

MINUTES

CAPITOL RESTORATION COMMISSION

November 17, 2004
Room 123-S--Statehouse

Members Present

Speaker Doug Mays, Chairperson
President Dave Kerr, Vice-Chairperson
Senator Janis Lee
Senator Steve Morris
Senator Lana Oleen
Representative Clay Aurand
Representative John Ballou
Representative Melvin Minor
Representative Melvin Neufeld
Representative Jo Ann Pottorff
Duane Goossen, Secretary of Administration

Members Absent

Senator Anthony Hensley
Representative Bill Feuerborn
Lynn Jenkins, State Treasurer

Staff

Alan Conroy, Kansas Legislative Research Department
J.G. Scott, Kansas Legislative Research Department
Raney Gilliland, Kansas Legislative Research Department
Mary Galligan, Kansas Legislative Research Department

Others Attending

See attached sheet.

The Capitol Restoration Commission meeting was called to order by Chairperson Doug Mays, Speaker of the House, at 8:45 a.m. in Room 123-S.

The Chairperson recognized Barry Greis, AIA, Statehouse Architect, who introduced two conferees for the day, Mike Treanor of Treanor Architects, P.A. and Dirk Schafer, Senior Vice President of J.E. Dunn Construction Company. Mr. Greis stated that the conferees would update the Commission regarding the Statehouse Renovation Project work accomplished and scheduled as described in *Capitol Restoration Commission Presentation* dated November 17, 2004, which is located in the Kansas Legislative Research Department. The Chairperson recognized Mr. Treanor.

Mr. Treanor stated that he would review the accomplishments of the project and work scheduled for the next year. He stated that the last thing to be done would be the Visitor's Center. He indicated that the garage is complete and being used. Mr. Treanor told the Commission that the garage has 551 parking places, with over 100 for visitors. Mr. Treanor presented slides that showed pictures of the renovation and construction work in progress in the East Wing. He indicated that there have been a few changes in the original plans for spaces to be occupied by the Revisor of Statutes Office and the Kansas Legislative Research Department. Mr. Treanor illustrated the work now being conducted in the area that will become the Visitor's Center.

Other items which Mr. Treanor mentioned included the following facts:

- The emergency generator for backup power is located in the garage;
- There is a new fire pump in the northeast vault;
- The southeast and southwest excavation for vaults will go on nearly simultaneously;
- The East Wing mechanical space in the attic is completed;
- Replacement Junction City limestone will be obtained from the same quarry used for the original Statehouse construction;
- Ninety percent of the East Wing portion of the project has been bid and is under construction;
- The floor in the House of Representatives will be flat rather than sloped, as it is currently;
- The arrangement of desks in both chambers will be changed to reflect historic arrangements;
- The North Wing of the fifth floor will be legislative offices;
- The East Wing furniture package will be bid early in 2005;
- South Wing restoration will begin after the West Wing is completed;
- The East Wing is on schedule to be completed in December of 2005; and
- The overall design schedule is on track.

Senator Kerr asked several questions relating to the accessibility of the staff offices in the suite to be occupied by the Kansas Legislative Research Department (KLRD). Senator Kerr noted that the floor plan in the presentation document includes changes from what had originally been approved. Representative Neufeld asked several questions regarding access from the main KLRD

suite to the Department's offices in the south vault area.

Mr. Greis noted that one of the existing openings into what will become the KLRD suite will be between two floor levels and for that reason the architects decided that it would be better to eliminate the opening. He stated that if people are comfortable with steps going up and down, the architects will take a look at maintaining the doorway. Senator Kerr asked Mr. Alan Conroy, Director of Legislative Research, if that kind of access would be acceptable. Mr. Conroy stated that it would be, and that the additional access would help the office with traffic flow and communication, because the office will have analysts on both halls unlike the situation with the Revisor's office.

After discussion, the Commission reached consensus that an additional access to the north vault area should be added in the Legislative Research Department suite and that a cost estimate be developed, for review by the members of the Commission, for providing access between the southwest vault area of the KLRD suite and the main portion of the KLRD suite. Mr. Greis said the access to the north portion of the KLRD suite would be created and that the requested cost estimate would be prepared.

Mr. Dirk Schafer of JE Dunn Construction Company was recognized by the Chairman. Mr. Schafer made the following comments regarding project accomplishments:

- Foundation stabilization for the East Wing has been accomplished;
- Two vaults on the north side of the Statehouse have been completed;
- The building has been expanded significantly; and
- Significant utility and infrastructure upgrades have been completed.

Mr. Schafer noted several East Wing challenges which include:

- The amount of manual labor involved in lowering the basement floor;
- Construction of the South East Vault; and
- The historic preservation and restoration.

Mr. Schafer noted that the result of some of the restoration work will be apparent soon.

In response to a question, Mr. Greis stated that the exterior windows will all be replaced with wooden windows that will look operable, but will not be operational.

Mr. Schafer discussed the budget project and indicated that a year ago when budgets were established for the West Wing a 12 percent inflation/cost escalation (4 percent/year for 3 years) factor was included. He noted that construction inflation appeared to be holding steady at about that rate until the second quarter of this year when hyper-inflation set in. Mr. Schafer stated that the inflation is attributable to several factors including the amount of steel being purchased by China; oil price increases; hurricanes in Florida; and the amount of construction in the region, particularly in Kansas City. He noted that the Kansas City area may be experiencing the biggest building boom since construction of the stadiums. He stated that from the time of budget assembly to today, there has been over 18 percent inflation in building costs.

Mr. Schafer noted that the East Wing portion of the project has not been impacted by the inflation because most of the work was bid prior to the spike. He noted that there could be some

evidence of the inflation in the work currently out for bid. He stated that these next bids are due November 23, 2004. He also stated that the West Wing will be impacted by the inflation, but it is hard to anticipate the magnitude of the impact. Mr. Schafer noted that the latest data shows 4th quarter inflation down. Mr. Schafer stated that the true impact will not be known until bids for the work are opened in the Spring of 2005. Mr. Greis stated he will provide monthly and quarterly updates of the impact of inflation to the Commission.

Mr. Greis indicated that there have been date changes made to the Southeast and Southwest vault construction time-lines. He stated that there was no change in time-lines for the work on the Visitor's Center, and the West, North, and South wings. He stated that construction would start on the West Wing portion of the project after the 2005 Legislative Session.

Mr. Greis noted that the overall project budget has not changed; that the project is approximately 35 percent complete from budget perspective; and, that construction is approximately 24 percent complete.

The Commission agreed that, in light of the threat of increased inflation, increased monitoring of project expenditures would be prudent. In order to facilitate that monitoring, the Commission requested an early report regarding bids which are due November 23, 2004.

The Commission noted that Phase 3 funding will be considered by the 2005 Legislature. This phase includes West Wing restoration and design work on the North and South wings. Mr. Greis stated that \$26.5 million will need to be authorized by the 2005 Legislature with expenditure to begin in 2006.

The Commission asked Mr. Greis about the relocation of legislators' offices during the renovation. Mr. Greis stated that a number of legislators would be relocated to the Docking State Office Building. He stated that he wanted to keep as many as possible in the Statehouse. When asked, Mr. Greis stated that by the end of this month he will have a count of the number of legislators whose offices will be moved. He expressed willingness to work with legislative leadership and the Department of Administration to keep the number of legislators with offices outside the Statehouse to a minimum.

One member asked about the possibility of using the tunnel to go back and forth between the buildings when legislators have offices in the Docking State Office Building. Mr. Greis stated that the tunnel would be closed all through this portion of the project. Several members expressed concern about legislators trying to get to meetings in the Statehouse when their offices are in the Docking Building. One member indicated that there will be a need for a coat room in the Statehouse and another indicated that there would be a need for a place for legislators to connect their laptop computers. One member suggested that it might be easier to move Committee meetings out of the building rather than legislators.

The meeting was adjourned by Chairperson Mays.

Prepared by Raney Gilliland

Approved by Committee on:

December 17, 2004
(date)