Office of Facilities & Property Management
800 S.W. Jackson St., Room 600
Topeka, KS 66612

Kansas
Department of Administration

Phone: (785) 296-8070
Fax: (785) 296-3456
mark.mcgivern@da.ks.gov
http://da.ks.gov/fm

Sarah Shipman, Acting Secretary
Mark J. McGivern, Director

Sam Brownback, Governor

JCSBC Testimony
Office of Facilities & Property Management
Capital Improvements Five-Year Plan
October 20, 2015

I am Frank Burnam, Deputy Director of OPFM, and I would like to provide the Committee with a brief overview of what is included in the 5 year plan you have received today.

Our office has provided an updated building assessment report that you will find on Page 3. This report takes into consideration projects that have been completed in calculating the building score.

The Landon building is a great example of how each year we have continued to use our rehabilitation and repair funds to make significant improvements to this facility. Including:

- Final phase of window replacement to be complete Spring 2016
- Replacement of north and south entrances
- Air handler replacement and tenant finish on floors 1, 7 & 8. (KDOR backfill)

Future capitol complex projects that OFPM has identified as top priorities in FY17 & FY18 include:

- Landon roof replacement – ($350,000) roof approaching 20yr life and showing signs of failure
- Memorial Hall window replacement ($643,000) – continue to leak and are not efficient
- Eisenhower plumbing replacement ($1,500,000) - aging infrastructure and outdated restrooms

Finally I would like to highlight what OFPM has identified as a number of significant deferred maintenance items at the Judicial Center that may require appropriation of additional resources in future budget years.

- Complete roof replacement ($580,000) – Recovered 1996, failing condition, insulation needs upgrade
- 3rd floor window replacement ($360,000) – Operable window, gaskets failed, caulked shut
    - 2nd floor window replacement ($540,000) – future replacement
- Exterior cleaning & joint replacement ($243,000) - Issues in 2007, has not been evaluated since
- Security gate replacement ($15,000) - Continued maintenance cost due to weight of gate.
- Sanitary drain line replacement ($573,000) – 40 yrs. old, failure, difficult to access, ceiling replacement
- Security system upgrades ($75,000) – system out of date, replacement parts unavailable
- Interior wall coverings failure ($40,000) / Elevator cab modernization ($20,000)
- Required life safety and accessibility code improvements as result of changes in space use.

* Deferred building maintenance items listed above are independent of any Judicial remodel funding request.

I am available to answer your questions.

Attachment 9
JCSBC 10-20-15

STATE OF KANSAS
Department of Administration
Jim Clark, Secretary

CAPITAL IMPROVEMENTS FIVE-YEAR PLAN
FISCAL YEAR 2017

and

Fiscal Years 2018, 2019, 2020, and 2021

AD ASTRA PER ASPERA

Kansas

Prepared by the
Office of Facilities and Property Management

July 1, 2015

9-2

CAPITAL IMPROVEMENTS FIVE-YEAR PLAN

Fiscal Years 2017 - 2021

Table of Contents

Debt Service - On-Budget

Debt Service - Off-Budget

METHODOLOGY

Working to enhance the quality of services provided to the State, the Department of Administration Office of Facilities and Property Management (OFPM) has incorporated a more structured approach to the Five-Year Capital Improvement Planning process. The overall objective has been to qualify Capital Improvement Project Requests that best 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 decisions.

The methodology employed to accomplish this task included:

- Categorize, and group OFPM managed properties;
- Classify specific key building systems;
- Complete a Building Condition Assessment for each OFPM 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;
- Complete and compile detailed DA-418B documentation.

Major property groupings:

Monumental – Judicial Center, Cedar Crest, Statehouse

Complex West – Printing Plant

Forbes Field – Utility Plant, KDHE Lab

Capitol Complex – Curtis State Office Building, Docking State Office Building, Landon State

Office Building, Eisenhower State Office Building, Grounds Shop and Memorial Hall.

Building Condition Assessments

The Building Condition Assessment process used by OFPM establishes a score and relative rankings of the condition or specific building systems for each building. This enables OFPM to make more informed decisions in prioritizing our Capital Improvement Request. Assessment scores and condition component ratings are included on each DA-418B form. OFPM performs annual re-assessments in order to determine future Capital Improvement Requests.

Building Systems:

Exterior Components – Foundation/Structure, Walls, Roof, Windows/Doors.

Interior Components – Floors, Partitions, Ceilings, Fixed Equipment, Doors, Interior Finish/Trim, Elevators.

Engineered Systems – Electrical, Plumbing, Heating/Ventilation/AC, IT Voice/Data, Lighting, Fire Alarm Systems, Emergency Lighting.

Each building's major system component is rated according to the following classification system:

Excellent – New or near new condition as a result of recent installation, repair, and / or replacement; typically less than 5 years of depreciation.

Good – No obvious deficiencies in condition or performance, serviceable with basic maintenance; typically less than 10 years of depreciation.

Deficient – Need for minor repair and limited replacement of components based on age and / or performance.

Poor – Failure of primary components and multiple systems evident; major repair or replacement required.

Unsatisfactory – Components or systems unusable, code deficient and / or not suited for current use; complete replacement required.

A sum total for the building is calculated yielding an overall building condition rating. The summary on the next page shows the current and the previous year ratings.

Each building is given an overall condition rating as follows:

Excellent	(90-100)
Good	(80-89)
Deficient	(60-79)
Poor	(30-59)
Unsatisfactory	(0-29)

The established standard goal for each facility is a rating of Good.

9-7

Building and Component Rating Summary

	Capitol Complex										West	Forbes
	Points Possible	Curtis	Docking	Eisenhower	Judicial	Landon	Memorial	Grounds - Van Buren	Statehouse	Cedar Crest	Printing Plant	Forbes
Exterior Components FY2013	**28**	**24.5**	**19.00**	**22.70**	**20.65**	**19.95**	**21.0**	**24.50**	**18.9**	**23.8**	**22.0**	**17.8**
Exterior Components FY2014	**28**	**23.3**	**19.00**	**22.70**	**20.95**	**21.55**	**21.0**	**23.80**	**24.9**	**23.2**	**22.8**	**17.8**
Exterior Components FY2015	**28**	**24.5**	**17.95**	**22.70**	**18.20**	**21.95**	**21.0**	**23.80**	**23.9**	**23.2**	**22.8**	**17.8**
Foundation/Structure		G	G	G	G	G	G	G	G	G	G	G
Walls		G	P	D	D	D	D	G	G	G	G	P
Roof		E	D	E	P	D	G	G	E	G	D	G
Windows/Doors		G	P	D	P	E	P	G	D	D	G	U
Interior Components FY2013	**29**	**23.45**	**19.15**	**24.65**	**22.6**	**23.10**	**24.65**	**24.85**	**24.4**	**25.65**	**21.95**	**21.35**
Interior Components FY2014	**29**	**23.45**	**18.85**	**24.65**	**24.7**	**23.90**	**25.45**	**24.85**	**26.3**	**24.85**	**24.65**	**21.35**
Interior Components FY2015	**29**	**24.35**	**18.85**	**24.65**	**23.2**	**23.90**	**24.35**	**24.65**	**25.4**	**24.85**	**24.65**	**20.1**
Floors		G	D	G	G	E	G	G	E	G	G	D
Partitions		G	D	G	D	G	G	G	G	G	G	D
Ceilings		G	P	G	D	D	G	G	E	G	G	D
Fixed Equipment		G	D	G	G	G	G	G	E	G	G	G
Doors		D	G	G	G	G	G	G	P	G	G	D
Interior Finish/Trim		G	D	G	D	G	G	G	G	G	G	D
Elevators		G	P	G	G	P	D	G	G	G	G	P
Engineered Systems FY2013	**43**	**32.95**	**21.75**	**33.25**	**35.95**	**27.15**	**36.55**	**39.85**	**36.55**	**36.55**	**33.85**	**20.05**
Engineered Systems FY2014	**43**	**34.95**	**25.25**	**35.65**	**33.55**	**23.90**	**36.55**	**39.85**	**40.85**	**34.15**	**32.95**	**20.05**
Engineered Systems FY2015	**43**	**34.05**	**26.16**	**31.15**	**29.95**	**26.65**	**36.25**	**38.25**	**37.05**	**33.85**	**27.35**	**18.55**
Electrical		E	D	G	D	P	G	E	G	G	D	P
Plumbing		G	P	P	P	G	G	G	G	G	D	P
Heating/Ventilation/AC		D	P	D	D	P	G	G	G	D	P	U
IT Voice/Data		G	G	D	G	G	G	G	E	G	G	G
Lighting		G	D	G	D	G	G	E	G	G	D	D
Fire Alarm Systems		G	D	G	E	D	D	E	G	D	E	D
Emergency Lighting		G	P	G	E	G	G	E	E	G	G	G
Total Building Score FY2013	**100**	**80.9**	**59.9**	**80.6**	**79.2**	**70.2**	**82.2**	**89.2**	**79.8**	**86**	**77.8**	**59.2**
Total Building Score FY2014	**100**	**82.6**	**63.1**	**83.0**	**76.9**	**69.4**	**83.0**	**88.5**	**92.0**	**82.2**	**80.4**	**59.2**
Total Building Score FY2015	**100**	**82.9**	**63.0**	**78.5**	**71.3**	**72.5**	**81.6**	**86.7**	**86.3**	**81.9**	**74.8**	**56.45**

E: Excellent	G: Good	D: Deficient	P: Poor	U: Unsatisfactory
90 - 100	80-89	60-79	30-59	0-29

Strategic Considerations that Influence Ownership Choices

As the existing infrastructure continues to age and as capital projects are deferred or denied, the cost of ownership and the risk to business continuity will continue to increase.

While each of the following and other considerations are addressed in the OFPM Strategic Plan, it is important to highlight these items here in order to increase the awareness that the State of Kansas is facing an increasingly precarious property ownership/management situation.

Key Considerations:

- Budgetary concerns
  - Decreasing Occupancy Rates
  - Increasing Operations Costs
  - Debt Service
  - Potential Decrease in Funding Sources
- Increasing Deferred Maintenance/Capital Improvements Backlog
- Increasing Preventive Maintenance Requirements
- Rents
  - Rent Calculation only covers current operation expenses. It is important to reiterate that rents collected cover operational costs (some of which are completely unrelated to actual occupancy expenses) and do not fund capital improvement projects.

Risk Assessment

All capital improvement requests have been critically reviewed to analyze the potential impact of a system failure on business operations, our ability to implement contingency plans, and expected financial considerations on other long term ownership choices. As identified later, there are several critical projects that need to be implemented as 'stop gap' measures while long term choices for the Capitol Complex are being reviewed.

Strategic Property Ownership Objectives

Monumental (Properties included in the Monumental Building Group serve as representation of the State of Kansas.)

The objective is to maintain these facilities to the highest level of public use standards.

Operational expenses for these buildings are recovered from special surcharge fees collected from all state agencies within Shawnee County as tenants in either state owned buildings or private leased facilities.

Strategic Property Ownership Objectives (con't)

State Complex West

The overall objective at State Complex West is to reduce operating expenses by minimizing the amount of property owned and managed by OFPM. The sale of the majority of the complex to the 501 school district was completed in 2009.

The following properties remain under the ownership of the Department of Administration:

1. Printing Plant
2. The Topeka State Hospital Cemetery

Forbes Field

The facilities at Forbes Field meet the needs of KDHE, but are not up to modern laboratory standards due to the facility originally being designed as a hospital and continued deterioration.

CAPITAL IMPROVEMENTS

AD ASTRA PER ASPERA

Kansas

Office of Facilities and Property Management

July 1, 2015

Five-Year Capital Budget Plan—DA 418A
Division of the Budget
State of Kansas

Agency Name Department of Administration OFPM

	PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS	CURRENT YEAR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	SUBSEQUENT YEARS
	ON-BUDGET - Capital Improvements									
	STATE GENERAL FUND - (SGF)									
1	Capitol Complex Rehabilitation & Repair	33,756,856	16,781,104	1,975,752	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	-
2	Kansas Judicial Center Rehabilitation & Repair	2,472,784	1,148,923	73,861	250,000	250,000	250,000	250,000	250,000	-
3	Statehouse & Cedar Crest Rehabilitation & Repair	3,519,805	2,372,217	147,588	200,000	200,000	200,000	200,000	200,000	-
6	Docking Deconstruction	5,000,000	-	-	5,000,000	-	-	-	-	-
7	Memorial Hall Window Replacement	642,992	-	-	-	428,662	214,330	-	-	-
8	Eisenhower State Office Building Plumbing Replacement	1,534,000	-	-	-	1,534,000	-	-	-	
9	Kansas Judicial Center Sanitary Drain Line Replacement	573,000	-	-	-	573,000	-	-	-	
10	Printing Plant New Chiller & Controls	540,000	-	-	540,000	-	-	-	-	-
11	Landon State Office Building Heating Ventilation & Air Conditioning Piping Replacem	1,500,000	-	-	-	-	1,500,000	-	-	
12	Kansas Judicial Center 3rd Floor Window Replacement	360,000	-	-	-	-	360,000	-	-	-
13	Landon State Office Building Air Handling Unit Replacement - Phase 1	2,640,000	-	-	-	520,000	520,000	530,000	530,000	540,000
14	Eisenhower State Office Building Air Handler Replacements - Phase 1	1,560,000	-	-	-	-	520,000	520,000	520,000	-
16	Landon State Office Building Tuck-pointing and Waterproofing	2,500,000	-	-	-	-	-	2,500,000	-	-
17	Memorial Hall Stone Repair and Tuckpoint	575,000	-	-	-	-	-	575,000	-	-
18	Kansas Judicial Center Stone Repair and Tuckpoint	225,000	-	-	-	-	225,000	-	-	-
19	Landon State Office Building Elevators	2,350,000	-	-	-	-	-	2,350,000	-	-
	Total ON-BUDGET Capital Improvements	59,749,437	20,302,244	2,197,201	8,990,000	6,505,662	6,789,330	9,925,000	4,500,000	540,000

9-12

Five-Year Capital Budget Plan—DA 418A
Division of the Budget
State of Kansas

Agency Name Department of Administration OFPM

	PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS	CURRENT YEAR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	SUBSEQUENT YEARS
	OFF-BUDGET - Capital Improvements									
4	SMRI - Rehabilitation & Repair	5,979,176	3,204,176	400,000	425,000	450,000	475,000	500,000	525,000	-
5	Printing Plant Rehabilitation & Repair	750,000	300,000	75,000	75,000	75,000	75,000	75,000	75,000	-
	Total OFF-BUDGET Capital Improvements	6,729,176	3,504,176	475,000	500,000	525,000	550,000	575,000	600,000	-

F-418A

Project Request Explanation--DA 418B

1. Project Title: **Capitol Complex Rehabilitation & Repair**	2. Project Priority: 1
Agency: Department of Administration Office of Facilities and Prroperty Management	

3. Project Description and Justification:

The Department of Administration requests $3,000,000 from the State General Fund for Capitol Complex rehabilitation and repair. Rehabilitation repair money is spent for maintenance (repairing pumps and bearings, repair or replacement of plumbing, broken windows in a large area of a building due to storm damage or vandalism; and rapid response to leaky roofs); asbestos abatement; minor building refurbishments and to replace major equipment components that break down during operations. The buildings for which these funds would be used are tunnels, Landon, Docking, Memorial Hall, and Eisenhower.

The ramifications of not performing these rehabilitation and repair projects are a reduction of system availability and possibly the inability to operate a building. Also deferring planned or unplanned maintenance work may result in significant additional costly damage to other related components. It is necessary to protect the State's investment in its facilities.

When circumstances allow emergency repairs to be held to a minimum throughout the year, any remaining funds would be spent on making repairs to equipment, systems, or buildings to prevent them from becoming an emergency for which the cost for the repairs would increase.

Typical projects funding could be used for:

Landon Condenser water pipe replacement	$192,000
Landon Relief Air for Building	$200,000
Landon Fire Alarm Upgrade	$150,000
Eisenhower Fire Pump Replacement	$ 85,000
Eisenhower Domestic water Booster Pump	$ 90,000

Building Condition Rating: Not Applicable
Component Condition: Not Applicable

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)		1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	
4. Project Contingency			
5. Miscellaneous Costs			
Total		**Total**	

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.	16,781,104					16,781,104
FY 2016	1,975,752					1,975,752
FY 2017	3,000,000					3,000,000
FY 2018	3,000,000					3,000,000
FY 2019	3,000,000					3,000,000
FY 2020	3,000,000					3,000,000
FY 2021	3,000,000					3,000,000
SUB YRS.						-
TOTAL	33,756,856	-	-	-	-	33,756,856

Project Request Explanation--DA 418B

1. Project Title: Kansas Judicial Center Rehabilitation & Repair Agency: Department of Administration Office of Facilities and Property Management	2. Project Priority: 2

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to allow contingency for unplanned/emergency maintenance and replacement of major equipment component breakdown at the Judicial Center. The Monumental Building Surcharge does not provide for any reserve to handle major rehab and repair and/or unplanned capital improvement costs. It is impossible to predict or anticipate unforeseen equipment failures, natural disasters and/or human acts, which cause buildings or portions of buildings to become defective or inoperable. These funds allow the Office of Facilities & Property Management to respond quickly to make these types of repairs at the Kansas Judicial Center.

The plumbing at systems at the Kansas Judicial Center has a condition rating of poor. The ramifications of not repairing the plumbing at the Kansas Judicial Center can be the failure of the critical systems such as drains backing up, commodes not flushing, sinks not draining, and sewer gas throughout the building.

The garage security gates are no longer reliable.

The windows on the third floor leak and need to be replaced.

It is necessary to protect the health and safety of the State's employees and visitors, along with the investment in its facilities.

Below is a list of potential projects that this funding could be spent for:

Third Floor Window Replacement	$360,000
Roof Repairs	$417,500
Caulking of the exterior stone	$243,000
Fire Suppression Upgrade	$250,000
Garage Gate Repairs	$125,000

Building Condition Rating: Kansas Judicial Center: 71.3
Component Condition: Not Applicable

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)		1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	
4. Project Contingency			
5. Miscellaneous Costs			
Total		**Total**	

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.	1,148,923					1,148,923
FY 2016	73,861					73,861
FY 2017	250,000					250,000
FY 2018	250,000					250,000
FY 2019	250,000					250,000
FY 2020	250,000					250,000
FY 2021	250,000					250,000
SUB YRS.	-					-
TOTAL	2,472,784	-	-	-	-	2,472,784

Project Request Explanation--DA 418B

1. Project Title: Statehouse & Cedar Crest Rehabilitation & Repair Agency: Department of Administration Office of Facilities and Property Management	2. Project Priority: 3

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to allow contingency for unplanned/emergency maintenance and replacement of major equipment component breakdown at the Statehouse and Cedar Crest. The Monumental Building Surcharge does not provide for any reserve to handle major rehab and repair and/or unplanned capital improvement costs. It is impossible to predict or anticipate unforeseen equipment failures, natural disasters and/or human acts, which cause buildings or portions of buildings to become defective or inoperable. These funds allow the Office of Facilities & Property Management to respond quickly to make these types of repairs at the Kansas Judicial Center.

The ramifications of not performing these rehabilitation and repair projects could be the failure of building electrical, mechanical, and security systems. Deferring planned or unplanned maintenance work may result in significant additional cost and could present health and safety issues to the State employees and visitors to the State facilities. It is necessary to protect the State's employees, visitors and the investments in its facilities.

Below is a list of potential projects that this funding could be spent for:

Cedar Crest Generator	\$150,000
Cedar Crest Chiller Replacement	\$225,000
Rework Statehouse Doors	\$150,000
Cedar Crest Door	\$ 25,000

Building Condition Rating: Statehouse 86.3 Cedar Crest 81.9
Component Condition: Not Applicable

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)		1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	
4. Project Contingency			
5. Miscellaneous Costs			
Total		Total	

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.	2,372,217					2,372,217
FY 2016	147,588					147,588
FY 2017	200,000					200,000
FY 2018	200,000					200,000
FY 2019	200,000					200,000
FY 2020	200,000					200,000
FY 2021	200,000					200,000
SUB YRS.						-
TOTAL	3,519,805	-	-	-	-	3,519,805

Project Request Explanation--DA 418B

1. Project Title: SMRI - Rehabilitation & Repair Agency: Department of Administration Office of Facilities and Property Management	2. Project Priority: 4

3. Project Description and Justification:

The Department of Administration requests authorization to spend $425,000 from the State Buildings Depreciation Fund, Special Maintenance Repairs & Improvements (SMRI) sub-account for rehabilitation and repair. Rehabilitation repair money is spent for maintenance (repairing pumps and bearings, repair or replacement of plumbing, broken windows in a large area of a building due to storm damage or vandalism; and rapid response to leaky roofs); asbestos abatement; minor building refurbishments and to replace major equipment components that break down during operations. The buildings for which these funds would be used are Landon, Docking, Memorial Hall, and Eisenhower.

The ramifications of not performing these rehabilitation and repair projects are a reduction of system availability and possibly the inability to operate a building. Also deferring unplanned maintenance work may result in significant additional costly damage to other related components. It is necessary to protect the State's investment in its facilities.

When circumstances allow emergency repairs to be held to a minimum throughout the year, any remaining funds would be spent on making repairs to equipment, systems, or buildings to prevent them becoming an emergency for which the cost for the repairs would increase.

Building Condition Rating: Not Applicable
Component Condition: Not Applicable

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)		1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	
4. Project Contingency			
5. Miscellaneous Costs			
Total		**Total**	

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.					3,204,176	3,204,176
FY 2016					400,000	400,000
FY 2017					425,000	425,000
FY 2018					450,000	450,000
FY 2019					475,000	475,000
FY 2020					500,000	500,000
FY 2021					525,000	525,000
SUB YRS.						-
TOTAL	-	-	-	-	5,979,176	5,979,176

Project Request Explanation--DA 418B

1. Project Title: **Printing Plant Rehabilitation & Repair**	2. Project Priority: 5
Agency: Department of Administration Office of Facilities and Property Management	

3. Project Description and Justification:

The Department of Administration requests authorization to spend $75,000 out of the Printing Services Depreciation Fund for rehabilitation and repair of various mechanical components and systems which are beyond their useful life. This includes: condensate pumps and condensate piping; screw air compressors; chilled water pumps; and hot circulating pump.

The ramifications of not performing these rehabilitation and repair projects can be the failure of critical systems such as building operations, electrical, mechanical, and security systems. This could possibly result in the inability to operate the building in a safe manner. Also not keeping up with planned or unplanned maintenance work, could result in significant additional cost and damage to related components or become a life safety issue. It is necessary to protect the health and safety of the State's employees and visitors, along with the investment in its facilities.

When circumstances allow emergency repairs to be held to a minimum throughout the year, any remaining funds would be spent on making repairs to equipment, systems, or buildings to prevent them becoming an emergency for which the cost for the repairs would increase.

Below is a list of potential projects that this funding could be spent for:

Remove and replace A/C units	$455,000
Remove and replace controls	$183,000
Remove and replace chiller	$210,000
Electrical Upgrade	$265,000
Install generator	$185,000
Total	$1,298,000

Building Condition Rating: Printing Plant: 74.8
Component Condition: Not Applicable

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)		1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	
4. Project Contingency			
5. Miscellaneous Costs			
Total		**Total**	

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.			300,000			300,000
FY 2016			75,000			75,000
FY 2017			75,000			75,000
FY 2018			75,000			75,000
FY 2019			75,000			75,000
FY 2020			75,000			75,000
FY 2021			75,000			75,000
SUB YRS.						-
TOTAL	-	-	750,000	-	-	750,000

Project Request Explanation--DA 418B

1. Project Title: Docking Deconstruction Agency: Department of Administration Office of Facilities and Property Management	2. Project Priority: 6

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to demolish the Docking State Office Building.

The Docking State Office Building was constructed in 1955 and the building systems are well beyond their useful life of 25 to 30 years. The study of renovation of Docking State Office Building has been evaluated for multiple years. The cost estimates range from $80 to $100 million, depending on the complexity of the project. The use of Docking State Office Building has also been evaluated for multiple years. Major repairs or renovations were not permitted until a decision was made on the use of Docking. It has been determined it is in the State's best interest to demolish the Docking State Office Building.

Occupants of the Docking State Office Building will be vacated from the building. Building systems will be shut down and dismantled. Useful equipment will be moved to other buildings. Deterioration of the building will happen quickly, with mold, mildew, water infiltration, and vandalism. To prevent injury and liability, the building will need to be demolished and the site restored for future use.

Building Condition Rating: Docking State Office Building: 63.0
Component Condition: Deficient

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	4,018,692	1. Preliminary Plans (including misc. costs)	$140,811
2. Architect's Fee	$402,316	2. Final Plans (including misc. costs)	$181,042
3. Movable Equipment		3. Construction (including misc. & other costs)	$4,678,147
4. Project Contingency	$430,478		
5. Miscellaneous Costs	$148,515		
Total	$5,000,000	Total	$5,000,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016						-
FY 2017	5,000,000					5,000,000
FY 2018						-
FY 2019						-
FY 2020						-
FY 2021						-
SUB YRS.						-
TOTAL	5,000,000	-	-	-	-	5,000,000

Project Request Explanation--DA 418B

1. Project Title: Memorial Hall Window Replacement Agency: Department of Administration Office of Facilities and Property Management	2. Project Priority: 7

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to remove and replace the exterior windows with new aluminum energy efficient fixed window units. This includes fire rated windows at the north and east exterior walls.

The existing building windows consist of two window types: (1) original bronze frames with single pane glass, and (2) early 1960's aluminum frames with single pane glass. Replacing windows was part of the building renovation scope of work; however, due to budgetary limitation they were omitted from the project. As part of the renovation project, the existing windows were caulked shut to eliminate any air infiltration. The justification for this expenditure would be: improved building appearance and occupant comfort given the inability to achieve temperatures above 65 degrees F near windows (December to March).

Because the Memorial Building is on the Historical Register, the Historical Society will review the project for historical compliance.

The design time and construction of this project is estimated to take eighteen (18) months.

Building Condition Rating: Memorial Hall: 81.6
Component Condition: Exterior Building Components: Window/Doors: Poor

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	516,798	1. Preliminary Plans (including misc. costs)	$18,108
2. Architect's Fee	$51,737	2. Final Plans (including misc. costs)	$23,282
3. Movable Equipment		3. Construction (including misc. & other costs)	$601,602
4. Project Contingency	$55,359		
5. Miscellaneous Costs	$19,099		
Total	$642,992	Total	$642,992

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016						-
FY 2017						-
FY 2018	428,662					428,662
FY 2019	214,330					214,330
FY 2020						-
FY 2021						-
SUB YRS.						-
TOTAL	642,992	-	-	-	-	642,992

Project Request Explanation--DA 418B

1. Project Title: Eisenhower State Office Building Plumbing Replacement	2. Project Priority: 8
Agency: Department of Administration Office of Facilities and Property Management	

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to replace the plumbing in Eisenhower State Office Building.

The plumbing systems were installed with the original construction of the buildings and then extended with each subsequent phase. Within the building that makes up the Eisenhower Building are two buildings – West Building and Tower building. While the plumbing systems have been maintained over the years, they have reached the end of the useful service life of 25 years.

The oldest plumbing is in the West Building. Most of these systems are original with building, installed around 1958. The plumbing was installed on the 1st floor and 2nd floor in 1958. The remaining plumbing was installed in 1960 with the expansion of the West Building. During the renovation in 2002, a partial replacement took place. It encompassed the horizontal piping to the first floor fixtures. West Building has experienced cracked sewer pipe.

The Tower construction was begun in 1965 with Floors -Basement thru 4th Floor. The fourth floor kitchen was installed in 1966. Floors 5 thru 7 were installed sometime around 1970. The 7th floor restroom installed in 1977. The final expansion of the tower was in 1980, up to the 14th floor. In the tower, there is set of restrooms on each floor. This would make the piping at the bottom, under the most pressure, the oldest piping. The State of Kansas took possession of the Buildings in 2001.

Frequent stoppages are occurring in the plumbing risers to the toilets, janitorial mop sinks, and air handing room floor drains causing flooding and unsanitary conditions.

Other problems noted in the buildings are poor recirculation of hot water, especially in West Building.
Floor drains in boiler room do not flow well. Exterior Area drains on fourth floor balcony leak into building causing damage and mold.

The domestic water booster pump need to be replaced. Fire pump needs to be replaced.

Continued on next page

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	$1,245,278	1. Preliminary Plans (including misc. costs)	$38,881
2. Architect's Fee	$111,087	2. Final Plans (including misc. costs)	$49,989
3. Movable Equipment			
4. Project Contingency	$132,071	3. Construction (including misc. & other costs)	$1,445,130
5. Miscellaneous Costs	$45,564		
Total	$1,534,000	**Total**	$1,534,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016						-
FY 2017						-
FY 2018	1,534,000					1,534,000
FY 2019						-
FY 2020						-
FY 2021						-
SUB YRS.						-
TOTAL	1,534,000	-	-	-	-	1,534,000

Project Request Explanation--DA 418B

1. Project Title: **Eisenhower State Office Building Plumbing Replacement**

Agency: Department of Administration Office of Facilities and Property Management

3. Project Description and Justification:

The estimate has been divided into segments:

West Building	$ 306,105
Tower	$1,099,157
Tower West Stack	$ 128,818
Grand Total	$1,534,079

The Design and Construction for this project is estimated to take one (1) year.

Building Condition Rating: Eisenhower State Office Building: 78.5
Component Condition: Engineered Systems – Plumbing: Poor

Project Request Explanation--DA 418B

1. Project Title: Kansas Judicial Center Sanitary Drain Line Replacement	2. Project Priority: 9
Agency: Department of Administration Office of Facilities and Property Management	

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to replace all the above ground sanitary drain piping in the Kansas Judicial Center.

The Kansas Judicial Center's sanitary drain piping was installed original to the building in 1976. This exceeds the normal 30 year service life of this piping. Additionally, several sections of piping have been replaced in the last few years. These sections started to leak due to cracks in areas where the piping wall has thinned. The start of leaks due to thinning walls in piping is a sign that other areas of the system are also significantly worn.

The design time and construction of this project is estimated to take eighteen (18) months.

Building Condition Rating: Kansas Judicial Center: 71.3
Component Condition: Engineered Systems: Plumbing: Poor

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	$460,542	1. Preliminary Plans (including misc. costs)	$16,137
2. Architect's Fee	$46,105	2. Final Plans (including misc. costs)	$20,747
3. Movable Equipment		3. Construction (including misc. & other costs)	$536,116
4. Project Contingency	$49,333		
5. Miscellaneous Costs	$17,020		
Total	$573,000	**Total**	$573,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016						-
FY 2017						-
FY 2018	573,000					573,000
FY 2019						-
FY 2020						-
FY 2021						-
SUB YRS.						-
TOTAL	573,000	-	-	-	-	573,000

Project Request Explanation--DA 418B

1. Project Title: Printing Plant New Chiller & Controls	2. Project Priority: 10
Agency: Department of Administration Office of Facilities and Property Management	

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to replace the cooling system at the printing plant.

The original cooling system consists of four (4) refrigerant compressors, two (2) refrigerant evaporators and four (4) refrigerant condensers that were engineered as the buildings cooling system. This non-standard system has become very difficult to maintain and keep operational. In the past few years $25,000 has gone into repairs of the system. These repairs only fixed immediate problems and did not improve reliability. It is likely that additional repairs of the same magnitude will be needed.

This project will replace the old system with two (2) packaged air cooled rotary screw chillers each rated at 150 tons. This project will also replace the chilled water pumps and re-pipe as needed to put the system together. The new packaged equipment will be much easier to maintain and result in a more reliable system. One packaged air cooled rotary screw chiller has been installed due to failure of the system. One packaged unit is still required.

The existing building temperature controls have become outdated and non-functioning resulting in poor performance of the building heating, cooling and humidity controls of the building interior environmental climate. This climate is important to the proper printing process. This can affect the quality and production of the print plant if not completed.

The design time and construction of this project is estimated to take nine (9) months.

Building Condition Rating: Printing Plant: 74.8
Component Condition: Engineered Systems: Heating/Ventilation/AC & BACS: Poor

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	442,710	1. Preliminary Plans (including misc. costs)	$12,166
2. Architect's Fee	$34,760	2. Final Plans (including misc. costs)	$15,642
3. Movable Equipment		3. Construction (including misc. & other costs)	$512,191
4. Project Contingency	$46,492		
5. Miscellaneous Costs	$16,040		
Total	$540,000	Total	$540,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016			-			-
FY 2017	540,000					540,000
FY 2018						-
FY 2019						-
FY 2020						-
FY 2021						-
SUB YRS.						-
TOTAL	540,000	-	-	-	-	540,000

Project Request Explanation--DA 418B

1. Project Title: Landon State Office Building Heating Ventilation & Air Conditioning Piping Replacement Agency: Department of Administration Office of Facilities and Property Management	2. Project Priority: 11

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to install new steam, condensate, chilled water and condenser water piping in the Landon Building.

Many of the existing steam and condensate lines in the Landon Building were installed around 1920. The chilled water and condenser water piping was installed in 1955. All of this piping exceeds the normal useful life of 30 years. A large portion of steam, condensate and chilled water lines have been replaced via past emergency repair projects. This project would replace all the piping and ancillary equipment such as pumps, traps, heat exchangers and valves. This project will finish this work and include abatement costs to remove material containing asbestos. This project will need to be coordinated so that the building can remain occupied as the work is being done.

Failure of the systems would leave the building without the ability to provide heating and cooling.

The design time and construction of this project is estimated to take one (1) year.

Building Condition Rating: Landon State Office Building: 72.5
Component Condition: Engineered Systems: Heating/Ventilation/AC & BACS: Deficient

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	$1,217,677	1. Preliminary Plans (including misc. costs)	$38,019
2. Architect's Fee	$108,625	2. Final Plans (including misc. costs)	$48,881
3. Movable Equipment		3. Construction (including misc. & other costs)	$1,413,100
4. Project Contingency	$129,143		
5. Miscellaneous Costs	$44,554		
Total	$1,500,000	**Total**	$1,500,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016						-
FY 2017						-
FY 2018						-
FY 2019	1,500,000					1,500,000
FY 2020						-
FY 2021						-
SUB YRS.						-
TOTAL	1,500,000	-	-	-	-	1,500,000

Project Request Explanation--DA 418B

1. Project Title: Kansas Judicial Center 3rd Floor Window Replacement Agency: Department of Administration Office of Facilities and Property Management	2. Project Priority: 12

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to remove and replace the 3rd floor exterior windows with new aluminum energy efficient fixed window units.

The existing windows on the 3rd floor are operable units installed when the building was built in 1978. The window manufacturer is out of business and replacement parts and gaskets are not made anymore. Most of the windows have been caulked shut and must be re-caulked shut every time they are opened and cleaned. The windows leak and air infiltration has created condensation problems due to the deteriorating gaskets and the process of opening and shutting the windows. There are gaps as large as ¼" around the windows that continuously need to be maintained.

The design time and construction of this project is estimated to take twelve (12) months.

Building Condition Rating: Kansas Judicial Center: 71.3
Component Condition: Exterior Building Components: Windows/Doors: Poor

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	$292,242	1. Preliminary Plans (including misc. costs)	$9,125
2. Architect's Fee	$26,070	2. Final Plans (including misc. costs)	$11,732
3. Movable Equipment		3. Construction (including misc. & other costs)	$339,144
4. Project Contingency	$30,994		
5. Miscellaneous Costs	$10,693		
Total	$360,000	**Total**	$360,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016						-
FY 2017						-
FY 2018						-
FY 2019	360,000					360,000
FY 2020						-
FY 2021						-
SUB YRS.						-
TOTAL	360,000	-	-	-	-	360,000

Project Request Explanation--DA 418B

1. Project Title:	2. Project Priority: 13
Landon State Office Building Air Handling Unit Replacement - Phase 1 Agency: Department of Administration Office of Facilities and Property Management	

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to install new air handling units and controls in the Landon Building.

The 37 existing air handling units were installed in 1955 and are well beyond their useful life of 25 to 30 years. This project will include replacing the air handling units and controls on two (2) floors at a time (4 units). This project will improve energy efficiency and reliability of the air conditioning systems in the Landon Building. This project will need to be coordinated so that the building can remain occupied as the work is being done.

Failure of the units will cause floor conditions to become such that the floor will not be able to be occupied.

The design time and construction of each phase is estimated to take one (1) year. A total of 5 phases will be needed.

Building Condition Rating: Landon State Office Building: 72.5
Component Condition: Engineered Systems: Heating/Ventilation/AC & BACS: Deficient

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	$2,164,354	1. Preliminary Plans (including misc. costs)	$59,478
2. Architect's Fee	$169,938	2. Final Plans (including misc. costs)	$76,472
3. Movable Equipment		3. Construction (including misc. & other costs)	$2,504,049
4. Project Contingency	$227,292		
5. Miscellaneous Costs	$78,416		
Total	$2,640,000	**Total**	$2,640,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016						-
FY 2017						-
FY 2018	520,000					520,000
FY 2019	520,000					520,000
FY 2020	530,000					530,000
FY 2021	530,000					530,000
SUB YRS.	540,000					540,000
TOTAL	2,640,000	-	-	-	-	2,640,000

Project Request Explanation--DA 418B

1. Project Title:		2. Project Priority: 14
	Eisenhower State Office Building Air Handler Replacements - Phase 1	
Agency:	Department of Administration Office of Facilities and Property Management	

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to replace the air handlers in the Eisenhower State Office Building.

The air handler systems were installed with the original construction and then extended with each subsequent phase. Within the building that makes up the Eisenhower Building are two buildings – West Building and Tower building. While they have been maintained over the years, they have reached the end of the useful service life of 20- 25 years. The oldest air handlers are the five in the West Building. These are original with building. Two were installed in 1958 and the other three were installed around 1960. The Tower construction was begun in 1965 with Floors Basement thru 4th Floor. Floors 5 thru 7 were installed sometime between 1965 and 1980.The final expansion of the tower was in 1980, up to the 14th floor.

All the units suffer rusting, some structural damage, worn components, clogged inefficient coils, worn out valves and dampers. This affects the operation of the units and quality of the environment served. Failure of units could cause conditions on the affected floor to be freezing, or too hot to occupy until unit is repaired or replaced.

The Design and Construction for this project is estimated to take three (3) years.

Building Condition Rating: Eisenhower State Office Building: 78.5
Component Condition: Engineered Systems: Heating/Ventilation/AC & BACS: Deficient

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	$1,266,384	1. Preliminary Plans (including misc. costs)	$39,540
2. Architect's Fee	$112,970	2. Final Plans (including misc. costs)	$50,837
3. Movable Equipment		3. Construction (including misc. & other costs)	$1,469,624
4. Project Contingency	$134,309		
5. Miscellaneous Costs	$46,337		
Total	$1,560,000	**Total**	$1,560,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016						-
FY 2017						-
FY 2018						-
FY 2019	520,000					520,000
FY 2020	520,000					520,000
FY 2021	520,000					520,000
SUB YRS.						-
TOTAL	1,560,000	-	-	-	-	1,560,000

Project Request Explanation--DA 418B

1. Project Title: Landon State Office Building Tuck-pointing and Waterproofing Agency: Department of Administration Office of Facilities and Property Management	2. Project Priority: 15

3. Project Description and Justification:

The Department of Administration requests funding from the State General Fund to tuckpoint and replace sealant on the exterior envelope of the Landon State Office Building.

A repair program was performed in 2007 and 2008 to stabilize the exterior envelope of the building. This work included replacement of flashings and shelf angles at the columns, replacement of damaged terra cotta and brick units with cast stone. Repairs were made to cracks and spalls in terra cotta and brick units to stabilize elements about to fail.

Tuckpointing and sealant replacement was not performed as part of the previous stabilization project. The mortar joints and sealant at the limestone, terra cotta and brick has cracked, de-bonded and deteriorated and is in need of repair and replacement. Complete repointing of the terra cotta cornice and belt course is recommended. Because of pervasive deterioration of the spandrel lintels, a complete replacement of the existing angles with new angles is recommended.

Building Condition Rating: Landon State Office Building: 72.5
Component Condition: Exterior Building Component – Walls: Deficient

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	$2,160,504	1. Preliminary Plans (including misc. costs)	$17,500
2. Architect's Fee	$50,000	2. Final Plans (including misc. costs)	$22,500
3. Movable Equipment		3. Construction (including misc. & other costs)	$2,460,000
4. Project Contingency	$215,239		
5. Miscellaneous Costs	$74,257		
Total	$2,500,000	**Total**	$2,500,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016						-
FY 2017						-
FY 2018						-
FY 2019						-
FY 2020	2,500,000					2,500,000
FY 2021						-
SUB YRS.						-
TOTAL	2,500,000	-	-	-	-	2,500,000

Project Request Explanation--DA 418B

1. Project Title: Memorial Hall Stone Repair and Tuckpoint	2. Project Priority: 16
Agency: Department of Administration Office of Facilities and Property Management	

3. Project Description and Justification:

The Department of Administration requests funding from the state general fund to repair damaged limestone panels and to re-point and re-caulk deteriorated limestone panel joints at the exterior walls and around the windows. Open joints and spalled stone allow water to penetrate the panels and window frames which leads to deterioration of the stone facing.

The estimated design time and construction of this project is estimated to take six (6) months.

Building Condition Rating: Memorial Hall: 81.6
Component Condition: Exterior Building Components: Walls: Deficient

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	$411,425	1. Preliminary Plans (including misc. costs).	$11,335
2. Architect's Fee	$32,386	2. Final Plans (including misc. costs)	$14,574
3. Movable Equipment		3. Construction (including misc. & other costs)	$549,091
4. Project Contingency	$74,257		
5. Miscellaneous Costs	$56,931		
Total	$575,000	Total	$575,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016						-
FY 2017						-
FY 2018						-
FY 2019						-
FY 2020	575,000					575,000
FY 2021						-
SUB YRS.						-
TOTAL	575,000	-	-	-	-	575,000

Project Request Explanation--DA 418B

1. Project Title: Kansas Judicial Center Stone Repair and Tuckpoint	2. Project Priority: 17
Agency: Department of Administration Office of Facilities and Property Management	

3. Project Description and Justification:

The Department of Administration requests funding from the state general fund to clean, seal and restore all exterior limestone and granite walls, soffits and parapets. Deteriorated mortar joints and caulking will be inspected and replaced as necessary. Without cleaning and due to pollutants in the air, the limestone and granite panels will continue to stain and the staining will become more difficult to remove. Open joints will allow water to penetrate the exterior panels and could cause enough damage that the stone will have to be replaced.

The estimated design and construction of this project is estimated to take five (5) months.

Campus Utility and Infrastructure Rating: Kansas Judicial Center: 76.9
Component Condition: Exterior Building Components: Walls: Deficient

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	$160,993	1. Preliminary Plans (including misc. costs)	$4,436
2. Architect's Fee	$12,673	2. Final Plans (including misc. costs)	$5,703
3. Movable Equipment			
4. Project Contingency	$29,057	3. Construction (including misc. & other costs)	$214,862
5. Miscellaneous Costs	$22,277		
Total	$225,000	**Total**	$225,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY2016						-
FY2017						-
FY2018						-
FY2019	225,000					225,000
FY2020						-
FY2021						-
SUB YRS.						-
TOTAL	225,000	-	-	-	-	225,000

DA 418B

PROJECT REQUEST EXPLANATION

1. Project Title: **Landon State Office Building Elevators**	2. Project Priority: 18
Agency: Department of Administration Office of Facilities and Property Management	

3. Project Description and Justification

The Department of Administration requests funding from the State General Fund to modernize all the Landon Building elevators.

The elevators in the Landon Building are not reliable and break down on a regular basis. This project will include replacing all the elevator controls, power feed, lifting cables, motors, gear boxes and major equipment. It will also include repairs to the hoist way, railings and refurbishment of elevator cars. This project will need to be coordinated so that the building can remain occupied as the work is being done.

The design time and construction of this project could be phased over one (1) year.

Building Condition Rating: Landon State Office Building: 72.5
Component Condition: Interior Building Components: Elevators: Poor

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	1,926,604	1. Preliminary Plans (including misc. costs)	$52,945
2. Architect's Fee	$151,271	2. Final Plans (including misc. costs)	$68,072
3. Movable Equipment		3. Construction (including misc. & other costs)	$2,228,983
4. Project Contingency	$202,325		
5. Miscellaneous Costs	$69,802		
Total	$2,350,000	**Total**	$2,350,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Printing Svc Depr 3. Fund - 6167	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.						-
FY 2016						-
FY 2017						-
FY 2018						-
FY 2019						-
FY 2020	2,350,000					2,350,000
FY 2021						-
SUB YRS.						-
TOTAL	2,350,000	-	-	-	-	2,350,000

CAPITAL IMPROVEMENTS – DEBT SERVICE – ON BUDGET

AD ASTRA PER ASPERA

Kansas

Office of Facilities and Property Management

July 1, 2015

9-33

FIVE-YEAR CAPITAL BUDGET PLAN–DA 418A - Page 1

DIVISION OF THE BUDGET
STATE OF KANSAS

AGENCY NAME: Agency: 173 DEPARTMENT OF ADMINISTRATION DIVISION OF FACILITIES MANAGEMENT

PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS	CURRENT YEAR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	SUBSEQUENT YEARS
ON-BUDGET - Debt Service									
STATE GENERAL FUND - (SGF)									
Statehouse - Parking Garage - Principal	15,125,000	7,725,000	910,000	955,000	1,000,000	1,050,000	1,105,000	1,160,000	1,220,000
Statehouse - Parking Garage - Interest	7,655,418	6,304,775	338,996	296,209	249,125	199,188	146,625	90,000	30,500
Statehouse-Rest & Rehab-Add Reno-Principal	6,610,000	2,900,000	560,000	580,000	605,000	630,000	655,000	680,000	-
Statehouse-Restoration & Rehab-Additional Renovation Bonds-Interest	2,611,579	2,064,284	150,535	128,135	104,935	80,735	54,905	28,050	-
Statehouse-Rest & Rehab-Add Reno Part B -Principal	12,425,000	6,030,000	1,170,000	1,220,000	1,275,000	1,335,000	1,395,000	-	-
Statehouse-Rest & Rehab-Add Reno Bonds Part B & Phase IV-A -Interest	8,582,343	7,846,246	256,856	206,006	149,869	91,978	31,388	-	-
Statehouse-Rest & Rehab-Phase IV Part B-Principal	37,720,000	7,300,000	1,600,000	1,665,000	1,730,000	1,800,000	1,875,000	1,960,000	19,790,000
Statehouse-Restoration & Rehab-Phase IV Part B-Interest	21,418,825	9,535,495	1,420,306	1,359,006	1,291,106	1,220,506	1,144,663	1,060,719	4,387,024
Statehouse-Rest & Rehab-Phase V Part A-Principal	39,575,000	7,150,000	2,145,000	1,675,000	1,730,000	1,790,000	1,855,000	1,935,000	21,295,000
Statehouse-Restoration & Rehab-Phase V Part A-Interest	24,155,697	8,976,574	1,649,630	1,585,955	1,532,717	1,473,279	1,407,173	1,324,017	6,206,352
Statehouse - Rest & Rehab - Ref Ser 2001W-5-Prin	16,610,000	3,930,000	2,285,000	1,355,000	1,395,000	1,465,000	1,535,000	1,605,000	3,040,000
Statehouse - Rest & Rehab - Refunding Series 2001W-5-Interest	4,837,215	2,653,101	519,063	447,925	389,438	322,313	253,000	180,500	71,875
Statehouse-Rest & Rehab-Phase V Part B-Principal	40,270,000	6,720,000	1,785,000	1,830,000	1,880,000	1,935,000	1,995,000	2,060,000	22,065,000
Statehouse-Restoration & Rehab-Phase V Part B-Interest	23,811,194	7,639,022	1,772,303	1,702,688	1,625,828	1,541,228	1,449,315	1,351,560	6,729,250
Statehouse - Rest & Rehab - Add Funds (KU Pharm)	4,500,000	-	-	-	-	-	-	-	4,500,000
Statehouse - Rest & Rehab - Additional Funds (KU Pharm Issue)	4,957,160	848,625	282,875	282,875	282,875	282,875	282,875	282,875	2,411,285
Statehouse-Restoration & Rehab-Additional Funds	53,780,000	8,640,000	2,105,000	2,170,000	2,260,000	2,350,000	2,465,000	2,590,000	31,200,000
Statehouse-Restoration & Rehab-Additional Funds-Interest	22,291,101	6,314,457	1,712,538	1,649,388	1,562,588	1,472,188	1,354,688	1,231,438	6,993,816
SUBTOTAL DEBT SERVICE PRINCIPAL - On Budget	226,615,000	50,395,000	12,560,000	11,450,000	11,875,000	12,355,000	12,880,000	11,990,000	103,110,000
Subtotal Interest - On Budget	120,320,532	52,182,579	8,103,102	7,658,187	7,188,481	6,684,290	6,124,632	5,549,159	26,830,102

Rev. 7/98

FIVE-YEAR CAPITAL BUDGET PLAN—DA 418A - Page 2

DIVISION OF THE BUDGET
STATE OF KANSAS

AGENCY NAME:

Agency: 173
DEPARTMENT OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT

9-34

PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS	CURRENT YEAR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	SUBSEQUENT YEARS
ON-BUDGET - Debt Service Cont'd									
STATE GENERAL FUND - (SGF) - Cont'd									
Statehouse-Restoration & Rehab-Additional-Principal	10,840,000	800,000	365,000	380,000	395,000	415,000	435,000	455,000	7,595,000
Statehouse-Restoration & Rehab-Additional - Interest	6,303,522	915,622	490,600	476,000	460,800	445,000	424,250	402,500	2,688,750
Statehouse-Rest & Rehab-Part Ref Phase II-Principal	11,770,000	1,090,000	990,000	1,030,000	1,075,000	1,120,000	1,170,000	1,230,000	4,065,000
Statehouse-Restoration & Rehab-Partial Ref Phase II - Interest	3,739,578	970,578	503,050	463,450	422,250	379,250	323,250	264,750	413,000
KS Dept of Transportation - CTP - Debt Service	84,450,000	55,025,000	9,380,000	9,815,000	10,230,000	-	-	-	-
KS Dept of Transportation - CTP - Debt Service - Interest	76,317,000	74,436,669	1,054,213	621,519	204,600	-	-	-	-
TOTAL DEBT SERVICE PRINCIPAL - On Budget	333,675,000	107,310,000	23,295,000	22,675,000	23,575,000	13,890,000	14,485,000	13,675,000	114,770,000
Total Interest - On Budget	206,680,633	128,505,448	10,150,965	9,219,156	8,276,131	7,508,540	6,872,132	6,216,409	29,931,852

Rev. 7/98

(370,952)

Project Request Explanation--DA 418B

1. Project Title: Statehouse-Rest & Rehab-Add Reno-Principal	2. Project Priority:
Agency: Department of Administration Division of Facilities Management	

3. Project Description and Justification:

The capital improvement project for the construction, equipping, furnishing, renovation, reconstruction and repair of the state capitol was approved for the Secretary of Administration jointly with the Legislative Coordinating Council. The project was estimated to be completed in four phases over a period of nine years.

In May, 2001, the Legislative Coordinating Council approved the schematic plans presented to the Capitol Restoration Commission. Included in the plans was the addition of an underground parking garage that is partially located below the visitors' center. Also approved were expenditures for the project, not to exceed $15,000,000 plus all amounts required for costs of any bond issuance, costs of interest on any bond issued or obtained for such capital improvement project and any required reserves for payment of principal and interest on any bond. This work has been completed.

Debt Service on the parking garage is shown below.

Note: Because interest is an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	15,125,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	15,125,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	15,125,000	Total	15,125,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	7,725,000					7,725,000
FY 2016	910,000					910,000
FY 2017	955,000					955,000
FY 2018	1,000,000					1,000,000
FY 2019	1,050,000					1,050,000
FY 2020	1,105,000					1,105,000
FY 2021	1,160,000					1,160,000
SUB YRS.	1,220,000					1,220,000
TOTAL	15,125,000	-	-	-	-	15,125,000

Project Request Explanation--DA 418B

1. Project Title: Statehouse-Rest & Rehab-Phase V Part A-Principal Agency: Department of Administration Division of Facilities Management	2. Project Priority:

3. Project Description and Justification:

The capital improvement project for the construction, equipping, furnishing, renovation, reconstruction and repair of the state capitol was approved for the Secretary of Administration jointly with the Legislative Coordinating Council. The project was estimated to be completed in four phases over a period of nine years.

House Bill 2957 of the 2006 Legislative Session authorized issuance of bonds, whereby expenditures for additional funding of the project would not exceed $16,227,091 plus all amounts required for costs of any bond issuance, costs of interest on any bond issued or obtained for such capital improvement project and any required reserves for payment of principal and interest on any bond.

The issuance of these bonds provided additional financing for the capital improvement project to construct, equip, furnish, renovate, reconstruct and repair the State Capitol.

Bonds in the amount of $7,475,000 were issued in Fiscal Year 2007, and the debt service for them is included.

Note: Because interest is an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	6,610,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	6,610,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	6,610,000	**Total**	6,610,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	2,900,000					2,900,000
FY 2016	560,000					560,000
FY 2017	580,000					580,000
FY 2018	605,000					605,000
FY 2019	630,000					630,000
FY 2020	655,000					655,000
FY 2021	680,000					680,000
SUB YRS.	-					-
TOTAL	6,610,000	-	-	-	-	6,610,000

Project Request Explanation--DA 418B

1. Project Title: Statehouse-Restoration & Rehab-Additional Renovation Bonds Part B & Phase IV-A - Principal	2. Project Priority:
Agency: Department of Administration Division of Facilities Management	

3. Project Description and Justification:

The capital improvement project for the construction, equipping, furnishing, renovation, reconstruction and repair of the state capitol was approved for the Secretary of Administration jointly with the Legislative Coordinating Council. The project was estimated to be completed in four phases over a period of nine years.

House Bill 2957 of the 2006 Legislative Session authorized issuance of bonds, whereby expenditures for additional funding of the project would not exceed $16,227,091 plus all amounts required for costs of any bond issuance, costs of interest on any bond issued or obtained for such capital improvement project and any required reserves for payment of principal and interest on any bond. The issuance of these bonds will provide additional financing for the capital improvement project to construct, equip, furnish, renovate, reconstruct and repair the State Capitol.

Bonds for Part B of these Statehouse Additional costs in the amount of $8,725,000 were issued in Fiscal Year 2008, and the debt service for them is included.

House Bill 2368 of the 2007 Legislative Session authorized issuance of bonds, whereby expenditures from the moneys received from the issuance of bonds for such capital improvement project shall not exceed $55,000,000, plus all amounts required for costs of bond issuance, costs of interest on the bonds issued for such capital improvement project during the construction of such project and any required reserves for the payment of principal and interest on the bonds.

Phase IV work includes the South and North Wings and Rotunda restoration and rehabilitation from the basement to the attic. The work includes the replacement and/or modifications of the existing mechanical, electrical, HVAC and plumbing systems. The exterior and interior of the North and South Wings have been restored and rehabilitated.

Bonds for Part A of Phase IV in the amount of $18,275,000 were issued in Fiscal Year 2008, and the debt service for them is included. Bonds were issued for the remaining amount in August, 2008.

Note: Because interest is an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	12,425,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment			
4. Project Contingency		3. Construction (including misc. & other costs)	12,425,000
5. Miscellaneous Costs			
Total	12,425,000	Total	12,425,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	6,030,000					6,030,000
FY 2016	1,170,000					1,170,000
FY 2017	1,220,000					1,220,000
FY 2018	1,275,000					1,275,000
FY 2019	1,335,000					1,335,000
FY 2020	1,395,000					1,395,000
FY 2021	-					-
SUB YRS.	-					-
TOTAL	12,425,000	-	-	-	-	12,425,000

Project Request Explanation--DA 418B

1. Project Title: Statehouse-Restoration & Rehab- Phase IV Part B - Principal Agency: Department of Administration Division of Facilities Management	2. Project Priority:

3. Project Description and Justification:

The capital improvement project for the construction, equipping, furnishing, renovation, reconstruction and repair of the state capitol was approved for the Secretary of Administration jointly with the Legislative Coordinating Council. The project was estimated to be completed in four phases over a period of nine years.

House Bill 2368 of the 2007 Legislative Session authorized issuance of bonds, whereby expenditures from the moneys received from the issuance of bonds for such capital improvement project shall not exceed $55,000,000, plus all amounts required for costs of bond issuance, costs of interest on the bonds issued for such capital improvement project during the construction of such project and any required reserves for the payment of principal and interest on the bonds.

Phase IV work includes the South and North Wings and Rotunda restoration and rehabilitation from the basement to the attic. The work includes the replacement and/or modifications of the existing mechanical, electrical, HVAC and plumbing systems. The exterior and interior of the North and South Wings are being restored and rehabilitated. The Visitor Center is also scheduled to be completed. This phase is currently being completed.

Bonds for Part B of Phase IV in the amount of $18,275,000 were issued in Fiscal Year 2009, and the debt service for them is included.

Note: Because interest is an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	37,720,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	37,720,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	37,720,000	**Total**	37,720,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	7,300,000					7,300,000
FY 2016	1,600,000					1,600,000
FY 2017	1,665,000					1,665,000
FY 2018	1,730,000					1,730,000
FY 2019	1,800,000					1,800,000
FY 2020	1,875,000					1,875,000
FY 2021	1,960,000					1,960,000
SUB YRS.	19,790,000					19,790,000
TOTAL	37,720,000	-	-	-	-	37,720,000

Project Request Explanation--DA 418B

Statehouse-Restoration & Rehab-Phase V-A -Principal Department of Administration Division of Facilities Management	2. Project Priority:

The capital improvement project for the construction, equipping, furnishing, renovation, reconstruction and repair of the state capitol was approved for the Secretary of Administration jointly with the Legislative Coordinating Council. The project was estimated to be completed in four phases over a period of nine years.

Senate Bill 534 of the 2008 Legislative Session authorized issuance of bonds, whereby expenditures for additional funding of the project would not exceed $38,800,000 plus all amounts required for costs of any bond issuance, costs of interest on any bond issued or obtained for such capital improvement project and any required reserves for payment of principal and interest on any bond. The issuance of these bonds will provide additional financing for the capital improvement project to construct, equip, furnish, renovate, reconstruct and repair the State Capitol.

Phase V work includes the North Wing and Rotunda restoration and rehabilitation from the basement to the attic. This work includes the replacement and/or modifications of the existing mechanical, electrical, HVAC and plumbing systems. These bonds will finance a portion of Phase V. This phase has been completed.

Note: Because interest is an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	39,575,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment			
4. Project Contingency		3. Construction (including misc. & other costs)	39,575,000
5. Miscellaneous Costs			
Total	39,575,000	Total	39,575,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	7,150,000					7,150,000
FY 2016	2,145,000					2,145,000
FY 2017	1,675,000					1,675,000
FY 2018	1,730,000					1,730,000
FY 2019	1,790,000					1,790,000
FY 2020	1,855,000					1,855,000
FY 2021	1,935,000					1,935,000
SUB YRS.	21,295,000					21,295,000
TOTAL	39,575,000	-	-	-	-	39,575,000

Project Request Explanation--DA 418B

1. Project Title: Statehouse-Partial Refunding Phase I Part B - Principal Agency: Department of Administration Division of Facilities Management	2. Project Priority:

3. Project Description and Justification:

The capital improvement project for the construction, equipping, furnishing, renovation, reconstruction and repair of the state capitol was approved for the Secretary of Administration jointly with the Legislative Coordinating Council. The project was estimated to be completed in four phases over a period of nine years.

It was found to be economically advantageous to refund a portion of the bonds initially sold to complete Phase I Part B of the Statehouse Renovation (Series 2001W-5)

Note: Because interest is an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	16,610,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	16,610,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	16,610,000	**Total**	16,610,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	3,930,000					3,930,000
FY 2016	2,285,000					2,285,000
FY 2017	1,355,000					1,355,000
FY 2018	1,395,000					1,395,000
FY 2019	1,465,000					1,465,000
FY 2020	1,535,000					1,535,000
FY 2021	1,605,000					1,605,000
SUB YRS.	3,040,000					3,040,000
TOTAL	16,610,000	-	-	-	-	16,610,000

Project Request Explanation--DA 418B

Statehouse-Restoration & Rehab-Phase V-B -Principal Department of Administration Division of Facilities Management	2. Project Priority:

The capital improvement project for the construction, equipping, furnishing, renovation, reconstruction and repair of the state capitol was approved for the Secretary of Administration jointly with the Legislative Coordinating Council. The project was estimated to be completed in four phases over a period of nine years.

House Bill 2373 of the 2009 Legislative Session authorized issuance of bonds, whereby expenditures for additional funding of the project would not exceed $38,000,000 plus all amounts required for costs of any bond issuance, costs of interest on any bond issued or obtained for such capital improvement project and any required reserves for payment of principal and interest on any bond. The issuance of these bonds will provide additional financing for the capital improvement project to construct, equip, furnish, renovate, reconstruct and repair the State Capitol.

Phase V work includes the North Wing and Rotunda restoration and rehabilitation from the basement to the attic. This work includes the replacement and/or modifications of the existing mechanical, electrical, HVAC and plumbing systems. These bonds will finance a portion of Phase V. This phase has been completed.

Note: Because interest is an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	40,270,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	40,270,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	40,270,000	**Total**	40,270,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	6,720,000					6,720,000
FY 2016	1,785,000					1,785,000
FY 2017	1,830,000					1,830,000
FY 2018	1,880,000					1,880,000
FY 2019	1,935,000					1,935,000
FY 2020	1,995,000					1,995,000
FY 2021	2,060,000					2,060,000
SUB YRS.	22,065,000					22,065,000
TOTAL	40,270,000	-	-	-	-	40,270,000

Project Request Explanation--DA 418B

Statehouse-Restoration & Rehab-Additional Funds (KU Pharm Issue) Department of Administration Division of Facilities Management	2. Project Priority:

The capital improvement project for the construction, equipping, furnishing, renovation, reconstruction and repair of the state capitol was approved for the Secretary of Administration jointly with the Legislative Coordinating Council. The project was estimated to be completed in four phases over a period of nine years.

Senate Bill 572 of the 2010 Legislative Session authorized issuance of bonds, whereby expenditures for additional funding of the project would not exceed $36,000,000 plus all amounts required for costs of any bond issuance, costs of interest on any bond issued or obtained for such capital improvement project and any required reserves for payment of principal and interest on any bond. The issuance of these bonds will provide additional financing for the capital improvement project to construct, equip, furnish, renovate, reconstruct and repair the State Capitol.

House Bill 2014 of the 2011 Legislative Session authorized issuance of bonds, whereby expenditures for additional funding of the project would not exceed $24,300,000 plus all amounts required for costs of bond issuance, costs of interest on the bonds issued for such capital improvement project during the construction of such project and any required reserves for the payment of principal and interest on the bonds. The issuance of these bonds will provide additional financing for the capital improvement project to construct, equip, furnish, renovate, reconstruct and repair the State Capitol. Only $18,000,000 of this amount has been issued to date. The balance were issued in fiscal year 2014.

In 2009 bonds were issued to build the KU Pharmacy. Not all of the proceeds were needed for the project. $4,500,000 remained from the KU Pharmacy project and were used for the Statehouse restoration. It reduced the remaining bond authority so less bonds were subsequently issued. These proceeds will also fund restoration and repair of the copper dome and roof. This phase has been completed.

Note: Because interest is an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	4,500,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	4,500,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	4,500,000	Total	4,500,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	-					-
FY 2016	-					-
FY 2017	-					-
FY 2018	-					-
FY 2019	-					-
FY 2020	-					-
FY 2021	-					-
SUB YRS.	4,500,000					4,500,000
TOTAL	4,500,000	-	-	-	-	4,500,000

Project Request Explanation--DA 418B

1. Project Title: Statehouse-Restoration & Rehab-Additional Funds Agency: Department of Administration Division of Facilities Management	2. Project Priority:

3. Project Description and Justification:

The capital improvement project for the construction, equipping, furnishing, renovation, reconstruction and repair of the state capitol was approved for the Secretary of Administration jointly with the Legislative Coordinating Council. The project was estimated to be completed in four phases over a period of nine years.

Senate Bill 572 of the 2010 Legislative Session authorized issuance of bonds, whereby expenditures for additional funding of the project would not exceed $36,000,000 plus all amounts required for costs of any bond issuance, costs of interest on any bond issued or obtained for such capital improvement project and any required reserves for payment of principal and interest on any bond. The issuance of these bonds will provide additional financing for the capital improvement project to construct, equip, furnish, renovate, reconstruct and repair the State Capitol.

House Bill 2014 of the 2011 Legislative Session authorized issuance of bonds, whereby expenditures for additional funding of the project would not exceed $24,300,000 plus all amounts required for costs of bond issuance, costs of interest on the bonds issued for such capital improvement project during the construction of such project and any required reserves for the payment of principal and interest on the bonds. The issuance of these bonds will provide additional financing for the capital improvement project to construct, equip, furnish, renovate, reconstruct and repair the State Capitol. Only $18,000,000 of this amount has been issued to date. The balance will be issued in fiscal year 2014.

A portion of these proceeds will continue to fund the North Wing and Rotunda restoration and rehabilitation from the basement to the attic. This work includes the replacement and/or modifications of the existing mechanical, electrical, HVAC and plumbing systems. A portion of these proceeds will also fund restoration and repair of the copper dome and roof. This phase has been completed.

Note: Because interest is an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	53,780,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	53,780,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	53,780,000	Total	53,780,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	8,640,000					8,640,000
FY 2016	2,105,000					2,105,000
FY 2017	2,170,000					2,170,000
FY 2018	2,260,000					2,260,000
FY 2019	2,350,000					2,350,000
FY 2020	2,465,000					2,465,000
FY 2021	2,590,000					2,590,000
SUB YRS.	31,200,000					31,200,000
TOTAL	53,780,000	-	-	-	-	53,780,000

Project Request Explanation--DA 418B

1. Project Title: Statehouse-Restoration & Rehab-Additional -Principal Agency: Department of Administration Division of Facilities Management	2. Project Priority:

3. Project Description and Justification:

The capital improvement project for the construction, equipping, furnishing, renovation, reconstruction and repair of the state capitol was approved for the Secretary of Administration jointly with the Legislative Coordinating Council. The project was estimated to be completed in four phases over a period of nine years.

House Bill 2014 of the 2011 Legislative Session authorized issuance of bonds, whereby expenditures for additional funding of the project would not exceed $24,300,000 plus all amounts required for costs of bond issuance, costs of interest on the bonds issued for such capital improvement project during the construction of such project and any required reserves for payment of principal and interest on the bonds. The issuance of these bonds will provide additional financing for the capital improvement project to construct, equip, furnish, renovate, reconstruct and repair the State Capitol.

Bonds for Part B of these Statehouse Additional costs in the amount of $6,300,000 will be issued in Fiscal Year 2014, and the debt service for them is included.

Senate Bill 294 of the 2012 Legislative Session authorized issuance of bonds, whereby expenditures from the moneys received from the issuance of any such bonds shall not exceed $10,000,000, plus all amounts required for costs of bond issuance, costs of interest on the bonds issued for such capital improvement project during the construction of such project and any required reserves for the payment of principal and interest on the bonds.

A portion of these proceeds will continue to fund the North Wing basement restoration and rehabilitation known as the new Visitor Center. The Visitor Center work includes the replacement and/or modifications of the existing mechanical, electrical, HVAC and plumbing systems, telephone and data systems and the security system. A portion of these proceeds will also fund the Site Work improvements which include replacement and/or modifications of existing sidewalks, driveways, plaza area, site lighting, landscape materials and sprinkler system. A portion of these proceeds will also fund replacement of the copper dome and copper roof. This work has been completed.

Note: Because interest is an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	10,840,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	10,840,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	10,840,000	Total	10,840,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	800,000					800,000
FY 2016	365,000					365,000
FY 2017	380,000					380,000
FY 2018	395,000					395,000
FY 2019	415,000					415,000
FY 2020	435,000					435,000
FY 2021	455,000					455,000
SUB YRS.	7,595,000					7,595,000
TOTAL	10,840,000	-	-	-	-	10,840,000

Project Request Explanation--DA 418B

1. Project Title: Statehouse-Restoration & Rehab-Partial Refunding Phase II - Principal Agency: Department of Administration Division of Facilities Management	2. Project Priority:

3. Project Description and Justification:

The capital improvement project for the construction, equipping, furnishing, renovation, reconstruction and repair of the state capitol was approved for the Secretary of Administration jointly with the Legislative Coordinating Council. The project was estimated to be completed in four phases over a period of nine years.

It was found to be economically advantageous to refund a portion of the bonds initially sold to complete Phase II of the Statehouse Renovation (Series 2004G-1).

Note: Because interest is an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form but is reflected on Form DA-418A memo entries.

NOTE: Because interest in an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form, but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	11,770,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	11,770,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	11,770,000	**Total**	11,770,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	1,090,000					1,090,000
FY 2016	990,000					990,000
FY 2017	1,030,000					1,030,000
FY 2018	1,075,000					1,075,000
FY 2019	1,120,000					1,120,000
FY 2020	1,170,000					1,170,000
FY 2021	1,230,000					1,230,000
SUB YRS.	4,065,000					4,065,000
TOTAL	11,770,000	-	-	-	-	11,770,000

Project Request Explanation--DA 418B

1. Project Title: KS Dept of Transportation - CTP - Debt Service Agency: Department of Administration Division of Facilities Management	2. Project Priority:

3. Project Description and Justification:

In 2006 bonds were issued to provide financing for the 2006 Comprehensive Transportation Program to enhance the highway system in Kansas. A portion of the principal ($117,740,000) of these bonds is being refunded by Series 2015A.

NOTE: Because interest in an operating expense, not a capital improvement, interest paid on the bonds is not shown on this form, but is reflected on Form DA-418A memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	84,450,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	84,450,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	84,450,000	**Total**	84,450,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	55,025,000					55,025,000
FY 2016	9,380,000					9,380,000
FY 2017	9,815,000					9,815,000
FY 2018	10,230,000					10,230,000
FY 2019	-					-
FY 2020	-					-
FY 2021	-					-
SUB YRS.	-					-
TOTAL	84,450,000	-	-	-	-	84,450,000

CAPITAL IMPROVEMENTS – DEBT SERVICE – OFF BUDGET

AD ASTRA PER ASPERA

Kansas

Office of Facilities and Property Management July 1, 2015

9-48

FIVE-YEAR CAPITAL BUDGET PLAN–DA 418A

DIVISION OF THE BUDGET
STATE OF KANSAS

Agency: 173
AGENCY NAME: DEPARTMENT OF ADMINISTRATION
DIVISION OF FACILITIES MANAGEMENT

PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS	CURRENT YEAR	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	SUBSEQUENT YEARS
OFF-BUDGET - Debt Service									
STATE BUILDING OPERATING FUND - (SBOF)									
Memorial Hall - Principal	2,720,000	1,235,000	340,000	360,000	385,000	400,000	-	-	-
Memorial Hall - Interest	669,438	515,813	65,750	48,250	29,625	10,000	-	-	-
Moved from the State General Fund in FY 2000									
Eisenhower State Office Building Purchase & Remodel - Principal	28,110,000	6,685,000	1,390,000	1,450,000	1,525,000	1,590,000	715,000	1,085,000	13,670,000
Purchase & Remodel 7th & Harrison Bldg. - Interest	15,515,458	6,575,034	987,906	916,906	842,531	764,656	707,031	662,031	4,059,363
STATE BUILDINGS DEPRECIATION FUND - (SBDF)									
State of Kansas Projects-Refunding - Principal	5,270,000	1,465,000	525,000	590,000	620,000	655,000	690,000	725,000	-
State of Kansas Projects-Refunding - Interest	1,754,419	1,152,375	175,044	149,250	119,000	87,125	53,500	18,125	-
TOTAL DEBT SERVICE PRINCIPAL - Off Budget	36,100,000	9,385,000	2,255,000	2,400,000	2,530,000	2,645,000	1,405,000	1,810,000	13,670,000
Total Interest - Off Budget	17,939,315	8,243,222	1,228,700	1,114,406	991,156	861,781	760,531	680,156	4,059,363

Rev. 7/98

Project Request Explanation--DA 418B

1. Project Title: Memorial Hall - Principal Department of Administration Division of Facilities Management	2. Project Priority:

The 1995 Legislature gave statutory authority for the Secretary of Administration to make expenditures to renovate and equip Memorial Hall as an office building. Although the legislature appropriated State General Fund amounts for this project, a major portion was funded with bonds issued by the Kansas Development Finance Authority (KDFA). In 1998 the KDFA issued bonds for the remodeling of Memorial Hall. Rents from tenant agencies are deposited in the State Buildings Operating Fund. Debt Service is paid from the rents.

In February, 2010 a partial refunding of Series 1998L for $2,920,000 was completed with Series 2010E-1.2. Principal of $2,670,000 was previously paid for Series 1998L. Listed below are the Series 2010E-1.2 refunding payments.

NOTE: Because interest is an operating expense, not a capital improvement, interest paid on this lease/purchase contract is not shown on this form, but is reflected on Form DA-418A as memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)		1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment			
4. Project Contingency		3. Construction (including misc. & other costs)	5,590,000
5. Miscellaneous Costs	5,590,000		
Total	5,590,000	Total	5,590,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	Motor Pool Serv 3. Fund - 6109	Printing Service 4. Fund - 6165	State Bldgs Oper 5. Fund - 6148	TOTAL
PRIOR YRS.	-				1,235,000	1,235,000
FY 2016					340,000	340,000
FY 2017					360,000	360,000
FY 2018					385,000	385,000
FY 2019					400,000	400,000
FY 2020					-	-
FY 2021					-	-
SUB YRS.					-	-
TOTAL	-	-	-	-	2,720,000	2,720,000

Project Request Explanation--DA 418B

1. Project Title: State of Kansas Projects-Refunding - Principal Agency: Department of Administration Division of Facilities Management	2. Project Priority:

3. Project Description and Justification:

The 2001 Legislature gave bonding authority to the Secretary of Administration to make expenditures to accomplish five projects:

1. Landon State Office Building - relating to capitol complex consolidation
2. Brigham Building at State Complex West - for an SRS staff development and training center
3. Woodward Building at State Complex West - for housing for the Kansas Services for the Blind
4. Forbes Building #740 - for remodeling the KDHE laboratory facilities
5. Capitol Complex Steam System - upgrades

Rents from tenant agencies are deposited in the State Buildings Operating Fund. Each year at least 5% of the rent received is transferred to the State Building Depreciation Fund. Debt Service is paid from this fund.

In February, 2010 a partial refunding of Series 2001O for $5,465,000 was completed with Series 2010E-1.3. Principal of $3,855,000 was previously paid for Series 2001O. Listed below are the Series 2010E-1.3 refunding payments.

NOTE: Because interest is an operating expense, not a capital improvement, interest paid on this lease/purchase contract is not shown on this form, but is reflected on Form DA-418A as memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	5,270,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	5,270,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	5,270,000	**Total**	5,270,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	St Budget Stab 3. Fund - 2295	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.					1,465,000	1,465,000
FY 2016					525,000	525,000
FY 2017					590,000	590,000
FY 2018					620,000	620,000
FY 2019					655,000	655,000
FY 2020					690,000	690,000
FY 2021					725,000	725,000
SUB YRS.					-	-
TOTAL	-	-	-	-	5,270,000	5,270,000

Project Request Explanation--DA 418B

1. Project Title: Eisenhower State Office Building Purchase & Remodel - Principal Agency: Department of Administration Division of Facilities Management	2. Project Priority:

3. Project Description and Justification:

The Legislature gave statutory authority for the Secretary of Administration to purchases and remodel the Eisenhower State Office Building. Remodeling work included modifications for building code compliance and hazardous material abatement. Other work included structural modifications for high-density file storage, floor plan reconfigurations, telecommunications upgrade, security system upgrade, fire alarm upgrade and Uninterruptible Power Source (UPS) replacement.

In August, 2009 a refunding of Series 2002J for $29,595,000 was completed with Series 2009M-1. Principal of $3,760,000 was previously paid for Series 2002J. Listed below are the Series 2009M-1 refunding payments.

NOTE: Because interest is an operating expense, not a capital improvement, interest paid on this lease/purchase contract is not shown on this form, but is reflected on Form DA-418A as memo entries.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	28,110,000	1. Preliminary Plans (including misc. costs)	
2. Architect's Fee		2. Final Plans (including misc. costs)	
3. Movable Equipment		3. Construction (including misc. & other costs)	28,110,000
4. Project Contingency			
5. Miscellaneous Costs			
Total	28,110,000	**Total**	28,110,000

6. Amount by Source of Financing:

FISCAL YEARS	State General 1. Fund - 1000	Bldgs. & Grounds 2. Fund - 2028	St Budget Stab 3. Fund - 2295	State Bldgs Oper 4. Fund - 6148	State Bldgs Depr 5. Fund - 6149	TOTAL
PRIOR YRS.				6,685,000		6,685,000
FY 2016				1,390,000		1,390,000
FY 2017				1,450,000		1,450,000
FY 2018				1,525,000		1,525,000
FY 2019				1,590,000		1,590,000
FY 2020				715,000		715,000
FY 2021				1,085,000		1,085,000
SUB YRS.				13,670,000		13,670,000
TOTAL	-	-	-	28,110,000	-	28,110,000