

**MINUTES**

**CAPITOL RESTORATION COMMISSION**

September 3, 2009  
Room 143-N—Statehouse

**Members Present**

Senator Stephen Morris, Chairperson  
Representative Mike O'Neal, Vice-chairperson  
Senator Anthony Hensley  
Senator Laura Kelly  
Senator Jay Emler  
Representative Paul Davis  
Representative Bill Feuerborn  
Representative Ray Merrick  
Representative Jo Ann Pottorff  
Representative Arlen Siegfried  
Carol Foreman, Department of Administration  
(Representing Secretary of Administration Duane Goossen)  
David Fritchen, Manhattan  
Steve Porter, McPherson  
Ronald Chandler, Salina

**Members Absent**

Senator Dwayne Umbarger  
Representative Bob Grant  
Representative Kevin Yoder  
Dennis McKinney, 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  
Jim Wilson, Office of the Revisor of Statutes  
Gordon Self, Office of the Revisor of Statutes

**Others Present**

See attached list.

The meeting was called to order by Chairperson Morris at 9:06 a.m. Chairperson Morris called upon Barry Greis, Statehouse Architect, who introduced Don Heiman, the Legislative Chief Information Technology Officer (CITO). Mr. Greis noted that in addition to the duties of Legislative CITO, Mr. Heiman's duties included Capitol restoration oversight.

Mr. Heiman provided to Commission members resource materials which were referenced during his presentation on Capitol restoration oversight (Attachment 1).

Among the items referenced during Mr. Heiman's presentation were the "Project Oversight Objectives and Assessments." These were as follows:

- Ensure project is meeting stated goals and objectives;
- Ensure that project satisfies historic preservation guidelines and design requirements;
- Provide reports that properly measure the achievement of program goals to the Capitol Restoration Commission (CRC), the Legislative Coordinating Council, and Legislative and Executive Branch leadership;
- Make sure all stakeholders in the Legislative and Executive Branches comply with contracts; and
- Make sure all providers of services, including Treanor Architects, JE Dunn, DISC Telecommunications, and all vendors, comply with contract terms and applicable laws and regulations.

Individuals responsible for oversight must document allocation and use of resources. Documentation shows how well the project performs against budgets/schedules and how well program goals are achieved for preserving an historic structure. Oversight ensures that the building is properly designed and supports modern technologies for voice, data, and video.

Mr. Heiman continued his presentation by reviewing the "Assessments and Reporting by Individuals Involved in Oversight." The report indicates that those involved with oversight:

- Conduct a thorough assessment of the project to ensure the State and contract providers perform their roles and responsibilities as established by the CRC;
- Report and immediately correct deviations from standard industry practices; and
- Make sure that performance evaluations follow proper controls and include sufficient documentation to confirm controls are implemented regarding:
  - Contract changes;
  - Expenditure approvals and reporting;
  - Cost estimating throughout the design and build process (60 percent and 100 percent drawing completion benchmarks);
  - "Red line" drawings and punch lists for substantial completion;
  - Value engineering;
  - Progress reporting;
  - ADA compliance; and
  - Segregation of duties.

Mr. Heiman noted that he first reviewed contracts for the project in 2001. The contracts were amended with the assistance of staff of the Revisor of Statutes Office and brought into compliance with industry "best practices."

Mr. Heiman then reviewed the major components of each of the sections of Attachment 1. This included project manager roles and responsibilities, quarterly reports by deliverable, the time line by deliverable, an example of how an addendum or amendment approval is documented, a time line of inflation factors for construction materials, an expedited decision approval process, quarterly status reporting requirements, key legislative decisions for the Capitol restoration project, and information about the competitive bid process.

The Chairperson recognized Mr. Greis to review several issues regarding the restoration project. One issue was the total cost of the project. He noted that the total cost currently is \$249 million. Approximately 3.29 percent of the total is cost overrun through August of 2009. Another issue is "value added engineering" which describes items which are included with the project, but were not originally requested. Generally, these are items that are identified after the bids are let. A third issue was a legislative decision to provide for exceptions to the competitive bid process.

Mr. Greis concluded his presentation by reviewing questions and concerns contained in the last portion of Attachment 1. These concerns involved whether the architectural design and construction management contract were competitively selected. Mr. Greis explained that it was and described the process. He also explained how architectural and engineering fees were negotiated. Finally, Mr. Greis noted that the project not only involves restoration of the Statehouse, but also the addition of about 150,000 square feet of new space.

The Chairperson recognized Mr. Heiman to conclude the presentation. He stated that the project has been subject to ongoing Legislative and Executive Branch oversight. The Legislative oversight included:

- Contract amendments and compliance;
- Budget and expenditure reports;
- Sequence of work, debt service, and program statements;
- Contract change control;
- Cost estimates;
- Expedited decisions;
- Assessment and preservation of over 15,000 pages of documentation;
- Reports to Legislative Leadership and Executive Branch officials; and
- Telecommunications IT and data center project plans.

The Chairperson opened the floor to questions from the Commission members. One member asked if it was normal practice for state-funded projects to pay sales taxes. Mr. Greis responded in the affirmative and explained that in this way local units of government benefit from the project.

A member asked about the final phase of the project, and was told that in December bids will be accepted for the last phase.

A member asked about the chart showing construction inflation estimates. He wondered if there were any opportunities to take advantage of current prices which may be reduced due to the economy. Mr. Greis said there were opportunities to lock in advantageous prices on construction materials.

A member asked about items of expenditures that were approved by the Speaker of the House or the President of the Senate. The member was referred to the list in Section 7 of Attachment 1.

The Chairperson adjourned the meeting at 10:05 a.m.

Prepared by Raney Gilliland

Approved by Commission on:

December 10, 2009

(date)

50167~December 22, 2009 (2:00pm)



KANSAS CAPITOL RESTORATION COMMISSION guest list for meeting on September 3, 2009

Name	Organization and Address
Berend Koops	Hein Law Firm
Whipps Janna	Treas Architects / J.E. Dunn
Scott Kothowal	Lemuel Javal - World
Dustin Harelson	Legislative Staff
Harmon Otto	State Treasurer's Office
Michael Butler	Cap. Strategist
Dave Larson	Legislative Computer Services
JEFF HIXON	LIBRARY
Cindy Rouse	State Library
JIM RINNER	J.E. DUNN CONST.
DANCE KELLEY	TREANOR ARCHITECTS
Kay Fritchen	Guest



# KANSAS STATEHOUSE

PRESERVATION & RESTORATION

CAPITOL  
RESTORATION  
COMMISSION  
PRESENTATION  
OVERSIGHT  
LEGISLATIVE  
— & —  
EXECUTIVE  
BRANCHES

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**LEGISLATIVE  
COORDINATING  
COUNCIL**

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September 3, 2009

Capitol Restoration Commission  
September 3, 2009  
Attachment 1



## AGENDA

Capitol Restoration Commission  
Room 143-North, Statehouse  
9:00 A.M., September 3, 2009

### **Agenda Overview and Introduction**

Oversight Book

**Barry Greis**

Statehouse Architect / Project Manager

### **Legislative and Executive Branch Oversight**

Oversight Book

**Don Heiman**

Chief Information Technology Officer

**Barry Greis**

Statehouse Architect / Project Manager

- Oversight Goals and Objectives (Assessments and Implementation) - Heiman
- Experience in Governmental Building Construction Auditing and Space Planning, Financial Management, Construction Performance - Heiman
- Legislative Oversight Processes and Reporting - Heiman
- Executive Branch Oversight Processes and Reporting - Greis

### **Project Update**

Briefing Paper

**Barry Greis**

Statehouse Architect / Project Manager

- South Wing Completion and Occupancy Schedule
- Exterior Masonry Schedule
- North Wing Selective Demolition Package A
- North Wing / Visitor Center / Rotunda Package B Bid Schedule
- Expenditures To Date

### **Commission Discussion**

**Members**

**Capitol Restoration Commission  
Members 2009**

**LEGISLATIVE MEMBERS (14)**

Legislative Coordinating Council (7)

President of the Senate	Stephen Morris, Chairperson
Speaker of the House	Michael O'Neal, Vice-chairperson
Senate Majority Leader	Derek Schmidt
Senate Minority Leader	Anthony Hensley
House Speaker Pro Tem	Arlen Siegfroid
House Majority Leader	Ray Merrick
House Minority Leader	Paul Davis

Joint Committee State Building Construction (3)

Chairperson	Rep. Jo Ann Pottorff
Vice-chairperson	Sen. Dwayne Umbarger
Ranking Minority Member	Rep. Bob Grant

House Appropriations Committee (2)

Chairperson	Rep. Kevin Yoder
Ranking Minority Member	Rep. Bill Feuerborn

Senate Ways and Means Committee (2)

Chairperson	Sen. Jay Emler
Ranking Minority Member	Sen. Laura Kelly

**NON-LEGISLATIVE MEMBERS (5)**

State Treasurer	Dennis McKinney
Department of Administration	Duane Goossen, Secretary of Administration Represented by Carol Foreman, Deputy Secretary
Salina, Kansas	Ronald Chandler, PE, RLS, Wilson & Company, Inc.
Manhattan, Kansas	David Fritchen, Professor and Head of Department of Architectural Engineering & Construction Science, Kansas State University
McPherson, Kansas	Steve Porter, Dean of Workforce Development and Outreach, Hutchinson Community College & Area Vocational School

## TABLE OF CONTENTS

### Agenda

#### Capitol Restoration Commission (CRC) Members

#### Legislative and Executive Branch Oversight

Tab 1: Legislative and Executive Branch Oversight

Tab 2: Resume / Professional Background

Tab 3: Best Practice: "Set Roles and Responsibilities"

- 2002 JE Dunn Construction Company, Construction Manager and Treanor Architect, P.A. Contract Assessments
- CRC Roles and Responsibilities

Tab 4: Best Practice: "Implement Budget vs. Actual Performance Accounting and Reporting System"

- CRC Approved chart of accounts with budgets and actual expenditures
- CRC Approved project phasing and program sequencing
- CRC Approved chart of accounts project schedule vs. actual implementation

Tab 5: Best Practice: "Implement Contract Change Control Approval Process"

- JE Dunn Contract Amendments Approval
- Treanor Contract Amendments Approval

Tab 6: Best Practice: "Estimating Overall Project Cost for Funded and Unfunded Phases"

- Historic Structures Report (HSR) Content
- Inflation Reporting
- CRC 2007 Report on overall cost estimates for all approved program elements
- CRC 2007 Report on cost per square foot, and related documentation supporting overall cost estimates to complete the project

Tab 7: Best Practice: "Process for Handling Emergency Requests Using Expedited Decision Process"

- Description of the CRC and Legislative Coordinating Council (LCC) approval process
- Expedited Decisions and Cost of the Decisions
- Affect of Expedited Decisions on Approved Funded Budget (3.29% over budget effect)

Tab 8: Best Practices: "Prepare Oversight Documentation" with 15,000+ pages

- Filing System used to store Legislative Oversight Documents
- Historic Records Inventory Filing Document for the Kansas State Historical Society to document oversight work – permanent and enduring records
- Legislative Post Audit Performance Audit – materials submitted 2007

Tab 9: Information Technology Engineering and Project Plan Statutory Compliance  
KSA 75-7201 et seq

- KITO Office Filing Requirements

Tab 10: Program Control (Partial List of Controls)

- Approval Process for Expenditure Reporting
- Project Contingency Approval Process
- Red-line Architectural and Engineering Drawings and Specifications
- JE Dunn Invitation To Bid
- Value Engineering
- Progress Reporting to LCC, Steering Committee, CRC and Briefings

Tab 11: Key Legislative Decisions, LCC Approvals, Steering Committee Reviews and CRC Reviews

- Chronological List of Legislative Decisions from 1998 to 2009

Tab 12: Questions and Concerns

- Was the architectural design contract competitively selected?
- What are examples of architectural fees negotiated down from base contract fee?
- Was the construction management contract competitively selected?
- What is square feet of original and renovated Capitol?

**Capitol Restoration Commission**  
**September 3, 2009**  
**Legislative and Executive Branch Project Oversight**

**Conferees**

Don Heiman –Legislative Oversight

Barry Greis –Statehouse Architect/Project Manager Executive Branch Oversight

Commission Chairman President Morris and Members of the Commission:

Thank you for asking me to present on how we conduct Capitol Restoration Oversight. The oversight comes from the legislative and executive branches of government. I perform legislative oversight with assistance from the Revisor's Office; and Barry Greis (Statehouse Architect/Project Manager), Marilyn Jacobson (Director of Facilities Management), and Carol Foreman (Deputy Secretary for the Department of Administration) provide Executive branch oversight. Executive Branch oversight is also provided by Duane Goossen (Cabinet Secretary for Department of Administration and State Budget Director).

Barry receives oversight and in turn provides project management services by overseeing the work of Treanor Architects, JE Dunn Construction Company, and the consultants to the project including historians, consulting engineers, and commissioning agents for mechanical, electrical, and plumbing to mention a few.

**Introduction: Project Oversight Objectives and Assessments**

**Oversight Program Objectives...**

- Insure project is meeting stated goals and objectives.
- Insure that project satisfies historic preservation guidelines and design requirements.
- Provide reports to the CRC, LCC, Legislative Leadership and Executive Branch leadership that properly measure the achievement of program goals.
- Make sure all stakeholders in the Legislative and Executive Branches comply with contracts.
- Make sure all providers of services to include Treanor Architects, JE Dunn, DISC Telecommunications, and all vendors comply with contract terms and applicable laws and regulations.
- Individuals responsible for oversight are responsible for documenting allocation and use of resources. Documentation shows how well we perform against budgets /schedules and how well we achieve program goals for preserving an historic structure of great National and State importance; while using the structure during renovation. In addition oversight insures that the building is properly designed and supports modern technologies for voice, data, and video.

### **Assessments and Reporting** Individuals involved in oversight...

- Conduct a thorough assessment of the project early in the project to insure the state and contract providers are performing their roles and responsibilities as established by the CRC, that CRC recommended and state approved appropriated budgets are established and followed, that CRC approved schedules are being met, that conditions contained in contracts and subcontracts are fully met.
- Report and immediately correct deviations from standard industry practices.
- Make sure that performance evaluations follow proper controls and sufficient documentation exists to confirm controls are being practiced regarding:
  - contract changes,
  - expenditure approvals and reporting,
  - cost estimating is conducted throughout the design and build process (60% and 100% drawing completion benchmarks),
  - proper controls exist for “red line” drawings and for preparing punch lists for substantial completion,
  - value engineering is practiced where appropriate,
  - progress reporting is occurring,
  - ADA compliance is documented, and
  - segregation of duties exists for process payments and reconciling accounts to the State’s accounting system (STARS).

### **Presentation Outline**

Our presentation is divided into three parts. The First Part is this introduction which outlines the oversight program and includes under Tab 2 a brief statement of Barry’s and my qualifications to perform oversight. The legislative oversight role is summarized in the Second Part of the presentation with examples of work appearing under Tabs 3 through 10. The presentation is organized around best practice principles. Finally in the Third Part of the presentation Barry will present his position description (Tab 11) and follow this with a brief presentation on the Executive Branch’s procedures for managing the processing of expenditures, contingency fund approvals, and expenditure reporting (Tab 12). In the last tab, Barry will present how he and the project team red line drawings, bid work, perform value engineering, and report progress to the CRC.

### **Legislative and Executive Branch Oversight**

#### **Tab 3: Best Practice “Set Roles and Responsibilities”**

- 2002 Construction Manager and Treanor Architect Contract Assessment
- CRC Approved Roles and Responsibilities (Contracts reset to reflect CRC recommendations)



**Tab 4: Best Practice “Implement Budget vs. Actual Performance Accounting and Reporting system”**

- CRC Approved chart of accounts report showing budgets and actual expenditures
- CRC Approved project phasing, program sequencing, debt service reporting, and schedule report
- CRC Approved chart of accounts project schedule vs. actual implementation report

**Tab 5: Best Practice “Implement Contract Change Control Approval Process”**

- JE Dunn Contract Amendments Approval (when new phases or changes are approved)
- Treanor Contract Amendments Approval (when new phases or changes are approved)

**Tab 6: Best Practice “Estimating Overall Project Cost for Funded and Unfunded Phases”**

- Historic Structures Report Content (1,700 pages)
- Inflation Reporting
- CRC 2007 Report on overall cost estimates for all approved program elements
- CRC 2007 Report on cost per square foot, and related documentation supporting overall cost estimates to complete the project

**Tab 7: Best Practice” Process for Handling Emergency Requests Using Expedited Decision Process**

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- Filing System used to store Legislative Oversight Documents
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- KITO Office Filing Requirements

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- Chronological List of Legislative Decisions from 1998 to 2009
- Capitol Restoration Commission Reviews
- Steering Committee Reviews
- Legislative Coordinating Council Reviews and Approvals
- Legislative Session Approvals

Tab 12: Questions and Concerns

- Was the architectural design contract competitively selected?
- What are examples of architectural fees negotiated down from base contract fee?
- Was the construction management contract competitively selected?
- What is square feet of original and renovated Capitol?

**Concluding Remarks**

**Legislative Oversight**

- Contract Amendments and Compliance – vendors and legislative approvals (CRC approved roles and responsibilities)
- Budget and Actual Expenditure Reporting – establish reporting requirements and review controls
- Project Program Statement, Sequence of Work, Debt Service – review for accuracy
- Budget and Actual Schedule Reporting – establish reporting requirements and review controls
- Contract Change Control Approval Process – establish controls and confirm controls operate
- Project Overall Cost Estimates – review methodology and audit numbers (inflation/cost per sq ft)
- Expedited Decisions – establish control, prepare decision documents, report estimated costs
- Assessment and historic filing of 15,000 + of documentation
- Prepare briefs for legislative leadership and executive branch officials, review all CRC documents, audit responses to legislator questions, meet on a regular schedule with JE Dunn and Treanor executives and staff, participate in design sessions with users as appropriate, and prepare expedited decision documents.
- Prepare telecommunications IT project plans, data center project plans, and installation of technology sensitive systems used by staff and legislators such as IRC voting systems. Approve IT projects related to Capitol Restoration. Project approval as required by statute is done with the Chair of the LCC. I am responsible per statute to approve all IT related bid specifications which cost \$250,000 or greater. This cost threshold includes internal as well as external costs.

### **Executive Branch Oversight**

- Manage the project and enforce contract requirements
- Report project performance to executive and legislative branch leadership, CRC, and various committees of the legislature
- Maintain expenditure and schedule records in accord with state accounting and management guidelines and mandates
- Reconcile project accounting with official state records and insure proper segregation of duties
- Provide quality assurance on drawings, punch lists, substantial completion, contract amendments, change control bid processes, value engineering, and progress reporting.
- Supervise architect instructions, provide temporary space while building is being renovated, manage the offsite storage of furniture and equipment, insure ADA compliance, and insure that class A and B space satisfies historic preservation program and federal as well as state requirements.
- Satisfy all requirements as delineated in Treanor and JE Dunn contracts, meet roles and responsibilities as outline in CRC documents from 2002 to date, maintain drawings and documentation files, and report on time and on budget performance – noting any deviation from budgets or estimates.

This concludes our presentation. May we answer any questions?

## **Don Heiman Professional Background**

- **Midwest Research Institute Industrial Economist.** Market research for new technologies, product patents, and construction market forecasts.
  - Clients include Coca Cola and General Electric; and government agencies such as US Department of Justice, Arms Control Defense Agency, Bureau of Solid Waste Management, and Small Business Administration.
  - Prepared construction and inflation rate forecasts for residential, commercial, and industrial construction in the Kansas City Metropolitan area.
  
- **Board Treasurer and co-owner** of a corporation providing design and construction services for apartment, office, and shopping center projects in Kansas, Missouri, Nebraska, and California.
  
- **Kansas Government service** since 1976 –33 years.
  
- **Legislative Post Audit:** Audited Regent's construction projects for the Kansas Legislature.
  - Audits included construction of Wescoe Hall (Kansas University); Veterinary Medicine Building (Kansas State University); Life Sciences Building (Wichita State University); and at Emporia State University.
  - Audits covered construction process management, budgeting, compliance to state laws, cost management, financial reporting, space planning, and design development. Audits conformed to GAO Yellow Book and AICPA audit standards. Served as Director of Performance Audits and also served as Director of EDP Auditing and Audit Planning.
  
- **Chief Information Technology Officer** for the Executive Branch. **Chief Information Technology Officer** for the Legislative Branch
  
- **Academics**
  - Bachelors Degree from Rockhurst University in Business and Economics
  - Masters Degree Religious Studies from Loyola University New Orleans
  - Masters Degree Public Administration from Kansas University
  - Masters Degree Business from Kansas University

**Authorships** include studio grade auditing training films, text book chapters; professional research manuscripts for international journals published in the United Kingdom and in US refereed academic journals. Editorial Board MCB Press Bradford England –7 years

- **Economist Geneva Arms Control Convention 1969-1970**  
**Spc 5 US Army (Social Work Specialist)**  
**Certified Government Financial Manager**

## Barry Greis Professional Background

- **Academics and Professional Licenses**
  - Kansas State University Bachelor of Architecture
  - Licensed Architect in Kansas and previously in Colorado and Connecticut
  
- **Private Sector (14 years)**
  - Commercial building design, field observation and oversight services
  - Experience includes partnership and solo practice
  - President of Parker, Colorado Chamber of Commerce
  - Board of Appeals Douglas County, Colorado Fire Department, code review
  
- **State of Kansas (22 years)**
  - Directed Architectural Planning section in the Department of Administration
  - Assistant Director Division of Facilities Management (directing architects and engineers, leasing and administrative functions)
  - Assistant to the Cabinet Secretary in the Department of Health and Environment (directing accounting, facilities, personnel and purchasing sections)
  - Special Project Architect – project management for Cedar Crest, Governor's Residence renovation
  - Statehouse Architect and Capitol Restoration Project Management since 2001
  
- **US Army (1<sup>st</sup> Lieutenant, helicopter pilot)**
  - 101st Airborne Division Airmobile, Troop A, 2<sup>nd</sup> Squadron, 17<sup>th</sup> Cavalry Regiment
  - 1<sup>st</sup> Air Cavalry Division
  - US Army Reserves

**CAPITOL RESTORATION AND PRESERVATION  
ROLES AND RESPONSIBILITIES**  
(As approved by LCC on December 11, 2002)

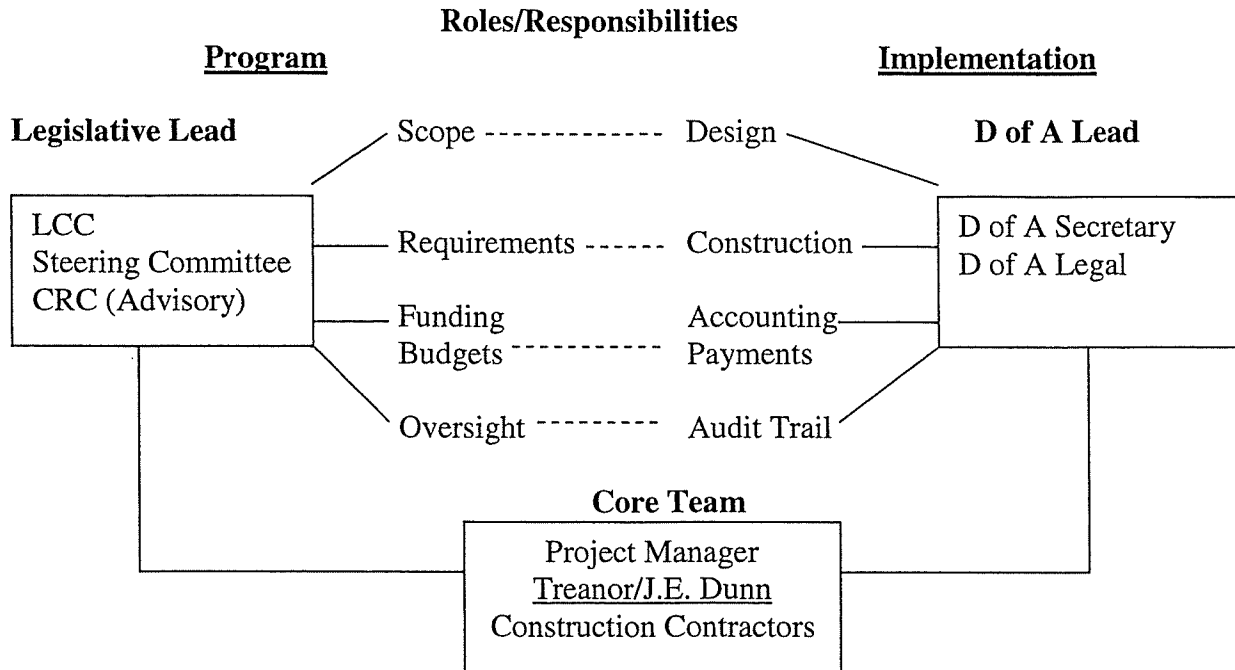
**Owner Intent**

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.

1-14

## Approval Process

1. All GMP amendments, Addenda to the Contract for Architectural Services (Addenda), change orders, other contracts, contract documents 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, contract documents 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, contract documents or monetary commitments of whatever nature 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, contract documents 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. The PM shall first advise and consult with the joint committee on state building construction regarding any change order or change in plans involving \$75,000 or more.
3. Except for items requiring approvals pursuant to paragraph 1 or 2 above, the PM and Secretary of Administration shall approve and sign any GMP amendments, Addenda, change orders, other contracts, contract documents 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, contract documents or monetary commitments of whatever nature shall be reported by the PM to the Secretary of Administration and LCC or its 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, such item may be approved by the President of the Senate and Speaker of the House, upon request of the Secretary of Administration, 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. 22761v4

**CAPITOL RESTORATION QUARTERLY REPORT**

Deliverable	Funding Phase	Funded Budget	Expenditure	Balance
<b>A Primary Infrastructure</b>				
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
<b>TOTAL</b>		<b>33,652,016</b>	<b>33,248,144</b>	<b>403,872</b>
<b>B Visitor Center Shell &amp; Exterior Masonry Investigation</b>				
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
<b>TOTAL</b>		<b>7,290,075</b>	<b>7,273,083</b>	<b>16,992</b>
<b>C Parking Garage</b>				
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
<b>TOTAL</b>		<b>15,274,799</b>	<b>15,236,364</b>	<b>38,435</b>
<b>D East Wing</b>				
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
<b>TOTAL</b>		<b>23,148,863</b>	<b>22,497,019</b>	<b>651,844</b>

**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
<b>TOTAL</b>			<b>41,341,417</b>	<b>40,026,280</b>	<b>1,315,137</b>

**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
<b>TOTAL</b>			<b>51,834,761</b>	<b>16,381,654</b>	<b>35,453,107</b>

**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
<b>TOTAL</b>			<b>38,780,153</b>	<b>1,089,318</b>	<b>37,690,835</b>

<b>SUBTOTAL A through Exterior Masonry</b>			<b>211,322,084</b>	<b>135,751,863</b>	<b>75,570,221</b>
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**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


<b>TOTAL Funded Budget</b>			<b>211,322,084</b>	<b>138,510,395</b>	<b>72,811,689</b>
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1-18


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 <b>SUBTOTAL A through F</b>		211,322,084	135,751,863	75,570,221
H North Wing / Rotunda and Visitor Center Completed	5	TBD	2,758,532	TBD
<b>TOTAL Funded Budget</b>		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

1-19

# Legislative Coordinating Council

# KANSAS STATEHOUSE

July 8, 2008

## PRESERVATION & RESTORATION PROJECT & PROGRAM FUNDING PHASES

1-20

### 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 Debt Service \$4,044,753  
 Spend Down of \$55M  
 Annual Budget 9/2004

Parking Garage, North Vaults & Visitor Center Shell  
 Construction Schedule  
 Start: 12/2001 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 Debt Service \$1,877,750  
 Spend Down of \$22.35M  
 Annual Budget 1/2006

East Wing Construction Schedule  
 Start: 7/2005 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 Debt Service \$2,046,780  
 Spend Down of \$40.17M  
 Annual Budget 11/2007

West Wing Construction Schedule  
 Start: 12/2005 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 Debt Service \$5,165,360  
 Spend Down of \$55M  
 Annual Budget 12/2009

South Wing & Rotunda 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 Debt Service estimated FY 2011 \$2,797,316  
 Spend Down of \$38.8M  
 Annual Budget 12/2011

**PHASE V:**  
 New Funding/Debt Service to be determined  
 Annual Budget

North Wing, Rotunda & Visitor Center Construction Schedule  
 Start: 1/2010 Stop: 12/2011

Exterior Masonry Restoration  
 Start: 1/2008 Stop: 12/2011



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
<b>A Primary Infrastructure</b>						
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
<b>TOTAL</b>				<b>552.1</b>	<b>Weeks</b>	
<b>B Visitor Center Shell</b>						
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
<b>TOTAL</b>				<b>146.6</b>	<b>Weeks</b>	
<b>C Parking Garage</b>						
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
<b>TOTAL</b>				<b>204.1</b>	<b>Weeks</b>	
<b>D East Wing</b>						
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
<b>TOTAL</b>				<b>279.1</b>	<b>Weeks</b>	

1-21

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
<b>E West Wing</b>						
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
<b>TOTAL</b>				373.6	Weeks	
<b>F South Wing / Rotunda</b>						
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
<b>TOTAL</b>				483.4	Weeks	
<b>Exterior Masonry &amp; North Stair Reassembly</b>						
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
<b>TOTAL</b>				342.6	Weeks	
<b>G North Wing / Rotunda and Visitor Center Completion</b>						
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
<b>TOTAL</b>				587.7	Weeks	
<b>H</b>	<b>TOTAL</b>	12/26/01	12/31/11	513.7	Weeks	

1-22

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

1-23



**ADDENDUM OR AMENDMENT APPROVAL DOCUMENTATION**

JE Dunn Construction Company Amendment 35:  
East Wing work includes interior masonry, steel, doors, frames,  
hardware, painting, drywall, plaster, interior marble, archtl wood-  
work, heating, air-conditioning, testing, electrical, sound,  
allowances, bonds, insurance and project contingency.

Action	Financial	Staff Attorney	Project Manager	DFM Director
<p><b>Addendum or Amendment is within the terms of the base agreement.</b> The base agreement permits the change and a judgment has been made to support that the change is appropriate to approved project scope and intent.</p>		DJC	Blc	
<p><b>Legal requirements have been satisfied.</b> Required briefings and notices have been met and transaction documents are in proper form.</p>		DJC	Blc	
<p><b>Dollar amounts (to include rates) are consistent with existing contract.</b> Rates charged for services are consistent with rates shown in base contract or subsequent addendum where rates are applicable to a contract service.</p>			Blc	
<p><b>Dollar amounts on the Addendum or Amendment are within budget.</b> Dollar amounts are within the overall program budget for the entire project and the dollar amounts are within the budget for the funded phase.</p>			Blc	<i>[Signature]</i>
<p><b>Accounting information is coded against proper chart of accounts.</b> The project manager has coded the documents and the financial team has confirmed that the dollar amounts are appropriate to the cost accounting chart of accounts.</p>	COB		Blc	
<p><b>Documentation exists to support request for Addendum or Amendment.</b> Support documentation exists to explain the nature of the charges and the rationale for approving.</p>	COB		Blc	<i>[Signature]</i>
<p><b>Addendum or Amendment is for activities appropriate to the funded phase.</b> The Addendum or Amendment agrees with the LCC approved funding phase and encumbrances.</p>			Blc	<i>[Signature]</i>

**FINANCIAL**      Signature Colleen D. Becker      Date 4/18/05

**LEGAL REVIEW**      Signature Daniel J. Carroll      Date 4-18-05

**PROJECT MANAGER**      Signature *[Signature]*      Date 4.18.2005

**DIRECTOR DFM**      Signature *[Signature]*      Date 4/19/2005

1-24

**ADDENDUM OR AMENDMENT APPROVAL DOCUMENTATION**

Treanor Architects, P.A. Amendment 45:  
Phase III Lerch, Bates & Associates consulting services -  
pass through for elevator evaluation / investigation design work  
for West Wing. Reduction in other consulting services offsets  
these costs without increasing budget.

Action	Financial	Staff Attorney	Project Manager	DFM Director
<p><b>Addendum or Amendment is within the terms of the base agreement.</b> The base agreement permits the change and a judgment has been made to support that the change is appropriate to approved project scope and intent.</p>		DJC	BEI	
<p><b>Legal requirements have been satisfied.</b> Required briefings and notices have been met and transaction documents are in proper form.</p>		DJC	BEI	
<p><b>Dollar amounts (to include rates) are consistent with existing contract.</b> Rates charged for services are consistent with rates shown in base contract or subsequent addendum where rates are applicable to a contract service.</p>			BEI	
<p><b>Dollar amounts on the Addendum or Amendment are within budget.</b> Dollar amounts are within the overall program budget for the entire project and the dollar amounts are within the budget for the funded phase.</p>			BEI	JAW
<p><b>Accounting information is coded against proper chart of accounts.</b> The project manager has coded the documents and the financial team has confirmed that the dollar amounts are appropriate to the cost accounting chart of accounts.</p>	COB		BEI	
<p><b>Documentation exists to support request for Addendum or Amendment.</b> Support documentation exists to explain the nature of the charges and the rationale for approving.</p>	COB		BEI	JAW
<p><b>Addendum or Amendment is for activities appropriate to the funded phase.</b> The Addendum or Amendment agrees with the LCC approved funding phase and encumbrances.</p>			BEI	JAW

**FINANCIAL**      Signature Colleen D. Becker      Date 12/20/05

**LEGAL REVIEW**      Signature Daniel J. Carroll      Date 12-30-05

**PROJECT MANAGER**      Signature [Signature]      Date 12.30.05

**DIRECTOR DFM**      Signature J. Keitt Meyer      Date 12/30/2005

1-25

# TABLE OF CONTENTS

	Page
<b>CHAPTER ONE - HISTORICAL AND ARCHITECTURAL EVALUATION .....</b>	<b>I-1</b>
Purpose .....	I-1
Historical Evaluation.....	I-1
Previous Capitol Buildings .....	I-2
The Permanent Statehouse .....	I-4
East Wing .....	I-5
Construction Sequence Diagram.....	I-8
West Wing .....	I-9
Center Section .....	I-11
Entire Building or Multiple Sections .....	I-17
Grounds .....	I-18
Summary .....	I-20
Chronology.....	I-22
Architects & Architectural Plans .....	I-22
Art & Decorative Finishes .....	I-25
Building Exterior (other than stone).....	I-30
Stone.....	I-31
Building Systems .....	I-33
Construction & Core & Shell.....	I-35
Interior Finishes .....	I-40
Lighting .....	I-43
Site.....	I-45
<b>ARCHITECTURAL DESCRIPTION .....</b>	<b>I-48</b>
Building Statistics .....	I-48
Site.....	I-49
Exterior.....	I-50
Glossary of Terms for the Dome.....	I-51
Tenth Street (South) Elevation .....	I-52
Jackson Street (East) Elevation.....	I-60
Eighth Street (North) Elevation .....	I-63
Harrison Street (West) Elevation.....	I-65
Interior.....	I-67
First Floor.....	I-67
Second Floor .....	I-78
Third Floor .....	I-87
Fourth Floor .....	I-108
Fifth Floor .....	I-111
Structural Systems.....	I-113
Mechanical Systems.....	I-113
Statement of Significance .....	I-114
Architectural Significance.....	I-114
Technological Significance .....	I-115

1-26



Historical Significance .....	I-116
Landmark Significance .....	I-116
Integrity .....	I-117
Appendix A - Floor Plans .....	I-118
Appendix B - Subject Area Histories.....	I-125
The Fine Arts.....	I-125
West Wing and Dome Statuary.....	I-125
Ceres and the Tympanums .....	I-126
Frescoes in the Upper Rotunda.....	I-128
<b>CHAPTER TWO - DESIGN PARAMETERS .....</b>	<b>II-1</b>
Purpose.....	II-1
General .....	II-1
Specific.....	II-1
Summary of Objectives .....	II-1
Recommended Changes.....	II-1
Zoning of Spaces .....	II-2
Zone A - Areas to be Restored .....	II-3
Zone B - Areas to be Rehabilitated While Retaining Significant Historic Details.....	II-3
Zone C - Areas Suitable For Major Redesign.....	II-3
Process and Considerations in Zoning Spaces in the Capitol.....	II-3
Spatial Volumes .....	II-3
Finishes.....	II-4
The Architect's Design Intent.....	II-5
Other Zoning Factors.....	II-7
Zoning Plans .....	II-9
Determining What Is Original, What Is Missing, and What Is An Intrusion.....	II-16
1909 Chandler Plans .....	II-21
Existing Floor Plans .....	II-26
Existing Building Elevations .....	II-35
Intrusions.....	II-39
Zoning and Intrusions .....	II-41
Analysis of Intrusions in the Bulding and Recommendations .....	II-41
Site Intrusions.....	II-42
Exterior Intrusions.....	II-45
Interior Intrusions.....	II-48
Summary of Intrusions.....	II-62
Missing Elements.....	II-63
Site .....	II-64
Exterior of the Building.....	II-66
Interior of the Building.....	II-69
Summary of Missing Elements .....	II-73
General Design Parameters .....	II-75
Use, Reversibility, Visual Intrusions.....	II-75
Recognition of the Character of the Space.....	II-75

1-27

Specific Design Parameters by Type of Project .....II-82

    Partitions .....II-82

    Paint and Carpet in Altered Spaces .....II-82

    Improve Fire Safety, Life Safety, and Security Systems .....II-83

    Access for People with Disabilities .....II-84

    Improved Acoustical Control.....II-86

    Lighting and Electrical Systems .....II-86

    Heating, Ventilation, Air Conditioning System .....II-87

Space Programming.....II-88

    Considerations of Best Fit .....II-88

    The Need for More Space.....II-89

    Finding More Space in the Building .....II-90

Appendix A "An Art Subject" Letter to the Editor .....II-91

**CHAPTER THREE - MATERIALS CONSERVATION ANALYSIS .....III-1**

Purpose .....III-1

Summary of Objectives .....III-1

Methods of Investigation .....III-1

Site Materials Conditions Analysis .....III-2

    Storm Drainage Systems.....III-2

    Landscape Irrigation System .....III-2

    Fountains.....III-2

    Parking Areas .....III-3

    Parking Appurtenances .....III-3

    Access Drives.....III-4

    Pavers .....III-4

    Walls .....III-4

    Sculpture .....III-5

    Site Lighting .....III-5

    Landscape Appurtenances: Benches and Trash Receptacles.....III-5

    Landscape Materials .....III-6

Exterior Building Materials Conditions .....III-8

    Granite .....III-8

    Limestone .....III-9

    Metals .....III-11

    Wood.....III-18

Interior - Building Materials Conditions.....III-20

    Floor Structure.....III-20

    Floor Surface (Decking).....III-23

    Wall Structure.....III-35

    Wall Surfaces.....III-37

1-28

Wall Finish.....	III-42
Wall Trim.....	III-43
Wall Ornamentation.....	III-44
Ceiling Structure.....	III-45
Ceiling Surface .....	III-45
Ceiling Trim.....	III-46
Window Trim.....	III-47
Door Frames .....	III-47
Doors (Operable).....	III-48
Door Trim .....	III-49
Door Glazing .....	III-49
Door Hardware .....	III-51
Door Lintels.....	III-54
Door Sills.....	III-55
Stair Structure.....	III-55
Stair Surface .....	III-56
Railings.....	III-56
Fireplace Fire Box.....	III-58
Fireplace Mantles .....	III-58
Miscellaneous and Specialty Elements .....	III-58
Cast Iron Columns.....	III-58
Upper Rotunda Metalwork: Sixth Level and Above.....	III-59
Decorative Painting .....	III-61
Historic Research.....	III-61
Historic Photographic Research .....	III-62
Previous Investigations: Formal and Informal .....	III-62
Current Investigations.....	III-63
Degrees of Certainty.....	III-64
Summary of Conditions and Problems From the Systems and Supplemental Report Analyses .....	III-67
Code Analysis.....	III-67
Mechanical Systems Analysis .....	III-67
Structural Systems Analysis .....	III-68
Telecommunications Analysis .....	III-68
Elevator Analysis .....	III-69
Lighting Conservation .....	III-69
Art Conservation and Decorative Finishes.....	III-70
Sculpture and Architectural Metals Assessment .....	III-70
Exterior Masonry Analysis.....	III-70
Mortar Analysis .....	III-71
Paint Analysis .....	III-71



Exterior Cleaning Analysis.....	III-72
ADA Assesment Overview.....	III-73
Sigange/Graphics Analysis.....	III-73
Hazardous Materials Analysis.....	III-73
Acoustics and Noise Control.....	III-74
Cyclical Maintenance Plan.....	III-74
<b>CHAPTER FOUR - PRESERVATION PLAN .....</b>	<b>IV-1</b>
Purpose .....	IV-1
Summary of Objectives .....	IV-1
Introduction.....	IV-2
List of Preservation Projects Related to Removal or Mitigation of Intrusions.....	IV-3
Site.....	IV-3
Building Exterior.....	IV-3
Building Interior.....	IV-3
List of Site, Building Exterior and Interior Missing Elements .....	IV-5
Site.....	IV-5
Exterior.....	IV-5
Interior.....	IV-5
Items Requiring Remedial Treatment.....	IV-6
Site.....	IV-6
Exterior.....	IV-6
Interior.....	IV-6
Code Compliance Projects .....	IV-8
Code Compliance.....	IV-8
Building Systems Upgrades .....	IV-9
Building Systems.....	IV-9
Items From Remaining Supplementary Reports .....	IV-10
Signage .....	IV-10
ADA.....	IV-10
Hazardous Materials.....	IV-10
Lighting .....	IV-10
Art Conservation .....	IV-10
Structural.....	IV-10
Elements of Zone A Spaces.....	IV-11
Supreme Court.....	IV-11
House and Senate Chambers.....	IV-11
Library .....	IV-11
Corridors.....	IV-12
Rotunda .....	IV-12
Governor's Office .....	IV-12
Space Programming Changes.....	IV-13
Basement .....	IV-13

1-30



First Floor.....	IV-13
Second Floor .....	IV-14
Third Floor .....	IV-14
Fourth Floor.....	IV-15
Fifth Floor .....	IV-15
<b>Project Implementation: Recommended Strategies and Techniques.....</b>	<b>IV-16</b>
<b>Communication/Education Plan.....</b>	<b>IV-16</b>
<b>Estimating Project Costs .....</b>	<b>IV-19</b>
<b>Pre-Qualification Process .....</b>	<b>IV-20</b>
<b>Design Process Communication .....</b>	<b>IV-21</b>
<b>Integration of the Building Systems Into the Historic Building</b>	
<b>Structure and Fabric.....</b>	<b>IV-22</b>
<b>A Commitment to Facilities Maintenance Management Systems</b>	
<b>Practices .....</b>	<b>IV-26</b>
<b>CHAPTER FIVE - MASTER PLAN.....</b>	<b>V-1</b>
Purpose.....	V-1
Preface.....	V-2
Introduction.....	V-4
Vision and Mission .....	V-5
Executive Summary .....	V-6
How Historic Integrity of the Capitol was Lost .....	V-9
Architectural Program.....	V-10
Architectural Programming - What It Is.....	V-10
Goals .....	V-10
Facts .....	V-12
Identifying Future Needs and Providing Guidance.....	V-15
Design Concepts .....	V-22
Overview.....	V-22
Design Process.....	V-22
Key Features .....	V-22
Zoning Plans .....	V-24
Blocking Plans.....	V-25
Committee Rooms .....	V-33
Integration of Building Systems (Infrastructure) - Overview .....	V-36
Area Analysis.....	V-38
Furniture Management Plan .....	V-39
Growth .....	V-49
Phasing and Sequencing .....	V-57
Analysis of Construction Approaches .....	V-57
Recommended Approach to Renovation .....	V-58
Phase 1 - Renovating the East Wing .....	V-59
Phases 2-4 .....	V-59
Construction Schedule.....	V-60
Conceptual Costs .....	V-61

1-31





Conclusion ..... V-62

Appendix

    Architectural Program ..... V-63

    Capitols Survey - Best Practices and Recommendations ..... V-73

    Space Guidelines ..... V-99

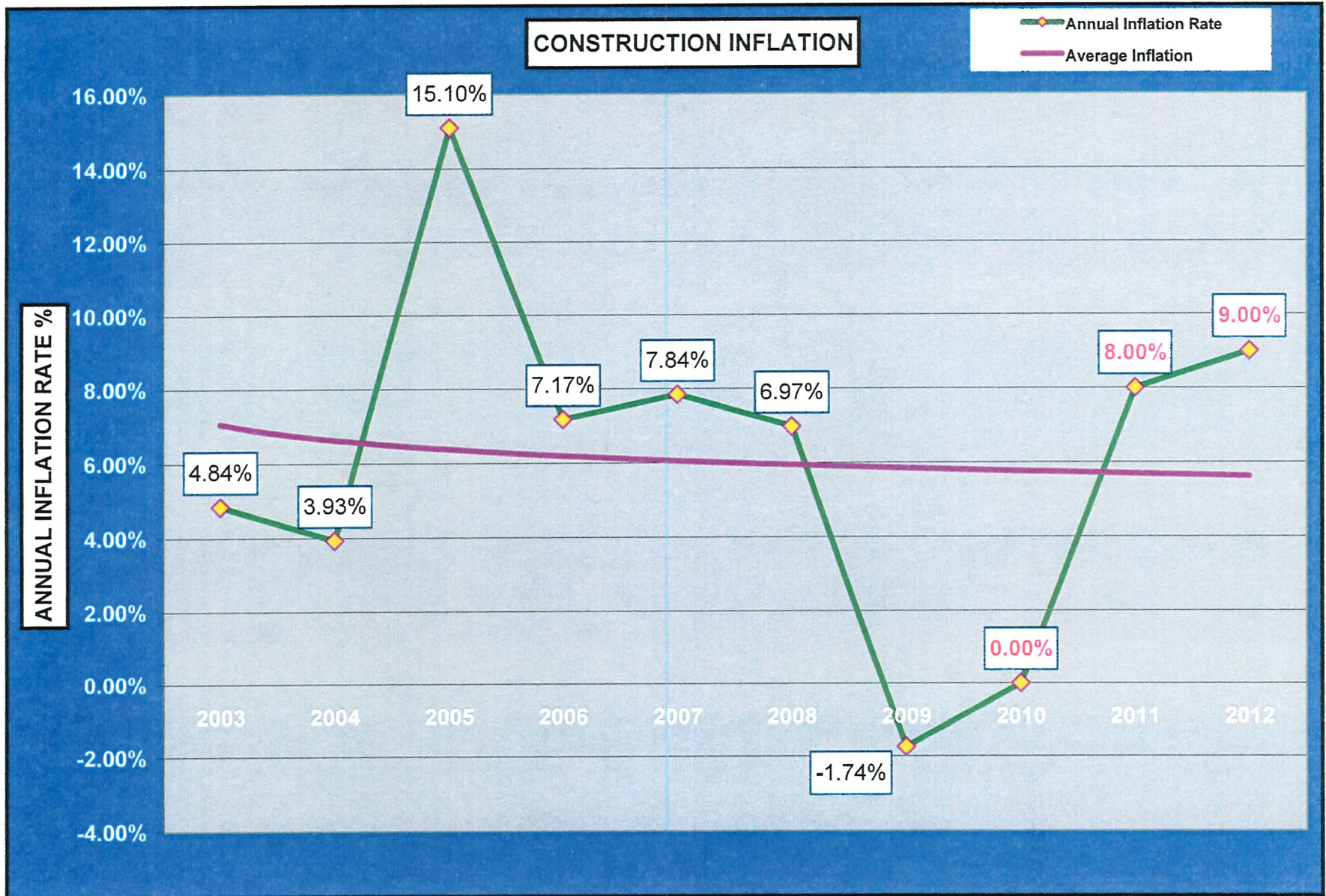
    Questions and Answers ..... V-118

**CHAPTER SIX - SUPPLEMENTAL REPORTS**

- Code Analysis/Fire Prevention and Suppression
- Mechanical Systems Analysis
- Structural Systems Analysis
- Telecommunications Analysis
- Elevator Analysis
- Lighting Conservation
- Art Conservation and Decorative Finishes
- Sculpture and Architectural Metals Assessment
- Exterior Masonry Analysis
- Mortar Analysis
- Paint Analysis
- Exterior Cleaning Analysis
- ADA Assessment Overview
- Signage/Graphics Analysis
- Hazardous Materials Analysis
- Acoustics and Noise Control
- Cyclical Maintenance Plan

1-32

1-33



Based on JE Dunn Construction data measuring Eastern KS Building Cost Index Through June 30, 2009

Actual Measured Inflation % In Black Text  
Forecast Inflation % In Red Text

**COST ESTIMATES**

**Project #1: Original Statehouse Plan**

Original	\$ 120,000,000
Inflation	34,000,000
<hr/>	
Statehouse Plan with 7% Inflation	\$ 154,000,000

Executive Summary section 3 printed April 2000 lists \$120,000,000 budget estimate. 1.5% annual inflation rate for 377,194 sq. ft. building included in budget estimate.

7% inflation was also estimated for budget estimate of \$154,000,000.

**Project #2: New Office Construction**

118,009 sq. ft.	\$ 47,000,000
-----------------	---------------

118,009 sq. ft. of new office construction estimated at over \$400 per sq. ft. Cost per sq. ft. of \$400 described in Historic Structures Report (HSR), Book #3, Chapter 5 Master Plan page V-21 October 2000. No inflation applied to the \$400.

**Project #3: Parking Garage**

	\$ 15,200,000
--	---------------

CRC approved increased scope of work for New Office Construction, Parking Garage and Visitor Center March 12, 2001 and September 28, 2001.

**Project #4: Visitor Center**

Shell	\$ 5,000,000
Completed	11,000,000
<hr/>	
Visitor Center	\$ 16,000,000

CRC approved Visitor Center Shell estimate November 20, 2002 and Visitor Center Completed estimate on December 19, 2005.

**Projects #1 through #4 \$ 232,200,000**

**Total Cost Estimate**

2007 Current Estimate	\$ 285,600,000
Less Projects #1 through #4	- 232,200,000
<hr/>	
Delta	\$ 53,400,000

2007 Current Estimate of \$282,000,000 includes Phases I through V, Exterior Masonry repairs and Copper Dome repairs.

Delta	\$ 53,400,000
Less Exterior Masonry	- 28,800,000
Less Copper Dome Repairs	- 4,200,000
Less Unforeseen Conditions	- 3,500,000
Less Inflation 2 years North Wing	- 8,200,000
Less +/- Error of 3.75%	- 8,700,000
<hr/>	
	\$ 0

Exterior Masonry repairs are \$28,800,000 above the original \$10,000,000 budget estimate within the \$120,000,000. Copper Dome repairs were not a part of the original \$120,000,000 budget estimate.

Unforeseen Conditions include plaster delaminating W Wing, structural beam conflicts in walls & floors, re-route under ground sanitary lines, removing stone projections in offices and stabilizing foundation at 4 quadrants.

Inflation on N Wing estimate for last 2 years of project. Project was extended from 8 to 10 years ending 2011.

Error percent calculated on \$232,200,000.



1-25

Category	North Wing Shell, Visitor Center Shell and Parking Garage Actual	East Wing Actual	West Wing Budget	South Wing Proposed Budget	Exterior Masonry Proposed Budget	North Wing <sup>[2]</sup> , Visitor Center Proposed Budget	LCC Estimated Budget Requested
	Phase I	Phase II	Phase III	Phase IV		Phase V	
<b>INTERIOR COST/SQUARE FOOT</b>							
Class A/B Historic	NA	\$597	\$587	\$552	NA	\$525	NA
Class C/D Non Historic	NA	\$219	\$253	\$233	NA	\$219	NA
<b>INTERIOR SQUARE FEET (SF)</b>							
Class A/B Historic	97,260	32,741	44,708	84,270	NA	97,260	258,979
Class C/D Non Historic	78,682	42,507	57,698	57,337	NA	78,682	236,224
Sub-total Interior SF	175,942	75,248	102,406	141,607	NA	175,942	495,203
Parking Garage	233,354	NA	NA	NA	NA	NA	233,354
<b>Total Square Feet</b>	<b>409,296</b>	<b>75,248</b>	<b>102,406</b>	<b>141,607</b>	<b>NA</b>	<b>175,942</b>	<b>728,557</b>
Exterior Masonry SF	NA	NA	NA	NA	NA	NA	NA
<b>INTERIOR COST</b>							
Class A/B Subtotal <sup>[1]</sup>	\$5,909,971	\$19,540,288	\$26,223,334	\$46,494,467	\$0	\$51,061,500	\$149,229,560
Class C/D Subtotal <sup>[1]</sup>	\$14,740,721	\$9,315,120	\$14,570,709	\$13,375,711	\$0	\$17,231,358	\$69,233,619
Sub-total Interior Cost	\$20,650,692	\$28,855,408	\$40,794,043	\$59,870,178	\$0	\$68,292,858	\$218,463,179
<b>OTHER PROJECT COSTS</b>							
Parking Garage	\$15,161,580	NA	NA	NA	NA	NA	\$15,161,580
Exterior Masonry	NA	NA	NA	NA	\$38,780,153	NA	\$38,780,153
Copper Dome Repairs	NA	NA	NA	NA	NA	\$4,171,504	\$4,171,504
Dept of Admin Costs & Furnishings	\$1,770,000	\$1,900,000	\$1,770,000	\$1,770,000	\$0	\$1,770,000	\$8,980,000
<b>ACTUAL &amp; BUDGET COSTS AS ALLOCATED TO WINGS</b>	<b>\$37,582,272</b>	<b>\$30,755,408</b>	<b>\$42,564,043</b>	<b>\$61,640,178</b>	<b>\$38,780,153</b>	<b>\$74,234,362</b>	<b>\$285,556,416</b>

**Notes:**

- [1] Phase 1 Primary Infrastructure MEP Costs allocated on square feet of Class A/B and Class C/D
- [2] Phase 5 North Wing and Visitor Center Interior Finish Designs were initiated November 21, 2007.

**Reference:**

Prepared by JE Dunn Construction Company, Treanor Architects, PA, and Barry Greis, Statehouse Architect.

**Capitol Restoration Commission**  
**Expedited Decision Approval Process**  
Approved by LCC December 11, 2002

**EXPEDITED DECISION**

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, such item may be approved by the President of the Senate and Speaker of the House, upon request of the Secretary of Administration, 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.

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.

**Expedited Decisions  
November 2001 thru August 2009**

<b>Date</b>	<b>Amount</b>	<b>Comments/Descriptions</b>
July 12, 2005	\$ 470,000	Doors, frames and hardware.
September 7, 2005	500,000	Unforeseen foundation stabilization and deterioration and load bearing wall support.
November 4, 2005	370,827	Simplex security, telecomm wiring and stabilization of wood floor.
August 7, 2006	657,906	House voting board higher pixel density.
	500,000	Additional project contingency East and West Wings.
	1,284,448	Unforeseen conditions.
	449,743	Evergreen Plaster Unforeseen field conditions East Wing.
June 12, 2007	1,050,500	West Wing unforeseen repair and replace buckling walls.
May 7, 2008	120,000	Move steam lines in tunnel serving the Capitol from Docking State Office Building.
May 7, 2008	2,800,000	Increase contingency to fund West Wing bids after value engineering.
<b>Total</b>	<b>\$ 8,203,424</b>	<b>Expedited Decisions.</b>

<b>Funded Budget</b>	<b>Amount</b>	<b>Comments/Descriptions</b>
Phase 1 Infrastructure and Parking Garage	\$ 55,000,000	Phase includes MEP infrastructure/expanded vaults. Work completed.
Phase 2 East Wing	22,350,000	Work completed .
Phase 3 West Wing	40,170,000	Work completed.
Phase 4 South Wing	55,000,000	Work scheduled to complete 12/31/2009.
Exterior Masonry	38,800,000	Work scheduled to complete 12/31/2011.
Phase 5 North Wing	38,000,000	Partial funding for selective demolition Work scheduled to complete 5/31/2012.
<b>Total</b>	<b>\$ 249,320,000</b>	<b>Funded Budget</b>

**Over budget %                      3.29%**    Amount approved by expedited decisions

**Capitol Restoration Commission  
Oversight Files**

**Project Start up Studies**

- Statutes
- Space Studies
- Historic Structures Project Contract

**Contracts**

- Architect Contract and Addenda
- Revised Architect Contract (12/23/02)
- Architect Addenda Preliminary Documents
- Construction Manager Contract and Amendments
- Revised Construction Manager Contract (12/23/02)

**Construction Activities**

- International Building Codes
- Construction Project Documents (15 sub files showing D of A drawing reviews)
  1. Review procedures
  2. Security
  3. Utility Relocation
  4. Primary Electrical Service
  5. Utility Ductwork
  6. Sanitation Sewers
  7. Mass Excavation/Foundation Stabilization
  8. North Stair Disassembly
  9. North Vault Shell
  10. Parking Garage North Addition
  11. Mechanical Electrical and Plumbing
  12. MEP -attic
  13. South Vault Shell
  14. Power Outage Plans
  15. Media Rooms
  16. East Wing Demolition and Legislative Relocation Plans
  17. Water Proofing
  18. Asbestos Removal
  19. Air Handling
  20. West Wing
  21. Americans with Disability Act Provisions/Design Work
  22. Fire alarm
  24. Telecommunications
  25. Weld Tests
  26. South Wing

**Commissioning**

**Chillers and Cooling Towers**

**Hearing Rooms**

**Ad Astra**

**Public relations**

**Value Engineering**

**2007 Assessment Documentation (Oversight LPA Questions)**

**2002 Assessments (Oversight)**

1. Contact Responsibilities Report
2. Management Review Report
3. Management Review Presentations
4. Position Descriptions/Role Definitions
5. Report Recommendations
6. Legislative Briefings
7. Task Orders/Invoices for Review Work
8. Treanor Contract Working Papers
9. CM Contract Working Papers
10. General Working Papers
11. Staff Critique

**Legislature**

1. CRC Meeting Minutes
2. Steering Committee Meeting Minutes
3. LCC Meeting Minutes

**Capitol Restoration Funding**

**Capitol Restoration Budgets**

1. FY 2000
2. FY 2001
3. FY 2002
4. FY 2003
5. FY 2004
6. FY 2007
7. FY 2008
8. FY 2010



## **Expenditure Reports by Year**

### **Capitol Restoration Bonds**

**Capitol Restoration Schedules all phases all years by year**

## **Project Status Reports**

### **Briefings**

1. Legislature
2. Secretary
3. DFM

### **Program Documents**

1. Kansas Statehouse Project Overview
2. Project Status
3. Project Phasing
4. Proposed Floor Plans
5. Schematic Design Reviews
6. Schematic Design Approvals
7. Design Development Review
8. Perimeter Site Drawings
9. GNATT Charts
10. Basement/Visitor Center
11. Program and Budget Reviews

### **Historic Structure Reports**

- Book 1: Historic Architecture Evaluation Design Parameters
- Book 2: Materials Conservation/Preservation Plan
- Book 3: Master Plan
- Book 4: Supplemental Reports
- Book 5: Supplemental Reports

### **Planning Program Documents**

- Volume 1: Master Plan (HSR Chapter VI)
- Volume 2: Master Plan (HSR Chapter V)
- Volume 3: Interior Program
- Volume 4: Interior Program
- Other Documents (Spiral Bound)

### **DFM Policy and Procedures Manual**

### **Briefing Notebook Capitol Restoration Assessments**

**Activity Files by Month by Day Starting 2001 to date**

**Staffing Reports**

1. Architect Meeting Minutes
2. Architect Risk Report
3. Contract Staff/Rosters

1-41

# STATE AGENCY SURVEY/INVENTORY FORM

Kansas State Historical Society - Library/Archives Division

1. AGENCY Department of Administration		2. SUB-AGENCY Office of the Secretary	
3. OTHER ORGANIZATIONAL UNIT (section, bureau)		4. LOCATION OF RECORDS Suite 500, CSOB	
5. PERSON RESPONSIBLE FOR MAINTAINING RECORDS Delberta Pfeifer		6. TELEPHONE 785-296-3011	
7. RECORDS SERIES TITLE Capitol Restoration/Renovation			
8. RECORDS SERIES DESCRIPTION (Nature and purpose, types of information or documents. Continue on reverse if necessary.) See attached list of files and description of information contained in each file. List includes recommended final disposition.			
9. INCLUSIVE DATES FROM <u>11/30/93</u> THRU <u>2011</u>		10. RECORD FORMAT <input checked="" type="checkbox"/> PAPER (specify type/size) <u>8 1/2 X 11, spiral notebooks, Drawings</u> <input type="checkbox"/> MICROFORM (specify) _____ <input checked="" type="checkbox"/> ELECTRONIC (specify) <u>Electronic files are printed and stored in hard copy. Electronic file is discarded.</u>	
11. ARRANGEMENT <input checked="" type="checkbox"/> CHRONO <input type="checkbox"/> ALPHA <input type="checkbox"/> NUMERICAL BY <u>date info was received</u> OTHER (specify) _____		12. TOTAL VOLUME (In cubic feet) <u>7.76 to date</u> NOTES: Over the next 8 years the file will grow by and equal amount (7.76 cubic ft) per year. There will be an additional 2.25 cubic ft of oversized drawings (3'x3')	
13. ANNUAL ACCUMULATION SERIES STILL CREATED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ANNUAL ACCUMULATION (in cubic feet) _____		14. ESTIMATED ACTIVITY PER FILE DRAWER For How Long? HIGH (Daily) <u>15% of files till 2010</u> MEDIUM (Weekly to Monthly) <u>60% of files till 2010</u> LOW (Less Than Once a Month) <u>25% of files till 2010</u>	
15. STATUS <input checked="" type="checkbox"/> RECORD COPY? <input type="checkbox"/> CONVENIENCE COPY? IS INFORMATION DUPLICATED ELSEWHERE? <u>portions may be found with Div. of Fac. Mgmt.</u>		16. PUBLIC ACCESS RESTRICTIONS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO LEGAL AUTHORITY _____	
17. RELEVANT STATUTES/REGULATIONS K.S.A. _____ K.A.R. _____ OTHER _____		18. RECOMMENDED RETENTION ACTIVE (in office) <u>2011</u> INACTIVE (offsite) _____	
19. RECOMMENDED FINAL DISPOSITION <input checked="" type="checkbox"/> DESTROY as noted on list <input checked="" type="checkbox"/> ARCHIVES as noted on list			
20. VITAL RECORDS? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		21. ADDITIONAL REMARKS: These records will be used in the Secretary's Office until project completion which is scheduled for 2010. Records should remain in office of the year following completion.	
22. SURVEYOR'S NAME Delberta Pfeifer		23. TELEPHONE/EMAIL 785-296-3011	
		24. DATE December 6, 2002	

1-4/2

LEGISLATIVE POST AUDIT Performance Audit					
Event Date / Time	Event Description	#	Materials In File (Numbered Per Event)	Date of Materials	# of Pages
5.9.2007	Received letter from Barabara Hinton, Legislative Post Auditor.	47	Copy of letter to Secretary Goossen regarding termination of limited scope audit.	5.8.2007	1
4.17.2007 835 AM	LPA telephone call with Cindy Lash. Refer to my note to file dated 4.18.2007.	46	Note to file.	4.18.2007	1
4.17.2007	Hand deliver to LPA offices.	44	Questions and Concerns / briefing notes	4.16.2007	6
		45	Cost Per Square Foot - spreadsheet	4.16.2007	1
3.27.2007	Received letter from Barbara Hinton, Legislative Post Auditor.	43	Audit has been delayed.	3.23.2007	1
3.9.2007 130 PM	Sent via Building Mail to Melissa Doebelin at LPA.	42	Page 2 (signature page) of Treanor Architects typical amendment #19 Underground Parking Garage for additional services. Signature page was not included in materials hand delivered on 3.7.2007.	6.6.2001	2
3.7.2007 1130 AM	Hand deliver additional materials as described below on 2.28.2007 and 3 other items to LPA offices.		All 8 items listed below from 2.28.2007	NA	0
		40	JE Dunn Construction Company Contract .	3.9.2001	55
		41	JE Dunn Construction Company Replacement Contract.	12.10.2002	79
2.28.2007	Additional materials requested by LPA and ready to be picked up.	32	Total Expenditures to Date as reported from STARS for Treanor Architects.	2.28.2007	4
		33	Total Expenditures to Date as reported from STARS for JE Dunn Construction Company.	2.28.2007	4
		34	Treanor Architects architectural contract.	9.25.2000	54
		35	Treanor Architects Table of Contents list of Amendments. Black ink indicates pass through services and blue ink indicates additional services.	No Date	2
		36	Treanor Architects typical amendment #15 Schirmer Engineering for pass through services.	4.27.2001	10
		37	Treanor Architects typical amendment #19 Underground Parking Garage for additional services.	No Date	5
		38	Treanor Architects typical amendment #47 historic interior design services.	No Date	5
		39	Treanor Architects typical amendment #52 for Kroll Schiff security consulting services.	No Date	7
2.27.2007 100 PM	LPA meeting my office. Refer to my note to file dated 2.27.2007.	5	Note to file.	2.27.2007	2
	Materials #1 through #26 given to LPA.	6	Legislative Coordinating Council (LCC) General Polices / Policy and Procedures for Computers	1.10.2007	6
		7	KSA 75-3685 State historic building & purchases. Senate Bill No 338 and Supplemental Note.	L.1999	8
		8	Consulting Services for Preparation of Historic Structure Report (HSR) for Statehouse. Contract No 33696.	5.12.1999	21
		9	Pre-Bid Conference for HSR. List of attendees, proposals submitted and possible mailing list to architects.	6.3.1999	7
		10	Addendum No 1 HSR. Responses to questions from 6.3.1999.	6.8.1999	4

1-43



LEGISLATIVE POST AUDIT Performance Audit					
Event Date / Time	Event Description	#	Materials In File (Numbered Per Event)	Date of Materials	# of Pages
		11	Addendum No 2 HSR. Closing date extended.	6.11.1999	1
		12	HSR submittal from Treanor Architects. Opening pages noting commitment to duration of project.	6.23.1999	6
		13	HSR response to Secretary Stanley on who was selected to be interviewed. Letter should have been dated 1999.	7.7.1998	1
		14	Procurement Negotiating Committee appointment of members for Historic Structures Report. Terry Marmet, KSHS, Fran Welch, Purchases & Bill Groth, DFM.	7.8.1999	1
		15	Memo To File of Purchases from Fran Welch, Terry Marmet and Bill Groth. Interviews and review and negotiation with Treanor Architects.	8.25.1999 Estimated	23
		16	HSR contract with Treanor Architects.	9.1.1999	7
		17	KSA 75-2262 Bonding authority for first \$40M dollars.	L. 2000	1
		18	Procurement Negotiating Committee appointment of members for Construction Manager at Risk (CM at Risk). Dan Stanley, Secretary, Jeff Russell, LAS & Bill Groth, DFM. Includes original letter of request and advertisement for CM at Risk.	1.31.2001	5
		19	CM at Risk interview short list.	2.5.2001	6
		20	CM at Risk minutes of negotiating committee.	2.15.2001	6
		21	CM at Risk selection notification letter.	2.26.2001	4
		22	Email from Bill Groth to Secretary Stanley regarding negotiation of CM at Risk fee from 4% TO 3.75%.	No Date	1
		23	Budget Detail of Project 070215	12.14.2006	6
		24	Total Expenditures to Date as reported from STARS.	1.31.2007	4
		25	Treanor Architects Compensation Forecast.	2.27.2007	1
		26	JE Dunn Construction Company Forecast Summary.	2.27.2007	1
		27	Treanor Architects Latest Invoice.	1.31.2007	5
		28	Architectural Design fees estimated for similar State Capitol restoration project. From Michigan (10 to 14%).	8.4.2000	1
		29	Architectural Design fees estimated for similar State Capitol restoration project. From Ohio (13.3+%).	4.30.1996	26
		30	Executive Summary of Restoration Project.	No Date	24
		31	Capitol Restoration Commission Presentation, LCC.	12.14.2006	71
2.23.2007 130 PM	LPA Entrance Conference. Received from LPA.	3	Agenda from LPA.	2.23.2007	1
	Refer to my note to file dated 2.23.2007	4	Note to file.	2.23.2007	3
2.22.2007	Received copy of letter from Legislative Post Audit (LPA) to Secretary Goossen.	1	Audit will be conducted.	2.20.2007	1
NA	LPA Scope Statement	2	Performance audit questions.	NA	1
				Total Pages	492

1-144

**Oversight and it Project Filings Along With Quarterly Status Reporting Requirements  
for IT Projects \$250.000 +**

**Information Technology Project Plans and Approvals**

Required for voting boards, vote management systems, telecom voice, data, and video networks  
(separate plan and specifications for each wing)

**Project Plan Requirements**

Section 1 Project Title

Section 2 Project Priority and Project Manager

Section 3 Project Start and Stop Dates

Section 4 Project Written Description and Statement of Deliverables

Section 5 Project Costs

Section 6 Project Phasing

Section 7 Sources of Funding (across 3 years) including external and internal costs

Section 8 Project Cost Benefits Statement (with months to breakeven on benefits)

Section 9 DA 506 Form

Section 10 Project Work Breakdown Schedule task and assigned person in 80 hour increments  
--showing date schedule for start and stop

Section 11 Technical Architecture Statement

Section 12 Privacy Statement on access to information

Section 13 Security Statement for internal and external controls; change management, costs

Section 14 ADA Compliance

Section 15 Electronic Records Retention Statement (public access and access control provisions

Section 16 Risk Assessment --strategic, financial, project management, technology , and change  
management risks

**Technical Specifications Review and Approval**

Separate approval for technical specifications covering wiring, switching, software, and equipment  
associated with phone, data, and video services throughout the building. Covers wireless, RJ 11 and 45  
jacks, orators, and security (panic) alarms

# Information Technology Policy 2530 - Project Management

1.0 TITLE: Project Management

1.1 EFFECTIVE DATE: October 14, 1999

1.2 TYPE OF ACTION: New

2.0 PURPOSE: To establish a policy for management of information technology projects.

3.0 ORGANIZATIONS AFFECTED: All Branches, Boards, Commissions, Departments, Divisions, and Agencies of state government, hereafter referred to as entities.

4.0 REFERENCES:

4.1 K.S.A. 1998 Supp. 75-7203 authorizes the ITEC to: Adopt information resource policies and procedures and provide direction and coordination for the application of the state's information technology resources for all state entities.

5.0 DEFINITIONS/BACKGROUND:

5.1 Cumulative cost means the total expenditures, from all sources, for any information technology project by one or more state entities to meet project objectives from project start to project completion or the date and time the project is terminated if it is not completed.

5.2 Information technology project means a project for a major computer, telecommunications or other information technology improvement with an estimated cumulative cost of \$250,000 or more and includes any such project that has proposed expenditures for: (1) new or replacement equipment or software; (2) upgrade improvements to existing equipment and any computer systems, programs or software upgrades therefore; or (3) data or consulting or other professional services for such a project.

5.3 ITEC - Refers to the Information Technology Executive Council, duties defined in K.S.A. 1998 Supp. 75-7202, 75-7203.

5.4 CITO - Chief Information Technology Officer, duties defined in K. S. A. 1998 Supp. 75-7205, 75-7206, 75-7207.

5.5 Project change or overrun means any of the following: (1) Any change in planned expenditures for an information technology project that would result in the total authorized cost of the project being increased above the currently authorized cost of such project by more than either \$1,000,000 or 10% of such currently authorized cost of such project, whichever is lower; (2) any change in the scope of an information technology project, as such scope was presented to and reviewed by the joint committee or the chief information technology officer to whom the project was submitted pursuant to section 9 and amendments thereto; or (3) any change in the proposed use of any new or



replacement information technology equipment or in the use of any existing information technology equipment that has been significantly upgraded.

5.6 Project change request means any agreement between the entity and a contractor that will result in a change to the currently authorized cost of the project.

## 6.0 POLICY

6.1 The following six project management component statements, sections 6.2, 6.3, 6.4, 6.5, 6.6, 6.7 below, taken together, form the core of the state's policy for management of information technology projects. They are compatible with and fully support the Information Technology Executive Council's (ITEC) project management methodology:

6.2 Requirements Management: All projects must include a well-defined problem statement with well-defined business and technical requirements that assure the IT solution satisfies the business need. Requirements must be thoroughly documented and understood by the project team. Changes to requirements must be managed throughout the life of the project.

6.3 Project Planning: Each project manager must develop, maintain and follow a written plan that defines project goals, processes, and resource estimates (in terms of schedule, cost and development). The project plan must be updated throughout the life of the project to accurately reflect the current plan.

6.4 Project Tracking: Project managers must continuously track the progress of all projects against the project plan.

6.5 Configuration Management: Configuration Management (CM) must be performed on all projects in accordance with established organizational CM procedures. These processes must ensure that controlled and stable baselines are established for planning, managing and building the system; the integrity of the system's configuration is controlled over time; and the status and content of the baselines are known.

6.6 Risk Management: Risks associated with each IT project must be identified, analyzed and prioritized. Identified risks must be controlled through the process of project planning and monitoring. Risk identification and management must be integrated components of project management and will be continuously assessed and analyzed during the life of the project.

6.7 Project Closeout: State organizations must maintain procedures for conducting lessons learned on IT projects during a project closeout process. Closeout is determined when project objectives have been met and users have reviewed and accepted the system. The process includes preparation of a Post Implementation Evaluation Report (PIER) to capture lessons learned and archival of project records.

7.0 PROCEDURES: Implementation guidelines and other supporting information and procedures for each policy statement can be found in Attachment 1. The supporting information includes:

- requirements

- references to the specific areas of the ITEC Project Management Methodology document in which the policy is discussed
- restatement of the policy
- purpose
- overview
- objectives
- responsibilities
- evidence of compliance

#### 8.0 RESPONSIBILITIES:

8.1 Heads of entities are responsible for establishing procedures for their organization's compliance with the requirements of this policy. The project manager has the basic responsibility for implementing the policy.

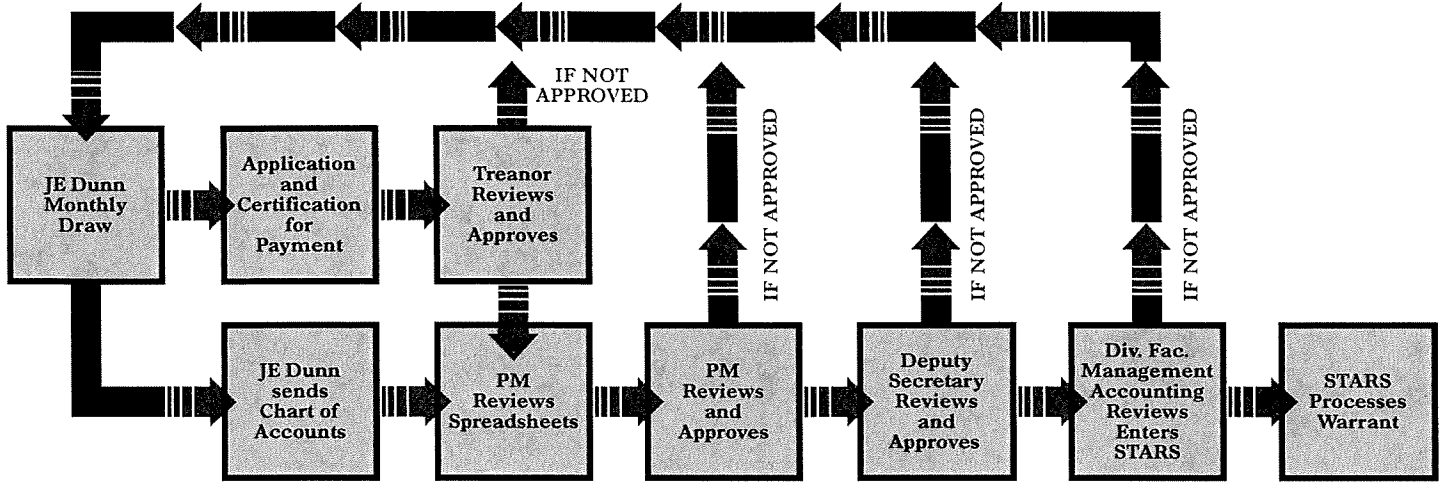
8.2 The Chief Information Technology Officer, Executive Branch, is responsible for the maintenance of this policy.

9.0 CANCELLATION: None

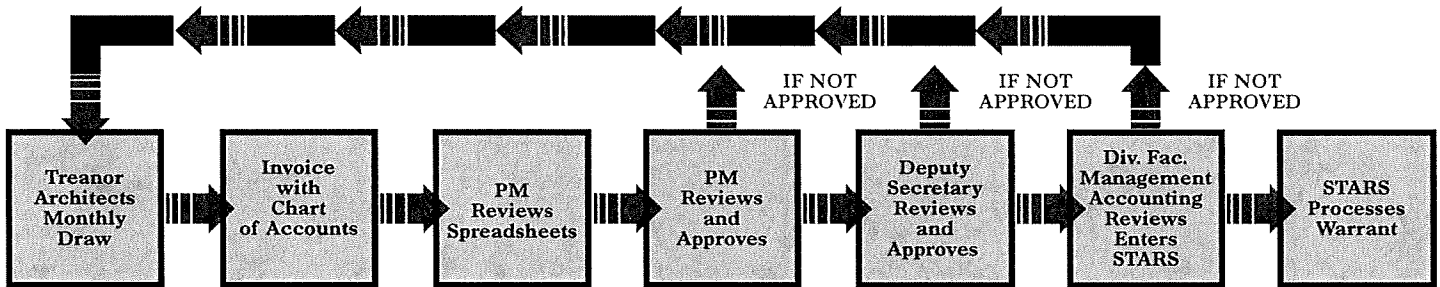
1-48

# Expenditure Control Process

## CONSTRUCTION MANAGER



## ARCHITECT



### TWO STAGE RECONCILIATION (Segregated Duties)

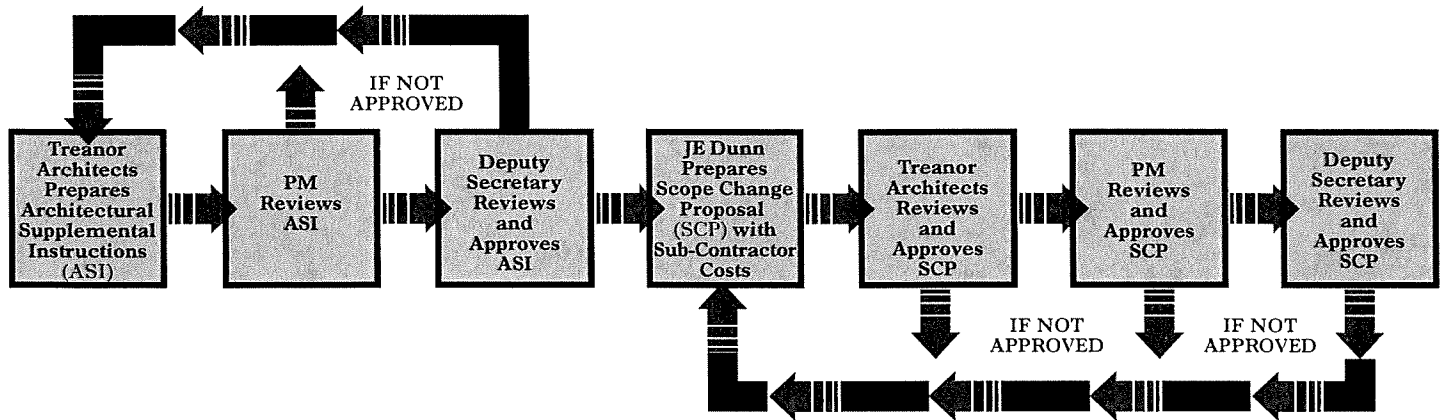
- Treanor Architects reconciles to Project Manager (PM)
- Project Manager reconciles to STARS

### APPROVALS

- Treanor Architects approves JE Dunn invoice
- Project Manager approves JE Dunn invoice and Treanor Architects invoice
- Deputy Secretary Department of Administration approves invoices
- Division of Facilities Management, Department of Administration reviews and enters transactions in STARS (State Accounting Reporting System)

1-49

# Change Item – Scope Change Proposal Control Process



**AE202 PARTIAL EAST ELEVATION**

- A1 Coordinate location of wall mount light fixtures with lighting plans. Ref: EL211.  
*Will be shown in 60% submittal.*
- A2 Are doors, frames and transom new construction?  
*See door schedule and door types.*
- A3 Not indicated on Roof Plan. Ref: AE131.  
*Will be shown in 60% submittal.*
- A4 How do new openings affect exterior soffit? Unclear on location of vents as part of soffit.  
*See attic plan and sections. Openings occur in wall between attic and portico. Duct will connect supply/exhaust in portico ceiling to opening in wall and back to AHU/HRU.*
- A5 Show handrail at wall.  
*Slope is 1:23, handrail is not needed.*

**100% CD**

- A6 Remove new steps.  
*Steps show in existing arrangement on Final Documents, new steps deleted.*

**AE203 PARTIAL SOUTH ELEVATION**

**60% CD**

- A1 Remove extraneous line.  
*Will be removed on 100% submittal*

**100% CD**

- A2 Remove center railing.  
*Deleted on Final Documents*

**AE301 LONGITUDINAL BUILDING SECTION**

- A1 Where does this door / millwork occur?  
*N/A*
- A2 Revise fixture.  
*Will be shown in 60% submittal.*
- A3 Are there grilles or vents in soffit?  
*Yes a supply and exhaust, see upper attic mechanical plan.*

**100% CD**

- A4 Remove center railing & new steps.  
*Deleted from Final Documents*
- A5 Show steel platform.  
*Platform and safety rail shown in Final Documents*

**AE302 TRANSVERSE BUILDING SECTION**

- A1 Where do these doors / millwork occur?  
*N/A*
- A2 Dimensions not readable with small font. Either provide blow up of section at 1/2" scale or rewrite dimensions.  
*N/A*
- A3 Relocate to agree with A4 Vault Corridor Section at glazing.  
*N/A*

1-51

### **MH110 EAST WING FOURTH FLOOR PLAN**

- A1 How do these ducts occur at exposed ceiling? Are they above the arched ceiling system?  
Is it accessible from the Attic?  
*See revised duct layout. Supply slots are ducted from VAV boxes in attic. All new HVAC grilles will be coordinated with existing ceiling elements.*

#### **30% CD**

- E1 Show supply and return air systems.  
*Will comply.*
- E2 Provide return air.  
*Will comply.*
- E3 There are no fin tube heaters in east end offices.  
*Will comply.*

#### **100% CD**

- A2 Is return air provided?  
*Have added return grills and duct to room.*
- E4 Provide ceiling diffusers / grilles for SA.  
*Will comply.*
- E5 Use columns for RA. Revise ET111 sheets to reflect relocation of telephone / data lines.  
*Will comply.*
- E6 Verify alignment of duct with MH109.  
*Will comply.*
- E7 Update schedule with additional diffusers / grilles.  
*Will comply.*

### **MH111 EAST WING LOWER ATTIC FLOOR PLAN**

- A1 Show ATTIC access. Is there a conflict with ductwork?  
*See revised duct layout. Attic ductwork will be installed near the ceiling as possible*
- A2 What is dimension of walkway? *See arch drawings.* Is there adequate room to move equipment from Attic, turn and move to new elevators? *Will show access route on drawings* Why is Attic access way located behind cage elevator? *See arch drawings and relocate access.* Where is the haunch on the east wall at the cage elevator? *Attic access door has been relocated to the north and the haunches of the wall have been shown.*
- A3 Where is cooling system shown on drawings for DATA room in Attic?  
*Will add to 100% submittal.*

#### **100% CD**

- A4 What is duct size?  
*Will comply.*
- A5 Relocate Text.  
*Will comply.*
- A6 Show Section mark & designation per CAD standards.  
*Will comply.*
- E1 Show transition from 36x36 to 36x24.  
*Will comply.*



INVITATION TO BID  
DOCUMENT 00100

Re: Kansas Statehouse Preservation and  
Restoration Project A-9117  
North Wing Restoration and Visitor Center  
Selective Demolition and Infrastructure  
Package A-9117.025a

Gentlemen:

We are the Construction Manager/Contractor and we are estimating the construction cost for the above project and request your bid proposal for applicable material, equipment and labor. The scope of work is the North Wing Restoration and Visitor Center Selective Demolition and Infrastructure Package.

**Sealed bids for the Demolition, Concrete and Masonry scopes of work will be received until 1:00 p.m. (CST), May 5, 2009.** Sealed bids will be received by the State of Kansas and J. E. Dunn Construction at the Landon State Office Building Room 102 North – Conference Room 1-E, 900 SW Jackson St., Topeka, Kansas 66612. Deliver Bids addressed to the attention of Barry Greis, Statehouse Architect, not later than the date/time stated above.

J.E. Dunn will submit bids to self-perform the Demolition (02200), Concrete (03300) and Masonry (04810) Bid Packages.

**Bids for all other Bid Packages will be received until 3:30 p.m. (CST), May 5, 2009.** Bids will be received by J.E. Dunn Construction Company at the office at 433 S. Kansas Avenue, Topeka, Kansas 66603. Bids may be faxed to (785) 357 – 5369 prior to bid time.

**A pre-bid conference for all scopes will be held on Tuesday, April 14, 2009 at 1:00 p.m.,** at the Kansas Statehouse, Room 143 North, Topeka, Kansas 66603.

Please refer to the Instruction to Bidders for further information. All bids are to be in strict accordance with the contract documents and all other related bid documents. We are also requesting all bidders actively solicit minority contractors, suppliers and their organizations.

Contract documents for the project are also available for your use in our plan room at 433 S. Kansas Avenue, Topeka, Kansas 66603.

We look forward to receipt of your proposal on bid day. If you have any questions or require further assistance, please contact the undersigned.

Sincerely,  
J.E. DUNN CONSTRUCTION COMPANY

Kenny Etzel

5 of 5

1-53



**Key Legislative Decisions  
Capitol Restoration Commission Reviews  
Steering Committee Reviews  
Legislative Coordinating Council Reviews and Approvals  
Legislative Session Approvals**

**Capitol Restoration Commission (CRC) established.**

February 16, 1998. Legislative Coordinating Council (LCC) General Policies, Policy 55.

**Capitol Restoration Commission Statute KSA 75-3685.**

1999 Legislative Session. Authorizing restoration project and providing exemptions to purchasing requirements.

**Historic Structures Report (HSR) consulting services with Treanor Architects, PA.**

May 12, 1999. Evaluate existing conditions of Capitol; discussion with Owner regarding current and future design; and development of specific recommendations for renovation.

**2000 Executive Summary Issued.**

April 2000. Includes Overview, Historic Context, Building Condition and Master Plan.

\$120,000,000 Core Building

34,000,000 actual inflation reported December 5, 2007

\$154,000,000 Core Building of 377,194 square feet

**Phase I Infrastructure Funding approved for \$40,000,000.**

2000 Legislative Session. Design and construction of underground utility duct banks, mechanical vaults for heating / air-conditioning equipment, sanitary and sewer lines, and electrical service.

**2000 Master Plan and Project Phasing recommended by CRC.**

May 24, 2000 CRC presentation.

**2001 Schematic Design Review by CRC.**

March 21, 2001 CRC presentation. Proposed Ground Floor Visitor Center, Parking Garage with 551 spaces, relocation of Legislative Research Department and Revisor of Statutes, and expanded office space.

**Phase I Parking Garage Funding approved for \$15,000,000.**

2001 Legislative Session.

1-54

**2001 Design Development and Review of all phases recommended by CRC.**

September 28, 2001. Scheme B selected including expansion of 118,009 square feet of office space. Parking Garage with 551 spaces. Relocation of Legislative Research Department, Revisor of Statutes, Division of Budget, and expanded office space.

118,009 square foot expansion, new construction

\$400 per square foot cost estimated in HSR Book #3 in October 2000

\$47,000,000 original construction cost estimate

**2002 Program and Budget Review recommended by Steering Committee.**

November 20, 2002. Status report, brief history of prior CRC decisions, review all phases and program including core building, parking garage, visitor center, additional office space, timeline and funding.

**2002 Program, Roles and Responsibilities and Budget reviewed and approved by LCC.**

December 11, 2002. Status report, project roles and responsibilities, program scope of work and sequence of work, program funding and phases. East Wing renovation begins July 2003.

**2003 Capitol Restoration Commission presentation and review approved by LCC.**

November 20, 2003. Status report on infrastructure, parking garage and East Wing renovation. Phase II funding \$19,800,000 requested.

**Phase II and East Wing funding approved \$19,800,000.**

2004 Legislative Session.

**2004 Capitol Restoration Commission presentation and review approved by LCC.**

November 17, 2004. Status report on East Wing renovation and West Wing design and bid. Phase III and West Wing funding \$26,500,000 requested.

**Phase III and West Wing funding approved \$26,500,000.**

2005 Legislative Session.

**2005 Capitol Restoration Commission presentation and review approved by LCC.**

December 19, 2005. Status report on East Wing renovation and proposed West Wing construction schedule.

**Completed Funding East and West Wings approved \$16,200,000.**

2006 Legislative Session.

**2006 Capitol Restoration Commission presentation and review approved by LCC.**

December 14, 2006. Status report on West Wing renovation. Phase IV and South Wing funding \$55,000,000 requested.

**Phase IV and South Wing funding approved \$55,000,000.**  
2007 Legislative Session.

**Capitol Restoration Commission Quarterly Briefing.**  
September 17, 2007

**2007 Capitol Restoration Commission presentation and review approved by LCC.**  
December 5, 2007. Status report on West Wing renovation and proposed South Wing construction schedule. Exterior Masonry bids discussed and funds requested for \$38,800,000.

**Capitol Restoration Commission Quarterly Briefing.**  
March 19, 2008.

**Exterior Masonry funding approved \$38,800,000.**  
2008 Legislative Session.

**Capitol Restoration Commission Quarterly Briefing.**  
July 9, 2008.

**2008 Capitol Restoration Commission presentation.**  
December 8, 2008. Status report on South Wing renovation, Exterior Masonry renovation and proposed Phase V and North Wing design and construction schedule for selective demolition and procurement of materials.

**Phase V and North Wing / Visitor Center / Rotunda selective demolition and procurement of materials partial funds approved \$38,000,000.**  
2009 Legislative Session.

## Questions and Concerns

### **1. Was the architectural design contract between Treanor Architects, PA and the State competitively selected?**

Yes. A Procurement Negotiating Committee (PNC) was established to contract for consulting services for a Historic Structures Report (HSR) and architectural design and construction documents in 1999. Consulting services were advertised and national architectural firms were contacted. 7 firms responded from Kansas, Iowa, Wisconsin, Michigan and Minnesota.

HSR architectural fee for a fixed amount was negotiated in September 1999 with PNC members.

Architectural/engineering design contract fee was negotiated in September 2000 with PNC members and additional State agency personnel were included. 11% of actual construction costs were negotiated. Comparable fees from that time period ranged from 10 to 14% for Michigan's State Capitol to 13+% for Ohio's State Capitol restoration.

Parking Garage and Visitor Center were not part of the original scope of work. The fee was negotiated in May 2001 at 9.65% for the Parking Garage and 11% for the Visitor Center.

### **2. What are examples of architectural / engineering fees that were negotiated down from 11% of construction cost or fees were not applied to construction costs?**

- Parking Garage architectural / engineering fee is 9.65%.
- No architectural / engineering fee permitted for Westar Energy's primary electrical service modification of \$1,093,000. JE Dunn was not paid any fees.
- No architectural / engineering fee charged on DISC telecommunications wiring, switching, and related phone, data, and wireless services valued at \$3,500,000 for the entire renovation project. JE Dunn was not paid any fees.
- No architectural / engineering fees charged for hazardous materials investigation or removal. JE Dunn was not paid any fees.
- Exterior Masonry Restoration fee was negotiated in September 2006 at 7.7%.

Legislature exempts project from all Division of Purchases requirements to hire an architect.  
KSA 75-3685 L.1999.

PNC utilized rather than exempting out.

In 2001 Capitol Restoration Commission (CRC) approved increased scope of work for Parking Garage and Visitor Center and Ground Floor expanded office areas.

Garage fee approved June 2001.

JE Dunn agreed to contribute the shortfall in January 2005.

Westar work occurred between 2001 and 2003.

Estimated DISC Total Value for project.

**2. Was the construction management contract between JE Dunn Construction Company (JE Dunn) and the State competitively selected?**

Yes. A Procurement Negotiating Committee (PNC) was established to contract for a Construction Manager at Risk in 2001. CM at Risk was advertised and national construction management firms were contacted. 6 firms responded from Kansas, Missouri, Arizona and Michigan.

Legislature exempts project from all Division of Purchases requirements to hire a construction manager. KSA 75-3685 L.1999.

CM at Risk fee was negotiated with PNC members at 3.75% of total construction cost. Construction Manager at Risk holds / manages the sub-contractor contracts for all labor and materials and provides a Guaranteed Maximum Price to the State. This is not a design / build project rather construction services project with work guarantees.

PNC utilized rather than exempting out.

Approximately 95% of all construction costs are competitively bid. Some construction costs are not subject to JE Dunn's or Treanor Architect's fees, for example DISC telecommunications wiring and switches and Westar Energy's new electrical service.

Legislature exempts project from all requirements to competitively bid project work. KSA 75-3685 L.1999.

JE Dunn supervises the sub contractors, provides construction cost estimating services, opens bids, makes awards, and performs overall construction management services.

**3. What are square feet of original State Capitol and today's square feet?**

Original State Capitol – Floors 1 thru 5	315,276	sq ft
<u>Basement Renovated Schematic March 2001</u>	<u>61,918</u>	
Subtotal CRC Presentation March 2001	377,194	

Additional space for mechanical vaults, Visitor Center, Housekeeping and Maintenance	86,503	
<u>TOTAL Sq Ft CRC Presentation March 2001</u>	<u>463,697</u>	

Additional space for Legislators (former Budget Division space), other mezzanine space and <u>final mechanical vault and exiting layout</u>	<u>31,506</u>	
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Total Sq Ft CRC Presentation September 2001	495,203	sq ft
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1-58

**Capitol Restoration Commission**

**Project Update**

September 3, 2009

143-North 9:00 AM

Barry Greis, Statehouse Architect

**SOUTH WING**

- South Wing Furniture Installation and Occupancy Schedule.
  - Ground Floor November 17<sup>th</sup> to November 26<sup>th</sup>
  - 1<sup>st</sup> Floor November 27<sup>th</sup> to December 4<sup>th</sup>
  - 2<sup>nd</sup> Floor December 4<sup>th</sup> to December 11<sup>th</sup>
  - 3<sup>rd</sup> Floor December 11<sup>th</sup> to December 22<sup>nd</sup>
  - 4<sup>th</sup> Floor December 22<sup>nd</sup> to December 31<sup>st</sup>
  - 5<sup>th</sup> Floor December 31<sup>st</sup> to January 11<sup>th</sup>
- State Library will relocate before 2010 Session to the Southwest Quadrant with an attached / enclosed / secured walkway to West Wing 1<sup>st</sup> Floor entrance. Remaining collection items will be located off site in leased space.
- 4<sup>th</sup> Floor to 5<sup>th</sup> Floor grand staircase will arrive in the next 2 weeks. Scaffolding and pieces of framing have arrived. Highest priority of Life Safety items is the stairway installation for exiting.
- Docking State Office Building 7<sup>th</sup> Floor will have some relocation of Herman Miller partitions for the remaining Legislators.
- Combine 2 committee rooms in Docking State Office Building 7<sup>th</sup> Floor West Wing and create a 23 person temporary committee room (rooms 785 and 786).

**EXTERIOR MASONRY and NORTH STAIR RE-ASSEMBLY**

- JE Dunn Construction Company, Mark I, masonry sub-contractor, has completed the exterior masonry repairs of the South Wing and south elevation of West Wing. Will remove Phase I scaffolding in November 2009. Bird deterrents will begin in November 2009.
- Scaffolding has been relocated for Phase II to north side of West Wing and North Wing. Repairs will continue through August 2010.
- Scaffolding will be relocated for Phase III to North and East Wings beginning January 2010.
- Work will continue to Drum and re-installation of North Stair (exterior grand staircase) through November 2011.

**NORTH WING / VISITOR CENTER / ROTUNDA (interior)**

- North Wing Selective Demolition and Material purchases package A has been bid. Amendment is under review.
- North Wing / Visitor Center / Rotunda package B will be bid in November 2009.

**EXPENDITURES TO DATE**

STARS reports total expenditures of \$168,925,225.81 through June 30, 2009. End of fiscal year accounting.

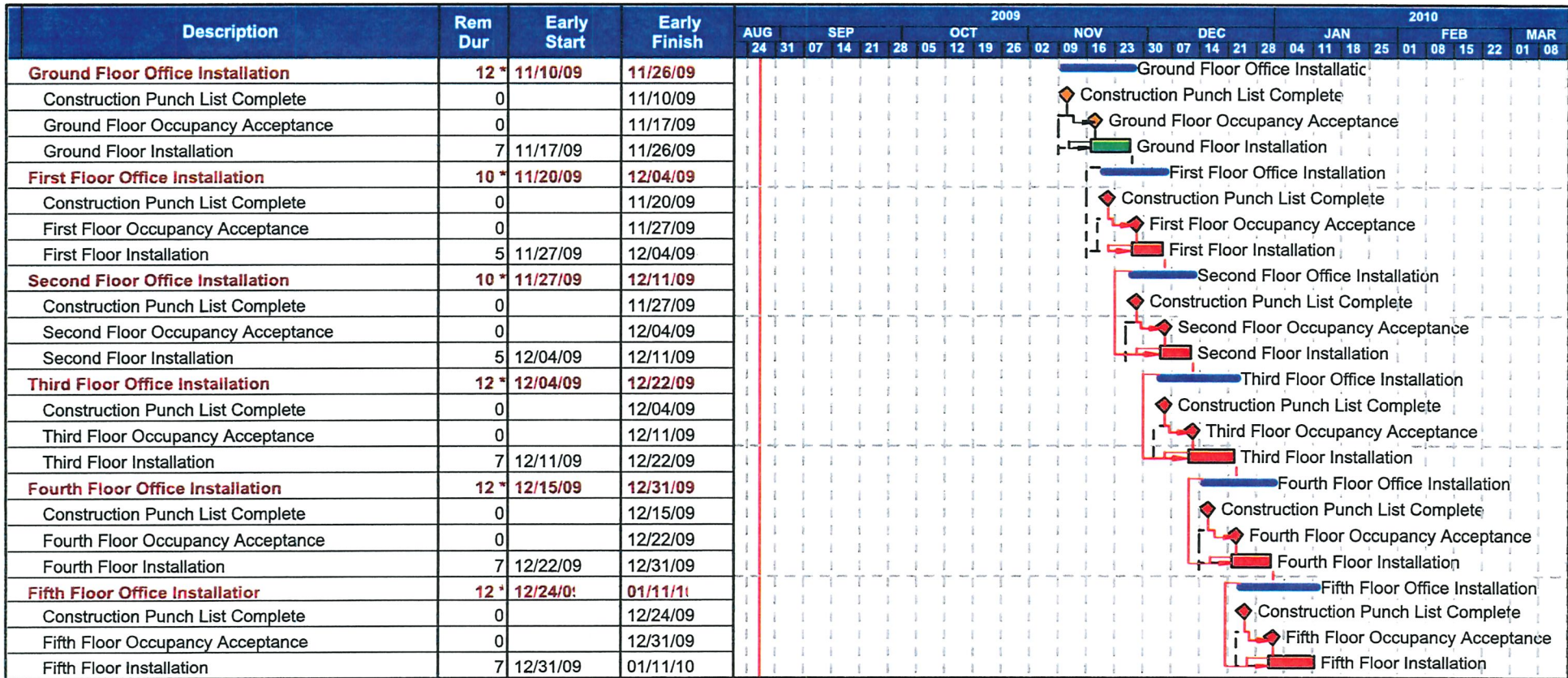
**COMMISSION DISCUSSION**

**ATTACHMENTS**

- South Wing Furniture Installation and Occupancy Schedule.
- Exterior Masonry and Restoration Schedule and Phasing Map.
- North Wing / Visitor Center / Rotunda Schedule.

1-59

1-660



Start date 08/27/09 4:00PM  
 Finish date 01/11/10 3:59PM  
 Data date 08/27/09 4:00PM  
 Run date 08/28/09 6:00PM  
 Page number 1A

**KANSAS STATEHOUSE PRESERVATION AND RESTORATION  
 SOUTH WING PACKAGE**

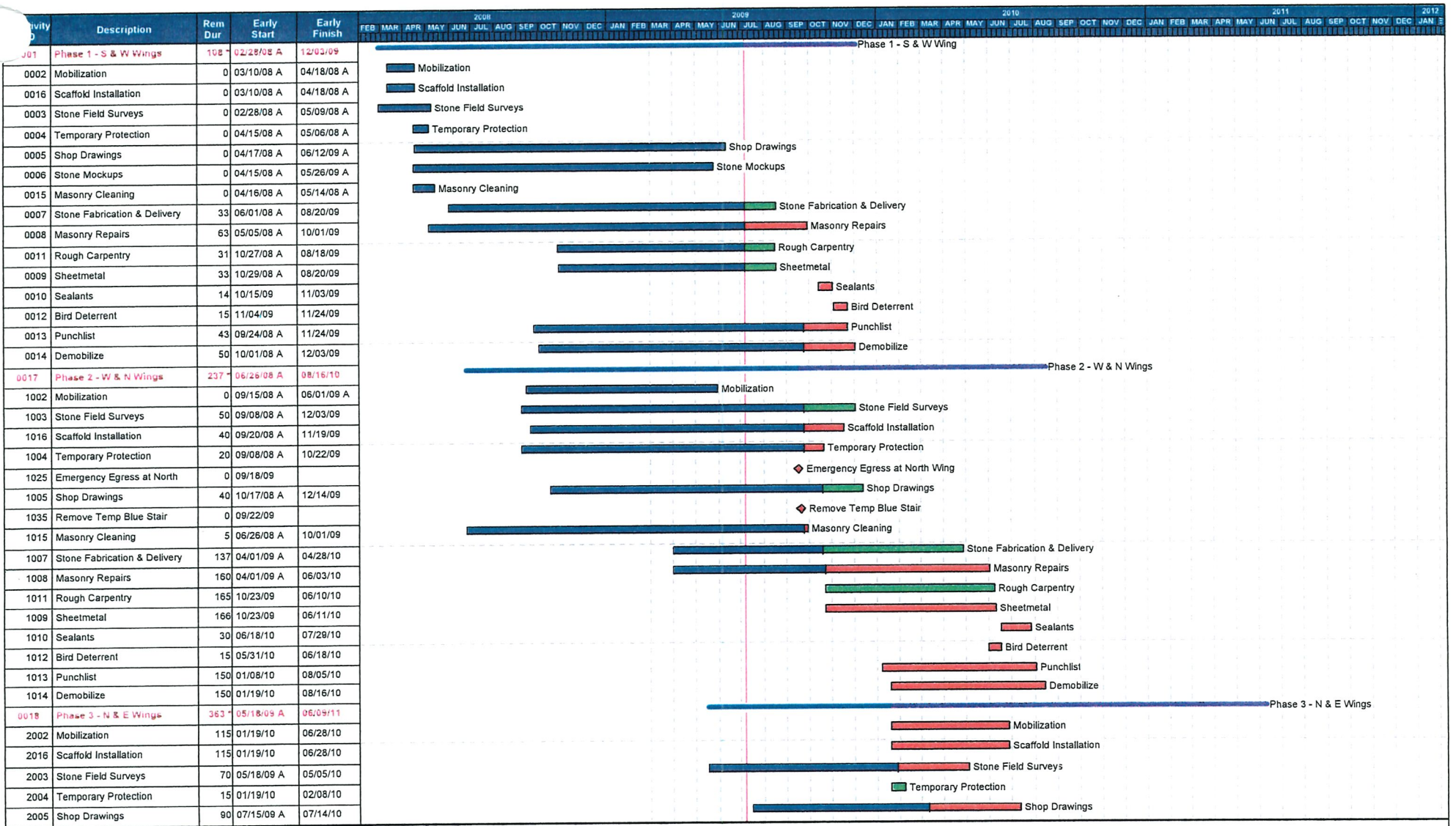
**KSH Owner Furniture Installation**

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Progress point
- Critical point
- Summary point
- Start milestone point
- Finish milestone point





1-67



Start date 02/01/08  
 Finish date 11/25/11  
 Data date 07/07/09  
 Run date 09/01/09  
 Page number 1A

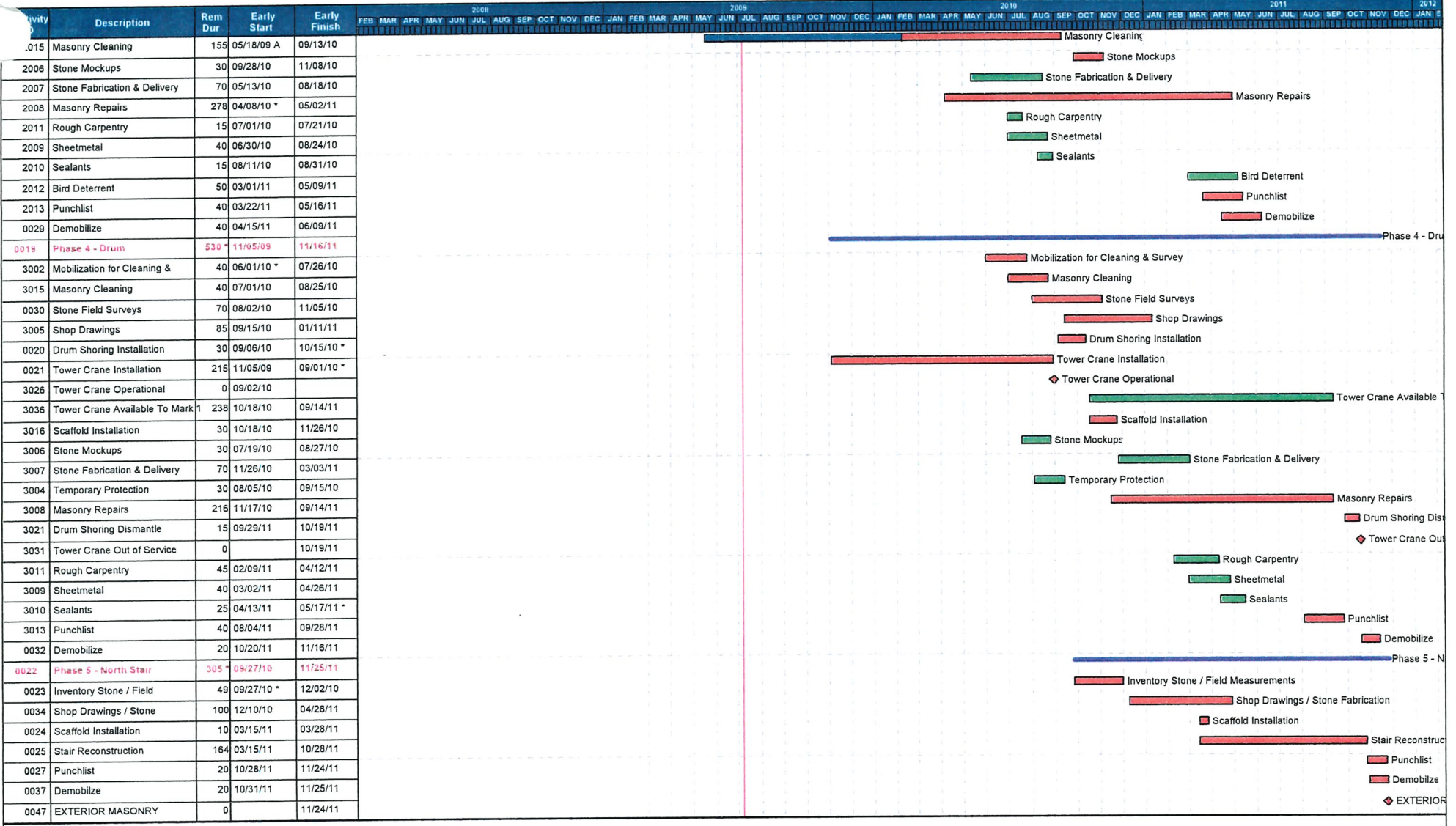
Kansas Statehouse Preservation and Restoration  
 Exterior Masonry Restoration  
 J.E. Dunn Construction

PROJECT SCHEDULE

- Early bar
- Progress bar
- Critical bar
- Summary bar
- ▲ Progress point
- ▼ Critical point
- ◆ Summary point
- ◇ Start milestone point
- ◇ Finish milestone point



1763



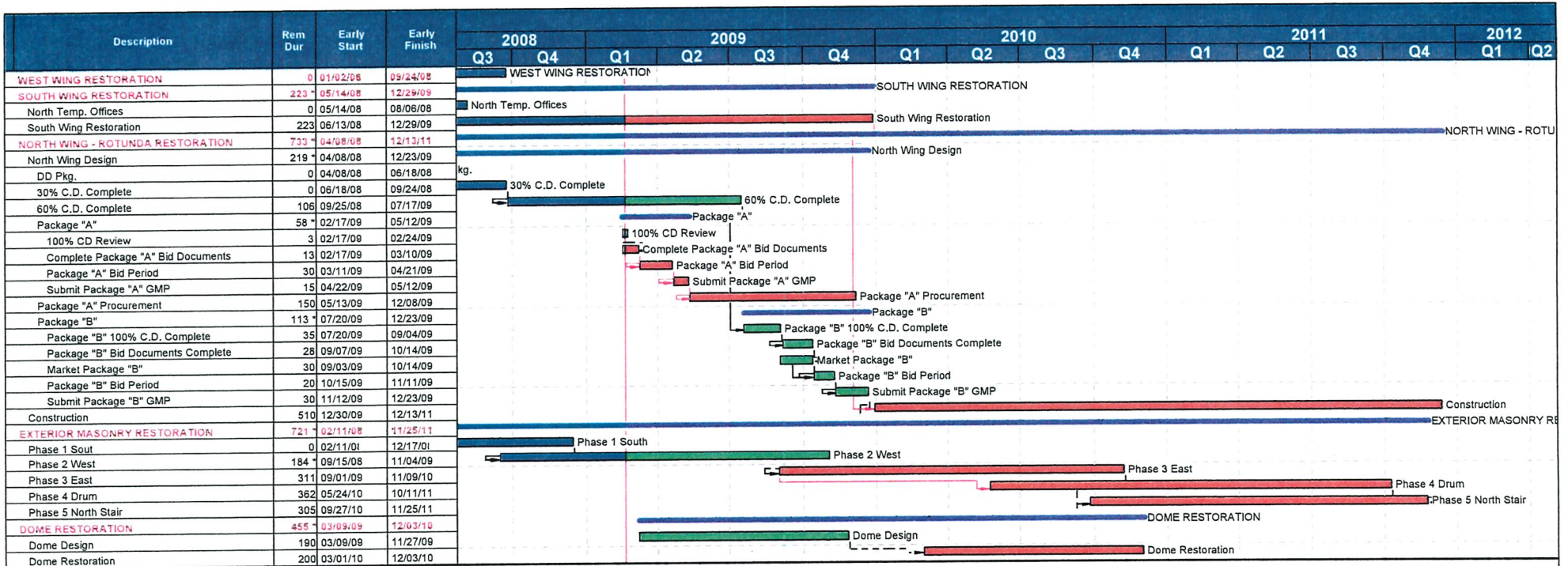
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 Finish date 11/25/11  
 Data date 07/07/09  
 Run date 09/01/09  
 Page number 2A

Kansas Statehouse Preservation and Restoration  
 Exterior Masonry Restoration  
 J.E. Dunn Construction

PROJECT SCHEDULE

- Early bar
- Progress bar
- Critical bar
- Summary bar
- Progress point
- Critical point
- Summary point
- Start milestone point
- Finish milestone point

1-64



Start date 07/30/08 6:00PM  
 Finish date 12/13/11 4:59PM  
 Data date 02/20/09 12:00AM  
 Run date 02/24/09 8:00PM  
 Page number 1A



STATEHOUSE PRESERVATION-RESTORATION PROGRAM SCHEDULE



- Green bar: Early bar
- Blue bar: Progress bar
- Red bar: Critical bar
- Blue line: Summary bar
- Blue triangle: Progress point
- Red triangle: Critical point
- Blue diamond: Summary point
- Red diamond: Start milestone point
- Green diamond: Finish milestone point