



Kansas Bureau of Investigation

Kirk D. Thompson
Director

Derek Schmidt
Attorney General

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Robert Jacobs, Executive Officer
Kansas Bureau of Investigation
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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 Improvement Budget Plan and the status of our ongoing capital projects. I hope to highlight for you what we accomplished in FY 2022 as well as identify our priorities and challenges for FY 2023 through FY 2028.

The KBI owns four separate facilities totaling approximately 194,000 square feet. Additionally, the agency leases five additional facilities totaling approximately 35,500 square feet. We receive a yearly Rehabilitation and Repair appropriation of \$100,000 from the legislature to maintain these structures. Although insufficient for our needs, this funding is critical to assist us in maintaining the state investment and help us keep the buildings functional and safe for our employees.

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

As you might recall, per the suggestion of this committee, the KBI began evaluating the reasonableness of increasing our \$100,000 dollar Rehabilitation and Repair funding request from the legislature. We examined the amount of money the agency has spent to repair and rehabilitate each KBI facility across the state over the past three years.

During the past three years the KBI spent the following amounts on Rehabilitation and Repair to our various facilities:

	2020 -- \$365, 702
	2021 -- \$422, 536
	<u>2022 -- \$ 511,347</u>
Average cost per year	\$433,195

Admittedly in 2020, out of an abundance of caution, the agency spent less money on rehabilitation and repair to avoid having non-essential personnel in our facilities during to the COVID-19

pandemic. However, I think it is prudent to remind the committee that the KBI Topeka headquarters building is almost 100 years old.

The data shows that on average the agency spends \$433,195 per year on rehabilitation and repair costs to our facilities. This clearly exceeds the \$100,000 yearly appropriation the agency receives.

Before discussing our five-year capital budget plan, I would like to discuss some of the successes our agency had during FY 2022.

Successes

During the 2022 legislative session, the Kansas legislature agreed to redeem the 2013 series bond and paid off the remaining \$41.3 million dollars, of the approximately \$55 million dollar bond, which was used to purchase the KBI's Forensic Science Center (FSC). In June of this year, the FSC, which is located on Washburn University's campus, became the fourth facility owned by the agency. This created an annual \$4.3 million dollar savings for the state. Although financially this was a great decision, this newly acquired facility added 100,000 square feet of space for which the agency is now accountable.

Therefore, after realizing the agency's average yearly rehabilitation and repair costs of \$433,195; coupled with the additional 100,000 square feet of space at the newly acquired forensic science center, it is clear the KBI should pursue a funding enhancement above the \$100,000 allocated amount in our upcoming FY 2024 budget request. As such, after careful consideration, the KBI will be requesting an additional \$200,000 (\$300,000 total) in rehabilitation and repair funding for FY 2024.

Facility Priorities for FY 2023

Great Bend Regional Office HVAC System Replacement - \$910,000

The Great Bend HVAC systems are at the end of their usefulness and will be in need of replacement in FY 2023. This project will require the installation of an HVAC system to include variable air volume (VAV) with a reheat system. This project will be accomplished by demolishing two existing air handling units located in the crawl space on the north side of the laboratory. This work will entail: installing a new air handling unit with a DX cooling coil, installing new VAV boxes, installing hot water distribution piping to the new VAV reheat boxes, installing new ductwork where required and reusing existing ductwork where feasible.

Unfortunately, after the completion of the first phase of this project (south end of the forensic laboratory), humidity issues began developing within the renovated space. After consulting with the architect it was determined the best solution would be to combine the replacement of the laboratory HVAC system with the second phase of the project (north end of the forensic laboratory) to prevent duplicative work from being required at a subsequent time. The new HVAC system will be a single pass system and is estimated to cost approximately \$591,500.

The second phase of the project includes the renovation of plumbing and electrical for new room layouts and the installation of new LED lighting. With the associated architect and engineering fees, the OITS costs to install new data lines in to the rooms, and a minimal amount of money for

new office furniture; phase two of the Great Bend laboratory renovation, with the laboratory HVAC replacement, is estimated to cost a total of \$785,000 (as of March, 2021). Regrettably, due to increased construction and inflation costs, the KBI has had to re-calculate the project cost to include an additional 16%, which brings the total estimated cost of the project to \$910,000.

As a reminder, the KBI had previously sought the use of CARES Act funding to replace the two aging HVAC systems in the Great Bend Office. In the request for the CARES Act funding the KBI acknowledged that it would be difficult to complete the project by the December 31, 2020 deadline. As expected, the KBI was not awarded the CARES Act funding for the HVAC systems at the Great Bend office.

However, the KBI believed that the use of American Rescue Plan Act (ARPA) funding would be appropriate for some of the costs associated with this project. The KBI did apply for ARPA funding to address the HVAC replacement costs and other safety and air handling issues at the Great Bend facility. The KBI believes this project could be completed within the given timeline for use of the ARPA funds.

To make matters worse, unfortunately approximately two weeks ago (August 27, 2022) our Great Bend Regional Office was struck by lightning. Luckily there was no fire that occurred from the lightning strike, however significant electrical damage was done to the facility to include our security system. Special Agents were quickly called in to secure the laboratory evidence and provide security to the building until the system was restored. Our Information Technology personnel were dispatched to Great Bend and are currently assessing the damage to equipment, systems, and infrastructure. A preliminary estimate is that repair costs could be thousands of dollars. This is just one example of how a single incident can quickly deplete the agency's \$100,000 repair and rehabilitation budget.

Facility Priorities for FY 2024

As previously mentioned, the KBI will seek to increase our rehabilitation and repair appropriation to \$300,000 through a budget enhancement request for FY 2024.

Renovation of the Kansas City Forensic Laboratory - \$20,000

The Kansas City laboratory, located on the campus of Kansas City Kansas Community College, has been in operation for approximately 20 years without significant renovation of the laboratory space. This renovation will include updates to the casework areas, countertops and plumbing fixtures within the Firearms section of the laboratory. These updates will ensure that the facility is maintained at a professional level and will assist with employee retention and the recruitment of Forensic Scientists in the Kansas City area. If successful in increasing the agency's rehabilitation and repair funding, the KBI envisions utilizing existing rehabilitation and repair dollars to renovate the Kansas City laboratory.

Status of the KBI Regional Office in Pittsburg, KS

This year we believe it is important to update the committee regarding a deteriorating situation with our Pittsburg Regional Office. In 1999, the KBI began leasing a building in Pittsburg, KS that would be utilized as the KBI Pittsburg Regional Office. This building accommodates both investigative and laboratory personnel.

In 2013, the KBI began experiencing issues with the building's HVAC system. Unfortunately, the issues with the HVAC system have continued to worsen over the past 10 years. The KBI has attempted to work with the owner of the building to find a resolution to the issue. However, although the owner has repeatedly stated he would replace the HVAC system; he has failed to do so. After attempting to resolve this issue through all available options, in December 2021, the KBI notified the owner of its intent to discontinue lease payments until the maintenance issues had been addressed; the owner responded he agreed that was warranted.

The KBI has leased the building through June 2024, but believes it is very likely the agency will be moving to a different facility at the beginning of FY 2025. The KBI will begin the process of identifying other facility options in the southeast region of the state. Due to increased leasing and moving costs, the agency anticipates a potential funding request for a new facility in FY 2025.

Facility Priorities for FY 2025

Renovation to the Great Bend Regional Office (Investigations) - \$1,000,000

The agency has amended its prioritization of the upgrade and renovation to the investigations area of the Great Bend Regional Office. The renovation of the investigations area was previously scheduled for FY 2024, however it was moved back to FY 2025 due to the potential need for a facility change in Pittsburg, KS. The renovation of the investigations area in Great Bend will include the replacement of the second HVAC unit. The replacement of this unit is currently estimated to be approximately \$440,000.

The Great Bend office was built in the mid 1970's and the KBI began leasing the building in the early 1990's. The KBI purchased the property approximately 13 years ago in 2009.

The Great Bend Regional Office is an essential office for the agency in that it is the primary office to over 30 KBI and Kansas Highway Patrol (KHP) employees, who assist local law enforcement in the western region of the state.

The Great Bend Regional Office also serves as the back-up for the Kansas Criminal Justice Information Services (KCJIS) system. The investigations areas has not had a significant upgrade during that time. The approximate 4,600 square foot space is in need of renovations. There will be significant renovation to the ceiling within the facility due to the placement of new ductwork for the HVAC systems. As a result, additional renovations such as new LED lighting, removal of the peeling wallpaper, repair and painting of the walls, installation of new flooring and the potential replacement of some if not all windows are anticipated. Additional electrical and plumbing updates are expected as well. The expected cost of these updates is \$560,000.

Although, the current estimated cost for this project is approximately \$1,000,000; the KBI has not yet engaged in a full scale study of this renovation since the project is still several fiscal years away. This estimate could potentially change depending on the overall scope of the project.

Facility Priorities FY 2026

Renovation of the Laboratory Space in the Pittsburg Laboratory - \$175,000

The update to the laboratory space at the Pittsburg office was originally scheduled for FY 2023. However, due to the uncertainty in renewing the lease for the Pittsburg facility, the planned upgrade to the laboratory in Pittsburg was moved to FY 2026.

If the lease is renewed, approximately \$175,000 will be sought to renovate the Pittsburg laboratory at the appropriate time. The Pittsburg laboratory has been in operation for approximately 24 years without significant renovation. Until recently the KBI had provided both chemistry and latent print services to Kansas law enforcement agencies through the Pittsburg laboratory. The forensic scientist who worked latent print cases retired in 2021 and after a review of laboratory operations, it was decided the space in Pittsburg would be better utilized by expanding chemistry operations to address the impact illicit narcotics is having on the southeast region of the state.

The renovation of the Pittsburg laboratory space will include updates to the casework areas, countertops and plumbing fixtures, an additional wet lab space, as well as the installation of chemical resistant flooring within the laboratory. The renovations will ensure that the facility is maintained at a professional level and will assist with employee retention and recruitment of Forensic Scientists.

Should circumstances require the lease of a new KBI facility in the southeast region of the state, this enhancement would no longer be sought.

Closing

The KBI attempts to be good stewards of state general funds and endeavors to utilize the \$100,000 Rehabilitation and Repair appropriation each year to pay for those expenses which are less than \$25,000. However, after a review of the rehabilitation and repair costs for the agency over the past three years, it is clear the agency should seek an increase in rehabilitation and repair dollars.

The KBI continually assess the priority of our facility needs. Our Five-Year Capital Budget Plan was submitted with a focus on addressing our most critical needs first. Only those essential items for which we have no financial means to address will continue to be the subject of any capital improvement enhancement requests. Please find attached to this testimony a copy of the KBI Five-Year Capital Budget Plan.

Thank you for the opportunity to discuss our facility needs with this committee.

Attachment: Five-Year Capital Budget Plan

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