



Kansas Bureau of Investigation

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Before the Joint Committee on State Building Construction
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Chairman Billinger and Members of the Committee:

Thank you for the opportunity to discuss the Kansas Bureau of Investigation's (KBI) Five-Year Capital Budget Plan and the status of several of our ongoing capital projects. I hope to highlight for you what we accomplished FY 2018 and identify our priorities for FY 2019.

The KBI owns three separate facilities with a total of approximately 94,000 square feet. We lease six separate facilities with a total of approximately 128,000 square feet. We receive a yearly Rehabilitation and Repair appropriation of \$100,000 to maintain these structures. While insufficient, this funding is critical to assist us in maintaining the state investment and help us keep the buildings functional and safe for our employees.

We prioritize our projects and attempt to make all repairs under \$25,000 with the Rehabilitation and Repair appropriation. Because our needs far exceed the yearly \$100,000 appropriation for Rehabilitation and Repair, whenever possible we try to use internal dollars to initiate and complete smaller projects. Only those for which we have no ability to exercise flexibility in our plan and address immediate critical needs become the subject of new funding requests.

Successes

Last year, we identified the following projects as priorities for completion or resolution in FY 2018.

Headquarters Parking Garage

Last year, we shared with this Committee concerns regarding outstanding issues with water leakage through the top deck on our Parking Garage. Ultimately, Bettis Asphalt, who laid the epoxy overlay when the garage was originally renovated, completed modest repairs to the surface of the top deck. This included re-sawing and re-caulking the joint lines above the double-T's. While the upper deck is not waterproof, these repairs significantly improved the leakage. The KBI Headquarters Parking Garage project has officially been completed and closed.

Generator at KBI Forensic Science Center

Last year we also shared with this Committee concerns regarding the catastrophic failure of the back-up generator that sits on site at the Forensic Science Center on Washburn University's campus. In the event of a total power failure, the critical systems within the 106,500 square foot building would be sustained by the back-up generator. The legal teams from the KBI and the Topeka Public Building Commission worked with the generator installation and maintenance companies. Ultimately, the generator maintenance company accepted fault for the failure and agreed to replace the generator with a refurbished unit. We decided to pay the difference between the cost of the refurbished and new generators, and invested approximately \$20,000 in a new generator with an additional 2-year warranty included.

Roof Replacement at Great Bend Regional Office

Damage from past hail storms had caused damage to the shingled roof of the Great Bend Regional Office and caused water to leak into the entryway and seating area during heavy rains. While the estimated cost to replace the shingled roofing and skylight was \$56,000, the total project cost was approximately \$33,500. This project was initiated and completed in FY 2018 using Rehabilitation and Repair dollars.

Installation of a Backup Generator at Pittsburg Regional Office

In order to properly maintain forensic evidence and ensure continuity of operations during short or extended power outages, the KBI installed a backup generator at the Pittsburg Regional Office. While the estimated cost to install the generator was \$25,000, the total cost was \$28,800. This project was initiated and completed in FY 2018 using Rehabilitation and Repair dollars.

Security Control Modernization at Great Bend Regional Office

In order to meet the preferred minimum security standards for KBI facilities, we prioritized the initiation of security enhancements at the Great Bend Regional Office. These enhancements included the addition of several access control points, and both interior and exterior security cameras. While the estimated cost of these enhancements was \$45,000, the addition of additional security cameras brought the total project cost to \$64,000. This project was initiated in FY 2017 and completed during FY 2018 using a combination of Rehabilitation and Repair and Laboratory Fee Fund dollars.

Partial Renovation of Headquarters 1st Floor, Northeast Child Victims Task Force

With the move of our Forensic Laboratory Division to the new Forensic Science Center, our entire 1st floor was unused space. Because the 16,000 square foot space included built-in counters, cabinets, sinks, hoods, vents, and tanks, it was not functional as office space.

On November 30th, 2017, we enjoyed the opportunity to provide this Committee a tour of our Headquarters building and the unused space on the 1st floor. On that day, we spent quite a bit of time in the space previously occupied by our Chemistry section and discussed our vision to create usable, cost effective, work space where we could house a regional, multi-agency investigative task force focused on investigating serious crimes perpetrated against children.

Less than one year later, I'm pleased to report our vision is has become a reality. The 2018 Legislature appropriated \$250,000 in FY 2018 and FY 2019 to support the establishment of a facility to house the newly proposed regional crimes against children task force. This funding has been used to renovate approximately 2,500 square feet on the 1st floor of our Headquarters building. The work – being completed by the Office of Facilities and Property Management, The Clark Enerson Partners, and JPConstruction – is expected to be materially complete by November 1st, 2018 and a formal ribbon-cutting ceremony will occur prior to the end of this calendar year.

Included in this space are an exterior entryway, vestibule, and secure waiting area; a soft interview room where child interviews will be conducted; an observation room digitally connected to the interview room that will allow for remote, real time monitoring; a secured computer room where online sexual exploitation investigations will be conducted; nine private offices and seven open work stations.

With the creation of the Northeast Child Victims Taskforce, we will enhance our capacity to focus investigative efforts on cases where children are victimized in the northeast region of Kansas. The taskforce will conduct investigation and pursue charges against individuals who physically or sexually abuse children, or exploit children online.

The Northeast Child Victims Taskforce will be comprised of KBI special agents, special agents from the Kansas Attorney General's Office, and law enforcement personnel from the Shawnee County Sheriff's Office and the Topeka Police Department. Other partners include the Shawnee County District Attorney, who will provide prosecutorial support to taskforce cases, and the Kansas Internet Crimes Against Children Taskforce, located in Sedgwick County.

Facility Priorities for FY 2019

The following projects are what we consider to be within the scope of normal maintenance and are projects we will endeavor to complete in FY 2019 using our \$100,000 annual Rehabilitation and Repair appropriation. These are listed by physical location.

Topeka Headquarters:

- Muster Station in case of emergency situation
- Enhancement of key management and security
- Repair of 4th floor window leak
- Key schedule lock replacement

Topeka Annex:

- Enhancement of signage
- Addition of access control badge readers

Great Bend Regional Office:

- Upgrade agent evidence holding area within metal storage shed
- Replacement of carpet and linoleum throughout facility.

Wichita Regional Office:

- Agent evidence room caging and ventilation

Kansas City Laboratory:

- Addition of security cameras

The following projects, while outside the scope of what we are able to address with the Rehabilitation and Repair dollars, are projects we believe we can accomplish in the current fiscal year.

Facility Security Upgrades at Great Bend Regional Office

The Great Bend Regional Office is currently void of security features necessary to ensure the safety of our employees. In recent years, threats of violence and property damage have been made against the Great Bend Regional Office building. To ensure the safety of our employees and meet the preferred minimum security specifications for KBI facilities, we would replace existing doors with bullet resistant glass and install a fence and gate system that would allow for screening of individuals approaching the building. Together, the estimated cost of these enhancements is \$40,000. This project has recently been initiated and we are hopeful it will be completed in FY 2019.

Renovation of Regional Forensic Laboratory Spaces

Since purchasing or leasing the spaces that currently house our regional forensic laboratories in Great Bend, Pittsburg, and Kansas City, there have been no structural or cosmetic updates to the spaces. To ensure our facilities are maintained at a functional and professional level, we plan to utilize Laboratory Fee Fund dollars to update the casework areas by replacing countertops and plumbing fixtures in FY 2019. The combined estimate for modest updates in these three locations is approximately \$155,000.

Partial Renovation of Headquarters 1st Floor, Criminal Intelligence Unit

The south section of the 1st Floor was previously utilized as office space by our Biology section. With cosmetic updates and minor structural changes to expand the space, we can create usable, cost effective, work space where we would relocate our Criminal Intelligence Unit. This relocation would eliminate overcrowding and allow the unit to expand, increasing the KBI's capacity to provide timely, accurate, and relevant information critical to crime investigation and resource deployment. Their move would also allow us to utilize their existing space to overcome physical capacity limitations impacting the KBI's Information Technology department. The estimated project cost is \$75,000.

Modernization of Headquarters Auditorium

The only training or event space that currently exists at the KBI Headquarters building, which was previously home to Crane Junior High School, is the Auditorium. Due to onsite storage limitations, large portions of this space had been utilized to securely store open case files. With the relocation of the Forensic Laboratory Division, we have been able to relocate on-site case file storage. With cosmetic updates and minor structural changes to expand the space, we can create a usable, cost effective, multi-functional space to be used for meetings, trainings, and special events. The estimated project cost is \$50,000.

Areas of Concern

HVAC System at KBI Headquarters

The KBI Headquarters building was built in approximately 1929. A new HVAC system was installed in the building in 1984, just prior to the KBI taking occupancy. The estimated life expectancy of the HVAC unit was 20 year. The unit is now 34 years old and continues to require constant maintenance, which include repairing old and malfunctioning parts, frequent patching of leaks throughout the system, and replenishment of R-22 refrigerant.

Beginning January 1, 2020, R-22 will no longer be produced or imported into the United States. The phasing out of the coolant is coinciding with massive price increases and limiting the availability of replacement parts for our existing Trane unit, which is well beyond it expected life expectancy.

In order to avoid a major system failure and prevent the added costs of an emergency replacement, the KBI has submitted an FY 2019 Supplemental Budget request of \$286,000 to remove the exiting HVAC unit, replacing it with a new chiller and new chilled water coils.

Closing

We carefully reassess the priority of our facility needs on a yearly basis. Our Five-Year Capital Budget Plan was submitted with a focus on addressing our most critical needs first. We strive to be good stewards of state dollars and try to accomplish what we can with existing resources whenever possible. Only those critical items for which we have no means to address will continue to be the subject of any capital improvement enhancement requests.

Thank you for the opportunity to discuss our facility needs. I would be happy to stand for questions.

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