

MINUTES

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

July 14, 2010
Room 144-S—Statehouse

Members Present

Senator Dwayne Umbarger, Chairperson
Representative Jo Ann Pottorff, Vice-chairperson
Senator Pat Apple
Senator Jay Emler
Senator Marci Francisco
Representative Steve Brunk
Representative Bill Feuerborn
Representative Bob Grant
Representative Mitch Holmes

Member Absent

Senator Laura Kelly

Staff Present

Jonathan Tang, Kansas Legislative Research Department
Cody Gorges, Kansas Legislative Research Department
Christina Allen, Kansas Legislative Research Department
Jim Wilson, Office of the Revisor of Statutes
Matt Sterling, Office of the Revisor of Statutes
Jill Wolters, Office of the Revisor of Statutes
Gary Deeter, Committee Secretary

Conferees Present

Richard Gaito, Deputy Director, Division of Facilities Management, Kansas Department of Administration
Russell Jennings, Commissioner, Juvenile Justice Authority
Terry Marmet, Director of Historic Sites and Facilities Management, Kansas State Historical Society
Mike Gaito, Director, Capital Improvements, Kansas Department of Corrections
Dennis Okruhlik, Building Services Manager, Kansas Department of Commerce

Others Attending

See attached sheet.

The Chairperson called the meeting to order at 10:03 a.m.

The minutes for the April 28 and May 28, 2010, meetings were approved. (Motion by Representative Feuerborn and seconded by Senator Emler)

Richard Gaito, Deputy Director, Division of Facilities Management, Kansas Department of Administration, reviewed a proposed Kansas, Inc. lease, which would begin on August 1, 2010 (Attachment 1). Mr. Gaito, noting the delay in bringing the lease before the Joint Committee on State Building Committee, explained that, of the five proposals from five bidders, the lowest cost did not meet bid specifications, requiring more time to negotiate with the second-lowest total cost bid by the current landlord. He stated that the new lease, which downsized the agency from 2500 to 2125 square feet, is a full-service lease costing \$11.00 per square foot (psf). He commented that the building, which is on the registry of historic buildings, received an energy star audit of 83. Answering questions, Mr. Gaito replied that the increase from \$9 psf to \$11 psf was the lowest bid that met agency requirements; he noted that the agency has been at the same location since 2004 with no rate increase. Members expressed concern regarding the increased costs. A member commented that using the Pharmacy Board lease as a comparable was not a valid comparison, since the Pharmacy Board is a fee-funded entity, whereas Kansas, Inc. is a General Fund agency. Mr. Gaito responded to another question, explaining that the Request for Proposal (RFP) system includes advertisements in local papers and also employs an extensive e-mail notification to prospective bidders in one or all of the six regions of the state.

A motion by Representative Grant, seconded by Representative Brunk, was passed to approve the lease, with Representative Feuerborn and Senators Emler and Apple voting no.

Russell Jennings, Commissioner, Juvenile Justice Authority, outlined the agency's five-year capital improvements plan (Attachments 2 and 3). He explained that, following the closing of the Atchison and Beloit facilities, the transfer of youth to the Kansas Juvenile Correctional Complex in Topeka requires expansion of the safety and security systems, including a backup generator (\$408,118). In addition, a 3,000-square-foot warehouse is needed at the Larned Juvenile Correctional Facility (\$328,139) to accommodate laundry, food, and supply storage space. He noted the decrease in the rehabilitation and repair funding request from \$860,973 to \$373,859 in FY 2012 in order to allocate funding for the construction projects; he also commented on a planned warehouse for the Topeka facility in FY 2014 (\$718,433). He said that a \$250,000 grant will provide digital video cameras for the Topeka facility. Members discussed alternatives for the backup generator in Topeka, but made no recommendations.

Terry Marmet, Director of Historic Sites and Facilities Management, Kansas State Historical Society, reviewed the agency's five-year capital budget plan for the 50 buildings under its jurisdiction (Attachment 4). He noted that the figures printed in parentheses indicate non-state funding, most of which comes from grants and private funds. He highlighted several projects, such as the Goodnow House restoration and the Pawnee Rock site improvements, which are funded by private and federal monies respectively. The Cottonwood Ranch, previously closed due to budget cuts, has been reopened on a limited basis by local interested friends. Mr. Marmet said that the agency's principal budget request is \$125,000 annually for emergency repairs to keep the buildings safe and functioning; he further noted other agency needs: computer air conditioning, lighting replacement, and upgrades and repairs for other building sites. A member commended Mr. Marmet for the agency's creative development of local resources to supplement state funding. In response to a question regarding the capital improvements request to install a separate air conditioning system for

the computer server room, Mr. Marmet noted that the agency's digital records are backed up every night to a remote site.

In response to a question, Mr. Marmet informed the Committee that the Grinter Place historic site is now open five days a week.

Mike Gaito, Director, Capital Improvements, Kansas Department of Corrections, presented the Department's capital improvements plan from FY 2012 to FY 2016 (Attachment 5). He commented on the plan to replace the flat roofs of the 450 buildings under the agency's jurisdiction with sloping metal roofs, the latter which will have 40- to 50-year life span, a plan which will be funded from the State Institutional Building Fund.

He commented on certain other projects:

- Replacing cell door controls at the El Dorado facility, \$1.5 million;
- Renovating the water system at the Hutchinson facility, \$400,000;
- Tuck-pointing and repairing various buildings at the Norton facility;
- Upgrading the utility tunnels at Winfield; a project which will replace the central steam distribution system with 95 percent efficiency heating in each building.

Mr. Gaito responded to members' questions:

- At the Winfield facility, some fire alarms do not work, some are unsupported by the vendor, and others are reaching the end of their useful life. A new alarm system will cost \$250,000.
- There is no ADA elevator at the Wichita Work Release Facility, requiring meetings in the conference room.
- The removal of asbestos is an ongoing problem. Each remodel project invariably involves asbestos remediation.
- Expansion of the visiting unit at Hutchinson, funded through the State General Fund, will alleviate present crowded conditions for visitors.

Dennis Okruhlik, Building Services Manager, Kansas Department of Commerce, presented the five-year capital budget plan for the Kansas Department of Commerce, an annual request of \$8,000 (all federal funds) for rehabilitation and repair of 11 buildings, three of which are unoccupied (Attachment 6). Members discussed briefly the sale of the three unoccupied buildings, noting that the Pittsburg and Chanute buildings will be sold at auction soon and the Hutchinson building will be sold through a real estate broker.

The meeting was adjourned at 11:37 a.m. The next meeting is scheduled for Wednesday, August 18, Statehouse.

Prepared by Gary Deeter
Edited by Audrey Dunkel

Approved by Committee on:

August 18, 2010

(Date)