

MINUTES

CAPITOL RESTORATION COMMISSION

December 8, 2008
Room 143-S—Statehouse

Members Present

Representative Melvin Neufeld, Chairperson
Senator Stephen Morris, Vice-chairperson
Senator Anthony Hensley
Senator Laura Kelly
Senator Derek Schmidt
Senator Dwayne Umbarger
Representative Don Dahl
Representative Bill Feuerborn
Representative Joe Humerickhouse
Representative Dennis McKinney
Representative Ray Merrick
Representative Sharon Schwartz
Carol Foreman, Department of Administration
(Representing Secretary of Administration Duane Goossen)
David Fritchen, Manhattan
Steve Porter, McPherson
Ronald Chandler, Professional Engineer

Members Absent

Senator Greta Goodwin
Lynn Jenkins, State Treasurer

Staff Present

Jeff Russell, Legislative Administrative Services
Alan Conroy, Kansas Legislative Research Department
Mary Galligan, Kansas Legislative Research Department
Raney Gilliland, Kansas Legislative Research Department
J. G. Scott, Kansas Legislative Research Department
Mary Torrence, Office of the Revisor of Statutes
Jim Wilson, Office of the Revisor of Statutes
Gordon Self, Office of the Revisor of Statutes
Ken Wilke, Office of the Revisor of Statutes

Others Present

See attached list.

December 8

The meeting was called to order by Chairperson Neufeld at 10:02 a.m. Chairperson Neufeld called upon Barry Greis, Statehouse Architect, to provide the Commission with an update on the renovation and reconstruction process. Mr. Greis distributed a handout that outlined major points and included a project timeline and financial reports ([Attachment 1](#)). Mr. Greis noted the various individuals who would discuss portions of the Statehouse renovation and its progress. The first person Mr. Greis introduced was Vance Kelley, of Treanor Architects.

Mr. Kelley gave an update on the design work being done on the Statehouse, as well as a review of past design activities. He noted that the Kansas Statehouse was begun in 1866 and was not completed until 1903. He noted the various stages of construction through illustration in Attachment 1. He stated that the challenge before the architects is to make a modern office building out of a historic structure. Mr. Kelley told members of the Commission that 23 separate construction packages had been let in the renovation work thus far, including such things as electrical work, site development, and the restoration of the dome.

Of interest was the continual discovery of new architectural features of the Statehouse. Mr. Kelley noted selected illustrations of the discoveries in Attachment 1 for the members of the Commission. Among the noted new discoveries was a marble border on the floor of the Governor's Office, new stencils in the South Wing, and a previously working fireplace which had been placed behind a temporary wall. Mr. Kelley also discussed the importance of site development and indicated that site development had first begun with the building in 1897.

Mr. Kelley then turned his attention to the architect's assessment of the dome. The conferee noted that the condition of the dome was remarkable, given its age. He did note that there is damage and that some of the previous repairs were not done correctly. Mr. Kelley demonstrated some of the results of the investigation through pictures contained in Attachment 1. He noted that the copper on the dome was much thicker than was anticipated and that repairs can be made without a total replacement.

Mr. Kelley then reviewed the work anticipated for the future by discussing the work to be done on the North Wing of the Statehouse. The members of the Commission received a floor-by-floor review of the work to be accomplished or the restoration to be done. He discussed the Visitor's Center and noted that new stenciling had been found in the North Wing. He noted that the stenciling was different on the first floor, depending on the time period of its renovation, adding that some was from the high Victorian period while others were completed in a later time frame when the stenciling was not as lavish. Mr. Kelley also discussed some of the work being done which cannot be seen including the smoke control system in case of a fire in the Statehouse. He noted that this work was being done for the safety of individuals on all floors of the Statehouse.

The next conferee was Jim Rinner, Senior Project Manager, from JE Dunn Construction. The first item discussed by Mr. Rinner was the renovation of the exterior masonry. He noted pictures in Attachment 1 of exterior repair, cleaning, restoration, and improved flashing and drainage. Mr. Rinner showed various examples of stone repair. In addition, the conferee ran a film clip from a

story done on a local television station, which indicated the extent to which the original masonry work is being duplicated in those areas in need of restoration. He noted that the exterior work is to be done in phases with the south and west side being worked upon currently and then moving around to the north and then the east, with the drum of the dome being done last. Mr. Rinner's last comment was that the work being done will eventually be invisible in that a person would not be able to tell which portion of the exterior masonry had been restored.

Mr. Rinner then discussed the restoration of the South Wing, which is the work currently taking place. He noted the demolition of the non-historic finishes, the excavation of the ground floor, the fire protection infrastructure being implemented, the new elevator being installed, the restoration of the cage elevator, and stair railing cleaning. In addition, there has been significant core drilling in order for the air ventilation system to be installed. The members of the Commission were told that numerous air conditioning and heating units have been placed in the attic. Further, Mr. Rinner indicated that significant metal refinishing had been accomplished, including the finishing of the railing around the skylight opening on the fifth floor and in the gallery of the House Chamber.

The next conferee was Jim Miller, an executive vice-president of JE Dunn Construction Company. Mr. Miller presented an update on the markets for raw materials and demonstrated a breakdown of the various costs of materials. The members of the Commission were told that there had been a drastic drop in the cost of raw materials over the last couple of months but there is a sense that at some point, the prices will rebound in the future. No time frame was given as to exactly when that would occur, but Mr. Miller stated that it could be in the last portion of 2009. He noted that the timing was good to lock in certain commodities at their current prices.

A member of the Commission asked whether during the North Wing renovation there was any possibility of keeping the State Library in the Statehouse. Mr. Greis responded that there was no place large enough to house the State Library during renovation and that the only possibility was to house it in the Docking State Office Building. Mr. Miller stated that there will be little or no inflation during all of 2009. Members of the Commission asked several questions regarding the timing of biddable packages. Members were told that the bidding for the South Wing is complete and the package for the North Wing will not be ready until August.

Another member asked about the North Wing renovation and whether that portion of the project included the Visitor's Center. Several members indicated that they seemed to recall the Visitor's Center was separate from the North Wing renovation. Another member asked whether there were any areas in which portions of the project could be delayed until the state's fiscal picture becomes better. Mr. Greis indicated that there were areas, but that many areas are tied together and cannot be broken apart. In response to other questions about potential savings, Mr. Greis stated the total price for the North Wing has yet to be determined.

Mr. Greis reviewed the status of each floor of the Statehouse and indicated the time line for completion and the amount of money expended. Mr. Greis stated that approximately \$145 million had been spent to date on the Statehouse renovation project. He indicated that there is sufficient funding for the completion of the South Wing and for most of the exterior restoration. In response to other questions, Mr. Greis stated that some aspects of the project had been modified in order to save on costs. For example, the members of the Commission were told the original plan called for four stair cases from the ground level to the first floor. Mr. Greis indicated that only two will be built—the one currently in place in the northeast corner and the second to be built in the southwest corner. He explained further that the cameras and other video equipment will not be purchased, but the conduit for those will be in place in case they are needed at some future date.

The Chairman adjourned the meeting at 11:45 a.m.

Prepared by Raney Gilliland
Edited by J. G. Scott

Approved by Commission on:

December 30, 2008

(Date)

Capitol Restoration Commission

12/8/08

PLEASE PRINT

Name

Organization

VANCE KELLEY	TREANOR ARCHITECTS
DEB RENNICK	TREANOR ARCHITECTS
MIKE TREANOR	" "
Patrick Hurley	" + Dunn
Bruce Sperry	J.F. Dunn
Jim Ruxer	J.E. DUNN
Jim Miller	" "
BARRY GREIS	DEPT ADMIN / OFM
Michael L. White	Senate President's office
Kevin Bacon	Konrath Group
RICHARD GREEN	JE DUNN
BRETT HARSH	JE DUNN
KENNY ETZEL	JE DUNN
Eric Stafford	AGC of KS

KANSAS STATEHOUSE

PRESERVATION & RESTORATION

CAPITOL
RESTORATION
COMMISSION
PRESENTATION

December 8, 2008



Capitol Restoration
Commission
December 8, 2008
Attachment 1

A

AGENDA

**Capitol Restoration Commission
Room 143-North, Statehouse
11:00 A.M., December 8, 2008**

- | | | |
|--------------|---|--|
| Tab A | Agenda Overview and Introduction | Barry Greis
Statehouse Architect / Project Manager |
| Tab B | Building Design / Architecture Update | Vance Kelley, AIA
Principal / Project Manager,
Treanor Architects, P.A. |
| | Construction Update
Exterior Masonry
South Wing Construction
West Wing Construction
Inflation Report | Jim Miller
Executive Vice President,
JE Dunn Construction Co.

Jim Rinner
Senior Project Manager,
JE Dunn Construction Co. |
| Tab C | Floor Plans, Sequence of Construction | |
| Tab D | Timeline, Budget, Funding Phases | Barry Greis
Statehouse Architect / Project Manager |
| | Discussion | Members |
| Tab E | Appendix
Project Roles & Responsibilities | |

MEMBERSHIP

Capitol Restoration Commission Membership List – December 2008

Legislative Members:

**Senator Steve Morris, Vice Chairperson
Senator Greta Goodwin
Senator Anthony Hensley
Senator Laura Kelly
Senator Derek Schmidt
Senator Duane Umbarger**

**Representative Melvin Neufeld, Chairperson
Representative Don Dahl
Representative Bill Feuerborn
Representative Joe Humerickhouse
Representative Dennis McKinney
Representative Ray Merrick
Representative Sharon Schwartz**

Non Legislative Members

**Lynn Jenkins, State Treasurer
Duane Goossen, Secretary, Department of Administration
Ron Chandler, PE, RLS, Wilson & Company
David Fritchen, Head of Department of Architectural Engineering & Construction Science, Kansas
State University
Steve Porter, Associate Dean of Instruction, Hutchinson Community College & Area Vocational
School**

Directory of Project Team

December 2008

Department of Administration and Staff to Legislative Coordinating Council

Barry Greis, Statehouse Architect & Project Manager

Department of Administration, Division of Facilities Management

George Werth, PE, Chief Engineer

George, Steele, PE, Project Engineer

Treanor Architects, PA

Mike Treanor, AIA, President

K. Vance Kelley, AIA, Principal and Project Manager

Joy Coleman, AIA, East Wing & West Wing Project Manager

Todd Renyer, AIA, South Wing & North Wing Project Manager

Steve Morriss, AIA, Field Architect

JE Dunn Construction Company

Jim Miller, Executive Vice-President

Bill Spillar, Assistant Vice-President

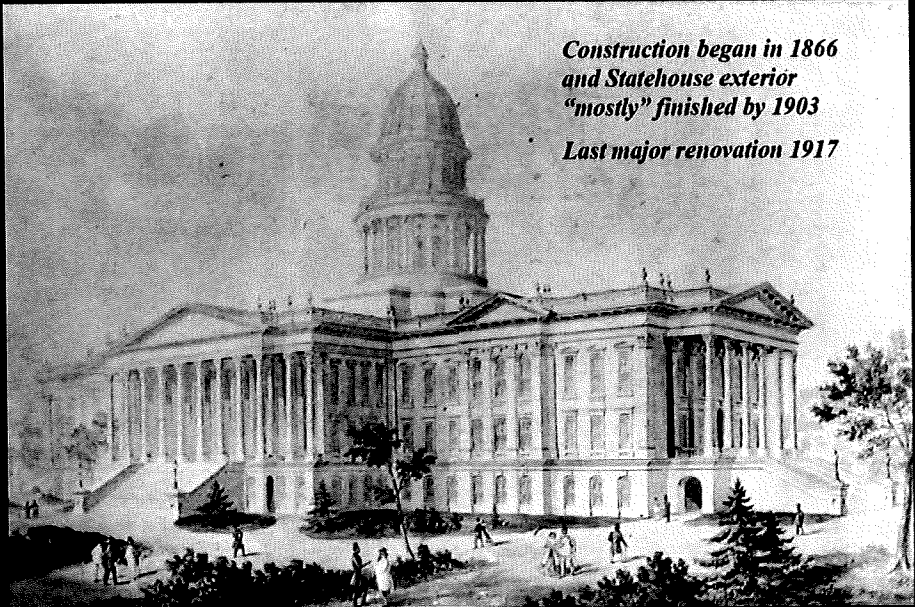
Jim Rinner, Senior Project Manager

Brett Harsh, Project Manager

Jeff Combes, Superintendent

B

1-6



*Construction began in 1866
and Statehouse exterior
"mostly" finished by 1903
Last major renovation 1917*

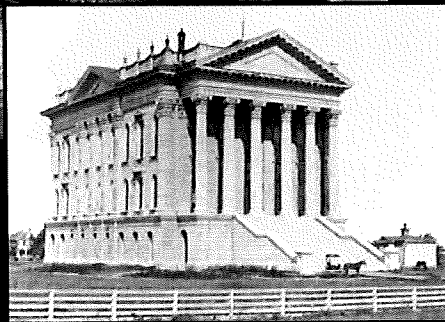
The Original Vision

John G. Haskell's Master Plan

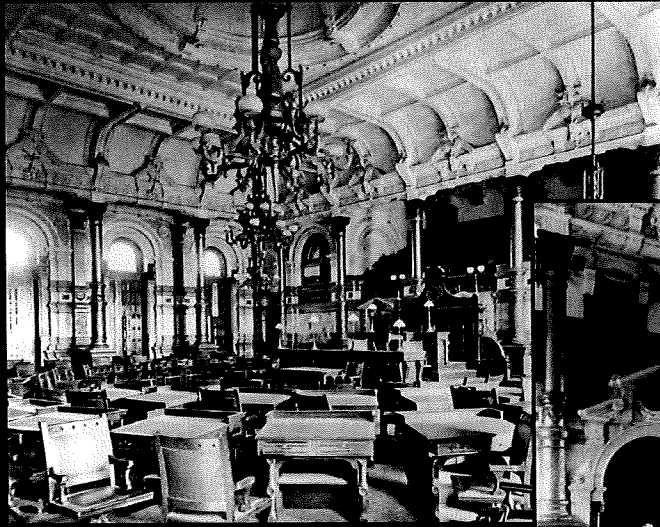


West Wing Construction 1879 - 1881

*Phased Design
& Construction*



East Wing Construction 1866 - 1870



1886 East Wing



*Historic Senate Chamber
Renovation*



North & South Wing Construction Begins 1887

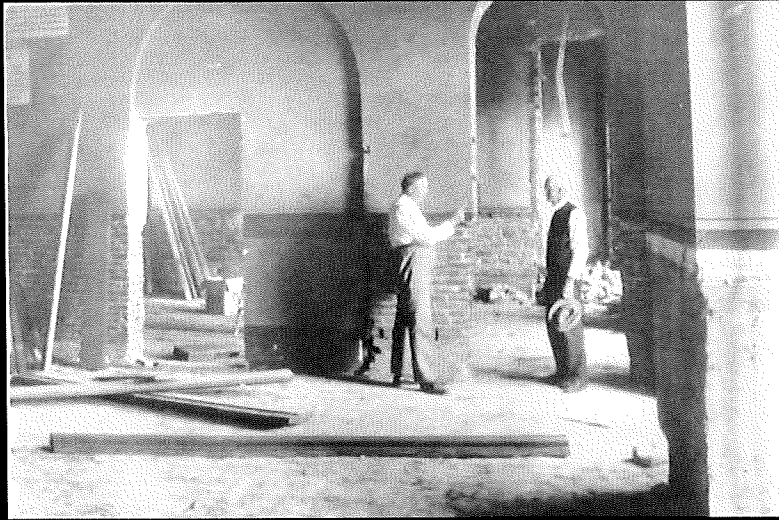


Dome Under Construction



North/South Wings and Dome Completed

1903



East Wing Renovated

1917

1866 – 1917

51 years later

Three Major Construction Periods

Three Different Buildings

141 Year Old Building

Outdated Building Systems

*Multiple Interior
Renovation Projects*

Numerous Intrusions



Kansas Statehouse

Design Objectives

Transform an Historic Statehouse into a Modern Office Building



Site Issues:

- *Parking*
- *"Front Door"*
- *Improve Site Utilities
Infrastructure*

Building Issues:

- *Add Usable Floor Area*
- *Preserve and Restore Historic
Features*
- *Modernize Utilities*
- *Phase Construction while Building
is Occupied*

Construction Sequence

Third Floor

Phased Design & Construction

History Repeats Itself

The New Vision

Transform an Historic Statehouse into a Modern Office Building

Phased Design & Construction Packages

Transform an Historic Statehouse into a Modern Office Building

<ul style="list-style-type: none"> •1-9117.001 - Future Utility Ductbank Package •1-9117.002 - Mass Excavation / Foundation Stabilization Package •1-9117.003 - Storm and Sanitary Sewer Relocation Package •1-9117.004 - Primary Electrical Service Modification Package •1-9117.005 - Kansas Law Enforcement Memorial Disassembly Package •1-9117.006 - North Stair Disassembly Package •1-9117.007 - North Mechanical Vaults Shell Package •1-9117.009 - Parking Garage & North Addition Structural Package •1-9117.010 - Parking Garage & North Addition Shell Package •1-9117.011 - Waterproofing Package •1-9117.012 - South Mechanical Vaults Shell Package •1-9117.013 - Temporary Utilities Package 	<ul style="list-style-type: none"> •1-9117.014 - East Wing Restoration Package •1-9117.015 - East Wing Occupant Relocation Package •1-9117.016 - North Stair Reassembly Package •1-9117.017 - West Wing Restoration Package •1-9117.018 - East Wing Furniture Package •1-9117.019 - Kansas Law Enforcement Memorial Reconstruction •1-9117.020 - North Maintenance Finish Package •1-9117.021 - West Wing Furniture Package •1-9117.022 - Exterior Masonry Restoration Package •1-9117.023 - South Wing Restoration Package • North Wing Restoration & Visitor Center Finish Package •Site Development •Dome Restoration
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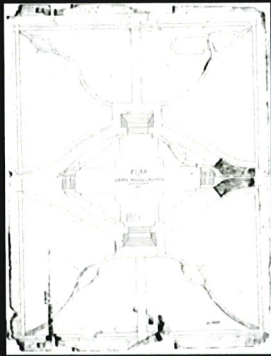
Historic Items Rediscovered



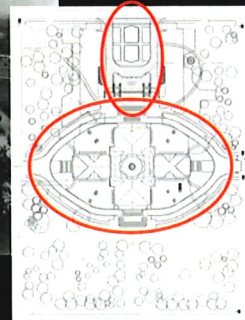
South Wing Construction Update

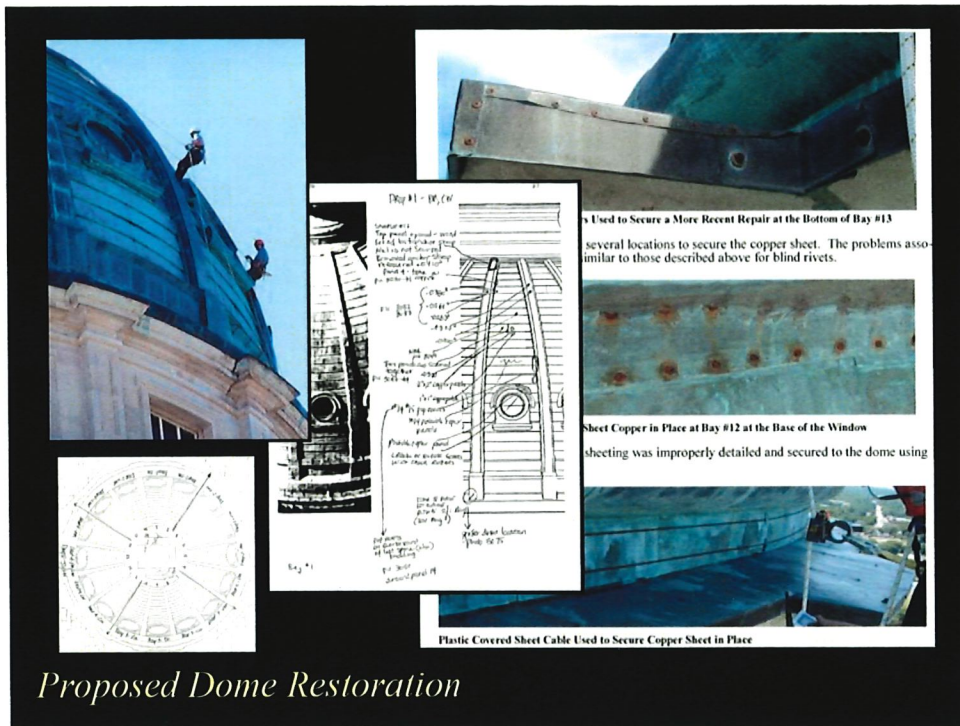


Items Found



Proposed Site Development





North Wing Restoration & Visitor Center Finish Package

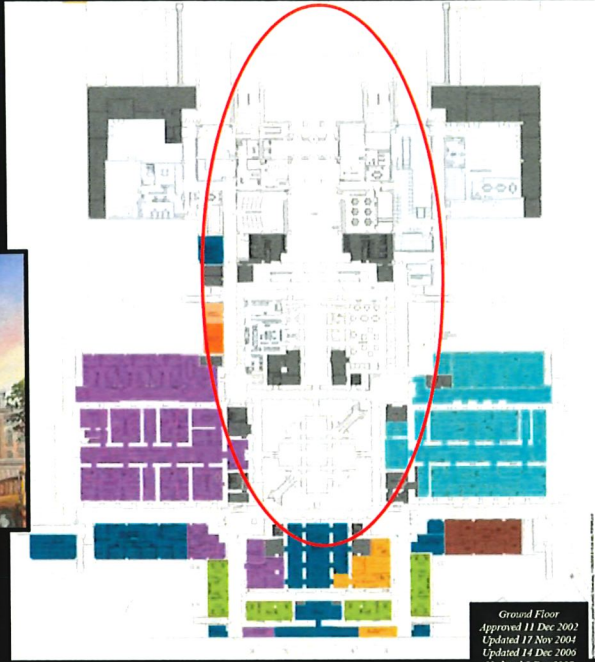
The North Wing package includes 175,942 Gross Square Feet of Area

- 6 Committee Rooms
- 1 Subcommittee Room
- Secretary of State's Ceremonial Office
- Senate Minority Leader's Office
- 47 Representative Offices
- State Library
- Visitor Center - Auditorium, Classroom, Gift Shop, Exhibit Areas
- Snack Bar and Seating Areas
- New maintenance & house keeping loading docks
- New heating, air conditioning, and ventilation system
- New electrical, data, and communication systems
- New building code and life safety features (including smoke exhaust system)

- East Wing Restoration Package
75,248 Gross Square Feet of Area
- West Wing Restoration Package
102,406 Gross Square Feet of Area
- South Wing Restoration Package
141,607 Gross Square Feet of Area
- North Wing Restoration Package
175,942 Gross Square Feet of Area



*Visitor Entrance
& Visitor Center
Completion*



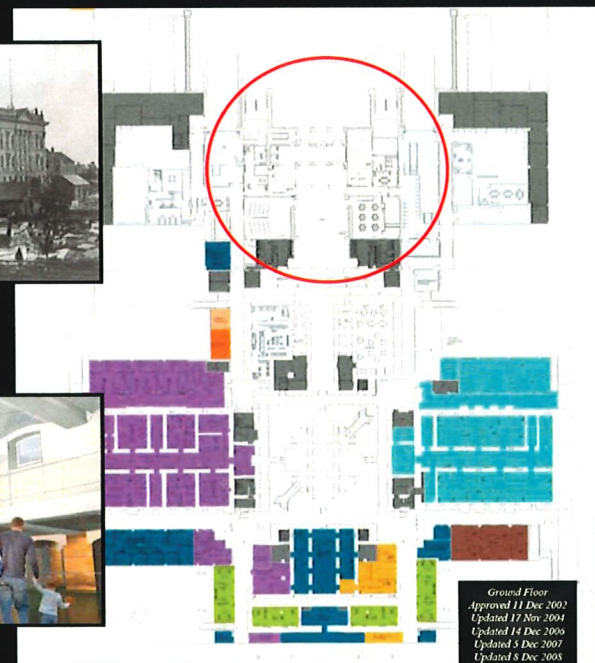
Ground Floor
Approved 11 Dec 2002
Updated 17 Nov 2004
Updated 14 Dec 2006
Updated 3 Dec 2007
Updated 5 Dec 2008



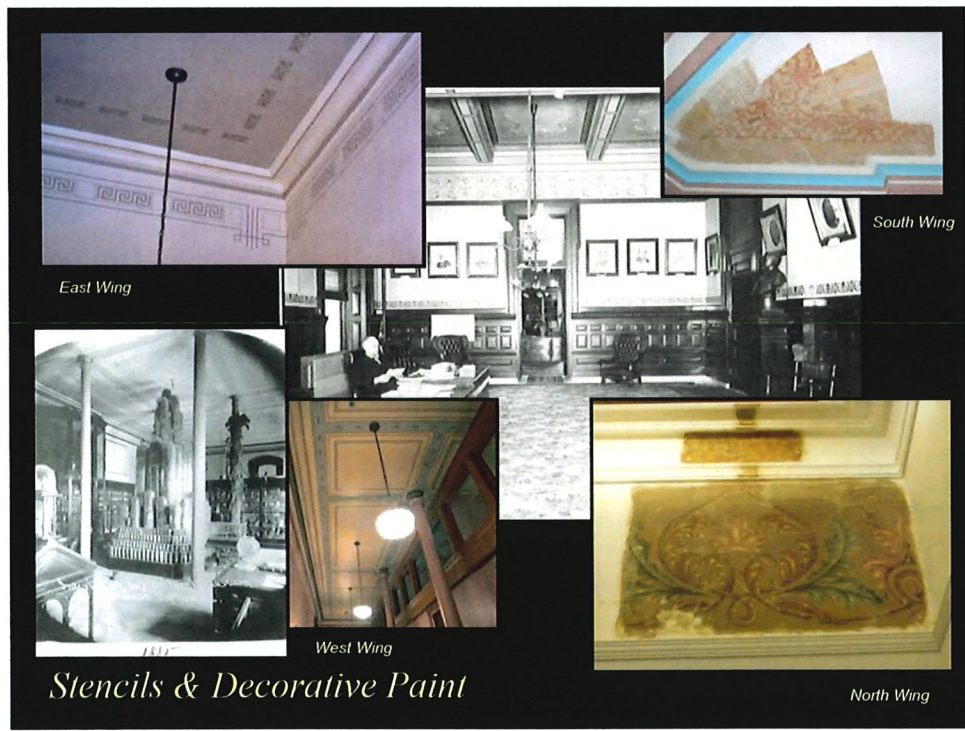
Each major construction phase of the Statehouse represents the design styles and materials from their specific point in time.



New Addition



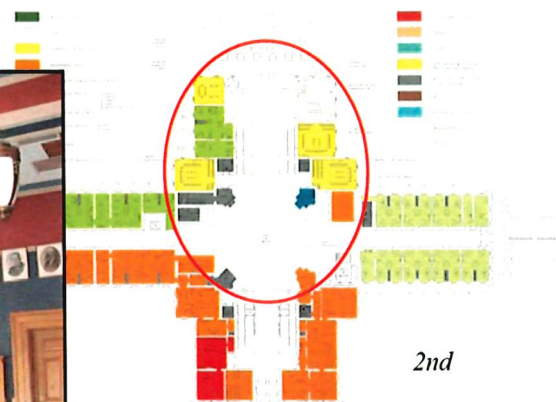
Ground Floor
Approved 11 Dec 2002
Updated 17 Nov 2004
Updated 14 Dec 2006
Updated 3 Dec 2007
Updated 5 Dec 2008





"Before" Secretary of States Ceremonial Office

Shared Spaces



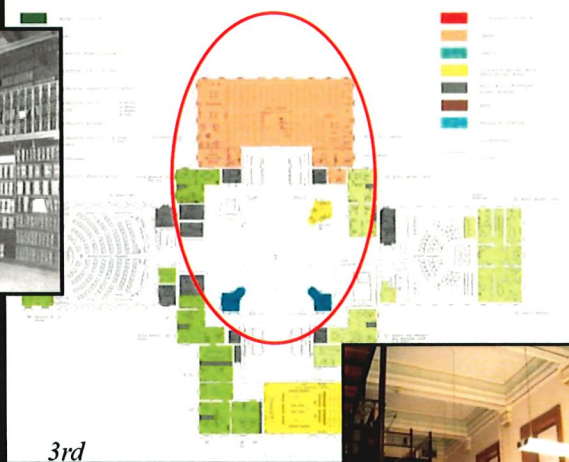
2nd



Public Areas



"Historic" State Library

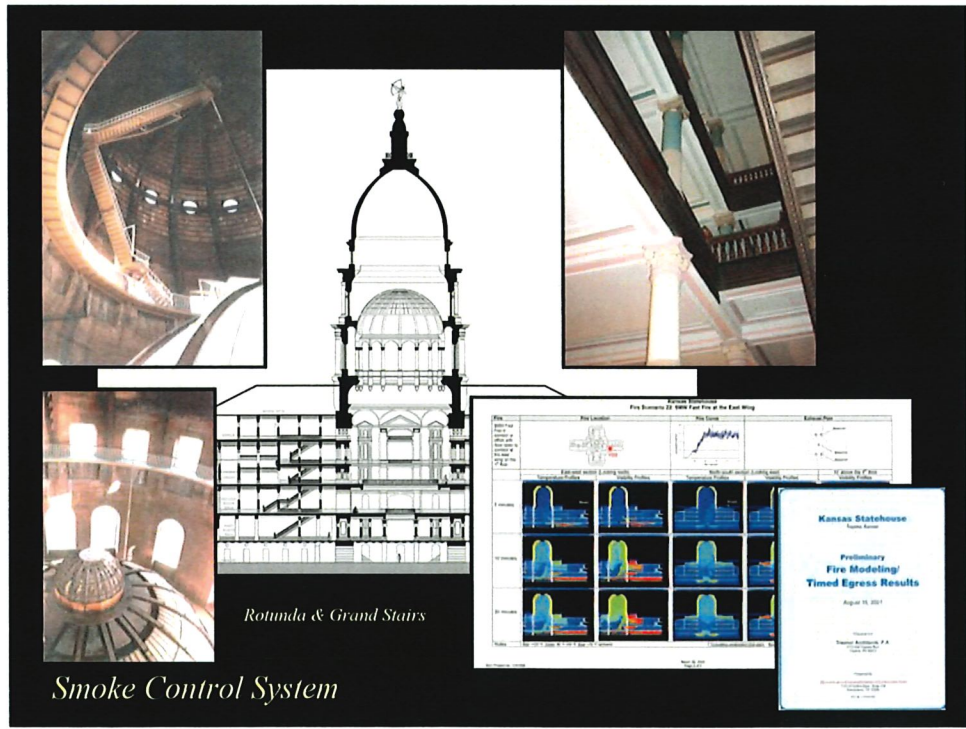
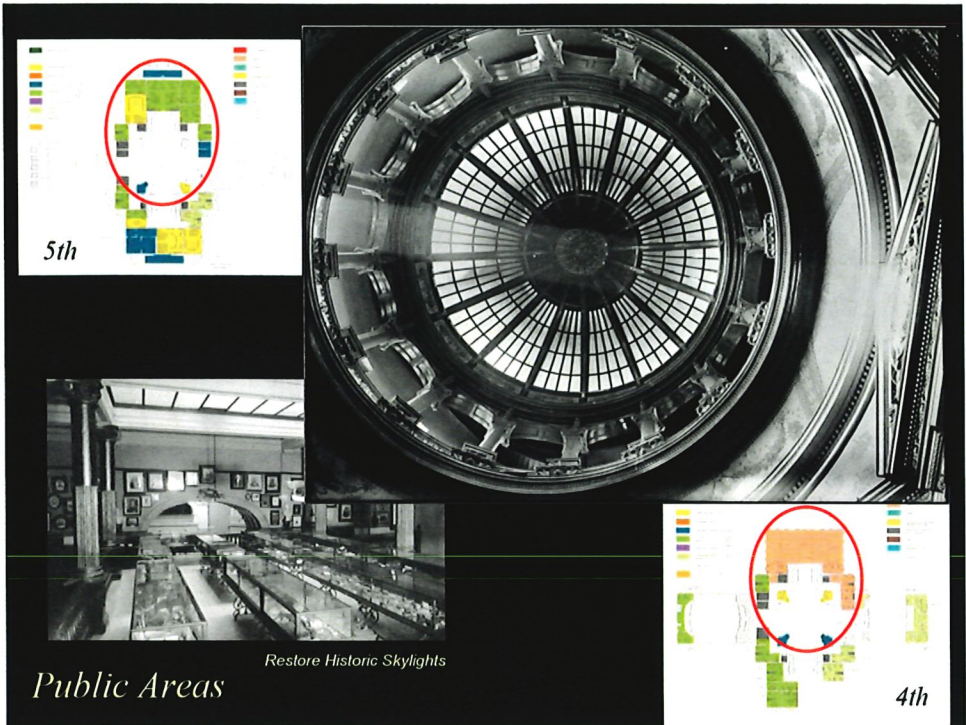


3rd

State Library



"Before" State Library





Capitol Restoration Commission

Fulfilling a Vision

Preserving a Legacy

Construction Update



Exterior Masonry



Exterior Masonry Work In Progress

- Repair Severely Deteriorated Stone
- Stone Cleaning
- Historic Restoration
- Improved Flashing & Drainage Details

Stone Repair



Stone Repair



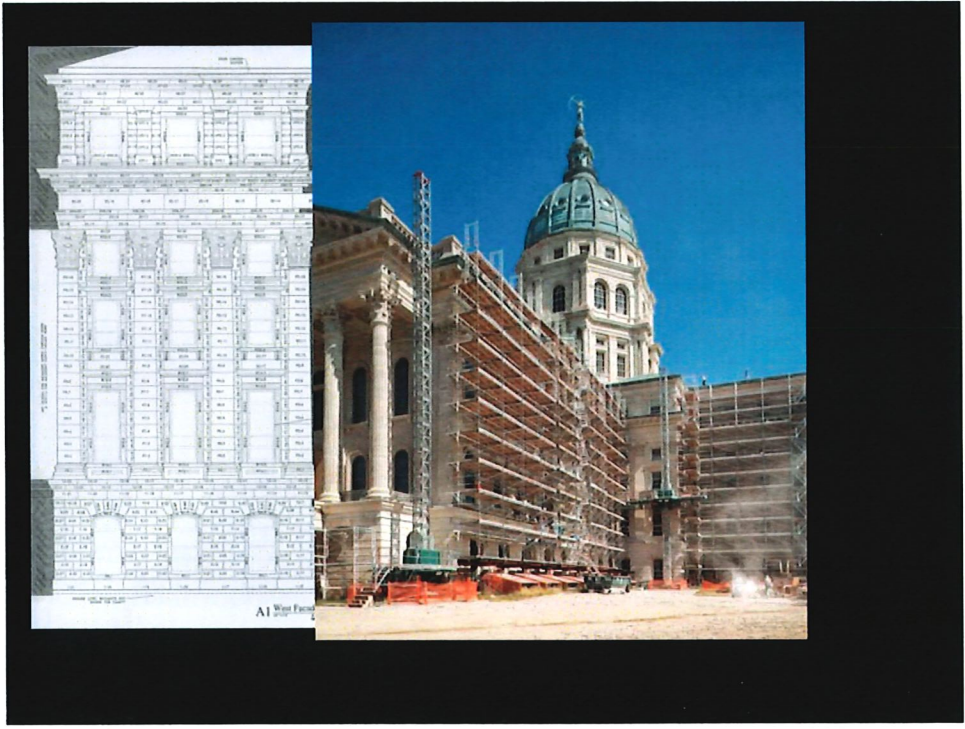
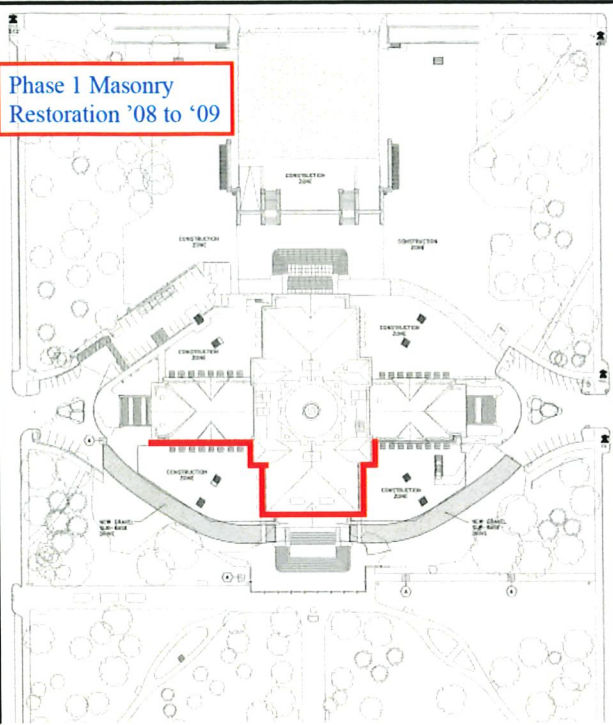
Stone Repair

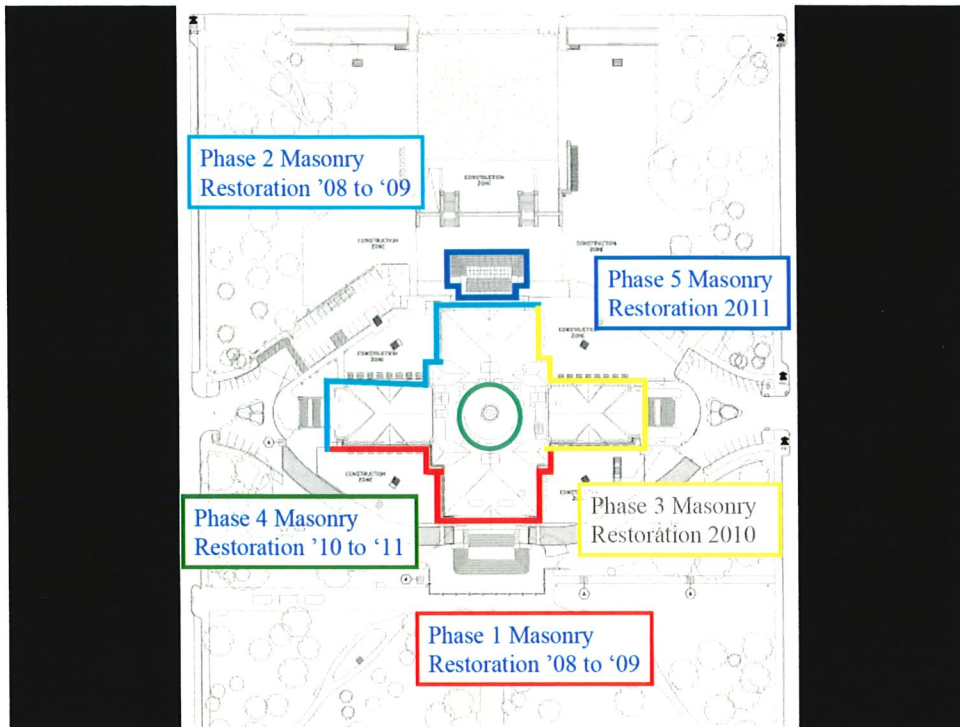


*Exterior Masonry
Work In Progress*

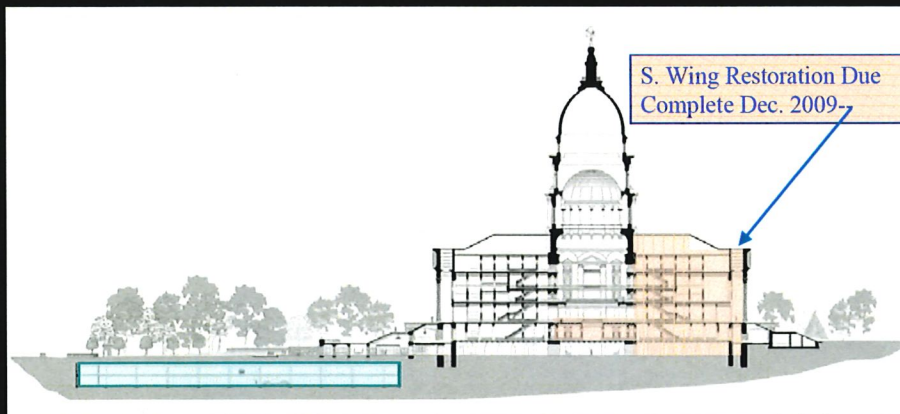


Phase 1 Masonry
Restoration '08 to '09





Statehouse Restoration Progress



South Wing Restoration Work In Progress

- Demolition of Non-Historic Finishes
- Ground Floor Excavation
- MEP & Fire Protection Infrastructure
- New NW, SW and SE Elevators
- Cage Elevator Restoration
- Metal Stair Cleaning & Restoration

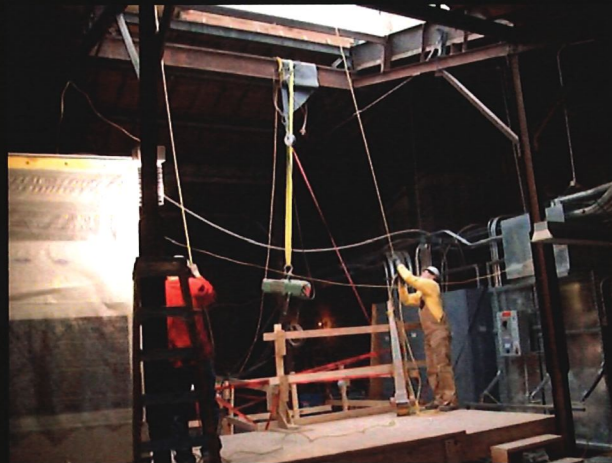
Core Drill Stone Foundation



AHU Delivery



AHU Delivery



AHU Delivery



AHU Delivery



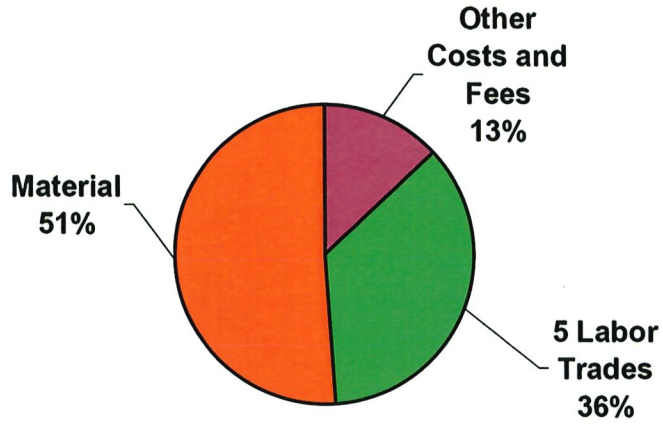
Metal Restoration



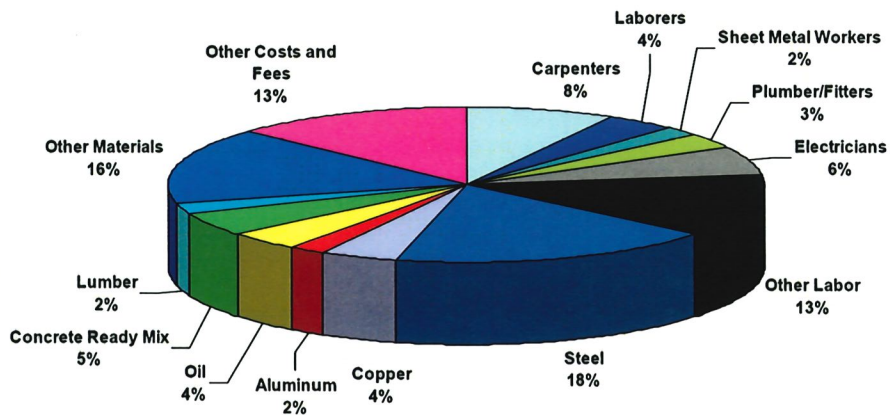
West Wing

- House of Representatives Gallery
 - Permanent Handrail Modifications
- 5th Floor Rail @ Skylight Well
 - Complete 12-31-08

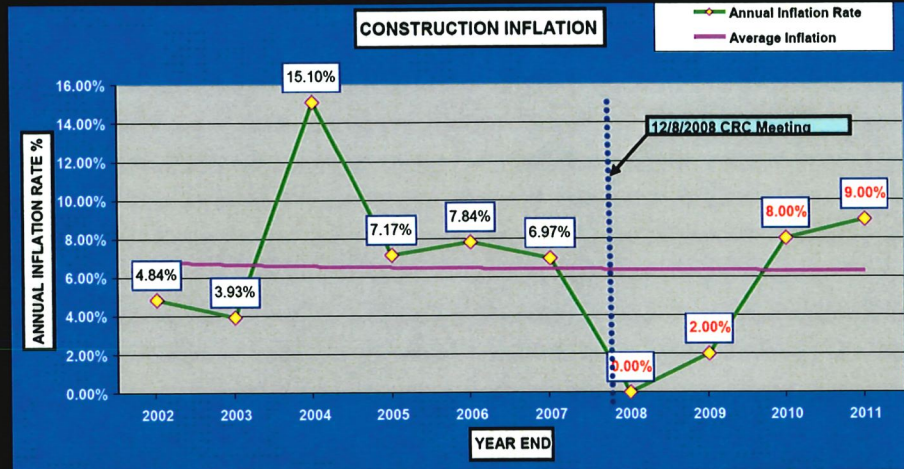
*JE Dunn
Eastern KS Building Cost Index*



*JE Dunn
Eastern KS Building Cost Index*



Inflation Notes



Inflation Notes

- JE Dunn cost index evaluates this region
- Since 2001 the average inflation rate has been 7.16%.
- Inflation measured for 2006 was 7.85%
- Inflation measured for 2007 was 6.97%
- Inflation for 2008 projected at 0%
- Forecast near-term (through 2011) average annual inflation at 7%
 - 2009 0% to 2%
 - 2010 7% to 8%
 - 2011 7% to 10%

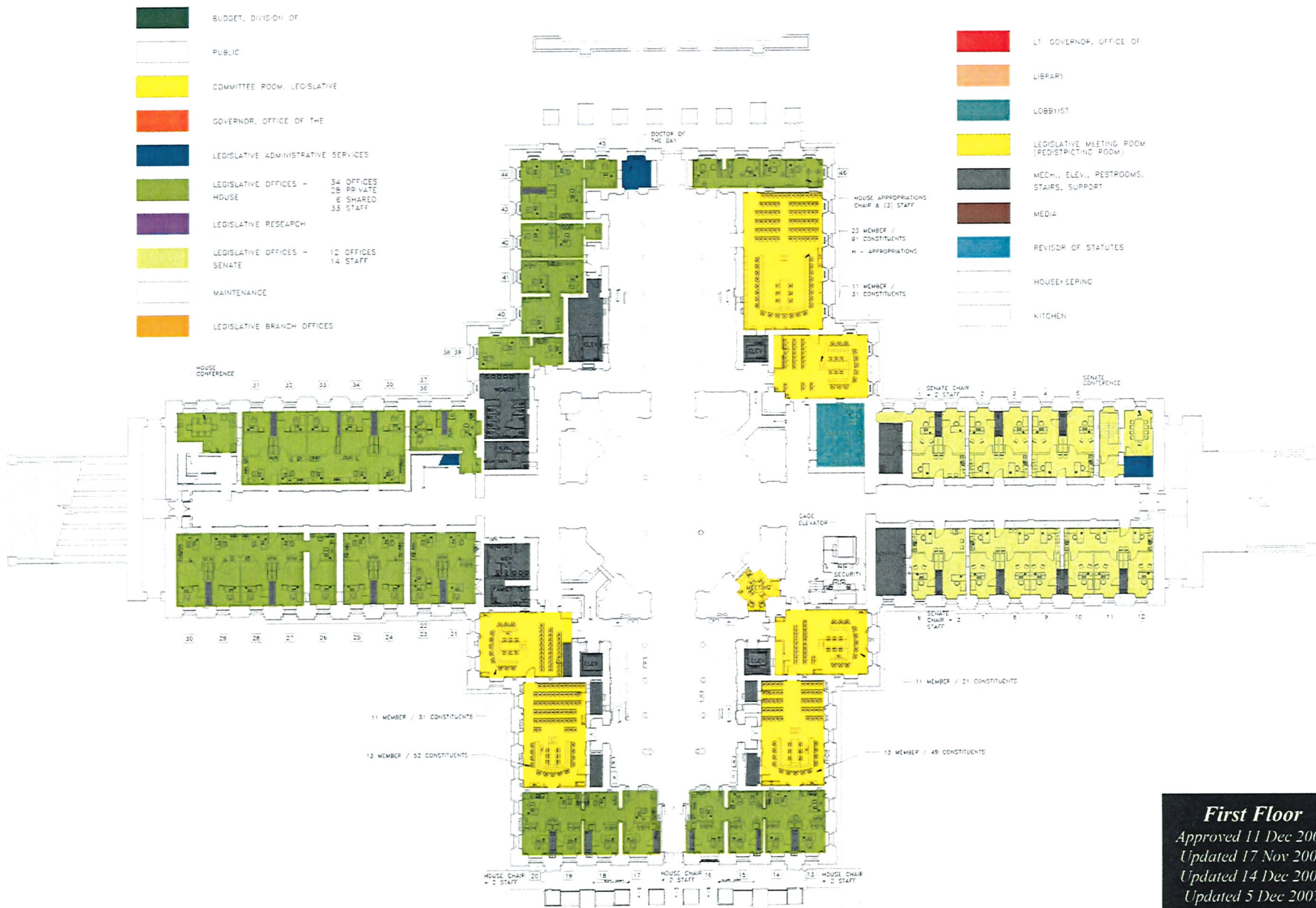
9

1-31

- BUDGET, DIVISION OF
- PUBLIC
- COMMITTEE ROOM, LEGISLATIVE
- GOVERNOR, OFFICE OF THE
- LEGISLATIVE ADMINISTRATIVE SERVICES
- LEGISLATIVE OFFICES - HOUSE 12 OFFICES
4 PRIVATE
8 SHARED
6 STAFF
- LEGISLATIVE RESEARCH
- LEGISLATIVE OFFICES - SENATE
- MAINTENANCE
- LEGISLATIVE BRANCH OFFICES
- LT. GOVERNOR, OFFICE OF
- LIBRARY
- LOBBYIST
- LEGISLATIVE MEETING ROOM (REDIRECTING ROOM)
- MECH., ELEV., RESTROOMS, STAIRS, SUPPORT
- MEDIA
- REVISOR OF STATUTES
- HOUSEKEEPING
- KITCHEN



Ground Floor
 Approved 11 Dec 2002
 Updated 17 Nov 2004
 Updated 14 Dec 2006
 Updated 5 Dec 2007
 Updated 8 Dec 2008

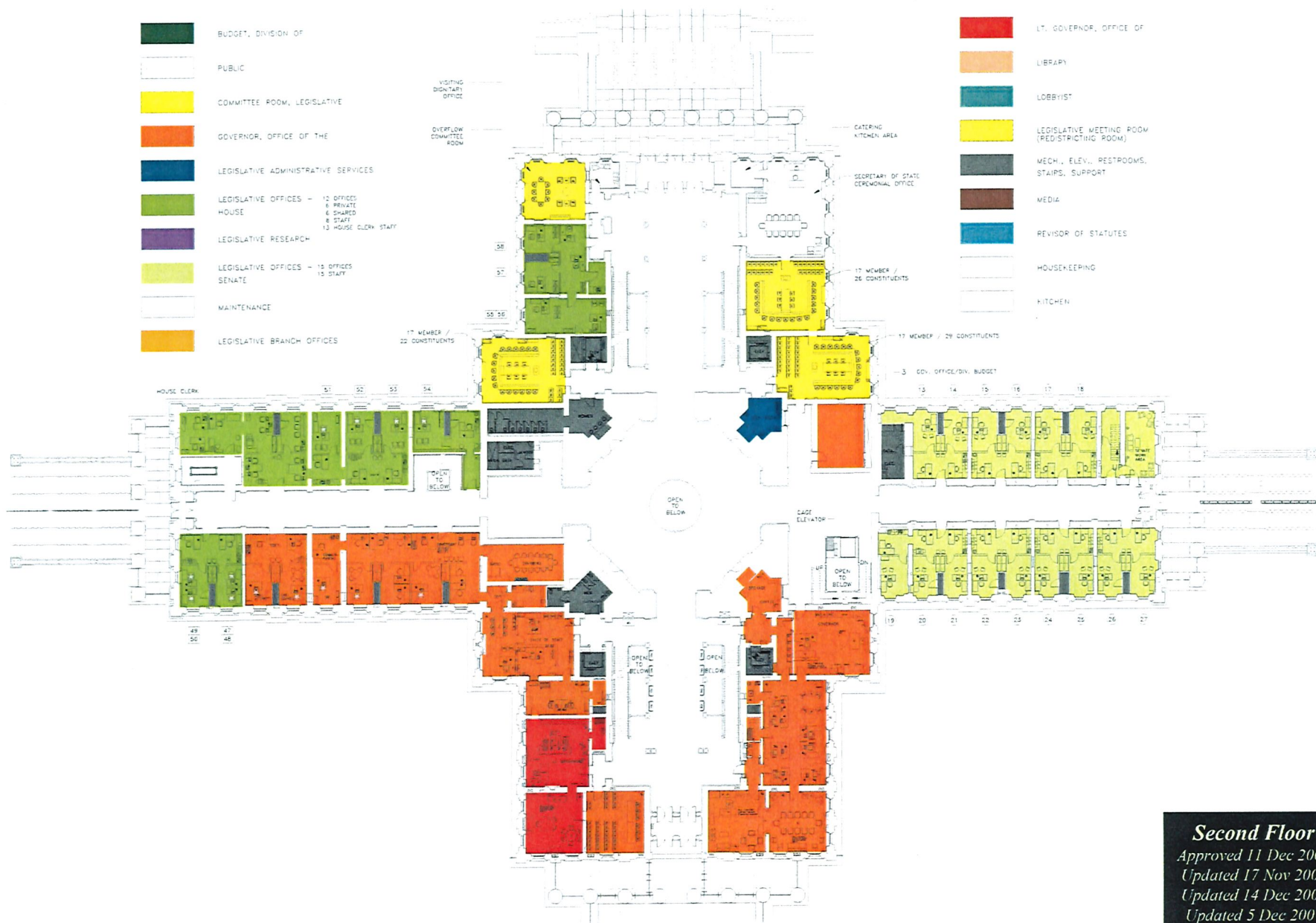


- BUDGET, DIVISION OF
- PUBLIC
- COMMITTEE ROOM, LEGISLATIVE
- GOVERNOR, OFFICE OF THE
- LEGISLATIVE ADMINISTRATIVE SERVICES
- LEGISLATIVE OFFICES - HOUSE
34 OFFICES
28 PRIVATE
6 SHARED
53 STAFF
- LEGISLATIVE RESEARCH
- LEGISLATIVE OFFICES - SENATE
12 OFFICES
14 STAFF
- MAINTENANCE
- LEGISLATIVE BRANCH OFFICES

- LT. GOVERNOR, OFFICE OF
- LIBRARY
- LOBBYIST
- LEGISLATIVE MEETING ROOM (REDISTRICTING ROOM)
- MECH., ELEV., RESTROOMS, STAIRS, SUPPORT
- MEDIA
- REVISOR OF STATUTES
- HOUSEKEEPING
- KITCHEN

First Floor
 Approved 11 Dec 2002
 Updated 17 Nov 2004
 Updated 14 Dec 2006
 Updated 5 Dec 2007
 Updated 8 Dec 2008

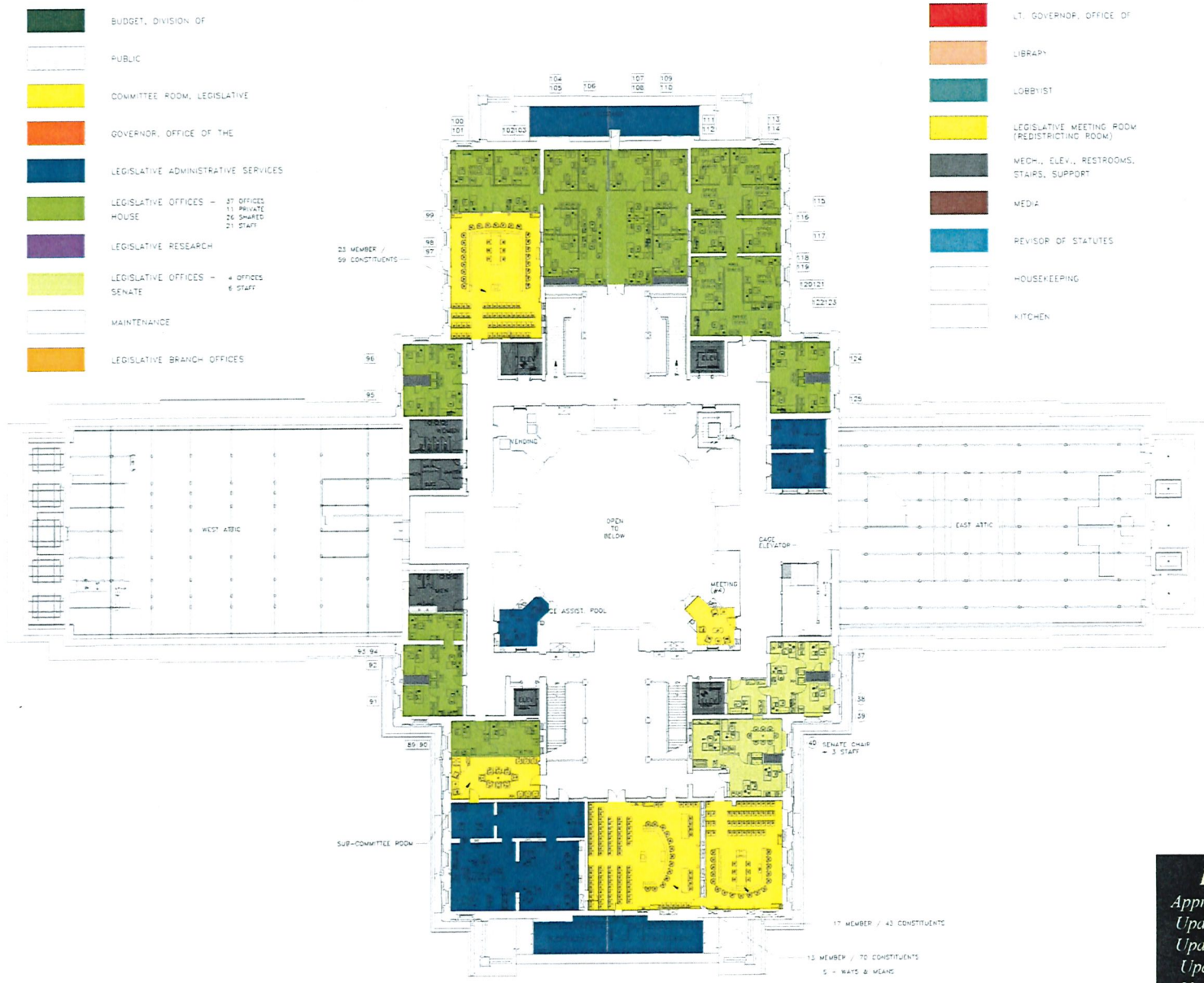
1-34



Second Floor
 Approved 11 Dec 2002
 Updated 17 Nov 2004
 Updated 14 Dec 2006
 Updated 5 Dec 2007
 Updated 8 Dec 2008



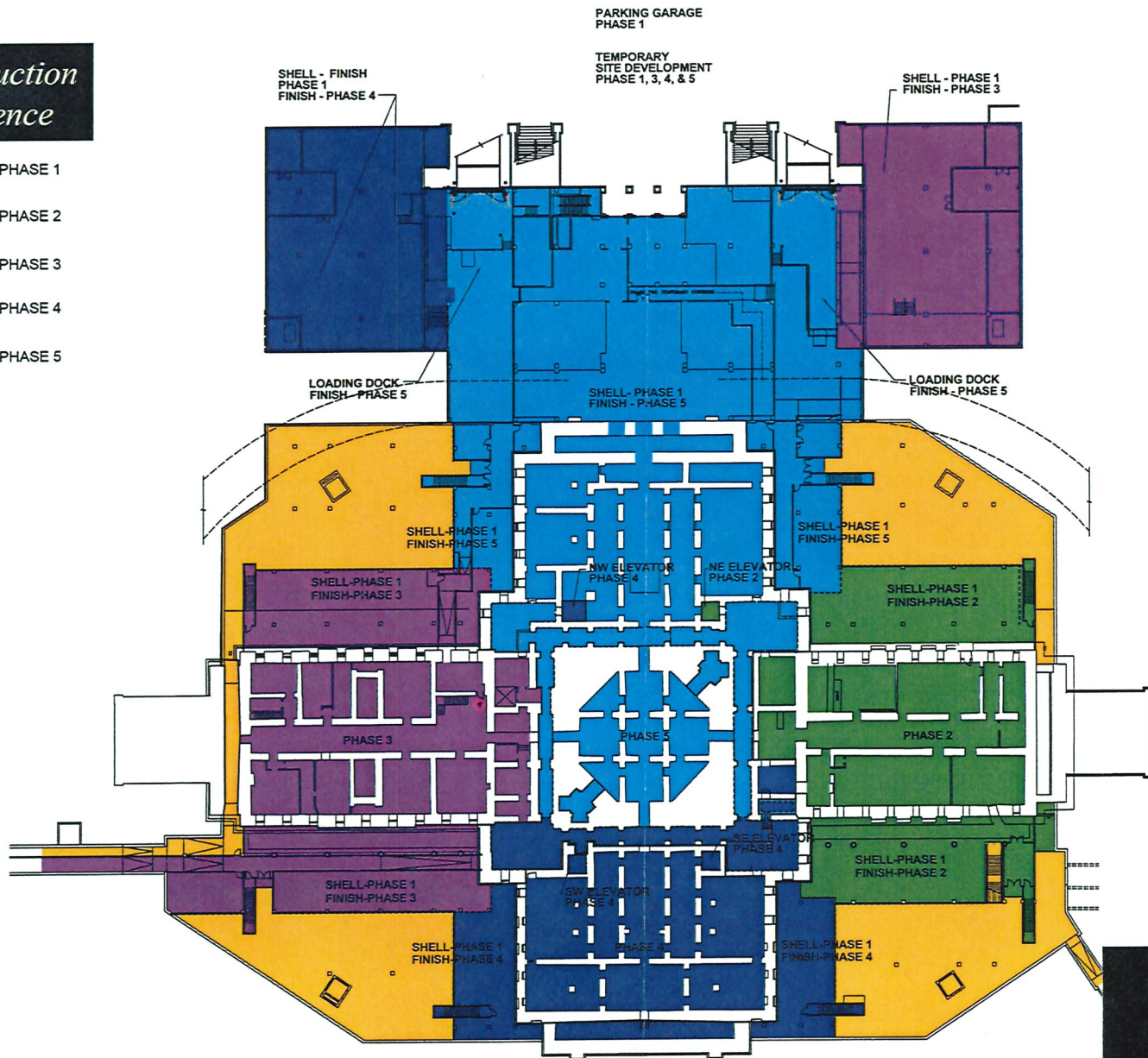
Fourth Floor
 Approved 11 Dec 2002
 Updated 17 Nov 2004
 Updated 14 Dec 2006
 Updated 5 Dec 2007
 Updated 8 Dec 2008



Fifth Floor
 Approved 11 Dec 2002
 Updated 17 Nov 2004
 Updated 14 Dec 2006
 Updated 5 Dec 2007
 Updated 8 Dec 2008

Construction Sequence

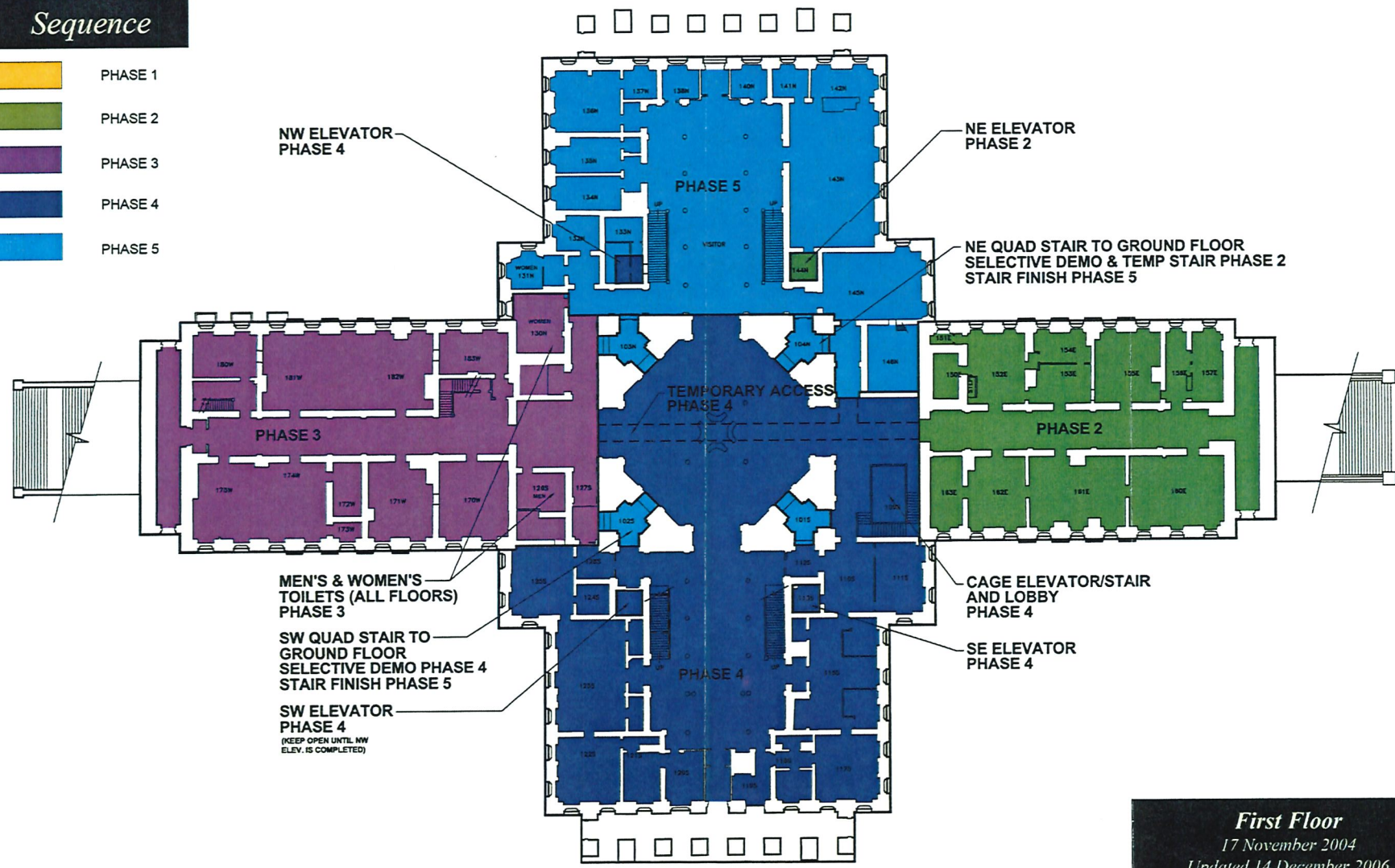
- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5



Ground Floor
 17 November 2004
 Updated 14 December 2006
 Updated 5 December 2007
 Updated 8 December 2008

Construction Sequence

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5



NW ELEVATOR
PHASE 4

NE ELEVATOR
PHASE 2

NE QUAD STAIR TO GROUND FLOOR
SELECTIVE DEMO & TEMP STAIR PHASE 2
STAIR FINISH PHASE 5

TEMPORARY ACCESS
PHASE 4

PHASE 3

PHASE 2

PHASE 4

MEN'S & WOMEN'S
TOILETS (ALL FLOORS)
PHASE 3

SW QUAD STAIR TO
GROUND FLOOR
SELECTIVE DEMO PHASE 4
STAIR FINISH PHASE 5

SW ELEVATOR
PHASE 4
(KEEP OPEN UNTIL MW
ELEV. IS COMPLETED)

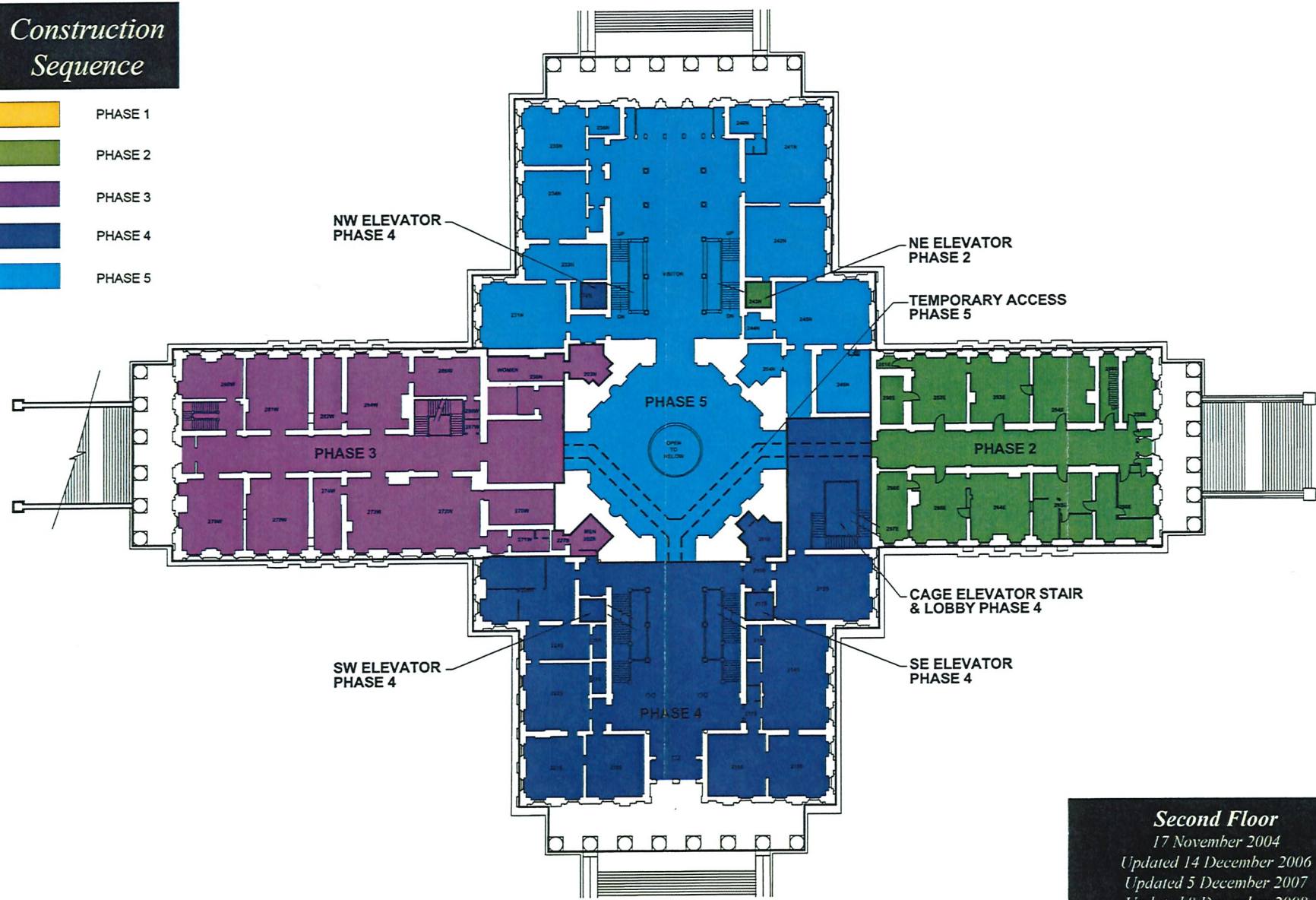
CAGE ELEVATOR/STAIR
AND LOBBY
PHASE 4

SE ELEVATOR
PHASE 4

First Floor
 17 November 2004
 Updated 14 December 2006
 Updated 5 December 2007
 Updated 8 December 2008

Construction Sequence

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

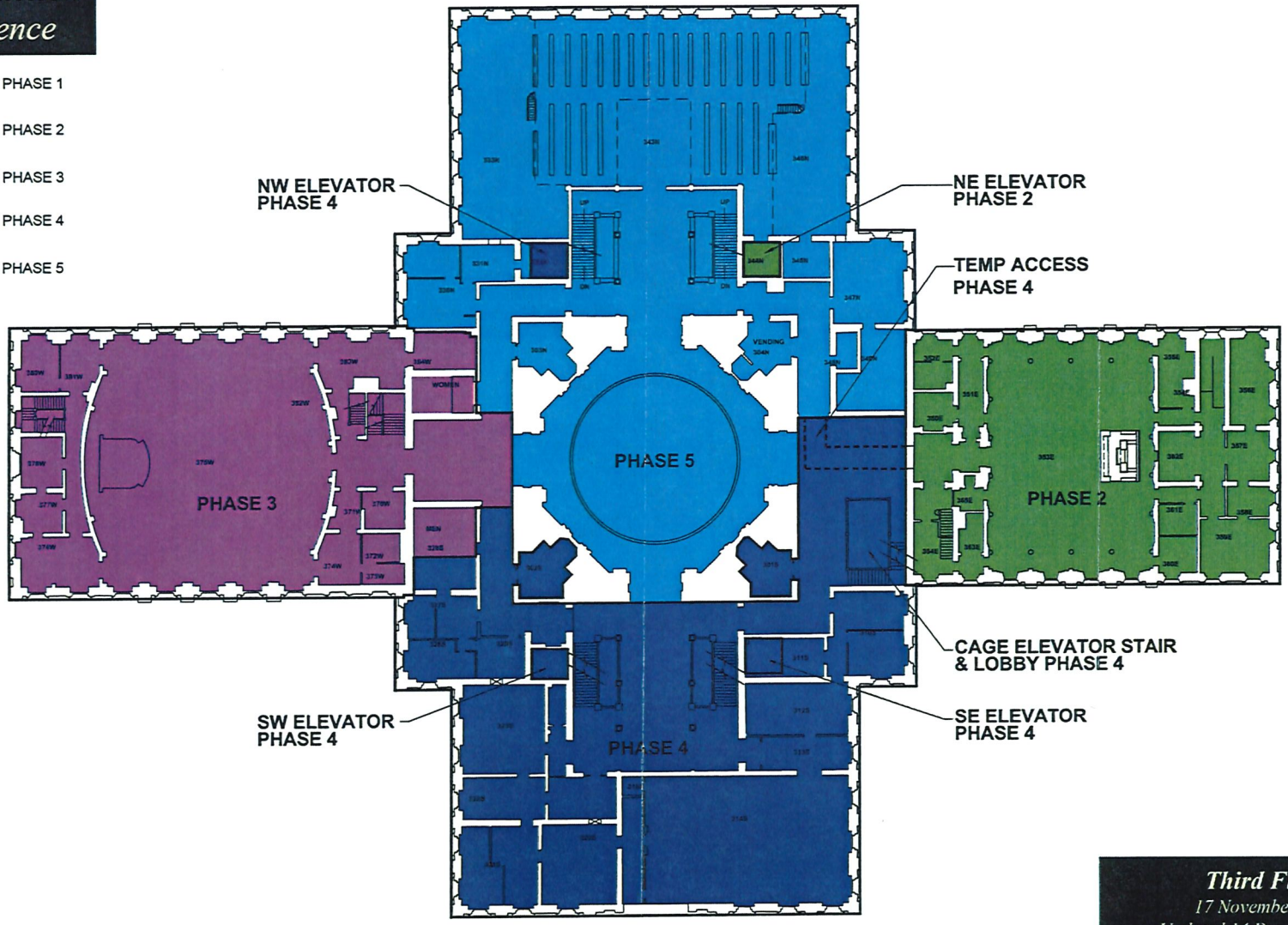


Second Floor
17 November 2004
Updated 14 December 2006
Updated 5 December 2007
Updated 8 December 2008

1-41

Construction Sequence

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5



Third Floor
17 November 2004
Updated 14 December 2006
Updated 5 December 2007
Updated 8 December 2008

D

1-44

Construction Timeline Reporting Period:

Through November 30, 2008

CAPITOL RESTORATION CONSTRUCTION TIMELINE

Deliverable	Funding Phase	Planned Dates		Calendar Weeks		
		Start	Stop	Budget Weeks	Actual Weeks	Balance Weeks
A Primary Infrastructure						
1 Vault Construction						
a NW Vault	1	12/2/02	6/16/03	28.0	28.0	0.0
b NE Vault	1	9/15/03	3/15/04	26.0	26.0	0.0
c SE Vault	1	5/14/04	5/20/05	53.0	53.0	0.0
d SW Vault	1	11/16/04	11/7/05	50.9	50.9	0.0
2 MEP for Vaults						
a NW Vault	1,3	4/1/03	11/23/07	242.4	232.9	9.6
b NE Vault	2	1/3/04	1/31/06	108.4	108.4	0.0
c SE Vault	2	12/27/04	1/31/06	57.1	57.1	0.0
d SW Vault	2,3	2/22/05	11/23/07	143.4	143.4	0.0
3 Primary Services	1,2,3	12/26/01	11/23/07	308.3	308.3	0.0
4 Architects / Consultants / Dept Admin	1,2,3,4	9/25/00	10/31/11	579.0	426.9	152.1
5 Construction Manager	1,2,3	3/9/01	11/23/07	350.0	350.0	0.0
TOTAL				552.1	Weeks	
B Visitor Center Shell						
1 Shell	1,3,5	8/4/03	12/30/03	21.1	21.1	0.0
2 Architects / Consultants / Dept Admin	1,2,3,4	9/25/00	12/30/03	170.1	170.1	0.0
3 Construction Manager	1,3,4	3/9/01	12/30/03	146.6	146.6	0.0
TOTAL				146.6	Weeks	
C Parking Garage						
1 Construction	1	10/8/02	8/24/04	98.0	98.0	0.0
2 Architects / Consultants / Dept Admin	1	9/25/00	8/24/04	204.1	204.1	0.0
3 Construction Manager	1	3/9/01	8/24/04	180.6	180.6	0.0
TOTAL				204.1	Weeks	
D East Wing						
1 Interior floors	1,2	7/21/03	1/31/06	132.1	132.1	0.0
2 Basement	1	9/8/03	1/31/06	125.1	125.1	0.0
3 Exterior / Roof	1,2	6/7/05	1/31/06	34.0	34.0	0.0
4 Secondary Infrastructure	2	8/1/05	1/31/06	26.1	26.1	0.0
5 Furnishings	2	9/25/00	1/31/06	279.1	279.1	0.0
6 Architects / Consultants / Dept Admin	1,2,3	9/25/00	1/31/06	279.1	279.1	0.0
7 Construction Manager	1,2	3/9/01	1/31/06	255.6	255.6	0.0
8 Temporary Space	1	7/21/03	9/21/03	8.9	8.9	0.0
TOTAL				279.1	Weeks	

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Construction Timeline Reporting Period:

Through November 30, 2008

CAPITOL RESTORATION CONSTRUCTION TIMELINE

Deliverable	Funding Phase	Planned Dates		Calendar Weeks		
		Start	Stop	Budget Weeks	Actual Weeks	Balance Weeks
E West Wing						
1 Interior floors	2,3	11/2/05	11/23/07	107.3	111.0	(3.7)
2 Basement	3	11/2/05	11/23/07	107.3	108.3	(1.0)
3 Exterior / Roof	3	11/2/05	11/23/07	107.3	107.9	(0.6)
4 Secondary Infrastructure	3	11/2/05	11/23/07	107.3	107.9	(0.6)
5 Furnishings	3	8/1/03	11/23/07	225.0	228.7	(3.7)
6 Architects / Consultants / Dept Admin	1,2,3,4	9/25/00	11/23/07	373.6	377.3	(3.7)
7 Construction Manager	2,3	3/9/01	11/23/07	350.0	353.7	(3.7)
8 Temporary Space	1,2,3	5/15/06	6/15/06	4.4	4.4	0.0
TOTAL				373.6	Weeks	
F South Wing / Rotunda						
1 Interior floors	4	6/1/08	12/31/09	82.6	26.0	56.6
2 Basement	4	11/26/07	12/31/09	109.4	52.9	56.6
3 Exterior / Roof	4	6/1/08	12/31/09	82.6	26.0	56.6
4 Secondary Infrastructure	4	6/1/08	12/31/09	82.6	26.0	56.6
5 Furnishings	4	8/1/04	12/31/09	282.6	226.0	56.6
6 Architects / Consultants / Dept Admin	1,2,3,4,5	9/25/00	12/31/09	483.4	426.9	56.6
7 Construction Manager	4	3/9/01	12/31/09	459.9	403.3	56.6
8 Temporary Space	2,3,4	5/19/08	8/8/08	11.6	11.6	0.0
TOTAL				483.4	Weeks	
Exterior Masonry & North Stair Reassembly						
1 Exterior Masonry & N Stair	4,5	1/1/08	12/31/11	208.6	47.7	160.9
6 Architects / Consultants / Dept Admin	2,3,4,5	6/7/05	12/31/11	342.6	181.7	160.9
7 Construction Manager	4,5	1/1/08	12/31/11	208.6	47.7	160.9
TOTAL				342.6	Weeks	
G North Wing / Rotunda and Visitor Center Completion						
1 Interior floors	5	1/2/10	12/31/11	104.0	0.0	104.0
2 Basement	5	12/2/09	12/31/11	108.4	0.0	108.4
3 Exterior / Roof	5	1/2/10	12/31/11	104.0	0.0	104.0
4 Secondary Infrastructure	5	1/2/10	12/31/11	104.0	0.0	104.0
5 Furnishings	5	8/1/06	12/31/11	282.6	121.7	160.9
6 Architects / Consultants / Dept Admin	1,2,3,4,5	9/25/00	12/31/11	587.7	426.9	160.9
7 Construction Manager	5	3/9/01	12/31/11	564.1	403.3	160.9
8 Temporary Space	3,4,5	5/1/09	12/31/09	34.9	0.0	34.9
TOTAL				587.7	Weeks	
H TOTAL		12/26/01	12/31/11	513.7	Weeks	

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Construction Timeline Reporting Period:

Through November 30, 2008

CAPITOL RESTORATION CONSTRUCTION TIMELINE

Deliverable	Funding Phase	Planned Dates		Calendar Weeks		
		Start	Stop	Budget Weeks	Actual Weeks	Balance Weeks
A Primary Infrastructure	1,2,3	12/26/01	11/23/07	308.3	308.9	(0.6)
B Visitor Center Shell	1	8/4/03	12/30/03	21.1	21.1	0.0
C Parking Garage	1	10/8/02	8/24/04	98.0	98.0	0.0
D East Wing	2	7/21/03	1/31/06	132.1	132.1	0.0
E West Wing	3	11/2/05	11/23/07	107.3	107.9	(0.6)
F South Wing / Rotunda	4	6/1/08	12/31/09	78.3	26.0	52.3
Exterior Masonry & N Stair	4,5	1/1/08	12/31/11	208.6	47.7	160.9
G N Wing / Rotunda and Vstr Cntr Complet	5	1/2/10	12/31/11	104.0	0.0	104.0
H TOTAL		12/26/01	12/31/11	1,057.7	741.7	316.0



Statehouse Architect / Project Manager 12/8/2008



Treanor Architects, PA 12/8/2008



JE Dunn Construction Company 12/8/2008

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Financial Budget Reporting Period:

Through October 31, 2008

CAPITOL RESTORATION QUARTERLY REPORT

Deliverable	Funding Phase	Funded Budget	Expenditure	Balance
A Primary Infrastructure				
1 Vault Construction				
a NW Vault	1	3,439,819	3,439,819	0
b NE Vault	1	2,520,351	2,520,351	0
c SE Vault	1	3,717,150	3,717,150	0
d SW Vault	1	3,802,116	3,695,507	106,609
2 MEP for Vaults				
a NW Vault	1,3	2,011,822	2,011,822	0
b NE Vault	2	1,552,360	1,552,360	0
c SE Vault	2	2,618,650	2,512,946	105,704
d SW Vault	2,3	1,623,617	1,524,655	98,962
3 Primary Services	1,2,3	5,776,953	5,704,023	72,930
4 Architects / Consultants / Dept Admin	1,2,3,4	5,596,642	5,596,642	(0)
5 Construction Manager	1,2,3	992,536	972,869	19,667
TOTAL		33,652,016	33,248,144	403,872
B Visitor Center Shell & Exterior Masonry Investigation				
1 Shell	1,3,5	4,411,261	4,411,261	0
2 Exterior Masonry Investigation	1,2,3,4,5	624,124	614,677	9,447
3 Architects / Consultants / Dept Admin	1,2,3,4,5	2,081,200	2,081,200	0
4 Construction Manager	1,3,5	173,490	165,945	7,545
TOTAL		7,290,075	7,273,083	16,992
C Parking Garage				
1 Construction	1	13,097,486	13,096,972	514
2 Architects / Consultants / Dept Admin	1	1,698,102	1,660,830	37,272
3 Construction Manager	1	479,211	478,562	649
TOTAL		15,274,799	15,236,364	38,435
D East Wing				
1 Interior floors	1,2	13,932,990	13,546,571	386,419
2 Basement	1	1,725,164	1,702,721	22,443
3 Exterior / Roof	1,2,5	602,309	508,202	94,107
4 Secondary Infrastructure	2	233,482	233,482	0
5 Furnishings	2	925,000	890,820	34,180
6 Architects / Consultants / Dept Admin	1,2,3	4,822,101	4,747,960	74,141
7 Construction Manager	1,2	618,660	593,843	24,817
8 Temporary Space	1	289,157	273,420	15,737
TOTAL		23,148,863	22,497,019	651,844

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CAPITOL RESTORATION QUARTERLY REPORT

Deliverable	Funding Phase	Funded Budget	Expenditure	Balance
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E West Wing

1 Interior floors	2,3	23,439,604	23,066,761	372,843
2 Basement	3	4,129,173	4,129,173	0
3 Exterior / Roof	3,5	1,089,471	967,450	122,021
4 Secondary Infrastructure	3	1,859,490	1,859,490	0
5 Furnishings	3	1,450,000	1,040,175	409,825
6 Architects / Consultants / Dept Admin	1,2,3,4	8,165,667	7,896,001	269,666
7 Construction Manager	2,3	1,208,012	1,067,230	140,782
8 Temporary Space	1,2,3	0	0	0
TOTAL		41,341,417	40,026,280	1,315,137

F South Wing / Rotunda

1 Interior floors	4	35,535,251	7,746,790	27,788,461
2 Basement	4	2,354,060	750,504	1,603,556
3 Exterior / Roof	4,5	525,000	0	525,000
4 Secondary Infrastructure	4	0	0	0
5 Furnishings	4	1,150,000	4,334	1,145,666
6 Architects / Consultants / Dept Admin	1,2,3,4,5	10,326,141	7,000,842	3,325,299
7 Construction Manager	4	1,407,436	342,311	1,065,125
8 Temporary Space	2,3,4	536,873	536,873	0
TOTAL		51,834,761	16,381,654	35,453,107

Exterior Masonry & North Stair Reassembly

1 Exterior Masonry Repairs	4,5	34,706,092	1,049,945	33,656,147
6 Architects / Consultants / Dept Admin	1,2,3,4,5	2,772,583	0	2,772,583
7 Construction Manager	4,5	1,301,478	39,373	1,262,105
TOTAL		38,780,153	1,089,318	37,690,835

SUBTOTAL A through Exterior Masonry 211,322,084 135,751,863 75,570,221

G North Wing / Rotunda and Visitor Center Completion

1 Interior floors	5	TBD	TBD	TBD
2 Basement	5	TBD	TBD	TBD
3 Building Exterior Masonry / Roof	5	TBD	TBD	TBD
4 Secondary Infrastructure	5	TBD	TBD	TBD
5 Furnishings	5	TBD	TBD	TBD
6 Architects / Consultants / Dept Admin	1,2,3,4,5	TBD	2,758,532	TBD
7 Construction Manager	5	TBD	TBD	TBD
8 Temporary Space	5	TBD	TBD	TBD
To Be Determined (TBD)		TBD	TBD	TBD

TOTAL Funded Budget 211,322,084 138,510,395 72,811,689

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Financial Budget Reporting Period:

Through October 31, 2008

CAPITOL RESTORATION QUARTERLY REPORT

Deliverable	Funding Phase	Funded Budget	Expenditure	Balance
A Primary Infrastructure	1	33,652,016	33,248,144	403,872
B Visitor Center Shell & Investigation	1,5	7,290,075	7,273,083	16,992
C Parking Garage	1	15,274,799	15,236,364	38,435
D East Wing	2	23,148,863	22,497,019	651,844
E West Wing	3	41,341,417	40,026,280	1,315,137
F South Wing / Rotunda	4	51,834,761	16,381,654	35,453,107
Exterior Masonry	4	38,780,153	1,089,318	37,690,835
G SUBTOTAL A through F		211,322,084	135,751,863	75,570,221
H North Wing / Rotunda and Visitor Center Completed	5	TBD	2,758,532	TBD
TOTAL Funded Budget		211,322,084	138,510,395	72,811,689



Statehouse Architect / Project Manager 12/8/2008



Treanor Architects, PA 12/8/2008



JE Dunn Construction Company 12/8/2008

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Legislative Coordinating Council

KANSAS STATEHOUSE

Dec 8, 2008

PRESERVATION & RESTORATION PROJECT & PROGRAM FUNDING PHASES

PHASE 1

FUNDING PHASE I:

- Parking Garage
- 4 Underground Mechanical Vaults
- Visitor Center Shell
- Limited Vault Mechanical/Electrical/Plumbing(MEP)
- Selective Demolition for Northeast Elevator
- Selective Demolition for East Wing
- Quarry Junction City Limestone for East Wing Masonry Restoration
- Reroute Existing Primary Infrastructure Serving the East Wing
- Construct New Primary Infrastructure Serving Statehouse
- Temporary Office Relocations:**
 - East Wing Governor's Staff to North Wing 2nd Floor
 - Senate Leadership to North Wing 2nd Floor
 - Legislative Offices to North, South, and West Wings
 - Division of Budget to Landon State Office Building
- Temporary Site Work Over Northwest Mechanical Vault**
- Complete East Wing Construction Documents
- Begin West Wing Construction Documents

PHASE I:
 Currently Funded \$55M
 Annual Budget \$4,044,753
 Annual Debt Service 9/2004
 Spend Down of \$55M

Construction Schedule
 Start: 7/2001
 Stop: 4/2004

PHASE 2

FUNDING PHASE II:

- East Wing Interior Restoration
Basement through Attic
- East Wing Exterior Masonry Investigation and East Wing Roof Repair
- MEP for East Wing
- Install new Northeast Elevator and New Stair to Attic
- Furnishings for East Wing
- Limited West Wing Selective Demolition
- Temporary Office Relocations:**
 - House Leadership to North Wing 2nd Floor
 - Legislative Offices to North, South Wings of Statehouse and Other State Office Buildings as Required
- Complete West Wing Construction Documents
- Begin West Wing Masonry Investigation
- Begin South Wing Masonry Investigation
- Begin North Wing Masonry Investigation
- Begin South Wing & Rotunda Construction Documents
- Permanent Office Relocations:**
 - Relocate Senate Leadership, Legislators, and Revisor of Statutes into Completed East Wing

PHASE II:
 Currently Funded \$22.35M
 Annual Budget \$1,877,750
 Annual Debt Service 1/2006
 Spend Down of \$22.35M

Construction Schedule
 Start: 7/2003
 Stop: 12/2005

PHASE 3

FUNDING PHASE III:

- West Wing Interior Restoration
Basement through Attic
- West Wing Roof Repair
- MEP for West Wing
- Furnishings for West Wing
- Complete Permanent Restroom Core Outside West Wing
Ground through 5th Floor
- Recondition Southwest Elevator
- Limited South Wing/Rotunda Selective Demolition
- Complete Interior Finish of Housekeeping Space in North Addition
- Reconstruct Law Enforcement Memorial
- Temporary Office Relocations:**
 - House Leadership to North Wing 2nd Floor
 - Legislative Offices to North Wing and South Wing of Statehouse and Other State Office Buildings as Required
- Complete South Wing & Rotunda Construction Documents
- Continue West, South, North Wings & Rotunda Exterior Masonry Investigation and Construction Documents
- Begin North Wing, Rotunda, & Visitor Center Construction Documents
- Permanent Office Relocations:**
 - Relocate House Leadership, Legislators, Governor's Staff
Legislative Computer Services and Legislative Research into Completed West Wing

PHASE III:
 Currently Funded \$40.17M
 Annual Budget \$2,046,780
 Annual Debt Service 11/2007
 Spend Down of \$40.17M

Construction Schedule
 Start: 11/2005
 Stop: 11/2007

PHASE 4

FUNDING PHASE IV:

- SOUTH WING & ROTUNDA**
- South Wing Interior Renovation
Basement through Attic
- South Wing Roof Repair
- Complete First Floor Rotunda Renovation
- MEP for South Wing
- Furnishings for South Wing
- Install New Northwest & Southeast Elevators
- Recondition Interior SW Elevator Finishes
- Limited North Wing/Rotunda Selective Demolition
- Complete Interior Finish for Maintenance Area in North Addition
- Temporary Office Relocations:**
 - Governor, Lt. Governor and Staff to North Wing 2nd Floor
 - House Minority Leadership to West or North Wing of Statehouse
 - Legislative Administrative Services to North Wing 5th Floor
 - Legislative Offices to West or North Wings and Other State Office Buildings as Required
 - Committee Rooms to North Wing and Other State Office Buildings as Required
- Complete North Wing, Rotunda, & Visitor Center Construction Documents
- Permanent Office Relocations:**
 - Relocate Governor's Office, Legislators, Legislative Administrative Services, Legislative Staff and Committee Rooms into Completed South Wing

PHASE IV:
 New Funding \$55M
 Annual Budget \$5,165,980
 Annual Debt Service 12/2009
 Spend Down of \$55M

Construction Schedule
 Start: 12/2007
 Stop: 12/2009

PHASE 5

FUNDING PHASE V:

- NORTH WING, ROTUNDA & VISITOR CENTER**
- North Wing Interior Renovation
Basement through Attic
- North Wing Roof Repair
- Rotunda Renovation - 2nd through 6th Floors
- Complete Interior Finish in New Visitor Center
- MEP for North Wing/Rotunda
- MEP for Visitor Center
- Furnishings for North Wing
- Furnishings for Visitor Center
- Exterior Masonry Restoration for East, West, South, North & Drum
- Complete Partial Site Work to Visitor Entrance, Maintenance & Housekeeping Loading Docks and Ceremonial Drive Around Statehouse.
- Copper Dome Restoration**
- Temporary Office Relocations:**
 - Senate Minority Leadership to East or South Wings
 - Legislative Offices to South Wing and to Other State Office Buildings as Required
 - Committee Rooms to Other State Office Buildings as Required
 - State Library to Other State Office Building or Leased Space as Required
- Permanent Office Relocations:**
 - Relocate Legislators, Committee Rooms and State Library into Completed North Wing

EXTERIOR MASONRY RESTORATION
 New Funding \$38.8M
 Annual Budget \$2,797,316
 Annual Debt Service estimated FY 2011
 Spend Down of \$38.8M 12/2011

PHASE V:
 New Funding/Debt Service to be determined

Construction Schedule
 Start: 1/2010
 Stop: 12/2011

Construction Schedule
 Start: 1/2008
 Stop: 12/2011

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**CAPITOL RESTORATION AND PRESERVATION
ROLES AND RESPONSIBILITIES**

(As approved by LCC on December 11, 2002)

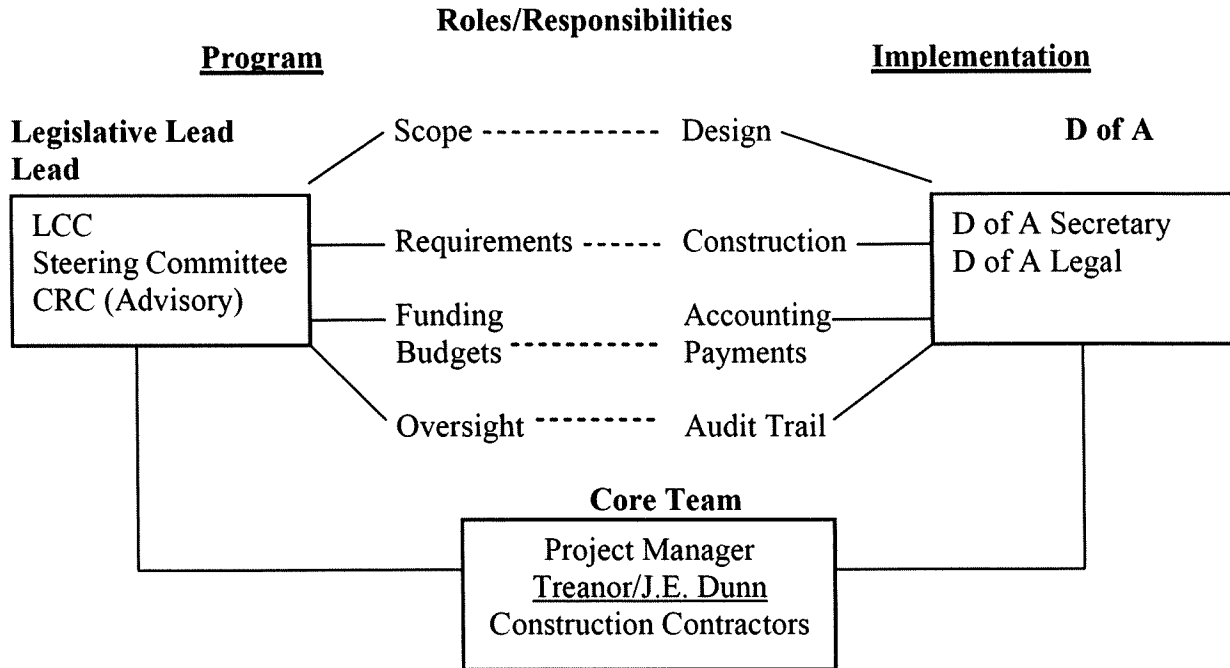
Owner Intent

Pursuant to K.S.A. 2001 Supp. 75-2262, the \$40 million Statehouse Project is the joint responsibility of the Secretary of Administration and the Legislative Coordinating Council (LCC). Pursuant to section 13(1) of chapter 216 of the *2001 Session Laws of Kansas*, the Department of Administration is authorized to carry out a \$15 million Capitol Complex Parking Garage Project, which is substantially related to the Statehouse Project. The LCC and the Secretary of Administration both desire the Statehouse Project and the Parking Garage Project to be carried out under identical roles and responsibilities and treated as a single project pursuant to the provisions set forth below.

The LCC is responsible for project scope, program, budget/funding, project requirements, and oversight. The Department of Administration shall implement the scope, requirements, program and budgets. Thus the Department implements:

- Architect designs to meet LCC scope;
- Construction to satisfy LCC requirements;
- Accounting/payments that align with LCC approved budgets and funds; and
- Audit trails that fully satisfy LCC oversight responsibilities.

Since the State is the owner, it is important that all contracts clearly reflect who is responsible in the State for owner approvals. The LCC is responsible for programmatic decisions; while the Department of Administration is responsible for implementation. The state's Project Manager (PM) works for the LCC and the Department of Administration. The PM serves the LCC in the role of Statehouse Architect and serves the Department of Administration in the role of Project Manager. When a responsibility or action involves implementation, the PM's authority is from the Secretary for the Department of Administration. When a responsibility or action involves program or funding, the PM's authority is from the LCC. When actions and decisions overlap, the PM will draw authority from both the LCC and the Secretary for the Department of Administration. The following graphic depicts the dual authorities which control the project, with the understanding that the LCC is the authority of last resort on issues that may conflict between the Department and LCC.



As the graphic shows, the Project Architect (Treanor) and Construction Manager (J. E. Dunn) form a core team working under the direction of the Project Manager. Construction contractors work under the direction of J.E. Dunn's Construction Manager, who is assisted by Treanor on activities related to design requirements, substantial completion, and punch lists/inspections.

The Architect (Treanor) handles all designs/drawings/specifications, prepares preliminary budgets, provides field inspection services, recommends on completion, reviews change orders, and assists the Project Manager on architecture issues and project administration. Other duties are covered in the Architect contract.

The Construction Manager implements architect designs, provides assurances on design constructability, handles multi-bid packages, and prepares GMP amendments with assistance from Treanor and the Project Manager. The Construction Manager directs the overall implementation of construction activities, provides budget estimates, and assists the Project Manager on construction issues and project administration. The listing of responsibilities reflects major duties of the Architect and Construction Manager. Additional responsibilities are covered in the Construction Manager contract and the Architect's contract.

Approval Process

1. All GMP amendments, Addenda to the Contract for Architectural Services (Addenda), change orders, other contracts, or monetary commitments of whatever nature that change any LCC approved phase project scope or are not within the funded budget must be briefed by the PM and Architect to the Secretary of Administration, and the LCC or its designee, and the PM and Director of the Division of Facilities Management (DFM) shall provide their recommendations. The LCC or its designee and the Secretary of Administration must approve all such GMP amendments, Addenda, change orders, other contracts, or monetary commitments of whatever nature. The Secretary of Administration and PM shall sign all such documents.
2. All GMP amendments, Addenda, change orders, other contracts, or monetary commitments of whatsoever nature in an amount of less than \$75,000 which are within the funded budget and LCC approved phase project scope may be approved by the Secretary of Administration and signed by the Secretary of Administration and PM. If it is unclear to the PM or Secretary of Administration that a particular GMP amendment, Addenda, change order, other contract, or monetary commitment of whatever nature is within the funded budget or within the LCC approved phase project scope, the provisions of paragraph 1 above shall be followed. The Director of DFM and the PM shall provide the Secretary of Administration their recommendations.
3. Except for items requiring approvals pursuant to paragraph 1 or 2 above, the PM and Secretary of Administration approves and signs any GMP amendments, Addenda, change orders, other contracts, or monetary commitments of whatever nature which do not affect the LCC approved phase project scope, approved budget, or approved project timeline.
4. All GMP amendments, Addenda, change orders, other contracts, or monetary commitments of whatever nature shall be reported by the PM to the Secretary of Administration and LCC or their designee, at least monthly.
5. Whenever matters relating to the capitol renovation project require approval of the LCC or its designee and a particular approval item requires, in the opinion of the Secretary of Administration, an expedited decision, the Secretary of Administration may request approval of such item by the President of the Senate and Speaker of the House after review by the Director of Legislative Administrative Services. If any such approvals are granted, the Director of Legislative Administrative Services shall provide copies to all members of the LCC, the PM and the Secretary of Administration.

Governance

1. Whenever the LCC designates one or more persons to serve as a designee for the LCC for any capitol renovation project matter, such delegation shall be in writing and the LCC shall provide a copy thereof to the PM, Construction Manager, Architect and Secretary of Administration.
2. Any approvals required by the LCC shall be documented in the minutes of the LCC and a copy given to the PM and Secretary of Administration. Any approvals by an LCC designee shall be communicated in writing to the LCC and a copy thereof included in the LCC minutes.

Document No. 22761v3

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