



October 5, 2016

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

From: Susan Sankey  
General Manager  
Kansas State Fair

Chairperson Wolf and members of the committee, my name is Susan Sankey. I was named general manager of the Kansas State Fair ten months ago. In the past three years, the fair has had a loss totaling 50-plus years of history and experience due to employee turnover. In spite of this, we have upheld the mission of the Kansas State Fair:

***to promote and showcase Kansas agriculture, industry and culture, to create opportunity for commercial activity, and to provide an educational and entertaining experience that is the pride of all Kansans.***

The Kansas State Fairgrounds is comprised of 280 acres and home to 70+ buildings, welcoming over 500,000 visitors between the annual Fair and the 600 events hosted outside the ten days of the Fair and throughout the entire year.

Our submission for capital improvements includes several areas of focus, including a new master plan, EXPO center and Bison Arena.

I would like to FIRST emphasize the EXPO Center, which is our facility for equine events and one of the most frequently used buildings, utilized regularly and usually every

Attachment 36  
Joint Committee on State Building  
Construction  
Date 10-5-16

weekend. It is rented to organizations that pay to use the facility, however, more horse shows are going elsewhere, and often out of state, due to the poor condition of the building.

The EXPO Center was built in 1964 and is used extensively for equine events during the Fair and throughout the year. The EXPO Center has a number of issues to be addressed, including replacement of the roof; moisture and corrosion issues related to anchor bolts, baseplates, columns, wall girts and roof purlins; and restrooms in need of renovation. Over the past three fiscal years, the EXPO Center has hosted an average of 38 non-fair events and close to 150 event days per year while generating income for the local community. The agency is concerned that without necessary improvements to the EXPO Center, it will be at an increased competitive disadvantage when working to maintain the non-fair events it currently hosts and competing for potential new events.

After consultation with the on-call architect and based on the likely high renovation cost and some of the uncertainties, it is the opinion of the State Fair that a replacement of the structure is the best solution, and is also urgent, as the building continues to deteriorate and the loss of revenue and increased maintenance costs, as well as safety is a priority concern.

SECONDLY, I would like to address the needs of one the most iconic and oldest buildings on the Fairgrounds: Bison Arena. Originally constructed in the 1930s as the 4-H/FFA livestock building, Bison Arena is sadly a weakening venue with each passing day. It is in need of renovation and repair and to be repurposed. With the Kansas Department of Agriculture, we envision the development of a facility focusing on the promotion of the already strong Kansas agriculture at the Fair and for the general public to experience its benefits to our state, region, nationally and globally. This renovation would provide for year-round use of Bison Arena, a benefit currently not available due to the condition of the building. The building is also currently subject to fire marshal directive for updated exits, sprinklers and alarm systems. To truly appreciate this directive, I invite you to visit the facility personally and see needs first hand. Our state's Master Farmers, Master Homemakers, cattleman and ranchers, agricultural industry

leaders and parents of our current 4-H and FFA exhibitors who experienced Bison Arena in its iconic past are many, and deserve better than what we have allowed for the current condition of the building. It deserves to regain its place to inspire young people who utilize it as a place to gain increased knowledge of agriculture and to become our future leaders.

FINALLY, we are in the process of a new MASTER PLAN. We continue to work through this process as thoroughly as possible, and in the best interest of the Kansas State Fair and the people of Kansas we serve.

What remains of vital importance to the KANSAS STATE FAIR and to the people of KANSAS, is your continued support and funds to the State Fair Capital Improvements Fund. Even those buildings that were renovated and constructed during the prior master plan in the early 2000s are now at an age where repairs and upkeep are essential to maintain a long, productive and revenue generating purpose.

Your support of the KANSAS STATE FAIR is greatly appreciated.

***2017 KANSAS STATE FAIR – September 8 - 17***

# Five-Year Capital Budget Plan--DA 418A

Division of the Budget

Agency Name Kansas State Fair

State of Kansas

Project Title	Estimated Project Cost	Prior Years	Current Year FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Subsequent Years
<b>State Fair Capital Improvement Fund</b>									
1. Capital Maintenance & Repair	2,145,000	125,000	220,000	300,000	300,000	300,000	300,000	300,000	300,000
2. Master Plan Study	36,000		36,000						
3. Bison Arena Emergency Exit Doors	127,666			127,666					
4. Asphalt Repairs	300,000	20,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
5. Bison Arena Sprinkler/Alarm/Re-roof/Windows	1,519,710					1,519,710			
6. EXPO Center Replacement	6,107,878						6,107,878		
7. Pride of Kansas Building Roof Replacement	237,600				237,600				
8. Bison Arena Renovation	7,704,400							7,704,400	
<b>Bond Payments</b>									
1. Bond Payment - State General Fund	35,498,783	9,435,250	848,550	850,150	855,750	848,750	850,500	848,500	--
<b>State Appropriations</b>									
1. EDIF									
2. SGF Appropriation to the SFCIF	2,300,000	400,000	100,000	300,000	300,000	300,000	300,000	300,000	300,000
<b>Total</b>	<b>55,977,037</b>	<b>9,980,250</b>	<b>1,244,550</b>	<b>1,617,816</b>	<b>1,733,350</b>	<b>3,008,460</b>	<b>7,598,378</b>	<b>9,192,900</b>	<b>640,000</b>

4  
36-04



## 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 360,000 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"> <li>a) Paint, lumber, concrete, and steel for repair of structures</li> <li>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.</li> </ul>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework)		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 2,145,000						
5. Miscellaneous costs						
<b>Total \$ 2,145,000</b>		<b>Total \$ --</b>				
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 2017		220,000				220,000
FY 2018		300,000				300,000
FY 2019		300,000				300,000
FY 2020		300,000				300,000
FY 2021		300,000				300,000
FY 2022		300,000				300,000
Subsequent Years		300,000				300,000
<b>Total</b>	<b>\$ --</b>	<b>2,145,000</b>	<b>\$ --</b>	<b>\$ --</b>	<b>\$ --</b>	<b>2,145,000</b>

## Project Request Explanation--DA 418B

<b>1. Project Title:</b> Master Plan Study  <b>Agency:</b> Kansas State Fair		<b>2. Project Priority:</b> SGF & SFCIP #2				
<b>3. Project Description and Justification:</b>  <p>The Kansas State Fair Board has recently secured the services of Keffer/Overton to assist in the implementation of an updated Master Plan. Recall the original Fairgrounds Master Plan was established in the late 1990's with work beginning in 2001. That work was completed in 2008.</p> <p>There were aspects of the Fairgrounds not addressed in the original Master Plan. In order to address these and the changing needs of the facility, it was determined to seek an updated Master Plan.</p> <p>While the initial phases, including public meetings, forums, etc. for public input have resulted in significant planning, there are still areas to be addressed prior to finalizing a plan for progress, including added security and safety features, as well as functionality and aesthetics for efficient use to result in increased longterm revenue. The security evaluation is an added phase to the process.</p>						
<b>4. Estimated Project Cost:</b> 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;"><b>Total</b> \$ 36,000</div>		<b>5. Project Phasing:</b> 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;"><b>Total</b> \$ --</div>				
<b>6. Amount by Source of Financing:</b>						
Fiscal Years	1. SGF	2. SFCIF	3. Federal Funds	4.	5.	Total
Prior Years						--
FY 2017	18,000	18,000				36,000
FY 2018						--
FY 2019						--
FY 2020						--
FY 2021						--
FY 2022						--
Subsequent Years						--
<b>Total</b>	18,000	18,000	\$ --	\$ --	\$ --	36,000

36-6

1. Project Title: Bison Arena Emergency Exits				2. Project Priority: SGF #3																						
Agency: Kansas State Fair																										
3. Project Description and Justification: <p style="margin-top: 20px;">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 style="margin-top: 20px;">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%; margin-top: 10px;"> <tr> <td style="width: 80%;">1. Construction (including fixed equipment and sitework)</td> <td style="text-align: right;">106,326</td> </tr> <tr> <td>2. Architect or engineer fee</td> <td style="text-align: right;">10,670</td> </tr> <tr> <td>3. Moveable equipment</td> <td></td> </tr> <tr> <td>4. Project contingency</td> <td style="text-align: right;">10,670</td> </tr> <tr> <td>5. Miscellaneous costs</td> <td style="text-align: right;">0</td> </tr> <tr> <td style="text-align: right;"><b>Total</b></td> <td style="text-align: right;"><b>\$ 127,666</b></td> </tr> </table>				1. Construction (including fixed equipment and sitework)	106,326	2. Architect or engineer fee	10,670	3. Moveable equipment		4. Project contingency	10,670	5. Miscellaneous costs	0	<b>Total</b>	<b>\$ 127,666</b>	5. Project Phasing: <table style="width: 100%; margin-top: 10px;"> <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;"><b>Total</b></td> <td style="text-align: right;"><b>\$ --</b></td> </tr> </table>			1. Preliminary plans (including misc. costs)		2. Final plans (including misc. and other costs)		3. Construction (including misc. and other costs)		<b>Total</b>	<b>\$ --</b>
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FY 2022						--																				
Subsequent Years						--																				
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## Project Request Explanation--DA 418B

1. Project Title:      Asphalt Repairs  Agency:              Kansas State Fair		2. Project Priority:   SFCIF #4				
3. Project Description and Justification:  <div style="text-align: center; margin-top: 100px;"> <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> </div>						
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		5. Project Phasing: 1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other 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 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
FY 2022		40,000				40,000
Subsequent Years		40,000				40,000
<b>Total</b>	\$              --	300,000	\$              --	\$              --	\$              --	300,000

1. Project Title: Bison Arena - Sprinkler/Alarm/Re-Roof/Windows				2. Project Priority: SGF #5																						
Agency: Kansas State Fair																										
3. Project Description and Justification: <p style="margin-top: 20px;">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 style="margin-top: 20px;">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 style="margin-top: 20px;">Bison Arena has served a variety of purposes over its life and is still an important part of the Fair's campus.</p>																										
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## Project Request Explanation--DA 418B

<b>1. Project Title:</b> EXPO Center  <b>Agency:</b> Kansas State Fair	<b>2. Project Priority</b> SFCIF #6																																																																						
<b>3. Project Description and Justification:</b>  <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 38 events over 150 event days in FY 2015. However, significant roof leaks will begin to impact the event quality and likely decrease facility use during non-Fair season.</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 \$364,650.</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 \$384,615.</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>																																																																							
<b>4. Estimated Project Cost:</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">1. Construction (including fixed equipment and sitework)</td> <td style="width: 40%; text-align: right;">5,272,908</td> </tr> <tr> <td>2. Architect or engineer fee</td> <td style="text-align: right;">340,905</td> </tr> <tr> <td>3. Moveable equipment</td> <td></td> </tr> <tr> <td>4. Project contingency</td> <td style="text-align: right;">494,065</td> </tr> <tr> <td>5. Miscellaneous costs</td> <td></td> </tr> <tr> <td style="text-align: right;"><b>Total</b></td> <td style="text-align: right;"><b>\$ 6,107,878</b></td> </tr> </table>	1. Construction (including fixed equipment and sitework)	5,272,908	2. Architect or engineer fee	340,905	3. Moveable equipment		4. Project contingency	494,065	5. Miscellaneous costs		<b>Total</b>	<b>\$ 6,107,878</b>	<b>5. Project Phasing:</b> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">1. Preliminary plans (including misc. costs)</td> <td style="width: 40%;"></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;"><b>Total</b></td> <td style="text-align: right;"><b>\$ --</b></td> </tr> </table>	1. Preliminary plans (including misc. costs)		2. Final plans (including misc. and other costs)		3. Construction (including misc. and other costs)		<b>Total</b>	<b>\$ --</b>																																																		
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3670



## Project Request Explanation--DA 418B

1. Project Title: Pride of Kansas Building Roof				2. Project Priority: SFCIF #7		
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:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 237,600 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 \$ 237,600				Total \$ --		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SFCIF Fund	3. ___ Fund	4.	5.	Total
Prior Years						--
FY 2017						--
FY 2018						--
FY 2019		237,600				237,600
FY 2020						--
FY 2021						--
FY 2022						--
Subsequent Years						--
Total	\$ --	237,600	\$ --	\$ --	\$ --	237,600

36-11

<b>1. Project Title:</b> Bison Arena Renovation		<b>2. Project Priority:</b> SGF #8																																																																							
<b>Agency:</b> Kansas State Fair																																																																									
<b>3. Project Description and Justification:</b> <p style="margin-top: 20px;">In partnership with the Kansas Department of Agriculture, the Fair is exploring the renovation of Bison Arena (originally constructed in the 1930s as the 4-H/FFA livestock building).</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>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.</p> <p>This renovation would also provide opportunity for year-around use of the facility, a benefit currently not available.</p>																																																																									
<b>4. Estimated Project Cost:</b> <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 80%;">1. Construction (including fixed equipment and sitework)</td> <td style="width: 20%; text-align: right;">6,329,400</td> </tr> <tr> <td>2. Architect or engineer fee</td> <td style="text-align: right;">632,500</td> </tr> <tr> <td>3. Moveable equipment</td> <td></td> </tr> <tr> <td>4. Project contingency</td> <td style="text-align: right;">632,500</td> </tr> <tr> <td>5. Miscellaneous costs</td> <td style="text-align: right;">200,000</td> </tr> <tr> <td style="text-align: right;"><b>Total</b></td> <td style="text-align: right;"><b>\$ 7,704,400</b></td> </tr> </table>		1. Construction (including fixed equipment and sitework)	6,329,400	2. Architect or engineer fee	632,500	3. Moveable equipment		4. Project contingency	632,500	5. Miscellaneous costs	200,000	<b>Total</b>	<b>\$ 7,704,400</b>	<b>5. Project Phasing:</b> <table style="width: 100%; margin-top: 10px;"> <tr> <td style="width: 80%;">1. Preliminary plans (including misc. costs)</td> <td style="width: 20%;"></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;"><b>Total</b></td> <td style="text-align: right;"><b>\$ --</b></td> </tr> </table>		1. Preliminary plans (including misc. costs)		2. Final plans (including misc. and other costs)		3. Construction (including misc. and other costs)		<b>Total</b>	<b>\$ --</b>																																																		
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