



Strong Families Make a Strong Kansas

Joint Committee on State Building Construction

October 20, 2015

Testimony on:

DCF Chanute Facility

Presented by:

Dan Klucas

Director of Property Management

Kansas Department for Children and Families

Andrew Wiens, Director of Policy and Legislative Affairs
DCF Administration Building, 6th Floor
(785) 291-3629 www.dcf.ks.gov

Attachment 5
JCSBC 10-20-15

Testimony of:

Dan Klucas, Director of Property Management
Kansas Department for Children and Families
Topeka, Kansas

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Chairman Brunk, Vice-Chair Wolf, and Members of the Committee:

The Kansas Department for Children and Families' (DCF) service center in Chanute has been housed in the old tuberculosis hospital since approximately 1976. The facility was constructed in 1963. Due to various factors, the facility is not well-suited for DCF to provide services. The agency maintains approximately 12 acres of land that includes the building, parking lot and field. The field's multiple acres of grass must be mowed by maintenance staff. The parking lot is in need of substantial repair, and the boiler is old and will have to be replaced in the near future. There are also drainage issues in the outdoor atrium in the center of the building that would need to be addressed. In addition, the building layout is not ideal for DCF's current business process, and the interview stations are not designed with the security of our clients and staff in mind. Updating and maintaining this property is no longer cost efficient.

Per Senate Bill 112, passed during the 2015 legislative session, DCF was directed to sell the building and land to Neosho Memorial Regional Medical Center during FY 2016.

"The real property described...shall be sold or conveyed to the Neosho memorial regional medical center, at the appraised value."

This allows for the State to unburden itself from property ownership. DCF will relocate to a new office in Chanute that will be a full-service lease. The lease is for 16,915 square feet, for a term of 15 years. The initial base rate is \$13.35 per square foot. Additional rent costs for the new building will be offset through savings from the recent move into the new DCF facility in Wichita and cost avoidance achieved by not maintaining the current Chanute facility and grounds.

The new facility will be constructed to most efficiently serve the people of Kansas. The building will be ADA-compliant, and will include security features to protect clients and staff through secure interview rooms, interior and exterior cameras, and panic buttons to provide a safe and effective workplace. An Energy Audit will be performed after 12 months of energy usage has been established.

Thank you for the opportunity share information about the DCF service center in Chanute.