

# **DEPARTMENT FOR CHILDREN AND FAMILIES**

## **Five – Year Capital**

### **Budget Plan**

**FY 2023-2024**

# Five-Year Capital Budget Plan--DA 418A

Division of the Budget  
State of Kansas

Agency Name: Department for Children & Families

Project Title	Estimated Project Cost	Prior Years	Completion Pending FY 2022	Current Year FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Subsequent Years
<p>DCF SYSTEM WIDE PRIORITIES FY 2022 FIVE YEAR PLAN</p> <p>1. Topeka Service Center Rehab &amp; Repair</p>	1,556,239	126,724	204,515	950,000	0	200,000	75,000	0	-	-

## Project Request Explanation--DA 418B

1. Project Title: Topeka Service Center  Agency: Department for Children & Families				2. Project Priority: 1 of 1		
3. Project Description and Justification:						
<p>The Topeka Service Center is a building at 500 SW Van Buren in Topeka, KS, that serves as the DCF service center for the East Region. The Agency leases this building from the Kansas Department of Administration (DoA) on a lease to buy agreement. During FY 2021 the existing bonds associated to this lease were recalled and the building refinanced. This was completed through DofA along with the Curtis State Office Building. The lease agreement requires the Agency to set aside \$0.75 per square foot, or \$64,725 annually, into a state Project Maintenance Reserve Fund. The fund has a balance of \$811,498, as of submission. The Agency is currently responsible for capital improvements to this building. Prior Capital Improvement Budget requests utilized 100% Maintenance funds. However, DoA's position is that they would like to maintain a minimum balance of \$400,000 in this fund. Per Federal Rules, expenditures are made using state funds when incurred. These are then amortized over time to leverage federal funds. Approximately one-half of total expenditures will eventually be claimed to federal funding sources. As a result, future improvements will be funded 50% Maintenance Funds and 50% Fee Fund. As federal funds are claimed, the dollars will be used to reimburse the Fee Fund. The Maintenance Fund will be replenished via the annual contribution cited above. DCF works with the Kansas DoA to maintain a plan for capital improvements to assure the building is maintained in future years. The projected plans for this building include lobby remodel as well as work on the roof and parking garage.</p> <p>FY 2023 - The first floor to the Topeka Service Center is open to the public Monday thru Friday, assisting approximately 10,000 clients each year, not including over 250 DCF employees who have access to the lobby and interview rooms. The high volume of client traffic throughout the 20 years has caused significant wear and damage to the flooring. Renovation of the first floor lobby includes interview rooms; updating interior finishes; increasing security in interview rooms with glass and panic buttons; upgrading technology; centralizing workflow supports; and adding a lactation room.</p> <p>FY 2024 - None.</p> <p>FY 2025 - The life expectancy of an asphalt/rubber roof is between 20-25 years. The Topeka Service Center has not had any major improvements and is showing signs of wear and tear. In an effort to preserve the longevity of the building, as well as the vast amount of equipment in the interior, a roof replacement is recommended.</p> <p>FY 2026 - Topeka Service Center has a multiple layer parking garage which is part of the building. The rubber based garage floor was laid in 2000. Parts of the flooring has holes and is tearing from the concrete. This base is on two levels of the parking garage, which keeps oil, dirt, and other liquids from dripping on the level of the garage below.</p> <p>FY 2027 - None at this time.</p> <p>FY 2028 - None at this time.</p>						
<b>Maintenance Funds - Projected Cash Flow</b>						
FY 2022 Year-End Balance		\$811,498				
PLUS: SFY 2023 Transfer		\$64,725				
LESS: SFY 2023 Expenditures		\$475,000				
SFY 2023 Year-End Balance		\$401,223				
SFY 2024 Transfer		64,725				
SFY 2024 Expenditures		-				
SFY 2024 Year-End Balance		465,948				
SFY 2025 Transfer		64,725				
SFY 2025 Expenditures (Roof)		100,000				
SFY 2025 Year-End Balance		430,673				
SFY 2026 Transfer		64,725				
SFY 2026 Expenditures (Parking Floor)		37,500				
SFY 2026 Year-End Balance		457,898				
SFY 2027 Transfer		64,725				
SFY 2027 Expenditures		-				
SFY 2027 Year-End Balance		522,623				
SFY 2028 Transfer		64,725				
SFY 2028 Expenditures (Parking Floor)		-				
SFY 2028 Year-End Balance		587,348				
4. Estimated Project Cost:						
1. Construction (including fixed equipment and sitework)		1,556,239		5. Project Phasing:		
2. Architect's fee				1. Preliminary plans (including misc. costs)		
3. Moveable equipment				2. Final plans (including misc. & other costs)		
4. Project contingency				3. Construction (including misc. & other costs)		
5. Miscellaneous costs				1,556,239		
<b>Total</b>		<b>\$1,556,239</b>		<b>Total</b>		
<b>\$1,556,239</b>			<b>\$1,556,239</b>			
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. Fee Fund	3. Federal Funds	4. Maintenance Fund	5.	Total
Prior Years Thru FY 2021, Attached	-	-	-	126,724.00	-	126,724.00
FY 2022 - Boiler Replacement (Completion Pending)	-	104,515.00	-	100,000.00	-	204,515.00
FY 2023 - Lobby/Interview Rooms Remodel	-	475,000.00	-	475,000.00	-	950,000.00
FY 2024 - None	-	-	-	-	-	-
FY 2025 - Roof	-	100,000.00	-	100,000.00	-	200,000.00
FY 2026 - Parking Garage Floor	-	37,500.00	-	37,500.00	-	75,000.00
FY 2027 - None at this time	-	-	-	-	-	-
FY 2028 - None at this time	-	-	-	-	-	-
Subsequent Years	-	-	-	-	-	-
<b>Total</b>	-	<b>717,015.00</b>	-	<b>839,224.00</b>	-	<b>1,556,239.00</b>

**Cost for Capital Improvements of the Topeka Service Center**

SFY	Total Cost			Projects Completed/Planned
	Maintenance Fund	Fee Fund	SGF	
2017	94,063			Architect Fees/ Lobby Remodel
2018	32,661			Lobby Remodel
2019				No activity
2020				No activity
2021				No activity
2022	100,000	104,515		Boiler Replacement (Completion Pending)
2023	475,000	475,000		Lobby/Interview Rooms Remodel
2024				No activity
2025	100,000	100,000		Roof
2026	37,500	37,500		Parking Garage Floor
2027				No activity
2028				No activity
<b>Totals</b>	<b>839,224</b>	<b>717,015</b>	<b>0</b>	