown/check-in building will be constructed just outside the south fire lane access gate to be utilized for the checking in and out of inmate work details leaving or returning to the facility.

Fire protection modifications necessary to meet with ACA requirements will be completed for this facility in conjunction with work currently being started at LCF-Central.

Additional fire protection improvements will be completed by providing a new water distribution and fire hydrant system throughout the site. These improvements are to be done to meet the requirements of NFPA and the State Fire Marshal.

New underground primary service to some of the buildings and modifications to the site lighting and fencing will be completed to meet applicable ACA Standards and ANSI handicapped accessibility requirements except where specifically indicated and approved otherwise.

Construction of perimeter roads (where efficient to do so considering existing grades), construction of a guard/vehicle shelter at the overview point at the north corner of the site, and construction of a vehicle sally port at the main service entrance will improve security and security control.

The Administration Building will be upgraded for future program use by adding air conditioning (this will be completed along with the decentralized heating system installation), replacing deteriorated windows and repairing the roof. As funds become available, it is intended that both Phillips Hall and the Administration Building will receive exterior wall treatment that will improve the energy efficiency and will aesthetically unify these buildings with other adjacent new construction.

The final steps of expansion of this facility will involve the addition of a new 200-bed dormitory and a new entrance building. This will expand the facility from the current maximum population of 240 to a maximum of 400 inmates.

Demolition of the Perry Building and the old Redwood and Sunflower cottages will complete the program addressed herein.

All modifications proposed herein shall be designed to meet the latest additions of the American Correctional Association, Uniform Building Code, and National Fire Protection Association codes and requirements.

SECURITY CONCEPTS

SECURITY CONCEPTS

Lansing Correctional Facility - East Unit (formerly KCIL) has been designated by the Department of Corrections as a minimum security facility which houses minimum security males and minimum, medium, maximum and special management females.

In order to effectively accomplish this housing mission, it is necessary to provide security features somewhat more stringent than a typical minimum security setting housing minimum custody inmates of one sex. Although the compound itself contains a secure special management area internally, maximum security females participate in work/program assignments and activities outside of this area. This has necessitated surrounding the compound with secure perimeter fencing to include concertina wire.

Additionally, future modifications to the perimeter should include the addition of a vehicular sally port and pedestrian gates controlled from points not accessible to inmates. A shakedown/check-in building will be constructed just outside of the perimeter fence at the south gate to provide an all-weather facility for the checking in and shaking down of inmates departing to or returning from work details outside of the facility. Although it has been determined that armed coverage of this perimeter is not required, it is felt that the perimeter road should be completed to enhance perimeter security. All areas adjacent to the perimeter should be visible under all conditions. Better perimeter security will decrease the likelihood of security breaches of the perimeter and improve internal supervision.

A further requirement in accomplishing this mission is the relocation of the Control Center and point of entry for staff and visitors. Presently, the configuration does not adequately provide for a central entry point for both staff and inmates.

Furthermore, the location of the Control Center inside the compound jeopardizes security of this facility in that the communications, Key Control (to include emergency keys) area, alarm system and other emergency equipment is accessible to the population in the event of a disturbance.

Relocation of the Control Center to a more central point contiguous with the perimeter (once again the laundry building) would serve to solve the above problems, facilitate better emergency response, provide additional movement supervision and eliminate excess staffing requirements forced by the present configuration.

To improve internal surveillance capabilities, additional lighting in the recreation yard, parking lot, sally port service and pedestrian entrance is recommended.

An additional security improvement will be accomplished by eliminating the existing steam/utility tunnels.

Finally, with the relocation of restroom facilities in recreational areas, internal supervision by security staff will improve.

**ARCHITECTURAL
PROGRAM**

ARCHITECTURAL PROGRAM

This architectural program is generally presented in the order of the program for work.

Each component is presented by giving a brief description of the component including the approximate area in square feet utilized.

<u>COMPONENT</u>	<u>APPROX. AREA</u>	<u>REMARKS</u>
<u>Outdoor Recreation</u>		
Softball Diamond (1)	45,000 s.f.	Includes outfield fences, foul line fences, backstop, dugouts and bleachers.
Jogging Track (1)	0.2 mile x 10 feet wide	Asphalt surface around perimeter of ball diamond.
Basketball Courts (2)	10,800 s.f.	Two concrete basketball courts with goals, striping, and benches.
Volleyball (Basketball) Courts (2)	6,800 s.f.	Two concrete volleyball courts that may also be used for basketball. Includes striping, inserts for goal posts, volleyball net standards and basketball goals.
Weight Lifting/Exercise Area (1)	800 s.f.	One 20 x 20 x 6" concrete slab for weight lifting and one 20 x 20 x 4" concrete slab for exercise area. Includes four 10' long benches.
Horseshoe Pits (2)	1,000 s.f.	Includes clay pits with concrete walkways.
Table Game/Conversation Area	6,000 s.f.	Incorporates terracing to control the steep grade on the southeast side of the ball diamond/running track into providing space for picnic tables with sunshading devices.

<u>COMPONENT</u>	<u>APPROX. AREA</u>	<u>REMARKS</u>
<u>Outdoor Recreation (Continued)</u>		
Restrooms/Rec. Equipment	1,500 s.f.	This space will be provided by remodeling the currently vacant lower level of the laundry building. Will include storage space for recreation and recreation yard maintenance equipment, a check-out room for recreational equipment and a restroom for men and one for women. Drinking fountains and pay telephones will also be provided outside the building.
<u>Indoor Recreation - Phillips Hall</u>		
Restroom Remodel	150 s.f.	Access to inmate restrooms will be modified to assist security and restrooms will be separated by length of gym to facilitate the separation of genders.
Main Entrance Relocation	100 s.f.	Main entrance will be added to the south side of building to provide easier access from housing units and better visibility for security control.
Equipment Screen Wall	530 s.f.	Along with construction of new entrance, a screen wall 6'-8' high will be constructed to enclose existing mechanical and electrical equipment located on the south side of building and improve aesthetics of Phillips Hall.
Equipment Storage	260 s.f.	Abandoned west entrance will provide space for recreation equipment storage and distribution. A small area for inmate accessible pay telephones will be provided within full view

<u>COMPONENT</u>	<u>APPROX. AREA</u>	<u>REMARKS</u>
<u>Indoor Recreation - Phillips Hall (Continued)</u>		
		of officers working in equipment room. Full vision of gymnasium is to be provided for the officer in the equipment room.
Weight Lifting/Arts & Crafts	900 s.f.	This addition to the north side of Phillips Hall will provide 500 s.f. of space for weight lifting and a 400 s.f. space for arts and crafts including a double sink for arts and crafts.
Office Area	130 s.f.	The existing dressing room/equipment storage room will receive minor remodeling for use as an office for the recreation program director or other recreation associated office requirements.
<u>Staff and Visitor Parking</u>		
South Parking Lot	30,000 s.f.	Parking will be provided for 40-45 automobiles and 5-8 motorcycles just south of the Activities Building and adjacent to the future Entrance Building. Includes fencing, gates and sidewalks around parking lot and north to existing pedestrian entrance gate.
Pedestrian Access Walk and Ramp	250 s.f.	Walk and ramp shall provide secure access to check-in point at the control center (existing laundry building). Walks, stairs and ramps shall be enclosed by 12 foot high security fencing.

<u>COMPONENT</u>	<u>APPROX. AREA</u>	<u>REMARKS</u>
<u>Staff and Visitor Parking (Continued)</u>		
		The ramp is necessary to overcome the approximately twenty foot rise in grade between the parking lot and the control check-in office.
North Parking Lot	32,000 s.f.	Will provide overflow parking (55 to 60 cars) at the north end of the complex alongside and just east of Highway K-5. Includes sidewalk, 12' high security fencing and lighting consisting of 2, double lighted fixtures on 30 foot high poles.
Service Entrance Sally Port	500 s.f.	Will provide appropriate security control over all service vehicles entering the complex. Includes security fencing, electric gates and 5, single lamp fixtures on 30 foot high poles.
<u>Decentralization of Heating System</u>		
Individual Building Heating and Gas Line Extensions:		
Perry	320 s.f.	Install atmospheric gas fired boiler in basement level.
Phillips Hall	600 s.f.	Install two new in-line gas fired duct furnaces. Include adequate sizing for additions to building.
Greenhouse	40 s.f.	Replace existing steam unit heater with gas fired unit heater.
Administration	350 s.f.	Install multi-zone HVAC systems on each floor. Drop ceilings and install new recessed lights in areas to receive new duct runs. Boiler to be added to Activities Building will be sized to serve the Administration Building.

<u>COMPONENT</u>	<u>APPROX. AREA</u>	<u>REMARKS</u>
<u>Power Plant Demolition (Continued)</u>		
Laundry (New Control Center)	200 s.f.	Multi-zone HVAC for upper level with unit heaters only for lower level.
Control Center (New Laundry)	50 s.f.	Install a gas fired furnace for heating this space. Exchange the A/C unit currently serving this space with the unit serving the Phillips Hall Annex. This building will be utilized for the laundry operation.
Individual Building Heating and Gas Line Extensions: Activities Building	Addition of 600 s.f.	Construct an addition to house a new hot water heating boiler. The existing hot water heat system from the steam heat exchange throughout the building can be utilized without modification. Consider sizing equipment to serve requirements of administration building.
Soap Factory	150 s.f.	Install steam generator boiler to replace steam supplied via central plant.
Demolition of Central Plant	2,500 s.f.	Remove all recyclable metal and other products and demolish existing building.
Steam Tunnels	1,300 l. f.	Fill tunnels with sand, install manholes at key utility valve locations, approximately three, cover tunnels with concrete sidewalks.

<u>COMPONENT</u>	<u>APPROX. AREA</u>	<u>REMARKS</u>	
<u>New Control Center</u>			
Upper Level Laundry Building (Lower level of this building is being remodeled to serve recreation needs.)	1,558 s.f.	Remodel existing laundry space to provide for control center, visitor/staff entrance, Lt. Office, Muster Room and restrooms.	
Visitor/Staff Check-in & Lobby	130 s.f.		
Control Room	280 s.f.		
Keys & Storage	85 s.f.		
Restrooms (2)	90 s.f.		
Lt. Office	220 s.f.		
Muster Room	<u>550 s.f.</u>		
Net	<u>1,355 s.f.</u>		
15% Unassigned	<u>203 s.f.</u>		
TOTAL GROSS AREA	1,558 s.f.		
<u>New Laundry</u>			
	1,013 s.f.	Remodel existing control center to provide for space for washing and drying of inmates clothing and linens. Utilize automated clothing retrieval system for storage of clean clothes.	
Restroom	48 s.f.		
Check-in/Check-out	50 s.f.		3 clothes carts.
Dirty Clothes	300 s.f.		
Clean Clothes	<u>515 s.f.</u>		1 clothes cart, 3 4 x 8 tables.
Net	<u>913 s.f.</u>		
11% Unassigned	<u>100 s.f.</u>		
TOTAL GROSS AREA	1,013 s.f.		

<u>COMPONENT</u>	<u>APPROX. AREA</u>	<u>REMARKS</u>
<u>Barber/Beauty Shop</u>	200 s.f.	Remodel conference room in 200-bed Dormitory. Install counter with sinks for beauty shop use. Existing equipment to be relocated from existing shop in Activities Building.
<u>Shakedown/Check-in Building</u>	300 s.f.	Building to provide protection from weather and a location for security officer to check-in and shakedown inmates leaving for or returning from work details.
<u>Water Line Modifications</u>	650 c.f.	Expand fire protection capability by adding two additional hydrants and a new 8" main from point west of existing Perry Building to connect to City of Leavenworth main adjacent to Highway K-5. This will provide a looped dual supply system adequate to meet the requirements of NFPA and the State Fire Marshal.
<u>Miscellaneous Additional Lighting</u>		
Recreation Yard	78,000 s.f.	Add three double lamped 30' pole lights southwest of Dormitory A along recreation area.
Pole Light	80,000 s.f.	Add 100' quad lamped pole light north of Dormitory A until the second 200-bed dormitory is constructed. Then relocate light to point north of the second dormitory.

<u>COMPONENT</u>	<u>APPROX. AREA</u>	<u>REMARKS</u>
<u>North and East Perimeter Lighting</u>	100,000 s.f.	Install six new single lamp lights and relocate two single lamp lights to light relocated fence on north and east to facilitate construction of Dormitory 2.
<u>Fencing</u>	North End and Northwest Perimeter 2,100 l.f.	Install new fence and relocate fence to accommodate addition of Dormitory #2. Includes grading of width to accommodate perimeter roads.
<u>Perimeter Roads</u>	Northeast and Northwest Perimeter 2,100 s.f.	Grading for roads will be accomplished during the grading for expansion of the perimeter fences. Roads shall be rock and are intended to provide passageway for security vehicles to drive the entire perimeter of the facility.
<u>Perimeter Patrol Shelter</u>		
Carport Vehicle Cover	288 s.f.	To be located at overview point at north corner of site. When not actively driving perimeter roads, officer can maintain surveillance of perimeter fencing. Concrete slab with roof.
Officers Station	75 s.f.	Glass enclosed, heated and cooled with a small toilet area.
Unassigned Area	<u>12 s.f.</u>	
TOTAL GROSS AREA	375 s.f.	

<u>COMPONENT</u>	<u>APPROX. AREA</u>	<u>REMARKS</u>
<u>Administration Building</u>	12,000 s.f.	Improvement of the energy efficiency of this building by replacing deteriorated windows, and installing insulation to the exterior walls as part of a system to aesthetically unify this building with adjacent new construction. Upgrading this building also involves repairing the roof.
<u>Phillips Hall</u>	N/A	Install insulation and dryvet wall system over exterior walls to improve energy efficiency and to aesthetically unify this building with nearby new construction.
<u>Entrance Building</u>	13,000 s.f.	This building shall serve as the only entrance to the facility and shall include spaces for security operations, administration, inmate and visitor processing, visiting and multi-purpose room. Upon completion of this building, the upper level intermediate control center (the old laundry) will be removed leaving recreation storage and distribution and restrooms in the lower level.
Security Staff		
Control Center	440 s.f.	Located on upper and lower with spiral, tower type stairs between levels.
Key Storage	60 s.f.	
General Security Storage	190 s.f.	

<u>COMPONENT</u>	<u>APPROX. AREA</u>	<u>REMARKS</u>
Visiting (Continued)		
Storage	120.s.f.	
Childrens Center	690 s.f.	Maximum of 20 parent/child pairs.
Contact Visitation	3,400 .s.f.	For maximum of 235 persons.
Multi-purpose Room	2,000 s.f.	
Mechanical Equipment Room	900 s.f.	
Subtotal Net Area	8,520 s.f.	
Total Net Assigned Area	10,400 s.f.	
Unassigned Area (25%)	2,600 s.f.	Includes stairs, corridors, walls, mechanical chases, etc.
TOTAL GROSS AREA	13,000 s.f.	
<u>190-200 Bed Dormitory</u>	26,000 s.f.	Facility to be similar to existing 200-Bed Dorm (one pod may be modified to house maximum security females or segregated classified males or females).
Typical Pod ¹ 50 Inmate Cubicles @ 60 s.f. each	3,000 s.f.	Includes single bed, desk, chair, wardrobe, 5 1/2' high partitions.
Dayspace (15 inmates x 35 s.f. each)	1,050 s.f.	Net area does not include circulation paths, etc.
Gang Shower/Bathing Area	200 s.f.	8 showerheads (men); 5 showerheads and 2 tub/showers (women). Provide handicap access in pod with handicapped cubicles.

¹ One pod shall be provided with two handicapped cubicles.

<u>COMPONENT</u>	<u>APPROX. AREA</u>	<u>REMARKS</u>
190-200 Bed Dormitory (Continued)		
Common Use Toilet Area	<u>290 s.f.</u>	4 w.c.'s, 5 urinals, 9 lavatories (men); 7 w.c.'s, 9 lavatories (women) Provide handicap fixtures, one each, in pod with handicap pod cubicles.
Typical Pod Subtotal	4,540 s.f.	
Building Totals		
Typical Pods 4 @ 4,540	18,160 s.f.	
Officers Work Station	120 s.f.	
Counselor's Offices 2 @ 120	240 s.f.	1 desk, 1 credenza, 1 desk chair and 1 side chair.
Conference Room	200 s.f.	Table and 8 chairs.
Barber/Beauty Shop	200 s.f.	1 wash sink, 1 general sink, 1 drying chair, 1 cutting chair.
Storage	100 s.f.	
Staff Toilets 2 @ 50	100 s.f.	1 w.c. and 1 lavatory.
Porters Closet	120 s.f.	Includes storage of buffers, scrubbers, etc.
Net Assignable Area	<u>19,240 s.f.</u>	
Unassigned Area (35% of gross area)	<u>10,400 s.f.</u>	Includes mechanical rooms, chases, corridors, circulation paths, walls.
TOTAL GROSS AREA	29,640 s.f.	

STAFFING SUMMARY

STAFFING SUMMARY

Once the deteriorating central steam generating plant is removed from operation, five maintenance FTE positions will be reallocated to other critical staffing needs. The development of the other elements of this program will have no impact on the staffing requirements at LCF - East with the exception of development of the new 200-Bed Dormitory. This dormitory will replace the W Unit at LCF - East and those currently serving in security positions in the W Unit will be transferred to the new dormitory. Two additional FTE positions will be needed to provide a Corrections Counselor II and Corrections Counselor I at such time as the proposed 200-Bed Dormitory becomes operational.

COST ESTIMATES

COST ESTIMATES

COST ESTIMATES

TOPIC AREA	COMPONENTS INCLUDED	SUB COST (IN-HOUSE)	TOTAL COST (IN-HOUSE)	SUB COST (CONTRACTOR)	TOTAL COST CONTRACTOR
Outdoor Recreation			\$ 93,900		\$ 151,600
	Softball Diamond and Jogging Track	\$ 18,700		\$ 29,500	
	Basketball Courts (3) (including volleyball courts)	25,300		56,600	
	Weight Lifting and Exercise Areas	2,100		4,500	
	Two Horseshoe Pits	800		2,000	
	Table Games/Conversation Area	20,000		21,000	
	Restrooms and Equipment Storage and Distribution	22,000		30,000	
	Miscellaneous Sidewalks	5,000		8,000	
Indoor Recreation			\$ 49,400		\$ 76,400
	Restroom Remodel and Office Area	\$ 5,200		\$ 7,900	
	Addition of Entrance (south side)	5,700		9,000	
	Screen Wall (to screen M & E equipment)	8,500		11,000	
	Addition of Weight Lifting and Arts & Crafts Area	\$ 30,000		\$ 48,500	

TOPIC AREA	COMPONENTS INCLUDED	SUB COST (IN-HOUSE)	TOTAL COST (IN-HOUSE)	SUB COST (CONTRACTOR)	TOTAL COST CONTRACTOR
South Parking Lot			\$ 71,500		\$ 110,000
	Paving, Drainage, etc.	\$ 54,000		\$ 83,100	
	Fencing and Gates	13,000		20,000	
	Sidewalks	4,500		6,900	
Pedestrian Access to Control Center & Activities Building (Walks, stairs, ramps, fence)			\$ 66,000		\$ 120,000
North Parking Lot			\$ 82,000		\$ 122,000
	Paving and Related Sidewalks	\$ 57,000		\$ 88,000	
	Fencing	13,000		19,000	
	Lighting	12,000		15,000	
Service Sally Port			\$ 54,600		\$ 79,000
	Paving	\$ 10,000		\$ 15,500	
	Fencing and Gates	27,000		41,500	
	Lighting	17,600		22,000	

TOPIC AREA	COMPONENTS INCLUDED	SUB COST (IN-HOUSE)	TOTAL COST (IN-HOUSE)	SUB COST (CONTRACTOR)	TOTAL COST CONTRACTOR
Decentralization of Heating System			\$ 524,350		\$ 701,200
	Heat Systems Modifications:				
	Perry	\$ 47,000		\$ 63,000	
	Phillips Hall	12,750		17,000	
	Greenhouse	6,000		7,700	
	Administration	210,000		287,900	
	Laundry (Future Control Center/ recreation equipment)	4,500		6,000	
	Control Center (Future Laundry)	3,100		4,100	
	Activities Building				
	Addition	18,000		24,000	
	Mechanical Equipment	23,000		31,000	
	Soap Factory	12,000		16,000	
		<u>\$ 336,350</u>		<u>\$ 456,700</u>	
	Steam Tunnels (Including sidewalks)	\$ 85,000		\$ 125,000	
	Gas Main Extensions	18,000		26,500	
	Demolish Power Plant	20,000		28,000	
	Consultant Fees	65,000		65,000	

TOPIC AREA	COMPONENTS INCLUDED	SUB COST (IN-HOUSE)	TOTAL COST (IN-HOUSE)	SUB COST (CONTRACTOR)	TOTAL COST CONTRACTOR
Fencing North & Northwest Perimeter			\$ 66,000		\$ 142,000
	Grading and Drainage (Width for fence and road)	\$ 37,000		\$ 57,000	
	Removal and Installation of Existing Fence	5,000		52,000	
	New Fence	24,000		33,000	
Perimeter Roads (Rock only)			\$ 7,500		\$ 32,000
	Northwest Road	\$ 2,800		\$ 8,000	
	Northeast Road	4,700		14,000	
Perimeter Patrol Shelter			\$ 20,000		\$ 30,500
Administration Building			\$ 134,000		\$ 192,200
	Window Replacement	\$ 57,000		\$ 81,500	
	Exterior Wall Treatment (insulation and drivet)	72,000		103,000	
	Roofing Repairs	5,000		7,700	

TOPIC AREA	COMPONENTS INCLUDED	SUB COST (IN-HOUSE)	TOTAL COST (IN-HOUSE)	SUB COST (CONTRACTOR)	TOTAL COST CONTRACTOR
Control Center *	(Former Laundry)		\$ 59,000		\$ 79,000
* See pedestrian ramp and sidewalks for site costs for access.					
Laundry	(Former Control Center)		\$ 31,000		\$ 41,000
Barber/Beauty Shop	(Dormitory)		\$ 3,000		\$ 4,500
Shakedown/Check-in	Building		\$ 15,000		\$ 22,000
Water Line	Modifications		\$ 34,500		\$ 52,500
Miscellaneous	Additional Lighting		\$ 60,000		\$ 70,500
	Recreation Yard (3 lights)	\$ 8,500		\$ 10,000	
	Pole Light	26,500		31,000	
	North and East Perimeter	25,000		29,500	
Phillips Hall	Refacing exterior wall (Insulation and drivet)		\$ 51,500		\$ 79,000

TOPIC AREA	COMPONENTS INCLUDED	SUB COST (IN-HOUSE)	TOTAL COST (IN-HOUSE)	SUB COST (CONTRACTOR)	TOTAL COST CONTRACTOR
Entrance Building			N/A		\$1,877,000
	Construction of Building	N/A		\$1,274,000	
	Security Electronics	N/A		290,500	
	Site Work	N/A		100,000	
	Modifications to Activities Building	N/A		42,000	
	Consultant Fees	N/A		170,500	
Dormitory Building			N/A		\$2,860,000
	Construction of Building	N/A		\$2,400,000	
	Site Work	N/A		200,000	
	Consultant Fees	N/A		260,000	
Demolition			\$ 60,000		\$ 120,000
	Perry	\$ 20,000		\$ 40,000	
	Redwood	20,000		40,000	
	Sunflower	20,000		40,000	
GRAND TOTALS			\$1,483,250*		\$6,962,400

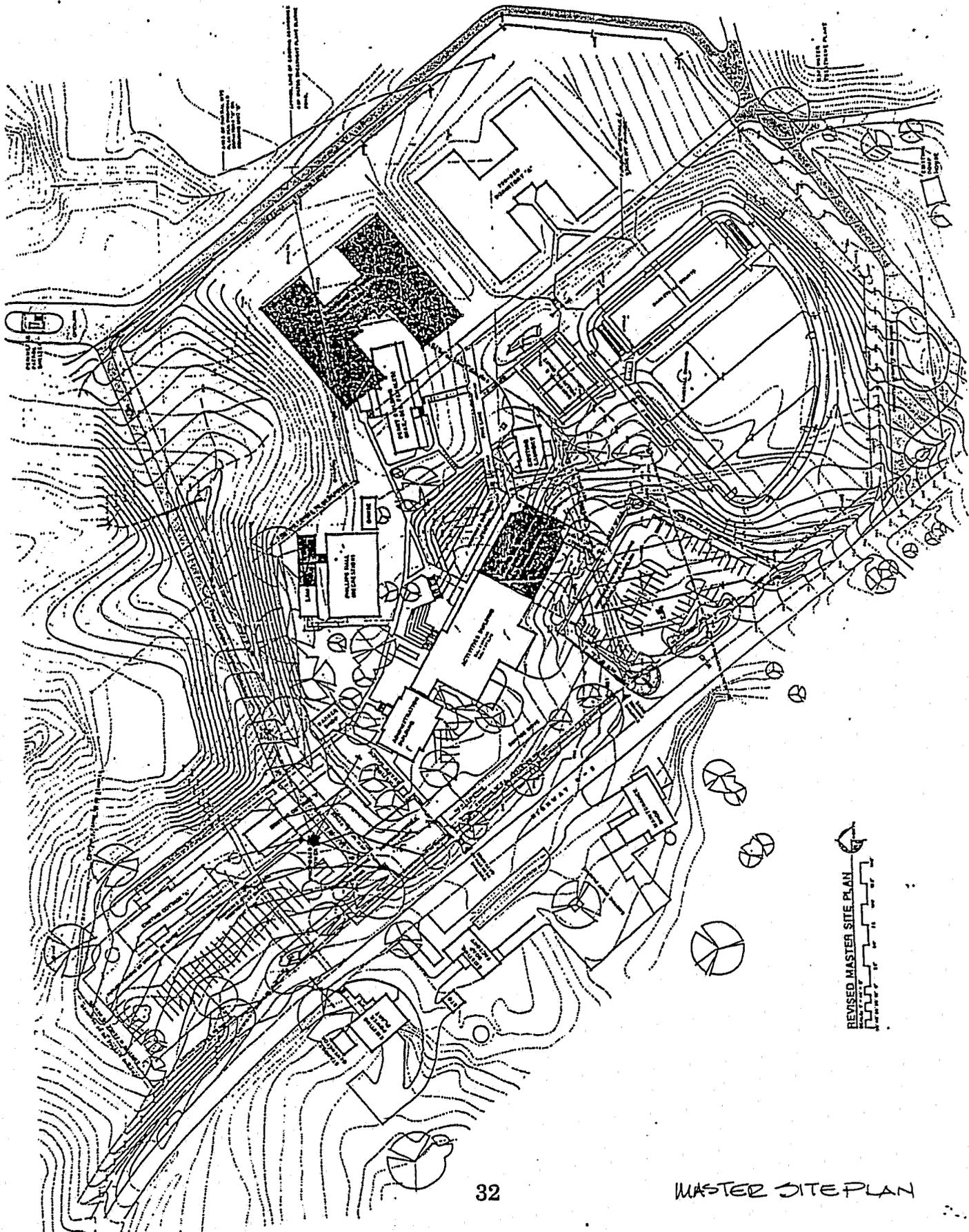
* Does not include any in-house costs for construction of Dormitory or Entrance Building.

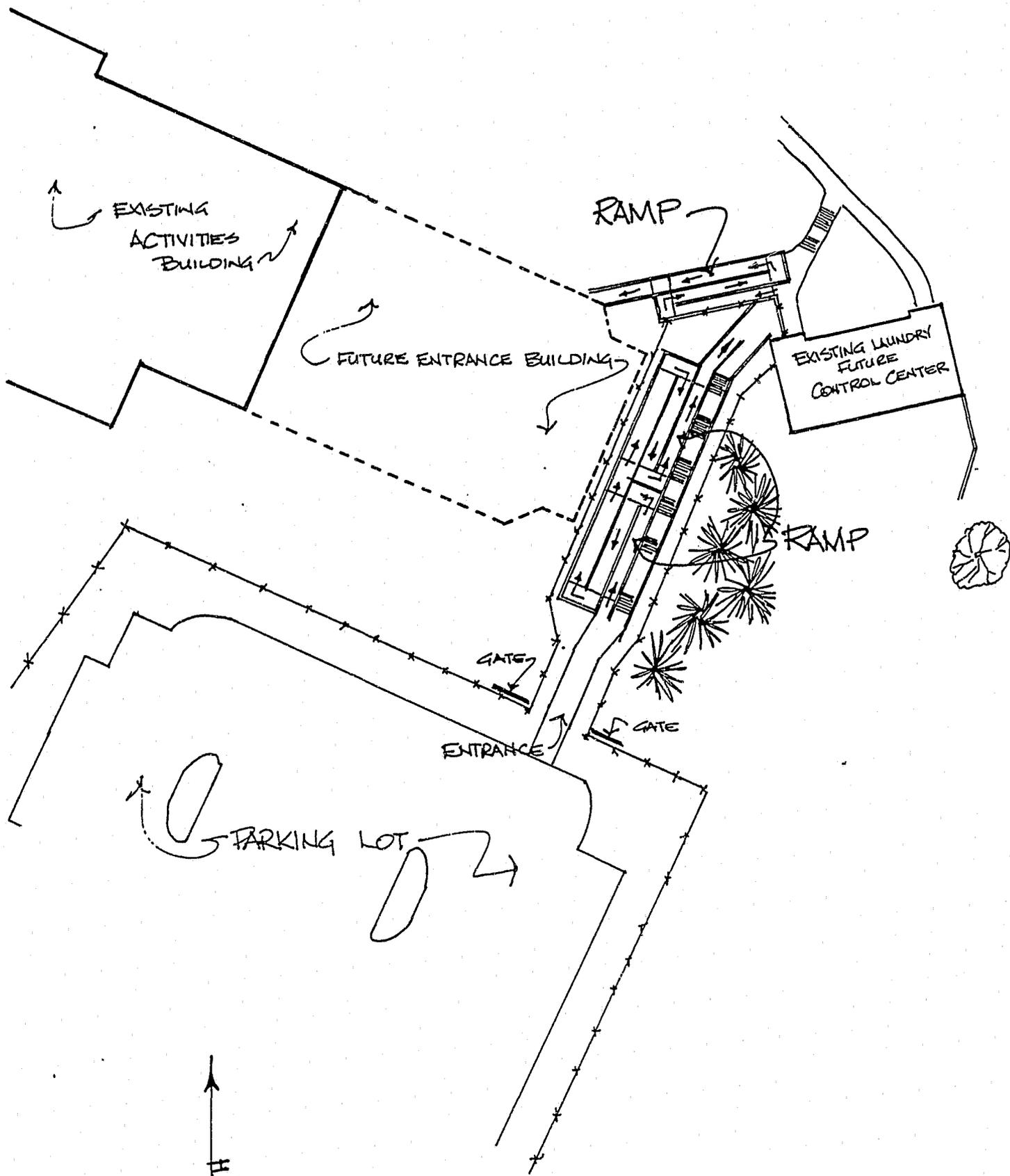
PROJECT SCHEDULE

PROJECT SCHEDULE

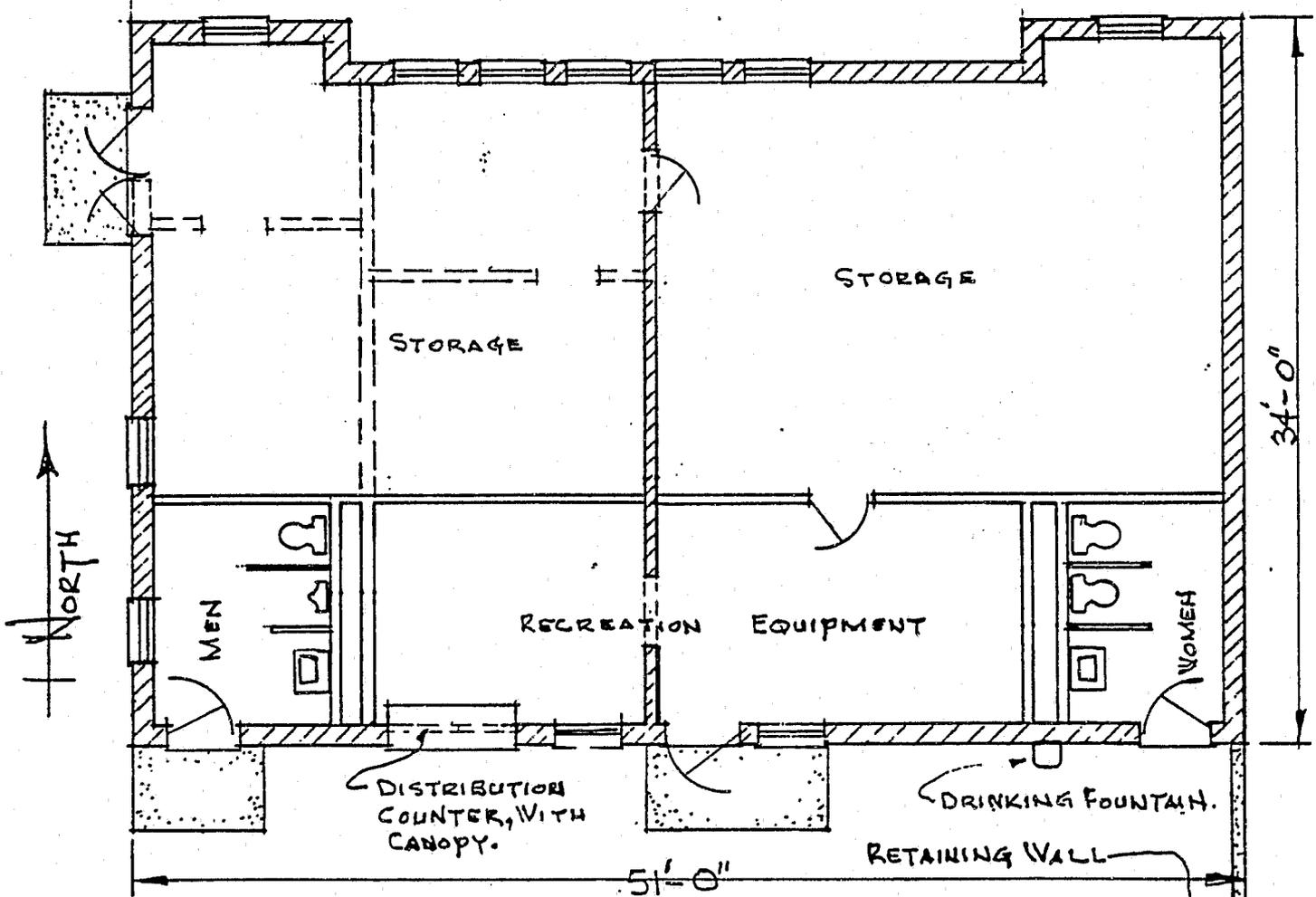
Components	1990			1991												1992												1993											
	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
S. Parking Lot				█	█	█	█																																
Paving, Drainage, etc.				█	█	█																																	
Fencing & Gates						█	█																																
Sidewalks				█	█																																		
Pedestrian Access to Control Center and Activities Bldg.				█	█	█	█																																
N. Parking Lot								█	█	█																													
Paving and Related Sidewalks								█	█																														
Fencing								█																															
Lighting										█																													
Service Sally Port																								█	█	█													
Paving																								█	█	█													
Fencing & Gates																								█	█	█													
Lighting																									█	█													

APPENDICES





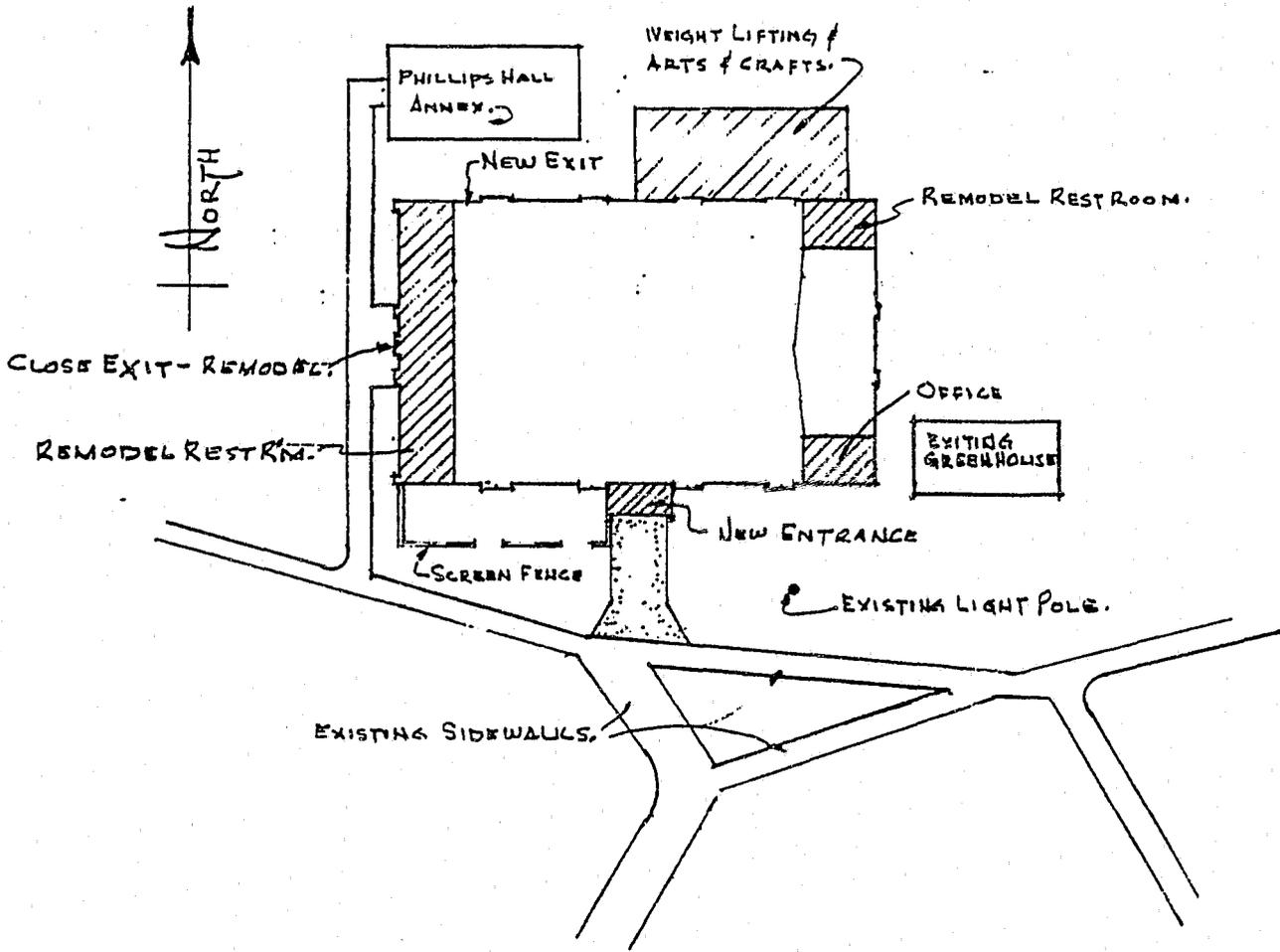
HANDICAPPED RAMP SITE PLAN
 VISITOR & STAFF ACCESS
 SCALE 1" = 40'-0"



-  EXISTING WALL
-  NEW WALL,
-  EXISTING WALL TO BE REMOVED.
-  NEW CONCRET WALL.

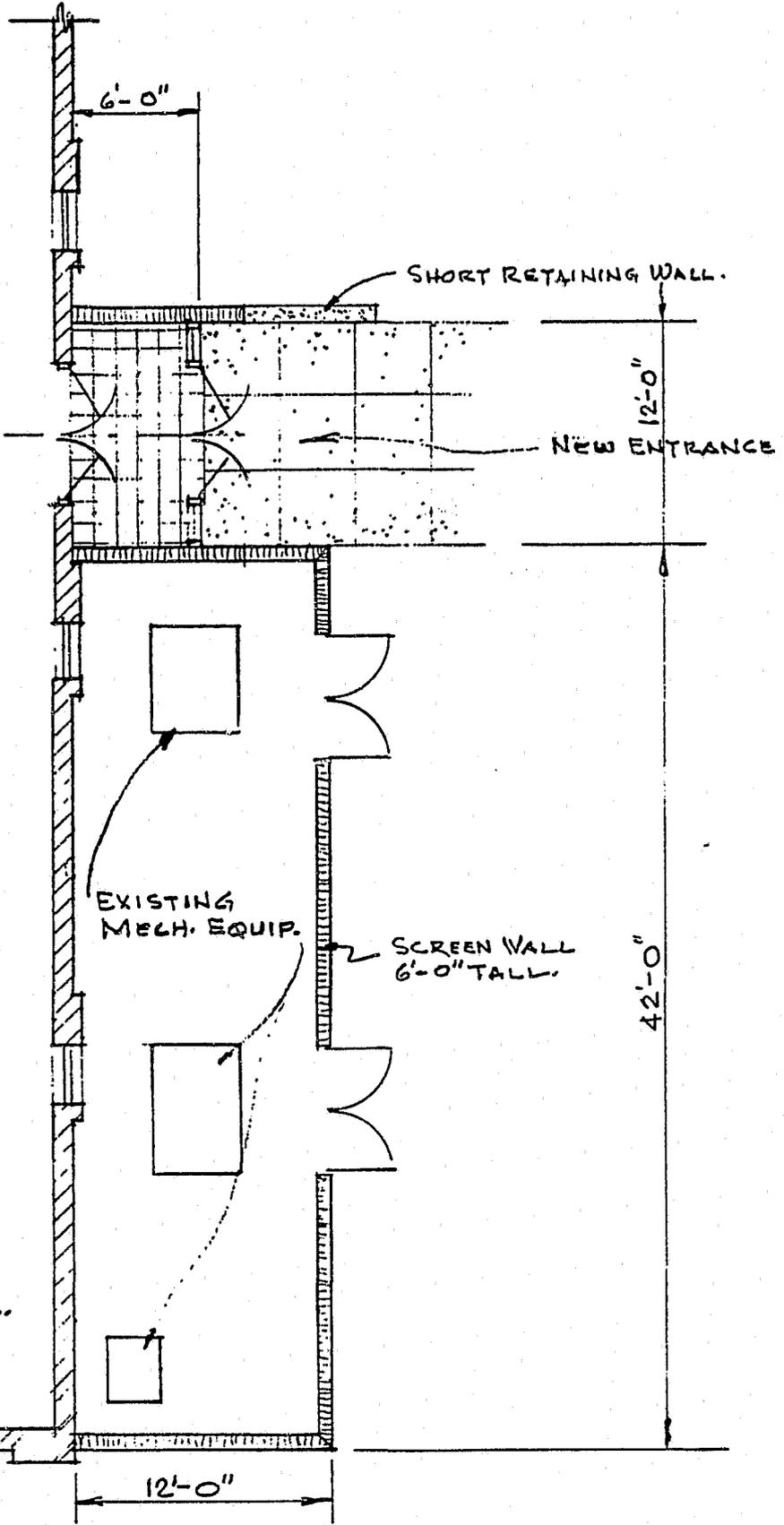
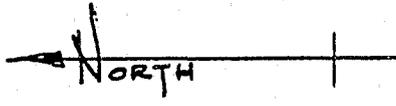
LOWER LEVEL
RECREATION EQUIPMENT STORAGE & DISTRIBUTION
REMODEL OF LAUNDRY BUILDING

SCALE $\frac{1}{8}'' = 1'-0''$

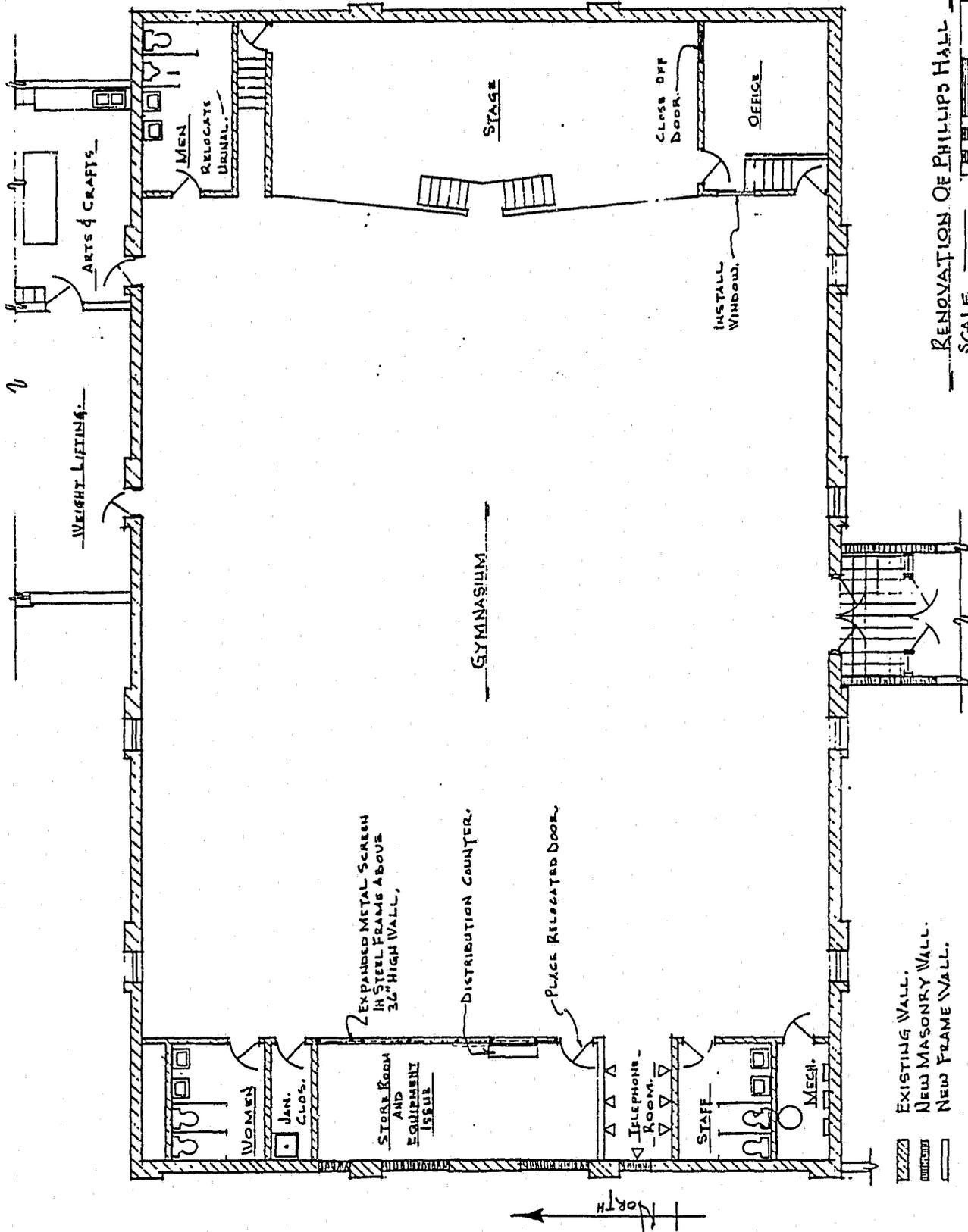


 NEW OR REMODEL WORK PROPOSED

SITE PLAN SCALE: 1" = 40'-0"
PHILLIPS HALL ADDITION



-  EXISTING WALL.
-  NEW MASONRY WALL.
-  NEW CONCRETE WALL.

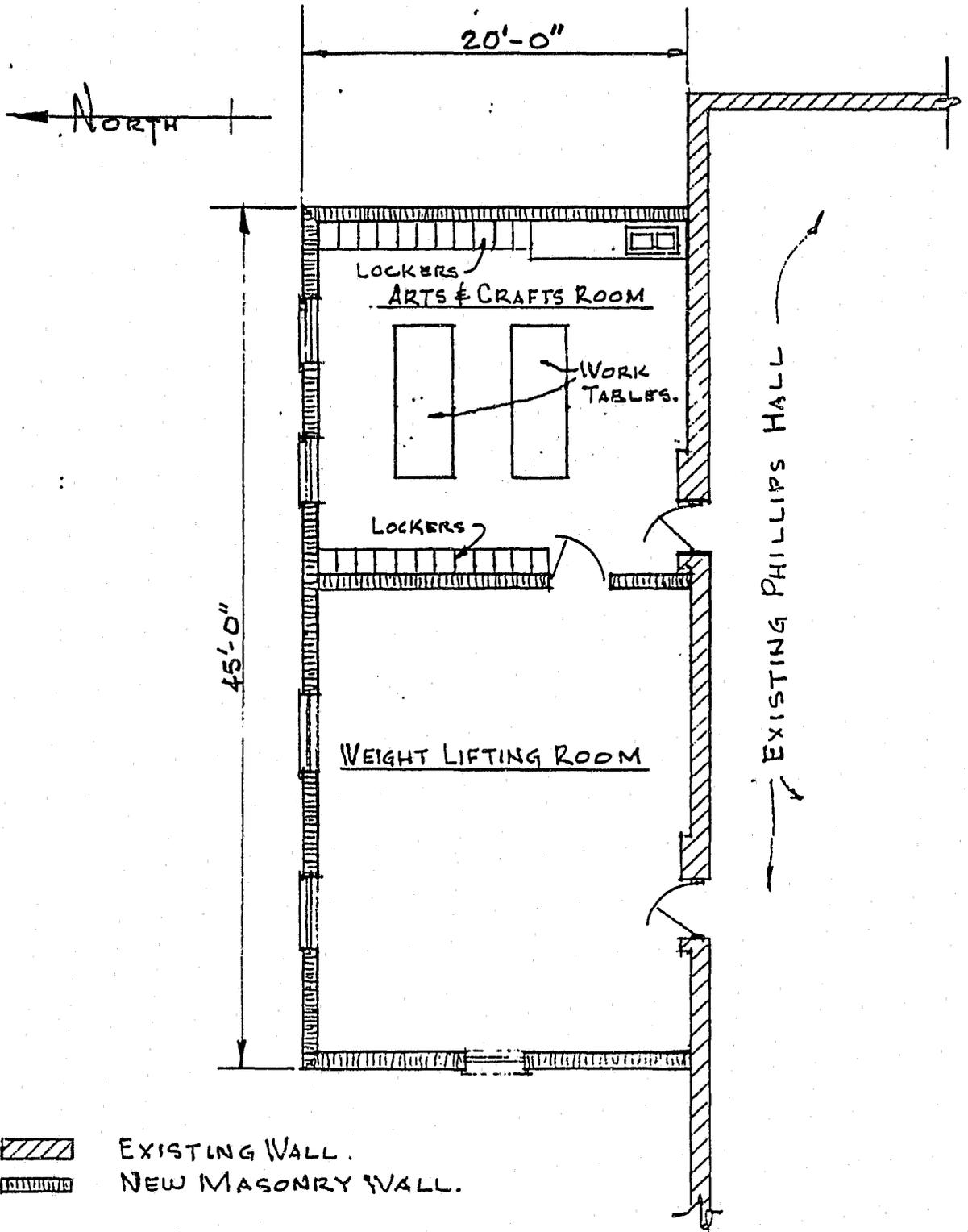


RENOVATION OF PHILIPS HALL

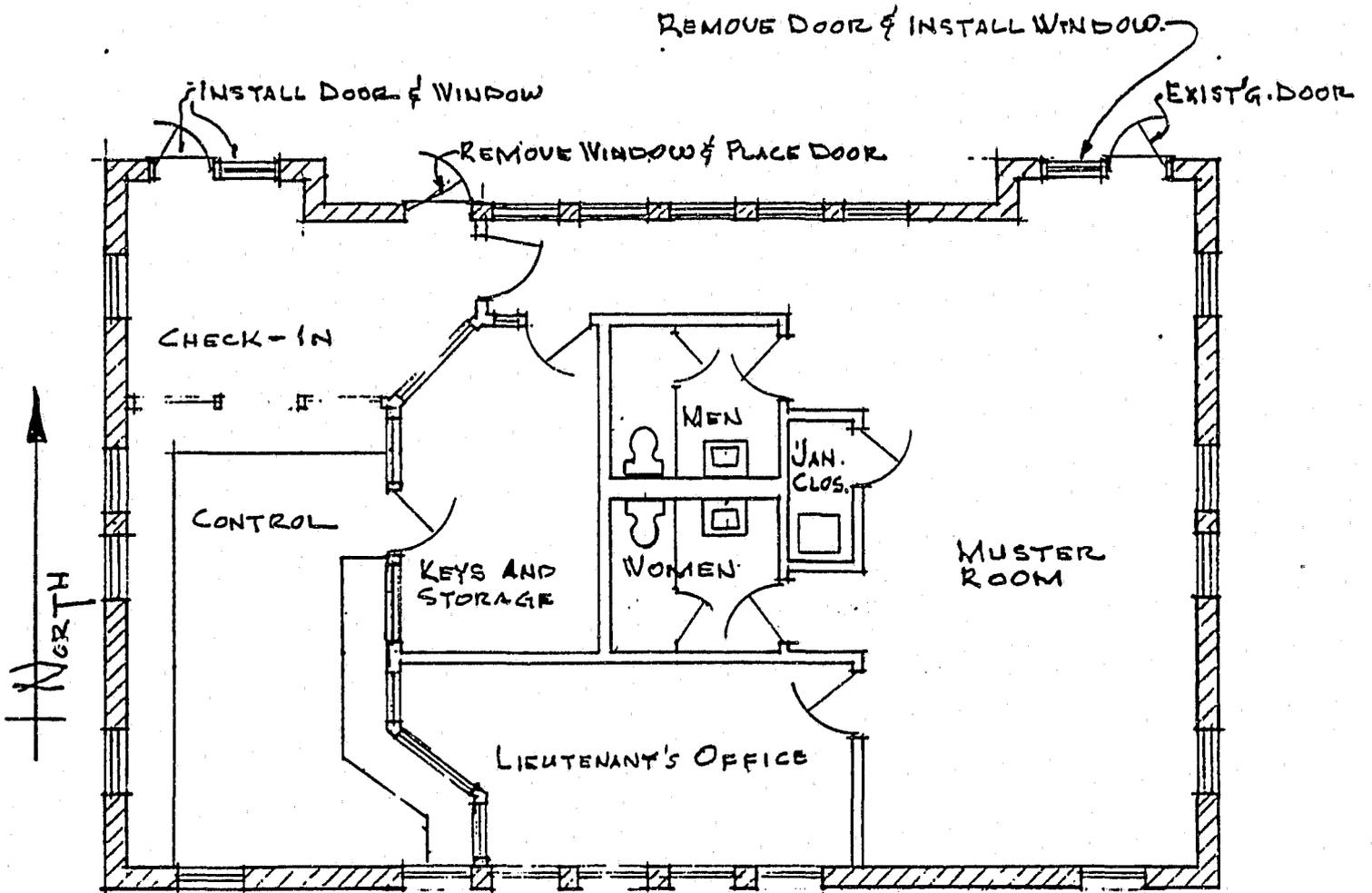
SCALE



- EXISTING WALL.
- NEW MASONRY WALL.
- NEW FRAME WALL.

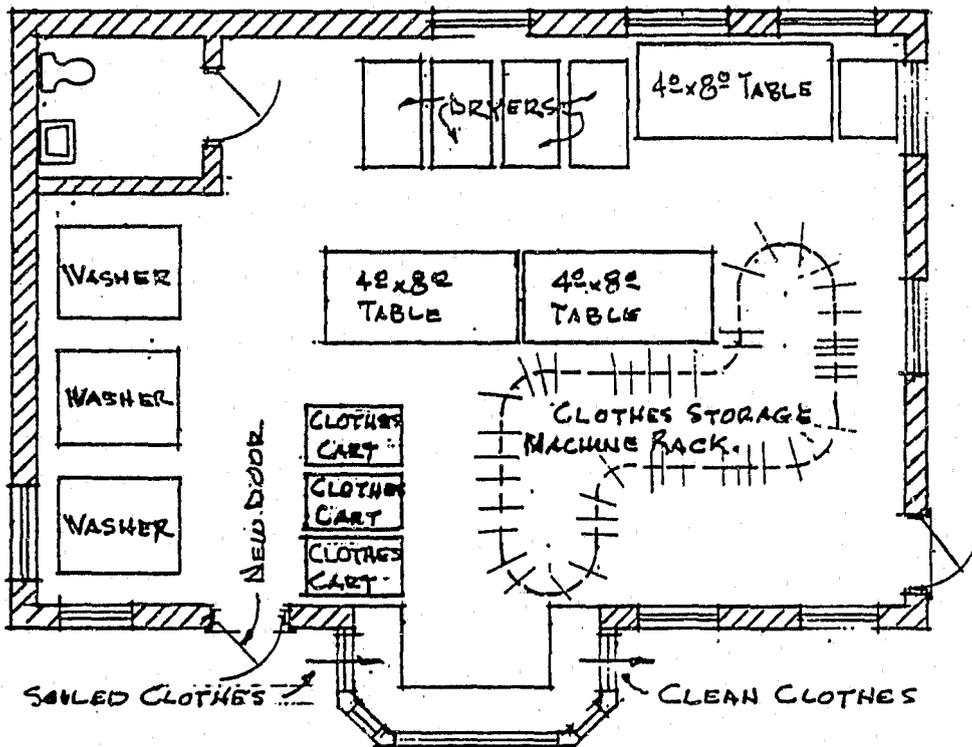
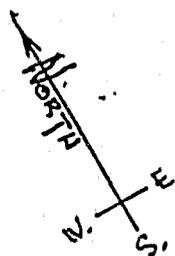


WEIGHT LIFTING & ARTS & CRAFTS
 PHILLIPS HALL ADDITION SCALE: $\frac{1}{8}'' = 1'-0''$



 EXISTING WALL.
 NEW WALL.

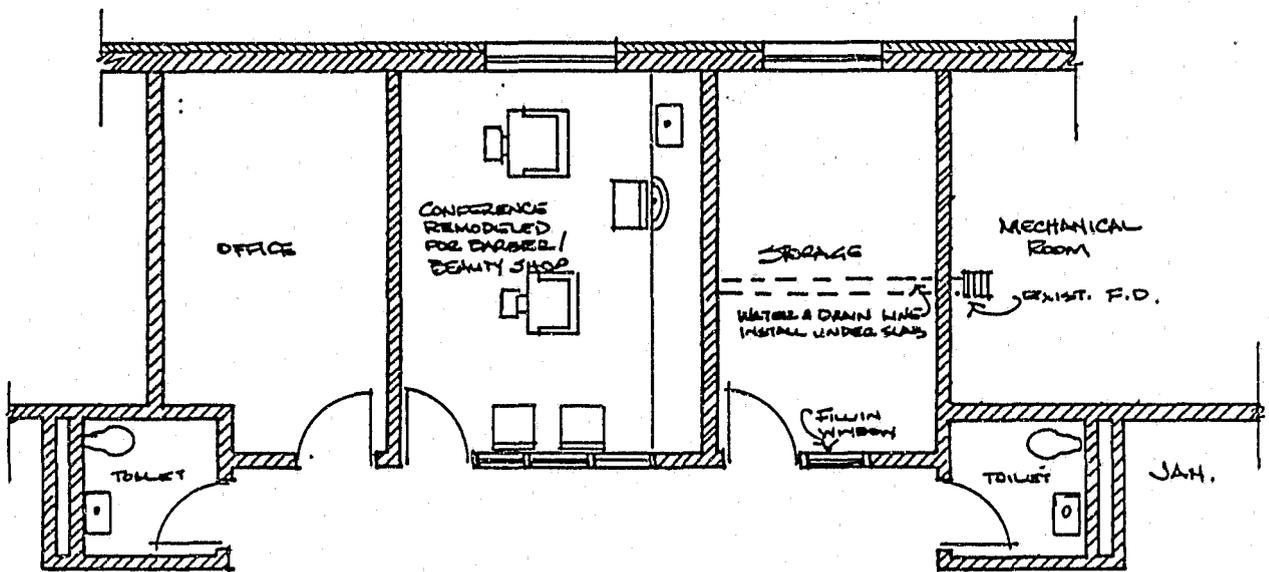
UPPER LEVEL
CONTROL CENTER
REMODEL OF LAUNRY BUILDING
 SCALE: $\frac{1}{8}'' = 1'-0''$

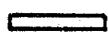


NEW LAUNDRY

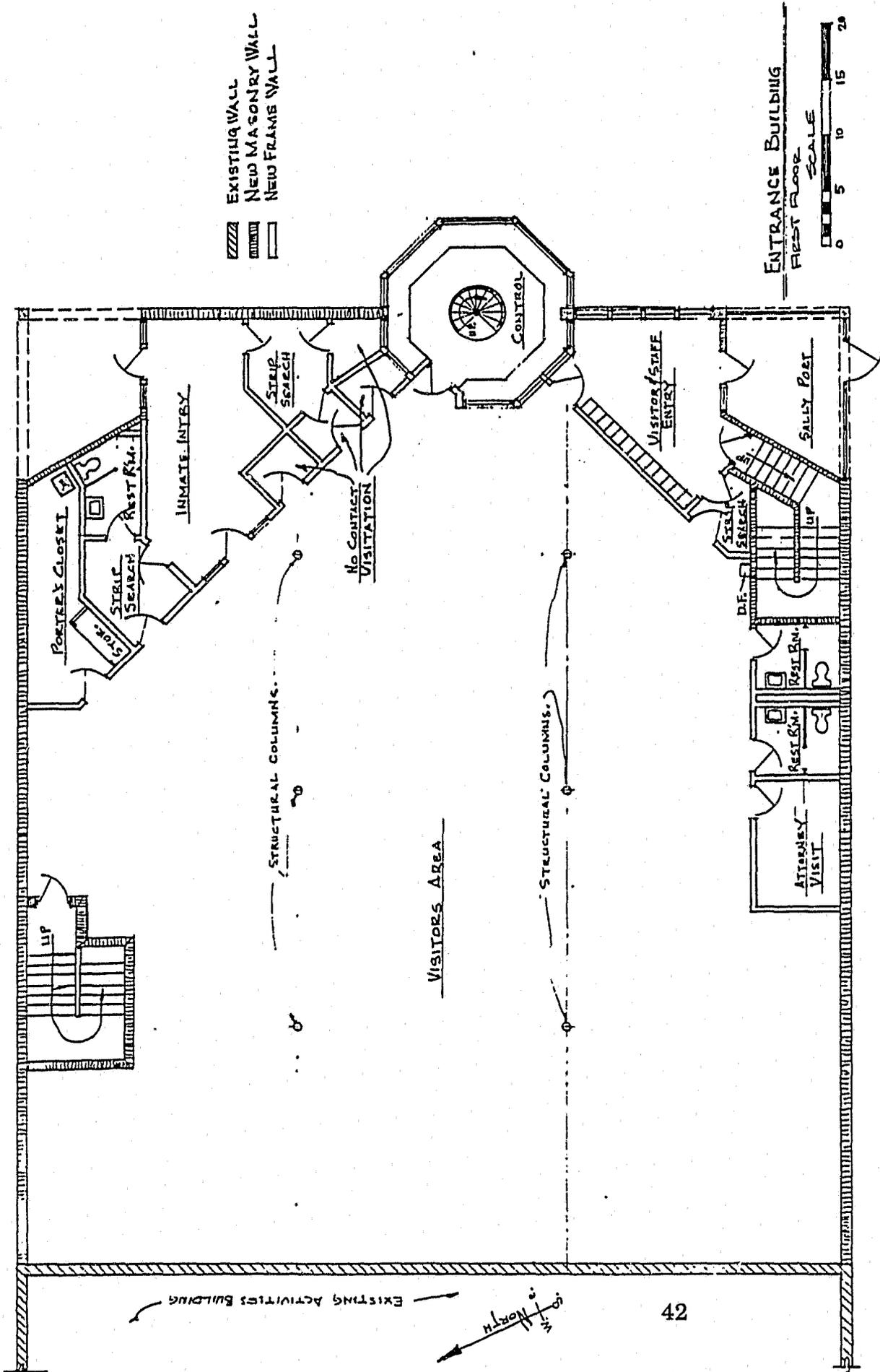
CONTRA BUILDING RENOVATION

SCALE: $\frac{1}{8}'' = 1'-0''$



 EXISTING WALLS
 NEW WALL (NONE)

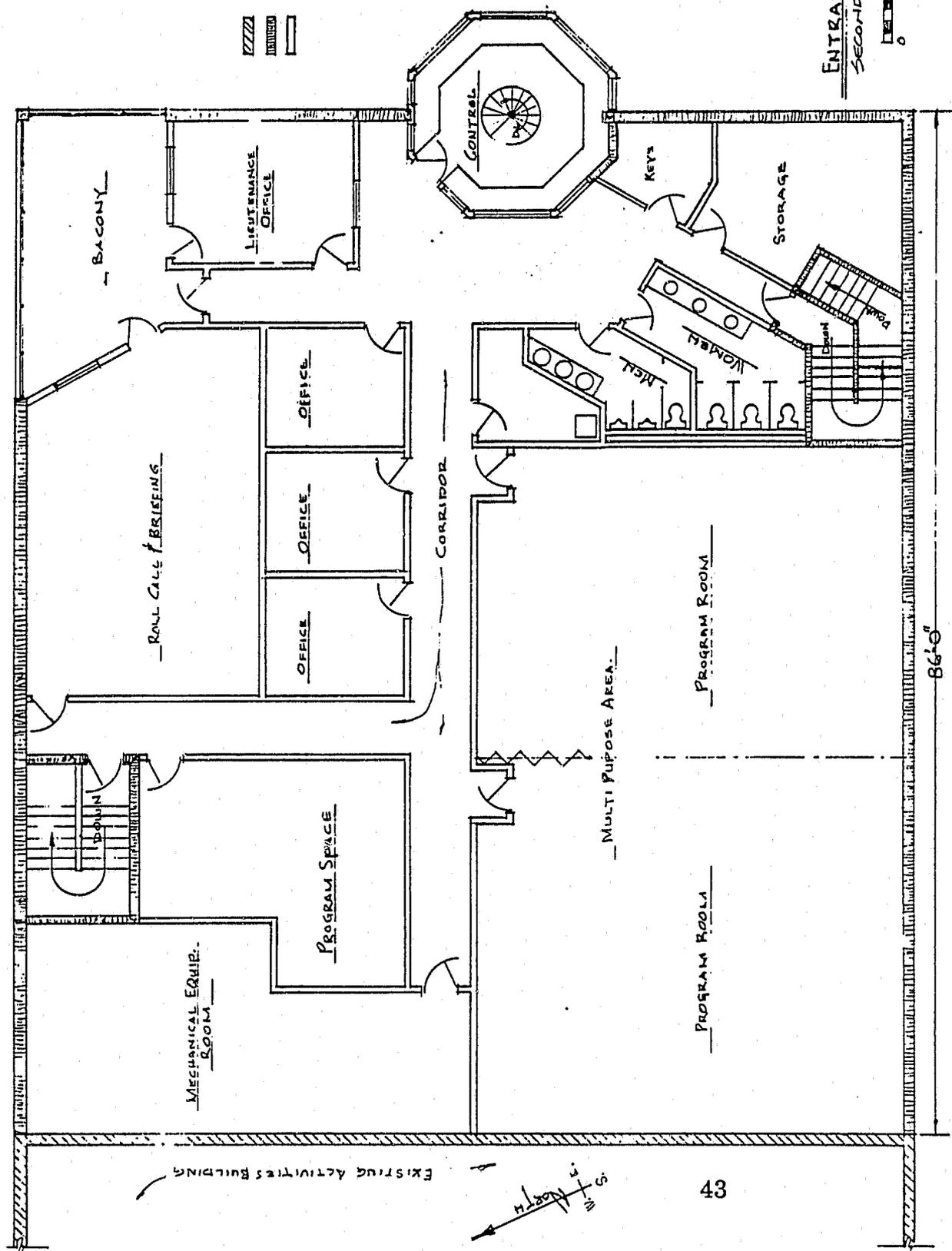
NEW BARBER/BEAUTY SHOP
 REMODEL OF DORM CONFERENCE ROOM
 SCALE ————— 1/8" = 1'-0"



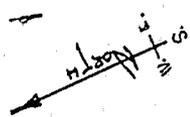
EXISTING WALL.
 NEW MASONRY WALL.
 NEW FRAME WALL.



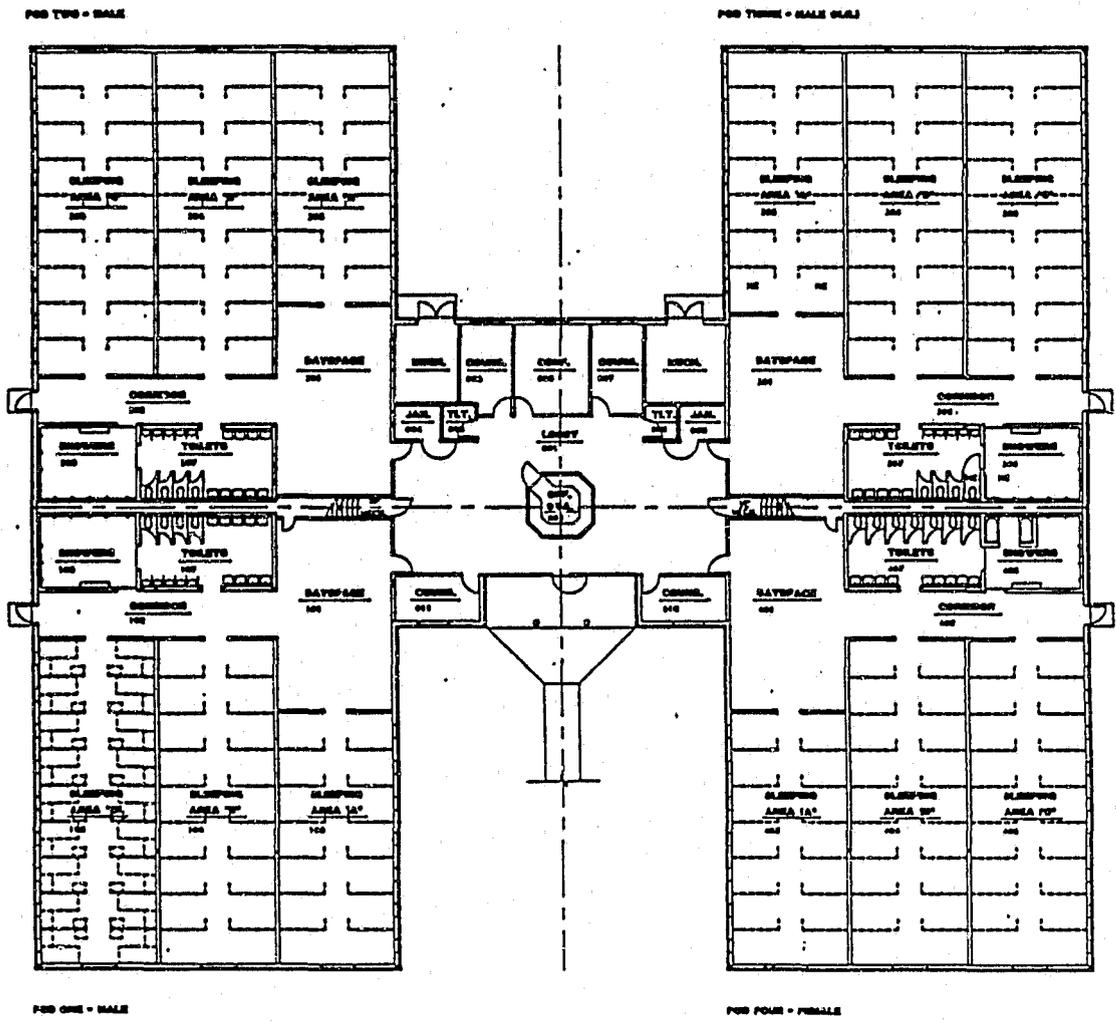
ENTRANCE BUILDING
 SECOND FLOOR
 SCALE



EXISTING ACTIVITIES BUILDING



86'-0"



FIRST FLOOR PLAN

PROPOSED 200-BED DORMITORY

REDWOOD, SUNFLOWER AND PERRY BUILDINGS

LANSING CORRECTIONAL FACILITY

ON-CALL ENGINEERING STUDY



STEVEN J. DAVIES, PH.D.
SECRETARY OF CORRECTIONS

RICHARD KOERNER
DEPUTY SECRETARY
FACILITIES MANAGEMENT
EASTERN REGION

GARY RAYL
DEPUTY SECRETARY
FACILITIES MANAGEMENT
WESTERN REGION

DRONBERGER, ARBUCKLE, WALKER, McLAIN AND LINK
ARCHITECTS AND ENGINEERS

1020 NORTH MAIN, HUTCHINSON, KANSAS 67501 (316) 663-5421

#6. Redwood, Sunflower and Perry Buildings Lansing Correctional Facility

1. Structural Review

Redwood and Sunflower were built in 1924 with Perry following in 1929. Perry currently houses 49 inmates. Some structural work must be done which consists of pier replacement and some cosmetic encasement of exterior concrete reinforcing. The structures will not collapse if given reasonable maintenance care. Redwood, Sunflower and Perry are all physically capable of being recycled.

#6. Redwood and Sunflower Buildings Lansing Correctional Facility

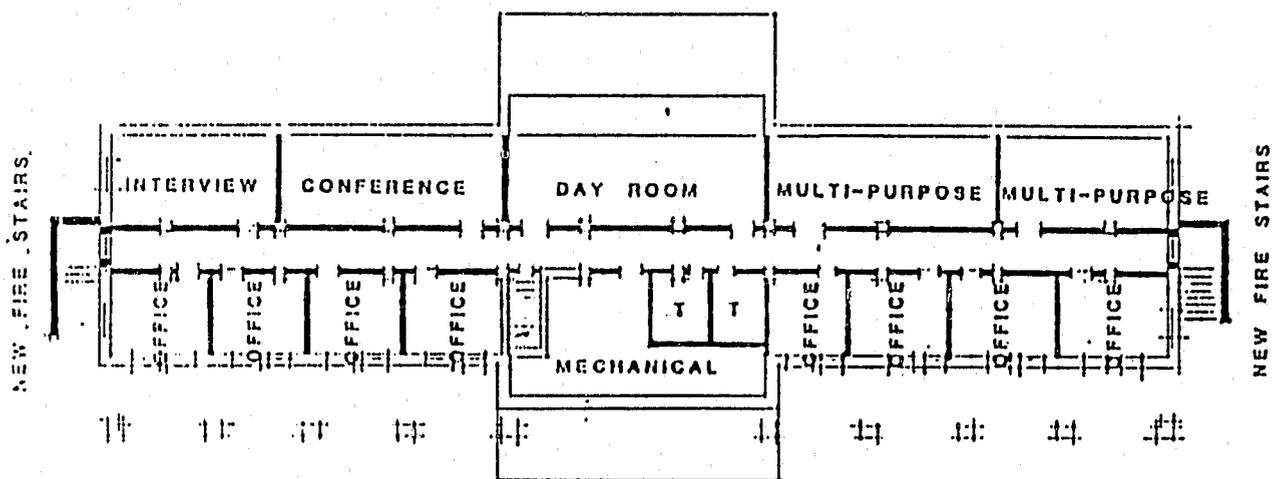
2. Medium or minimum inmates housing space.

See accompanying sheets 6-3, 6-4 and 6-5. These sheets relate to renovation of Redwood and Sunflower into housing units. 50 inmate cubicles are indicated, 24 on the first floor and 26 on the second floor. Dayrooms as indicated provide a space of 21 sq. ft per inmate. Space for programs and recreation would need to be provided in other buildings. This practice is compatible with the way the new 200 inmate dorm is operated and accredited.

The following has been included in an estimate for renovation into two dorms:

- Add two fire escapes
- Remodel interior stair into fire tower
- Demolition of existing interior
- New finishes: walls, floors, ceilings, doors
- Cubicles
- Add insulation
- Stucco the entire exterior
- Install new windows
- New heating, cooling, ventilation in basement
- New heating and ventilating remainder of building.

The estimated cost to refurbish Redwood or Sunflower for dormitory usage is \$1,131,220 each. This includes construction and design costs. It does not include loose furnishings within the various rooms.



DORMITORY BASEMENT

REDWOOD/SUNFLOWER

3,800 SQUARE FEET BASEMENT AREA

EIGHT OFFICES @ 150 SQUARE FEET EACH.

DAY ROOM 350 SQUARE FEET.

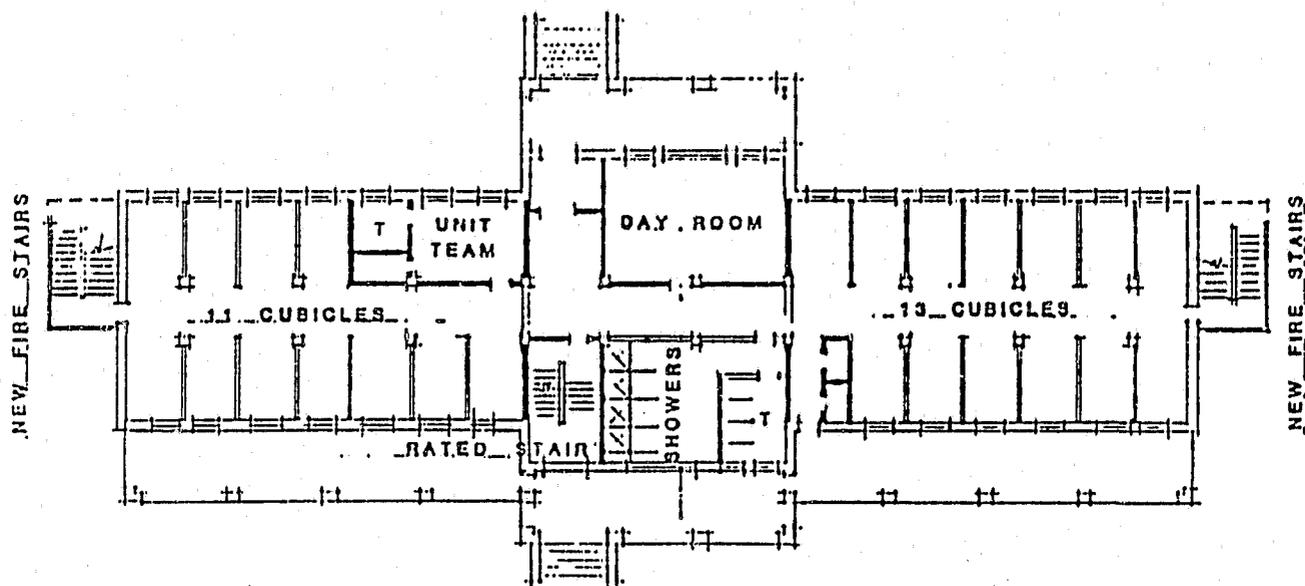
CONFERENCE 350 SQUARE FEET.

INTERVIEW ROOM 280 SQUARE FEET.

MULTI-PURPOSE ROOMS 350 SQUARE FEET EACH.

STUDY OF
 REDWOOD, SUNFLOWER,
 & PERRY BLDGS.
 LANSING CORRECTIONAL FACILITY

DATE	REVISD	DRONBERG ARCHITECTS	48	WALKER • McLAIN & LINK ENGINEERS	SHEET 6-3
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DORMITORY - 1st. FLOOR.

REDWOOD/SUNFLOWER

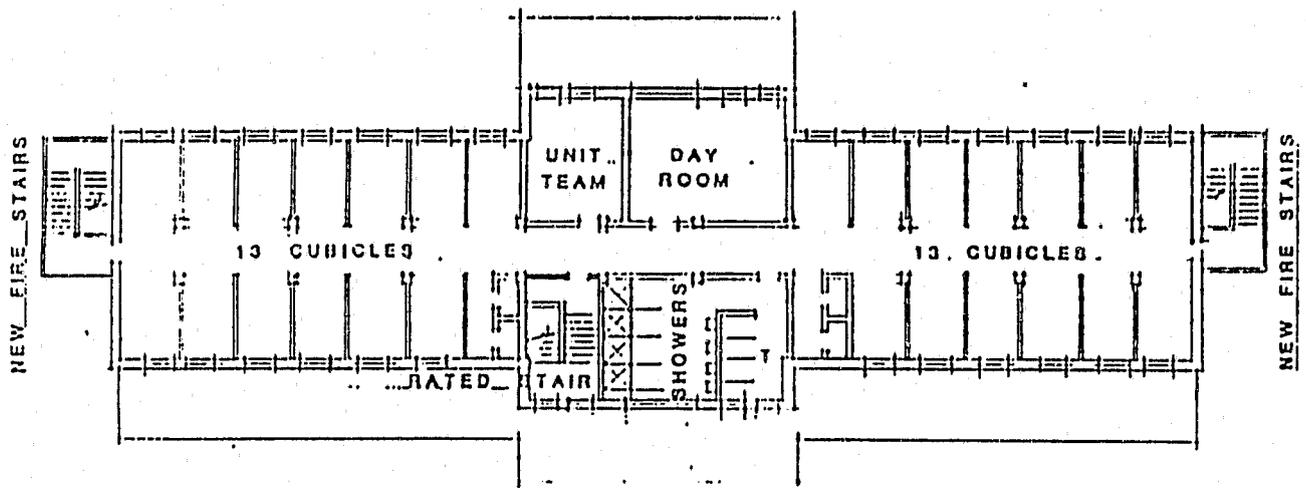
3,800 SQUARE FEET AREA FIRST FLOOR.

24 INMATES THIS FLOOR.

DAY ROOM 350 SQUARE FEET (14.6 SQUARE FEET/INMATE).

STUDY OF
 REDWOOD, SUNFLOWER,
 & PERRY BLDGS.
 LANSING CORRECTIONAL FACILITY

COMM. DATE	REVISED	DROB ARCHITECTS	49	WALKER • McLAIN & LINK ENGINEERS	SHEET 6-4
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DORMITORY - 2nd FLOOR

REDWOOD/SUNFLOWER

3,800 SQUARE FEET AREA SECOND FLOOR.

26 INMATES SECOND FLOOR.

DAY ROOM 350 SQUARE FEET (13.5 SQUARE FEET/INMATE).

STUDY OF
 REDWOOD, SUNFLOWER,
 & PERRY BLDGS.
 3 CORRECTIONAL FACILITY

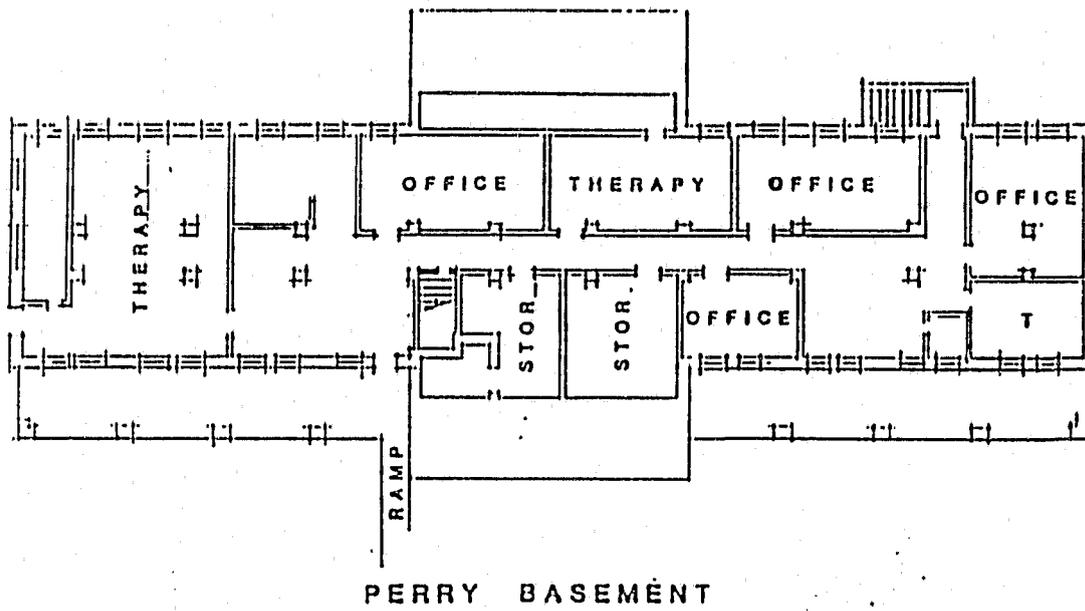
COMM. DATE	REVISED	DRONBERGER • ARBUCKLE • WALKER • McLAIN & LINK ARCHITECTS _____ ENGINEERS	SHEET 6-5
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#6. Perry Building Lansing Correctional Facility

3. To continue as a housing unit, the Perry Building should :

- Add two fire escapes**
- Remodel interior stair into fire towers**
- Replace windows**
- Tuckpoint, waterproof and repair porch columns.**
- Add stucco to entire exterior**

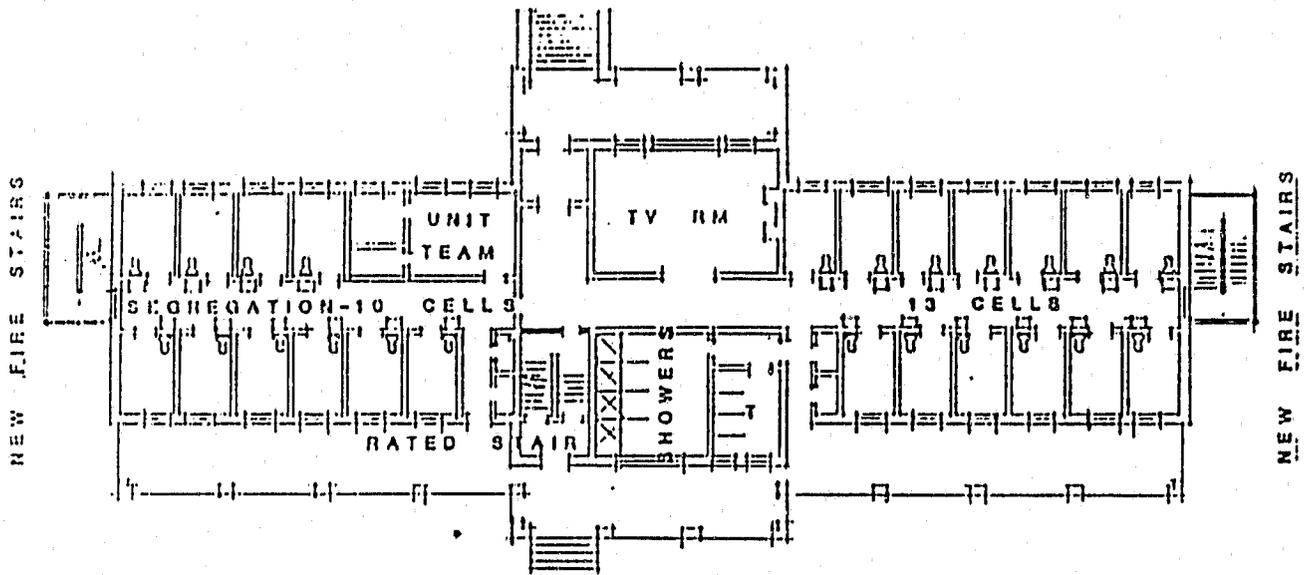
See accompanying sheets 6-7, 6-8 and 6-9. The estimated cost of this work is \$525,215. This includes construction and design costs.



3,800 SQUARE FEET BASEMENT AREA.
 NO WORK OTHER THAN NEW RATED STAIR TOWER.

STUDY OF
 REDWOOD, SUNFLOWER,
 & PERRY BLDGS.
 LANSING CORRECTIONAL FACILITY

COMM.	REVISED	DRONBERGER • ARBUCKLE •ER • McLAIN & LINK ARCHITECTS ————— ENGINEERS	SHEET 6-7
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PERRY 1st FLOOR

3,800 SQUARE FEET FIRST FLOOR PERRY.

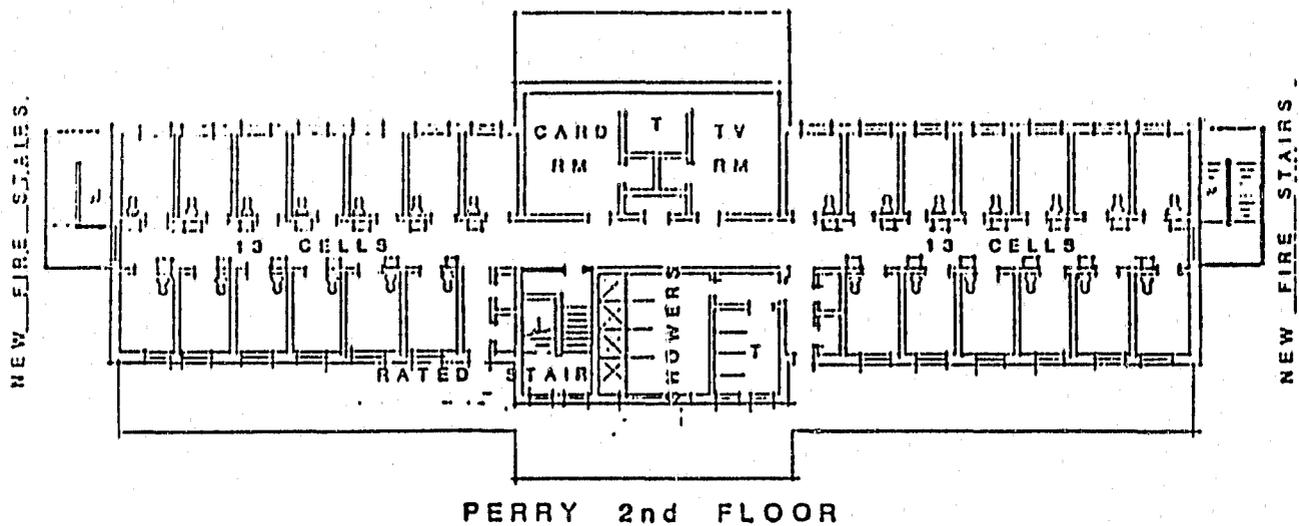
10 SEGREGATED INMATES @ ±65 SQUARE FEET/CELL.

13 INMATES IN INDIVIDUAL CELLS @ ±65 SQUARE FEET/CELL.

DAY ROOM 350 SQUARE FEET.

STUDY OF
 REDWOOD, SUNFLOWER,
 & PERRY BLDGS.
 LANSING CORRECTIONAL FACILITY

<p>DATE</p>	<p>REVISED</p>	<p>DRONBERGER • HUBBARD • WALKER • McLAIN & LINK ARCHITECTS</p>	<p>ENGINEERS SHEET 6-8</p>
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3,800 SQUARE FEET PERRY SECOND FLOOR.

26 INDIVIDUAL CELLS @ ±65 SQUARE FEET/CELL.

DAY ROOM(S) 200 SQUARE FEET/26 INMATES = 7.7 SQUARE FEET/INMATE.

STUDY OF
 REDWOOD, SUNFLOWER,
 & PERRY BLDGS.
 HANSON CORRECTIONAL FACILITY

COMM. DATE	REVISED	DRONBERGER - ANDERSON - WALKER • McLAIN & LINK ARCHITECTS	SHEET 6-9
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#6. Redwood and Sunflower Buildings Lansing Correctional Facility

4. Renovate for program usage:

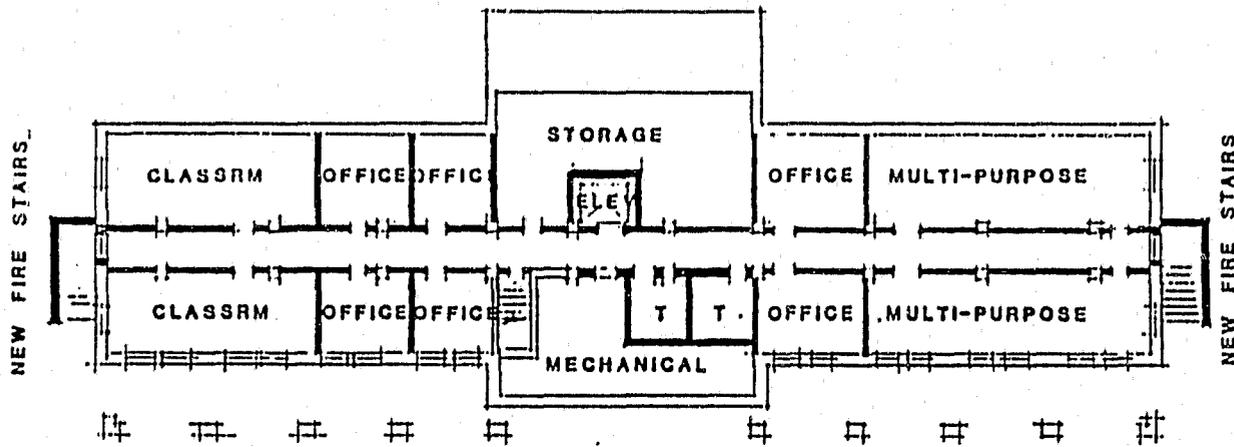
See accompanying sheets 6-11, 6-12 and 6-13. These sheets relate to renovation of Redwood and Sunflower for program facilities. The following has been included in the estimated costs:

- Add elevator.
- Add 2 new fire escapes.
- Remodel interior stair into fire tower.
- Demolition of existing interior.
- Add new interior finishes.
- Rated corridors and doors.
- Handicapped ramp.
- Fence at outdoor visitation.
- Add insulation.
- Tuckpoint brick work and waterproof.
- Install new windows.
- New HVAC for entire building.
- New plumbing system complete with fixtures.
- New stucco exterior.

The estimated cost to renovate Redwood or Sunflower for program uses is \$1,130,520 each.

We recommend that if Perry be continued in use it be used as a housing unit, not for programs. *See page 6-14.

These estimates include costs of construction and engineering and design. It does not include an allowance for loose furnishings or equipment needed for the programs conducted.



PROGRAMS - BASEMENT

REDWOOD/SUNFLOWER

3,800 SQUARE FEET BASEMENT AREA.

CLASSROOMS 320 SQUARE FEET EACH.

MULTI-PURPOSE ROOMS 450 SQUARE FEET EACH.

STUDY OF
 REDWOOD, SUNFLOWER,
 & PERRY BLDGS.
 ING CORRECTIONAL FACILITY

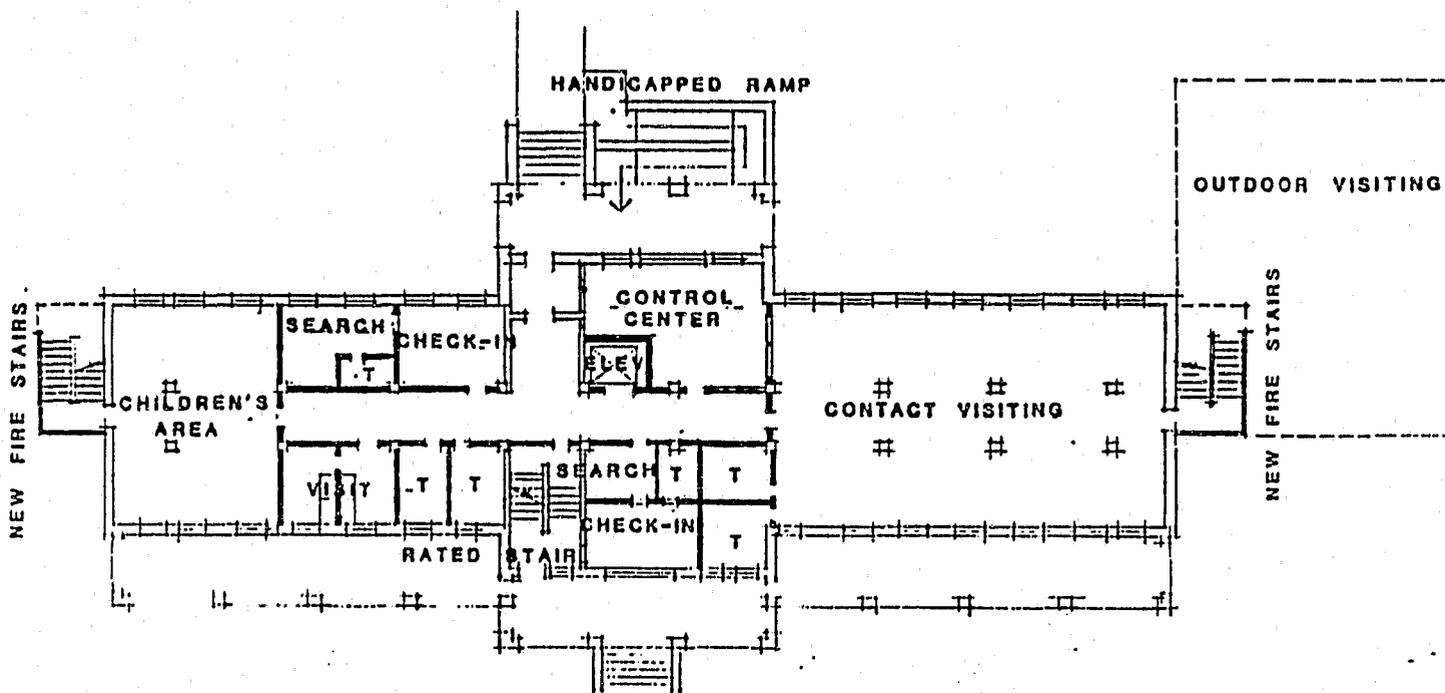
56

COMM.
 DATE

REVISED

DRONBERGER • ARBUCKLE • WALKER • McLAIN & LINK
 ARCHITECTS ENGINEERS

SHEET
 6-11



PROGRAMS - 1st FLOOR

REDWOOD/SUNFLOWER

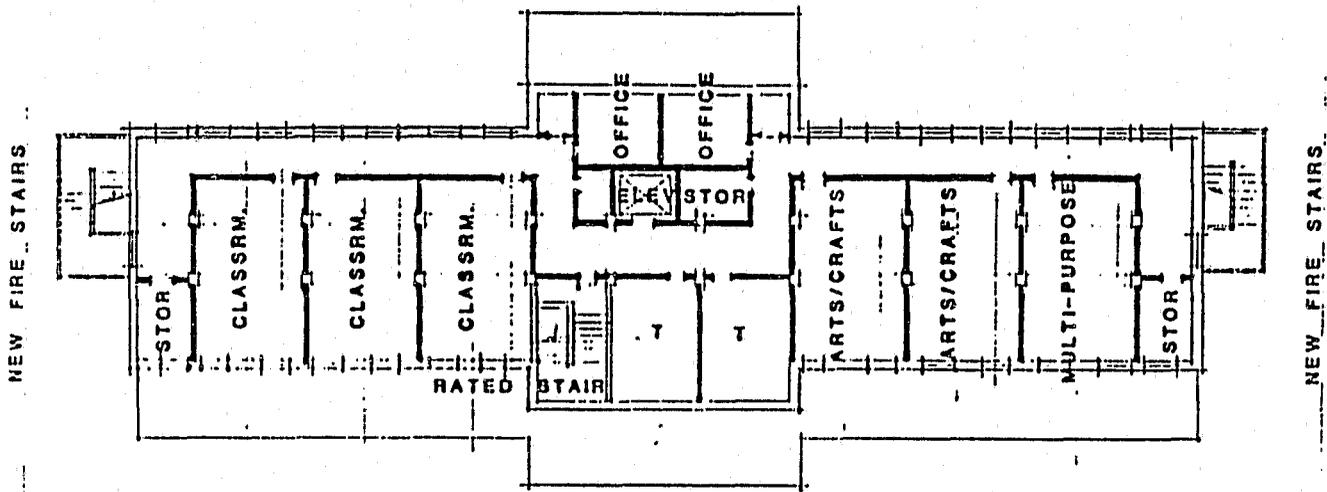
3,800 SQUARE FEET FIRST FLOOR AREA.

CONTACT VISITING 1400 SQUARE FEET.

CHILDREN'S AREA 600 SQUARE FEET.

STUDY OF
**REDWOOD, SUNFLOWER,
 & PERRY BLDGS.**
 57 CORRECTIONAL FACILITY

COMM. DATE	REVISED	DRONBERGER • ARBUCKLE • WALKER • McLAIN & LINK ARCHITECTS _____ ENGINEERS	SHEET 6-12
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PROGRAMS - 2nd FLOOR

REDWOOD/SUNFLOWER

3,800 SQUARE FEET SECOND FLOOR AREA.

CLASSROOMS 325 SQUARE FEET EACH.

MULTI-PURPOSE ROOMS 325 SQUARE FEET EACH.

STUDY OF
 REDWOOD, SUNFLOWER,
 & PERRY BLDGS.
 SING CORRECTIONAL FACILITY

COMM. DATE	REVISED	DRONBERGER • ARBUCKLE • WALKER • McLAIN & LINK ARCHITECTS	ENGINEERS	SHEET 6-13
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#6. Redwood, Sunflower and Perry Buildings Lansing Correctional Facility

6. Opinion to demolish and replace with new construction.

The cost to demolish the building and replace it with new construction is virtually a "trade-off." We recommend that replacement with new construction would be the best use of the construction funding. See cost summary.

Costs summary:

	<u>Redwood</u>	<u>Sunflower</u>	<u>Perry</u>
a. New Construction 12,000 sq.ft. @ \$90/sq.ft.	\$ 1,080,000	\$ 1,080,000	\$ 1,080,000
b. Renovate for programs	\$ 1,130,520	\$ 1,130,520	*See page 6-10
c. Renovate for inmate housing	\$ 1,131,220	\$ 1,131,220	\$525,215
d. Number of beds	50	50	10 segregation cells 39 individual cells
e. Cost to demolish each building is \$80,000			

These costs are based on all work being done with contract labor for mid-1991.

#6. Redwood, Sunflower and Perry Buildings Lansing Correctional Facility

- 7. The utilities existing on site are adequate to serve the above projected usages. This includes electricity, water and sewer. The above cost estimates include all new utility work within the building confines.**

- 8. Dormitory live load requirements by code require a design load of 40 PSF to 60 PSF. Soap factory usage would fall into the light manufacturing category which is 75 PSF. Subsequently, we cannot approve this considered conversion.**