

Approved \_\_\_\_\_

3-27-89

Date

MINUTES OF THE SENATE COMMITTEE ON WAYS AND MEANS

The meeting was called to order by SENATOR AUGUST "GUS" BOGINA at  
Chairperson

11:10 a.m. on MARCH 16, 1989 in room 123-S of the Capitol.

All members were present except:

All present

Committee staff present:

Research Department: Diane Duffy, Kathy Porter, Scott Rothe

Revisor: Norman Furse

Committee Staff: Judy Bromich, Pam Parker

Conferees appearing before the committee:

### HB 2031 - Appropriations for FY 1990, department of transportation

Senator Feleciano reviewed the Subcommittee Report for FY 1989 and FY 1990 regarding the Kansas Department of Transportation.

There was discussion concerning several agency's frustrations in assistance with signage from KDOT. A representative from KDOT stated that they try to be consistent with signing codes and guidelines which have been adopted. It was stated that one of the problems is lack of response from KDOT and it may be a public relations problem. Senator Winter moved, Senator Salisbury seconded, to amend the Subcommittee Report regarding HB 2031 by adding a reference that the Committee members have heard from time to time concerns raised regarding signage and the Committee urges KDOT to increase their efforts to provide additional signage where appropriate and be alert to responses concerning signage. The motion carried.

Senator Harder moved, Senator Allen seconded, to amend the Subcommittee Report regarding HB 2031 and HB 2063 to include recommendations on capital improvements by the Joint Committee on State Building Construction. (Attachment 1) The motion passed.

Senator Winter moved, Senator Johnston seconded, to report HB 2031 favorably as amended. The motion carried on a roll call vote.

### INTRODUCTION OF BILLS

Senator Feleciano moved, Senator Doyen seconded, the introduction of bill draft 9 RS 0362, an act concerning the state board of regents; relating to granting of easements, and bill draft 9 RS 1265, an act concerning the state board of regents; authorizing the establishment of a regents institution payroll deduction plan. The motion carried.

The meeting was adjourned.



Agency: Department of Transportation

<u>Project</u>	<u>Amount Requested FY 1990</u>	<u>Governor's Rec. FY 1990</u>	<u>Committee Rec. FY 1990</u>
✓ Relocate Area Six Complex - Olathe	\$ 3,337,535	\$ 3,337,535	\$ 3,337,535
Purchase Land for Subarea Site - Hutchinson	48,000	48,000	48,000
Reroof Buildings <i>5 roofs</i>	258,192	258,192	258,192
Insulate and Weatherproof Buildings	263,372	263,372	263,372
Remodel Area Office and Shop Buildings	728,479	728,479	728,479
Replace Subarea Chemical Storage Buildings	365,100	365,100	365,100
Construct Electronic Shop and Tower/Antenna Shop - Topeka	132,461	132,461	132,461
Construct Storage Buildings at Area Shop Locations with Subareas	144,767	144,767	144,767
Renovate Subarea Shop - Emporia	62,405	62,405	62,405
Renovate District V Office Building - Hutchinson	146,618	146,618	146,618
Renovate Old District II Shop - Salina	121,848	121,848	121,848
Purchase of Land for Subarea Site - Ottawa	14,000	14,000	14,000
✓ Materials and Research Storage Building - Topeka	75,520	75,520	75,520
Construct Gasoline Pump Island Canopies in Five Kansas Highway Patrol Districts	62,000	62,000	62,000
Construct Highway Patrol Vehicle Storage Building - Salina	106,000	106,000	106,000
Construct Three Small Highway Patrol Storage Buildings	14,519	14,519	14,519
Construct Two-Bay Highway Patrol Garage - Wichita	85,030	85,030	85,030
TOTAL -- Buildings	<u>\$ 5,965,846</u>	<u>\$ 5,965,846</u>	<u>\$ 5,965,846</u>

Financing

State Highway Fund	\$ 5,965,846	\$ 5,965,846	\$ 5,965,846
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Relocate Area Six Complex - Olathe

The Kansas Department of Transportation (KDOT) requests \$3,337,535 to relocate the Area Six complex from the I-35 and K-150 interchange in Olathe to an undesignated site. The facilities to be moved include the Area Six office and shop, a subarea office and shop, an area storage building, a salt storage building, a 200 foot KDOT radio tower, the Kansas Highway Patrol District 9 Headquarter, and the area, subarea and Highway Patrol fuel tanks.

The relocation request is prompted by a proposed I-35 and K-150 interchange improvement, programmed for FY 1992. The KDOT complex is in the path of the reconstruction project. The complex is also in a poor location due to congestion and would be relocated even if the reconstruction project were not built. The improved

ATTACHMENT 1  
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interchange site is expected to have little commercial value. The agency's timetable includes land acquisition in mid-1989, the hiring of an architect in August, 1989, a construction start of April, 1990, and completion in late 1991 or early 1992. The agency notes that were the facilities to remain at the current location, the following projects would be requested: in FY 1990, construct a gasoline pump island canopy; in FY 1993, replace the salt storage building and construct a two-bay Highway Patrol garage; in FY 1994, replace heating and air conditioning in the area shop; and in FY 1995 or FY 1996, replace or renovate the subarea shop. The age of the existing facility includes the subarea shop -- 30 years; the area shop -- 16 years; the patrol headquarters -- 13 years; the chemical storage building -- 22 years; and the storage building -- 11 years.

The total project cost, based on a mid-1990 letting, includes construction costs of \$3,070,546, a 3.2 percent architect's fee of \$98,100, a 4.7 percent contingency of \$144,345, and miscellaneous costs of \$24,544.

Detail of Construction Costs

<u>Building</u>	<u>Construction</u>	<u>Contingency</u>	<u>Arch. Fee</u>	<u>Misc. Costs</u>
Area Shop	\$ 635,000	\$ 63,500	\$ 44,500	\$ 7,000
KHP Headquarters	565,000	56,500	39,500	7,000
Subarea	183,000	18,300	12,700	6,000
Storage	20,200	2,000	1,400	3,400
Salt Dome	53,818	2,691		1,144
Land	1,568,160			
KHP Fuel Tank	31,828			
Canopy	13,540	1,354		
<b>TOTAL</b>	<b>\$ 3,070,546</b>	<b>\$ 144,345</b>	<b>\$ 98,100</b>	<b>\$ 24,544</b>

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$3,337,535. The Committee recommends an expenditure not to exceed \$1,568,160 for land acquisition, but recommends that no funds be appropriated for construction until a program statement has been reviewed by the Committee.

Purchase Land for Subarea Site - Hutchinson

The agency requests \$48,000 to purchase approximately 12 acres of land near the U.S. 50 and K-96 intersection in South Hutchinson to relocate the present subarea complex. A new subarea building will be requested for FY 1991. The existing subarea facility near K-96 in west Hutchinson will be converted into the district materials laboratory and construction engineer's office, which are currently located in the old district shop. The existing facility was built in 1976 and was acquired by KDOT in 1984.

KDOT notes that the present subarea site is experiencing operational difficulties from surrounding heavy volumes of commercial traffic and the lack of equipment storage space. The present location requires adverse travel distance through town to reach most of the assigned work areas. Travel time and costs are significant considerations in urban areas for maintenance activities such as snow and ice control where timely and efficient coverage of assigned routes is critical. The establishment of a location on the highway

system will provide the opportunity to reduce travel time to the work areas and site congestion in the district complex. KDOT estimates it will save at least a one-person work year from a reduction in travel time.

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$48,000.

### Roofing Projects

KDOT is requesting \$258,192 to continue a program of roof replacement on the buildings under its jurisdiction. This request involves replacement of eight roofs. Cost estimates are based upon an estimated cost of \$606 per square for six of the roofs and \$695 per square for two roofs.

In determining the priority for roofing projects, the agency considers the age and condition of the roof, unusual weather conditions, previous maintenance, the economics of repair versus replacement, the effects of leakage on the building content or usage, visual inspection, and moisture surveys using nuclear detection equipment. The agency's request is based upon preparation of specifications by the Division of Architectural Services and project inspection by KDOT. The FY 1990 request is for the following locations:

<u>Location</u>	<u>Amount</u>
Colby Subarea	\$ 35,170
Hays Highway Patrol Division III Headquarters	30,562
Grainfield Subarea	27,893
Waverly Subarea	27,287
Wichita (Hillside) Area	39,591
Wichita (Hillside) Subarea	34,564
Sublette Subarea	27,893
Hugoton Subarea	20,617
Subtotal	\$ 243,577
Contingencies (5%)	12,179
Printing and Mailing (1%)	2,436
TOTAL	<u>\$ 258,192</u>

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$258,192.

### Insulate and Weatherproof Buildings

KDOT requests \$263,372 to insulate and weatherproof 11 buildings as part of a continuing program. In FY 1985 KDOT completed a program to insulate and weatherproof subarea offices which also house construction offices, Highway Patrol offices, or drivers license examiner rooms. The FY 1990 request includes larger buildings at district sites, and subarea shops not included in the first program. Insulation and weatherproofing of the district shop would entail 15,630 square feet compared to 470 square feet at each of the subarea shops. In addition, the district shop project includes revisions to the overhead crane as well as the shop exhaust and lighting systems. The project will insulate exterior walls and office ceilings, and install storm doors and windows.

Cost estimates for these projects were prepared by the Division of Architectural Services. The 11 buildings included in FY 1990 are:

<u>Location</u>	<u>Amount</u>
Clay Center Subarea	\$ 12,038
Mankato Subarea	12,038
Marion Subarea	12,038
Strong City Subarea	12,038
Lincoln Subarea	12,038
Hutchinson District Shop	116,892
Syracuse Subarea	12,038
Dighton Subarea	12,038
Bucklin Subarea	12,038
Ulysses Subarea	12,038
Rolla Subarea	12,038
Subtotal	\$ 237,272
Contingencies (10%)	23,727
Printing and Mailing (1%)	2,373
TOTAL	<u>\$ 263,372</u>

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$263,372.

Remodel Area Office and Shop Buildings

KDOT requests \$728,479 to finance remodeling of four area shops. These projects are to provide additional office space, reduce energy consumption, and enhance the operational efficiency of the shops. This is the fifth year of a five-year program.

Although the scope of the remodeling work to be done at each shop varies somewhat, the following work would be done if applicable: remodel second floor stockroom into office space for area engineers and construction staff, insulate exterior walls of office areas and install storm windows, replace heating and air conditioning systems, install additional overhead doors, install an overhead crane, lower and insulate shop ceilings, and add prefabricated metal storage sheds. Over the five-year program, 23 of 24 area shops would be remodeled (the Hays project has been deferred to FY 1992 pending a relocation request). The shops were initially constructed during the 1950s. The FY 1990 request is for the following area shops:

<u>Location</u>	<u>Amount</u>
Marion	\$ 147,200
Pittsburg	147,200
Iola	147,200
Syracuse	214,687
Subtotal	\$ 656,287
Contingencies (10%)	65,629
Printing and Mailing (1%)	6,563
TOTAL	<u>\$ 728,479</u>

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$728,479.

Replace Subarea Chemical Storage Buildings

The agency requests \$365,100 to replace chemical storage sheds at seven subarea shops. This is a continuing program to construct chemical storage buildings that have deteriorated and can no longer be economically maintained, according to the agency. The existing facilities are wood frame structures constructed between 1966 and 1970, approximately 1470 square feet in area which can hold about 300 tons of rock salt. Estimated costs for the replacement facilities are based on prefabricated dome structure designs and will be large enough to allow for storage of a full season's use of salt which ranges from 660 to 1160 tons, depending on the area's needs. The agency expects to have savings in material and delivery costs from the larger capacity facilities. The seven subarea shops scheduled in FY 1990 are:

<u>Location</u>	<u>Capacity (in tons)</u>	<u>Amount</u>
Leavenworth	660	\$ 48,436
Holton	660	48,436
Strong City	660	48,436
Pittsburg	1,160	53,818
Greensburg	660	48,436
Augusta	660	48,436
Dodge City	660	48,436
Subtotal		\$ 344,434
Contingencies (5%)		17,222
Printing and Mailing (1%)		3,444
TOTAL		<u>\$ 365,100</u>

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$365,100.

Electronic Shop and Tower/Antenna Storage  
and Repair Facility - Topeka

The agency requests \$132,461 for a prefabricated metal building in Topeka on existing state-owned property near I-70 and Gage to be used as an electronics equipment and tower/antenna storage and repair facility. The existing radio repair shop (located in 1046 square feet of space in the Highway Patrol Division Headquarters in Topeka) services approximately 1,000 radios per year and, according to the agency, is no longer able to meet the demands of KDOT, the Highway Patrol, and the Capitol Area Security Patrol. The existing prefabricated facility includes a 12 foot by 24 foot building and two eight foot by 14 foot buildings. The proposed 40 foot by 62 foot building would provide additional storage and repair space. Twelve foot by 12 foot overhead doors (as opposed to existing 9 foot by 9 foot doors) would be large enough to accommodate tandem axle dump trucks. Additional room is necessary for a portable radio shop to service an increasing number of portable radios, to eventually service KDOT District I computer equipment, and to service

and install radios for Motor Carrier Inspection Division vehicles (MCID was transferred to the Highway Patrol on July 1, 1988). Three existing employees would work in the new building.

The agency also requests the construction of a 20 foot by 30 foot tower/antenna maintenance wing with an overhead door to be the work station of three Tower/Antenna Specialists who will eventually be relocated to Topeka. The existing temporary structures in Topeka and Kansas City, according to the agency, have limited space and are not waterproof. KDOT requests a spacious, insulated, waterproof and environmentally controlled facility to protect communications parts, equipment and documents, and the plastics used in wiring and coaxial cables.

The agency request includes \$124,963 for construction and fixed equipment costs, a 5 percent contingency of \$6,248, and miscellaneous costs of \$1,250 (1 percent). The total cost (\$132,461) of the 3,000 square foot structure is the equivalent of \$44.15 per square foot.

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$132,461.

Construct Storage Buildings at Area Shop  
Locations with Subareas

KDOT requests \$144,767 to construct a metal prefabricated storage building at five subarea shops to store area supplies. Currently, area supplies at joint area-subarea facilities are stored in one or more bays of the subarea shop. The buildings will be either 24 feet by 30 feet or 40 feet by 30 feet in size. The agency states that the subarea shop bays are urgently needed for their intended purpose, which is to house equipment out of the weather. This is the first year of a three year program. The FY 1990 request is for the following area-subarea shops:

<u>Location</u>	<u>Amount</u>
Kansas City (Edwardsville)	\$ 24,099
Horton	24,099
Ellsworth	24,099
Wichita (Hillside)	40,176
Dodge City	<u>24,099</u>
Subtotal	\$ 136,572
Contingencies (5%)	6,829
Printing and Mailing (1%)	<u>1,366</u>
TOTAL	<u>\$ 144,767</u>

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$144,767.

Renovate Subarea Shop - Emporia

The agency requests \$62,405 to renovate the deteriorated wood and concrete block subarea shop constructed at Emporia in 1947. The renovation would include razing



and rebuilding the settled office area, rewiring the shop, replacing all overhead doors and wooden gable ends of the garage, and reroofing existing garage areas. The request includes \$56,221 for construction costs, a 10 percent contingency of \$5,622 and miscellaneous costs of \$562.

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$62,405.

#### Renovate District V Office Building - Hutchinson

The agency requests \$146,618 to renovate the District V Office Building in Hutchinson (constructed in 1936) and to modernize the 20-year-old addition. The renovation would include repairing the brick exterior surface, replacing all windows and installing new water lines to upstairs restrooms and outside faucets. The modernization would include the installation of acoustical ceiling and floor tile, ceiling fans upstairs to circulate air, a sprinkler system in the basement storage area, and handicap accessibility to building entrances and restrooms. The request includes \$132,088 for construction costs, a 10 percent contingency of \$13,209, and miscellaneous costs of \$1,321.

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$146,618.

#### Renovate Old District II Shop -- Salina

KDOT requests \$121,848 to renovate the old brick district shop building in Salina, constructed in 1948. The building is used for offices and storage and is only partially heated.

The renovation would include: replacing deteriorated bricks and tuckpointing masonry joints; installing a suspended insulated false ceiling and two insulated overhead doors in the main warehouse; installing in the construction laboratory a gas heater, two storm windows and a steel door, and bricking up an area over the door; installing an insulated overhead door, two storm windows and a steel door in the heating and air conditioning service area; removal of an abandoned asbestos-coated waterline from the warehouse building; and converting a paint room and welding shop into a two-bay electronics shop. The request includes \$114,950 for construction costs, a 5 percent contingency of \$5,748 and miscellaneous costs of \$1,150.

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$121,848.

#### Purchase Land for Subarea Site -- Ottawa

The agency request \$14,000 to purchase approximately seven acres of land in or near Ottawa to relocate the present subarea site in Ottawa. A new subarea building will be requested for FY 1991.

The present facility, built in 1959, is located in the business district of south Ottawa and on the grounds of a KDOT rest area. The site contains no storage space for either equipment or materials. Although building settlement problems were corrected several years ago, structural problems have developed due to continued settlement. Floors

are pulling away from walls, and the walls (both inside and outside) are cracked. Once vacated, the existing facility will be demolished and the site will again be part of the rest area.

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$14,000.

#### Materials and Research Storage Building -- Topeka

The agency requests \$75,520 to build a 3,200 square foot metal garage and equipment storage facility on KDOT-owned property near the Materials and Research Center Building at 2300 South Van Buren in Topeka. The insulated and partially heated garage would contain eight vehicle bays, each with two overhead doors.

Since 1982, KDOT has rented a building for \$9,600 per year to house the Materials and Research Center's test vehicles and equipment. The rented building is located 5.6 miles south of the Materials and Research Center in a high-traffic area. The relocation of the garage will, according to the agency, save in commuting time and building rent. The request includes \$71,245 for construction costs, a 5 percent contingency of \$3,563, and miscellaneous costs of \$712. The total cost (\$75,520) of the 3,200 square foot structure is the equivalent of \$23.60 per square foot.

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$75,520, but recommends that no funds be appropriated for construction until the Committee has received and reviewed a program statement.

#### Construct Gasoline Pump Island Canopies in Five Kansas Highway Patrol Districts

The agency requests \$62,000 to construct lighted canopies with walls to cover the gasoline pumps and the Gasboy Motor Fuel Management Systems at Hays, Chanute, Wichita, and Garden City. In addition, a canopy would also be requested for Olathe if the Olathe Area complex is not relocated. The fuel pumps are used by the Kansas Highway Patrol, KDOT, and other state agencies.

The canopies are requested to protect the fuel mechanisms from extreme heat and cold. The gas pump nozzle has at times become inoperative because of blowing snow and freezing rain. The plexiglass surface of the Gasboy computer system has been covered by freezing rain which obscures the operating functions of the unit. The agency notes that lighting could be built into the canopies to enable users to pump gasoline at night without flashlights. The request includes \$54,180 for construction costs, a 10 percent contingency of \$5,418 and miscellaneous costs of \$2,402.

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$62,000.

#### Construct Highway Patrol Vehicle Storage Building - Salina

KDOT requests \$106,000 to construct a 30 foot by 90 foot vehicle storage building for the Kansas Highway Patrol in Salina. The building would be located on the

northeast corner of the present pursuit driving course at the Highway Patrol Training Academy. The building would house the pursuit driving vehicles, the seat belt convincer and 37 Plymouths, and would provide a secure storage area for tires and all driving course supplies. The request includes \$94,700 for construction costs, a 10 percent contingency of \$9,470 and miscellaneous costs of \$1,830. The total cost (\$106,000) of the 2,700 square foot building is the equivalent of \$39.26 per square foot.

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$106,000.

#### Construct Three Highway Patrol Storage Buildings

KDOT requests \$14,519 to construct three small buildings for the storage of motor oil, tires and other vehicle supplies used by the Kansas Highway Patrol. Currently, the supplies are being stored in offices. The metal storage buildings with concrete foundations and floors include a 10 foot by 20 foot building in Hays, an 8 foot by 12 foot building in Dodge City, and an 8 foot by 12 foot building in Ulysses. The request includes \$13,696 for construction costs, a 5 percent contingency of \$685 and miscellaneous costs of \$138.

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$14,519.

#### Construct Two-Bay Highway Patrol Garage -- Wichita

KDOT requests \$85,030 to construct a 30 foot by 45 foot two-bay garage at the Highway Patrol Division Headquarters in Wichita (45th and Hillside). The heated and air conditioned garage would include a vehicle lift, office and storage space, and restrooms. The building would allow for the service and maintenance of Highway Patrol vehicles and would provide space for processing of stolen vehicles. The request includes \$60,217 for construction costs, \$20,000 for movable equipment, a 5 percent contingency of \$4,011 and miscellaneous costs of \$802. The total cost (\$85,030) of the 1,350 square foot structure is the equivalent of \$63 per square foot.

Committee Recommendation. The Committee concurs with the Governor's recommendation of \$85,030.