



Kansas Bureau of Investigation

Kirk D. Thompson
Director

Derek Schmidt
Attorney General

Before the Joint Committee on State Building Construction
Director Kirk D. Thompson
Kansas Bureau of Investigation
October 21, 2015

Chairman Brunk and Members of the Committee:

Good morning and thank you for the opportunity to discuss the Kansas Bureau of Investigation (KBI) Five-Year Capital Budget Plan and the status of several of our ongoing capital projects. My report to the committee is substantially the same as when we met in February of this year with the following exceptions:

Successes

KBI Forensic Science Center

Construction on the new forensic science center is complete – thank you all for your support and encouragement! We took possession of the facility on October 5th. Our grand opening is scheduled for November 2nd at 10:00 AM. It is our sincere hope that you will all be able to attend and celebrate this unique accomplishment in support of public safety in our state. Since you are scheduled to tour the facility later today, with your concurrence, I will wait to brief you on that project at that time.

KHP / KBI - Wichita Offices

Thanks to a great partnership with the Kansas Highway Patrol, we were offered the opportunity to lease office space in their new troop headquarters for the Wichita area. That building is almost complete. We expect to move in during November.

KBI - Kansas City Area Office

We successfully transitioned from our 30+ year old offices in Overland Park, to new space in Lenexa. While the new space is slightly smaller it is much more efficient and conducive to our operations.

KBI – Great Bend Regional Office

We have successfully completed three major projects at Great Bend. Our roof has been repaired, our boiler has been replaced and a new UPS has been installed. These projects have been before this committee on multiple occasions and we are happy to report that those repairs have been made.

Concerns

The KBI owns three separate facilities with a total of approximately 94,000 square feet. We receive a yearly appropriation of \$100,000 to maintain these structures. That level of funding, while insufficient, is critical to maintain the state investment and keep the buildings functional and safe. All repairs under \$25,000, we attempt to make from that appropriation. Repairs in excess of \$25,000 are addressed through budget enhancement requests.

In recognition of the state fiscal position, we have reduced our facility related requests to what we believe is the lowest possible level and have deferred requests on other projects for future years. The following three projects are those for which we seek your support for additional funding.

Headquarters Parking Garage - \$334,705

A major concern for the KBI is the deterioration of the headquarters parking garage in Topeka. A supplemental request of \$334,705 for the current budget year (2016) was submitted in the revised budget document for FY 2016/FY 2017. We had originally planned to seek funding in FY 2017, but concerns over structural failure have moved this project to the top of the priority list. The agency received a material quantities and cost estimate, for repair, from BG Consultants in May, 2015. Copies of that report and accompanying photographs are provided for your review.

An August 2014 engineering report determined a portion of the structure was unsafe and recommended closing for safety reasons. The area of greatest concern was immediately closed and remains closed at this time.

The KBI parking garage was built in 1984. The garage has a secured lower parking area with access from the alley between the headquarters building and the annex building and has an upper level parking area with access from Tyler Street. The main employee entrance to the building is located in the lower level of the structure and is below the area of concern.

The structure was built with deep pier foundations and grade beams; precast concrete wall panels, cast-in-place concrete walls; concrete slab-on grade; pre-stressed concrete double tee girders with topping; and precast spandrel beams. Since its construction, water and de-icing salts have seeped into the structural components on the north side and accelerated its deterioration. The deterioration to date is now at a point where the structural integrity of the parking garage is in question.

Headquarters Renovation - \$318,236

The KBI headquarters building located at 1620 SW Tyler is in a converted junior high school building. The building has four stories including an attic which is partially converted to office/cubicle areas. The first floor, which is ground level on the East side of the building, has been used by the forensic science lab, which will be moving to the new forensic science center located on the Washburn campus. The move is expected to begin and be completed during November 2015.

The first floor is proposed to be renovated for general office space. Currently there are a few offices in the lab and cubicles in the biology area, but otherwise it is laboratory space containing counters, sink, hoods, tanks, etc. The proposed renovation will include removing all built-in counters, cabinets, sinks, hoods, vents, carpet and flooring. Walls, doors, ceiling and lighting will remain. Carpet and base will be replaced and also renovated space will be painted. Electrical outlets will be relocated as needed.

The estimated cost of the remodeling of the first floor is \$318,236. The estimate was provided by the Office of Facilities and Procurement Management with a time frame of 8 months to complete.

This renovation is proposed as the priority for FY 2018. During the remaining months of 2016 and during FY 2017, we will develop a comprehensive plan for use of the space and attempt to recapture some of the vacated laboratory area on the second floor for use by the fiscal office and human resources.

Headquarters/Annex Parking Lot and Sidewalks - \$164,850

Lastly, the parking lots and sidewalks around the KBI headquarters and annex buildings are all 30 plus years old and in need of repair and replacement. There is major cracking throughout and a lot of settling and general erosion wear on the concrete surfaces.

The KBI is requesting to have the damaged concrete areas removed and replaced. Replacement concrete will be reinforced with rebar and/or heavy wire. Expansion joints will be sawed and sealed.

The estimated cost for repair of the headquarters/annex parking lot and sidewalks is \$164,850. The original cost on the 5-year capital plan submitted July 1, 2015 did not include construction costs increases or engineering and planning costs. This repair has been identified as the priority for FY 2019.

Thank you for the opportunity to discuss our facility needs. I would be happy to stand for any questions.

Five-Year Capital Budget Plan--DA 418ADivision of the Budget
State of KansasAgency Name Kansas Bureau of Investigation

Project Title	Estimated Project Cost	Prior Years	Current Year FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Subsequent Years
Rehabilitation and Repair Projects			100,000	100,000	100,000	100,000	100,000	100,000	
Great Bend Parking Lot	41,500					41,500			
Security Control	35,213					35,213			
Topeka Headquarters Renovate Facility	318,236				318,236				
Parking Lot/Sidewalk	104,077					104,077			
Parking Garage	334,705			334,705					
Topeka Annex Elevator	171,675						171,675		
Roof	130,000					130,000			
Forensic Science Laboratory Principal Payment	57,420,000		2,095,000	2,105,000	2,170,000	2,280,000	2,395,000	2,520,000	43,855,000
Total	58,555,406		2,195,000	2,539,705	2,588,236	2,690,790	2,666,675	2,620,000	43,855,000

23-4

Project Request Explanation--DA 418B

1. Project Title: Forensic Science Laboratory				2. Project Priority: 1																														
Agency: Kansas Bureau of Investigation																																		
3. Project Description and Justification:																																		
<p>The Kansas Bureau of Investigation received authorization from the Kansas legislature (SB 171) in the 2013 session, to proceed with the building of a new, state-of-the-art, forensic science laboratory on the campus of Washburn University. The facility will also provide a common space for Washburn University and the KBI for education and research. Construction on the new 100,000 square foot facility began on May 19th, 2014 and is expected to be completed by October of 2015. The facility when completed will allow for expansion of forensic science services and much needed space for additional forensic scientists.</p> <p>The new forensic science laboratory was financed with a 20 year bond issue by the Topeka Public Building Commission.</p> <p>Payment schedule as follows:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th style="text-align: center;">FY 2016</th> <th style="text-align: center;">FY 2017</th> <th style="text-align: center;">FY 2018</th> <th style="text-align: center;">FY 2019</th> <th style="text-align: center;">FY 2020</th> <th style="text-align: center;">FY 2021</th> </tr> </thead> <tbody> <tr> <td>Principal</td> <td style="text-align: right;">2,095,000</td> <td style="text-align: right;">2,105,000</td> <td style="text-align: right;">2,170,000</td> <td style="text-align: right;">2,280,000</td> <td style="text-align: right;">2,395,000</td> <td style="text-align: right;">2,520,000</td> </tr> <tr> <td>Interest</td> <td style="text-align: right;"><u>2,229,724</u></td> <td style="text-align: right;"><u>2,216,069</u></td> <td style="text-align: right;"><u>2,153,925</u></td> <td style="text-align: right;"><u>2,042,675</u></td> <td style="text-align: right;"><u>1,925,800</u></td> <td style="text-align: right;"><u>1,802,925</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;">4,324,724</td> <td style="text-align: right;">4,321,069</td> <td style="text-align: right;">4,323,925</td> <td style="text-align: right;">4,322,675</td> <td style="text-align: right;">4,320,800</td> <td style="text-align: right;">4,322,925</td> </tr> </tbody> </table>								FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Principal	2,095,000	2,105,000	2,170,000	2,280,000	2,395,000	2,520,000	Interest	<u>2,229,724</u>	<u>2,216,069</u>	<u>2,153,925</u>	<u>2,042,675</u>	<u>1,925,800</u>	<u>1,802,925</u>	Total	4,324,724	4,321,069	4,323,925	4,322,675	4,320,800	4,322,925
	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021																												
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Total	4,324,724	4,321,069	4,323,925	4,322,675	4,320,800	4,322,925																												
4. Estimated Project Cost:				5. Project Phasing:																														
1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs				1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs)																														
Total \$ --				Total \$ --																														
6. Amount by Source of Financing:																																		
Fiscal Years	1. SGF	2. ____ Fund	3. ____ Fund	4.	5.	Total																												
Prior Years						--																												
FY 2016	2,095,000					2,095,000																												
FY 2017	2,105,000					2,105,000																												
FY 2018	2,170,000					2,170,000																												
FY 2019	2,280,000					2,280,000																												
FY 2020	2,395,000					2,395,000																												
FY 2021	2,520,000					2,520,000																												
Subsequent Years	43,855,000					43,855,000																												
Total	57,420,000	\$ --	\$ --	\$ --	\$ --	57,420,000																												

Project Request Explanation--DA 418B

1. Project Title: Rehabilitation and Repair Projects Agency: Kansas Bureau of Investigation	2. Project Priority: <div style="text-align: center;">2</div>					
3. Project Description and Justification: The following are projects that are normal maintenance and will be accomplished over time with the annual \$100,000 funding for this purpose. The majority of rehabilitation and repair money goes toward upkeep of heating/cooling systems in owned facilities. Great Bend Office: Upgrade agent evidence holding area within metal storage shed \$12,500 Replacement of carpet and linoleum throughout facility \$14,000 Removal of conference room wallpaper and repainting \$4,000 Access Control Readers \$3,911 Kansas City Lab: Security Cameras \$5,816 Pittsburg Office: Upgrade access security control \$15,000 Security camera upgrades \$15,129 Topeka Headquarters: Enhancement of security cameras \$7,500 Enhancement of reception signage \$1,000 Enhancement of key management and security \$5,000 Access Control Readers \$15,799 Topeka Annex: Enhancement of signage \$1,000 Replace skylights \$8,000 Access Control Readers \$1,214 Wichita: Security camera \$7,270						
4. Estimated Project Cost: 1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs <div style="text-align: right;">Total \$ --</div>	5. Project Phasing: 1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs) <div style="text-align: right;">Total \$ --</div>					
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. ____ Fund	3. ____ Fund	4. ____	5. ____	Total
Prior Years						--
FY 2016	100,000					100,000
FY 2017	100,000					100,000
FY 2018	100,000					100,000
FY 2019	100,000					100,000
FY 2020	100,000					100,000
FY 2021	100,000					100,000
Subsequent Years						--
Total	600,000	\$ --	\$ --	\$ --	\$ --	600,000

Project Request Explanation--DA 418B

1. Project Title: Parking Garage - Headquarters Agency: Kansas Bureau of Investigation		2. Project Priority: <div style="text-align: center;">3</div>				
3. Project Description and Justification: <p>A 2011 survey of the garage was done by Bartlett & West engineers. Damage to several columns and precast concrete beams on the north side was noted. Their opinion was that damage had occurred due to movement of the wall, resulting in concrete breaking. The recommendation was for the wall to be stabilized from movement using diagonal steel braces and repairing the concrete.</p> <p>BG Consultants toured the garage and parking areas on June 19, 2014. It was their opinion that ice melt which had leaked from above into the beams was causing the structural steel in the beams to rust. The oxidized metal takes up more space and was causing additional breakage of the concrete. He pointed out areas where the steel was significantly compromised due to the rust. It was his opinion that the repair would now involve bracing to support the roof and beams would need to be replaced. Additionally the parking area above the garage should be sealed to stop the penetration of the ice melt.</p> <p>The total cost for this project is estimated at \$334,705. This cost was provided by B&G Consultants on 5-20-2015.</p>						
4. Estimated Project Cost: 1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs <div style="text-align: right;">Total \$ --</div>		5. Project Phasing: 1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs) <div style="text-align: right;">Total \$ --</div>				
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. ____ Fund	3. ____ Fund	4.	5.	Total
Prior Years						--
FY 2016						--
FY 2017	334,705					334,705
FY 2018						--
FY 2019						--
FY 2020						--
FY 2021						--
Subsequent Years						--
Total	334,705	\$ --	\$ --	\$ --	\$ --	334,705

Project Request Explanation--DA 418B

1. Project Title: Topeka Headquarters Renovation Agency: Kansas Bureau of Investigation	2. Project Priority: <div style="text-align: center;">4</div>					
3. Project Description and Justification: <p>With the new forensic laboratory becoming a reality, portions of the current headquarters building will need to be repurposed for non-lab functions.</p> <p>The first floor is proposed to be renovated for office space. The renovation will include removing all built-in counters, cabinets, sinks, hoods, vents, tanks, carpet and flooring. Walls, doors, ceilings and lighting will remain. Carpet and base will be replaced and also renovated space will be painted. Electrical outlets will be relocated as needed.</p> <p>Square footage of the first floor is 7,107. Renovation cost per square foot is \$36.85 to make total cost of \$261,923. Architect and Engineer fees would be \$30,121. A 10% contingency fee is also included of \$26,192.</p> <p>The estimated cost of remodeling the 1st floor at headquarters is \$318,236. The estimated cost was provided by Office of Facilities & Procurement Management with an estimated time frame of 8 months to complete.</p>						
4. Estimated Project Cost: 1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs <div style="text-align: right;">Total \$ --</div>	5. Project Phasing: 1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs) <div style="text-align: right;">Total \$ --</div>					
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. ____ Fund	3. ____ Fund	4.	5.	Total
Prior Years						--
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019	318,236					318,236
FY 2020						--
FY 2021						--
Subsequent Years						--
Total	318,236	\$ --	\$ --	\$ --	\$ --	318,236

Project Request Explanation--DA 418B

1. Project Title: Roof Replacemnt - Annex				2. Project Priority:		
Agency: Kansas Bureau of Investigation				5		
3. Project Description and Justification:						
<p>The KBI purchased the IMA Building in 2006. The facility needs to have the roof and gutters replaced. Leaks are causing damage to the interior. Square feet of the annex roof is 10,284 and cost of replacement per Office of Facilities and Procurement Management is \$130,000.</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs				1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs)		
Total \$ --				Total \$ --		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. ____ Fund	3. ____ Fund	4.	5.	Total
Prior Years						--
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019	130,000					130,000
FY 2020						--
FY 2021						--
Subsequent Years						--
Total	130,000	\$ --	\$ --	\$ --	\$ --	130,000

Project Request Explanation--DA 418B

1. Project Title: Parking Lot/Sidewalk - Headquarters				2. Project Priority:		6
Agency: Kansas Bureau of Investigation						
3. Project Description and Justification:						
<p>The following repairs are needed to the parking lot and sidewalks around Topeka Headquarters:</p> <ol style="list-style-type: none"> 1. Saw and remove following areas of paving: West side: 32 x 50, 34 x 22; North side: 45 x 58, 11 x 11; East side: 23 x 62, 17 x 23 2. Repour 6" concrete on 3-4" on AB-3 reinforced with 3/8" rebar 3. Saw control joints and seal 4. Saw and remove concrete walks: 6x6 on west; 3 x 6 and steps on north and 6 x 82 turn down sidewalk on east 5. Repour 4" concrete walks reinforced with heavy wire mats <p>Total for above work - \$63,052</p> <p>The following repairs are needed to the parking lot around the Annex:</p> <ol style="list-style-type: none"> 1. Saw and remove following areas of paving starting in north lot heading east then back to alley 12 x 13, 21 x 63, 26 x 41, 14 x 134, 10 x 25. Also 9 x 21 in west lot by sidewalk ramp. Haul off debris 2. Repour 6" concrete on 3-4" of AB-3 reinforced with 3/8" rebar 3. Saw control joints and seal <p>Total for above work - \$41,025</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs				1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs)		
Total \$ --				Total \$ --		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. ____ Fund	3. ____ Fund	4.	5.	Total
Prior Years						--
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019	104,077					104,077
FY 2020						--
FY 2021						--
Subsequent Years						--
Total	104,077	\$ --	\$ --	\$ --	\$ --	104,077

Project Request Explanation--DA 418B

1. Project Title: Security - Great Bend		2. Project Priority:				
Agency: Kansas Bureau of Investigation		7				
3. Project Description and Justification:						
<p>The Great Bend KBI office needs additional comparable security as other KBI facilities. Overall project costs are estimated at \$28,716</p> <p>Indoor Cameras 11 @ \$1,453.97 = \$15,993.67</p> <p>Outdoor Cameras 9 @ \$2,135.45 = \$19,219.05</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs		1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs)				
Total \$ --		Total \$ --				
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. ___ Fund	3. ___ Fund	4.	5.	Total
Prior Years						--
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019	35,213					35,213
FY 2020						--
FY 2021						--
Subsequent Years						--
Total	35,213	\$ --	\$ --	\$ --	\$ --	35,213

Project Request Explanation--DA 418B

1. Project Title: Parking Lot - Great Bend				2. Project Priority: 8		
Agency: Kansas Bureau of Investigation						
3. Project Description and Justification:						
<p>The KBI purchased the Great Bend facility in July, 2009. Prior to 2009 the facility was leased.</p> <p>The Kansas Bureau of Investigation is seeking funding to complete the second phase of a resurfacing project which began in 2007. With 50% of the project completed, the second phase would extend the newly paved area to encompass the structure which houses evidence, specialized vehicles, seized vehicles and equipment. Extending the paved area would allow parking space for KBI vehicles and personnel.</p> <p>The current graveled area is often challenging to utilize because of poor drainage, ruts and overgrown plants. The area is nearly impossible to use during the winter because of snow accumulations and the gravel substrate make plowing difficult at best. Snow and gravel from the area is then pushed onto the previously paved area, which then has to be plowed back into the unpaved area during the spring. Dust and debris from the area is often transferred into the office and the secured metal structure.</p> <p>The KBI believes by extending the paved area to include the graveled area around the current metal structure that we can best utilize this space for personnel parking, visitor parking, and a secure and accessible location for seized vehicles and KBI specialized vehicles.</p> <p>The estimated cost of this project is \$41,500</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs				1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs)		
Total \$ --				Total \$ --		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. ____ Fund	3. ____ Fund	4.	5.	Total
Prior Years						--
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019						--
FY 2020	41,500					41,500
FY 2021						--
Subsequent Years						--
Total	41,500	\$ --	\$ --	\$ --	\$ --	41,500

Project Request Explanation--DA 418B

1. Project Title: Elevator - Topeka Annex Agency: Kansas Bureau of Investigation		2. Project Priority: <div style="text-align: center;">9</div>				
3. Project Description and Justification: <p>The KBI purchased the Topeka annex building from IMA of Kansas in September of 2006. The building was acquired for \$1,100,000 with move in ready.</p> <p>The KBI's training room/incident command center is located in the basement of the Topeka Annex. This room is also used for larger meetings and for teleconferences. Presently, no elevator services the building and it is not ADA compliant. The lack of an elevator in the building restricts its use by those with disabilities, its function as a meeting room and more importantly an incident command center. An elevator would provide greater accessibility and functionality for the KBI and law enforcement.</p> <p>The estimated cost to add an elevator to this facility is \$171,675.</p> <p>Construction \$157,000</p> <p>Architect/Engineering Fees \$14,175</p>						
4. Estimated Project Cost: 1. Construction (including fixed equipment and sitework) 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs <div style="text-align: right;">Total \$ --</div>		5. Project Phasing: 1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs) <div style="text-align: right;">Total \$ --</div>				
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. ___ Fund	3. ___ Fund	4.	5.	Total
Prior Years						--
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019						--
FY 2020	171,675					171,675
FY 2021						
Subsequent Years						--
Total	171,675	\$ --	\$ --	\$ --	\$ --	171,675