

## MINUTES

### JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

October 14-15, 2004  
Room 123-S—Statehouse

#### Members Present

Senator Stephen Morris, Chairman  
Representative Jo Ann Pottorff, Vice Chairman  
Senator Mark Buhler  
Senator Dave Jackson  
Representative Bob Grant  
Representative Joe Humerickhouse  
Representative Melvin Minor  
Representative Melvin Neufeld

#### Staff Present

Robert Waller, Kansas Legislative Research Department  
Amy Deckard, Kansas Legislative Research Department  
Audrey Dunkel, Kansas Legislative Research Department  
Amy VanHouse, Kansas Legislative Research Department  
Debra Hollon, Kansas Legislative Research Department  
Becky Krahl, Kansas Legislative Research Department  
Matt Spurgin, Kansas Legislative Research Department  
Helen Abramson, Committee Secretary

#### Conferees

Joe Fritton, Department of Administration  
Terry Marmet, Kansas State Historical Society  
Gerald Schneider, Department of Labor  
Sabrina Wells, Department of Insurance  
Warren Corman, University of Kansas  
Jim Modig, University of Kansas  
Patricia Biggs, Kansas Sentencing Commission  
Mike Gaito, Department of Corrections  
Charles Simmons, Department of Corrections  
George S. Well, Kansas Commission on Veterans' Affairs  
James Frazier, Juvenile Justice Authority  
Rae Anne Davis, Social and Rehabilitation Services  
Jim McKinley, Social and Rehabilitation Services  
Howard Fricke, Department of Commerce  
Corey Peterson, Associated General Contractors of Kansas

## Others Attending

See attached list.

## October 14 Morning Session

Chairman Morris called the meeting to order at 10:00 a.m.

Joe Fritton, Deputy Director, Department of Administration (DofA), Division of Facilities Management, presented information regarding the sale of surplus state-owned property for the Kansas Department of Corrections (DOC) and mineral rights for the Kansas Commission on Veterans' Affairs (Attachment 1).

Director Fritton explained that the property, which was originally part of the Winfield State Hospital, was located on a 107-acre tract adjacent to the west of Winfield Correctional Facility. Under the terms of the proposed sales contract, the State would sell the land, but retain the mineral rights (the property has five producing oil wells and the Veterans' Affairs/KVH receives the royalties). However, the mineral rights are to be returned to the buyer if production ceases or at the end of 20 years. Director Fritton continued by explaining that the appraised value was \$98,000.00, and the price offered was \$105,000.00. Proceeds of the sale would be distributed as follows:

- \$4,400.00 to the State Building Operating Fund (appraisal fees);
- \$6,300.00 for commission fee to the real estate broker;
- \$75,440.00 to the State General Fund; and
- \$18,860.00 to the Corrections Building Fund.

He noted that the State Finance Council approved the transaction on October 13, 2004, contingent upon the State retaining the mineral rights for a period of 20 years or until oil production ceases, whichever occurs last. The proposed buyer agreed to this change regarding the mineral rights.

Committee discussion followed.

*Representative Humerickhouse moved that the Committee recommend approval of the sale of surplus real property for the Kansas Department of Administration, under the contract terms regarding the mineral rights concerning the 107 acres located adjacent to the west of Winfield Correctional Facility at a price of \$105,000.00. Representative Grant seconded. Motion carried.*

Next, Director Fritton presented four proposed real estate lease agreements as follows:

- A five-year lease for the Kansas Bureau of Investigation for 3,355 square feet of office space at 7700 Shawnee Mission Parkway, Overland Park, Kansas, at \$12.79 per square foot (Attachment 2). Lessee can renew this lease for five additional years with 90 days written notice to the Lessor at a rate to be determined by the Cost of Living Index at the time of renewal.

Committee discussion followed.

*Representative Grant moved that the Committee recommend approval of the five-year lease for the Kansas Bureau of Investigation in Overland Park. Representative Neufeld seconded. Motion carried.*

- A six-year lease for the Office of the State Bank Commissioner for 1,575 square feet of office space at 8735 Rosehill Rd., Suite 120 Lenexa, Kansas, at \$15.00 per square foot for year one, \$16.00 for years two through five, and \$17.75 for year six (Attachment 3).

Committee discussion followed concerning the average rent in Johnson County, parking spaces for clients, the time field employees spend in the office, whether money was available in the fee fund, and the early termination penalty. Director Fritton remarked that some State office lease rates range from \$17.87 to \$18.75, and that some offices even reach \$24.00-\$25.00 per square foot.

Clancy Norris, Kansas State Bank Commissioner, stated that there was money in the fee fund for this lease. He also stated that there were 13 people in the Overland Park Office, but because of the Consumer and Mortgage Lending expansion, four additional employees were needed. He noted that the facility would be ADA compliant with the use of a parking garage for the four additional employees, as well as visitors.

*Representative Humerickhouse moved that the Committee recommend approval of the six-year lease for the Office of the State Bank Commissioner at Overland Park. Representative Neufeld seconded. Motion carried.*

- A ten-year lease for the Department of Social and Rehabilitation Services (SRS) for 9,505 square feet of office space at Country Club Drive, Colby, Kansas, at \$11.61 per square foot (Attachment 4).

The previous lease, at a different location, was for five years eight months at \$5.00 per square foot for 19 employees. SRS is consolidating several locations (Atwood, Gove City, Hoxie, Oakley, Oberlin, St. Francis, and Sharon Springs) into a newly constructed office at Colby. The Department of Commerce and SRS would be co-locating in this facility, and SRS will sublease office space to the Department of Labor who would pay a share of lease cost.

Chairman Morris requested that before the commencement of the Legislative Session that SRS present an evaluation of program and operational costs prior to and after consolidation.

In response to Senator Jackson's question regarding rent costs at Forbes Field, Director Fritton replied that the per-foot lease cost was \$11.00 for the Department of Health and Environment and \$8.90 for the Department of Agriculture at Forbes.

*Senator Buhler moved that the Committee recommend approval of the ten-year lease for SRS at Colby, Kansas. Representative Grant seconded. Motion carried.*

- A ten-year lease for the Department of Commerce for 1,000 square feet of office space at Country Club Drive, Colby, Kansas, at \$11.61 per square foot (Attachment 5).

Director Fritton explained that the Department of Labor office space had been reduced by 500 feet of space, but the decrease meets the 250-foot per employee standards.

*Representative Neufeld moved that the Committee recommend approval of the ten-year lease for the Department of Commerce at Colby. Senator Buhler seconded. Motion carried.*

Next, Director Fritton briefed the Committee regarding re-roofing the Printing Plant. He explained that the old roof would be replaced with a thermo-plastic roofing material with insulated vapor barrier. The Department of Administration is requesting approval of a new pitched-type roof at a cost of \$408,000, with financing provided by the Inter-governmental Printing Depreciation Reserve Fund.

Committee discussion followed concerning the future of the plant. It was the Committee's consensus to postpone action until October 15, 2004 to consider other roofing systems types.

Chairman Morris recognized Terry Marmet, Interim Deputy Director, Kansas State Historical Society (KSHS), who gave an overview of the agency's capital improvement requests (Attachment 6). Director Marmet discussed the agency's supplemental appropriation request of \$125,000 to finance repairs for tornado damage that occurred in May, 2004 at Pawnee Indian Village. To date, \$2,737.00 has been expended on emergency roofing and \$2,444.00 on electrical work.

Senator Jackson questioned if Native American Tribes had been asked for assistance. Director Marmet remarked that tribes have been asked for assistance numerous times on a number of projects, but the only help received has been at the Native American Heritage Museum. Chairman Morris suggested that KSHS ask the Oklahoma Pawnee Tribe for assistance on the Pawnee Indian Village tornado repairs.

Director Marmet continued by discussing KSHS' four capital improvement budget requests, totaling \$1,052,166 for 2006:

- \$125,000 for emergency repairs;
- \$415,636 for historic sites preservation and development;
- \$419,430 for museum rehabilitation; and
- \$92,100 for engineered systems survey and plan.

Projects for the out-years included Koch Education Center repairs, museum storage, Interactive Museum and Auditorium, Archeology shelving, and the fourth CHR storage bay.

Director Marmet then discussed the priority No. 2 projects included in the five-year capital improvement request (FY 2006 – FY 2010) for historical site projects, totaling \$2,704,152. The amount would upgrade and enhance the condition of historical sites.

Director Marmet remarked that KSHS is compiling a study to investigate options for improvements of the Historical Society, which would be presented to the Committee at a later date.

Replying to Senator Buhler's question, Director Marmet stated that when communities raise funds for a certain project, these funds are set aside for that particular project and are not used for other projects.

Director Marmet continued by discussing the Infrastructure Mechanical and Electrical Facility Evaluation for the Museum of History at Topeka ([Attachment 7](#)). He stated that the building was designed to preserve artifacts, however its systems are outdated. The priority No. 3 project involves repair and rehabilitation problems at the museum and making improvements over the next ten years. Phase I of the study totaled \$582,000, which includes the repair and replacement of skylights, updating the fire system to meet ADA requirements, and the discovery of mold in the heating/cooling system due to condensation. Phase II totals \$1,610,000, and involves the eradication of mold. The study also provided a cost of \$1,941,000 for Phase III and \$1,087,000 for Phase IV.

Representative Neufeld commented that the mold would also be in the storage bays. Director Marmet remarked that the study did not cover the storage bays, and next year, a study will be made of the building to create a long-term cyclical maintenance plan.

The Chairman recognized Gerald Schneider, Fiscal Officer, Kansas Department of Labor, to present the agency's capital improvement requests ([Attachment 8](#)).

Mr. Schneider reminded the Committee that the 2004 Legislature authorized the Kansas Department of Labor (KDOL) to use bond savings from the renovation of the Administrative Office (401 Topeka Avenue) for other facility improvement projects, and federal sale proceeds to acquire property contingent upon the Committee's approval. In order to utilize the federal sale of real property proceeds, KDOL must also secure approval for the project by the United State's Department of Labor. At this time, KDOL is still exploring options as to how to expend the funds.

Mr. Schneider commented that the FY 2005 capital improvement appropriation for the KDOL contains \$40,000 from Reed Act funds for rehabilitation and repairs. The State Architect's Office, after an inspection of roofs, recommended that KDOL take action regarding replacing the backside of the roof at 420 Jackson, with an estimated cost of \$37,600. The State Architect also recommended the repair and re-roofing of the adjacent buildings at 414 and 416 Jackson. The estimated cost totaled \$33,255. Therefore, KDOL has amended the agency's capital improvement budget to reflect the use of Reed Act funds for the roof replacements in FY 2006. Additionally, KDOL budgeted \$20,000 from the Federal Reed Act for rehabilitation and repair of minor items.

Next, Chairman Morris recognized Sabrina Wells, Financial Officer, Insurance Department, who presented the agency's five-year capital improvement budget plan ([Attachment 9](#)). For FY 2006, the Insurance Department requested \$30,000 for contingent building repairs, \$30,000 for carpet replacement/flooring, \$25,000 for basement entryway steps, and \$160,000 for debt service principal. She noted that only four more bond payments remain on the building. She also stated that the Insurance Department remains interested in working with the Department of Administration to explore the renovation of the Dillon House.

Regarding Committee discussion about penalties incurred if the bonds were paid off early, Ms. Wells said she would check into the matter and report back to the Committee.

Warren Corman, Architect, University of Kansas, reported on the improvements project for the Allen Field House and the addition to Allen Field House for the Hall of Athletics with financing provided by the Kansas University Endowment Association ([Attachment 10](#)). Mr. Corman also presented the architectural program for the project to the Committee ([Attachment 11](#)). Mr. Corman noted that the Board of Regents had approved the project.

Mr. Corman informed the Committee that \$12.5 million in private gifts were pledged from the Ward and Booth families, and \$500,000 from other alumni for construction of the Hall of Athletics in the Fieldhouse. The addition would be turned over to the State from the Endowment Association

when the project is completed. He noted that the interior display work and electronic equipment for the museum could cost an additional \$2 million above the \$4 million budgeted for the building. A one-year time period was scheduled for construction of the addition with completion scheduled by spring, 2006.

Next, Mr. Corman reviewed the preliminary program statement for the Multidisciplinary Research Building (MRB) (Attachment 12). The university would build a \$40 million, 106,000 square foot project to be completed and occupied by December, 2005, with funding provided by federal and private monies. The Endowment Association will contribute ten acres in the research park area on the west campus for this project. The project was initiated three weeks ago, and needs to be programmed, designed, constructed, and occupied in 15 months.

Mr. Corman continued by discussing the design of the facility, and noted that the project would also include space for researchers involved with hazardous organisms and pathogens at a Bio Safety Level 3. Within the master plan, approximately \$3 million is allocated to bring electrical, sewer, and water lines to feed a future research park to be constructed in the next 20 years.

Mr. Corman stated that the Kansas Development Finance Authority (K DFA) approved up to \$5 million of bonds for this project to be paid back by research grants from the Research Corporation. Presently, the Research Corporation has about \$20 million in assets, and will receive about \$8 million a year in research grants for the MRB facility. The Research Corporation will spend \$4 million yearly to amortize these bonds. The Board of Regents (BOR) is expected to approve the project during their next regular meeting.

Mr. Corman continued by informing the Committee that the University may present a new \$500 million bio-science authority project to plan and an addition to the biology center at a cost of \$60-\$80 million.

*Representative Neufeld moved for the Committee's recommendation to approve the Multidisciplinary Research Building program at the University of Kansas to be funded with up to \$5 million of bonds. Senator Buhler seconded. Motion carried.*

Next, Mr. Corman presented an architectural program for the Student Recreation Fitness Center – Gymnasium Expansion (Attachment 13). Mr. Corman stated that the Student Recreation Fitness Center had become overcrowded, and therefore, needed to be expanded. Mr. Corman explained that student leadership agreed to changes in the number and location of seats committed to students in Allen Fieldhouse, and the KU Athletics Corporation (KUAC) agreed to cover the cost of additions to the Student Recreation Fitness Center. This would add two basketball courts, two multipurpose courts, two racquetball courts, a running track extension, and a new martial arts area to allow the existing one to be vacated and expanded for the existing free weights area.

*Senator Buhler moved for the Committee's recommendation for approval of the Program statement for Student Recreation Fitness Center – Gymnasium Expansion for the University of Kansas. Representative Grant seconded. Motion carried.*

At 12:00 noon, due to Chairman Morris' absence, Vice-Chairperson Pottorff recessed the meeting.

## Afternoon Session

At 1:30 p.m., Chairman Morris called the meeting to order.

Chairman Morris recognized Patricia Biggs, Executive Director, Kansas Sentencing Commission (KSC), who presented the Commission's 2005 prison population projections (Attachment 14). Director Biggs explained how the prison population projections were developed, the number of new commitments admitted to the Department of Corrections (DOC), the length of sentences, and the effect SB 123 has had on capacity.

Chairman Morris next recognized Mike Gaito, Architect, Kansas Department of Corrections (DOC), who remarked that the DOC is preparing a capacity expansion plan as directed by 2004 SB 45 that will be submitted to the Legislature in February 2005. The expansion plan would be influenced by the updated inmate population projections from the Kansas Sentencing Commission. Also, the five-year capital improvement plan would be updated when the capacity expansion plan is completed.

Mr. Gaito then presented DOC's five-year capital improvements plan (Attachment 15). The total amount requested for repair and rehabilitation at all correctional facilities is approximately \$5 million per year. He noted that one of the largest expenses was for roof replacements systemwide. Roof replacements are scheduled for El Dorado, Ellsworth, and Larned Correctional facilities.

Mr. Gaito continued by discussing other DOC repair and rehabilitation projects:

- \$772,200 was requested in FY 2007 for Hutchinson Correctional Facility to upgrade the locking system for "A" cellhouse and \$897,000 to upgrade the locking system of "C" cellhouse in FY 2009. Locks cannot be repaired anymore, and often times malfunction. When locks are replaced the DOC has to take partial cellhouses off-line. The work is scheduled in phases in order to reduce the amount of beds going off-line.
- \$1,175,000 (\$600,000 for FY 2005 and \$575,000 for FY 2006) at the Lansing Correctional Facility to upgrade the kitchen. Inmate labor will be used.

In responding to Chairman Morris' question about the number of beds that would be taken off-line when the locks are upgraded, Mr. Gaito replied that it would be 60 beds per cell block.

To answer Senator Buhler's question regarding the length of time required to upgrade the locks, Mr. Gaito replied that medium security beds are taken off-line and maximum security inmates are placed in them at El Dorado Correctional Facility, where there is double-bunk match beds. However, this forces two medium security inmates to be housed out-of-state, or wherever in-state housing can be found. Upgrading a room takes three or four weeks, and the entire project takes four to five months per cell house.

Next, Mr. Gaito briefed the Committee concerning the replacement of the utilities tunnels (\$1,743,774), and upgrading the water treatment plant (\$3,905,000) projects at the Norton Correctional Facility. He stated that the utilities in the tunnels had not been upgraded since 1989,

and the water for the water treatment plant is obtained from wells that have some contamination. He noted that the existing equipment does not meet the EPA new clean water act standards. The DOC has water rights, but not for the deep wells. Combining with the City of Norton has been considered.

Chairman Morris suggested that the DOC contact the Department of Water Resources (DWR) regarding access to deeper water to meet EPA standards. However, DOC would have to purchase additional water rights. Mr. Gaito remarked that he would contact DWR and report back to the Committee.

Staff distributed copies of the status of State Building Funds to Committee members showing expenditures and balances based on State Finance Council action taken October 13, 2004.

Mr. Gaito continued by explaining project requests for FY 2006 under the new construction category as follows:

- Construction of the medium security dining area at the Norton Correctional Facility (\$566,025). The dining room would be relocated to the first floor, adjacent to the kitchen.
- Construction of an addition to the south unit visiting center at the Hutchinson Correctional Facility (\$177,478). Double bunking expanded the population of this unit, but the visiting area was not enlarged.
- Construction of a greenhouse at the Topeka Correctional Facility (\$38,049). The facility is handling flowers and planting for the Department of Administration for the Capitol Complex, in addition to the lawn plantings at correctional facilities.
- Construction of an inside exercise building at the Topeka Correctional Facility (\$162,790). This project would provide 5,000 square feet of exercise space for the 298 female medium and maximum security inmates. A space for exercise during inclement weather or in the winter is required.

Senator Jackson questioned the expense of \$38,000 for a greenhouse, as one could be constructed for considerably less.

Mr. Gaito stated this greenhouse would be adjacent to the existing greenhouse. The basic building construction (demolition, repair, and remodel) cost is estimated at \$20,000, but the other expenses increased the price to \$38,000. He also stated that he would investigate the possibility of constructing the greenhouse at a lower cost.

Charles Simmons, Deputy Secretary, DOC, informed the Committee that the population of the Topeka Correctional Facility is 670 with a capacity of 725. To gain more space, one option would be for the Department of Revenue to re-locate their storage facility, which then could be converted into housing. However, even with the additional space, full capacity would be reached over the next two or three years. He suggested another option to end the contract with the federal government to house 25 female inmates, vacate those spaces, and use that for state inmates, but that would create a fiscal impact. Federal inmates provide a daily revenue stream of \$87.00.

Representative Neufeld remarked there are several communities, including Larned, that are talking about joint ventures where they would be involved in building correctional facilities to add bed



space. Mr. Gaito noted that the DOC has talked with the communities of Yates Center, Stockton, and Ellsworth. New beds could accommodate medium and maximum security inmates depending on the location. The time of availability to renovate existing space for housing has nearly been exhausted.

Mr. Simmons informed the Committee that the facility at Ellsworth was originally constructed with bonds financed by the city's Public Building Commission. At El Dorado, 600 acres of land was donated to the state, and utilities and roads were fed to the site. He noted that Ellsworth is interested in expansion, is willing to finance bonds, and then lease the expansion to the State. Also, Stockton and Yates Center are being considered, and may be financing by local contributions.

Next, Mr. Gaito presented for approval a proposed project for an extension to DOC's existing building No. 18 at Ellsworth Correctional Facility (Attachment 16). On July 1, 2004, ECF began a vocational training program for Homebuilding. The available space within building No. 18 does not have sufficient space to allow for materials storage or workspace for assembly of large components needed for the housing project. The additional request would allow for this, as well as provide an area for future involvement with the Habitat for Humanity organization that has sought to create cooperative efforts with DOC.

Committee discussion followed.

*Representative Neufeld moved for the Committee's recommendation to approve the extension to DOC's existing building #18 at Ellsworth Correctional Facility. Senator Jackson seconded. Motion carried.*

Chairman Morris opened discussion on the matter of the Veterans Home's use of the DOC's back-up generator at Winfield. He stated that it was the Committee's understanding that the DOC would let the Veterans Home use their generator, as long as air-conditioning was not put on line. Mr. Gaito commented that the DOC causes the generator to reach its maximum when supplying the Veterans Home, as well as the Correctional Facility. But the generator cannot handle any air-conditioning for the Veterans Home, since all the loads are shared when the generator is turned on. If that is acceptable with the Veterans Home, they can remain on the DOC's generator.

Col. George S. Well, Executive Director, Kansas Commission on Veterans' Affairs, stated that the discussion of air conditioning was not an option at the Building Committee's last meeting, and that the Veterans Home would be cut off from the back-up generator in the early part of FY 2007. He noted that a study was performed concerning the cost. The study provided a cost of \$690,000 on the low end to \$1 million for a completely severed electrical system. Col. Well also explained that there will probably be times when the Veterans Home would be in violation of the state regulations that prescribes that temperature ranges be within 70 and 84 degrees even in a back-up capacity for nursing homes. Veterans' Affairs' personnel who handle grant projects stated that because of the nature of the grant, this request could be financed at a 65/35 percent match.

Regarding the use of inmates for tuck-pointing projects, Mr. Gaito stated that using inmates has never worked. The previous job at Hutchinson is presently being re-done.

Committee discussion followed.

Chairman Morris recognized James Frazier, Deputy Commissioner, Juvenile Justice Authority (JJA), who presented their five-year capital improvement plans (Attachment 17). Repair and rehabilitation projects requests in FY 2006 included the following:

- Replacing steam cutoff valves, upgrading HVAC controls, and replacing locks at the Atchison Juvenile Correctional Facility.
- Upgrading HVAC and replacing broken walks at the Beloit Juvenile Correctional Facility and upgrading HVAC in the Administration Building.
- Upgrading HVAC systems at Osage, Cherokee, and Mohawk; replacing AC condenser at the Administration Building, ADA modifications in various buildings and surveying site – topography and utilities at the Topeka Juvenile Correctional Facility.

In FY 2006, \$1,316,416 was requested for the construction of a new 10,000 square foot pre-engineered metal maintenance shops/storage building at the Atchison Juvenile Correctional Facility to be funded by the State Institutions Building Fund.

Committee discussion followed concerning the price per square foot of the new building. Mr. Jim McKinley, Architect, JJA, stated that the cost per square foot would be approximately \$80.00, which includes site work and a circulation station needed because of the extreme elevation of the terrain.

Committee discussion followed regarding concerns that the Topeka facility may not open due to budget cuts. Mr. Frazier stated that 60 beds would be opened for nine months and the agency plans to open even more of the building.

Representative Neufeld noted that JJA had requested \$264,366 to raze the Arapaho/Cheyenne and Chippewa/Jayhawk building at the Topeka facility in FY 2006. Mr. Frazier informed the panel that the two new 60-bed replacement units have been opened and the two large buildings have been vacated. Regarding the status of the school classrooms and the medical section in the new building, Mr. Frazier told the Committee that JJA is in the process of planning the transfer of the medical section and the kitchen that will be used for dining space. The project should be completed in November, 2004. After that, JJA would plan to begin utilizing the visiting area, with financing already appropriated to occupy 60 of the cells.

Mr. Frazier continued by explaining to the Committee that the actual population has leveled off, and noted that new projections will be available from the Sentencing Commission in November. Currently, Atchison maintains 60 beds with a capacity of 83; Beloit maintains 50 beds with a capacity of 66; Larned maintains 136 beds with a capacity of 152; and Topeka maintains 227 beds with a capacity of 216. At Larned, 32 are for mental health beds and the other 120 are alcoholic and substance abuse beds, with most of the vacancies at Larned in mental health beds. The average length of stays in facilities is 12 months but this is increasing, because of the stacking effect. He noted that a majority of commitments are in the violent one, violent two, serious one, and serious two categories. The average sentence for maximum offenders is now 40.5 months.

Mr. Frazier remarked that the Department believes all facilities should have a perimeter fence. Without one, the Department is limited as to the type of individuals that can be safely placed in a particular facility.

Chairman Morris recognized Rae Anne Davis, Deputy Secretary, Social and Rehabilitation Services (SRS), who presented the agency's capital improvement program for FY 2005 and FY 2006 (Attachments 18 and 19). SRS's FY 2005 approved budget included \$6,772,365 from the State Institutions Building Fund for projects at the Kansas Neurological Institute (KNI) and the Parsons

State Hospital and Training Center (PSHTC). These funds can be expended only on the approval of the State Finance Council after receiving recommendations of the Legislative Budget Committee. She noted that the Legislative Budget Committee approved the release of the funds, and the State Finance Council authorized the release of funds to cover the "critical" and "urgent" projects at KNI and PSHTC. This amounted to \$5 million of the \$6.77 million request.

Ms. Davis also commented that the Building Committee previously expressed concern to SRS regarding the ending balance of the SIBF, and the agency had reviewed projects for the current year and FY 2006 budget request, and made the following adjustments: in FY 2006 totaling \$1,706,560 from the SIBF, and \$300,000 from SRS's Fee Fund per State Finance Council approval.

Chairman Morris adjourned the meeting at 3:30 PM.

### **October 17 Morning Session**

Chairman Morris called the meeting to order at 9:00 a.m.

Howard Fricke, Secretary of Commerce, on behalf of the Department of Administration (DofA), updated the Committee on the progress of the capitol complex ([Attachment 20](#)). Secretary Fricke reminded the Committee that after information was gathered on the best usage of the Docking and Landon State Office Buildings, it was recommended that the DofA hire an architectural engineering firm to provide an estimate of the cost to renovate the Docking Building. In August, 2004, the Department contracted with GLPM architects to provide an estimate of the reconstruction cost. The firm concluded that the most cost effective way to proceed would be to reconstruct Docking in stages over a period of five years with current employees continuing to occupy the building at a cost of \$66 million.

Secretary Fricke continued by explaining that due to the efficiencies gained and the use of space standards put in place by the DofA, a reconstructed Docking could house 2,350 employees, rather than the current maximum occupancy of 2,100. Current employees of the Docking Building plus all the employees currently in Landon Building could be housed in a reconstructed Docking Building. Therefore, operating the Landon State Office Building would not be needed.

Secretary Fricke also commented that one option would be to go forward immediately to the Legislature with a funding package. However, several questions remain to be answered, such as:

- what would be the additional soft, moving, and furnishings costs;
- what are the projected future needs for office space in the capitol complex;
- what are the projected future occupancy needs of the state;
- how would this affect the current leased space; and
- how would this affect the usage of the Landon Building.

Secretary Fricke suggested that the DofA form a committee to explore various alternatives, with membership made up of the Legislature, representatives from historical societies, developers and real estate experts, and interested citizens.

Secretary Fricke reminded the Committee that there are some potential life safety issues in the Docking Building, because of the previously deferred capital improvement maintenance. Also, he noted that moving the mailrooms that are currently housed in the basement of the Docking Building to the Printing Plant is being explored, due to safety issues in opening mail in the basement of the Docking Building rather than at a distance location.

Chairman Morris remarked that a solution needs to be found and it is the responsibility of this Committee to make a recommendation to the Legislature.

Chairman Morris recognized Director Fritton, DofA, who presented the agency's 5-year capital improvement requests (Attachment 21). Director Fritton informed the Committee that during the current year, all the capital improvement projects were funded by the State General Fund, and not from the State Building Fund, with the exception of rehabilitation and repair. He commented that the number one priority for the DofA is rehabilitation and repair of state facilities for the Statehouse and Cedar Crest; and number two is rehabilitation and repair money for Landon, Docking, Eisenhower, Forbes, Curtis, and all the other buildings funded from building rents. Director Fritton noted that there is a request for parking lot emergency phones and for parking lot and sidewalk maintenance/repair to be financed by the Parking Lot Fee Fund.

In FY 2006, various project requests were as follows:

- \$1,110,000 for the Capitol Complex
- \$290,000 for Cedar Crest
- \$120,800 for Dillon House
- \$500,000 for Docking State Office Building
- \$11,978,5782 for Forbes Complex
- \$2,586,960 for Kansas Judicial Center
- \$12,683,583 for Landon State Office Building
- \$751,897 for Memorial Hall
- \$430,000 for Printing Plant
- \$6,014,384 for State Complex West
- \$7,499,803 for Statehouse
- \$44,108,999 for Wichita State Office Building

Director Fritton noted that the amount shown for Docking does not reflect the \$66 million reconstruction cost, the Judicial Center is starting to grow the same type of mold as the Docking Building, and the top priority for the Landon State Office Building is the emergency stairwell security.

Committee discussion followed concerning Memorial Hall window replacements.

Director Fritton then addressed the necessity of replacing the roof at the Printing Plant as discussed yesterday before the Committee (Attachment 22). He informed the Committee that the DofA discovered a water leak that occurred because the seams on the flat roof had given out over time. The DofA is proposing a PBC membrane roof replacement with a life expectancy of 20-30 years. Additionally, the pitched metal roof section is leaking. DofA has requested a pitched-galvalum roof with a life expectancy of 40-45 years.

*Senator Jackson moved for the Committee's recommendation to approve the roof replacement after the DOC considers the matter of using a pitched roof over the flat roof, at the Printing Plant. Representative Grant seconded. Motion carried.*

Director Fritton continued by discussing the transfer of KDOT employees remaining in the Docking Building to the Eisenhower Building. He noted that Racing and Gaming would also be moved to the 4<sup>th</sup> and 5<sup>th</sup> floor of the building in December.

Lastly, Director Fritton demonstrated the web-based DofA leasing database which is accessed through KsAccess.Org.

Sabrina Wells, Insurance Department, informed the Committee that if the DofA is interested, they are ready to assist them in a partnership with a \$40,000 contribution to the Dillon House renovation, and agreed that the Insurance Department's fee fund could be used toward the renovation of the Dillon House.

In the absence of the Chairman, at 10:00 a.m. Vice Chairman Pottorff adjourned the meeting, with the next meeting scheduled for November 15 and 16.

Prepared by Helen Abramson, Committee Secretary  
Edited by Robert Waller and Amy Deckard,  
Legislative Research Department

Approved by Committee on:

January 13, 2005  
(date)