

Date: October 21, 2015

To: Senator Kay Wolf and members of the Joint Committee on State Building Construction

From: Lori Hart, Interim General Manager, Kansas State Fair



Re: Kansas State Fair - Capital Improvement Projects and Priorities

Overview: The Kansas State Fair employs 25 full-time year round staff and approximately 550 temporary, part-time employees during the annual Kansas State Fair. Throughout the year the staff is charged with hosting over 500 non-fair events, maintaining 280 acres with over 70 structures. We are funded through the fees our agency generates with a majority of those revenues received during the Fair. The Kansas State Fair maintains a preventative maintenance plan that evaluates each building in regards to general upkeep, major improvements and future uses. The State's match to the capital improvement fund is vital to the continued success of the Kansas State Fair. Attached is the history of the State Fair and Funds from the State to the Capital Improvements Fund.

To assist us with our planning, the Kansas State Fair has hired a consulting firm, Keefer/Overton to assist with the development of a facilities master plan, scheduled to be presented in spring of 2016.

Current and Completed Projects from the Capital Improvements Fund:

1. Refurbished outside of the Eisenhower Building
2. Refurbished the exterior of the Boy and Girl Scout Buildings at Lake Talbott
3. Fans added to the 4-H Centennial Hall
4. Continue much needed asphalt repairs
5. Improved parking lot security lighting
6. Landscape development and beautification of the grounds
7. Enlarged the drive through gate at entrance 10.
8. Domestic Arts outside brick tuck pointing

Buildings renovated or constructed during the Master Plan in the early 2000's are now at an age when repairs and upkeep are essential.

Priorities:

Expo Center (1964) Horse/Equine

The Expo Center has hosted an average of 38 non-fair events resulting in 150 days of usage above and beyond the ten days of the Kansas State Fair.

1. Roof replacement
2. Moisture and corrosion issues related to anchor bolts, baseplates, columns, wall girts and roof purlins.
3. Restrooms

Attached is the Structural Review provided by Engineering Consultants in 2013 and provided to this committee last October

Recommended Action: Replacement of structure. Attached are project quotes from Wiens & Company for replacement of the Expo Center dated 2013 and provided to this committee in 2014.

*Attachment 36
JCSBC 10-21-15*



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Bison Arena: (1937) 4-H Dog show/Miniature Horse/Sheep Dog Trials/Antique Tractor Pull Also known in the early days as the 4-H Livestock Arena, Grand building.

1. Fire Marshall requests Emergency Exit Doors : Currently utilizing overhead doors in Bison Arena and are not approved emergency exits.
2. Fire Sprinkling and Fire Alarm System
3. New Roof

Recommended Action: Kansas State Fair to work with the Fire Marshall to review timeline as it relates to the Master Plan recommendation and future use of the facility. Otherwise we will need to make the emergency exit door improvements by the 2016 Fair at an estimated cost of \$116,060 or find alternative locations or cancel the activities held in Bison Arena.

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**State Fair Capital Improvement Fund
Matching History**

The State Fair Capital Improvements and Maintenance Fund was authorized by K.S.A. 2-223 in 1988.

On June 30, 1989, and each year succeeding June 30, the Fair is to contribute at least (5) percent from its qualified receipts to maintain and generate further balances in the Fund. On July 1, 1989, and each succeeding July 1, the State of Kansas will transfer an amount equal to that contributed by the Fair, but not to exceed \$300,00 in any one annual, single fiscal year.

Fiscal Year	State Fair Contribution	State Contribution	Amount State Yet to Match
1989	\$87,551	N/A	
1990	Exempt	\$87,551	
1991	\$149,779	Exempt	
1992	\$107,927	\$149,779	
1993	\$117,016	\$107,927	
1994	\$145,657	\$117,016	
1995	\$153,164	\$145,657	
1996	\$196,882	\$153,164	
1997	\$113,168	\$196,882	
1998	\$260,000	\$113,168	
1999	\$300,000	\$260,000	
2000	\$300,000	\$300,000	
2001	\$300,000	\$300,000	
2002	\$158,000	No Match Made	\$300,000
2003	\$243,000	\$294,000 (\$158,000 to match: additional for storm damage repair)	\$300,000
2004	\$300,000	No Match Made	\$543,000
2005	\$200,000	No Match Made	\$843,000
2006	\$25,000	\$200,000	\$843,000
2007	\$300,000	\$25,000	\$843,000
2008	\$300,000	\$300,000	\$843,000
2009	\$200,000	\$300,000	\$843,000
2010	\$300,000	No Match Made	\$1,043,000
2011	\$350,000 - \$300,000 budgeted by KSF; \$50,000 added from Fee Fund by the Division of Budget	No Match Made	\$1,343,000
2012	\$350,000 - \$300,000 budgeted by KSF; \$50,000 added from Fee Fund by the Division of Budget	\$159,207\$	\$1,483,793
2013	\$250,000	\$400,000	\$1,383,793
2014	\$300,000	\$250,000	\$1,383,793
2015	\$300,000	\$400,000	\$1,283,793
2016	\$300,000 budgeted	\$100,000	\$1,483,793



May 30, 2013

Mr. Keith Schroeder
Physical Plant Manager
Kansas State Fair
2000 North Poplar
Hutchinson, KS 67502

**Re: Kansas State Fair Expo Center – Structural Review
2000 North Poplar – Hutchinson, KS
EC Project Number: 13-069**

Dear Mr. Schroeder,

On April 23rd, 2013, Engineering Consultants, PA reviewed the structural condition of the Expo Center building on the Kansas State Fairgrounds at 2000 North Poplar Street in Hutchinson, KS. This evaluation, sought by the Kansas State Fair, was intended to evaluate the condition of the pre-engineered metal building (PEMB) structure, in particular the corrosion that is visible in the PEMB components, and to render an opinion on the condition of the building and whether it is prudent to invest significant money into building renovations. Brent L. Engelland, P.E., S.E., LEED® AP, along with D. Kelly McMurphy of Landmark Architects and Engineers performed the evaluation. The structure was viewed from the interior and exterior and digital photographs were taken. No materials testing or evaluation, nor structural analysis, was completed as part of this scope of work.

KSF Expo Building – Observations:

- The structure is a three bay PEMB with primary frames running east-west. The center bay is a clear-span over the livestock arena and there are two small "lean-to" bays east and west of the clear-span. The east and west bays have concrete slab flooring while the majority of the arena is a dirt floor. Per KSF personnel, the majority of the building previously had a dirt floor and livestock pens along the east and west sides.
- The building has a history of corrosion at the baseplate level due to the moisture and manure associated with livestock. There are a number of main frames which have repaired baseplates due to an apparent near failure of a primary frame that had released from its anchor bolts due to corrosion.
- Moisture and corrosion continue to be an issue in the building as anchor bolts, baseplates, columns, and secondary PEMB framing (light gauge wall girts and roof purlins) continue to show signs of corrosion.
- The primary focus of the structural review was the condition of the baseplates and anchor bolts for the PEMB structure. All of the baseplates and anchor bolts were reviewed and their condition was documented (a plan of the anchor bolts and notes regarding their condition are attached). The vast majority of these anchor bolt/baseplate conditions are showing rust of some degree.
- One of the most prevalent and most concerning aspects of the corrosion at the base of the structure is the corrosion of the anchor bolt nuts. In some of the

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cases the nuts have rusted completely off and in a majority of the cases the nuts are showing rust and severe corrosion. For the main frame baseplates (column lines B and C on the attached diagram) over 1/2 of the locations have rusted off anchor bolts. When heavy rust of the baseplate is included, the number of severely corroded anchor bolt/baseplates on the primary frame columns jumps to 65%.

- The outer bays of the structure (column lines A to B and C to D on the attached diagram) still have dirt floors in most locations. A majority of these column bases have heavy rust on the structural steel column and baseplate or on the anchor bolts.
- In addition to the base conditions of the frames, a number of areas of roof purlins were spot-checked via a man-lift to verify the condition of the roof purlins. It was discovered during this review that there are a number of areas of roof leaks. In these areas the insulation was soaked and the leaks have lead to corrosion of the light-gauge roof purlins.
- The dimensions and gauge of the purlins was verified so that the capacity of the purlins could be determined. Through the structural calculations using the field collected data, it was determined that the live load capacity of the roof purlins is 20 psf if the purlins are made from at least 55 ksi yield strength material. If the purlins are made from only 33 ksi yield strength material then the allowable live load drops to 14 psf. The building code required minimum roof live load is 20 psf. This means that the purlins are either designed right at the allowable load, or are below the required Code loading, depending on the material used. Since materials testing was outside of the scope of this investigation no further conclusions can be drawn.

KSF Expo Building – Conclusions:

- The condition of the existing baseplates, anchor bolts, and anchor bolt nuts is a serious concern on this building. The numerous locations where the anchor bolt nuts have rusted away completely impacts the structural integrity of the building. Without the anchor bolt nuts in place and tight, the structure has no ability to resist uplift loads in a high wind event.
- Additionally, the corrosion at the anchor bolts and baseplates also impacts the structural integrity of the building, in particular the ability of the foundations to resist the outward thrust that results from the clearspan center section. The center arches must be adequately connected to a foundation that is capable of resisting the arch thrust and the connection of the baseplate and anchor bolts is how the structure achieves this.
- The condition of the roof purlins is also a concern for the building structure. The wet insulation is likely leading to additional corrosion on the top flange of the purlins that is currently not visible.

KSF Expo Building – Recommendations:

- All of the corroded anchor bolts, baseplates, and anchor bolt nuts need to be repaired or replaced. The process to achieve this will be challenging as the corrosion of the anchor bolt nuts is likely to have left many of the anchor bolt

threads in a condition that will not accept a new nut without extensive cleaning and possibly chasing the threads with a thread cutting tool to re-form them (this may not even be possible given the limited clearances).

- If the anchor bolt threads will not accept new nuts, or if the anchor bolts are corroded and have lost cross-sectional area, then new adhesive anchor bolts will need to be installed. If the baseplates are not corroded then the new anchor bolts may be able to be installed adjacent to the existing anchor bolts. However, many of the frames also have corroded baseplates that will require replacement.
- The corroded roof purlins should be replaced with new members. During this process the remainder of the roof purlins should be reviewed to locate additional areas of corrosion. We estimate that a minimum of 10% of the roof purlins in the structure will need to be replaced as a result of corrosion. If the structure is desired to be saved and renovated, the purlin replacement would be most easily accomplished when the roofing panels and insulation are removed.
- As a result of this study, we recommend that any plans to renovate and/or improve the existing structure should first include a fiscal analysis that takes into account the necessary repairs of the existing structure. This fiscal study should be completed prior to any other planning work to determine the cost-effectiveness of keeping, repairing, and renovating the existing structure, versus demolition and constructing a new structure. As a point of reference for that study, we estimate that the repair costs for a single location of anchor bolt cleaning, re-threading, and repair would be around \$3,500. The more simple clearing and minor repairs of baseplates could be around \$1,000 each. If it is assumed that 20 locations require the full cleaning or repair, and 25 more require just the simple level of repair, the costs for just the anchor bolts and baseplates could easily exceed \$95,000 to \$100,000. We also estimate that at least 10% of the roof purlins will need to be replaced and that number could easily climb to 30% or more once the saturated insulation is removed and the corrosion on top of the purlins is visible. When the costs for a new roof are estimated these purlin costs should also be included to get an accurate estimate.

We have been pleased to be of service to you in this matter. Please do not hesitate to call with questions or comments.



Sincerely,

ENGINEERING CONSULTANTS, P.A.

A handwritten signature in black ink, appearing to read "B. Engelland", written over a horizontal line.

Brent L. Engelland, P.E., S.E., LEED® AP

Attachments

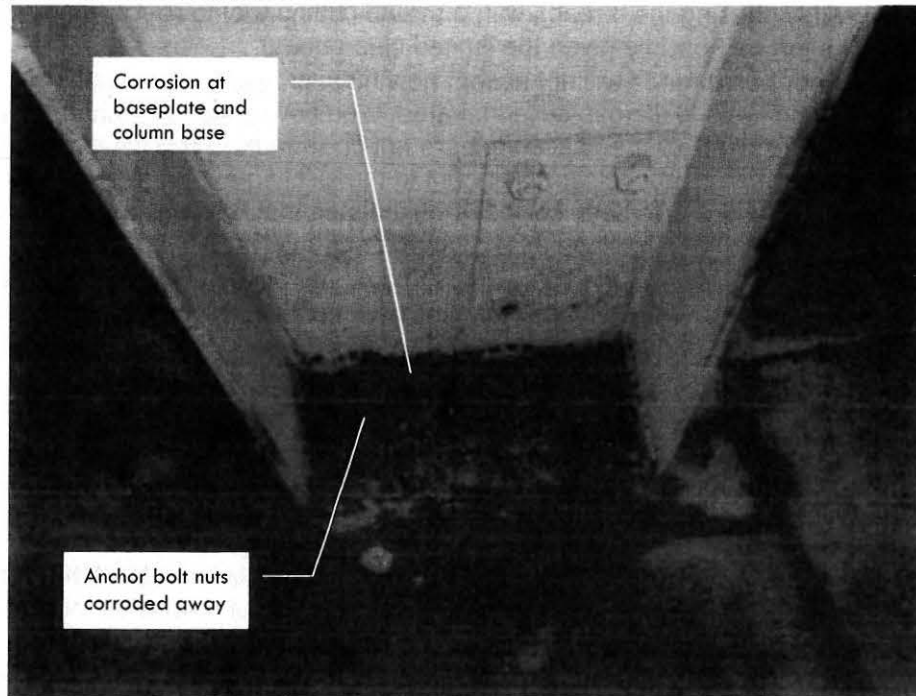
Photos
Structural Review Diagram

514 West First Avenue, P.O. 932
Hutchinson, KS - 67501

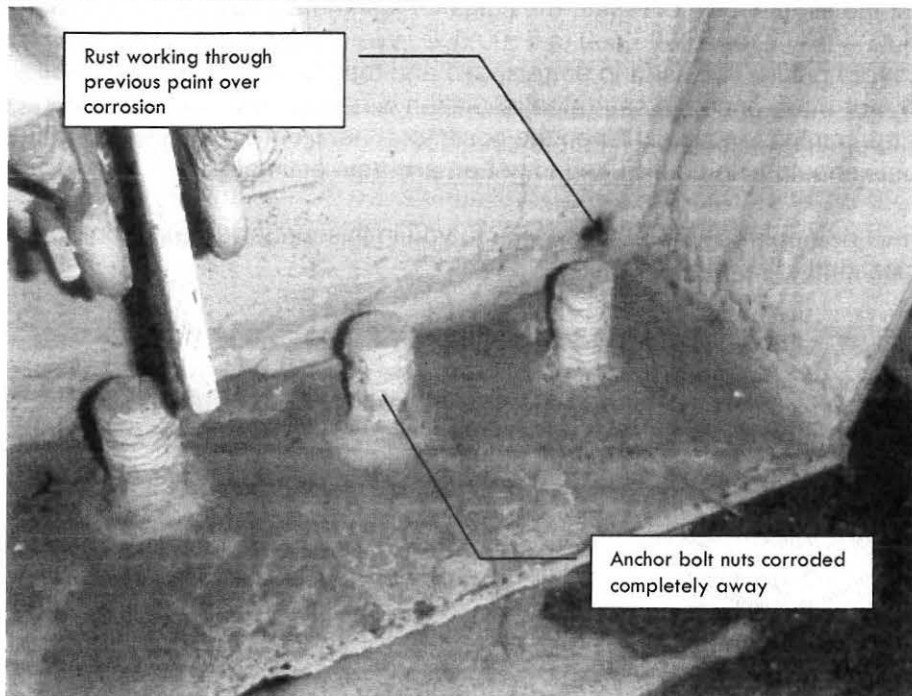
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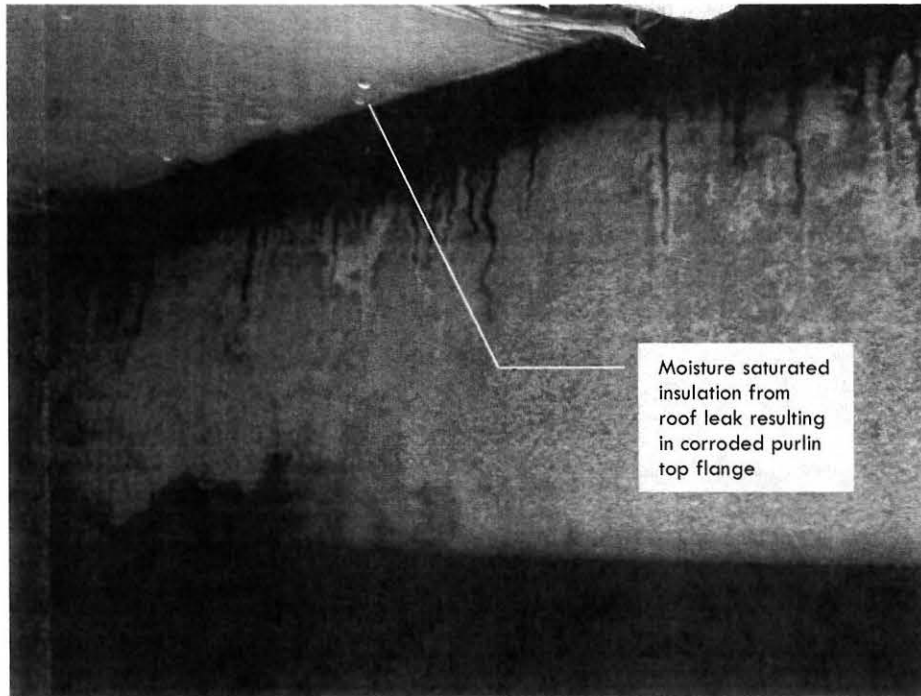
Typical view of corroded base condition



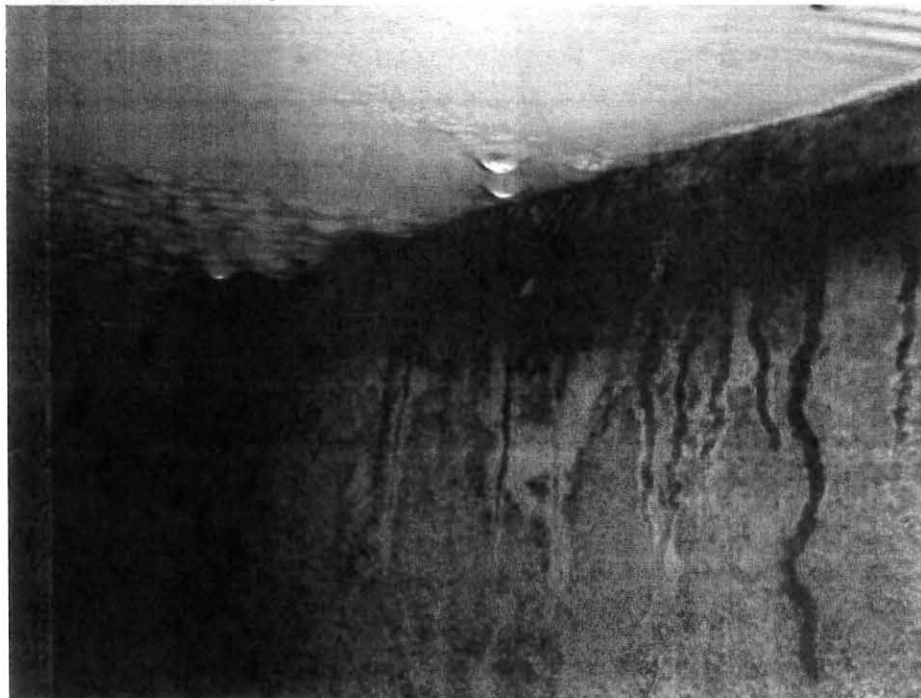
Detail view of corroded anchor bolt nuts



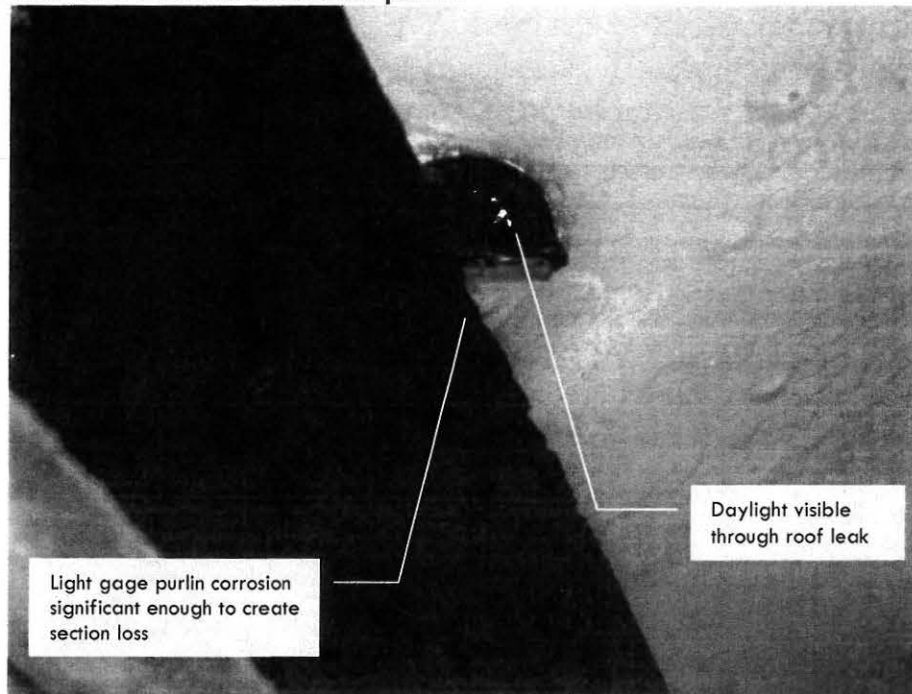
Typical view of saturated insulation and corroded roof purlin



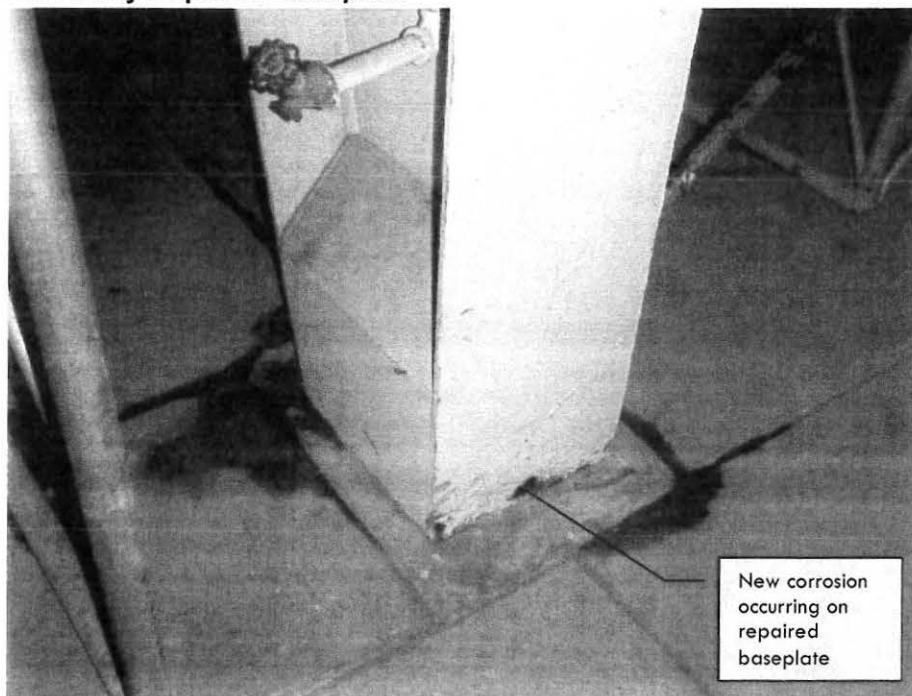
Detail view of corroded roof purlin



Detail of roof leak and corroded roof purlin



View of Previously Repaired Baseplate

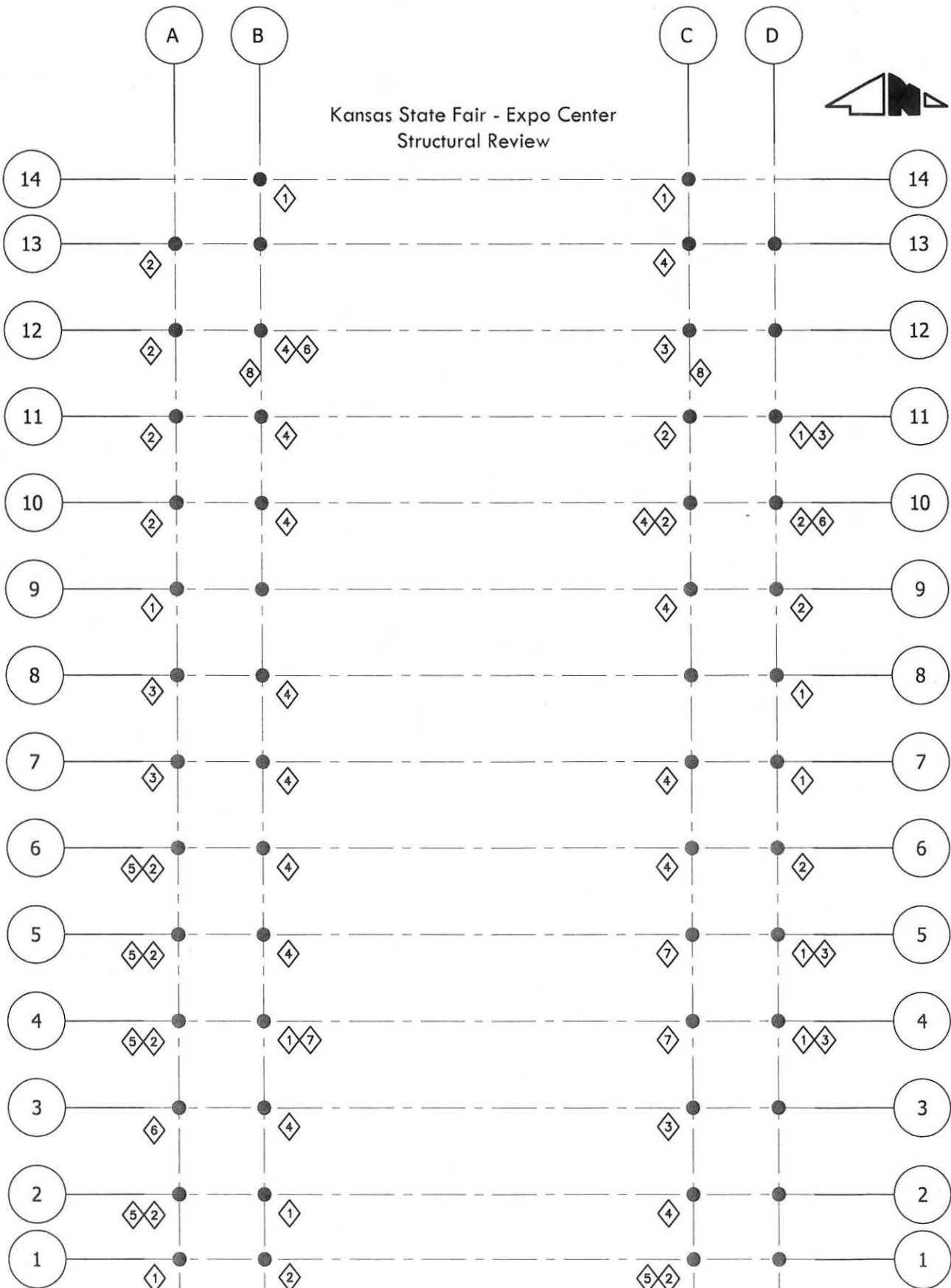


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Kansas State Fair - Expo Center Structural Review



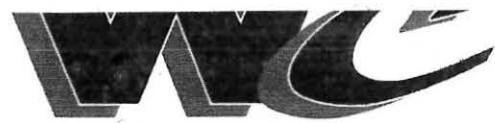
Structural Observation Key

- | | |
|--------------------------------|-------------------------|
| 1 LIGHT/SURFACE RUST | 5 DIRT COVERED |
| 2 HEAVY RUST | 6 MISSING ANCHOR BOLT |
| 3 ANCHOR BOLT RUST | 7 PREVIOUS REPAIR |
| 4 ANCHOR BOLT NUTS RUSTED AWAY | 8 CROSS-BRACING MISSING |

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September 8, 2013

Mr. Keith Schroeder
Director of Maintenance
Kansas State Fair
2000 N. Poplar
Hutchinson, KS 67502



WIENS & COMPANY

219 N. Whiteside, P.O. Box 490
Hutchinson, KS 67504-0490
620-665-1155 / Fax 620-665-0911

Re; Kansas State Fair Expo Building
Budget for Replacement of the Expo Building

Dear Keith,

After my submission of our budget for the foundation repair at the Expo Building, you requested that I do a work-up of a budget to replace the building. Accordingly, I am suggesting a budget that includes work described below.

Please note that a budget projection based on my assumptions, multiplied by many variables, can only produce a number that is imprecise, ambiguous, nebulous, and vague at best!

Project Description:

The project would include demolition of the existing Expo Building, replacement with a building of similar size (65,000 SF), but improved features. The description below is a skeletal in nature, with many details to be determined.

General Conditions

- Supervision; Temporary connections & services; Equipment & Vehicles

Site Work

- Complete demolition & removal of the Existing Building
- Site preparation for the new structure
- Site utilities; Temporary protections; Site improvements

Concrete

- Footings as required, with reinforcement
- Stem-walls & piers to provide a building bearing elevation raised 4' above grade
- Floors: 5" floors at approximately 1/2 of the building; Remainder to be dirt floor in arena
- Miscellaneous site paving & walks

Masonry

- CMU walls at restrooms & kitchen area with pre-cast structure above for storm protection
- Minimal brick accents

Steel

- Misc. Steel fabrications allowed

Pre-Engineered Metal Building

- Clear-span structure; Standing seam roof; Insulated roof

Carpentry

- Misc. Cabinetry & counters

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Openings

- Storefront at main entries
- Steel doors elsewhere
- Overhead doors allowed
- Basic louvers

Finishes

- Misc. Drywall assemblies allowed
- Misc. Painting allowed
- Misc. Ceiling allowed
- Allowance for tile at restrooms

Specialties

- Toilet partitions allowed

Equipment

- Budget for Kitchen Exhaust Hood packages

Plumbing

- Approximately 50 toilets / urinals
- "Gang" wash stations at restrooms
- Fixtures at kitchen, utility, etc.
- Water sources throughout building

HVAC

- Heating & A/C at restrooms, kitchen, eating area
- Exhaust systems at main area
- Space heaters or radiant heaters at main area
- Air movers

Electrical

- Service, Power & Lighting

Not Included

- Utility charges
- Furnishings; Loose fixtures; Signage
- Equipment: bleachers; stalls; arena fencing; etc.
- Sales Taxes

I projected a budget range \$4,750,000 to \$5,550,000. See the attached worksheets for further reference. Again, please understand that these figures are very loose and subject to many variables, including Architectural & Engineering considerations that I may not have anticipated.

Thank you for the opportunity to be of service. If I can answer any questions, please call.

Yours Truly,



Sid Wiens

Budget Worksheet - High

Date 9/8/13

KS State Fair - Expo Building Replacement

65,000

SF

		<u>Formulas</u>			<u>\$ / Line</u>	<u>%</u>	<u>\$/SF</u>
1110 Administration	65000	\$0.50	1	1	32,500	0.6%	0.50
1200 Supervision	65000	\$0.75	1	1	48,750	0.9%	0.75
1140 Temporary Services	65000	\$0.30	1	1	19,500	0.4%	0.30
1410 Fuel / Milage	65000	\$0.30	1	1	19,500	0.4%	0.30
1510 Equipment Rental	65000	\$1.75	1	1	113,750	2.0%	1.75
1610 Dumpster & Cleanup	65000	\$0.30	1	1	19,500	0.4%	0.30
1630 Warrantee	65000	\$0.15	1	1	9,750	0.2%	0.15
2210 Survey / Layout	65000	\$0.30	1	1	19,500	0.4%	0.30
2220 Demolition	65000	\$3.00	1	1	195,000	3.5%	3.00
2310 Site Prep	65000	\$5.00	1	1	325,000	5.9%	5.00
2410 Temporary Protections	65000	\$0.15	1	1	9,750	0.2%	0.15
2420 Site Utilities	65000	\$0.75	1	1	48,750	0.9%	0.75
2510 Permanent Site Improvements	65000	\$0.20	1	1	13,000	0.2%	0.20
3110 Footings	65000	\$3.50	1	1	227,500	4.1%	3.50
3210 Concrete Walls & Peirs	65000	\$3.50	1	1	227,500	4.1%	3.50
3310 Precast Concrete	65000	\$0.50	1	1	32,500	0.6%	0.50
3510 Floors	65000	\$4.00	0.5	1	130,000	2.3%	2.00
3520 Paving	65000	\$0.50	1	1	32,500	0.6%	0.50
3530 Curb & Gutter	65000	\$0.25	1	1	16,250	0.3%	0.25
3540 Sidewalks	65000	\$0.35	1	1	22,750	0.4%	0.35
3610 Stairs & Odd Construction	65000	\$0.25	1	1	16,250	0.3%	0.25
4110 Masonry	65000	\$1.50	1	1	97,500	1.8%	1.50
5110 Rebar	65000	\$1.25	1	1	81,250	1.5%	1.25
5210 Structural Steel	65000	\$0.75	1	1	48,750	0.9%	0.75
5250 Pre-Engineered Metal Buildings	65000	\$17.50	1	1	1,137,500	20.5%	17.50
5710 Metal Specialties	65000	\$0.25	1	1	16,250	0.3%	0.25
6100 Rough Wood Carpentry	65000	\$0.10	1	1	6,500	0.1%	0.10
6510 Finish Carpentry	65000	\$0.15	1	1	9,750	0.2%	0.15
7910 Caulking & Firesafing	65000	\$0.15	1	1	9,750	0.2%	0.15
8130 Storefront	65000	\$0.60	1	1	39,000	0.7%	0.60
8210 Overhead Doors	65000	\$0.50	1	1	32,500	0.6%	0.50
8310 Doors & Hardware	65000	\$0.75	1	1	48,750	0.9%	0.75
9105 Metal Stud Framing	65000	\$0.10	1	1	6,500	0.1%	0.10
9110 Drywall	65000	\$0.15	1	1	9,750	0.2%	0.15
9210 Painting	65000	\$0.30	1	1	19,500	0.4%	0.30
9410 Ceilings	65000	\$0.25	1	1	16,250	0.3%	0.25
9510 Flooring	65000	\$1.25	1	1	81,250	1.5%	1.25
10110 Specialties	65000	\$0.75	1	1	48,750	0.9%	0.75
11210 Equipment: Kitchen, Bank, etc	65000	\$1.00	1	1	65,000	1.2%	1.00
15100 Plumbing	65000	\$4.00	1	1	260,000	4.7%	4.00
15300 Fire Sprinklers	65000	\$2.00	1	1	130,000	2.3%	2.00
15500 HVAC	65000	\$4.00	1	1	260,000	4.7%	4.00
16100 Electrical	65000	\$7.50	1	1	487,500	8.8%	7.50
<hr/>							
Subtotal					4,491,500		
Contractor's Fee				5.0%	224,575	4.0%	3.46
Budget Contingency Allowance				10.0%	449,150	8.1%	6.91
Subtotal					5,165,225		
Bonds & Insurance				1.5%	77,478	1.4%	1.19
Architect / Engineering Fee				6.0%	309,914	5.6%	4.77
Total Budget estimate	Cost Per Footprint SF		85.42		5,552,617		

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Budget Worksheet - Low

Date 9/8/13

KS State Fair - Expo Building Replacement

65,000 SF

		<u>Formulas</u>			<u>\$ / Line</u>	<u>%</u>	<u>\$/SF</u>
1110 Administration	65000	\$0.50	1	1	32,500	0.7%	0.50
1200 Supervision	65000	\$0.75	1	1	48,750	1.0%	0.75
1140 Temporary Services	65000	\$0.30	1	1	19,500	0.4%	0.30
1410 Fuel / Milage	65000	\$0.30	1	1	19,500	0.4%	0.30
1510 Equipment Rental	65000	\$1.75	1	1	113,750	2.4%	1.75
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2510 Permanent Site Improvements	65000	\$0.20	1	1	13,000	0.3%	0.20
3110 Footings	65000	\$3.50	1	1	227,500	4.8%	3.50
3210 Concrete Walls & Peirs	65000	\$3.50	1	0.43	97,825	2.1%	1.51
3310 Precast Concrete	65000	\$0.50	1	0			
3510 Floors	65000	\$4.00	0.5	1	130,000	2.7%	2.00
3520 Paving	65000	\$0.50	1	1	32,500	0.7%	0.50
3530 Curb & Gutter	65000	\$0.25	1	1	16,250	0.3%	0.25
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3610 Stairs & Odd Construction	65000	\$0.25	1	1	16,250	0.3%	0.25
4110 Masonry	65000	\$1.50	1	0.5	48,750	1.0%	0.75
5110 Rebar	65000	\$1.25	1	1	81,250	1.7%	1.25
5210 Structural Steel	65000	\$0.75	1	1	48,750	1.0%	0.75
5250 Pre-Engineered Metal Buildings	65000	\$17.50	1	0.8571	975,000	20.5%	15.00
5710 Metal Specialties	65000	\$0.25	1	1	16,250	0.3%	0.25
6100 Rough Wood Carpentry	65000	\$0.10	1	1	6,500	0.1%	0.10
6510 Finish Carpentry	65000	\$0.15	1	1	9,750	0.2%	0.15
7910 Caulking & Firesafing	65000	\$0.15	1	1	9,750	0.2%	0.15
8130 Storefront	65000	\$0.60	1	1	39,000	0.8%	0.60
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9210 Painting	65000	\$0.30	1	1	19,500	0.4%	0.30
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10110 Specialties	65000	\$0.75	1	1	48,750	1.0%	0.75
11210 Equipment: Kitchen, Bank, etc	65000	\$0.75	1	0			
15100 Plumbing	65000	\$4.00	1	0.875	227,500	4.8%	3.50
15300 Fire Sprinklers	65000	\$2.00	1	1	130,000	2.7%	2.00
15500 HVAC	65000	\$4.00	1	0.8125	211,250	4.4%	3.25
16100 Electrical	65000	\$7.50	1	0.8	390,000	8.2%	6.00
<hr/>							
Subtotal					3,841,825		
Contractor's Fee			5.0%		192,091	4.0%	2.96
Budget Contingency Allowance			10.0%		384,183	8.1%	5.91
Subtotal					4,418,099		
Bonds & Insurance			1.5%		66,271	1.4%	1.02
Architect / Engineering Fee			6.0%		265,086	5.6%	4.08
Total Budget estimate	Cost Per Footprint SF		73.07		4,749,456		

36-14

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

Project Title	Estimated Project Cost	Prior Years	Current Year FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	Subsequent Years
State Fair Capital Improvement Fund									
1. Capital Maintenance & Repair	2,005,000	125,000	200,000	280,000	280,000	280,000	280,000	280,000	280,000
2. Master Plan Study	50,430		50,430						
3. Bison Arena Emergency Exit Doors	116,060			116,060					
4. Eisenhower Building Exterior Replacement			100,000						
5. Asphalt Repairs	300,000	20,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
6. Bison Arena Sprinkler/Alarm/Re-roof/Windows	1,381,555					1,381,555			
7. Expo Center Replacement	5,552,617						5,552,617		
8. Pride of Kansas Building Roof Replacement	216,000				216,000				
9. Bison Arena Renovation	7,004,000							7,004,000	
Bond Payments									
1. Bond Payment - State General Fund	35,498,783	9,435,250	845,950	848,550	850,150	855,750	848,750	850,500	--
State Appropriations									
1. EDIF									
2. SGF Appropriation to the SFCIF	2,100,000	400,000	100,000	100,000	300,000	300,000	300,000	300,000	300,000
Total	54,224,445	9,980,250	1,336,380	1,384,610	1,686,150	2,857,305	7,021,367	8,474,500	620,000

36-15

Project Request Explanation--DA 418B

1. Project Title: Capital Maintenance & Repair		2. Project Priority: SFCIF #1				
Agency: Kansas State Fair						
3. Project Description and Justification:						
<p>Rehabilitation and repair of the Fairgrounds are funded by the State Fair Capital Improvements Fund, established by the 1988 Legislative Session (KSA 2-223). These projects are necessary to maintain the physical plant in an adequate, safe, and usable condition for the 350,000 visitors who come ever year.</p>						
1. Maintenance Contract Expenditures						
<p>This agency contracts with an electrical company for electrical services during the Fair and, as needed, throughout the year. The annual cost is approximately \$55,000. Contracting through the Division of Purchasing is cost effective for this agency as it allows us to utilize a larger labor pool for only the limited time period of the Fair. In addition, the Fair hires seasonal plumbers to assist during the annual State Fair.</p>						
2. Misc & Contingency Repairs						
<p>Additional funds will be required annually for repairs and usual maintenance needs that result from weather, special needs to accommodate Fair patrons, or a non-fair event. Some of the items include:</p> <ul style="list-style-type: none"> a) Paint, lumber, concrete, and steel for repair of structures b) HVAC repair and/or replacement. Parts are no longer available for some of the units in the buildings that are used throughout the year. The Fair is replacing some of the older units with more efficient ones. 						
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 2,005,000 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 \$ 2,005,000		Total \$ --				
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SFCIF Fund	3. ___ Fund	4.	5.	Total
Prior Years		125,000				125,000
FY 2016		200,000				200,000
FY 2017		280,000				280,000
FY 2018		280,000				280,000
FY 2019		280,000				280,000
FY 2020		280,000				280,000
FY 2021		280,000				280,000
Subsequent Years		280,000				280,000
Total	\$ --	2,005,000	\$ --	\$ --	\$ --	2,005,000

),430

36-16

17

1. Project Title Bison Arena Emergency Exits	2. Project Priority: SGF #3
Agency: Kansas State Fair	

<p>3. Project Description and Justification:</p> <p>Under direction from the Office of the State Fire Marshal, the Kansas State Fair is needing to install emergency exit doors in Bison Arena. Current entrance/exiting is only through overhead doors, which are not approved emergency exits.</p> <p>Bison Arena has served a variety of purposes over its life and is still an important part of the Fair's campus.</p>

<p>4. Estimated Project Cost:</p> <table> <tr> <td>1. Construction (including fixed equipment and sitework)</td> <td>96,660</td> </tr> <tr> <td>2. Architect or engineer fee</td> <td>9,700</td> </tr> <tr> <td>3. Moveable equipment</td> <td></td> </tr> <tr> <td>4. Project contingency</td> <td>9,700</td> </tr> <tr> <td>5. Miscellaneous costs</td> <td>0</td> </tr> <tr> <td>Total</td> <td>\$ 116,060</td> </tr> </table>	1. Construction (including fixed equipment and sitework)	96,660	2. Architect or engineer fee	9,700	3. Moveable equipment		4. Project contingency	9,700	5. Miscellaneous costs	0	Total	\$ 116,060	<p>5. Project Phasing:</p> <table> <tr> <td>1. Preliminary plans (including misc. costs)</td> <td></td> </tr> <tr> <td>2. Final plans (including misc. and other costs)</td> <td></td> </tr> <tr> <td>3. Construction (including misc. and other costs)</td> <td></td> </tr> <tr> <td>Total</td> <td>\$ --</td> </tr> </table>	1. Preliminary plans (including misc. costs)		2. Final plans (including misc. and other costs)		3. Construction (including misc. and other costs)		Total	\$ --
1. Construction (including fixed equipment and sitework)	96,660																				
2. Architect or engineer fee	9,700																				
3. Moveable equipment																					
4. Project contingency	9,700																				
5. Miscellaneous costs	0																				
Total	\$ 116,060																				
1. Preliminary plans (including misc. costs)																					
2. Final plans (including misc. and other costs)																					
3. Construction (including misc. and other costs)																					
Total	\$ --																				

6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SFCIFund	3. Federal Funds	4.	5.	Total
Prior Years						--
FY 2016						--
FY 2017		116,060				116,060
FY 2018						--
FY 2019						--
FY 2020						--
FY 2021						--
Subsequent Years						--
Total	\$ --	116,060	\$ --	\$ --	\$ --	116,060

Project Request Explanation--DA 418B

1. Project Title: Eisenhower Building Exteriors		2. Project Priority: SFCIF #4				
Agency: Kansas State Fair						
3. Project Description and Justification: <p style="margin-left: 40px;">The Eisenhower Building is used to showcase a variety of commercial exhibits as well as the . Kansas Department of Wildlife, Parks and Tourism.</p> <p style="margin-left: 40px;">This building was constructed in 1980 and has not been renovated since other than a roof replacement in recent years and some exterior work to the portion of the building occupied by KWCH television during the State Fair.</p> <p style="margin-left: 40px;">The building is located in the heart of the Fairgrounds and is highly visible. The exterior is dated and is in need of an upgrade.</p> <p style="margin-left: 40px;">At the time of the submission of this budget, the Fair's on-call architect is in the process of developing plans and a cost estimate.</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. SFCIF Fund	3. ____ Fund	4.	5.	Total
Prior Years						--
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019						--
FY 2020						--
FY 2021						--
Subsequent Years						--
Total	\$ --	\$ --	\$ --	\$ --	\$ --	\$ --

Project Request Explanation--DA 418B

1. Project Title: Asphalt Repairs				2. Project Priority: SFCIF #5		
Agency: Kansas State Fair						
3. Project Description and Justification:						
<p>The Kansas State Fairgrounds has a significant number of roadways and asphalt areas throughout its campus. Ongoing maintenance of these areas is vital to keep the roads in acceptable condition for vehicle traffic and to avoid trip hazards for pedestrian traffic.</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 40,000				1. Preliminary plans (including misc. costs)		
2. Architect or engineer fee				2. Final plans (including misc. and other costs)		
3. Moveable equipment				3. Construction (including misc. and other costs)		
4. Project contingency						
5. Miscellaneous costs						
Total \$ 40,000				Total \$ --		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SFCIF	3. Federal Funds	4.	5.	Total
Prior Years		20,000				20,000
FY 2016		40,000				40,000
FY 2017		40,000				40,000
FY 2018		40,000				40,000
FY 2019		40,000				40,000
FY 2020		40,000				40,000
FY 2021		40,000				40,000
Subsequent Years		40,000				40,000
Total	\$ --	300,000	\$ --	\$ --	\$ --	300,000

1. Project Title Bison Arena Emergency Exits Agency: Kansas State Fair				2. Project Priority: SGF #6																						
3. Project Description and Justification: <p>Under direction from the Office of the State Fire Marshal, the Kansas State Fair is exploring the installation of a fire sprinkler system and fire alarm system.</p> <p>To ensure a properly functioning fire alarm and sprinkler system, the Agency would first need to address issues related to leaks with Bison Arena's roof and upper-story windows. Without addressing these first, there is the possibility of water damage and impacting the functionality of the alarm and sprinkler systems.</p> <p>Bison Arena has served a variety of purposes over its life and is still an important part of the Fair's campus.</p>																										
4. Estimated Project Cost: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Construction (including fixed equipment and sitework)</td> <td style="width: 20%; text-align: right;">96,660</td> </tr> <tr> <td>2. Architect or engineer fee</td> <td style="text-align: right;">9,700</td> </tr> <tr> <td>3. Moveable equipment</td> <td></td> </tr> <tr> <td>4. Project contingency</td> <td style="text-align: right;">9,700</td> </tr> <tr> <td>5. Miscellaneous costs</td> <td style="text-align: right;">0</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right; border-top: 1px solid black;">\$ 116,060</td> </tr> </table>				1. Construction (including fixed equipment and sitework)	96,660	2. Architect or engineer fee	9,700	3. Moveable equipment		4. Project contingency	9,700	5. Miscellaneous costs	0	Total	\$ 116,060	5. Project Phasing: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Preliminary plans (including misc. costs)</td> <td></td> </tr> <tr> <td>2. Final plans (including misc. and other costs)</td> <td></td> </tr> <tr> <td>3. Construction (including misc. and other costs)</td> <td></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right; border-top: 1px solid black;">\$ --</td> </tr> </table>			1. Preliminary plans (including misc. costs)		2. Final plans (including misc. and other costs)		3. Construction (including misc. and other costs)		Total	\$ --
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3. Construction (including misc. and other costs)																										
Total	\$ --																									
6. Amount by Source of Financing:																										
Fiscal Years	1. SGF	2. SFCIFund	3. Federal Funds	4.	5.	Total																				
Prior Years						--																				
FY 2016						--																				
FY 2017		116,060				116,060																				
FY 2018						--																				
FY 2019						--																				
FY 2020						--																				
FY 2021						--																				
Subsequent Years						--																				
Total	\$ --	116,060	\$ --	\$ --	\$ --	116,060																				

Project Request Explanation--DA 418B

1. Project Title: Expo Center Agency: Kansas State Fair	2. Project Priority SFCIF #7																																																																						
3. Project Description and Justification: <p>The Expo Center is one of the most extensively used facilities on the Fairgrounds hosting horse events during the Fair and throughout the year. In addition to the annual State Fair, it was utilized for 37 events over 135 event days in FY 2014.</p> <p>Built in 1964, the Expo Center is facing the need for significant repairs and improvements. It's roof is original to the construction of the building and is in need of replacement. Cost to replace the roof is estimated at \$331,500.</p> <p>In addition, the restrooms are dated and in need of renovation. The fixture count also does not meet code requirements. Estimated cost for the needed upgrades is \$349,650.</p> <p>We also employed the services of a structural engineer to review the roof, structural columns and roof purlins. The engineer's report has caused concern over the long-term viability of sustaining the existing structure. We have asked a local general contractor to review the engineer's report and provide us an estimate to complete the recommended improvements.</p> <p>Based on the extensive repairs required, it is felt a better alternative will be replacement of the facility instead of renovation of the existing structure. Construction estimate is based on 2014 dollars.</p>																																																																							
4. Estimated Project Cost: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">1. Construction (including fixed equipment and sitework)</td> <td style="text-align: right;">4,793,553</td> </tr> <tr> <td>2. Architect or engineer fee</td> <td style="text-align: right;">309,914</td> </tr> <tr> <td>3. Moveable equipment</td> <td></td> </tr> <tr> <td>4. Project contingency</td> <td style="text-align: right;">449,150</td> </tr> <tr> <td>5. Miscellaneous costs</td> <td></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$ 5,552,617</td> </tr> </table>	1. Construction (including fixed equipment and sitework)	4,793,553	2. Architect or engineer fee	309,914	3. Moveable equipment		4. Project contingency	449,150	5. Miscellaneous costs		Total	\$ 5,552,617	5. Project Phasing: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">1. Preliminary plans (including misc. costs)</td> <td></td> </tr> <tr> <td>2. Final plans (including misc. and other costs)</td> <td></td> </tr> <tr> <td>3. Construction (including misc. and other costs)</td> <td></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$ --</td> </tr> </table>	1. Preliminary plans (including misc. costs)		2. Final plans (including misc. and other costs)		3. Construction (including misc. and other costs)		Total	\$ --																																																		
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Total	\$ --																																																																						
6. Amount by Source of Financing: <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="width: 15%;">Fiscal Years</th> <th style="width: 15%;">1. SGF</th> <th style="width: 15%;">2. SFCIF Fund</th> <th style="width: 15%;">3. ___ Fund</th> <th style="width: 15%;">4.</th> <th style="width: 15%;">5.</th> <th style="width: 15%;">Total</th> </tr> </thead> <tbody> <tr> <td>Prior Years</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>--</td> </tr> <tr> <td>FY 2016</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>--</td> </tr> <tr> <td>FY 2017</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>--</td> </tr> <tr> <td>FY 2018</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>--</td> </tr> <tr> <td>FY 2019</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>--</td> </tr> <tr> <td>FY 2020</td> <td>5,552,617</td> <td></td> <td></td> <td></td> <td></td> <td>5,552,617</td> </tr> <tr> <td>FY 2021</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>--</td> </tr> <tr> <td>Subsequent Years</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>--</td> </tr> <tr> <td>Total</td> <td>5,552,617</td> <td>\$ --</td> <td>\$ --</td> <td>\$ --</td> <td>\$ --</td> <td>5,552,617</td> </tr> </tbody> </table>		Fiscal Years	1. SGF	2. SFCIF Fund	3. ___ Fund	4.	5.	Total	Prior Years						--	FY 2016						--	FY 2017						--	FY 2018						--	FY 2019						--	FY 2020	5,552,617					5,552,617	FY 2021						--	Subsequent Years						--	Total	5,552,617	\$ --	\$ --	\$ --	\$ --	5,552,617
Fiscal Years	1. SGF	2. SFCIF Fund	3. ___ Fund	4.	5.	Total																																																																	
Prior Years						--																																																																	
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FY 2020	5,552,617					5,552,617																																																																	
FY 2021						--																																																																	
Subsequent Years						--																																																																	
Total	5,552,617	\$ --	\$ --	\$ --	\$ --	5,552,617																																																																	

Project Request Explanation--DA 418B

1. Project Title: Pride of Kansas Building Roof				2. Project Priority: SFCIF #8		
Agency: Kansas State Fair						
3. Project Description and Justification:						
<p>On Friday, May 22, 2008, and Sunday, May 24, 2008, straight line winds caused significant damage to the roof of the Pride of Kansas Building. Emergency repairs were granted by the Division of Purchases in the amount of \$14,750.00. The work was completed in time for the 2008 State Fair.</p> <p>While this repair work was satisfactory, it addressed only a small portion of the building's roof. The roof is original to the building, which was constructed in 1970, and is in need of replacement.</p>						
4. Estimated Project Cost: <div> 1. Construction (including fixed equipment and sitework) 216,000 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs </div> <div> Total \$ 216,000 </div>				5. Project Phasing: <div> 1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs) </div> <div> Total \$ -- </div>		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SFCIF Fund	3. ____ Fund	4.	5.	Total
Prior Years						--
FY 2016						--
FY 2017						--
FY 2018		216,000				216,000
FY 2019						--
FY 2020						--
FY 2021						--
Subsequent Years						--
Total	\$ --	216,000	\$ --	\$ --	\$ --	216,000

1. Project Title Bison Arena Renovation	2. Project Priority: SGF #9
Agency: Kansas State Fair	

3. Project Description and Justification:

In partnership with the Kansas Department of Agriculture, the Fair is exploring the renovation of Bison Arena (originally constructed in the 1930's as the 4-H/FFA livestock building).

Bison Arena has served a variety of purposes over its life and is still an important part of the Fair's campus.

Working with the KDA, we envision the development of a facility focusing on the promotion of Kansas agriculture and expanding the already strong presence Kansas agriculture has at the Fair. The renovated facility would enhance agricultural educational programming and entertainment along with opportunities for the Kansas agriculture community. The building would provide opportunity for an updated and remodeled Agriland, booth space for Kansas agriculture commodity groups and a From the Land of Kansas (state trademark program) pavilion and store.

This renovation would also provide opportunity for year-around use of the facility, a benefit currently not available.

4. Estimated Project Cost:			5. Project Phasing:		
1. Construction (including fixed equipment and sitework)	5,754,000		1. Preliminary plans (including misc. costs)		
2. Architect or engineer fee	575,000		2. Final plans (including misc. and other costs)		
3. Moveable equipment			3. Construction (including misc. and other costs)		
4. Project contingency	575,000				
5. Miscellaneous costs	100,000				
Total		\$ 7,004,000	Total		\$ --

6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. ___ Fund	3. Federal Funds	4.	5.	Total
Prior Years						--
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019	v					--
FY 2020						--
FY 2021	7,004,000					7,004,000
Subsequent Years						--
Total	7,004,000	\$ --	\$ --	\$ --	\$ --	7,004,000

3624