

**Kansas Department of Administration**

**Dennis Taylor, Secretary**  
1000 S.W. Jackson, Suite 500  
(785) 296-3011

**Joint Committee on State Building Construction**  
**Five-Year Capital Improvement Plan**

**Mark McGivern, Director,**

**Presented by George Werth, Deputy Director Engineering & Operations**  
**Office of Facility & Property Management**

**August 15th, 2012**

Thank you for the opportunity to brief you on the Department of Administration's (DOA) Five-Year Capital Improvement Plan for Fiscal Years 2014 through 2018.

**BUILDING CONDITION ASSESSMENT**

As in previous years, DOA continues to use a Building Condition Assessment process which provides a score to establish relative rankings of the condition of specific key building systems to guide and enable more informed decisions during the capital improvement prioritization process. A sum total for the building is calculated yielding an overall building condition rating.

Excellent	(90 -100)
Good	(80- 89)
Deficient	(60 -79)
Poor	(30 - 59)
Unsatisfactory	(0-29)

The established standard goal for each facility is a score of Good. Attachment A is a summary reflecting the current and previous year's ratings.

**FY 2014 PROJECTS**

Our highest prioritized items in this year's plan is authorization for the agency to spend rehabilitation and repair (R & R) funding for Capitol Complex, Special Maintenance Repair & Improvement (SMRI), Statehouse & Cedar Crest, Kansas Judicial Center, Surplus Property, Printing Plant and Parking Lot/Sidewalks (Attachment B and C). Second on our priorities list is to finish the Docking Building's electrical bus duct that is in need of immediate attention if Docking is to continue to be long term occupied.

What remains is a prioritized list of projects that address building components that are at or near the end of their useful lives. As you are all aware, we have many needs in our complex buildings, in particular the Docking State Office Building.

**1. Rehabilitation & Repair (SGF \$3,425,000)**

The Department of Administration requests authorization to spend \$3,425,000 from the General Fund for Capitol Complex, Statehouse/Cedar Crest, & Kansas Judicial Center rehabilitation and repair.

After the cuts and allotments of the past year, our FY 2013 budget has been reduced to

2,533,751  
\$2,303,075 for Capitol Complex Rehabilitation & Repair

\$153,737 for Statehouse/Cedar Crest Rehabilitation & Repair

\$76,939 for Kansas Judicial Center Rehabilitation & Repair

Rehabilitation repair money is spent for maintenance (repairing pumps and bearings, repair or replacement of plumbing, broken windows in a large area of a building due to storm damage or vandalism; and rapid response to leaky roofs); asbestos abatement; minor building refurbishments and to replace major equipment components that break down during operations. The buildings for which these funds would be used are Landon, Docking, Memorial Hall, Curtis, Eisenhower, Kansas Judicial Center, Cedar Crest and the Statehouse.

The ramifications of not performing these rehabilitation and repair projects are a reduction of system availability and possibly the inability to operate a building. Also deferring planned maintenance work may result in significant additional costly damage to other related components.

Potential Projects that these funds could be used for are.

1. Landon Building Window Replacement	\$2,208,000
2. Memorial Window Replacement	\$800,000
3. Kansas Judicial Center Window Replacement	\$1,300,000

**2. SMRI - Rehabilitation & Repair (State Buildings Depreciation Fund \$400,000)**

The Department of Administration requests authorization to spend \$400,000 from the State Buildings Depreciation Fund, Special Maintenance' Repairs & Improvements (SMRI) sub-account for rehabilitation and repair. The buildings for which these funds would be used are Landon, Docking, Memorial Hall, Curtis, and Eisenhower. This fund primarily functions as an emergency repair fund versus a project fund.

Below is a list of potential projects that this funding could be spent for:

1. Curtis Building Cooling Tower Replacement	\$400,000
2. Memorial Tuck Point and Repair	\$575,000
3. Landon Building Tuck Point	\$2,000,000

### **3. Docking State Office Building Bus Duct Replacement (SGF \$3,500,000)**

The Department of Administration requests authorization to spend \$3,500,000 from the General Fund to finish installation of a new 480 volt bus duct and main distribution in the Docking Building.

The Department of Administration started the bus duct replacement project in FY2012. However, there were only enough funds available to complete the first phase of the project which included installing a new electric service and running power to the heat plant and chilled water plant. This project is a priority if Docking is to be occupied for the long term.

The Department of Administration has been tasked to develop recommendations on what direction the State of Kansas should take as it relates to the future of the Docking State Office Building. Secretary Taylor expects to deliver the request to the Governor this fall.

Building and Component Rating Summary

ATTACHMENT A

Capitol Complex													Complex West			Wichita	Forbes
	Points Possible	Curtis	Dillon House	Docking	Eisenhower	Judicial	Landon	Memorial	Grounds - Van Buren	Statehouse	Cedar Crest	Printing Plant	Brigham	Finney	Forbes		
Exterior Components FY2010	28	22	14.35	16.2	20.95	22.0	21.00	21.0	24.50	20.95	22.6	22.7	23.8	19.2	17.8		
Exterior Components FY2011	28	22	14.35	16.2	20.95	22.0	19.65	21.0	24.50	17.1	23.8	22.7	23.8	19.2	17.8		
Exterior Components FY2012	28	24.5	13.15	19.00	22.70	20.65	19.95	21.0	24.50	18.9	23.8	22.0	22.75	17.7	17.8		
Foundation/Structure		G	P	G	G	D	G	G	G	G	G	G	G	G	G		
Walls		G	P	P	D	D	D	D	G	G	G	D	G	D	P		
Roof		E	D	G	E	G	D	D	E	U	G	G	D	U	G		
Windows/Doors		G	U	P	D	D	P	P	G	G	G	D	G	G	U		
Interior Components FY2010	29	24.65	16.45	20.35	24.65	23.8	23.10	24.65	22.90	20.3	23.65	21.35	23.65	21.45	21.36		
Interior Components FY2011	29	24.65	15.95	19.15	24.65	24.1	23.10	24.65	24.85	20.3	25.65	21.95	25.65	24.65	21.35		
Interior Components FY2012	29	23.45	15.95	19.15	24.65	22.6	23.10	24.65	24.85	24.4	25.65	21.95	24.85	21.45	21.35		
Floors		D	P	D	G	G	G	G	G	G	E	D	G	P	D		
Partitions		G	D	D	G	D	G	G	G	G	G	D	G	G	D		
Ceilings		G	P	P	G	D	D	G	G	G	G	G	G	G	G		
Fixed Equipment		G	U	D	G	G	G	G	G	G	G	G	G	G	G		
Doors		G	D	G	G	G	G	G	G	D	G	G	G	G	D		
Interior Finish/Trim		G	P	G	G	D	G	G	G	G	G	D	G	G	D		
Elevators		G	E	P	G	E	P	G	E	G	E	G	E	G	D		
Engineered Systems FY2010	43	36.25	11.25	17.65	33.25	34.75	27.16	34.15	32.65	32.05	36.55	34.15	34.15	36.55	18.55		
Engineered Systems FY2011	43	36.55	10.05	17.65	33.25	35.95	27.15	36.55	39.85	32.05	36.55	34.15	34.15	36.55	18.55		
Engineered Systems FY2012	43	32.95	10.05	21.75	33.25	35.95	27.15	36.55	39.85	36.55	36.55	33.85	34.15	36.55	20.05		
Electrical		D	U	U	G	G	P	G	E	G	G	G	G	G	P		
Plumbing		G	P	P	D	D	P	G	G	G	G	G	G	G	D		
Heating/Ventilation/AC		D	U	P	D	G	D	G	E	G	G	D	D	G	U		
IT/Voice/Data		G	U	G	G	G	G	G	G	G	G	G	G	G	G		
Lighting		G	P	G	G	G	G	G	E	G	G	G	G	G	D		
Fire Alarm Systems		G	U	G	G	E	U	G	E	G	G	D	G	G	D		
Emergency Lighting		G	U	P	G	E	G	G	E	G	G	G	G	G	G		
Total Building Score FY2010	100	82.9	42.1	54.2	78.9	80.6	71.3	79.8	80.1	73.3	82.8	78.8	81.6	77.2	57.7		
Total Building Score FY2011	100	83.2	40.4	53.0	78.9	82.1	69.9	82.2	89.2	69.5	86	78.8	83.6	80.4	57.7		
Total Building Score FY2012	100	80.9	39.2	59.9	80.6	79.2	70.2	82.2	89.2	79.8	86	77.8	81.8	75.7	59.2		

E: Excellent G: Good D: Deficient P: Poor U: Unsatisfactory

90-100 80-89 60-79 30-59 0-29

**Five-Year Capital Budget Plan--DA 418A**  
 Division of the Budget  
 State of Kansas

Agency Name Department of Administration (OPM)

ATTACHMENT B

PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS	CURRENT YEAR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	SUBSEQUENT YEARS
<b>ON-BUDGET - Capital Improvements</b>									
<b>STATE GENERAL FUND - (807)</b>									
1 Capitol Complex Rehabilitation & Repair	27,664,934	10,361,879	2,303,075	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	-
3 Statehouse & Cedar Crest Rehabilitation & Repair	3,064,743	1,911,606	153,737	200,000	200,000	200,000	200,000	200,000	-
4 Kansas Judicial Center Rehabilitation & Repair	2,320,045	918,106	76,939	225,000	250,000	250,000	250,000	250,000	-
6 Docketing State Office Building Bus Duct Replacement	3,500,000	-	-	3,500,000	-	-	-	-	-
7 Landon State Office Building Window Replacement	2,208,000	-	-	2,208,000	-	-	-	-	-
8 Landon State Office Building Restroom Renovations	1,900,000	-	-	1,900,000	-	-	-	-	-
9 Memorial Hall Window Replacement	800,000	-	-	800,000	-	-	-	-	-
10 Kansas Judicial Center Fire Suppression System	1,075,000	-	-	1,075,000	-	-	-	-	-
11 Kansas Judicial Center 3rd Floor Window Replacement	1,300,000	-	-	1,300,000	-	-	-	-	-
12 Landon State Office Building Elevators	2,760,000	-	-	690,000	690,000	690,000	690,000	690,000	-
13 Landon State Office Building Air Handling Unit Replacement	2,500,000	-	-	1,350,000	1,350,000	1,350,000	-	-	-
15 Landon State Office Building Heating Ventilation & Air Conditioning Piping Replacement	1,500,000	-	-	-	1,300,000	-	-	-	-
16 Kansas Judicial Center Stairway Drain Line Replacement	750,000	-	-	750,000	-	-	-	-	-
18 Docketing State Office Building Interior Renovation	30,000,000	-	-	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	-
19 Docketing State Office Building Elevators	3,583,535	-	-	597,643	597,643	597,643	597,643	597,643	-
20 Docketing State Office Building Curvina Wall Replacement	11,524,634	-	-	-	5,762,312	5,762,312	-	-	597,640
<b>Total ON-BUDGET Capital Improvements</b>	<b>96,353,231</b>	<b>13,190,991</b>	<b>2,533,751</b>	<b>18,658,643</b>	<b>20,149,955</b>	<b>16,749,955</b>	<b>9,737,643</b>	<b>9,737,643</b>	<b>5,597,640</b>

Five-Year Capital Budget Plan--DA 418A  
 Division of the Budget  
 State of Kansas

Agency Name Department of Administration (OPM)

ATTACHMENT C

PROJECT TITLE	ESTIMATED PROJECT COST	PROR. YEARS	CURRENT YEAR	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	SUBSEQUENT YEARS
2 SMERL - Rehabilitation & Repair	4,654,176	2,004,176	-100,000	400,000	-425,000	450,000	475,000	500,000	-
5 Printing Plant Rehabilitation & Repair	525,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	-
14 Printing Plant New Cablites	650,000	-	-	650,000	-	-	-	-	-
17 Purchasing Lay/Idlework Maintenance & Repair (moved from Building & Grounds Fund to FY2009)	1,807,500	700,000	-	165,000	192,500	220,000	230,000	220,000	-
<b>Total OFF-BUDGET Capital Improvements</b>	<b>7,636,676</b>	<b>2,869,176</b>	<b>475,000</b>	<b>1,290,000</b>	<b>692,500</b>	<b>745,000</b>	<b>770,000</b>	<b>795,000</b>	