

MINUTES

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

December 13-14, 2006
Room 123-S—Statehouse

Members Present

Senator Dwayne Umbarger, Chairman
Representative Joe Humerickhouse, Vice-Chairman
Senator Pat Apple (December 13)
Senator Jim Barone
Senator Greta Goodwin (December 13)
Senator Stephen Morris (December 13)
Representative Steve Brunk
Representative Bill Feuerborn (December 13)
Representative Bob Grant

Members Absent

Representative Melvin Neufeld

Staff Present

Audrey Dunkel, Legislative Research Department
Michele Alishahi, Legislative Research Department
J.G. Scott, Legislative Research Department
Julian Efird, Legislative Research Department
Susan Kannarr, Legislative Research Department
Amy Deckard, Legislative Research Department
Amy VanHouse, Legislative Research Department
Aaron Klaassen, Legislative Research Department
Michael Steiner, Legislative Research Department
Daniel Nibarger, Legislative Research Department
Mike Corrigan, Revisor of Statutes Office
Helen Abramson, Committee Secretary

Conferees

Richard Gaito, Department of Administration
John Moyer, Department of Social and Rehabilitation Services
Gary Hibbs, Department of Administration
Marilyn Jacobson, Department of Administration
George Werth, Department of Administration
Randy Riveland, Department of Administration
Bob Maile, School for the Deaf
Bill Daugherty, School for the Blind
Rick Shults, Department of Social and Rehabilitation Services
Eric King, Board of Regents
Dana Cunningham, Fort Hays State University
Paul Steward, Pittsburg State University
John Gist, Wichita State University
Ray Hauke, Emporia State University
Ed Rice, Kansas State University
Ed Phillips, University of Kansas Medical Center
Jim Modig, University of Kansas
Warren Corman, University of Kansas
Don Jordan, Juvenile Justice Authority
Jennie Chinn, Kansas State Historical Society
Terry Marmet, Kansas State Historical Society
George Webb, Commission on Veterans' Affairs
Kafer Peele, Kansas Veterans Homes
Debbie White, Kansas Soldiers Home, Dodge City
Jim Hays, Kansas Veterans Home, Winfield
Gerald Schneider, Department of Labor
Mike Crow, Kansas Department of Transportation
Dennis Okrulik, Department of Commerce
Sheryl Weller, Kansas Highway Patrol
Jerry Sloan, Judicial Branch

Others Attending

See attached list.

December 13, 2006 Morning Session

The meeting was called to order by Senator Dwayne Umbarger, Chairperson, at 10:15 a.m., on December 13, 2006, in Room 123-S of the Statehouse.

Staff distributed copies of the change orders report (of less than \$75,000) and status of state construction projects for the month of November 2006; copies of the November 1, 2006, State Building Advisory Commission Report of capital improvement requests for FY 2008; and copies of the September 21, 2006, Kansas Board of Regents director's approval for amendments to rehabilitation and repair for institutions of higher education for FY 2006.

Richard Gaito, Director of Facilities Management, Department of Administration (DOA), discussed the proposed lease comparison for the Social and Rehabilitation Services (SRS) facility (Attachment 1). SRS has been at its current location since July 1, 1994. The Request for Proposal (RFP) was published by SRS in Wichita, Pratt, and Hutchinson newspapers on June 21 - 25, 2006. A pre-bid conference was held and four bidders attended. Only one bid was received. The new lease is with the current landlord, however, the lease is under a different company name and is at a different location. The lease comparison sheet does not list the normal comparable lease. The only state lease space in Pratt County is the current SRS office. In an effort to find a comparable lease the DOA real estate leasing department contacted the Pratt Chamber of Commerce, local real estate brokers and landlords. The result of the search yielded only one comparable property in size that was leased three years ago by a medical office building at a rate of \$15.00 - \$16.00 per square foot which did not include utilities. The lease presented today is acceptable to the DOA except for one item, the space standards listed as 465 square feet per person. This is above the established maximum standard of 250 square feet per person. The DOA is satisfied with the leasing process and the lease except for the square feet related to the space standards.

John Moyer, Senior Manager for SRS, expanded on the recent analysis of the individual work space requirements. During the investigation of why SRS space standards are higher, several reasons were discovered. One reason was the South Central region has closed 30 offices. Second, SRS's realignment has made it necessary for at least nine regional employees (that are not housed on a full-time basis) to travel to the office on a regular basis, which requires work space for them. Third, SRS's service delivery model had changed significantly as SRS now has multi-disciplinary teams that consult with each other about cases on a frequent basis, which requires work space to meet. SRS's build-out is larger than most other state agencies due to efficiency and security needs. For example, each office needs a staff area, an interview space, and a reception space. Because of security and confidentiality the mail can not be opened in the reception space, thus requiring a separate mail station.

Committee discussion followed concerning the amount of time spent in the office by the nine regional employees, comparison of space standards in other SRS offices, and expiration of the current lease.

Representative Brunk moved for the Committee's recommendation to approve the SRS 10-year lease in Pratt at \$11.33 per square foot. Representative Humerickhouse seconded. Motion carried.

Richard Gaito gave an update on leases that are in process.

- The Department of Agriculture (Water Resource Program) in Stafford has issued an RFP. The bids have been received and are being evaluated. This lease will come before the Building Committee because it is for more than two years.
- The SRS (KCK) lease is in the *PNC negotiations process and will be presented in a few months to the Building Committee.
- The SRS (DDS) lease is out on the streets getting quotes and is scheduled to close bid on January 16, 2007.
- Four leases are in the RFP development phase, including Junction City, Independence, Lawrence, and the Behavioral Science Regulatory Board in Topeka, and the Kansas Commission on Police Offices Standards and Training in Wichita.

Gary Hibbs, Manager, Division of Facilities Management, DOA, presented a \$425,000 change order for the Kansas Army National Guard Readiness Center/Pittsburg State University Classroom

Recreation Center for an addition to the contract of alternate bid item No. 2 to provide an elevated running track around the gyms (Attachment 2). Justification for the project was discussed. Funding is from the University's resources.

Representative Grant moved for the Committee's recommendation to approve the \$425,000 change order for the Kansas Army National Guard Readiness Center/Pittsburg State University Classroom Recreation Center. Representative Feuerborn seconded. Motion carried.

Gary Hibbs, DOA, also presented a \$442,474 change order for the Department of Wildlife and Parks to add 759 linear feet of 10 feet wide trail, 496 linear feet of 7 feet wide path/walk, crossing equipment in the City of Lola, adding bridge repair and railing work on bridges designed for the trail from Welda to Lola (Attachment 3).

Committee discussion followed regarding the trail enhancements and bridges.

Representative Feuerborn moved for the Committee's recommendation to approve the \$442,474 change order for the Wildlife and Parks Prairie Spirit Trail, Phase III project. Representative Grant seconded. Motion carried.

Marilyn L. Jacobson, Interim Director, Division of Facilities Management, Department of Administration (DOA), briefed the Committee on the agency's 5-year capital improvement plan for FY 2008 through FY 2012 (Attachment 4). Director Jacobson gave some background on the scope of buildings overseen by the DOA. The overall objective of the DOA has been to qualify capital improvement project requests that balance an appreciation for limited funding, business continuity, and life/work safety considerations against the continued aging of buildings and key building systems, and long-term property ownership consideration. The methodology employed to accomplish this task includes:

- Identify, categorize and group DOA managed properties;
- Identify and classify specific key building systems;
- Complete a building condition assessment for each DOA managed property;
- Complete a life cycle analysis on equipment to identify potential equipment failure;
- Identify key strategic considerations and issues that influence ownership objectives;
- Compare building condition assessments to potential business risk analysis;
- Compare building condition assessments to long term strategic property ownership objectives.

On-budget capital improvement projects totaled \$14,067,690 and off budget capital improvement projects totaled \$475,000 from the State General Fund for FY 2008 (Attachment 5).

The DOA's highest priority items in this year's plan include authorization for the agency to spend rehabilitation and repair money on the Capitol Complex buildings, the Printing Plant, and parking lots/sidewalks.

The long term plan for both the Docking State Office Building (DSOB) and Landon State Office Building (LSOB) is still unknown, though analysis of the building condition assessments has identified and categorized certain capital improvement projects required to maintain minimally acceptable operational and safety levels in those two facilities.

Four projects are deemed extremely critical to maintain safety and operational minimums, but will not have continued value within a reconstructed Docking Building or a decommissioned Landon Building:

Docking State Office Building Fire Alarm Notification	\$ 235,950
Landon State Office Building Chiller Switchgear Replacement	150,000
Landon State Office Building Fire Pump	82,500
Landon State Office Building Chiller Replacement	450,000

Subsequent to the submission of the 5-year plan, DOA received the results of an exterior facade study on the Landon State Office Building which identified the need to immediately address a fifth project. The terra-cotta and brick facade of the building is almost 100 years old and has been observed to be in a fragile state of repair, including cracked window headers and facing tile. Further, there have been signs of fallen tile pieces located on the adjacent sidewalks. A study determined the extent of the potential risks and timing for the potential repair and/or replacement of the facade at an estimated cost of \$2,110,960. Additionally, in order to address immediate concerns regarding pedestrian safety from falling debris, a chain link fence has been erected along the west and north sides of the building; a canopy has been placed over the northwest entrance; and the southwest entrance has been closed except as an emergency exit.

Using the current Building Condition Index (BCI) scores, the majority of the existing state owned/managed office space in the Capitol Complex is either in or very near a critical condition of disrepair. Based on current BCI scores and FTE (full-time equivalent) counts for buildings, approximately 71.0 percent of the state workforce in state owned/managed facilities in the Capitol Complex (excluding the Statehouse and Judicial Center) works in sub-optimal office space.

In light of this information, the DOA asked, what can be done to address this situation? To answer the question, all relevant data was collected and analyzed. That process revealed there is no one perfect solution to the situation but rather several options depending on ownership choices.

The options are:

1. Individual repairs of Capitol Complex Buildings;
 - a. Specific repairs as detailed in the 5-year plan;
 - b. In previous repairs of the Capitol Complex, an underlying theme has been to improve the overall integrity of the aesthetic value of the Complex. DSOB tends to be a building that is frequently pointed out as something that does not quite fit within the Complex; This could be addressed by leveraging opportunities that ensure newly constructed or reconstructed buildings do not significantly change the view of the Capitol and are with architectural designs and material that easily blend in with the other monumental buildings.
2. Decommission of Docking and/or Landon;
 - a. Potential reduction in state building FTE capacity;
 - b. Historical perspective;
 - c. The existing heat plant located in DSOB has an estimated use of at least 20 years and has enough capacity to sustain the existing infrastructure, which includes most of the complex buildings;
3. Reconstruction of DSOB and/or LSOB;
 - a. Addresses uninviting inventory of sub-standard office space;
 - b. Remodel of existing facilities would incorporate/accommodate advancement in office technology (*i.e.* wireless networks);
 - c. Increased FTE capacity in state owned buildings;

4. Building a new office building;
 - a. Less disruptive to the flow of business; and
 - b. Examine alternative parking options until project is completed.

The DOA is poised to engage in discussion regarding these as well as other options to address Capitol Complex Building issues.

Director Jacobson stated that the present construction of the chiller project work being performed at DSOB is ahead of schedule and when completed, will supply both the DSOB and the Statehouse with air conditioning. With the renovation of the Statehouse, the current chillers are not sufficient.

George Werth, Chief Engineer, Division of Facilities Management, DOA, informed the Committee that the present construction work is for the cooling towers at the DSOB. These cooling towers will eventually serve the Statehouse. The chillers are located inside the DSOB. The eventual plan is to add chillers to the DSOB that will be capable of serving the DSOB and the Statehouse. Currently, the Statehouse chillers are in the basement and were installed in 1969. Replacement parts for the current chillers cannot be obtained.

Senator Morris remarked there is so much work to be done at the DSOB that it might be better to close the building, keep the green space and parking lot, but build a new office building to replace the old one.

Director Jacobson informed the Committee that the DOA has studied the possibility of imploding DSOB, keeping the infrastructure, and building a new office building on one of the current parking lots. This option would be less disruptive to business, because employees would be able to stay in the DSOB until such time the building would be imploded. There has been some suggestion that a new building would be limited to five floors which would decrease the present amount of FTE space, but it would also compliment the Capitol Complex aesthetics.

Director Jacobson estimated the cost of a new building the size of new Curtis Building at \$61.0 million. The estimated cost for an add on parking garage is \$13.0 million. The estimated cost of repairing the DSOB is \$77.5 million. The estimated cost of imploding the DSOB is \$15.0 million.

Randy Riveland, architect, Division of Facilities Management for DOA, informed the Committee that the cost of imploding the DSOB is \$15.0 million and the cost per gross square foot to build a new 5-story office building is \$160, but if more floors are built the cost per square foot decreases.

Director Jacobson noted that the workable square footage in the DSOB is 371,500 square feet and in the LSOB, 232,370 square feet. At one point, the agency studied the possibility and cost of taking off the top five floors of the DSOB. It is possible to shorten DSOB by five floors and the cost would not be significantly different than demolishing the entire building with the heat plant in it. The cost to complete individual repairs to the LSOB would be \$83.0 million and to reconstruct it would be \$71.0 million. If either building was reconstructed to be more energy efficient and designed for more office space this would allow for an increase in the number of FTE position. Also, reconstruction could take advantage of new technology. Data centers are currently located in both buildings. With the IT environment and the way it has changed, it may make sense to keep data centers in the buildings. Data centers have a large impact on utilities and when they are spread out in multiple buildings, any efficiencies gained may be lost as all buildings need to have back-up systems.

Senator Morris requested that the DOA return to the Committee with firm recommendations including two or three alternatives: (1) implode DSOB and build a new facility close by; (2) reconstruct the DSOB; and (3) involve KDFA for finance recommendations. The first priority should be DSOB before considering the LSOB. Also, the recommendations should include lease/purchase options and options with and without a parking lot.

Senator Barone suggested the DOA should also look at the LSOB since the DOA has requested \$3.0 million for repairs in FY 2008.

Senator Morris suggested the DOA should consider the DSOB first before considering LSOB as it is a possibility the LSOB could be sold before repairs are made.

Senator Grant requested that the Dillon House rehabilitation and repair be considered because if something is not done in the near future, the building may wind up being on the ground. All three buildings should be looked at if any are going to be updated.

Representative Brunk requested that the DOA determine how many square feet is needed for a new building that would accommodate FTEs from both the DSOB and the LSOB.

Representative Humerickhouse said it would be helpful if DOA provided the Committee with the number of future employees that the state is projecting as well as a number of employees that could be pulled in from outside leased space.

Senator Barone requested that the DOA give the Committee prioritized recommendations as well as guidance.

Dr. Bob Maile, Superintendent of the School for the Deaf, presented the agency's 5-year capital improvement plan ([Attachment 6](#)). Requests for FY 2008 totaled \$737,290 for architect's fees for West Dormitory, utility electrical distribution upgrades, rehabilitation and repairs, and tuckpointing/sealing for Roth Building. The high voltage electrical distribution system on campus, which was installed in 1930, is maxed out. The replacement of the windows in the east wing has been completed. However, the center section that houses the business offices, dining facilities, and auditorium between the two wings is not an easy renovation. Copies of the west wing first floor schematic design plan for the Roth Building was distributed to Committee members.

Superintendent Maile announced that in January the students will be moving into newly renovated dormitories in the east wing of the Roth Building. The visual emergency alert system was completed and this extends the system campus-wide.

Committee discussion followed concerning the elevator on the east end of the Roth Building, the number of students that reside on campus, and the trend of increasing deaf student education by public schools operated by the state.

Representative Humerickhouse moved for Committee's recommendation for approval of the architect's schematic design plan for the west wing of the Roth Building and upgrading the utility electrical distribution requests for the School for the Deaf. Representative Feuerborn seconded. Motion carried.

Bill Daugherty, Superintendent, School for the Blind, presented the agency's 5-year capital improvement plan showing \$70,823 for major maintenance and \$83,263 for re-roofing of the Brighton Building for FY 2008 ([Attachment 7](#)). The roof on the Brighton Building is a problem. It has a copper drainage system and it is leaking into the building.

Superintendent Daugherty distributed copies of a map of the Kansas State School for the Blind showing the key access system (proximity-card access system) project which is listed as an out-year expense for \$200,000. It is a project to replace doors with a key system with an

identification card system that automatically opens the doors. Part of the reason this is needed is for greater security as the school works with a lot of students in wheelchairs, students with multiple disabilities, and teachers often accompanying the students. The identification card system that the School is trying to move toward is what the campus needs to be secure, which it is not now. Doors are kept open all over the campus. The campus is located in a real high crime rate area. The agency requests that this project be moved from FY 2011 to FY 2008 or as soon as possible.

Discussion followed concerning the campus lighting, fencing, and the video camera system.

Superintendent Daugherty noted that there is an enclosure between building seven and eight, and that the primary card access will still be necessary on that one passageway because the students need to walk up to that enclosure to a gate that would open for them.

Senator Apple moved the Committee's recommendation to approve moving the Proximity-Card Access System project from FY 2011 to FY 2008 for the School for the Blind. Representative Bruck seconded. Motion carried.

Chairman Umbarger recessed the morning meeting at 11:50 a.m.

Afternoon Session

The meeting resumed at 1:40 p.m.

Rick Shults, Director of Operations, Health Care Policy, presented the Social and Rehabilitation Services (SRS) 5-year capital improvement plan for state hospitals and regional office (Attachment 8) showing \$12,455,600 for FY 2008. The plan listed all the projects that SRS is working on.

Rick Shults reviewed the FY 2007 projects:

- Re-roofing several buildings;
- Replacing worn out air conditioning compressors;
- Replacing deteriorated water lines;
- Replacing the stand-by generator for Rainbow Mental Health Facility;
- Replacing windows at the Chanute Regional Office, and
- A variety of other critical equipment replacement and repair items.

The re-appropriated balance from FY 2006 is primarily for construction administration design fees and construction contingency for projects begun in FY 2006. In addition, SRS has identified an immediate need to renovate Osawatomie State Hospital (OSH) Biddle building to accommodate six more persons in the Sexual Predator Treatment Transition Program. When the courts determine persons committed to Larned State Hospital's Sexual Predator Treatment Program (SPTP) in-patient program have made sufficient documented progress, they are placed in the Transition Program located at OSH. The SPTP's assists these persons in continuing their treatment and requires employment and daily living skills. Currently, the Transition Program is the program that will need more space as it is at capacity and more individuals are expected to arrive this winter or early spring. An estimated \$152,700 is needed in FY 2007 to remodel a portion of the Biddle Building to accommodate six additional persons. If these additional funds are not provided, then other funding will need to be found from already-planned projects.

Of the \$12.46 million shown in the five-year plan for FY 2008, \$1.4 million is for critical high priority projects such as replacing:

- Larned State Hospital's Psychiatric Treatment Program air conditioning chillers;
- OSH's deteriorated water lines;
- Rainbow Mental Health Facility windows;
- Parsons State Hospital and Training Center's fan coil heating/air conditioning units;
- Kansas Neurological Institute's deteriorated sewer mains and man holes.

Over 1,000 Kansans with the most severe disabilities reside and are treated in Kansas state hospitals and SRS' five-year capital improvement plan addresses these concerns.

Rick Shults elaborated on the workings of the Sexual Predator Treatment Program. It is broken down into three major pieces. There is the inpatient treatment, which is located at the Lawrence Day Hospital, in which individuals are committed. As an individual receives treatment, their progress is assessed and they go through several steps. At some point, after completing all the steps, the court will review their case, and consider making a decision to move to the second step of treatment, which is the Transition Program. It is in that program where they continue to receive treatment, but are prepared for leaving the program, which is conditional release (step three) where they are overseen by the courts.

Eric King, Director of Facilities Management, Kansas Board of Regents (BOR), informed the Committee that the Board of Regents on May 18, 2006, approved the FY 2008 capital improvement requests of universities. The BOR recommended that: (1) State General Fund projects are the highest priority project for each campus; (2) approved projects funded by non-state tax funds such as private gifts, housing, parking, and restricted fees; and (3) continued funding for the bond repayment for the aeronautical laboratory at Kansas State University - Salina. The total State General Fund request for FY 2008 is approximately \$17.0 million. Being mindful of the deferred maintenance dilemma, all the projects presented for state funding for FY 2008 address major infrastructure projects, and renovation of existing buildings. Fully funding these projects would reduce the major deferred maintenance backlog by approximately \$56.0 million.

Dana Cunningham, Director of Facilities Planning, Fort Hays State University (FHSU), presented the University's FY 2008 budget request that included \$400,000 for Picken Hall Renovation, \$1,675,000 for McMIndes Hall HVAC, and \$400,000 for parking improvements (Attachment 9).

One of the principal purposes for the proposed renovations of Picken Hall is to refit interior spaces utilized by current departments as well as others that may relocate in Picken Hall as space needs change throughout the academic campus. Work included in this project will be remodeling of all three existing floors, asbestos removal, structural modification, HVAC system retrofit and electrical/lighting retrofit. This renovation would also address the lack of a central HVAC system, upgrade existing power and lighting systems, complete asbestos abatement, and undertake selective structural repairs. This project is funded by State General Fund (SGF).

The McMIndes Hall HVAC improvements provide for the replacement of approximately 300 resident room fan coil convectors, as well as all hot and chilled water lines serving those convectors. The project is funded from Residential Life Housing Reserves. This project will be done over the course of two summers as it is a significant project.

The University's ten-year cyclical plan has been revised and updated. The parking improvements request is based on a need to continue upgrading this very important infrastructure.

Dana Cunningham also noted that the Memorial Union project continues to move forward with an expected completion date of July 2008, and the new Alumni Endowment Facility is in the process of being fully enclosed before the winter months.

Paul Steward, Director of Facilities Planning, Pittsburg State University (PSU) presented the University's capital improvement requests ([Attachment 10](#)).

Concerning the recreation center project for FY 2008, which is a joint project with the Kansas Army National Guard (KANG), last year PSU was still trying to approve funding. Funding was approved and PSU was notified in December, and PSU had encumbered those funds by end of FY 2007. Therefore, the project was brought together to bring the total project from 35.0 percent designed all the way to completion and out for bidding and contract.

For FY 2008, \$2,700,000 was requested for construction of the stadium renovation/expansion project. Construction started after the last football game and PSU was able to complete the project in time to host the Kansas Shrine Bowl.

The third project completed this year was the renovation of the dining hall.

McCray Hall renovation continues to be the University's number one priority and \$3,730,000 is requested for FY 2008 from SGF. This project is for primary infrastructure projects and items including a new HVAC system, windows, brick, exterior wall restoration, and a new roof.

The Kansas Polymer Research Center is presently under construction. The windows on the first and second floor have been installed. The building enclosure and site paving are planned for completion by mid-December.

The \$1,612,500 FY 2008 request for the Kansas Technology Center (KTC) diesel and heavy equipment building project will provide a new facility to be used in teaching off-road, on-road, and agriculture related emphasis areas. When this program was started in 1987 with the KTC they had 15 majors. They are now offering 88 majors. It is a huge growth program with high interest from partnering corporations like Caterpillar and John Deere. A larger facility is required to house equipment, accommodate larger numbers of students, and to host corporate seminars. The University is presently in the fundraising process for the project.

The University requests \$2,925,000 in FY 2008 for a new 11,000 square foot student health center. An architectural firm has been hired to design this project to 35.0 percent design development. That information will be used for visual renderings and plans. It would combine medical and behavioral health services for students.

The University is committed to the completion of the master plan developed in 1999. These projects will close some of the existing streets now bisecting the campus in order to provide a more pedestrian-oriented campus. Also, included is the development of plazas at strategic locations on campus. These plazas will help define pedestrian movement as well as provide spaces for informal-gathering education.

Other requests for FY 2008 were:

- \$300,000 for parking maintenance and improvement;
- \$750,000 for housing center maintenance;
- \$20,000 for student health improvements;
- \$250,000 for student center improvements; and
- \$1,500,000 for the Scholarship Hall.

The University is actively pursuing a Performing and Fine Arts Center since PSU has been without a major performing space since the razing of Carney Hall. An architectural program is being developed to establish expectations and confirm a realistic budget. The program will also aid in fundraising efforts. Also, upon completion of the new KSANG Readiness Center/Classroom/Recreation Center Facility, there will be vacated space in the existing Weede Facility.

John Gist, Director of Facilities Planning, Wichita State University (WSU) presented updated information concerning the Engineering Research Laboratory Building, phases 1 and 2. Because they were two separate additions and some timing issues occurred with cost inflation for building materials, they were treated as two separate phases. During phase 1, a construction contract was awarded to Conco, Inc. on October 5, 2005, and in that contract there were ten engineering research laboratories. The research laboratory building is 85.0 percent complete with a completion date scheduled for February 2, 2007. The architectural program was previously approved by this Committee. During phase 2, bids were received on November 30, 2006, and on December 6, 2006, the University Research and Development Enhancement Corporation Board of Directors approved bids and authorized award of the construction contract to Conco, Inc. The project will provide five engineering research laboratories. The construction period is 300 calendar days from notice to proceed.

Copies of the floor plan for five laboratories concerning phase 2 were distributed to Committee members (Attachment 11). These five laboratories will relate to research being conducted by the NIAR. Bids on phase two were higher than anticipated. The first laboratory (electrical magnetic compatibility laboratory) bid documents were set up as an add alternate to the contract. All the other laboratories were in the face bid. It is desirable to build the electrical magnetic compatibility laboratory as an add alternate, and the University Research Development Enhancement Corporation board of directors agrees with this proposal. The university felt there was a much greater need to invest in new research equipment in phase I. To deal with all the changes from a budget standpoint, there is an attachment to the floor plan and at tomorrow's Board of Regents meeting the University is asking for a total project increase from \$10,000,000 to \$12,058,924. To do this, the President, Vice-President for Administration and Finance, and the Vice-President for Academic Affairs and Research at the University have agreed to supplement the \$10,000,000 revenue bonds from two sources, the Board of Trustees will levy funding and from the existing Sponsored Research Overhead Fund. The increase is prompted by: (1) The escalating costs in construction materials; and (2) The University's plan to increase the amount of funding for research equipment. Therefore, WSU requests that the budget for the Engineering Research Laboratory Building be amended from \$10,000,000 to \$12,058,924.

The University requests \$50,000 for FY 2008 for parking maintenance from the Parking Fund.

For FY 2009, \$360,000 was requested for the Ninnescah Biological Research Facility project. The program statement was distributed to Committee members (Attachment 12). This project is not actually on the campus, but on 330 acres that the Wichita State Foundation own in southwest Sedgwick County. Since 1983 the University has been using this land and it has served a variety of functions vital to the Department of Biological Sciences. The Geology Department has used it as well. It has provided for an outdoor laboratory environment and supports both biological classes for graduate and undergraduate students. The project is to build an indoor facility of about 3,000 square feet to provide an enclosed laboratory, offices, and storage space to better accommodate the education and research activities being conducted at the experimental tract. In September 2006, present at that meeting was Dr. David McDonald, Associate Vice-President for Research Administration, but prior to that he was chairman of the Biology Department who has been a leader on the project. The University hopes to fund this project privately. The University is working to raise the funds, but the Department of Biological Sciences is also pursuing grant funding through the National Science Foundation. A grant request was submitted in the prior year and the University

received some positive feedback, but it did not make the cut. The request is being submitted back to the National Science Foundation in 2007.

Ray Hauke, Vice-President for Administration and Finance, Emporia State University (ESU) introduced Dr. Mike Lane, the new President of the University and also presented the University's 5-year capital improvement plan ([Attachment 13](#)). The state-funded project the University requests is remodeling an addition to the William A. White Library. This is a long standing request involving expenditures of \$7,379,100 of which \$425,000 would occur during FY 2008. Roughly half would be for remodeling and renovation, and a considerable portion of this involves an update to the HVAC system and the electrical distribution system, as well as deferred maintenance projects. In addition, entrances are being changed for accessibility.

The other two projects in the 5-year plan that are self financed are: Towers Residential Remodel project for \$7,745,400 in the current year, and parking lot improvements of \$90,000 for FY 2008. The Towers Residential Remodel project allows one tower to be closed down at a time. During the 2005/2006 academic year the north tower was renovated, reopened, and the south tower is now being remodeled.

Ray Hauke discussed major maintenance projects. With the FY 2006 funding, the biggest project was to add a chiller and piping in King Hall. In the past, the air handling equipment was renovated. There are still humidity problems in King Hall that may need to be addressed by adding to its chilled water capacity. In the current year the University is doing a variety of concrete and utility projects. The University has been reserving \$90,000 to ultimately re-roof King Hall.

The list for rehabilitation and repair items in FY 2008 are mostly routine, but the University attempts to put aside \$100,000 yearly for continuing efforts to upgrade and renovate two of the 41 campus teaching laboratories, funding for renovating the Kellogg Circle, and other projects such as heating and ventilating needs and continued work on utility tunnels. The University intends to use \$649,000 from Interest Earnings Component for the roof of the Health Physical Education Building in FY 2008.

Five of the projects on the University's ten-year plan for improvements for which limited progress is being made with rehabilitation funds are: chilled water capacity, upgrading classroom laboratories, King Hall remodeling, Roosevelt Hall, and asbestos removal.

The BOR deferred maintenance initiative originally was estimated at \$584.4 million at the state universities by a 2004 report. The revised report places the total at \$726.4 million. Of the total \$44.7 million is at ESU. About 45.0 percent of that total falls into four buildings (William Allen White Library, King Hall, Roosevelt Hall and the Health, Physical Education, and Recreation Building).

Ed Rice, Associate Vice-President for Facilities at Kansas State University (KSU) presented a capital improvement summary ([Attachment 14](#)) and a program statement for Kansas State Child Development Center ([Attachment 15](#)).

Projects needing legislative action are:

- \$189,446 annual payment of the KSU-Salina aeronautical laboratory. Funding is included annually as part of the capital improvement appropriation for Kansas State University.
- \$515,000 for the Memorial Stadium Renovation from the State General Fund.
- \$800,000 for renovation and repair of parking lots and at the Manhattan and Salina campuses. The project is funded by parking revenue.

- \$1,000,000 for the K-State Union sprinkler system. This is funded by student restricted fees.
- \$1,700,000 for McCain entry drive that will serve as a vital entrance drive to McCain Auditorium and highlight a World War II Memorial to be built with private funds. The site consists of 2.3 acres. The project includes site preparation, utilities, lighting, irrigation and landscaping. The project is funded by parking revenues.
- \$710,000 for Konza Barn renovation. The project restores a historic barn on the Konza Prairie. The project will provide space for lectures research for biological processes and a preserve for native plants and grasses that grow in our State. The project is funded by federal grants and private gifts.
- The Child Development Center is a \$6.0 million project for a 32,000 square foot facility to be located at the northeast part of the campus. The Child Development Center is a child care service for faculty, staff, and students. The existing child care facility is too small to meet the current demands and it is in need of significant renovation. The new facility will house 263 full-time equivalent children, staff offices, kitchen, meeting rooms, outdoor play areas, and parking.
- \$40,000,000 for Jardine apartment housing. The project will be funded by revenue bonds, private funding and other restricted fees.

Discussion followed concerning the Konza Barn, the new Child Development Center, and the old Child Development Center on Jardine.

Ed Phillips, Vice-Chancellor for Administration, Kansas University Medical Center (KUMC) present a summary of current capital improvement requests, construction update, and KUMC's number one priority and infrastructure investments ([Attachment 16](#)).

Current capital improvement projects are:

- \$7,233,000 for the \$21.9 million Applegate Energy Center funded by the State General Fund. This year the project was not recommended by the Governor. The project is critical because it replaces a 30 plus year old infrastructure that has exceeded its useful life. The entire KUMC campus is dependent on this infrastructure (patient, research, academic areas, as well as administrative areas).
- Rather than sit by idly, the university has been doing everything to address the problem associated there. The first thing done was to utilize the ESCO project capability that was provided by the Legislature through the Chevron Corporation. It is a \$12.0 million investment and the University has invested \$5.5 million of that back into Applegate to address some of the critical issues. The most critical was the electrical entry switch to the campus. All the electricity serving the campus, including the hospital, flows through this switch which was obsolete and parts are no longer made for it. The University took \$2.2 million of their energy savings and invested it in the switch. The remainder of the money went into automation of the chiller and boiler plant to achieve the energy savings associated with the ESCO project.
- The University was also able to leverage the new Research Building to assist at Applegate. The three chillers over 30 plus years old were replaced and \$1.5

million of funding was used to replace them. In doing so, \$1.8 million in construction costs for the Research Building were saved because cooling towers were not needed to pump electrical control centers to be able to create a chilled water plant to serve the building to lessen the problems at Applegate.

- Also, for 2007 the University has invested almost \$2.0 million of rehabilitation and repair funding and other general use dollars from the KUMC to address major problems existing such as towers, water softeners, new roof, emergency generator central system, condensation receiver tank and controls. The University has been able to reduce the original project by about 40.0 percent, from \$35.9 million dollars down to \$21.8 million. There is not a lot more that can be done for future reductions but to respond to items that absolutely break, because to replace electrical transformers and distribution centers, high voltage cables and building transformers, boilers, chillers and controls centers, new pumps, motors for chilled water, boiler feed water, cooling tower, tower fans and motors, requires large investment of dollars that cannot come from the rehabilitation and repair program.
- \$57.2 million Kansas Life Science Innovation Center. It is a 205,000 square foot research building is in the final stages. The 4th floor is already occupied and the 3rd floor is starting to be occupied. The building has been instrumental in the University's ability to recruit first rate faculty from all over the county.

Other capital improvements projects are:

- \$14.5 million for Parking Facility No. 3 with capacity for 556 automobiles. The project is funded and under construction. Opening the facility is scheduled for January 2, 2007. \$8.0 million of private money assisted in the construction.
- \$18,000 for the \$55.0 million Ambulatory Care Facility to be constructed with clinical revenue and funded by revenue bonds.
- \$600,000 for the 584 space, \$8.0 million Parking Facility No. 4 funded by Revenue Bonds.
- \$2,000,000 for the Lied Bio Medical Renovation funded by federal funds, private gifts, and revenue bonds.
- \$94.5 million for a 120,000 square foot Kansas Masonic Research Facility, the first building dedicated to cancer research at KUMC.
- \$21.0 million for the Center for Community Health (KUSOM-W), which is a 20,000 square foot facility to be shared by the City of Wichita, Sedgwick County, and the University, providing public health clinics as well as academic space for the University.
- \$0.5 million for Parking Lot/Garage Maintenance, funded by the University's parking enterprise.

The deferred maintenance backlog for FY 2007 for KUMC is \$71.6 million. The average yearly rehabilitation and repair money has been \$1,292,156 since 1992. With the addition of the interest income, about \$1.9 million will be available. However, KUMC, has only 2,000 students and tuition is the principal source of interest income so a large amount of dollars will not accumulate to

help KUMC. The FY 2006 infrastructure expenditures by type were 7.0 percent for preventive maintenance, 8.0 percent for alterations/renovations, and 85.0 percent for repairs, totaling \$7,565,800. The FY 2006 infrastructure expenditures by source were 105.0 percent reallocated General Use, 21.0 percent for rehabilitation and repair, and 69.0 percent by KUMC General Use. This breaks down to \$3.62 per square foot for annual expenditures for 2,090,000 square feet.

The National Institute of Health recommends an investment of \$4.65 per square foot for infrastructure at academic medical centers. This requires additional annual funding of \$1.03 per square foot (\$2,158,235) to stop growth of the maintenance backlog.

Jim Modig, Director of Design and Construction Management, University of Kansas (KU), presented the University's 5-year capital improvement program (Attachment 17). Projects requested for FY 2008 are:

- \$5.1 million for utility tunnel improvements funded by State General Fund with the balance in FY 2009. There are approximately 16,000 feet of tunnel and about 11.0 percent of the tunnel needs repairing. Through rehabilitation and repair funding the first section of the tunnel repairing was completed in 2002. Other portions of the tunnel were repaired in 2003 and 2004. The University bid a project last spring to repair a tunnel section last summer, but it was at the time of material cost increases, so the project will be re-bid in the spring 2007 as there are some additional funds in the rehabilitation and repair funds that can be used. Also, the shop is being moved out to the West Campus which provides additional staging space adjacent to that tunnel section. Improvements are being made annually at a rate of about \$500,000 - \$700,000 per year, but there is still a \$8.80 million backlog in deferred maintenance of the tunnels. Many of the tunnels are in excess of 50 - 100 years old.

The University is always looking at opportunities to find additional funding for deferred maintenance. If improvements are made at a rate of \$500,000 - \$700,000 yearly it will take 20 years to complete what is on the University's repairs needed list. Additional deterioration will occur during the 20 year period, so it will never be caught up.

- \$5,794,000 Interdisciplinary Research Facility funded by the Kansas Economic Growth Authority. The University is still in the process of reviewing options for the project. The Center for Research is planning to design and construct a building that is suitable for interdisciplinary research in the area of life sciences. The proposal for construction of the facility will be on West Campus where today there are other supporting facilities. There are some state-of-the art facilities on the West Campus — a multi-disciplinary research facility and structural biological center (phase 1 and 2). This will be a companion facility to the complex. The design of the facility will be based on the functional needs for interdisciplinary projects and will incorporate teams of researchers and the required laboratory, work rooms/offices, meeting/conference rooms, equipment and research support space. The total gross area for the facility is 178,466 square feet and the estimated cost is \$99,608,000.
- \$670,000 Lindley Hall Addition funded by private gifts houses the Geology and Geography departments. Many of the geology courses that are being taught today include a laboratory component and a lot of the laboratories are involving more use of computers to assimilate the large quantity of data. The Geology Department is in serious need of more modern facilities to help take care of their required programs and provide appropriate space for their activities that are not currently achievable in the existing facility. They have a need for larger, better

computer laboratories, modern lecture halls, modern teaching laboratories and space to accommodate the growth of the program. The project is for an additional 24,000 gross square feet of new construction, and over 6,000 net square feet of renovation with a total project cost of \$12.5 million.

- \$800,000 for parking improvements funded by parking fee funds. Two years ago a professional engineering consultant with Chance Management did a comprehensive study of parking which showed the need for operating policy changes, planned parking maintenance, and development of additional parking. The report recommended \$800,000 yearly be spent for deferred maintenance on the parking lots to get caught up.
- \$668,000 for Stouffer Place Apartment renovation funded by student housing fees. The renovation includes conversion of eight apartments per unit to (four) three-bedrooms / two-bath units and (four) two-bedroom / one-bath units. This will allow modernization of the facility and bring it up to current code.
- \$1,420,000 for campus landscape master plan. Total cost of the development plan project completed in the fall of 1997 for a 10-year plan was for \$20,750,000, utilizing private funds to restore the campus landscape back to the beauty of the 1950s and 1960s as well as a way-finding system including pedestrian and vehicular directional signs on campus. Phase I of this project was the gateway of 15th and Iowa Street. A section of Memorial Drive has been completed and the Korean Memorial is in place, and the north entrance gateway to the campus has just been completed.
- \$268,000 for Scholarship Hall No. 4 funded by private gifts. The University is still in the fundraising mode for this \$3,850,000 project. It is the continuation and expansion of the modernization of the scholarship program. It is a 17,000 square foot facility and will house 50 male students and is part of the master plan for the community.

Jim Modig stated that the park and ride lot on the West Campus are working out very well since the students starting using it in August. The project was completed on time, and students are using the park and ride system very heavily. Landscape still needs to be installed, but the parking lot, lighting, and all the security is in place. There is a loop near the entrance to the parking lot that will coordinate with the city bus system. The Johnson County transit system is also going to provide a shuttle from the Johnson County Community College, Edwards Campus area, to Lawrence, and they decided to use that as a hub to drop off any passengers that would use the shuttle.

Jim Modig informed the Committee that if the \$5.1 million for FY 2008 are approved for the tunnels that amount will be deducted from the total of \$83.0 million deferred maintenance total for the University.

Warren Corman, University architect and Special Assistant to the Chancellor, stated that since July, two projects that have come up to be funded, but not with state dollars. About two months ago the Kansas Board of Regents was informed that the KU Endowment Association (KUEA) was raising funds for renovation of the Danforth Chapel on the Lawrence Campus ([Attachment 18](#)). The Chapel was built in 1946 with the help of German prisoners of war. It is now in need of refurbishing, code upgrades, minor repairs, and a small addition to the rear of the chapel to provide a bride's dressing room and a handicapped restroom. The University has a donor whose grandfather helped originally fund it. The University requested that if the donor helps with the maintenance and repair of the building, the University will put on an addition. Cost is estimated at \$850,000. One half of the money has been raised. The University will take care of all the maintenance and repair of the

building as part of the donation for the addition for a bride's room and ADA restroom. The new addition will also correct several functional and comfort-related issues in the existing building. The existing lighting and HVAC systems will be replaced with systems that are appropriately sized and designed to meet the activities and occupant loads that occur within the chapel.

The second project concerns the School of Engineering (Attachment 19) in Learned Hall. Phase I is for remodeling a room on the first floor and one room on the fourth floor to provide adequate teaching and research facilities for environmental engineering. The cost of this remodeling is estimated to be \$550,000 and it will be provided by the KUEA. An additional \$420,000 for necessary research equipment will be provided by the research faculty and the KUEA. Phase I is expected to be completed by March 2007. Phase II involved remodeling of the fifth floor of Learned which is about 8,000 gross square feet. This work is for mechanical bio-engineering research in a special new area. This research involves studying biological tissues and bone composition and their relationship to human cells and diseases. Very sophisticated scanning optical microscopes and optical coherent tomography will be utilized in the research. A world renown scientist has been employed. This phase involves remodeling a dozen rooms and old labs on the fifth floor. The KUEA is putting up half of the cost and the other \$750,000 match is funded by the tuition enhancement fund. The total estimated cost of both phases is \$1.5 million. Work on the second phase is to be completed by September 1, 2007.

Discussion followed about the cost per square feet of the Danforth Chapel addition project.

Representative Humerickhouse moved the Committee's recommendation to approve the Danforth Chapel addition and renovation of the School of Engineering projects for KU. Representative Feuerborn seconded. Motion carried.

Representative Brunk moved the Committee's recommendation to approve the Wichita State University requests that the budget for the Engineering Research Laboratory building be amended from \$10,000,000 to \$12,058,924 for FY 2007 funded by sponsored research overhead funds and the Board of Trustees mill levy. Representative Humerickhouse seconded. Motion carried.

Discussion followed concerning the actual amount of the Universities deferred maintenance projects.

Eric King (BOR) remarked that the problem has developed because amount of the deferred maintenance has become so large. Several years ago, the BOR thought they were sending mixed messages to the media because on one hand they were talking about new projects and on the other hand they were talking about deferred maintenance. The BOR recognized that if there are going to be new buildings, Kansas must find a new way to build them. The BOR made a conscientious effort at that time for the campuses to submit only projects that were aligned with the deferred maintenance issue. The total for rehabilitation and repair is \$782,538 for new construction, and \$407,000 for razing.

Senator Barone stated there seems to be a complete disconnect between today's five-year capital improvement presentation and previous presentations.

Warren Corman, KU, said there is a list of hundreds of millions of dollars of needs and most of the universities today presented their top ones. KU listed their top need which was for \$5.0 - \$6.0 million for the utility tunnels, but there are 47 pages of other deferred maintenance needs. The BOR are making a pitch that KU needs the tunnel project, but that is part of the deferred maintenance which may cause some confusion.

Senator Barone said he expected that the first year of the five-year requests would line up with the Governor's appeal and what is told to the public is that a \$175.0 to \$200.0 million down payment is needed this year.

Eric King, KU, said the figures were submitted last April so timing may be the issue.

Senator Barone request that the BOR come back before the Committee with a prioritized list by institution, by building with a close figure in sync with the Governor's deferred maintenance appeal.

Warren Corman, KU, informed the Committee that the University did kind of the same thing as there was a brochure on deferred maintenance where needs were categorized by the urgency.

Representative Brunk requested that the old Workforce Alliance Building in Wichita be placed on the January Building Committee agenda.

At 4:30 p.m., Chairman Umbarger recessed the meeting until 10:00 a.m., December 14, in Room 241-N.

December 14 Morning Session

Chairman Umbarger resumed the meeting at 10:00 a.m.

Don Jordan, Commissioner, Juvenile Justice Authority, submitted the agency's 5-year capital improvement plan for FY 2008-2012 (Attachment 20). The requests for FY 2008 were:

- \$127,400 to replace interior windows - Oak, Hickory, ITU, Sycamore and School;
- \$95,000 to replace roads, phase IV;
- \$138,000 to replace steam and condensate return lines, windows;
- \$42,500 to upgrade security in visitation area;
- \$537,792 for construction of new maintenance shop/storage building at Atchison Correction Facility;
- \$406,797 to raze Arapaho/Cheyenne and Chippewa/Jayhawk at Topeka/Juvenile Correction Facility;
- \$3,996,513 for principal and interest debt service for construction of Larned Juvenile Correctional Facility and Kansas Juvenile Correction Complex (KJCC).

Several changes at the Atchison Juvenile Correctional Facility project have been made, including a reduction in the size of the building from 10,000 square feet to 6,500 square feet and the elimination of non-essential features. The structural stability of the existing building is of serious concern and it should be replaced as soon as possible. The projects that the agency is proposing are either deferred maintenance in the case of Beloit and Atchison or projects that have arisen in the past several years. Also at KJCC and Larned, now that the facilities have been lived in for one and a half years, the agency is learning of items that need upgraded or changed. KJCC items are related to the buildings being maintained in a decent condition for future use. Some of the issues are around water lines and steam piping. The total amount for rehabilitation and repair is \$781,800; for new construction \$537,792; and for razing \$407,000.

Discussion followed concerning large projects in the out years.

Jennie Chinn, Executive Director, Kansas State Historical Society (KSHS) reported that the FY 2006 and FY 2007 projects that were either completed or in progress are:

- Replacement of the skylights at the entrance to, and in the lobby of, the museum. The project came in nearly \$10,000 under budget.
- The bids for the cooling tower are in and work on this project will begin in January.
- Bids on the roof will go out in February so that work can begin in the spring.

The KSHS is very committed to using state dollars to attract non-state funding sources to assist with capital improvement needs. A good example of this philosophy is the current work at the Grinter Place State Historic Site (Kansas City). It is currently undergoing both exterior and interior rehabilitation. In FY 2006 the Legislative funded the KSHS with \$30,000 in match grants for the project and the agency has been able to take that money and receive \$267,000 in non-state funds.

Jennie Chinn next referred to the agency's 5-year capital improvement budget plan (Attachment 21) and reflected on some of the projects. The top FY 2008 priority requests are:

- \$111,000 for the Goodnow House (Manhattan) exterior rehabilitation. This site is a partnership site. The Riley County Historical Society pays for the operation of the site. The state is responsible for the upkeep of the buildings. Goodnow House has never had any rehabilitation work done.
- \$464,750 for the Kansas Museum of History (Topeka) steam humidification system replacement.
- \$35,000 for the John Brown Museum State Historical Site. The concrete floor that surrounds the John Brown cabin (which is enclosed by a pavilion) has two levels, making it inaccessible under ADA guidelines.
- \$35,000 for the Mine Creek Battlefield (Pleasanton) visitors center interior repairs and painting. The air conditioning system malfunctioned and caused water damage to the interior of the building.
- \$34,000 for State Historic Sites engineered systems survey and plan. This study is needed to develop a cyclical maintenance and replacement plan.

These priorities exclude any funds for interpretive exhibits. The agency's current priorities in this areas are exhibits for the Fort Hays Guardhouse and Grinter Place (Kansas City). The agency will seek private funding for these projects.

Since the capital improvement plan was submitted, the agency has worked with the community and received an \$18,000 grant to replace the roof at Goodnow.

Terry Marmet, Director of Historic Sites KSHS, presented an update on the Goodnow project. Total cost of Goodnow rehabilitation and reinterpretation are:

- \$111,000 for the exterior and structural repairs, previously mentioned;
- \$60,000 for interior repairs and finishes;
- \$100,000 for outbuilding stabilizations;
- \$43,000 for interpretive exhibits; and
- \$314,000 total cost.

If the projects were combined instead of spread out over four years, there would likely be at least a 10.0 percent cost savings.

Due to double digit inflated construction costs, the KSHS is becoming very concerned about the estimated costs of future projects. Therefore, the agency has a possible funding strategy as follows :

- \$202,700 from state capital improvement funds;
- \$18,000 from community grant for roof (work completed);
- \$25,000 from community support to match remaining \$253,000 in capitol improvements;
- \$43,000 KSHS to raise private funds for interpretation;
- \$25,300 - 10 percent savings by bidding remaining capital improvements as on package; and
- \$314,000 Total cost Goodnow rehabilitation and reinterpretation.

The Goodnow House has cracks around the window and walls. The stone building has an outside and inside wall which is not connected and the inner wall is becoming disconnected. The KSHS is concerned that the actual wall may collapse in some areas. The number one project in addition to emergency repairs is getting the Goodnow House stabilized.

Chairman Umbarger remarked that for this proposal to be considered it would need legislative approval.

Jennie Chinn stated that if the Legislature does approve this additional expense during the session, then the agency would like the \$111,000 to stabilize the property.

George Webb, Executive Director, Commission on Veterans' Affairs, presented their 5-year capital improvement budget plan and gave a overview of the Veterans' Home, Soldiers' Home, and the State Veterans Cemetery program ([Attachment 22](#)). The Fort Riley Cemetery is progressing well, but because of the land delay the cemetery project is pushed back one fiscal year. There have been three grant programs for homes in line for about two years. The 2006 Legislature approved all three grant projects. When grant programs are approved by the State and United States Department of Veterans' Affairs (VA), the State pays 35.0 percent and the VA pays 65.0 percent. There were 160 projects across the country. KCVVA priorities were ranked 4, 9, and 13 out of the 160 so these projects should proceed as soon as Congress passes the VA budget.

The Soldiers' Home will require some additional rehabilitation and repair funds for the current year. The superintendent decided some projects needed to be flipped that were already approved which makes good sense when it comes to funding. KCVVA has declined to add a dementia wing for the Soldiers Home, not because the wing is not needed and funds were appropriated, but because of the recognition of the prospect to staff it. With EOB occurrence, an on-call architect is being sought at the Soldiers' Home.

Kafer Peele, State Veterans Cemetery Program Director, noted that the agency made some changes from last year's five-year capital improvement plan cemetery project. Due to land acquisition delays, federal funding has been moved back. The cemeteries are scheduled to open late in FY 2008 or early FY 2009.

The second project, the old cemetery wall at the Soldiers' Home Cemetery, will require \$100,000 to repair. \$50,000 was anticipated in federal funds, but this funding source is no longer available. State appropriations were linked to a 50.0 percent federal match. The KCVVA desires to safeguard the state match until additional sources of funds are achieved. KCVVA is currently working with the KSHS to seek funds and more will be learned throughout the course of this year.

Debbie White, Business Manager the Kansas Soldiers' Home at Fort Dodge, noted that the Soldiers' Home has 130 buildings and maintains 697 acres. For FY 2007 the Soldiers' Home is requesting some additional funds for consideration of a net increase of \$172,000 due to some emergency issues that have recently happened. The first change is for a repair due to the unit that houses the dementia wing. The dementia wing updating for \$50,000 was not pursued due to prohibitive operational costs, and therefore would like to return that \$50,000 to the state.

The next change is to request \$100,000 for an architectural study. This was submitted to the Director of Budget as a supplemental request for state operating money. The Division of Budget concurred that the study needed to be done for all the Soldiers' Home buildings, but recommended that it be funded from the State Institutions Building Fund (SIBF).

The superintendent would like to move back the street replacement and waste water projects to FY 2008 due to increased utility costs. By doing this, the AC and heating project can be moved and they can complete all 32 units in the cottages this fiscal year. Currently, those cottages use working steam radiator heat. The conversion would move the cottages to efficient energy heating and air-conditioning. This will allow the superintendent to discontinue and disconnect steam and condense lines west of Halsey Hall. Since the heating season commenced this year, there have been six steam line leaks which cost \$12,000 for repairs which was not budgeted. The air-conditioner went out in the Eisenhower Auditorium and cost \$30,000 to repair. This area is used for residents' activities to help improve their daily lives.

The final request is for repair of unscheduled maintenance. The Soldiers' Home tried to work this year with a \$40,000 budget to complete other projects, but this was spent by the end of October.

Projects for repair and rehabilitation for FY 2008 for \$362,280 consists of:

- \$100,000 for routine and unscheduled maintenance and repair;
- \$131,500 for street replacements (delayed from FY2007 request of \$100,000);
- \$32,500 for nursing station renovation as required by HIPAA regulations ;
- \$60,840 for waste water ponds (delayed from FY 2007 request);
- \$14,040 for air conditioning and heating fo the Sutler Store; and
- \$23,400 for air conditioning and heating for the Custer House.

Debbie White also reviewed capital improvement requests for FY 2009 - FY 2012, and the FY 2007, FY 2009 - 2012 VA federal grant requests.

Senator Barone moved the Committee's recommendation to approve keeping the \$50,000 State matching fund for the Old Cemetery at the Kansas Soldier Home until additional funds are received and also for the \$122,000 request for emergency repair. Representative Humerickhouse seconded. Motion carried.

Jim Hays, Superintendent of Kansas Veterans' Home (KVH) in Winfield, presented background information and also reported on the agency's five-year capital improvement budget plan.

The Soldiers' Home is located on 154 acres and 15 buildings (260,000 square feet) are maintained. When the KCVA took possession of the building in 1998 the overall condition of the electrical, plumbing, and HVAC system were very poor. From 1995 until 1999 the facilities received only minimal maintenance, therefore, consequently many systems failures were inherited that needed fixed. This was done by a combination of federal grants and money from the SIBF. The FY 2008 requests have increased from previous years.

The rehabilitation and repair projects request for FY 2007 was \$131,500 for the remodel of the Bleckley Hall entrance, routine prevention maintenance, and pneumatic controls replacement. There were no revisions to the requests.

Rehabilitation and repair project requests for FY 2008 totaled \$283,875 and consisted of the following projects:

- \$51,250 routine and unscheduled maintenance and repair;
- \$50,000 hot water tank replacement for Bleckley Hall;
- \$103,000 pneumatic controls replacement for entire complex (continuation in funding of \$50,000 for FY 2007);
- \$12,000 replacement of Donlon Hall's patio roof;
- \$12,000 fire pump installation for Bleckley Hall's sprinkler system;
- \$13,000 installation of emergency exit sidewalks;
- \$15,000 sprinkler system installation in Funston Hall attic;
- \$13,000 replacement of Donlon Hall's patio ceiling; and
- \$15,625 replacement of boiler make-up feed tanks and pump.

KVH's federal grant request for FY 2007 totaled \$1,445,590. These projects are currently ranked 13th in priority nationally and VA granting notifications should be received soon for back-up generators for the entire complex, sprinkler system for Donlon Hall, re-roofing of Triplett Hall, and re-flooring of Bleckley and Timmerman Halls. The state match was funded by 2006 SB 480.

The FY 2008 federal grant request for projects, to be submitted by April 2007, asks for a tornado shelter for Bleckley Hall, and energy efficient window replacement for Donlon Hall totaling \$1,447,485. The State match amount is \$436,620.

Discussion followed concerning the age of the buildings.

Gerald Schneider, Chief Fiscal Office, Kansas Department of Labor (KDOL), presented the agency's five-year capital improvement budget plan. The KDOL has taken an aggressive approach on capital improvement projects. For FY 2008 the agency is only requesting \$40,000 for rehabilitation and repair projects, half from rehabilitation and repair funds and half from fee funds. There are not specific projects at this time, but there may be items for Easton Building project in future years.

Mike Crow, Director, Division of Operations, Kansas Department of Transportation (KDOT) presented the agency's 5-year capital improvement budget plan ([Attachment 23](#)). KDOT has about 900 buildings out of which 200 of them are personnel occupied and others are equipment sheds, etc., \$9,659,938 (which includes \$558,000 for the Kansas Highway Patrol) is requested for FY 2008, as follows:

- \$3,163,711 is requested for rehabilitation and repair;
- \$602,401 for re-roofing buildings at various location;
- \$534,072 for equipment storage sheds;
- \$708,754 for subarea bay extension/addition - various locations;
- \$2,335,000 for relocate subarea - Topeka Westgate;
- \$126,000 chemical storage facilities at Mound City;
- \$75,000 remote chemical storage bunker for salt;
- \$374,000 vehicle wash bay;
- \$200,000 update area electrical service - Atwood, Oakley, Pittsburg;
- \$235,000 update district two paint booth - Salina;
- \$165,000 replace district stockroom elevator - District Two;
- \$202,000 construct district three meeting facility - Norton;

- \$137,000 tuckpoint/waterproof area office - Dodge City;
- \$149,000 tuckpoint/waterproof area office - Winfield;
- \$558,000 construct KHP troop office - Hutchinson; and
- \$95,000 purchase land - various locations.

Discussion followed concerning the distance to relocate the subarea at Topeka.

Dennis Okrulik, Director of Facilities Management, Department of Commerce (DOC) ([Attachment 24](#)), presented the agency's 5-year capital improvement budget plan. Director Okrulik also provided a list of the current locations of the DOC's facilities across the state and indicated if the facilities were owned or leased. Of the 24 offices that are listed, ten of them are owned and were built in 1960. The DOC requested for FY 2007 the following projects:

- \$238,000 for the Topeka Work Force Center HVAC replacement (23 years old), compressor replaced August 2006;
- \$80,000 TFC roof replacement (23 years old) recommended for replacement by the DOA facilities roof inspector; and
- \$80,000 for rehabilitation and repair of other owned facilities during the current year.

Projects for FY 2008 were:

- \$100,000 for Kansas City roof replacement - Ten years old with many problems over the past several years, and recommended replacement by roofing contractor; and
- \$80,000 for continual upgrades or replacement of interior and exterior equipment or property.

Discussion followed concerning the Kansas City roof replacement.

Sheryl Weller, Chief Fiscal Officer, Kansas Highway Patrol (KHP), presented the agency's 5-year capital improvement budget plan and distributed the floor plan of the multi-use hanger facility at the Phillip Billard Airport, Topeka ([Attachment 25](#)). The hanger is nearly completed with occupation scheduled in January 2007. The hanger has 12,000 square feet and provides 3,000 square feet of office space and 3,000 square feet for mezzanine storage space. The facilities allow the consolidation of the Topeka aircraft operations from four hangers into one with office space for 90 staff members funded by federal forfeiture funds.

Sheryl Weller presented information about the modernization of way stations. The original plan was to issue bonds for the modernization of four way stations (east and west Wabaunsee County along I-70, Kanarado along I-70 at the Colorado border, and the Olathe north bound on I-35. The way stations became a lower priority due to completing projects and bonds were never issued. The Division of the Budget plans to renew the current debt service from the budget for FY 2007 and FY 2008 because bonds were not issued. Instead, KHP's plan is to conduct a pilot project to modernize the west Wabaunsee County way station. It will not involve any ramp construction off I-70. The current way station will be replaced. It will be expanded to include limited office space for state troopers. The way station is planned to expand 2,892 square feet. The agency would like to use their rehabilitation and repair money for this pilot project at this location and should it become successful and deemed appropriate, the agency would request bonding authority for future projects. It is also understood that K DFA may have some sort of financing so that this project may not warrant bonds.

Sheryl Weller stated that KHP's would like to replace the headquarters for Troop B located in Shawnee County and Troop F in Sedgwick County. The troops are currently headquartered in KDOT buildings that are aging and in need of replacement. KDOT has included these building

replacements in their capital improvement plan, but they are not at the top of their priority items. The agency wants to explore the replacement in future KHP plans.

Jerry Sloan, Budget and Fiscal Officer, Judicial Branch, presented the agency's 5-year capital improvement budget plan (Attachment 26). The budget is about the same as the previous five years. There are judicial suites for additional judges for the Court of Appeals. In 2001 the Legislature passed a bill that would expand the Court of Appeals from ten members to 14 members by adding one judge a year in January 2003 through 2006. On January 1, 2003, Judge 11 was established. During that same legislative session there was a budget issue and what was done was delay the further expansion by one year. Then in January 1, 2005 Judge 12 was established. Again during that same legislative session a bill was drafted and passed that delayed the remaining two judges for another year. During last year's session there was once again a delay of judges 13 and 14 for one more year. They are now in the statute to be established January 1, 2008 and January 1, 2009. An additional suite is needed for each additional judge. The Judicial Center has requested \$168,000 for FY 2008 to built a suite and furnish it, and for another in FY 2009 at an estimated cost of \$171,000.

Discussion followed concerning private restroom facilities for the judges.

Chairman Umbarger adjourned the meeting at 11:30 a.m.

The next Committee meeting is scheduled during the first week of the 2007 Legislative Session.

Prepared by Helen Abramson, Committee Secretary
Edited by Audrey Dunkel and Heather O'Hara

Approved by Committee on:

June 6, 2007

(Date)

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