

MINUTES

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

June 1, 2016
Room 159-S—Statehouse

Members Present

Senator Kay Wolf, Chairperson
Representative Mark Hutton, Vice-chairperson
Senator Marci Francisco
Senator Laura Kelly
Senator Forrest Knox
Senator Larry Powell
Representative John Alcala
Representative Steve Alford
Representative Will Carpenter
Representative Adam Lusker

Staff Present

Shirley Morrow, Kansas Legislative Research Department
Dylan Dear, Kansas Legislative Research Department
Mark Dapp, Kansas Legislative Research Department
Daniel Yoza, Office of Revisor of Statutes
David Wiese, Office of Revisor of Statutes
Gary Deeter, Committee Assistant

Conferees

Linda Thomas, Deputy Director of Real Estate, Office of Facilities and Property Management, Kansas Department of Administration
Bobby Kosmala, State Lease Administrator, Office of Facilities and Property Management, Kansas Department of Administration
Frank Burnam, Deputy Director of Design, Construction, and Compliance, Office of Facilities and Property Management, Kansas Department of Administration
George Steele, Deputy Director of Engineering, Office of Facilities and Property Management, Kansas Department of Administration
Keith Blackburn, HTK Architects
Scott Hazelitt, HTK Architects
Mark McGivern, Director of Facilities and Property Management, Kansas Department of Administration
Greg Hoffman, Director of Facilities, Kansas Board of Regents

Others Attending

[See Attached List.](#)

The meeting was called to order by Vice-chairperson Mark Hutton at 9:07 a.m.

Sale of Property

Vice-chairperson Hutton welcomed Linda Thomas, Deputy Director of Real Estate, Office of Facilities and Property Management (OFPM), who provided a follow-up on the sale of the Kansas National Guard Armory in Wichita ([Attachment 1](#)). She reported an auction was held on May 25, 2016, starting with a \$250,000 Internet bid. The property, appraised at \$330,000, was sold for \$505,000. According to a legislative directive, the Kansas National Guard will receive 100 percent of the auction price, less \$2,673.92 for auction expenses.

Chanute Lease Update

Bobby Kosmala, State Lease Administrator, OFPM, updated the Committee on potential leases for the Kansas Department for Children and Families (DCF), Kansas Department for Aging and Disability Services (KDADS), and the Kansas Department of Wildlife, Parks and Tourism (KDWPT). He stated following the sale of the State's Chanute Service Center, a request for proposal (RFP) was issued seeking 25,411 square feet of office space with 154 parking spaces for staff, visitors, and state vehicle parking ([Attachment 2](#)). He stated the RFP included either new construction or remodeled/renovated space with preference given for efficient space utilization among the agencies.

Docking State Office Building Update

Chairperson Wolf welcomed Sarah Shipman, Secretary of Administration. Secretary Shipman explained, following the decision not to implode the Docking State Office Building, the Kansas Department of Administration terminated the contract for the Energy Center and engaged HTK Architects to provide options for the future of Docking ([Attachment 3](#)).

Secretary Shipman introduced Frank Burnam, Deputy Director of Design, Construction, and Compliance, OFPM, who gave a status report on the relocation plans for the Docking tenants as follows:

- DCF Central Office has relocated its 250 employees to the Athene Building;
- The Kansas Department of Revenue (KDOR) Division of Taxation is now located in the Scott Building;
- KDOR's Division of Motor Vehicles will be located in the Dillon's Building on SW 29th Street;
- The KDOR Central Office is scheduled to move to the Mills Building in July 2016;
- KDOR's Fraud Investigation/Design and Testing will move to the Landon Building in the spring 2017; and

- KDOR's processing center currently is seeking appropriate warehouse space ([Attachment 4](#)).

Mr. Burnam also noted 10,000 square feet of boxed files in the Docking basement will be scanned and shredded.

Answering questions, Mr. Burnam replied the agency had yet to select suitable space for the Capitol Police. He stated the costs for the leases will be supplied to members at a later date.

George Steele, Deputy Director of Engineering, OFPM, commenting on future use of the Docking Building, introduced Keith Blackburn, HTK Architects, who provided four options for the Docking Building:

- Demolition of the building down to the first floor, estimated cost – \$30 million;
- Leaving three floors, estimated cost – \$44.7 million;
- Leaving four floors, estimated cost – \$49.1 million; and
- Completely renovating the present structure, estimated cost – \$84.6 million ([Attachment 5](#)).

Mr. Blackburn noted the costs estimates for demolition were provided by the McCarthy Company and that no seismic accommodation costs were considered. He also referenced cost estimates provided by Latimer Sommers and Associates Engineering regarding the mechanical and electrical systems for the Docking Building ([Attachment 6](#)).

Mr. Blackburn then introduced Scott Hazelitt, HTK Architects, who reviewed various details of the four options.

- Option 1, 4 floors ([Attachment 7](#));
- Option 2, 3 floors ([Attachment 8](#));
- Option 3, 1 floors ([Attachment 9](#)); and
- Option 4, total renovation ([Attachment 10](#)).

Responding to questions, Mr. Steele replied the state owns land north of the Juvenile Justice Center in Topeka; original demolition plans included disposing of Docking rubble to the north of that location. Mark McGivern, Director of Facilities and Property Management, and Mr. Burnam stated certain projects were exempt from sales taxes, but subcontractors for other state projects are subject to sales taxes. Mr. McGivern replied that no one had offered to purchase Docking and that any construction contracts would be performance-based using a design/build approach.

Educational Building Fund Disbursement

Greg Hoffman, Director of Facilities, Kansas Board of Regents, presenting the Kansas Board of Regent's annual allocations for repair and rehabilitation projects, explained the Education Building Fund is replenished yearly by a statewide levy that brings in about \$35 million. Each of the Regents schools receives allocations as determined by the Regents; the list will be submitted to the legislative budget committees ([Attachment 11](#)).

A motion was made by Senator Kelly and seconded by Senator Francisco to recommend approval of the report. The motion passed.

Chairperson Wolf announced the Committee was requesting five days for interim meetings.

The meeting was adjourned at 9:50 a.m. No further meetings were scheduled.

Prepared by Gary Deeter
Edited by Shirley Morrow

Approved by the Committee on:

June 24, 2016
(Date)