

**State Fair Capital Improvements Fund
Matching History**

The State Fair Capital Improvements and Maintenance Fund was authorized by K.S.A. 2-223 in 1988.

On June 30, 1989, and each succeeding June 30, the Fair is to contribute at least five (5) percent from its qualified receipts to maintain and generate further balances in the Fund. On July 1, 1989, and each succeeding July 1, the State of Kansas will transfer an amount equal to that contributed by the Fair, but not to exceed \$300,000 in any one annual, single fiscal year.

Fiscal Year	State Fair Contribution	State Contribution	Amount State Yet to Match
1989	\$87,551	N/A	
1990	Exempt	\$87,551	
1991	\$149,779	Exempt	
1992	\$107,927	\$149,779	
1993	\$117,016	\$107,927	
1994	\$145,657	\$117,016	
1995	\$153,164	\$145,657	
1996	\$196,882	\$153,164	
1997	\$113,168	\$196,882	
1998	\$260,000	\$113,168	
1999	\$300,000	\$260,000	
2000	\$300,000	\$300,000	
2001	\$300,000	\$300,000	
2002	\$158,000	No match made	\$300,000
2003	\$243,000	\$294,000 (\$158,000 to match; additional for storm damage repair)	\$300,000
2004	\$300,000	No match made	\$543,000
2005	\$200,000	No match made	\$843,000
2006	\$25,000	\$200,000	\$843,000
2007	\$300,000	\$25,000	\$843,000
2008	\$300,000	\$300,000	\$843,000
2009	\$200,000	\$300,000	\$843,000
2010	\$300,000	No match made	\$1,043,000
2011	\$300,000 budgeted by KSF; \$50,000 added from Fee Fund by the Division of the Budget	No match made	\$1,343,000
2012	\$300,000 budgeted by KSF; \$50,000 added from Fee Fund by the Division of the Budget	\$159,207	\$1,483,793
2013	\$250,000 budgeted by KSF	\$400,000	\$1,383,793
2014	\$300,000 budgeted by KSF	\$250,000	\$1,383,793
2015		\$300,000 – not in FY 2015 budget recs	\$1,683,793

Five-Year Capital Budget Plan--DA 418A

Division of the Budget

State of Kansas

Agency Name Kansas State Fair

Project Title	Estimated Project Cost	Prior Years	Current Year FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Subsequent Years
State Fair Capital Improvement Fund									
1. Capital Maintenance & Repair	1,513,923	118,923	125,000	125,000	125,000	280,000	280,000	280,000	280,000
2. Concrete floor of old beef judging pavilion	88,183		88,183						
3. Encampment Building Roof Repairs	110,000		110,000						
4. Asphalt Repairs	140,000		20,000	20,000	20,000	20,000	20,000	20,000	20,000
5. Expo Center - roof, restrooms, columns, purlins									
6. Bison Arena Renovation									
7. Pride of Kansas Building Roof	216,000	98,500			216,000				
8. Eisenhower Building Roof Replacement	98,500	12,680							
9. Ye Old Mill Conveyor Re-build	12,680								
Federal Fund									
1. KCC Renewable Energy Projects	330,000	330,000							
Bond Payments									
1. Bond Payment - State General Fund	35,498,783	9,435,250	851,331	850,831	849,081	851,563	852,750	857,250	4,255,129
2. Bond Payment - State Fair Capital Improvement Fund	6,788,627	6,788,627							
3. Interest Earned	1,037,350	1,037,350							
State Appropriations									
1. EDIF									
2. SGF Appropriation to the SFCIF	2,400,000	400,000	250,000	250,000	300,000	300,000	300,000	300,000	300,000
Total	48,334,046	18,221,330	1,444,514	1,245,831	1,510,081	1,451,563	1,452,750	1,457,250	4,855,129

Project Request Explanation--DA 418B

1. Project Title: Capital Maintenance & Repair Agency: Kansas State Fair	2. Project Priority: SFCIF #1																																																																						
3. Project Description and Justification: Rehabilitation and repair of the Fairgrounds are funded by the State Fair Capital Improvements Fund, established by the 1988 Legislative Session (KSA 2-223). These projects are necessary to maintain the physical plant in an adequate, safe, and usable condition for the 350,000 visitors who come ever year.																																																																							
1. Maintenance Contract Expenditures This agency contracts with an electrical company for electrical services during the Fair and, as needed, throughout the year. The annual cost is approximately \$55,000. Contracting through the Division of Purchasing is cost effective for this agency as it allows us to utilize a larger labor pool for only the limited time period of the Fair. In addition, the Fair hires seasonal plumbers to assist during the annual State Fair.																																																																							
2. Misc & Contingency Repairs It is estimated that approximately \$37,064 per year will be needed for repairs and usual maintenance needs that result from weather, special needs to accommodate Fair patrons, or a non-fair event. Some of the items include: <ul style="list-style-type: none"> a) Paint, lumber, concrete, and steel for repair of structures b) HVAC repair and/or replacement. Parts are no longer available for some of the units in the buildings that are used throughout the year. The Fair is replacing some of the older units with more efficient ones. 																																																																							
4. Estimated Project Cost: <ul style="list-style-type: none"> 1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 1,613,923 5. Miscellaneous costs <p style="text-align: right;">Total <u> \$ 1,613,923</u></p>	5. Project Phasing: <ul style="list-style-type: none"> 1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs) <p style="text-align: right;">Total <u> \$ --</u></p>																																																																						
6. Amount by Source of Financing:																																																																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Fiscal Years</th> <th style="width: 15%;">1. SGF</th> <th style="width: 15%;">2. SFCIF Fund</th> <th style="width: 15%;">3. ___ Fund</th> <th style="width: 15%;">4. _____</th> <th style="width: 15%;">5. _____</th> <th style="width: 15%;">Total</th> </tr> </thead> <tbody> <tr> <td>Prior Years</td> <td></td> <td style="text-align: right;">118,923</td> <td></td> <td></td> <td></td> <td style="text-align: right;">118,923</td> </tr> <tr> <td>FY 2014</td> <td></td> <td style="text-align: right;">125,000</td> <td></td> <td></td> <td></td> <td style="text-align: right;">125,000</td> </tr> <tr> <td>FY 2015</td> <td></td> <td style="text-align: right;">125,000</td> <td></td> <td></td> <td></td> <td style="text-align: right;">115,000</td> </tr> <tr> <td>FY 2016</td> <td></td> <td style="text-align: right;">125,000</td> <td></td> <td></td> <td></td> <td style="text-align: right;">200,000</td> </tr> <tr> <td>FY 2017</td> <td></td> <td style="text-align: right;">280,000</td> <td></td> <td></td> <td></td> <td style="text-align: right;">163,000</td> </tr> <tr> <td>FY 2018</td> <td></td> <td style="text-align: right;">280,000</td> <td></td> <td></td> <td></td> <td style="text-align: right;">280,000</td> </tr> <tr> <td>FY 2019</td> <td></td> <td style="text-align: right;">280,000</td> <td></td> <td></td> <td></td> <td style="text-align: right;">280,000</td> </tr> <tr> <td>Subsequent Years</td> <td></td> <td style="text-align: right;">280,000</td> <td></td> <td></td> <td></td> <td style="text-align: right;">280,000</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">\$ --</td> <td style="text-align: right;">1,613,923</td> <td style="text-align: center;">\$ --</td> <td style="text-align: center;">\$ --</td> <td style="text-align: center;">\$ --</td> <td style="text-align: right;">1,561,923</td> </tr> </tbody> </table>	Fiscal Years	1. SGF	2. SFCIF Fund	3. ___ Fund	4. _____	5. _____	Total	Prior Years		118,923				118,923	FY 2014		125,000				125,000	FY 2015		125,000				115,000	FY 2016		125,000				200,000	FY 2017		280,000				163,000	FY 2018		280,000				280,000	FY 2019		280,000				280,000	Subsequent Years		280,000				280,000	Total	\$ --	1,613,923	\$ --	\$ --	\$ --	1,561,923	
Fiscal Years	1. SGF	2. SFCIF Fund	3. ___ Fund	4. _____	5. _____	Total																																																																	
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Total	\$ --	1,613,923	\$ --	\$ --	\$ --	1,561,923																																																																	

Project Request Explanation--DA 418B

1. Project Title: Replace Dirt Floor in Old Beef Judging Pavilion		2. Project Priority: SFCIF #2				
Agency: Kansas State Fair						
<p>3. Project Description and Justification:</p> <p style="text-align: center; margin-top: 20px;">The former beef judging pavilion has as dirt floor which greatly limits its use during the Fair and throughout the year. By replacing the dirt floor with a concrete floor, we foresee expanded use during the annual State Fair along with more potential use throughout the non-fair season.</p>						
4. Estimated Project Cost:			5. Project Phasing:			
1. Construction (including fixed equipment and sitework)	88,183	1. Preliminary plans (including misc. costs)				
2. Architect or engineer fee		2. Final plans (including misc. and other costs)				
3. Moveable equipment		3. Construction (including misc. and other costs)				
4. Project contingency						
5. Miscellaneous costs						
Total		\$ 88,183		Total \$		--
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. ___ Fund	3. Federal Funds	4.	5.	Total
Prior Years						--
FY 2014			88,183			88,183
FY 2015						--
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019						--
Subsequent Years						--
Total	\$ --	\$ --	88,183	\$ --	\$ --	88,183

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Project Request Explanation--DA 418B

1. Project Title: Encampment Building Roof		2. Project Priority: SFCIF #3				
Agency: Kansas State Fair						
3. Project Description and Justification:						
<p style="text-align: center;">The Encampment Building is one of the most frequently used buildings throughout the year.</p> <p style="text-align: center;">During the State Fair it is used extensively by 4-H for a variety of events while also hosting a number of other events. It also houses several hundred 4-H and FFA members and their families in its dormitories.</p> <p style="text-align: center;">Throughout the rest of the year the building is rented nearly every weekend for wedding receptions, banquets and related events.</p> <p style="text-align: center;">We have been experiencing roof leaks and need to repair the flat-roof sections of the building roof.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs		1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs)				
Total \$..		Total \$..				
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SFCIF Fund	3. Fund	4.	5.	Total
Prior Years						..
FY 2014						..
FY 2015						..
FY 2016		110,000				110,000
FY 2017						..
FY 2018						..
FY 2019						..
Subsequent Years						..
Total	\$..	110,000	\$..	\$..	\$..	110,000

Project Request Explanation--DA 418B

1. Project Title: Asphalt Repairs		2. Project Priority: SFCIF #4				
Agency: Kansas State Fair						
<p>3. Project Description and Justification:</p> <p style="text-align: center; margin-top: 20px;">The Kansas State Fairgrounds has a significant number of roadways and asphalt areas throughout its campus. Ongoing maintenance of these areas is vital to keep the roads in acceptable condition for vehicle traffic and to avoid trip hazards for pedestrian traffic.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework)	140,000	1. Preliminary plans (including misc. costs)				
2. Architect or engineer fee		2. Final plans (including misc. and other costs)				
3. Moveable equipment		3. Construction (including misc. and other costs)				
4. Project contingency						
5. Miscellaneous costs						
Total \$ 140,000		Total \$ --				
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. Fund	3. Federal Funds	4.	5.	Total
Prior Years						--
FY 2014		20,000				20,000
FY 2015		20,000				20,000
FY 2016		20,000				20,000
FY 2017		20,000				20,000
FY 2018		20,000				20,000
FY 2019		20,000				20,000
Subsequent Years		20,000				20,000
Total	\$ --	140,000	\$ --	\$ --	\$ --	140,000

Project Request Explanation--DA 418B

1. Project Title: Expo Center Roof		2. Project Priority: SFCIF #5				
Agency: Kansas State Fair						
3. Project Description and Justification:						
<p>The Expo Center is one of the most extensively used facilities on the Fairgrounds hosting horse events during the Fair and throughout the year. In addition to the annual State Fair, it was utilized for 42 events over 133 event days in FY 2012.</p> <p>Built in 1964, the Expo Center is facing the need for significant repairs and improvements. It's roof is original to the construction of the building and is in need of replacement. Cost to replace the roof is estimated at \$331,500.</p> <p>In addition, the restrooms are dated and in need of renovation. The fixture count also does not meet code requirements. Estimated cost for the needed upgrades is \$349,650.</p> <p>We also employed the services of a structural engineer to review the roof, structural columns and roof purlins. The engineer's report has caused concern over the long-term viability of sustaining the existing structure. We have asked a local general contractor to review the engineer's report and provide us an estimate to complete the recommended improvements.</p> <p>It's very possible upon further review of the contractor's proposal, the needed roof replacement and the needed restroom enhancements, a better alternative will be replacement of the facility instead of renovation of the existing structure.</p> <p>A total cost estimate was not available at the time of this budget submission. That information will be provided to the Division of the Budget when it's available.</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs				1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs)		
Total \$ --				Total \$ --		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SFCIF Fund	3. Fund	4.	5.	Total
Prior Years						--
FY 2014						--
FY 2015						--
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019						--
Subsequent Years						--
Total	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --

1. Project Title: Bison Arena Renovation	2. Project Priority: SGF #6
Agency: Kansas State Fair	

3. Project Description and Justification:

In partnership with the Kansas Department of Agriculture, the Fair is exploring the renovation of Bison Arena (originally constructed in the 1930's as the 4-H/FFA livestock building).

Bison Arena has served a variety of purposes over its life and is still an important part of the Fair's campus.

Working with the KDA, we envision the development of a facility focusing on the promotion of Kansas agriculture and expanding the already strong presence Kansas agriculture has at the Fair. The renovated facility would enhance agricultural educational programming and entertainment along with opportunities for the Kansas agriculture community. The building would provide opportunity for an updated and remodeled Agriland, booth space for Kansas agriculture commodity groups and a From the Land of Kansas (state trademark program) pavilion and store.

This renovation would also provide opportunity for year-around use of the facility, a benefit currently not available.

The Fair's on-call architect is currently working on preliminary plans and budgetary estimates. Once this number is known it will be provided to the Division of the Budget.

<p>4. Estimated Project Cost:</p> <ol style="list-style-type: none"> 1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs <p style="text-align: right;">Total \$ --</p>	<p>5. Project Phasing:</p> <ol style="list-style-type: none"> 1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs) <p style="text-align: right;">Total \$ --</p>
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6. Amount by Source of Financing:

Fiscal Years	1. SGF	2. ___ Fund	3. Federal Funds	4.	5.	Total
Prior Years						--
FY 2014						--
FY 2015						--
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019						--
Subsequent Years						--
Total	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --

Project Request Explanation--DA 418B

1. Project Title: Pride of Kansas Building Roof		2. Project Priority: SFCIF #7				
Agency: Kansas State Fair						
3. Project Description and Justification:						
<p>On Friday, May 22, 2008, and Sunday, May 24, 2008, straight line winds caused significant damage to the roof of the Pride of Kansas Building. Emergency repairs were granted by the Division of Purchases in the amount of \$14,750.00. The work was completed in time for the 2008 State Fair.</p> <p>While this repair work was satisfactory, it addressed only a small portion of the building's roof. The roof is original to the building, which was constructed in 1970, and is in need of replacement.</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework)		216,000		1. Preliminary plans (including misc. costs)		
2. Architect or engineer fee				2. Final plans (including misc. and other costs)		
3. Moveable equipment				3. Construction (including misc. and other costs)		
4. Project contingency						
5. Miscellaneous costs						
		Total		Total		
		\$ 216,000		\$ --		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SFCIF Fund	3. ___ Fund	4.	5.	Total
Prior Years						--
FY 2014						--
FY 2015						--
FY 2016		216,000				216,000
FY 2017						--
FY 2018						--
FY 2019						--
Subsequent Years						--
Total	\$ --	216,000	\$ --	\$ --	\$ --	216,000



May 30, 2013

Mr. Keith Schroeder
Physical Plant Manager
Kansas State Fair
2000 North Poplar
Hutchinson, KS 67502

**Re: Kansas State Fair Expo Center – Structural Review
2000 North Poplar – Hutchinson, KS
EC Project Number: 13-069**

Dear Mr. Schroeder,

On April 23rd, 2013, Engineering Consultants, PA reviewed the structural condition of the Expo Center building on the Kansas State Fairgrounds at 2000 North Poplar Street in Hutchinson, KS. This evaluation, sought by the Kansas State Fair, was intended to evaluate the condition of the pre-engineered metal building (PEMB) structure, in particular the corrosion that is visible in the PEMB components, and to render an opinion on the condition of the building and whether it is prudent to invest significant money into building renovations. Brent L. Engelland, P.E., S.E., LEED® AP, along with D. Kelly McMurphy of Landmark Architects and Engineers performed the evaluation. The structure was viewed from the interior and exterior and digital photographs were taken. No materials testing or evaluation, nor structural analysis, was completed as part of this scope of work.

KSF Expo Building – Observations:

- The structure is a three bay PEMB with primary frames running east-west. The center bay is a clear-span over the livestock arena and there are two small "lean-to" bays east and west of the clear-span. The east and west bays have concrete slab flooring while the majority of the arena is a dirt floor. Per KSF personnel, the majority of the building previously had a dirt floor and livestock pens along the east and west sides.
- The building has a history of corrosion at the baseplate level due to the moisture and manure associated with livestock. There are a number of main frames which have repaired baseplates due to an apparent near failure of a primary frame that had released from its anchor bolts due to corrosion.
- Moisture and corrosion continue to be an issue in the building as anchor bolts, baseplates, columns, and secondary PEMB framing (light gauge wall girts and roof purlins) continue to show signs of corrosion.
- The primary focus of the structural review was the condition of the baseplates and anchor bolts for the PEMB structure. All of the baseplates and anchor bolts were reviewed and their condition was documented (a plan of the anchor bolts and notes regarding their condition are attached). The vast majority of these anchor bolt/baseplate conditions are showing rust of some degree.
- One of the most prevalent and most concerning aspects of the corrosion at the base of the structure is the corrosion of the anchor bolt nuts. In some of the

514 West First Avenue, P.O. 932
Hutchinson, KS – 67501

620-665-6394 (ph)
620-665-0218 (fax)

www.echutch.com
info@echutch.com

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cases the nuts have rusted completely off and in a majority of the cases the nuts are showing rust and severe corrosion. For the main frame baseplates (column lines B and C on the attached diagram) over ½ of the locations have rusted off anchor bolts. When heavy rust of the baseplate is included, the number of severely corroded anchor bolt/baseplates on the primary frame columns jumps to 65%.

- The outer bays of the structure (column lines A to B and C to D on the attached diagram) still have dirt floors in most locations. A majority of these column bases have heavy rust on the structural steel column and baseplate or on the anchor bolts.
- In addition to the base conditions of the frames, a number of areas of roof purlins were spot-checked via a man-lift to verify the condition of the roof purlins. It was discovered during this review that there are a number of areas of roof leaks. In these areas the insulation was soaked and the leaks have lead to corrosion of the light-gauge roof purlins.
- The dimensions and gauge of the purlins was verified so that the capacity of the purlins could be determined. Through the structural calculations using the field collected data, it was determined that the live load capacity of the roof purlins is 20 psf if the purlins are made from at least 55 ksi yield strength material. If the purlins are made from only 33 ksi yield strength material then the allowable live load drops to 14 psf. The building code required minimum roof live load is 20 psf. This means that the purlins are either designed right at the allowable load, or are below the required Code loading, depending on the material used. Since materials testing was outside of the scope of this investigation no further conclusions can be drawn.

KSF Expo Building – Conclusions:

- The condition of the existing baseplates, anchor bolts, and anchor bolt nuts is a serious concern on this building. The numerous locations where the anchor bolt nuts have rusted away completely impacts the structural integrity of the building. Without the anchor bolt nuts in place and tight, the structure has no ability to resist uplift loads in a high wind event.
- Additionally, the corrosion at the anchor bolts and baseplates also impacts the structural integrity of the building, in particular the ability of the foundations to resist the outward thrust that results from the clearspan center section. The center arches must be adequately connected to a foundation that is capable of resisting the arch thrust and the connection of the baseplate and anchor bolts is how the structure achieves this.
- The condition of the roof purlins is also a concern for the building structure. The wet insulation is likely leading to additional corrosion on the top flange of the purlins that is currently not visible.

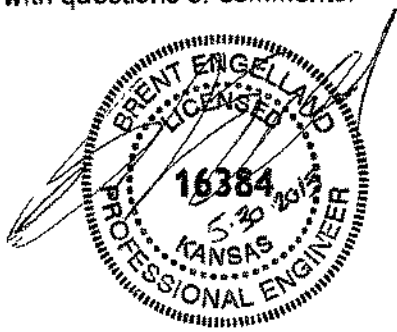
KSF Expo Building – Recommendations:

- All of the corroded anchor bolts, baseplates, and anchor bolt nuts need to be repaired or replaced. The process to achieve this will be challenging as the corrosion of the anchor bolt nuts is likely to have left many of the anchor bolt

threads in a condition that will not accept a new nut without extensive cleaning and possibly chasing the threads with a thread cutting tool to re-form them (this may not even be possible given the limited clearances).

- If the anchor bolt threads will not except new nuts, or if the anchor bolts are corroded and have lost cross-sectional area, then new adhesive anchor bolts will need to be installed. If the baseplates are not corroded then the new anchor bolts may be able to be installed adjacent to the existing anchor bolts. However, many of the frames also have corroded baseplates that will require replacement.
- The corroded roof purlins should be replaced with new members. During this process the remainder of the roof purlins should be reviewed to locate additional areas of corrosion. We estimate that a minimum of 10% of the roof purlins in the structure will need to be replaced as a result of corrosion. If the structure is desired to be saved and renovated, the purlin replacement would be most easily accomplished when the roofing panels and insulation are removed.
- As a result of this study, we recommend that any plans to renovate end/or improve the existing structure should first include a fiscal analysis that takes into account the necessary repairs of the existing structure. This fiscal study should be completed prior to any other planning work to determine the cost-effectiveness of keeping, repairing, and renovating the existing structure, versus demolition and constructing a new structure. As a point of reference for that study, we estimate that the repair costs for a single location of anchor bolt cleaning, re-threading, and repair would be around \$3,500. The more simple cleaning and minor repairs of baseplates could be around \$1,000 each. If it is assumed that 20 locations require the full cleaning or repair, and 25 more require just the simple level of repair, the costs for just the anchor bolts and baseplates could easily exceed \$95,000 to \$100,000. We also estimate that at least 10% of the roof purlins will need to be replaced and that number could easily climb to 30% or more once the saturated insulation is removed and the corrosion on top of the purlins is visible. When the costs for a new roof are estimated these purlin costs should also be included to get an accurate estimate.

We have been pleased to be of service to you in this matter. Please do not hesitate to call with questions or comments.



Sincerely,

ENGINEERING CONSULTANTS, P.A.

Brent L. Engelland, P.E., S.E., LEED® AP

Attachments

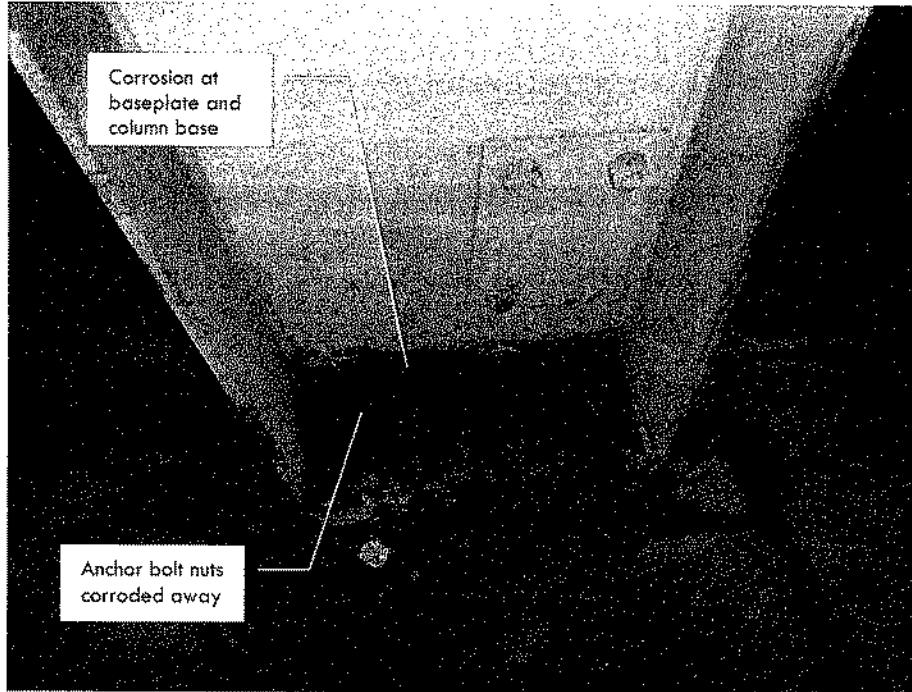
- Photos
- Structural Review Diagram

514 West First Avenue, P.O. 932
Hutchinson, KS - 67501

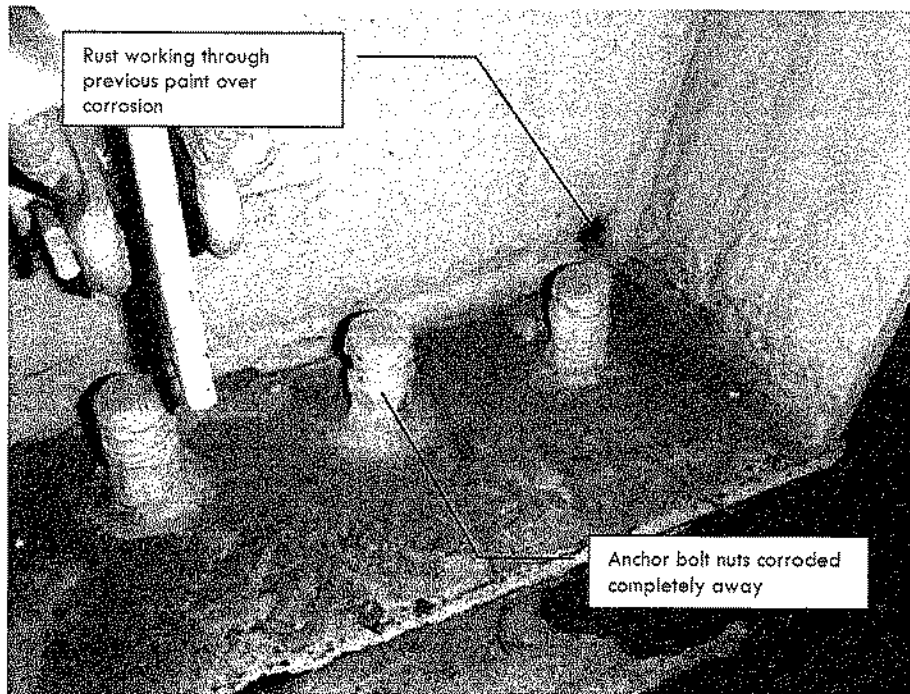
620-665-6394 (ph)
620-665-0218 (fax)

www.echutch.com
info@echutch.com

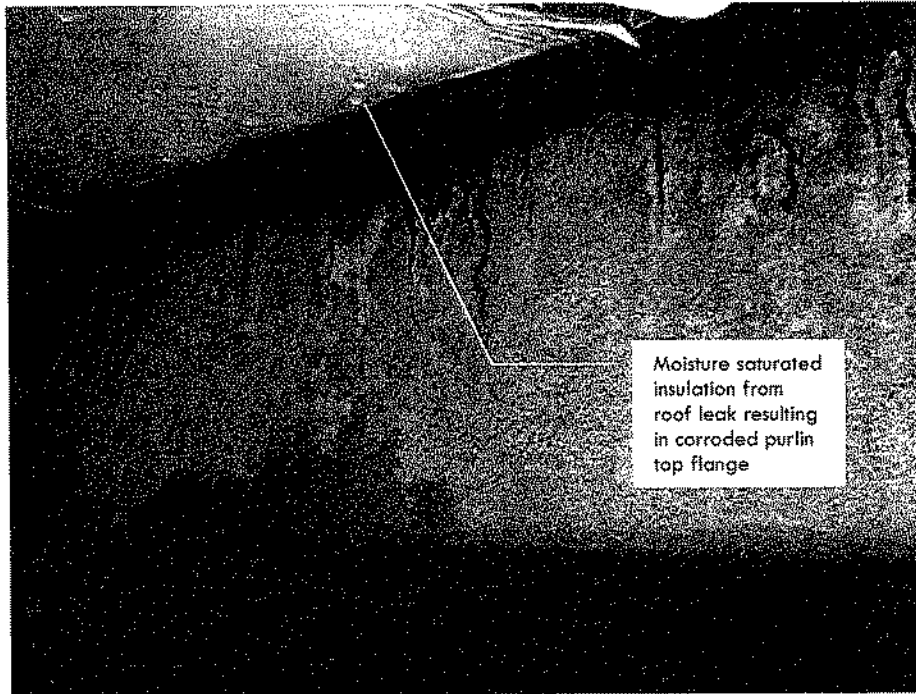
Typical view of corroded base condition



Detail view of corroded anchor bolt nuts



Typical view of saturated insulation and corroded roof purlin

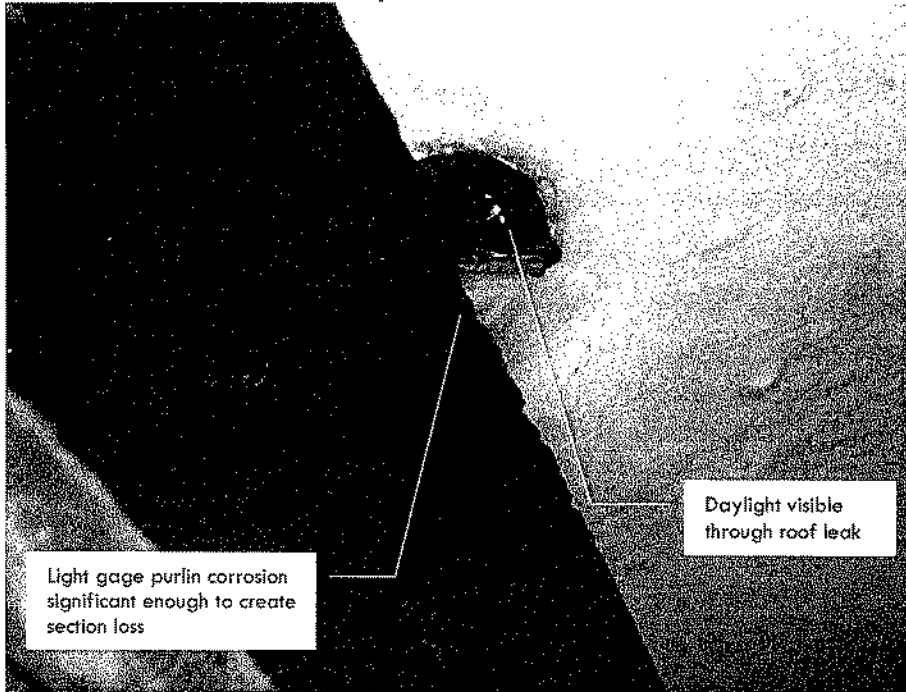


Detail view of corroded roof purlin

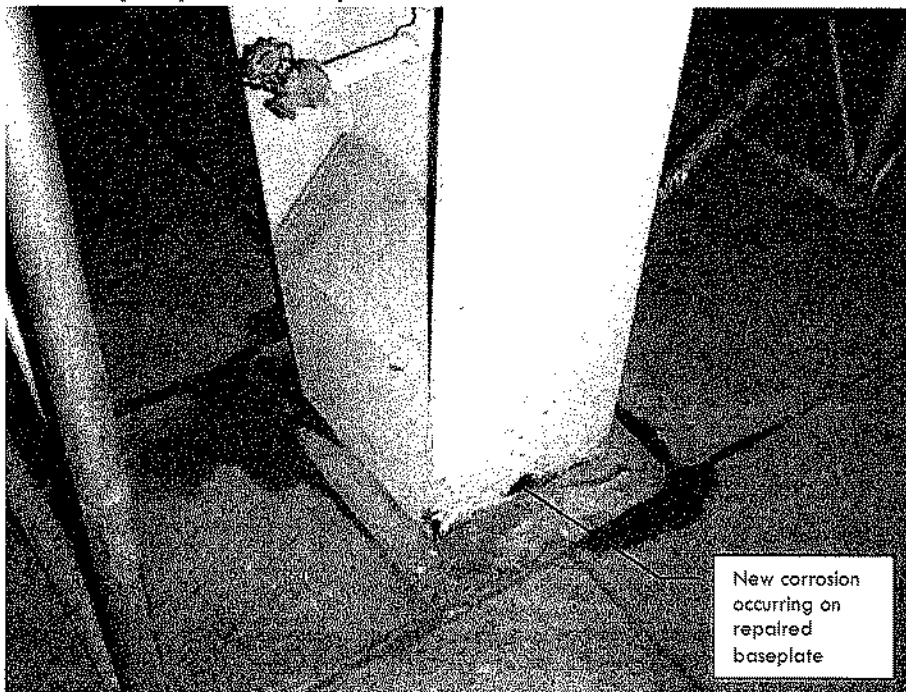


7-14

Detail of roof leak and corroded roof purlin

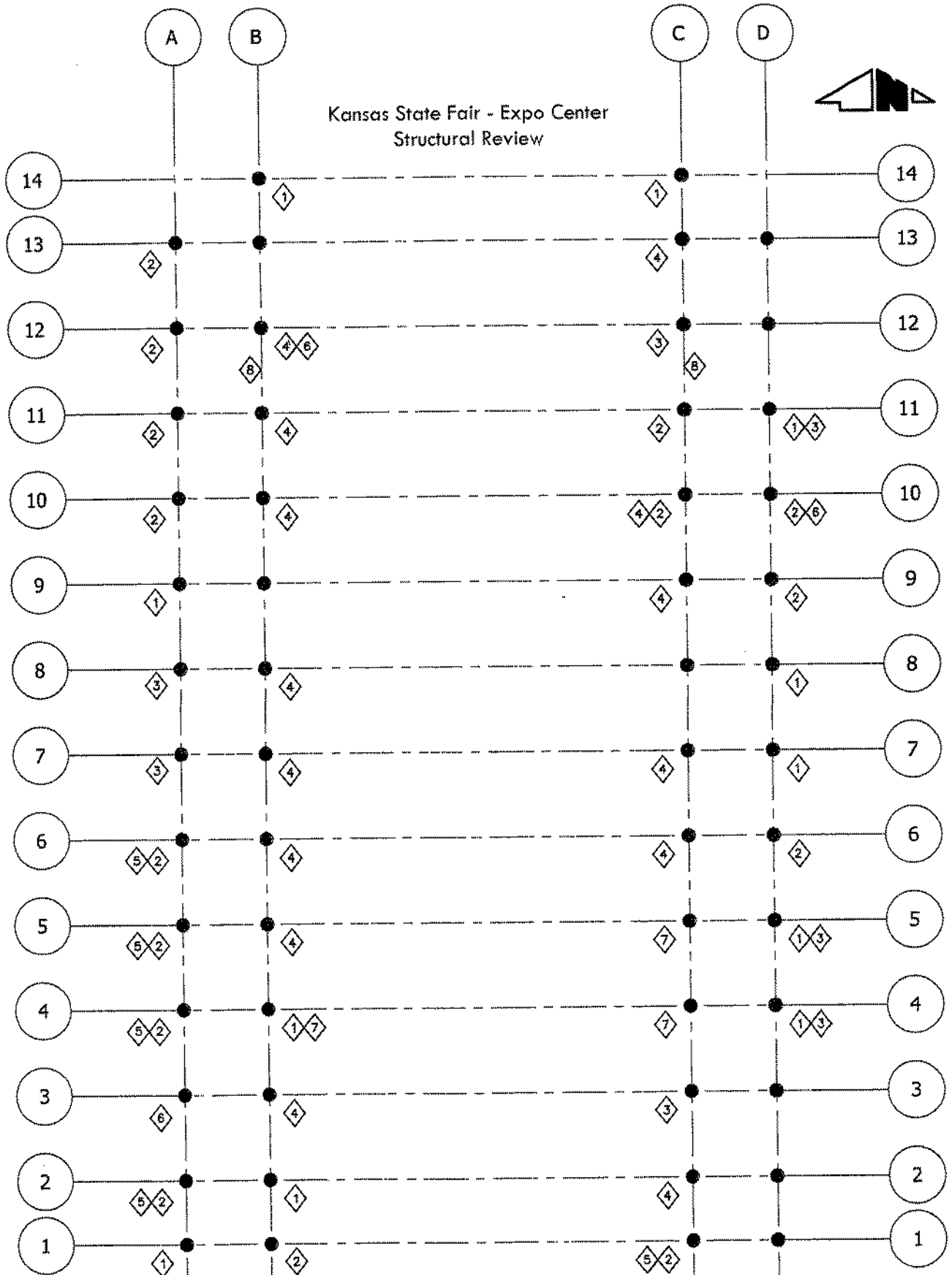


View of Previously Repaired Baseplate



7-15

Kansas State Fair - Expo Center Structural Review



Structural Observation Key

- | | |
|--|---|
| <ul style="list-style-type: none"> 1 LIGHT/SURFACE RUST 2 HEAVY RUST 3 ANCHOR BOLT RUST 4 ANCHOR BOLT NUTS RUSTED AWAY | <ul style="list-style-type: none"> 5 DIRT COVERED 6 MISSING ANCHOR BOLT 7 PREVIOUS REPAIR 8 CROSS-BRACING MISSING |
|--|---|

17-16

September 8, 2013

Mr. Keith Schroeder
Director of Maintenance
Kansas State Fair
2000 N. Poplar
Hutchinson, KS 67502



219 N. Whiteside, P.O. Box 490
Hutchinson, KS 67504-0490
620-665-1155 / Fax 620-665-0911

Re: Kansas State Fair Expo Building
Budget for Replacement of the Expo Building

Dear Keith,

After my submission of our budget for the foundation repair at the Expo Building, you requested that I do a work-up of a budget to replace the building. Accordingly, I am suggesting a budget that includes work described below.

Please note that a budget projection based on my assumptions, multiplied by many variables, can only produce a number that is imprecise, ambiguous, nebulous, and vague at best!

Project Description:

The project would include demolition of the existing Expo Building, replacement with a building of similar size (65,000 SF), but improved features. The description below is a skeletal in nature, with many details to be determined.

General Conditions

- Supervision; Temporary connections & services; Equipment & Vehicles

Site Work

- Complete demolition & removal of the Existing Building
- Site preparation for the new structure
- Site utilities; Temporary protections; Site improvements

Concrete

- Footings as required, with reinforcement
- Stem-walls & piers to provide a building bearing elevation raised 4' above grade
- Floors: 5" floors at approximately 1/2 of the building; Remainder to be dirt floor in arena
- Miscellaneous site paving & walks

Masonry

- CMU walls at restrooms & kitchen area with pre-cast structure above for storm protection
- Minimal brick accents

Steel

- Misc. Steel fabrications allowed

Pre-Engineered Metal Building

- Clear-span structure; Standing seam roof; Insulated roof

Carpentry

- Misc. Cabinetry & counters

7-17

Openings

- Storefront at main entries
- Steel doors elsewhere
- Overhead doors allowed
- Basic louvers

Finishes

- Misc. Drywall assemblies allowed
- Misc. Painting allowed
- Misc. Ceiling allowed
- Allowance for tile at restrooms

Specialties

- Toilet partitions allowed

Equipment

- Budget for Kitchen Exhaust Hood packages

Plumbing

- Approximately 50 toilets / urinals
- "Gang" wash stations at restrooms
- Fixtures at kitchen, utility, etc.
- Water sources throughout building

HVAC

- Heating & A/C at restrooms, kitchen, eating area
- Exhaust systems at main area
- Space heaters or radiant heaters at main area
- Air movers

Electrical

- Service, Power & Lighting

Not Included

- Utility charges
- Furnishings; Loose fixtures; Signage
- Equipment: bleachers; stalls; arena fencing; etc.
- Sales Taxes

I projected a budget range \$4,750,000 to \$5,550,000. See the attached worksheets for further reference. Again, please understand that these figures are very loose and subject to many variables, including Architectural & Engineering considerations that I may not have anticipated.

Thank you for the opportunity to be of service. If I can answer any questions, please call.

Yours Truly,



Sid Wiens.

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Budget Worksheet - High

Date 9/8/13

KS State Fair - Expo Building Replacement

65,000 SF

		<u>Formulas</u>			<u>\$ / Line</u>	<u>%</u>	<u>\$/SF</u>	
1110 Administration	65000	\$0.50	1	1	32,500	0.6%	0.50	
1200 Supervision	65000	\$0.75	1	1	48,750	0.9%	0.75	
1140 Temporary Services	65000	\$0.30	1	1	19,500	0.4%	0.30	
1410 Fuel / Milage	65000	\$0.30	1	1	19,500	0.4%	0.30	
1510 Equipment Rental	65000	\$1.75	1	1	113,750	2.0%	1.75	
1610 Dumpster & Cleanup	65000	\$0.30	1	1	19,500	0.4%	0.30	
1630 Warrantee	65000	\$0.15	1	1	9,750	0.2%	0.15	
2210 Survey / Layout	65000	\$0.30	1	1	19,500	0.4%	0.30	
2220 Demolition	65000	\$3.00	1	1	195,000	3.5%	3.00	
2310 Site Prep	65000	\$5.00	1	1	325,000	5.9%	5.00	
2410 Temporary Protections	65000	\$0.15	1	1	9,750	0.2%	0.15	
2420 Site Utilities	65000	\$0.75	1	1	48,750	0.9%	0.75	
2510 Permanent Site Improvements	65000	\$0.20	1	1	13,000	0.2%	0.20	
3110 Footings	65000	\$3.50	1	1	227,500	4.1%	3.50	
3210 Concrete Walls & Peirs	65000	\$3.50	1	1	227,500	4.1%	3.50	
3310 Precast Concrete	65000	\$0.50	1	1	32,500	0.6%	0.50	
3510 Floors	65000	\$4.00	0.5	1	130,000	2.3%	2.00	
3520 Paving	65000	\$0.50	1	1	32,500	0.6%	0.50	
3530 Curb & Gutter	65000	\$0.25	1	1	16,250	0.3%	0.25	
3540 Sidewalks	65000	\$0.35	1	1	22,750	0.4%	0.35	
3610 Stairs & Odd Construction	65000	\$0.25	1	1	16,250	0.3%	0.25	
4110 Masonry	65000	\$1.50	1	1	97,500	1.8%	1.50	
5110 Rebar	65000	\$1.25	1	1	81,250	1.5%	1.25	
5210 Structural Steel	65000	\$0.75	1	1	48,750	0.9%	0.75	
5250 Pre-Engineered Metal Buildings	65000	\$17.50	1	1	1,137,500	20.5%	17.50	
5710 Metal Specialties	65000	\$0.25	1	1	16,250	0.3%	0.25	
6100 Rough Wood Carpentry	65000	\$0.10	1	1	6,500	0.1%	0.10	
6510 Finish Carpentry	65000	\$0.15	1	1	9,750	0.2%	0.15	
7910 Caulking & Firesafing	65000	\$0.15	1	1	9,750	0.2%	0.15	
8130 Storefront	65000	\$0.60	1	1	39,000	0.7%	0.60	
8210 Overhead Doors	65000	\$0.50	1	1	32,500	0.6%	0.50	
8310 Doors & Hardware	65000	\$0.75	1	1	48,750	0.9%	0.75	
9105 Metal Stud Framing	65000	\$0.10	1	1	6,500	0.1%	0.10	
9110 Drywall	65000	\$0.15	1	1	9,750	0.2%	0.15	
9210 Painting	65000	\$0.30	1	1	19,500	0.4%	0.30	
9410 Ceilings	65000	\$0.25	1	1	16,250	0.3%	0.25	
9510 Flooring	65000	\$1.25	1	1	81,250	1.5%	1.25	
10110 Specialties	65000	\$0.75	1	1	48,750	0.9%	0.75	
11210 Equipment: Kitchen, Bank, etc	65000	\$1.00	1	1	65,000	1.2%	1.00	
15100 Plumbing	65000	\$4.00	1	1	260,000	4.7%	4.00	
15300 Fire Sprinklers	65000	\$2.00	1	1	130,000	2.3%	2.00	
15500 HVAC	65000	\$4.00	1	1	260,000	4.7%	4.00	
16100 Electrical	65000	\$7.50	1	1	487,500	8.8%	7.50	
Subtotal					4,491,500			
Contractor's Fee					5.0%	224,575	4.0%	3.46
Budget Contingency Allowance					10.0%	449,150	8.1%	6.91
Subtotal					5,165,225			
Bonds & Insurance					1.5%	77,478	1.4%	1.19
Architect / Engineering Fee					6.0%	309,914	5.6%	4.77
Total Budget estimate					Cost Per Footprint SF	85.42	5,552,617	

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Budget Worksheet - Low

Date 9/8/13

KS State Fair - Expo Building Replacement

65,000

SF

		<u>Formulas</u>			<u>\$ / Line</u>	<u>%</u>	<u>\$/SF</u>
1110 Administration	65000	\$0.50	1	1	32,500	0.7%	0.50
1200 Supervision	65000	\$0.75	1	1	48,750	1.0%	0.75
1140 Temporary Services	65000	\$0.30	1	1	19,500	0.4%	0.30
1410 Fuel / Milage	65000	\$0.30	1	1	19,500	0.4%	0.30
1510 Equipment Rental	65000	\$1.75	1	1	113,750	2.4%	1.75
1610 Dumpster & Cleanup	65000	\$0.30	1	1	19,500	0.4%	0.30
1630 Warrantee	65000	\$0.15	1	1	9,750	0.2%	0.15
2210 Survey / Layout	65000	\$0.30	1	1	19,500	0.4%	0.30
2220 Demolition	65000	\$3.00	1	1	195,000	4.1%	3.00
2310 Site Prep	65000	\$5.00	1	1	325,000	6.8%	5.00
2410 Temporary Protections	65000	\$0.15	1	1	9,750	0.2%	0.15
2420 Site Utilities	65000	\$0.75	1	1	48,750	1.0%	0.75
2510 Permanent Site Improvements	65000	\$0.20	1	1	13,000	0.3%	0.20
3110 Footings	65000	\$3.50	1	1	227,500	4.8%	3.50
3210 Concrete Walls & Peirs	65000	\$3.50	1	0.43	97,825	2.1%	1.51
3310 Precast Concrete	65000	\$0.50	1	0			
3510 Floors	65000	\$4.00	0.5	1	130,000	2.7%	2.00
3520 Paving	65000	\$0.50	1	1	32,500	0.7%	0.50
3530 Curb & Gutter	65000	\$0.25	1	1	16,250	0.3%	0.25
3540 Sidewalks	65000	\$0.35	1	1	22,750	0.5%	0.35
3610 Stairs & Odd Construction	65000	\$0.25	1	1	16,250	0.3%	0.25
4110 Masonry	65000	\$1.50	1	0.5	48,750	1.0%	0.75
5110 Rebar	65000	\$1.25	1	1	81,250	1.7%	1.25
5210 Structural Steel	65000	\$0.75	1	1	48,750	1.0%	0.75
5250 Pre-Engineered Metal Buildings	65000	\$17.50	1	0.8571	975,000	20.5%	15.00
5710 Metal Specialties	65000	\$0.25	1	1	16,250	0.3%	0.25
6100 Rough Wood Carpentry	65000	\$0.10	1	1	6,500	0.1%	0.10
6510 Finish Carpentry	65000	\$0.15	1	1	9,750	0.2%	0.15
7910 Caulking & Firesafing	65000	\$0.15	1	1	9,750	0.2%	0.15
8130 Storefront	65000	\$0.60	1	1	39,000	0.8%	0.60
8210 Overhead Doors	65000	\$0.50	1	1	32,500	0.7%	0.50
8310 Doors & Hardware	65000	\$0.75	1	1	48,750	1.0%	0.75
9105 Metal Stud Framing	65000	\$0.10	1	1	6,500	0.1%	0.10
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9210 Painting	65000	\$0.30	1	1	19,500	0.4%	0.30
9410 Ceilings	65000	\$0.25	1	1	16,250	0.3%	0.25
9510 Flooring	65000	\$1.25	1	0.6	48,750	1.0%	0.75
10110 Specialties	65000	\$0.75	1	1	48,750	1.0%	0.75
11210 Equipment: Kitchen, Bank, etc	65000	\$0.75	1	0			
15100 Plumbing	65000	\$4.00	1	0.875	227,500	4.8%	3.50
15300 Fire Sprinklers	65000	\$2.00	1	1	130,000	2.7%	2.00
15500 HVAC	65000	\$4.00	1	0.8125	211,250	4.4%	3.25
16100 Electrical	65000	\$7.50	1	0.8	390,000	8.2%	6.00
Subtotal					3,841,825		
Contractor's Fee						5.0%	192,091
Budget Contingency Allowance						10.0%	384,183
Subtotal					4,418,099		
Bonds & Insurance						1.5%	66,271
Architect / Engineering Fee						6.0%	265,086
Total Budget estimate					Cost Per Footprint SF	73.07	4,749,466

Kansas State Fairgrounds November Event Calendar



****Event Date: Saturday, November 02, 2013**
Kinpp Baby Shower

Morton

Event Date: Saturday, November 02, 2013
Delaney Garage Sale

4-H Centennial Hall Meeting Room

Event Date: Saturday, November 02, 2013
4H Arts & Crafts Fair

Lake Talbott West & East
Joan or Becky (620) 662-2371

****Event Date: Saturday, November 02, 2013**
McKibben/Klug Wedding

Domestic Arts

Event Date: Saturday, November 02-03, 2013
State Rabbit Show & Convention

Rabbit Barn & Ks Fairs Hall
Diane Gauntt (785) 238-1301

Event Date: Sunday, November 3, 2013
Mid America Flea Market

Meadowlark
Cameron Masterson (620) 663-5626

Event Date: Friday, November 08-10, 2013
Grace Bible Church Conference

Encampment Building
Seth Ross (620) 663-4740

Event Date: Friday-Saturday, November 08-09, 2013
Kansas Pigeon Club Show

Pigeon/Poultry
Chrystopher Ly (620) 388-3671

****Event Date: Saturday, November 09, 2013**
Tobar Birthday Party

Morton

Event Date: Saturday, November 09, 2013
Kansas Kids Museum Volunteer Picnic

Lake Talbott East
Pamela Gould (620) 921-5541

****Event Date: Saturday, November 09, 2013**
Bengston/Ryan Wedding

Domestic Arts

****Event Date: Saturday, November 09, 2013**
Brandt Birthday Party

Lake Talbott West

****Event Date: Saturday, November 09, 2013**
Castaneda Party

4-H Centennial Hall Meeting Room

Event Date: Saturday-Sunday, November 09-10, 2013
Youth University Stock Show Program

Prairie Pavilion
Callyn Hahn (785) 477-4082

Event Date: Tuesday, November 12, 2013
Helena Chemical Co Meeting

Encampment Dillon Hall
Monica Mast (785) 899-2391

****Event Date: Saturday, November 16, 2013**
Bottom/Benscheidt Wedding

Encampment Kansas Fairs Hall

****Event Date: Saturday, November 16, 2013**
Valtierra Quinceanera

Encampment Dillon Hall

****Event Date: Saturday, November 16, 2013**

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****Event Date: Saturday, November 16, 2013**

Washburn Baby Shower

Lake Taibott West

Event Date: Saturday-Sunday, November 16-17, 2013

US Weapons Collectors Inc.

Gun & Knife Show

Sunflower North

Ryan Peyton

(563) 927-8176

****Event Date: Saturday, November 16, 2013**

Wise Anniversary Party

Lake Taibott East

Event Date: Saturday, November 16, 2013

Kansas Classic Fall Poultry Show

Poultry/Pigeon

Wade Hiker

(402) 276-1958

Event Date: Tuesday, November 19, 2013

Dairy Farmers of Kansas Meeting

Lake Taibott East

Daniel Friedrich

(620) 496-9096

Event Date: Friday, November 22, 2013

TECH Inc Holiday Festival

Cottonwood Court

Marcy Kauffman

(620) 663-1596

Event Date: Friday-Saturday, November 22-23, 2013

Christmas in the Foothills

Christmas in Foothills Craft Show

Domestic Arts

Jeryl Hendricks

(620) 663-6529

Event Date: Saturday, November 23, 2013

Gold Coin Horse Show

Expo Center

Dixie Clarke

(620) 792-6824

****Event Date: Saturday, November 23, 2013**

Lyon/Martin Wedding

Lake Taibott East

****Event Date: Saturday, November 23, 2013**

Hahn Birthday

Lake Taibott West

Event Date: Monday, November 25, 2013

Lindburg Vogel Pierce Faris Meeting

Cottonwood Court - 2nd Floor Mtg Room

Betty Gion

****Event Date: Thursday, November 28, 2013**

Thorington Family Dinner

4-H Centennial Hall Meeting Room

****Event Date: Thursday, November 28, 2013**

Parra Family

Lake Taibott West

Event Date: Saturday, November 30, 2013

Bornholdt Plantland Christmas Tree Sales

Sunflower Lots

Jared or Gary Bornholdt

(620) 662-0544

Event Date: Saturday, November 30, 2013

S&S Roping Saturday Roping

Expo Center

Cindy Smith

(620) 664-8711

**** Indicates a private event**

Kansas State Fair 2000 N Poplar, Hutchinson KS 67502

620-669-3608 www.kansasstatefair.com anthea@kansasstatefair.com

Visit our website event calendar for a more complete listing of event.

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Kansas State Fairgrounds December Event Calendar



Event Date: Saturday, November 30, 2013 to Christmas
Bornholdt Plantland Christmas Tree Sales .

Sunflower Lots
Jared or Gary Bornholdt (620) 662-0544

Event Date: Sunday, December 1, 2013
Mid America Flea Market

Meadowlark
Cameron Masterson (620) 663-5626

****Event Date: Saturday, December 07, 2013**
Talamantes Birthday

Encampment Dillon Hall

****Event Date: Saturday, December 07, 2013**
Kershaw/Graves Wedding

Domestic Arts

****Event Date: Saturday, December 07, 2013**
Fraternal Order of Police-Lodge 7 Holiday Party

Encampment Kansas Fairs Hall

****Event Date: Sunday, December 08, 2013**
Jones Birthday

Lake Talbott East

Event Date: Thursday-Saturday, December 12-14, 2013
Kansas Beef Expo
Beef Expo Cattle Show

Prairie Pavilion & Expo Center
Quint Huncovsky (785) 259-4122

****Event Date: Friday, December 13, 2013**
Disability Supports
Client/Staff Christmas Party

Cottonwood Court
Rick Staab/ Cindy (620) 242-4810

****Event Date: Friday, December 13, 2013 – Sunday, December 15, 2013**
Tent camping for Scout Troop 214

****Event Date: Saturday, December 14, 2013**
Martinez Birthday

Encampment Dillon Hall

****Event Date: Saturday, December 14, 2013**
Collins Bus Corporation Employee Party

Encampment Kansas Fairs Hall

****Event Date: Saturday, December 14, 2013**
HCF FST Christmas Party

4-H Centennial Hall Meeting Room

Event Date: Saturday, December 14, 2013
Robinson Craft Show
Craft Show

Domestic Arts
Barbara Robinson (620) 665-7049

****Event Date: Sunday, December 15, 2013**
Alverze Child Party

Lake Talbott West

****Event Date: Saturday, December 21, 2013**
Fraternal Order of Police Lodge 18 Holiday Party

Encampment Kansas Fairs Hall

****Event Date: Saturday, December 21, 2013**
Haven Steel Company Party

Encampment Dillon Hall

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Event Date: Saturday, December 21, 2013

Kansas Deaf Association
Monthly KS Deaf Assoc Meetings

4-H Centennial Hall Meeting Room
Mark Thornburg

****Event Date: Saturday, December 21, 2013**

Luna Family Dinner

Lake Talbott East

****Event Date: Tuesday, December 24, 2013**

Hernandez Family Party

Lake Talbott East

****Event Date: Tuesday, December 24, 2013**

Pitts Family Christmas Party

4-H Centennial Hall Meeting Room

****Event Date: Saturday, December 28, 2013**

Valencia Retirement Party

Encampment Dillon Hall

****Event Date: Saturday, December 28, 2013**

Dame/Long Wedding

Domestic Arts

Event Date: Saturday, December 28, 2013

Gold Coin Horse Fun Show
Gold Coin Winter Fun Show

Expo Center
Dixie Clarke (620) 792-6824

****Event Date: Tuesday, December 31, 2013**

Novak New Year/Birthday Party

Lake Talbott East

****Event Date: Tuesday, December 31, 2013**

Cabral New Year Party

Lake Talbott West

****Event Date: Tuesday, December 31, 2013**

Fesen Party

Domestic Arts

****Event Date: Tuesday, December 31, 2013**

Hernandez Party

Morton

**** Indicates a private event**

Kansas State Fair 2000 N Poplar, Hutchinson KS 67502

620-669-3608 www.kansasstatefair.com anthea@kansasstatefair.com

Visit our website event calendar for a more complete listing of event.

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