MINUTES

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

March 2, 2009
Room 143-N—Statehouse

Members Present

Representative Jo Ann Pottorff, Chairperson
Senator Dwayne Umbarger, Vice-Chairperson
Senator Pat Apple
Senator Marci Francisco
Senator Laura Kelly
Representative Steve Brunk
Representative Bill Feuerborn
Representative Bob Grant
Representative Mitch Holmes

Members Absent

Senator Jay Emler

Staff Present

Audrey Dunkel, Kansas Legislative Research Department
Jonathan Tang, Kansas Legislative Research Department
Cody Gorges, Kansas Legislative Research Department
Heather O'Hara, Kansas Legislative Research Department
Dylan Dear, Kansas Legislative Research Department
Mike Steiner, Kansas Legislative Research Department
Mike Corrigan, Office of the Revisor of Statutes
Gary Deeter, Committee Assistant

Conferees

See attached list.

The meeting was called to order by Chairperson Jo Ann Pottorff.

Ed Hammond, President, Fort Hays State University, requested the Committee's approval for a new soccer facility estimated to cost $2.1 million (Attachment 1). He said the project will be funded from private and university foundation sources. Responding to questions, he replied that the City of Hays has agreed to maintain the facility and that user fees will supplement maintenance. He stated that the soccer program will begin after the field is built. *By motion of Representative Feuerborn, second by Senator Umbarger, and vote of the Committee, the request was approved.*

Dylan Dear, Kansas Legislative Research Department, reviewed the FY 2009 capital improvement estimates of the Kansas Department of Labor (Attachment 2). He stated that the agency estimated expenditures of $1.89 million, an amount with which the Governor concurred. For FY 2010 the agency requested $559,518, an amount which received the Governor's concurrence. Answering a question, Bill Schafer, Chief Financial Officer for Fiscal Management, Kansas Department of Labor, said 30 new staff being added to the agency will be funded with federal Reed Act dollars and housed by renovating existing facilities. He replied that the energy audit, which will effect considerable savings for the agency, has not been completed.

John Gist, Director of Facilities Planning, Office of the Vice President for Administration and Finance, Wichita State University (WSU), requested the Committee's approval for an FY 2009 budget amendment to build a facility to house the Advanced Education in General Dentistry Dental Clinic program; he noted that the Kansas Board of Regents (KBOR) had approved the project in December 2008 (Attachment 3). He commented that the $6.4-million project will be funded by the WSU Foundation and maintained by student fees. *A motion was made, seconded, and passed to approve the request (Motion, Representative Feuerborn; second, Representative Brunk).*

Warren Corman, University Architect, University of Kansas, requested approval for renovation of building number 4 on the Edwards campus in Johnson County (Attachments 4 and 5). He said the project, estimated to cost $24.9 million, will be funded by a 1/8-cent Johnson County sales tax. He noted that the Governor had recommended the project and the Board of Regents had approved the project in December 2008. *A motion was made, seconded, and passed to approve the request. (Motion by Representative Feuerborn, seconded by Representative Grant)*

Mr. Corman continued by requesting a budget amendment to continue renovation of the Jayhawk Towers, Building A, on the KU campus (Attachment 6). He explained that the estimated cost of $6.9 million will be funded with revenue bonds issued by the Kansas Development Finance Authority (KDFA) and secured with a pledge from Housing System revenues. To a question Mr. Corman replied that the towers continue to be fully occupied. *The request was approved by motion of Senator Francisco, seconded by Senator Kelly, and vote of the Committee.*

Ed Phillips, Vice Chancellor for Administration, University of Kansas Medical Center (KUMC), requested a budget amendment to renovate an office building in Fairway, Kansas, to house its new clinical research center, one step in accommodating clinical trials to obtain a National Cancer Institute Cancer Center designation (Attachment 7). Noting that the project was recommended by the Governor and approved by KBOR, he said the $25-million project will be funded by the 1/8-cent Johnson County sales tax. *A motion was made, seconded, and passed to approve the request. (Motion, Senator Umbarger; seconded, Senator Francisco)*

Mr. Phillips further requested the Committee approve a request for $34 million to renovate Wahl Hall at KUMC to meet the Cancer Center's immediate needs (Attachment 8). He noted that the Kansas Bioscience Authority has pledged $26.4 million over ten years to fund the project, and the KDFA has approved bonds for the project. The project will be considered for approval by the KBOR at its March meeting. *The Committee approved the request. (Motion by Senator Francisco; seconded by Senator Kelly)*

Abe Fattaey, Facilities Planning Director, Kansas State University (KSU), requested approval for a budget amendment to include a $1.5-million sheep and meat goal facility (Attachment 9). Replying to questions, he said the project will be funded by fees from the sale of property, by private funds from the KSU Foundation, and by sale of meat. He stated that maintenance costs will be absorbed by the College of Agriculture. *A motion was made, seconded, and passed to approve the request. (Motion, Representative Grant; seconded by Senator Kelly)*

Heather O'Hara, Kansas Legislative Research Department, reviewed the capital improvements budgets for Kansas Department of Wildlife and Parks (KDWP). She said the agency's FY 2009 estimate of $17.9 million was reduced by the Governor to $16.9 million. The FY 2010 request of $12.3 million was decreased $5.9 million by the Governor to $6.4 million (Attachment 10). Answering questions, Mike Hayden, Secretary, KDWP, said that because the agency receives federal funds from the motorboat gasoline excise tax, it must expend certain funds to provide motorboat access to lakes and rivers. He explained that area landowners, including the Kaw River State Park, must pay a one-time assessment of $187,314 to fund the Wanamaker traffic circle at 6th Street and Wanamaker Road in Topeka. He replied that, by not having funds to purchase minimum-pool storage at Webster Reservoir, since the reservoir is now full, any subsequent purchase will be more expensive.

Ms. O'Hara, commenting on the Kansas State Fair FY 2009 capital improvements estimate of $1.3 million, said the Governor recommended $857,064, part of the reduction reflecting the restructuring of debt service. Regarding the FY 2010 request of $1.3 million, she said the Governor recommended expenditures of $114,306. She noted that the Governor recommended suspension of the State General Fund (SGF) match paid to the State Fair Capital Improvements Fund. Denny Stoecklein, Manager of the State Fair, explained that the agency is obligated for annual debt service payments of $400,000 through 2012; not having the SGF match up to $300,00 has seriously diminished the Capital Improvements Fund. Replying to a question, he said that the Senate Ways and Means Committee is scheduled to hear the agency budget in two weeks.

Cody Gorges, Kansas Legislative Research Department, presented details of the Kansas Department of Administration (DofA) capital improvements budget for FY 2009 and FY 2010. The FY 2009 agency estimate of $16.9 million was selectively reduced by 2 percent at the request of the Governor, who then recommended a budget of $15.3 million, which included an interest-only debt restructuring and a further 1 percent reduction in rehabilitation and repair. Mr. Gorges said that the FY 2010 agency request of $31.2 million included specific projects for the capitol complex; the Governor did not recommend any of the projects and allocated $3.1 million in her budget recommendations. Answering questions, Marilyn Jacobson, Director, Facilities Management Division, DofA, replied that the architectural fees for the Docking State Office Building were to compare demolition, replacement, and rehabilitation costs. She responded that the assessment by the City of Topeka was cost-sharing for widening MacVicar Street.

At the request of the Committee, Ms. Jacobson gave an update on the proposed tunnel project around the capitol complex, saying that the City still does not consider the project a public improvement project and will assign costs for relocation of utilities to the state. She said the City views the state as a private entity, even though the tunnel project fits the city code definition of a public project. She replied that presently the Division is attempting to ascertain the location of the three major utility companies, locations which the companies are unable to provide. She said the Division may reconsider rehabilitation of the existing tunnel.

Mr. Gorges also reviewed the nonreportable capital improvements budget for the DofA, stating that the Governor concurred with the FY 2009 agency estimate of $535,353. For FY 2010 the agency requested $585,353, which was pared to $535,353 by the Governor.

Mike Steiner, Kansas Legislative Research Department, reviewed the capital improvement budgets for the Kansas Department of Commerce, stating that the Governor concurred for both the FY 2009 budget estimate ($200,000) and the FY 2010 budget request ($155,000), all of which came from federal funds (Attachment 11).

The meeting was adjourned at 1:19 p.m. The next meeting is scheduled for Wednesday, March 18, at noon in 143-N.

Prepared by Gary Deeter

Approved by Committee on:

March 9, 2009
(Date)

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION
GUEST LIST
DATE: MARCH 2, 2009

NAME	TITLE	REPRESENTING
GARY BRICHACEK	FAC PLNG.	WICHITA STATE UNIV
JOHN GIST	FAC PLNG	" " "
Don Rau	DIR of Facilities	KU MEDICAL CENTER
Denny Stoecklein	Gen Mgr.	KS State Fair
Keith Schroeder	Phy. Ph. Mgr.	" " "
DENNIS OKRUHLIK	Building Mgt.	COMMERCE
WARREN CORMAN	UNIV. ARCH.	UNIV. OF KS
ED PHILLIPS	VC for Admin	KUMC
Bill Schaper	CFO	KDOL
Dick Loewen	~~Executive~~	KDWP
Mike Hayden	Secretary	KDWP
Norman Davis	Engineer	KDWP
Mark Stock	Spec Asst	KDWP
[illegible]		KU
Ed Rice	~~AVP~~ Pres	KSU
ABE FATTAEY	FACIL. PLANN.	KSU
Becky [illegible]	~~DOB~~	DOB
Derek Hein	Lobbyist	Hein Law Firm
[illegible]	LOBBYIST	PINKERTON - SIMMONS

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Joint Committee on State Building Construction
February 25 and March 2, 2008

FY 2009 & 2010 Capital Improvement Amendments

Submitted by
Eric King
Director of Facilities

Wednesday, February 25:

Emporia State University

No Amendments

Pittsburg State University

1. Raze Student Health Center Building

Pittsburg State University seeks authority to raze the Student Health Center Building 38500-00250. The 3,825 square foot wood frame building was built in 1950 for use by campus ministries. In 1971 the building was remodeled and turned into the Student Health Center. The Student Health Center will be moving to a new building and location in the summer of 2009. The estimated cost of razing the building is $15,000 which will be funded through the university operating budget. The vacated lot will be converted into additional parking and green space. This request was not originally identified with the Capital Improvement Requests. However, it was communicated in the August 2008 presentation to the Joint Committee on State Building Construction and was included in the September 2008 Budget Document. PSU will be seeking formal Board of Regents approval in March 2009. PSU would like to go forward with this request contingent on Board of Regents approval.

Fort Hays State University

1. New Soccer Facility

The University proposes construction of a new Soccer Facility. The project is needed to provide facilities for development of a new soccer program at Fort Hays State University. It will be the site for both women's and men's soccer as a part of the FHSU Athletic Department. The proposed site is located on University land, at the northwest corner of campus, adjacent to U.S. 183 Alternate. This project will include an NCAA regulation-size synthetic turf soccer field, spectator seating, locker rooms, restrooms, concessions, field lighting and surface parking.

Estimated cost of the project is $2.1 million, to be funded from private and/or University funds. A proposed City of Hays Sports Complex, adjacent to this site, was approved by voters in November 2008. Approval of that project has accelerated construction of this facility. Accordingly, the University has requested approval to amend its FY '09 Five Year Capital Budget to include this project. The Board granted approval at their December 2008 meeting.

2. Wind Power Generation Facility

Fort Hays State University requests approval to construct 5 megawatts of wind power generation. This request would also include amending Fort Hays State University's FY 2009 Capital Improvement Plan to include this new project. This 5 megawatt facility would be capable of supplying all of the University's peak power demand, when at full production. On a more consistent basis, energy produced from this facility would reduce consumption from the current energy provider. This facility would also provide a potential secondary source of power, should the primary service be interrupted. Fort Hays State also believes this facility could serve as a form of outdoor laboratory to support academic programs within the departments of Physics, Geosciences, and Technology Studies. The facility would be located on the University Farm, approximately 2.0 miles west of the main campus, or 2.5 miles west of Akers Energy Center. This site is located along a natural ridgeline, over 200 feet above the elevation of the main campus, which provides some of the best opportunities for wind power generation within Ellis County. Fort Hays State University currently has a meteorological tower at this site, which has been continuously recording wind data for (2) years. Recorded data indicates this site is ideal for wind power generation. Another attractive feature of this site is its proximity to an existing high voltage power line. This line crosses University Farm land within .75 miles of the site. Components of the project would include construction of generation towers, transmission lines to campus and new electrical switchgear at Akers Energy Center. Electricity costs to the university are approximately 6.1 cents per KWH including peak demand charges, transportation and delivery charges, along with other normal charges incorporated into Midwest Energy's service agreement. If the university can access federal, state or private funds to construct the project the savings generated would be significant. Assuming the generators operate at 35% capacity (a conservative average for other sites in this part of the state) the generated electricity would replace 1.7 MWH of electricity purchased. Estimated cost of the project is $13 million, to be funded from private money, university funds and/or federal and state funds. The university hopes to take advantage of any federal assistance which may be a part of currently developing economic stimulus programs, particularly those targeting green energy initiatives. Accordingly, the University will be requesting Board approval to amend its FY '09 Five-Year Capital Budget to include this project at the March 2009 meeting.

Monday, March 2:

Wichita State University

1. Advanced Education in General Dentistry (AEGD) Dental Clinic

In December, 2008, the Kansas Board of Regents gave Wichita State University approval to amend its FY 2010 Capital Improvement request to include the proposed construction of an Advanced Education in General Dentistry Clinic. The building is to be located at the University's Hughes Metropolitan Complex at 29th Street and Oliver, and an initial first phase of

the project is estimated to have around 38,000 gross square feet at an estimated cost of approximately $6.4 million. State funds will not be used to construct the building, and the construction will be administered as a Wichita State University Foundation project.

The University of Kansas

1. Edwards Campus Building No. 4

Johnson County recently authorized a 1/8 cent sales tax to support the Johnson County Education Research Triangle which will fund projects at the Edwards campus, the Medical Center, and Kansas State University. The University of Kansas proposes to issue bonds through the Kansas Development Finance Authority for the projects at the Edwards campus and Medical Center. The bonds will be secured with a pledge of the sales tax revenues that will be made available for the projects. The sales tax revenues will also be used to operate and maintain the new buildings. Building No. 4 at the Edwards campus in Johnson County will add 75,000 gross square feet to the approximately 160,000 square feet in three buildings which already exist on the Edwards campus. The new space will support the expansion of programs primarily focused on Business, Engineering, Science and Technology, and is estimated to cost $24,950,000. The spaces include media equipped classrooms, space for Information Technology staff, computer equipment and faculty and administrative support spaces. Spaces used primarily for evenings and weekends for academic programs will be available during the day for business and community programs. The Board of Regents approved this project at its December 2008 meeting. This project was included in the Governor's recommendations.

2. Jayhawker Towers Renovation, Phase Two

The Jayhawker Towers are forty years old and in serious need of refurbishing. The mechanical systems are aging and the interior brick walls and poor lighting make the apartments dark and unattractive. Existing ceilings need to be abated before new finishes and lighting can be installed and interiors can be removed. Television and data cabling is outdated and unreliable and needs to be replaced throughout. The Department of Student Housing proposes to eventually renovate all four towers, keeping essentially the same mix of two and four person apartments. Tower A is currently being renovated with completion expected in July 2009. Final construction prices for Tower A were recently negotiated and the total cost will be approximately $6 million. The estimated cost of Phase Two is $6,950,000 and the project will be funded with revenue bonds issued by the Kansas Development Finance Authority and secured with a pledge of Housing System revenues. The Board of Regents approved this project at its December 2008 meeting. This project was included in the Governor's recommendations.

The University of Kansas Medical Center

1. KU Clinical Research Center

Johnson County recently authorized a 1/8 cent sales tax to support the Johnson County Education Research Triangle which will fund projects at the Edwards campus, the Medical Center, and Kansas State University. The University of Kansas proposes to issue bonds through the Kansas Development Finance Authority for the projects at the Edwards campus and Medical Center. The bonds will be secured with a pledge of the sales tax revenues that will be made available for

the projects. The sales tax revenues will also be used to operate and maintain the new buildings. The Medical Center proposes to renovate an office building in Fairway, Kansas to house its' Heartland Institute for Clinical and Translational Research (HICTR) program and to accommodate clinical trials for cancer, as a part of a University effort to achieve National Cancer Institute comprehensive cancer center designation. The building was purchased by the Hall Family Foundation and will be transferred to the University before renovation begins. The building, which contains approximately 75,000 square feet of space, will be completely gutted and rebuilt to provide space that supports flexibility and environmentally good/sound clinical research and construction of a new visitors' vertical transportation/education center. Due to the unique needs of individuals in clinical trial programs, new and enhanced mechanical ventilation systems are planned with higher levels of air filtration. The estimated cost of the project is $25 million. The Board of Regents approved this project at its December 2008 meeting. This project was included in the Governor's recommendations.

2. Wahl/Hixon Renovation

To meet the Cancer Center's near-term space needs for basic and translational cancer research, the Medical Center proposes to renovate the 170,000 gsf Wahl/Hixon research complex (three interconnected biomedical research structures including Wahl East, Wahl West and Hixon Hall). The work in all three buildings will include replacing exterior windows, replacing the roofs, and installing fire suppression systems. In addition, the work in Hixon includes updating the exhaust system for the BSL-3 suite on level two, renovating the ground floor to include new systems and to connect to the major exhaust system. The work in Wahl West also includes systematically replacing existing HVAC units with a central system, and replacing the cargo elevator. The work in Wahl East includes a complete renovation of levels one through four in an open-collaborative science concept. This concept will allow all lab and support spaces to be integrated. Once the renovation is completed, this facility will house 30 to 40 cancer researchers and their teams, and will support the Cancer Center's scholar recruiting plans. The estimated cost of the project is $34 million plus the cost of equipment. The Kansas BioScience Authority (KBA) Investment Committee has recommended a $26.4 million, 10 year grant for this project. The KBA Board will consider the recommendation at its meeting on March 9 and 10, 2009. The KUMC Research Institute will issue bonds through the Kansas Development Finance Authority for this project. The bonds will be a general obligation of the KUMC Research Institute. This project is being considered by the Board of Regents at its March 2009 meeting.

Kansas State University

1. Sheep and Goat Facility

Kansas State University requests authorization to amend its FY 2010 capital improvements plan to include a $1.5 million sheep and meat goat facility. The project includes a core facility of approximately 11,160 square feet plus 14 animal sheds and pens. A new facility is needed on the main campus to meet the need for modern, functional facilities and because the existing sheep unit was located on land recently sold to the KSU Foundation. The new facility will meet the needs of academic programs, extension programs and research programs for the Department of Animal Sciences and Industry. The project will be financed by restricted fees from the sale of

property to the KSU Foundation and from private funds on deposit at the KSU Foundation. Consistent with Board policy, operating and maintenance costs associated with the addition will be funded from existing College of Agriculture resources. The Board of Regents approved the project at their January 2009 meeting.

Joint Committee on State Building Construction

Department of Wildlife and Parks

State Fair

Department of Administration

Department of Labor

Department of Commerce

12:00 PM

Room 143-N

March 2, 2009

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

CAPITAL IMPROVEMENTS

Agency: Department of Labor **Bill No.** - - **Bill Sec**

Analyst: Dear **Analysis Pg. No.** 237 **Capital Budget Page No.**

Project	Agency Est. FY 2009	Gov. Rec. Est. FY 2009	Agency Req. FY 2010	Gov. Rec. FY 2010
Projects:				
2'nd Phase Renovation of Eastman Building	$ 1,615,417	$ 1,615,417	$ 0	$ 0
Rehabilitation & Repair	40,000	40,000	80,000	80,000
Renovation of 1309 Topeka Basement	0	0	232,304	232,304
Building Improvement	0	0	0	0
Energy Audit of KDOL Buildings	0	0	0	0
TOTAL	$ 1,655,417	$ 1,655,417	$ 312,304	$ 312,304
Financing:				
Principal Payment - Remodel 401 Building	$ 160,000	$ 160,000	$ 165,000	$ 165,000
Principal Payment - Remodel Eastman Building	71,743	71,743	82,214	82,214
TOTAL	$ 231,743	$ 231,743	$ 247,214	$ 247,214

FY 2009

Agency Estimate

The **agency** estimates FY 2009 capital improvement expenditures of $1,887,160, an amount equal to the FY 2009 approved budget. The estimate also includes debt service principal payments totaling $231,743. Of the debt service principal $160,000 is attributed to the 401 SW Topeka building remodel. The remaining $71,743 is attributed to paying a Department of Administration lease for the equipment installed as part of the Eastman Building Phase I remodel. In addition, $133,445 in debt service interest payments is included in the agency's operating budget. All expenditures in capital improvements for FY 2009 would be funded by special revenue funds.

The agency is also conducting an energy audit using the Kansas Corporation Commission's Facilities Improvement Program (FCIP). The Department of Labor does not currently have a cost estimate or a savings projection on this program but would like to approach the Joint Committee on State Building Construction regarding the costs savings from the program and diversion of those costs savings into building improvements.

Governor's Recommendation

The **Governor** concurs with the agency request.

FY 2010

Agency Request

The **agency** requests FY 2010 capital improvement expenditures of $559,518, a decrease of $1,327,642, or 237.0 percent, below the FY 2009 revised estimate. The decrease reflects the end of the second phase of renovation on the Eastman Building. The agency requests $80,000 for rehabilitation and repair in FY 2010 and increase of $40,000, or 100 percent above the FY 2009 revised estimate. The agency also initiates a new request of $232,304 for renovation of the basement of the building at 1309 Topeka. Of the debt service principal, $165,000 is attributed to the 401 SW Topeka Building remodel. The remaining $82,214 is attributed to paying a Department of Administration lease for equipment installed as part of the Eastman Building Phase I remodel. In addition, $130,569 in debt service interest payments is included in the agency's operating budget.

Governor's Recommendation

The **Governor** concurs with the agency request.

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

CAPITAL IMPROVEMENTS

Agency: Department of Wildlife and Parks **Bill No.** - - **Bill Sec.** - -

Analyst: O'Hara **Analysis Pg. No.** **Capital Budget Page No.** 227

Project	Agency Est. FY 2009	Gov. Rec. Est. FY 2009	Agency Req. FY 2010	Gov. Rec. FY 2010
Projects:				
State Parks Rehab and Repair	$ 5,467,959	$ 4,604,157	$ 4,710,000	$ 1,087,872
Land Acquisition	1,002,790	1,002,790	1,351,732	1,351,732
Cabin Site Preparation	0	0	250,000	250,000
Special Assessment Kaw River State Park	0	0	187,314	187,314
Wetlands Acquisition/Development	311,109	395,667	266,800	266,800
Public Lands Major Maintenance	3,678,383	3,124,956	150,000	150,000
River Access	80,115	233,115	70,000	70,000
Dam Repair	925,000	925,000	650,000	650,000
Trails Development	0	86,118	421,000	421,000
Road Maintenance and Development	3,472,180	3,472,180	1,617,470	617,470
Bridge Maintenance	315,977	315,977	200,000	200,000
Federally Mandated Boating Access	2,694,478	2,694,478	1,100,000	1,100,000
Grounds Maintenance Storage Building Addition	0	0	40,000	40,000
Purchase Minimum Pool Storage at Webster Reservoir	0	0	300,000	0
Streambank Planning, Protection, and Restoration	0	0	1,000,000	0
	$ 17,947,991	$ 16,854,438	$ 12,314,316	$ 6,392,188
Financing:				
State General Fund	$ 2,545,193	$ 1,451,640	$ 1,687,314	$ 680,186
State Water Plan Fund	0	0	250,000	0
ELARF	0	0	4,050,000	0
All Other Funds	15,402,798	15,402,798	6,327,002	5,712,002
TOTAL	$ 17,947,991	$ 16,854,438	$ 12,314,316	$ 6,392,188

FY 2009

Agency Estimate

The **agency** estimates FY 2009 capital improvements expenditures of $17.9 million, including $2.5 million from the State General Fund, which is an increase of $11.1 million, or 164.7 percent, above the amount originally approved by the 2008 Legislature. Previously approved projects for which funding was not encumbered in FY 2008 account for $10.4 million of increased expenditures due to carry over funds. In addition, the State Finance council approved $780,000 for emergency repairs in conjunction with emergency repair expenditures at Shawnee State Fishing Lake.

Governor's Recommendation

The **Governor** recommends FY 2009 capital improvements expenditures of $16.9 million, including $1.5 million from the State General Fund, which is a decrease of $1.1 million, or 6.1 percent, below the agency's revised FY 2009 estimate, which reflects the amount that was reappropriated from FY 2008 to FY 2009 for State Parks rehabilitation and repair.

FY 2010

Agency Request

The **agency** requests FY 2010 capital improvements expenditures of $12.3 million, including $1.7 million from the State General Fund, which is a decrease of $5.6 million, or 31.4 percent, below the agency's revised FY 2009 estimate. The request includes enhancement funding from the State Water Plan Fund ($250,000) and the Expanded Lottery Act Revenues Fund (ELARF) ($4,050,000). Of the enhancement funding, $1.3 million reflects projects recommended by the Kansas Water Authority in FY 2010, which includes the purchase of minimum pool storage at Webster Reservoir and streambank planning, protection, and restoration. The remainder of the enhancement request ($3.0 million) would fund ongoing state parks rehabilitation and repair projects, as identified by the agency.

Governor's Recommendation

The **Governor** recommends FY 2010 capital improvements expenditures of $6.4 million, including $680,186 from the State General Fund, which is a decrease of $5.9 million, or 48.1 percent, below the agency's FY 2010 request, and a decrease of $10.5 million, or 62.1 percent, below the Governor's FY 2009 recommendation. The Governor does not recommend any of the agency's enhancement requests for FY 2010. In addition, the Governor recommends reducing state parks rehabilitation and repair funding by $622,128 and reducing funding for road maintenance and development by $1.0 million.

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

CAPITAL IMPROVEMENTS

Agency: Kansas State Fair **Bill No.** - - **Bill Sec.** - -

Analyst: O'Hara **Analysis Pg. No.** **Capital Budget Page No.** 227

Project	Agency Est. FY 2009	Gov. Rec. Est. FY 2009	Agency Req. FY 2010	Gov. Rec. FY 2010
Projects:				
Rehabilitation and Repair	$ 112,064	$ 112,064	$ 114,306	$ 114,306
Debt Service Principal	1,155,000	745,000	1,210,000	0
TOTAL	$ 1,267,064	$ 857,064	$ 1,324,306	$ 114,306
Financing:				
State General Fund	$ 745,000	$ 335,000	$ 780,000	$ 0
State Fair Capital Improvements Fund	522,064	522,064	544,306	114,306
TOTAL	$ 1,267,064	$ 857,064	$ 1,324,306	$ 114,306

FY 2009

Agency Estimate

The **agency** estimates capital improvement expenditures of $1.3 million, which is the same as the FY 2009 approved amount. Capital improvement expenditures for FY 2009 include $112,064, all from the State Fair Capital Improvements Fund, for general rehabilitation and repair as part of the agency's Preventative Maintenance program for maintenance and upkeep of the State Fairgrounds after the completion of the Capital Improvement Master Plan, and $1,155,000, including $745,000 from the State General Fund, for debt service principal payments.

Governor's Recommendation

The **Governor** recommends capital improvement expenditures of $857,064, including $335,000 from the State General Fund, which is a decrease of $410,000, or 32.4 percent, below the agency's revised FY 2009 estimate. The Governor recommends a reduction of $410,000 in funding from the State General Fund to reflect a debt principal restructuring plan.

FY 2010

Agency Request

The **agency** requests capital improvement expenditures of $1.3 million, which is an increase of $57,242, or 4.5 percent, above the FY 2009 approved amount. The increase is attributed to increases for rehabilitation and repair ($2,242) and for debt service principal payments ($55,000).

Governor's Recommendation

The **Governor** recommends capital improvement expenditures of $114,306, which is a decrease of $1,210,000, or 91.4 percent, below the agency's FY 2010 request and a decrease of $742,758, or 86.7 percent, below the Governor's FY 2009 recommendation. The Governor recommends a reduction of $1,210,000, including $780,000 from the State General Fund, to reflect a debt service principal restructuring plan. In addition, the Governor recommends the suspension of the match from the State General Fund to the State Fair Capital Improvements Fund in FY 2010. Funding from the State General Fund, up to $300,000, is transferred to the State Fair Capital Improvements Fund each fiscal year to match the agency's contribution, up to $300,000, from its annual gross receipts to the State Fair Capital Improvements Fund. Funding from this fund is used for debt service, capital improvements, and major maintenance projects.

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

CAPITAL IMPROVEMENTS

Agency: Department of Administration **Bill No.** - - **Bill Sec.** - -

Analyst: Gorges **Analysis Pg. No.** - - **Capital Budget Page No.** 20

CAPITAL IMPROVEMENTS

Project	Agency Est. FY 2009	Gov. Rec. FY 2009	Agency Req. FY 2010	Gov. Rec. FY 2010
Debt Service Principal	$ 12,317,329	$ 10,774,829	$ 13,793,885	$ 483,885
State Buildings Rehab and Repair	209,753	207,753	196,000	188,160
Judicial Center Rehab and Repair	98,000	97,000	225,000	94,080
Capitol Complex Rehab and Repair	2,940,000	2,910,000	2,940,000	2,822,400
MacVicar Assessment	1,285,749	1,285,749	0	0
Docking Fire Alarm Upgrade	0	0	269,927	0
Docking Building Planning	0	0	1,000,000	0
Landon Emergency Stairwell	0	0	80,080	0
Landon Fire Detection	0	0	5,570,860	0
Judicial Center Fire Sprinklers	0	0	1,075,000	0
Finney Controls Replacement	0	0	520,300	0
Memorial Chiller Replacement	0	0	800,000	0
Landon Replacement Chillers	0	0	4,142,351	0
Memorial Stone Repair	0	0	575,000	0
TOTAL	$ 16,850,831	$ 15,275,331	$ 31,188,403	$ 3,588,525
Financing:				
State General Fund	$ 16,850,831	$ 15,275,331	$ 18,328,768	$ 3,588,525
All Other Funds	0	0	0	0
TOTAL	$ 16,850,831	$ 15,275,331	$ 18,328,768	$ 3,588,525

FY 2009

Agency Estimate

The **agency** estimates $16.9 million, all from the State General Fund for capital improvements for FY 2009. The estimate includes $3.2 million for rehabilitation and repair of the Statehouse, Cedar Crest, Kansas Judicial Center, and the Capitol Complex, which is a reduction of $202,247 below the approved amount. The agency, at the request of the Governor, reduced each rehabilitation and repair fund by 2.0 percent, partially offset by $13,753 carried forward from FY 2008 to FY 2009. The estimate includes $1.3 million for assessments charged to the agency by the city of Topeka for improvements to MacVicar Avenue near the state surplus property facility. Funding was previously approved, but the project had been delayed, and the city had not billed the agency. The estimate also includes $12.3 million for debt service principal.

Governor's Recommendation

The **Governor** recommends $15.3 million, all from the State General Fund for capital improvements for FY 2009. The recommendation includes $10,774,829, a reduction of $1,542,500 below the agency's revised debt service principal estimate. The recommendation proposes interest only debt restructuring for FY 2009 reducing debt service principal expenditures by $352,500 for Energy Conservation Improvement and $1,190,000 for Statehouse debt service. The Governor also recommends a reduction of $33,000 for rehabilitation and repair, an additional 1.0 percent reduction to the agency's budget.

FY 2010

Agency Request

The **agency** requests $31.2 million, all from the State General Fund, for capital improvements in FY 2010. The request includes $13.8 million for debt service principal.

Further **agency** requests include:

- $3.4 million for rehabilitation and repair of the Statehouse, Cedar Crest, Kansas Judicial Center, and the Capitol Complex.

- $269,927 for State Docking Building fire alarm upgrades. According to the agency, there tenets of the building are unable to hear sirens or see strobes. Based on a 2005 survey, between 50.0 and 60.0 percent of all areas are deficient in this respect.

- $1,000,000 for architecture and other planning fees for the Docking Building.

- $80,080 for Landon Building emergency stairwell exits that do not sufficient meet building codes. To meet Code, emergency stairwells on the east side should unlock automatically when the fire alarm is activated but remain locked.

- $5,570,860 for new Landon building fire protection systems. The current fire alarm system was installed in 1981 and does not sufficiently comply with building codes. Design and construction of the project is estimated to take six years.

- $1,075,000 for Judicial Center fire protection systems. The current sprinkler system covers the basement of the building, but no other levels. If approved, the new system's sprinkler's would cover all levels.

- $520,300 for the Finney Building heating, ventilation and air conditioning systems. According to the agency, the current system was installed in 1993, but has proven unreliable in maintaining programming. The system turns off and on at will. Honeywell, the manufacturer of the current system, will no longer support the system. The agency would like to replace the Honeywell system with a system from Johnson Control Inc. (JCI). The agency states JCI systems have proven reliable for the state and are easy to expand.

- $800,000 for Memorial Hall to replace the current 100-ton chiller with a new 150-ton chiller. According to the agency, a new chiller would be more efficient, would leave Memorial Hall independent of the Landon Building chiller, while allowing the

Landon chiller to serve as a backup for the Hall. The agency estimates the project will take eighteen months to complete.

- $4,142,351 for new Landon Building chillers. According to the agency, four of five chillers have outlived their normal service life of 20 years. New chillers would improve energy efficiency. The agency estimates the project will take three years to complete.

- $575,000 for Memorial Hall limestone repair. The project includes re-caulking limestone panels at the exterior walls and around windows in order to stop water leeks causing deterioration of the stone facing.

Governor's Recommendation

The **Governor** recommends $3.1 million for rehabilitation and repair of the Statehouse, Cedar Crest, Kansas Judicial Center, and the Capitol Complex, but does not recommend any of the new projects for FY 2010. The recommendation proposes interest only debt restructuring for FY 2010 reducing expenditures by $70,000 for Energy Conservation Improvement and $5,870,000 for Statehouse Improvements, $70,000 for Judicial Center Improvements, and $7,300,000 for Kansas Department of Transportation Comprehensive Transportation Program improvement debt service principal.

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

CAPITAL IMPROVEMENTS

Agency: Department of Administration **Bill No.** - - **Bill Sec.** - -

Analyst: Gorges **Analysis Pg. No.** - - **Capital Budget Page No.** 20

CAPITAL IMPROVEMENTS – NONREPORTABLE

Project	Agency Est. FY 2009	Gov. Rec. FY 2009	Agency Req. FY 2010	Gov. Rec. FY 2010
Topeka West Complex Bonds	$ 60,353	$ 60,353	$ 60,353	$ 60,353
SMRI Rehab and Repair	400,000	400,000	400,000	400,000
Printing Plant Rehab and Repair	75,000	75,000	75,000	75,000
Surplus Prop. Rehab and Repair	0	0	50,000	0
TOTAL	$ 535,353	$ 535,353	$ 585,353	$ 535,353
Financing:				
State General Fund	$ 0	$ 0	$ 0	$ 0
All Other Funds	535,353	535,353	585,353	535,353
TOTAL	$ 535,353	$ 535,353	$ 585,353	$ 535,353

FY 2009

Agency Estimate

The **agency** requests $535,353, all from the special revenue funds for non-reportable rehabilitation and repair and debt service payments for FY 2009.

Governor's Recommendation

The **Governor** concurs with the agency's request.

FY 2010

Agency Request

The **agency** requests $585,353, an increase of $50,000 in FY 2010 for general rehabilitation and repair for the surplus property program.

Governor's Recommendation

The **Governor** recommends $535,353, the same as FY 2009, and $50,000 below the agency's request. The reduction is due to the Governor's recommendation to not fund $50,000 for general rehabilitation and repair for the surplus property program

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

CAPITAL IMPROVEMENTS

Agency: Department Commerce **Bill No.** - - **Bill Sec.** - -

Analyst: Steiner **Analysis Pg. No.** **Capital Budget Page No.** 215

Project	Agency Est. FY 2009	Gov. Rec. Est. FY 2009	Agency Req. FY 2010	Gov. Rec. FY 2010
Projects:				
Kansas City Workforce Building Roof Repair	$ 110,000	$ 110,000	$ 0	$ 0
Rehabilitation and Repair	20,000	20,000	80,000	80,000
Debt Service Principal	70,000	70,000	75,000	75,000
TOTAL	$ 200,000	$ 200,000	$ 155,000	$ 155,000
Financing:				
State General Fund	$ 0	$ 0	$ 0	$ 0
Federal Funds	200,000	200,000	155,000	155,000
TOTAL	$ 200,000	$ 200,000	$ 155,000	$ 155,000

FY 2009

Agency Estimate

The **agency** estimates FY 2009 capital improvements to be $200,000 from federal funds. The estimate includes $130,000 for rehabilitation and repair and $70,000 for debt service principal payments for the Topeka Workforce Building.

Governor's Recommendation

The **Governor** concurs with the agency's estimate.

FY 2010

Agency Request

The **agency** requests FY 2010 capital improvements of $155,000 from federal funds. The request includes $80,000 for rehabilitation and repair and $75,000 for debt service principal payments for the Topeka Workforce Building. The debt service interest ($60,068) for the Topeka Workforce Building is reported as an operational expense.

Governor's Recommendation

The **Governor** concurs with the agency's estimate.

Agency: Wichita State Univ[illegible]y

DA-418B

Date: April 1, 2009

PROJECT REQUEST EXPLANATION

1. Project Title:	2. Project Priority:
Advanced Education In General Dentistry Clinic	

3. Project Description and Justification

The Advanced Education in General Dentistry (AEGD) Program, located within the College of Health Professions at Wichita State University (WSU), will be a one-year post-doctoral education experience (with an optional second year), with major emphasis in clinical general dentistry beyond that received in the pre-doctoral curriculum in dental school. The intent of the program is to provide the education and training needed to develop clinical leaders in general dentistry, including practitioners and educators.

Graduate Medical Education (GME) funding requires that monies pass through an administering hospital. Via Christi Regional Medical Center has joined together with WSU to serve as the hospital base. Other Wichita organizations such as GraceMed Health Clinic, Sedgwick County Children's Clinic and the Robert J. Dole Veteran's Administration Medical Center are also affiliated with the AEGD program at WSU.

The program is targeted to accept its first class of four to seven dental residents in August 2009, and initially will utilize existing facilities at the GraceMed Health Clinic. As soon as feasible, the program will expand to 10 residents per year and transition into a two-year program. It is proposed to build new AEGD clinic facilities at the WSU Eugene M. Hughes Metropolitan Complex at 29th Street N. and Oliver Street. When completed, first-year residents will train at the WSU clinic, with clinical rotations to GraceMed Health Clinic and the Robert J. Dole Veteran's Administration Medical Center. Second-year residents will rotate to clinical sites throughout the State of Kansas, emphasizing western Kansas sites.

Development of the proposed facilities will occur in phases. The initial phase will include the clinic and office areas, and will be constructed with private funding as a Wichita State University Foundation building project. Future phase(s) would be for a related conference center, and possibly a pediatric dentistry addition. The initial phase has an estimated project budget of $6.4 million.

4. Estimated Project Costs:		5. Project Phasing (each category includes related miscellaneous costs):	
A. Construction Costs (including fixed equipment & site work)	5,400,000	A. Preliminary Plans	125,000
B. Design Fees	320,000	B. Final Plans	225,000
C. Project Contingency	400,000	C. Construction Costs	6,050,000
D. Miscellaneous Costs	280,000		
TOTAL	$6,400,000	TOTAL	$6,400,000

6. Amount by Source of Funding:

Fiscal Years	State General Fund	Infrastructure Maintenance Program	University Interest Earnings	Private Gifts	User Fees (specify, *i.e.*, Housing, Parking, etc.)	Totals by Year
Prior Years				125,000		125,000
Current Year				2,275,000		2,275,000
FY 2011				4,000,000		4,000,000
FY 2012						
FY 2013						
FY 2014						
FY 2015						
Subsequent Years						
Totals by Funding Source				$6,400,000		$6,400,000

Joint Committee on State Building Construction
March 2, 2009
Attachment 3

Planning Committee

Members of the Advanced Education in General Dentistry (AEGD) Planning Committee are:

- Dr. Dexter A. Woods, Founding Director, Advanced Education in General Dentistry
- Dr. Peter Cohen, Dean, College of Health Professions
- Dr. Charlie Fox, Associate Dean, College of Health Professions
- Mr. John D. Gist, Director, Facilities Planning
- Mr. Gary K. Brichacek, Assistant Director, Facilities Planning
- Mr. Patrick J. Crowley, Branch Manager, Patterson Dental Supply
- Mr. Adam Halabi, Patterson Dental Supply
- Mr. David White, AIA, Managing Partner/Vice President, Howard + Helmer architecture
- Mr. Jesse Miller, Assoc. AIA, Howard + Helmer architecture

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Introduction

The Advanced Education in General Dentistry (AEGD) Program, located within the College of Health Professions at Wichita State University, will be a one-year post-doctoral education experience (with an optional second year), with major emphasis in clinical general dentistry beyond that received in the pre -doctoral curriculum in dental school. This includes exposure in:

- implant dentistry
- full mouth rehabilitation
- lasers and microscopes in dentistry
- orthodontics and pediatric dentistry
- advanced clinical techniques
- cosmetic dentistry
- medically compromised patients
- advanced technology

Our educational concept is embodied in our Vision Statement, Mission statement, and Motto.

Vision Statement

To be the premier advanced education in general dentistry residency program locally, nationally and internationally.

Mission Statement

To train, educate and graduate competent and compassionate clinicians in all areas of dentistry with emphasis on quality, comprehensive care, community outreach and outstanding customer service.

Motto

AEGD Kansas – The Center of Dental Excellence

Program Objectives

The intent of the program is to provide the education and training needed to develop clinical leaders in general dentistry, including practitioners and educators. Wichita State University's Advanced Education in General Dentistry program has adopted the American Dental Association's goals and objectives as its "Standards for Advanced Education Programs in General Dentistry," as revised and effective January 2000:

1. Act as primary care provider for individuals and groups of patients including:
    a. providing patient focused care that is comprehensive oral health care
    b. providing patient focused care that is coordinated by the general practitioner
    c. directing health promotion and disease prevention activities
    d. using advanced treatment modules
2. Plan and provide multidisciplinary oral health care for a wide variety of patients including patients with special needs.
3. Manage the delivery of oral health care by applying concepts of patient and practice management and quality improvements that are responsive to a dynamic health care environment.
4. Function effectively and efficiently in multiple health care environments within interdisciplinary health care teams.
5. Apply scientific principles to learning and oral health care. This includes using critical thinking, evidence or outcomes-based clinical decision-making and technology-based information retrieval systems.
6. Utilize the values of professional ethics, lifelong learning, patient centered care, adaptability, and acceptance of cultural diversity in professional practice.
7. Understand the oral health needs of the communities and engage in community service.
8. To provide education and training needed to develop recent dental graduates into clinical leaders, practitioners, and educators in the field of clinical dentistry.

Project Summary

Universal access to oral health care remains an unmet need in Kansas. Oral disease restricts school, work and home activities, and significantly diminishes quality of life, especially for uninsured and underserved populations. The Advanced Education in General Dentistry (AEGD), Kansas' only dental education program, significantly improves oral health care by increasing access to oral health care, increasing the workforce, and by serving as a focus for much-needed education and training programs.

The existing Delta Dental of Kansas Foundation Dental Hygiene Clinic at Wichita State University currently provides oral hygiene and preventive care. A new AEGD clinical building will extend the available care to include primary dental care, pediatric dentistry, implants and full mouth rehabilitation, orthodontics and advanced clinical techniques. These services will be available for traditional patients, patients who are medically compromised, e.g., by HIV/AIDS, drug abuse, and geriatric disorders, and to uninsured, under-insured and underserved patients.

The AEGD program is targeted to accept its first class of four to seven dental residents in August 2009.

Leadership and Partners

The program fits well with Wichita State University's urban-serving mission as well as its commitment to maintaining the health of Kansans. The program is housed in the WSU College of Health Professions. The program is headed by Dexter A. Woods, DDS, who has an extensive career in both dental education and clinical dentistry while serving as a Dental Officer in the U.S. Air Force Dental Corp. He was director of Howard University's AEGD program prior to joining WSU.

Graduate Medical Education (GME) funding requires that monies pass through an administering hospital. Via Christi Regional Medical Center has joined together with WSU to serve as the hospital base. Multiple community organizations such as GraceMed Health Clinic, Sedgwick County Children's Clinic and the Robert J. Dole Veteran's Administration Medical Center are affiliating with the program in order to address the large and diverse patient population in need of clinical care.

Needs Description

Access to oral health care for many rural and low-income Kansans remains an unmet need and unfulfilled promise. A recent resolution by the Kansas State Legislature noted that the burden of oral disease restricts activities in school, work and home and often significantly diminishes the quality of life by causing poor diet and nutrition, sleep disturbances, depression and impaired social interactions. Further, the resolution noted the enormous cost of acute dental conditions in terms of missed days of work and school each year.

The majority of Kansas counties (84), along with the cities of Topeka and Wichita, are designated as "Health Professions Shortage Areas" for dentistry by the federal government's Health Resources and Services Administration (HRSA). According to HRSA's Health Work Force Profile (1991–1998), the number of dentists in Kansas declined over that period while the state's population increased. At the end of the decade, the state's dentist-to-population ratio, an important measure of access, had declined by 13 percent. Kansas trails both the regional and national workforce averages with just more than 1,000 professionally active dentists for the entire state.

This trend is accelerating as the dental workforce is aging and fewer dentists are entering the profession in Kansas. In 2003, 37 percent of Kansas dentists were over 55 years old, with 17 percent of all dentists aged 65 years or more. However, only 11 percent of Kansas dentists are under 35 years old. Kansas faces the situation where hundreds of dentists are approaching retirement, and there is no mechanism to replace them.

Unless something systematic and immediate is done to intervene in this process, the state faces an oral health crisis situation, defined by a dwindling supply of dentists resulting in diminished access to care for all Kansans, with a disproportionate burden on inner-city and rural populations. This will result in increased morbidity and suffering for the citizens of Kansas. In order to meet its oral health care access and dental work force needs, the state of Kansas must succeed in accomplishing two goals:

1. Increase the number of dental graduates choosing to practice dentistry in Kansas.
2. Increase the number of dental graduates choosing to practice in under-served areas of Kansas.

This Advanced Education in General Dentistry Dental Residency program will be instrumental in achieving these goals. A building in which to conduct the training is essential.

Program Objectives

The Advanced Education in General Dentistry (AEGD) program will open with four to six residents as a one-year post-doctoral education experience with an optional second year. Multiple studies suggest that health care providers tend to practice where they train, and it is anticipated that residents recruited to Kansas for their training will permanently join the state oral health workforce. As soon as feasible, the program will expand to 10 residents per year and transition to a two-year program. First-year residents will train at Wichita State University's main dental clinic, located near the Eugene M. Hughes Metropolitan Complex at E. 29th Street N. and N. Oliver Street, with clinical rotations to GraceMed Health Clinic and the Robert J. Dole Veteran's Administration Medical Center. Second-year residents will rotate to clinical sites throughout the State of Kansas, emphasizing western Kansas sites. Additionally, visionary planning includes establishing a pediatric dentistry program to address the needs of children and patients with special needs.

Activities

This AEGD program will increase the resident's knowledge of oral and systemic interrelationships and manifestations in both healthy individuals and in those with abnormalities and diseases. The program will broaden clinical experiences and prepare trainees to manage the oral health of a wide range of patients.

Training is provided in all phases of General Dentistry including Pediatrics, Orthodontics, Periodontics, Operative/Restorative Dentistry, Endodontics, Prosthodontics, Implantology, Oral Surgery, Oral Medicine, Oral Pathology, Patient Management, Practice Management, Conscious Sedation and Risk Management. The curriculum includes weekly treatment planning conferences, monthly literature review meetings, seminars in, e.g., general dentistry and peer review, as well as participation in formal coursework/classes.

Regular Continuing Dental Education Courses are a vital part of our comprehensive curriculum.

Clinical service will provide approximately 2,000 visits per resident per year and will include pediatric dentistry, oral surgery, anesthesiology, orthodontics and community outreach clinics to supplement the comprehensive dentistry in the AEGD Clinic. Additionally, the AEGD program will be involved in community health fairs, dental leadership seminars, pre-dental club sponsorship, "Give a Kid a Smile Day" and the Kansas Mission of Mercy.

Program Statement Purpose

The purpose of this statement is to provide information needed for preliminary planning by the associate architect. Although this is the primary purpose, this document will also be used to communicate information to others, including the Kansas Board of Regents, Division of Budget, Division of Facilities Management, Joint Committee on State Building Construction and legislative staff. Therefore, this is a multi-purpose document, and some of the contents may not be applicable to all involved.

Additional details as required will be developed in concert with the architect by personnel representing the units assigned to the facility as coordinated by the Office of Facilities Planning.

Refinement of Program Information

It is probable that revisions of the information contained in this document will be forthcoming. This program statement is but the first step in the planning process, and should be considered a work in progress.

General Guidelines

The AEGD Planning committee shall provide general information to assist in the preparation of plans by the Project Architect. The description of spaces , although thorough, are not intended to be all-inclusive, nor does it preclude any additional information or pertinent details which the Architect will need to consider and develop in order to plan a successful project. To this end, as additional information becomes necessary, it will be developed in concert between the Architect, the AEGD Planning Committee and appropriate representatives of the University.

Applicable Codes

Design code requirements applicable to the AEGD project shall be those established by the State of Kansas Division of Facilities Management. At this writing said codes have been identified as those listed below. It shall be the responsibility of the Project Architect, however, to verify any code updates which may have occurred.

The codes and their editions intended to be used for this project include:

- International Building Code (IBC), 2006 Edition
- International Building Fire Code (IFC), 2006 Edition
- International Mechanical Code (IMC), 2006 Edition
- International Plumbing Code (IPC), 2006 Edition
- National Electric Code (NEC), 2005 Edition
- International Energy Conservation Code (IECC), 2006 Edition
- Kansas Fire Prevention Code
- Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG)

Planning for the Physically Challenged

Wichita State University is committed to providing a barrier-free environment for this special population. Design of the building should not only comply with the ADAAG Standards, but the architect is encouraged to exceed these requirements whenever practical.

Number of Floors

It is desired by the AEGD Planning Committee that the building have a first floor, second floor and as much unfinished basement space as possible. Of note, the architect's design concept will ultimately determine the number of floors based on the design aesthetic, environmental space and proposed project budget.

Elevator

An elevator will be provided to allow access to all building floors by the physically challenged.

Design Flexibility

Attention shall be given to structural and sub-system flexibility for future adaptability for space rearrangement, expansion, or new uses as the facility ages. Design to facilitate flexibility should include versatility of space for differing activates and functions, as well as expansion for future growth horizontally and/or vertically. Permanence of the new facility need not be compromised for the sake of flexibility; on the contrary, flexibility can enhance permanence.

Site

The project site is located at the Wichita State University Eugene M. Hughes Metropolitan Complex, at the southeast corner of N. Oliver Street and E. 29th Street N. The specific site for the building will be adjacent to N. Oliver Street, in the southwest corner of the site. A site location map is included later in this document.

The building budget will provide an allowance for installation of landscaping and irrigation systems. The University may or may not choose to include said improvements as part of the general contract.

Compatibility

The College of Health Professions and Wichita State University desire a successful project for the Advanced Education in General Dentistry (AEGD) Building, which results from creative design that is sensitive to the site, existing campus, and immediate environs. Special care must be given to protect the integrity of Wichita State University's architectural context, with attention to scale, building materials and colors so as to blend the design into the campus surroundings. The AEGD facility must be constructed to maintain or exceed minimum State and University construction standards.

Non-Assignable Rooms

Restrooms, mechanical rooms, custodial rooms, telecommunications rooms, etc., are vital to all university buildings. Typically, only assignable rooms are listed, such as those outlined in the Space Summary and Space Descriptions sections of this document. The aforementioned non-assignable rooms are generally a part of the net/gross ratio for a building.

Identification of Areas

The final design development plans for each floor will include a table showing room number and description, room code for this program and the net assignable square feet (NASF) of each room. The plans will also show the total NASF and gross square feet (GSF) for each floor and for the building.

Room numbering shall be consistent with the University system. The architect will submit plans for room numbering prior to completion of construction documents. The room numbers identified on the construction documents are to be the same as the signage placed on the doors and/or walls at completion of the project.

Construction documents shall address both interior and exterior signage for the building. In addition to room numbers, a system of room names, directional and informational signage, and building directory (ies) will be needed.

Utilities

- A new 2-inch water service line, based on anticipated load of toilets and dental operatory equipment, will be taken from the existing water main near Oliver Street.
- Gas service will be taken from the existing gas main near Oliver Street.
- The storm sewer systems will drain by gravity to City mains.
- The sanitary sewer systems will drain by gravity to City mains.
- Electric service will be obtained from a pad mounted transformer. Service at 277/480 volt, 3 phase, 60 Hertz will be delivered to the building.
- Telephone service will be taken from the existing underground line near Oliver Street.

Mechanical

The building heating and cooling system design will be based on sound energy conservation principles and will permit efficient operation, not only at design conditions, but also under varying or reduced loads. All air handling systems shall utilize outdoor air for cooling whenever ambient conditions permit. The overall building heating and cooling air handler systems will be designed for 10% spare capacity.

The following outdoor design temperatures will be used:

Winter	-5 DB degrees F.
Summer	101 DB/78 WB degrees F.

The following indoor design temperatures will be used:

Summer:	75 degrees F. DB 50% RH
Winter:	72 degrees F. DB (no humidity control)

Air-handling system will consist of indoor modular variable air volume unit(s). Space zoning will be provided by a mix of variable volume reheat boxes and fan terminal units, depending on space use and thermal exposure. Cooling will be via chilled water coil(s) in the air-handling unit(s). Space heating will be provided by the hot water heating coils at each terminal unit. Ventilation rates will be per ASHRAE Standard 62.1, Ventilation for Acceptable Indoor Air Quality.

The heating plant will consist of multiple modular condensing type high-efficiency hot water boilers, with variable volume pumping for energy conservation. Glycol based anti-freeze solution and pumped pre-heat coils will provide freeze protection for the pre-heat coils.

The cooling plant will consist of one or more air-cooled chillers installed at-grade outdoors, with variable volume pumping for energy conservation. Screening or fencing will be installed far enough away from the unit with adequate open area to provide proper airflow and maintenance access. Glycol based anti-freeze solution will provide freeze protection for the chiller evaporator barrel, outdoor chilled water piping and chilled water coils.

Design of the HVAC and service hot water systems is to be in accordance with ASHRAE Standard 90.1, Energy Standard for Buildings Except Low-Rise Residential Buildings.

Direct digital (DDC) controls are to be compatible with existing campus temperature control systems. Monitor and control of the building automation system can be provided from the existing campus workstations, if desired and if a proper communications link is made available.

Plumbing

All fixtures will be installed, trapped and vented in accordance with all applicable codes. Accessible fixtures will be provided where required.

A central domestic water heating system will include recirculating pumps.

The storm water system will consist of roof drains and interior downspouts. Overflow drains will be provided and piped per local requirements.

Electrical

Electrical service will be underground. Service capacity, exclusive of heating requirements, if any, will be a minimum of 14 watts/gross square foot.

Power distribution systems for fluorescent lighting, air conditioning equipment and motors over 1/3 HP will be at 480/277 volt, 3 phase, 60 Hz. Power distribution systems for incandescent lighting, convenience outlets, and computer equipment power will be at 120/208 volt, 3 phase, 60 Hz, served from step down transformers. All power systems will be provided with an earth ground system meeting all applicable codes and industry standards. Distribution panelboards will be circuit breaker type. Lighting and receptacle panelboards will be circuit breaker type. All panelboards will be located in service closets. Main distribution switchgear will have a minimum of 25% spare capacity for future expansion. Power supply for lighting systems will be extended to junction boxes in the ceiling spaces on each floor. The distribution system will provide 3 watts/square foot for lighting power. Convenience power for general areas at 2 watts/square foot will be supplied.

Emergency power from a natural gas driven generator will be provided. The generator will provide full operating power to the fire alarm system, exit and emergency egress lighting. The generator will be approximately 200 KW at 277/480 volt, 3 phase, 4 wire.

General lighting levels following Illumination Engineering Society (IES) recommendations will be provided for all interior spaces. Lighting will be locally switched and will meet all applicable code requirements. Special consideration shall be given to eliminating glare in clinical treatment areas, and at all locations where the potential for computer use exists. All fluorescent fixtures should include electronic ballasts and T8 lamps. Fluorescent lamps are also preferred at downlights. The lighting system will include exit and emergency lighting as required by code.

Dedicated power circuits with surge protection will be provided for computer work stations.

Exterior pole lighting will be metal halide.

Telecommunications

It is anticipated that this building will make use of the latest telecommunications technology available with such features as full video, data and voice transmission. A full discussion of design requirements will take place further into the project, however, minimum requirements will include: fiber optic cable and hardware from the mainframe telecommunication switch to the building and main trunks between floors to individual stacked terminal rooms.

The building design will allow for horizontal and vertical distribution of communication and data wiring between all areas of the building. Wall boxes with empty conduit to ceiling void will be provided for cable TV in areas indicated.

It is desired to project wireless technology in all meeting rooms and offices. Other specific locations for wireless connectivity are noted in the following pages.

Doors, Windows and Hardware

Where new aluminum and glass doors for outside entrances are used, they shall be sturdy, heavy gauge metal with wide stiles and rails. The frames need to be of equal quality, strength and stability.

Where windows are provided and wherever practical, the windows shall be operable to allow ease of cleaning from within the building and to allow ventilation in the event that the HVAC system becomes inoperable. Windows must be lockable and provisions for sun control shall be considered.

Hardware shall utilize Corbin Russwin mortise locksets and standard cylinders compatible with existing campus door hardware. Removable blank cylinders will be keyed by the university.

Disaster Management

All pipes, ducts, etc., shall be clearly marked for content and direction of flow. A concise manual (with schematics) should be prepared to assist untrained personnel in locating valves so they can handle emergency situations.

Fire Alarm System

An addressable fire alarm system, compatible with other University systems, will be provided throughout the building. Audio-visual alarms will be provided. Pull stations will be provided at all exists. Smoke detectors will be provided throughout the corridors of the building and in appropriate air handlers. A signal will be provided to shut down air handlers.

Fire Suppression System

It is not anticipated that an automatic fire suppression system will be required as part of this facility.

Movable Equipment

All movable equipment will be furnished by the University and will not be a part of the construction contract.

First Floor — Conference Center and Clinic

Entrance

Atrium		700 sf
Reception		200 sf
Entrance Subtotal		900 sf

Conference Center

Lobby		1,500 sf
Auditorium		2,000 sf
Meeting Room A		1,000 sf
Meeting Room B		1,400 sf
Meeting Room C		1,000 sf
Table Storage		300 sf
Prep Kitchen		300 sf
Technology Room		300 sf
Simulation Lab		1,350 sf
Conference Center Subtotal		9,150 sf

Clinic

Clinic Waiting		1,000 sf
Clinic Reception		350 sf
Work Room		200 sf
Records		125 sf
Patient Consultation	2 x	100 sf
Dental Treatment Room	18 x	150 sf
Orthodontics		800 sf
X-Ray		200 sf
Surgery Room	2 x	225 sf
Recovery Room		125 sf
Staff Work Area		250 sf
Laboratory		375 sf
Sterilization		325 sf
Supply Storage		250 sf
Clinic Subtotal		7,350 sf

First Floor Programmed NASF ..... 17,400 sf

Space Summary

Second Floor — Administration and Faculty

Office

Office Reception / Waiting		400 sf
Director Office		450 sf
Conference Room		600 sf
Consultation / Meeting Room	2 x	125 sf
Work Room		100 sf
Faculty Office	6 x	150 sf
Resident Offices		800 sf
Business Manager Office		175 sf
Business Office		1,200 sf
Staff Locker Rooms	2 x	200 sf
Staff Break Room		450 sf
Office Subtotal		5,725 sf
Second Floor Programmed NASF		**5,725 sf**

Basement — Unfinished and Mechanical

Unfinished	9,800 sf
Basement Programmed NASF	**9,800 sf**

Total Programmed NASF	**32,925 sf**
Gross/Net Ratio	**1.43**
Estimated Total GSF	**47,000 sf**

Lobby

Entrance	700 sf	This space serves as the main entrance for the public, and should promote a welcoming and professional image. This space should be able to accommodate potential donor recognition displays.
Reception	200 sf	This space will house an administrative assistant to direct visitors to the conference center, clinic, or office areas. The space will contain a built-in reception desk, computer, office chair, file cabinets, etc. The following utilities will be required: 110V, voice/data. The space should be directly in line with the front entrance for maximum visibility.

Conference Center

Lounge	1,500 sf	This space will serve as a gathering space for meetings and events in the conference center. It will be a place for event attendees to relax, visit with others, or use a mobile PC prior to or during breaks in meetings. The space will contain a variety of comfortable seating , end tables, display cases, etc. The following utilities will be required: 110V, wireless. The room should be located directly off the front entrance/reception, and near the auditorium, meeting rooms, public restrooms and patio.
Auditorium	2,000 sf	The auditorium will be a multi-purpose meeting/ seminar room designed to host lectures, recruitment programs, continuing education courses, graduation ceremonies, etc. It will have fixed auditorium seating for 100-120 people and a raised stage area. Design of the room should include provisions for projector mount and media podium for electronic presentations. Fixed equipment includes projection screen(s), sound system, stage and house lighting. A 180 sf storage closet should be accessible from within the space. The following utilities will be required: 110V, cable TV, voice/data, wireless. This room should be located adjacent to the lobby and near the meeting rooms and public restrooms.

Conference Center

Outdoor Patio	1,000 sf	The outdoor patio will be used for receptions, gatherings, catered meals, etc., during warm weather months. It should be enclosed with brick columns and ornamental fencing. The following utilities will be required: 110V, cold water. This space should be located adjacent to the lobby, near the auditorium and meeting rooms.
Meeting Room A	1,000 sf	Meeting Room A will be a multi-purpose meeting/ conference room used for classroom instruction, continuing education courses, lectures, etc. The room will be carpeted and will contain tables and chairs for 40 people. Design of the room should include provisions for projector mount and media podium for electronic presentations. Fixed equipment includes projection screen and sound system. Coat closets should be located within the room. The following utilities will be required: 110V, cable TV, voice/data, wireless. This room can be combined with Meeting Room B via a movable wall to accommodate larger groups. This room should be located adjacent to the lobby and near the public restrooms and auditorium.
Meeting Room B	1,400 sf	Meeting Room B will be a multi-purpose meeting/ conference room used for classroom instruction, continuing education courses, lectures, etc. The room will be carpeted and will contain tables and chairs for 60 people. Design of the room should include provisions for projector mount and media podium for electronic presentations. Fixed equipment includes projection screen and sound system. Coat closets should be located within the room. The following utilities will be required: 110V, cable TV, voice/data, wireless. This room can be combined with Meeting Rooms A and C via movable walls to accommodate larger groups. This room should be located adjacent to the lobby and near the public restrooms and auditorium.

Space Descriptions

Meeting Room C	1,000 sf	Meeting Room C will be a multi-purpose meeting/ conference room used for classroom instruction, continuing education courses, lectures, etc. The room will be carpeted and will contain tables and chairs for 40 people. Design of the room should include provisions for projector mount and media podium for electronic presentations. Fixed equipment includes projection screen and sound system. Coat closets should be located within the room. The following utilities will be required: 110V, cable TV, voice/data, wireless. This room can be combined with Meeting Room B via a movable wall to accommodate larger groups. This room should be located adjacent to the lobby and near the public restrooms and auditorium.
Table/Chair Storage	300 sf	This room(s) will provide space for storage of tables and chairs used in the meeting rooms. The following utilities will be required: 110V. The room should be accessible from within or immediately adjacent to the meeting rooms.
Prep Kitchen	300 sf	The Prep Kitchen will be used for food serving and cleanup of catered meals. The room will have a non-absorptive floor finish. Fixed equipment includes: stainless steel counters and a three-compartment sink. Space will be provided for a refrigerator, ice machine, and coffee and tea brewers. The following utilities will be required: minimum (6) 110V 20 amp outlets, hot/ cold water, sewer. The room should be located near the meeting rooms and lobby, and easily accessible from a service entrance for catered food deliveries.
Technology Room	300 sf	The Technology Room will be used to display current technology in dentistry for educational and training purposes. The room should have audio/visual broadcast capabilities for viewing in the Auditorium and/or Meeting Rooms. The room will have a non-absorptive floor finish. The following utilities will be required: 110V, voice/data, compressed air, suction, hot/cold water, sewer. The room should be in a highly visible location near the front entrance, separate from the clinic.

Simulation Lab	1,350 sf	The Simulation Lab will serve as an education and training facility for residents and staff, accommodate continuing education courses, and facilitate mentoring/shadow programs for students interested in careers in dentistry. The room will accommodate 24 training manikin stations/operatories and one instructor manikin station/operatory with video projection capability. Fixed equipment will include provisions for projector mount and a projection screen (s). The following utilities will be required: 110V, voice/ data, compressed air, suction, hot/cold water, sewer. The room should be located off a public corridor accessible from the front entrance, separate from the clinic.
Public Restrooms	2 x 350 sf	The public restrooms will provide accessible facilities for users of the conference center and clinic waiting area. The rooms should contain adequate facilities to accommodate maximum utilization of the auditorium and meeting rooms. Floor finish will be non-absorptive. The following utilities will be required: 110V, hot/cold water, sewer. The restrooms should be located adjacent to the lobby, near the auditorium, meeting rooms and clinic waiting area.

Clinic

Clinic Waiting	1,000 sf	The Clinic Waiting Room will provide a waiting area for 25 people. The room will be carpeted and will accommodate chairs, couches, end tables, literature racks, coat racks, etc. The design and furnishings of the room should be made to accommodate children in the waiting area. The space should also include a coffee bar with counter, lockable storage cabinets, 110V, hot/ cold water, sewer. This room should be visible and easily accessible from the front entrance, and located adjacent to the Clinic Reception.
Clinic Reception	350 sf	The Clinic Reception space will provide an area for staff to receive incoming and outgoing patients. It will contain built-in reception counter and desk space, and will accommodate computers, desk chairs, and file cabinets. The following utilities will be required: 110V, voice/data. The room should be adjacent to the clinic waiting area, work room and records room, and visible from the front entrance.

Space Descriptions

Work Room	200 sf	The Work Room will be an administrative supply storage and work area. The room will have a hard surface floor and will contain a counter, cabinets and shelving for storage, and accommodate a fax machine and copy machine. The following utilities will be required: 110V, voice/data. The room should be adjacent to the main reception and clinic reception areas.
Records	125 sf	The Records room will provide shelving space to securely store confidential patient records. The room should be adjacent to the clinical reception area to restrict public access and allow for visual observation by staff.
Patient Consultation	2 x 100 sf	The Patient Consultation rooms will allow staff and residents to discuss treatment plans, informed consents and financial arrangements with patients in a private setting. Each room will be carpeted and will accommodate a desk with computer, office chair, two patient chairs, and x-ray viewbox. The following utilities will be required: 110V, voice/data. These rooms should be located near the clinical reception area and clinic waiting area.
Dental Treatment Room	18 x 150 sf	The Dental Treatment Rooms will provide space to examine and treat patients. Each room should have a non-absorptive floor finish, and should be semi-private with full-height walls on three sides and a partial full-height wall on the corridor side with two access points. Each room will be a full dental operatory to accommodate a dental chair, lights, cabinetry, and handwashing stations. The following utilities will be required: 110V, voice/data, compressed air, suction, hot/cold water, sewer. The treatment rooms should be located in close proximity to supply storage, sterilization, and the staff work area.

Orthodontics	800 sf	The Orthodontics room will provide open space to examine and treat multiple orthodontic patients. The room will accommodate six full dental operatories to include dental chair, lights, and cabinetry. A central island will contain additional cabinetry and handwashing stations. The following utilities will be required: 110V, voice/data, compressed air, suction, hot/cold water, sewer. The orthodontics area should be located in close proximity to supply storage, sterilization, and the staff work area.
X-Ray	200 sf	The X-Ray room will provide space for staff to perform x-ray examinations of patients. The room should have a non-absorptive floor finish. The following utilities will be required: 110V, voice/data. The x-ray room should be located near the patient treatment rooms and orthodontics room.
Dental Surgery Room	2 x 225 sf	The Dental Surgery rooms will provide space for examination, treatment and oral surgery. Each room should have a non-absorptive floor finish and will accommodate a full dental operatory to include dental chair, lights, cabinetry, and handwashing stations. The following utilities will be required: 110V, voice/data, compressed air, suction, medical gases, hot/cold water, sewer. The surgery rooms should be located in close proximity to the recovery room, supply storage, sterilization, and the staff work area.
Recovery Room	125 sf	The Recovery Room will be used to manage and observe patients after conscious sedation, prior to discharge. This room will accommodate lounge chair seating for 2 patients and space to store an emergency crash cart, medical equipment and medications. Fixed equipment will include cubicle curtains to separate patients. The following utilities will be required: 110V. The recovery room should be located next to the surgery rooms, off a non-public corridor.

Space Descriptions

Staff Work Area	250 sf	The Staff Work Area will serve as a secondary work area for residents in the AEGD program, in close proximity to the clinic. The room will contain a built-in work counter, upper cabinets, general and task lighting, and will accommodate 4 computer workstations, office chairs and file cabinets. The following utilities will be required: 110V, voice/data. The room should be located within the clinic, near the patient treatment rooms.
Laboratory	375 sf	The Laboratory will provide dental laboratory services for the clinic in order to fabricate crowns, bridges, complete and partial dentures, retainers, appliances, etc. The room will have a non-absorptive floor finish. The room will contain built-in cabinetry, sinks and shelving. The following utilities will be required: 110V, voice/data, gas, vacuum, exhaust, hot/cold water, sewer. This room should be located near supply storage and the treatment rooms.
Sterilization	325 sf	The Sterilization room will contain equipment to sterilize all instruments and materials that have direct patient contact. It must adhere to strict infection control guidelines and OSHA regulations. The room will have a non-absorptive floor finish. It will accommodate sterilization equipment, cabinetry, shelving, and sinks. The following utilities will be required: 110V, voice/data, exhaust, hot/cold water, sewer. This room should be located near supply storage and the treatment rooms.
Supply Storage	250 sf	This room will provide space for storage of dental equipment, materials and supplies in bulk. The room will have a non-absorptive floor finish. The room will accommodate movable shelving units. The following utilities will be required: 110V. The room should be located near the treatment rooms and laboratory.
Patient Toilet	2 x 50 sf	These rooms will provide accessible restroom facilities for patients. The rooms will contain a toilet, wall-mounted sink and coat hook. Floor finish will be non-absorptive. The following utilities will be required: 110V, hot/cold water, sewer. The rooms should be located near the treatment rooms.

Staff Toilet	50 sf	This room will provide accessible restroom facilities for employees. The room will contain a toilet, wall-mounted sink and coat hook. Floor finish will be non-absorptive. The following utilities will be required: 110V, hot/cold water, sewer. The room should be located near the treatment rooms and open from a non-public corridor.

Office

Office Reception/Waiting	400 sf	The Office Reception/Waiting area will provide office space for an administrative assistant, as well as a reception/waiting area for visitors. The room will be carpeted and will contain a built-in reception desk, and will also accommodate file cabinets and soft seating for 4-6 guests. The following utilities will be required: 110V, voice/data. The room should be easily accessible from the front entrance and reception via stairs and elevator and adjacent to the conference room.
Director Office	450 sf	The Director Office will provide office and private meeting space for the AEGD program director. The room will be carpeted and will be adjacent to a 6'x8' storage closet. The room will accommodate a desk, office chair, file cabinets, bookshelves, a conference table with five chairs, and soft seating. The following utilities will be required: 110V, cable TV, voice/data. The room should be adjacent to the office reception/ waiting area.
Conference Room	600 sf	The Conference Room will provide space for 20 people. The room will be carpeted and will contain a counter with built-in cabinets below. Design of the room should also include provisions for projector mount and projection screen for electronic presentations. The following utilities will be required: 110V, cable TV, voice/data. This room should be located adjacent to the office reception/waiting area.

Consultation/Meeting Room	2 x 125 sf	The Consultation/Meeting Rooms will be allow business office staff to discuss financial arrangements with patients in a private setting. They can also double as small meeting rooms for faculty and residents. Each room will be carpeted and will accommodate a desk with computer, office chair, and two patient chairs. The following utilities will be required: 110V, voice/ data. These rooms should be located near the office reception area and business office.
Work Room	100 sf	The Work Room will be an administrative supply storage and work area. The room will have a hard surface floor and will contain a counter, cabinets and shelving for storage and accommodate a fax machine and copy machine. The following utilities will be required: 110V, voice/data. The room should be adjacent to the administrative assistant and easily accessible from the faculty offices, resident offices and business office.
Faculty Office	6 x 150 sf	The Faculty Offices will provide office space for faculty. The rooms will be carpeted and will accommodate a desk with computer, office chair, file cabinets, and guest chairs. The following utilities will be required: 110V, voice/data. The rooms should be located near the resident office and work room.
Resident Office	800 sf	The Resident Office area will serve as flexible office space for residents in the AEGD program for literature review, reading assignments, preparation, recording patient notes, etc. The room will be carpeted and will accommodate modular office furniture for 8 residents, computers, office chairs, and file cabinets. The following utilities will be required: 110V, voice/data. The room should be easily accessible from the clinic via stairs, and located near the faculty offices and work room.

Space Descriptions

Business Manager Office	175 sf	The Business Manager Office will provide office space for the business manager. The room will be carpeted and will accommodate a desk with computer, office chair, file cabinets, and guest chairs. The following utilities will be required: 110V, cable TV, and voice/ data. The room should be adjacent to the business office, near the work room and consultation/ meeting rooms, and should be easily accessible from the office reception/waiting area.
Business Office	1200 sf	The Business Office area will serve as flexible office space for the daily business and finance operations of the clinic. The room will be carpeted and will contain 20 lf of built-in upper and lower cabinets for storage. The room will accommodate modular office furniture for 12 people, computers, office chairs, and file cabinets. The following utilities will be required: 110V, voice/data. The room should be adjacent to the business manager office, near the work room and consultation/meeting rooms, and should be easily accessible from the office reception/waiting area.
Staff Restrooms	2 x 175 sf	These rooms will provide accessible restroom facilities for faculty, residents and staff. The rooms will contain 2 toilets (women), 1 toilet and 1 urinal (men), and 1 sink with counter. Floor finish will be non-absorptive. The following utilities will be required: 110V, hot/cold water, sewer. The locker rooms should be accessible from within the restrooms.
Locker Rooms	2 x 200 sf	The Locker Rooms will provide changing and locker facilities for staff. Each will contain 20 lockers, benches, shelving for scrubs and personal protective gear, and one private shower. The following utilities will be required: 110V, hot/cold water, sewer. The room should be accessible (but separate) from the staff restrooms to allow the toilet facilities to be shared.

Staff Break Room	450 sf	The Staff Break Room will provide space for staff to spend during breaks and while eating meals. The room will have a non-absorptive floor finish. The room should have built-in counter with cabinets below and a sink, and also accommodate tables and chairs for 12, space for microwave, refrigerator/freezer, and three vending machines. The following utilities will be required: 110V, hot/cold water, sewer. The room should be located near the staff restrooms and locker rooms. An alternative location for the break room could be on the basement level.

Basement

Mechanical	2,000 sf	The Mechanical room will accommodate equipment related to building utilities. Floor finish will be sealed concrete. The room will contain the boiler, air handing units, electrical main distribution switchgear, phone/ data service and distribution, and other equipment necessary for building operations.
Unfinished	9,800 sf	The clinical portions of the building should have a full unfinished basement underneath to allow access to all utility lines serving the clinic. In addition, the basement will provide flexibility for future expansion needs and should be designed to accommodate future clinical uses.

Exterior

Exterior Communication Tower		An exterior tower is desired to provide identification signage and communication for the building. Electronic LED message boards will be provided on two sides of the tower, for communications ranging from time and temperature to announcements of upcoming events. The tower will be located near the main entrance to the building, and should be visible from Oliver Street.

Estimated Construction Costs

Basement

Unfinished	13,028 sf	x	$ 70 / sf	= $ 911,960	
Basement Total					**$ 911,960**

First Floor

Clinical	12,200 sf	x	$ 220 / sf	= $ 2,684,000	
Auditorium	2,208 sf	x	$ 200 / sf	= $ 441,600	
Conference Rooms	6,480 sf	x	$ 180 / sf	= $ 1,166,400	
Office	3,082 sf	x	$ 170 / sf	= $ 523,940	
First Floor Total					**$ 4,815,940**

Second Floor

Conference Room	667 sf	x	$ 180 / sf	= $ 120,060	
Office	9,328 sf	x	$ 170 / sf	= $ 1,585,760	
Second Floor Total					**$ 1,705,820**

Site

Sitework	$ 500,000	
Exterior Communication Tower	$ 250,000	
Site Total		**$ 750,000**

Total Estimated Construction Costs **$ 8,183,720**

Estimates do not include dental equipment, furnishings, or contingency.

Project costs are estimated using Quarter 3 2008 pricing.

Pricing does not reflect a bona fide bid. Pricing is a projection of where prices may come in, using historical databases, national standards, and local contractors.

Phased Project Development

Development of the proposed Advanced Education in General Dentistry facility will occur in phases. The initial phase will include the clinic and office areas, and will be constructed with private funding as a Wichita State University Foundation building project. Future phase(s) would be for the proposed conference center, and possibly a pediatric dentistry addition. The initial phase has an estimated project budget of $6.4 million.

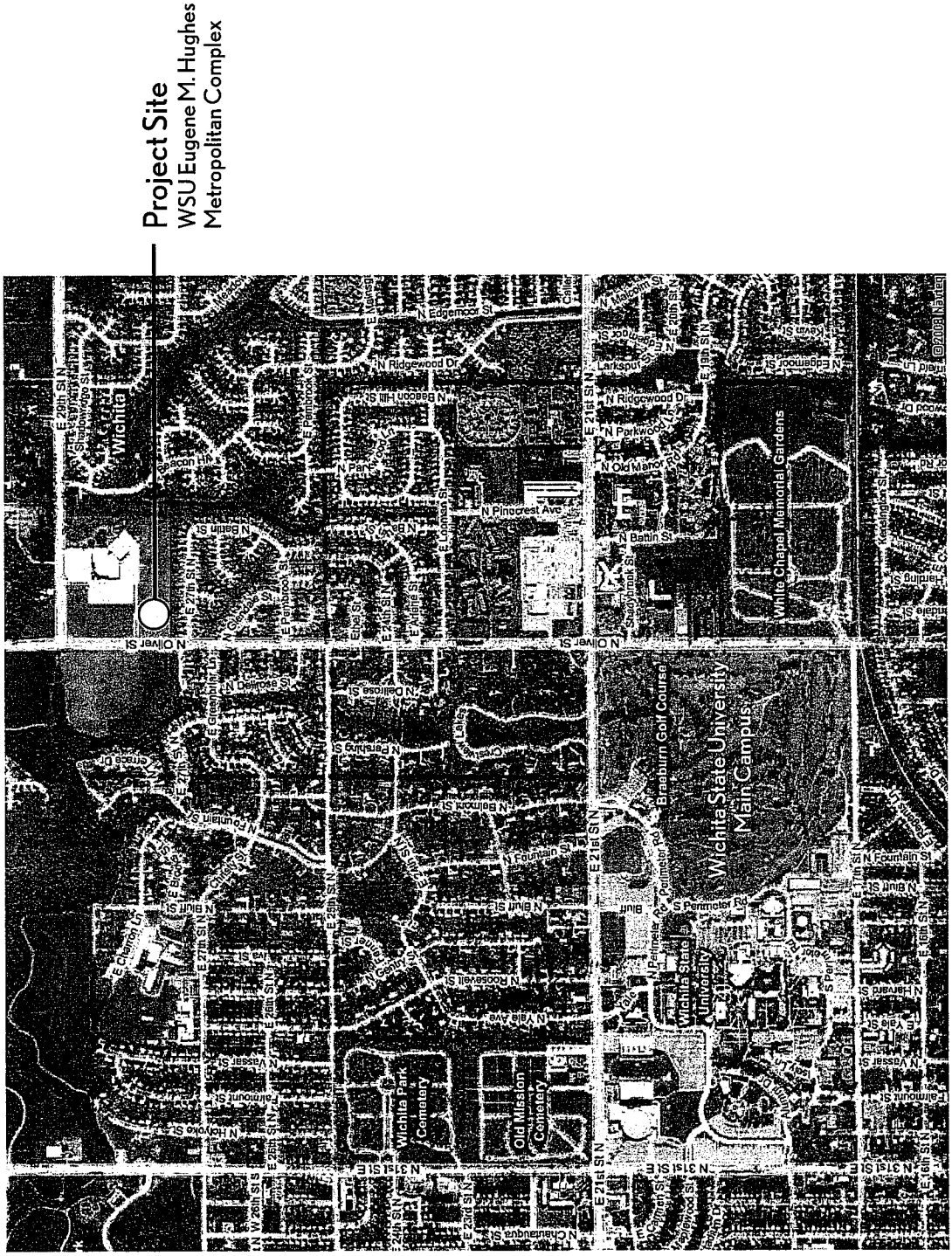
Estimated Project Budget (Phase 1)

Construction Cost	**$ 5,400,000**
Includes fixed equipment and sitework	
A/E Fees	**$ 320,000**
Movable Equipment	**$ 200,000**
Project Contingency	**$ 400,000**
Miscellaneous Costs	**$ 80,000**
Total Estimated Project Budget (Phase 1)	**$ 6,400,000**

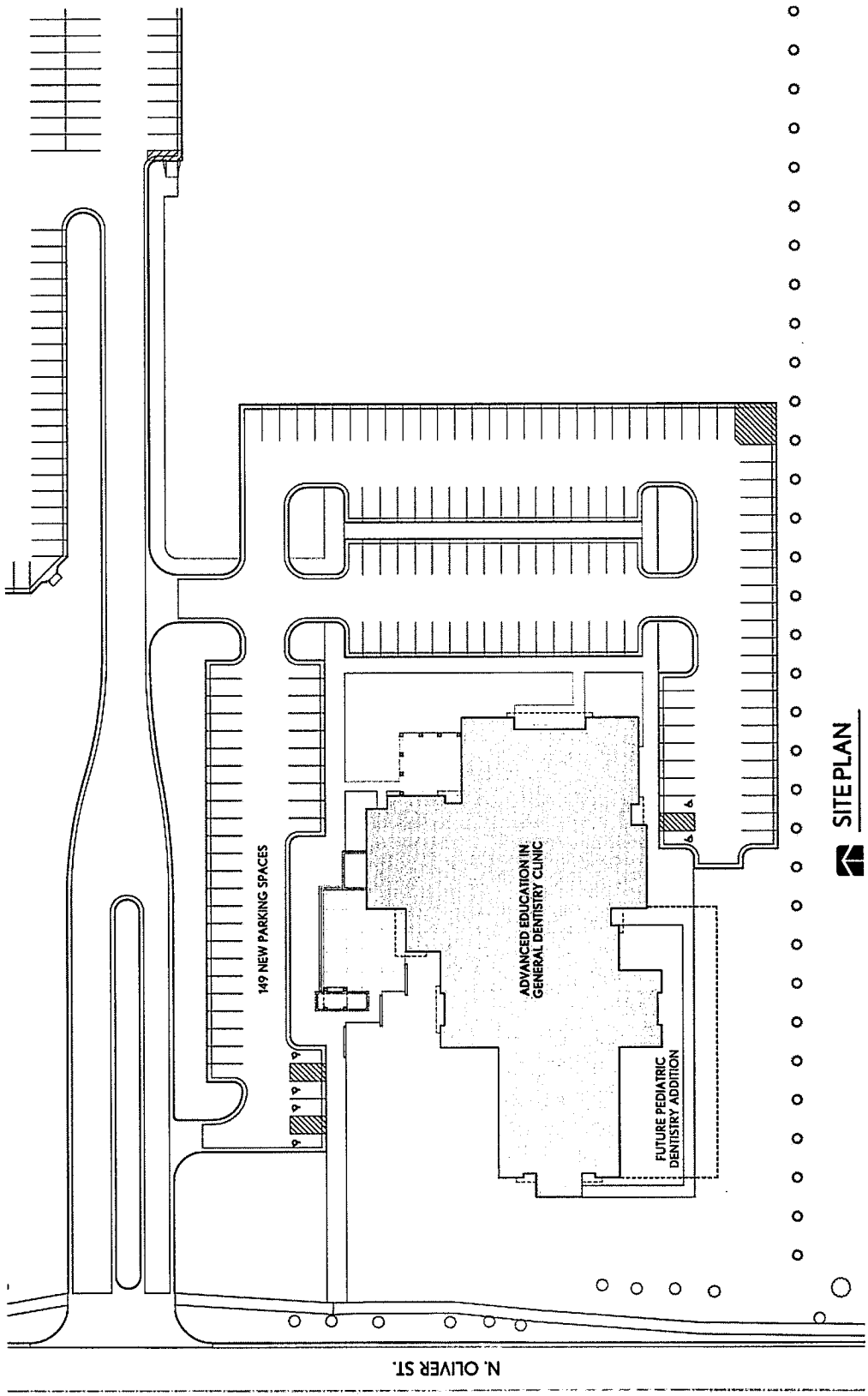
Servicing New Building

This new building will house and accommodate a recently established dentistry program within the College of Health Professions. No existing space on campus will be vacated due to the new construction. Further, Wichita State University commits to funding the annual maintenance and operation costs for this privately funded building.

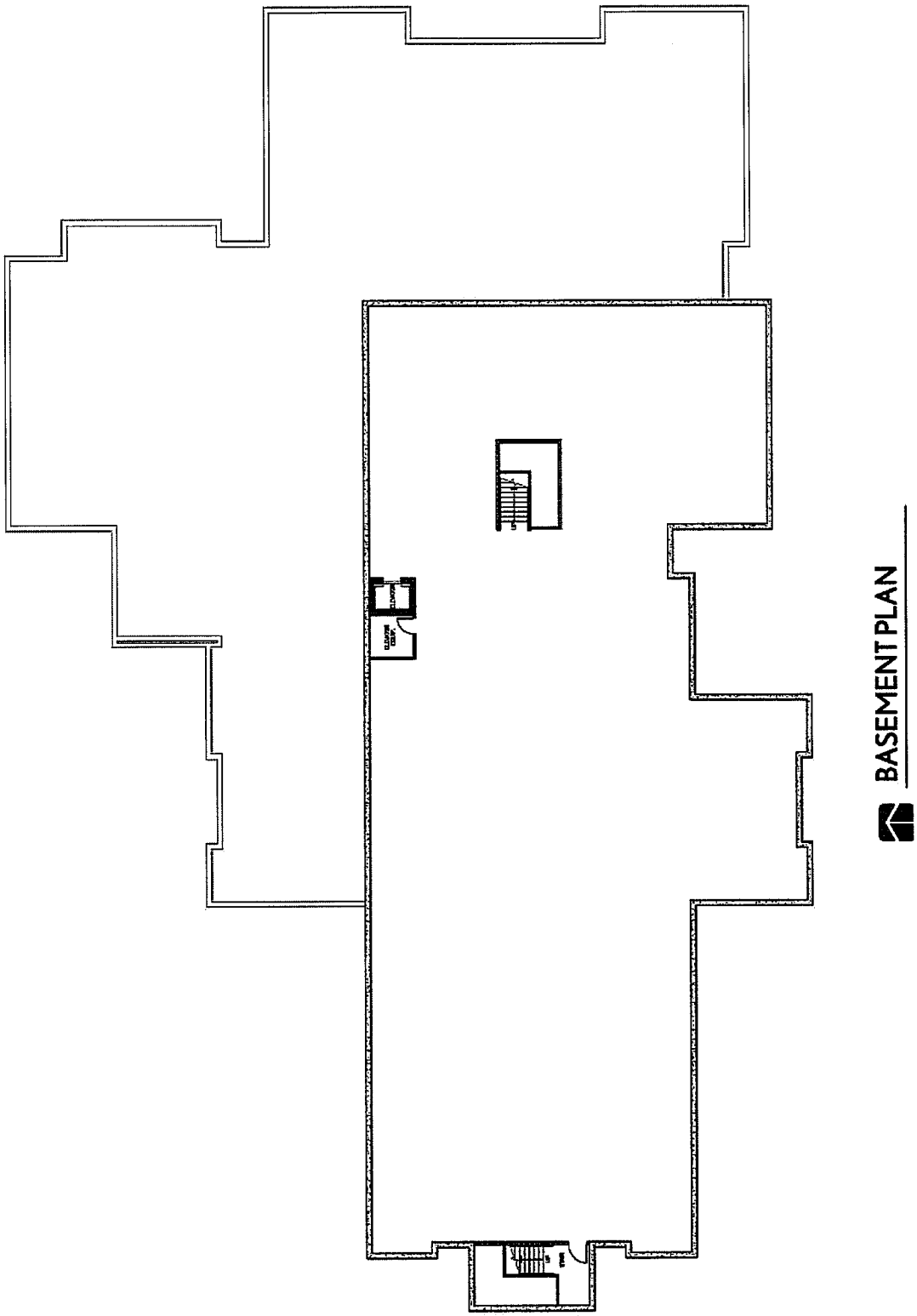
Project Location Map



Conceptual Site Plan

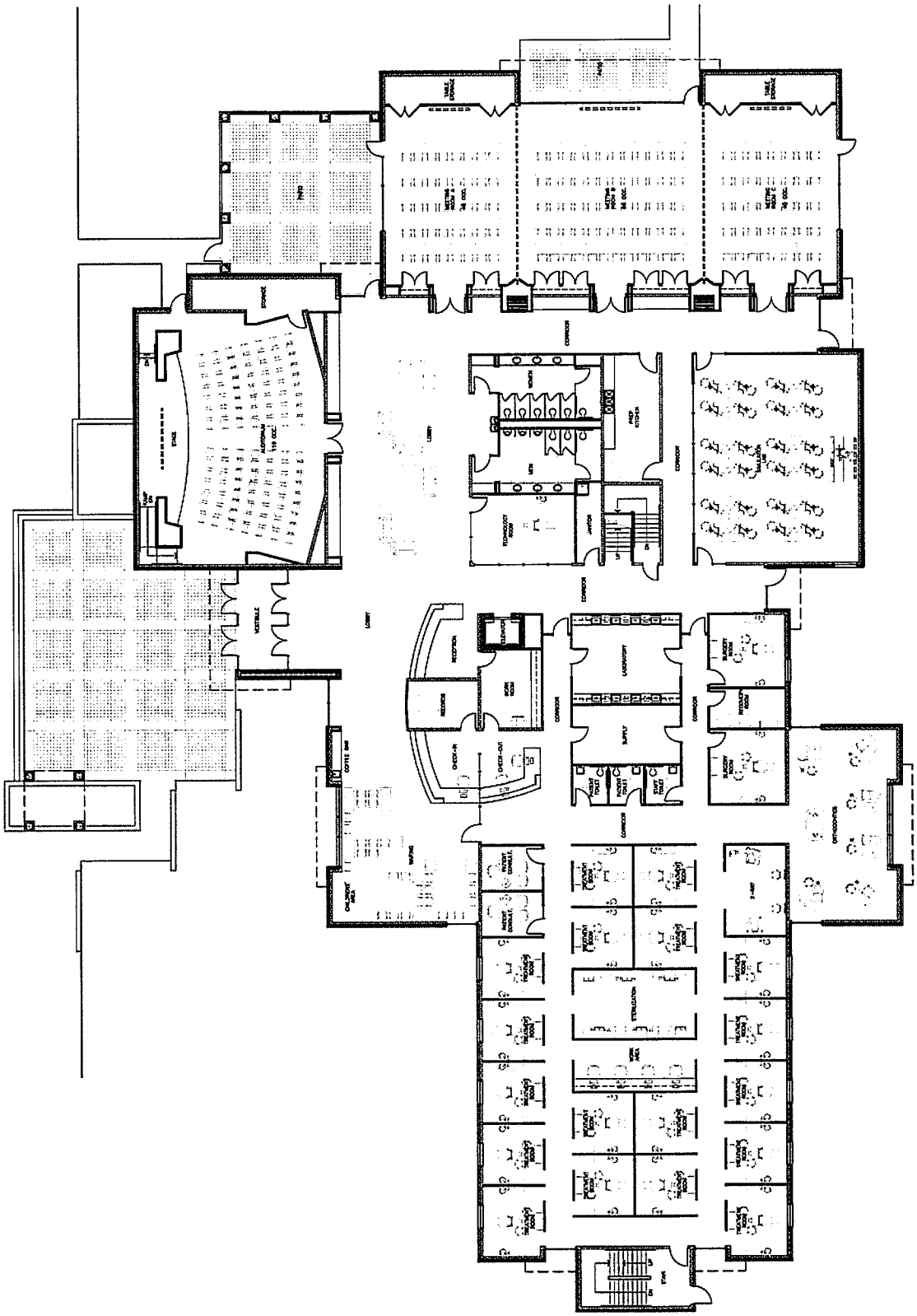


Conceptual Floor Plan



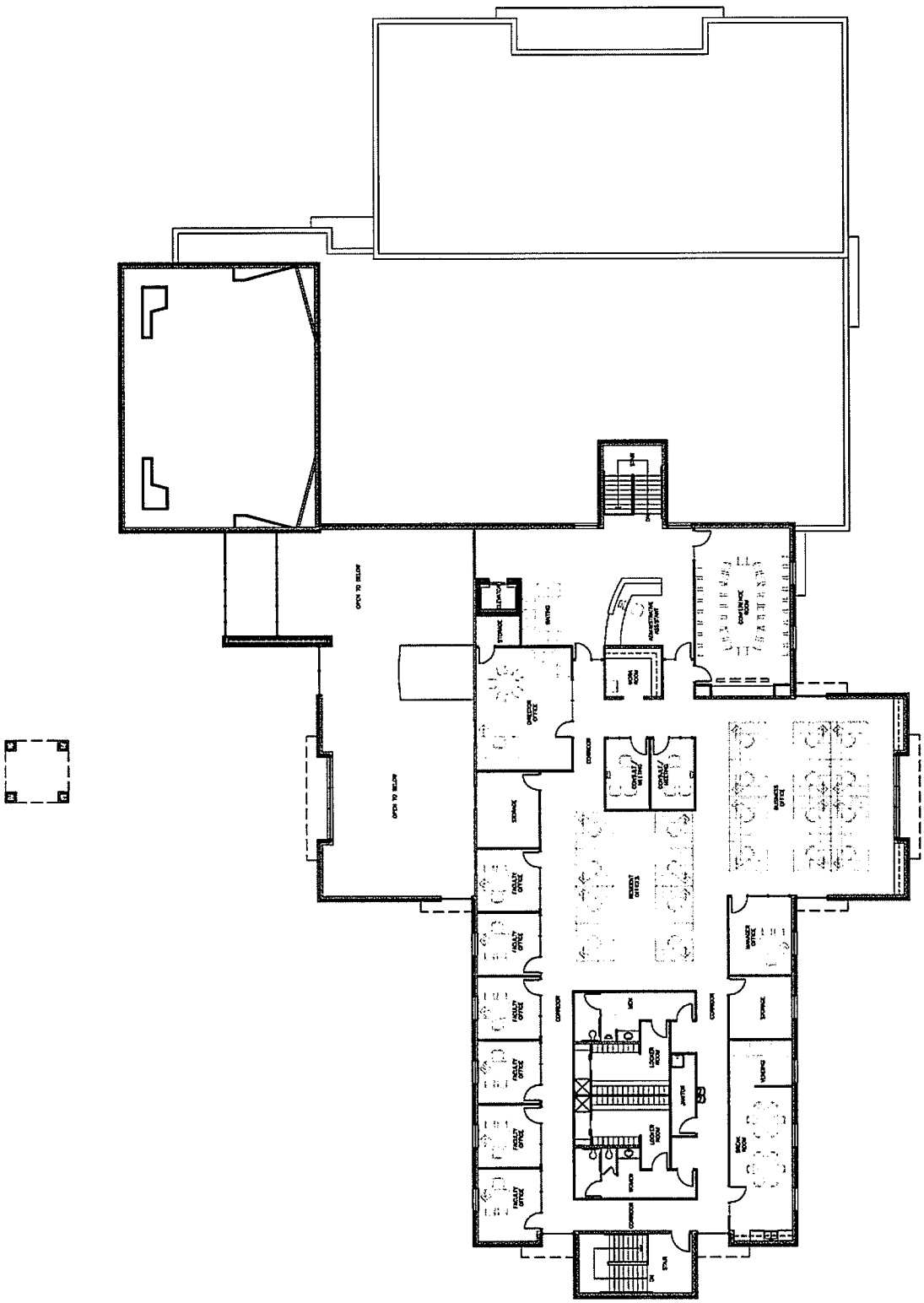
BASEMENT PLAN

Conceptual Floor Plan



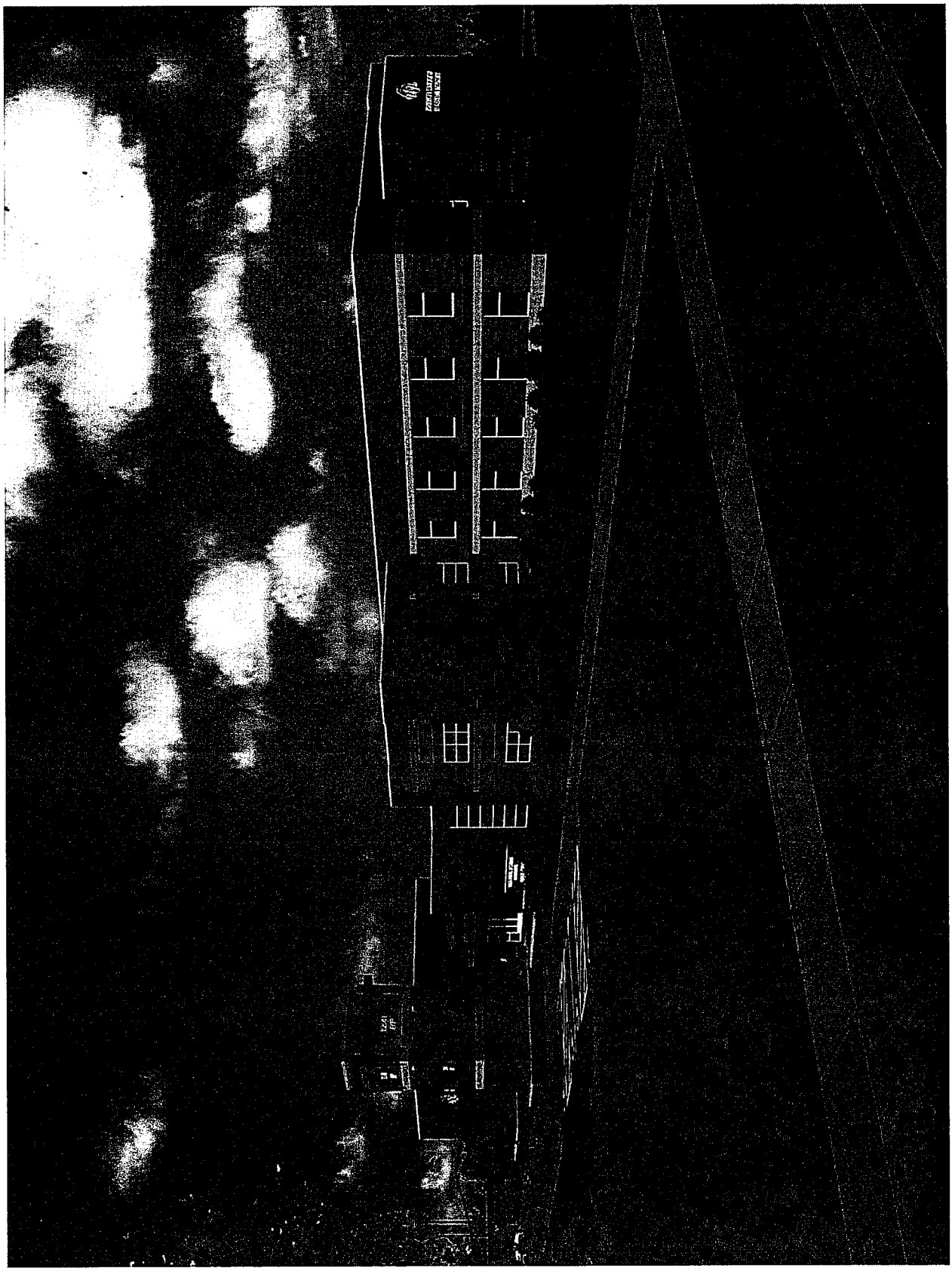
FIRST FLOOR PLAN

Conceptual Floor Plan



SECOND FLOOR PLAN

Conceptual Rendering



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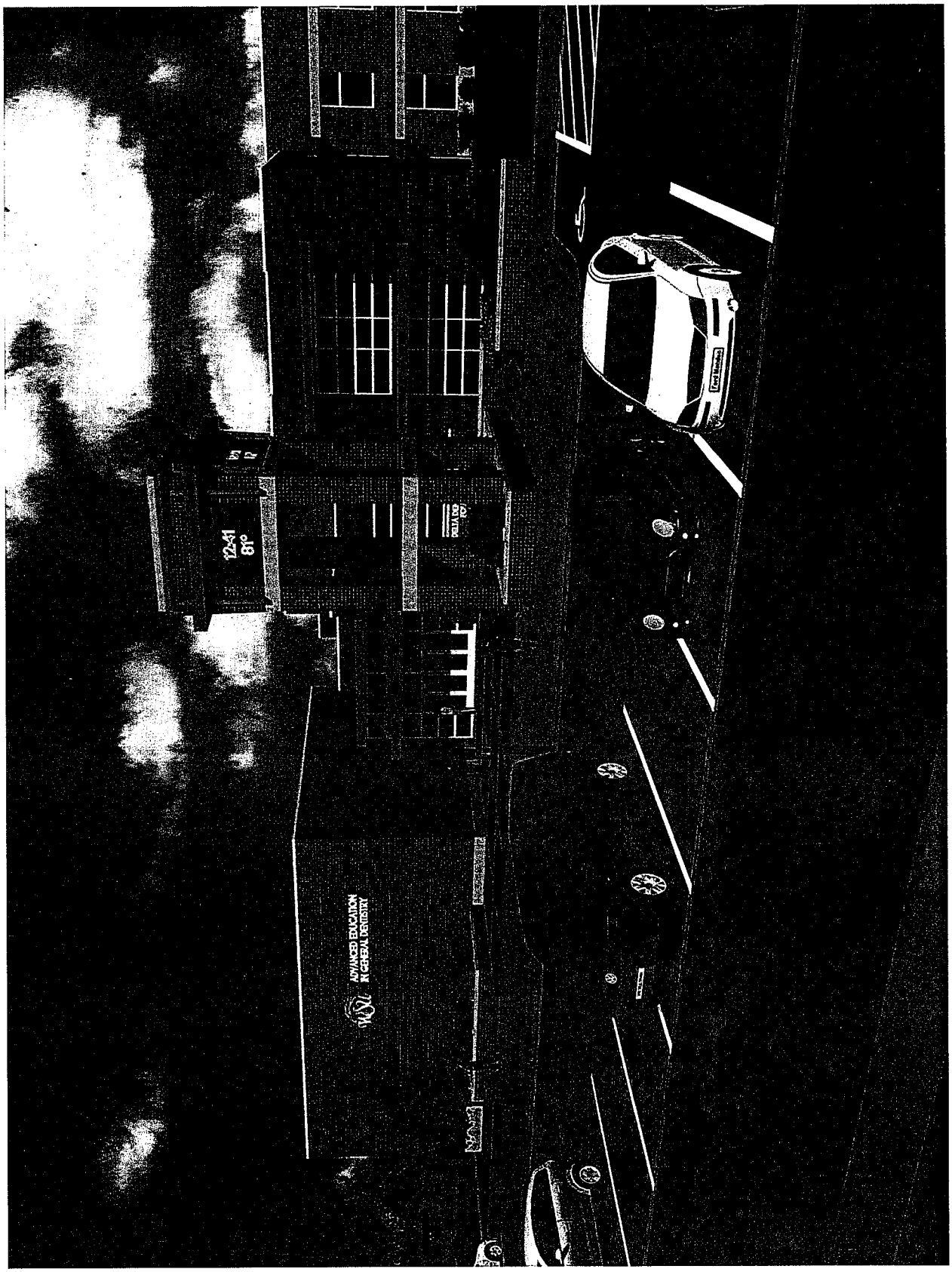

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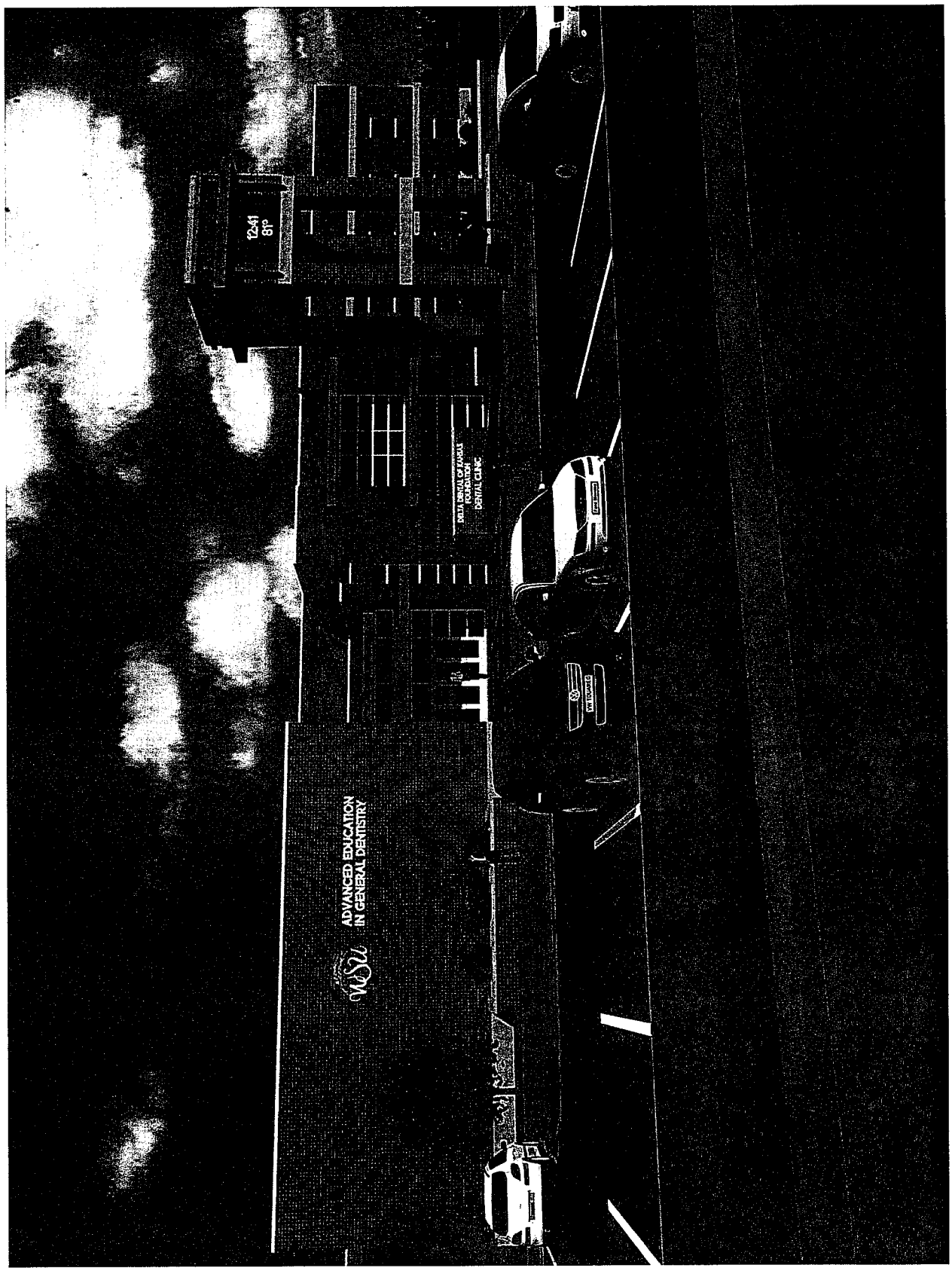

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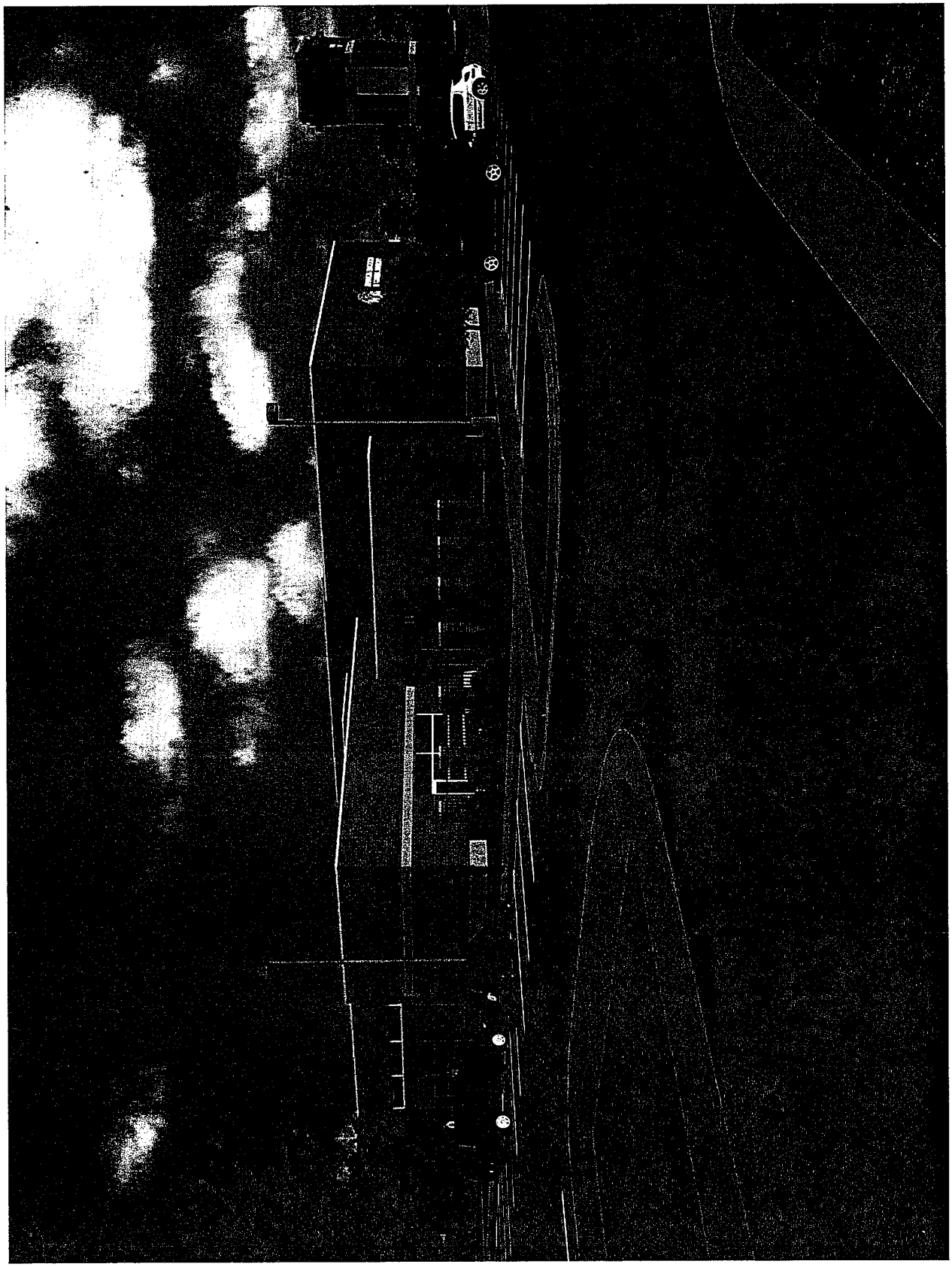
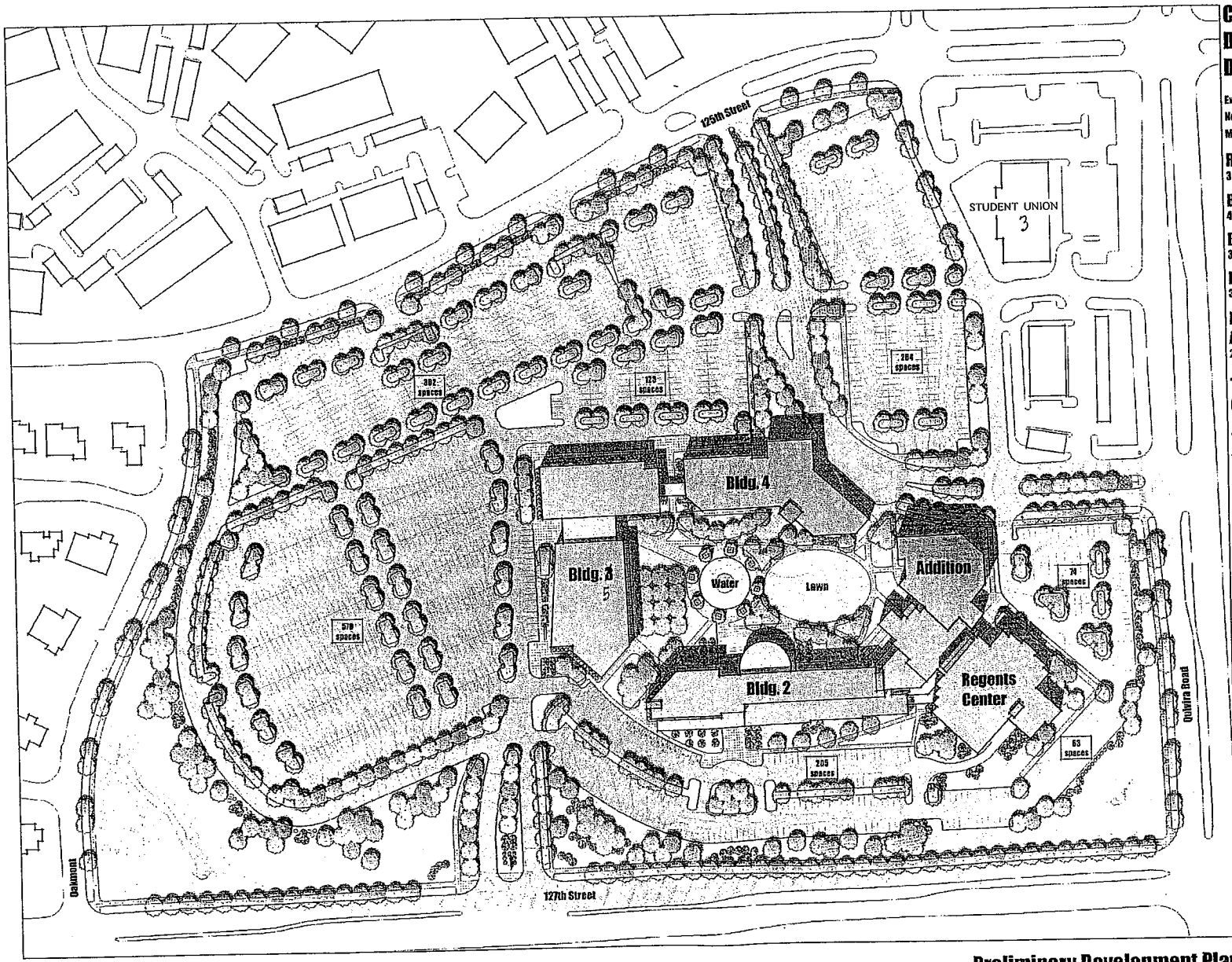




Campus Development Data

Existing Zoning : R-1
Net Acreage : 33.83 acres
Max. Bldg. Height : 75 ft.

Regents Center
3 levels 55,000 SF

Building 2
4 levels 82,000 SF

Building 3/5
3-4 levels 123,000 SF

Building 4
3-4 levels 75,000 SF

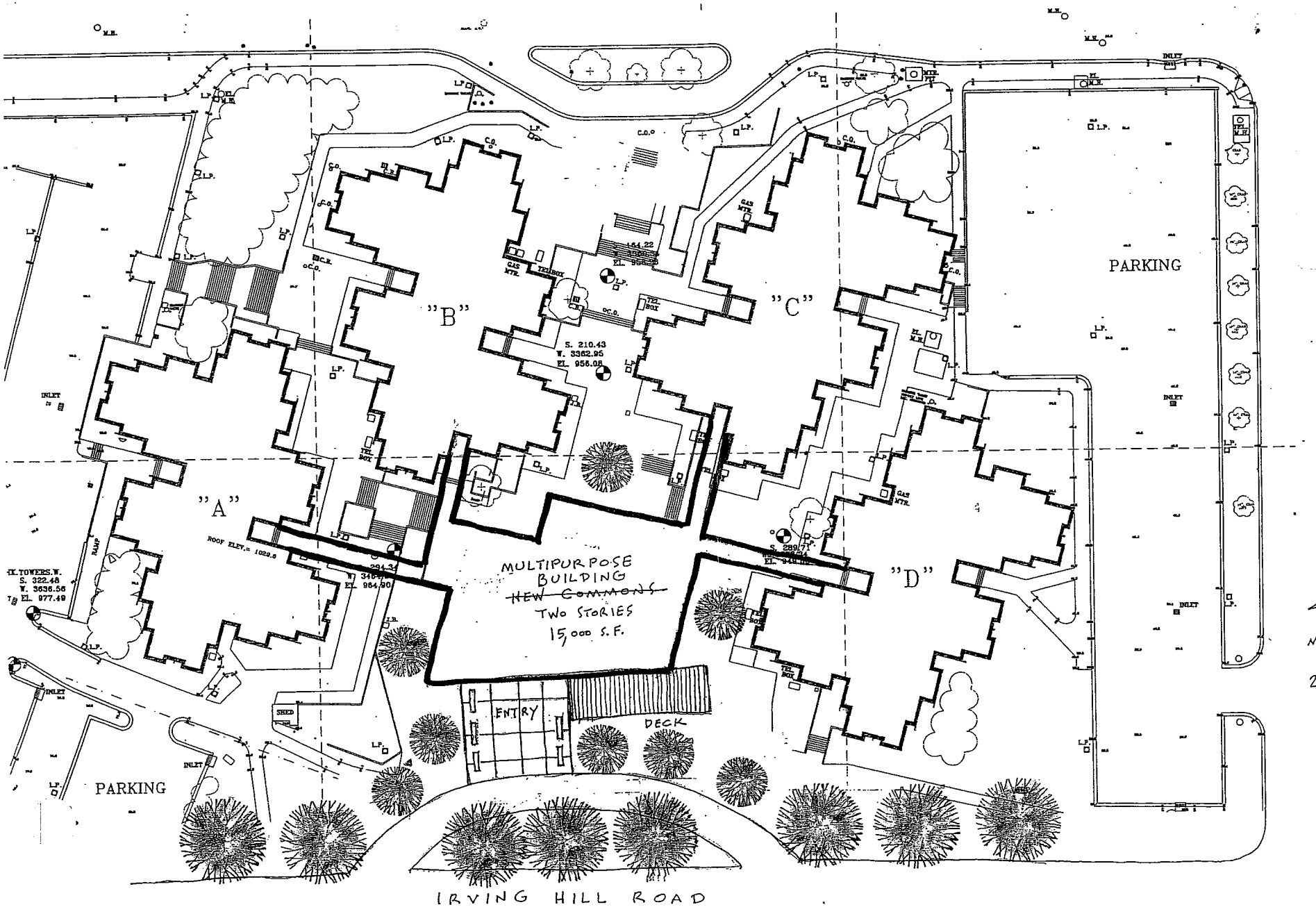
Regents Center Addition
2 levels 20,000 SF

Total Potential GSF : 355,000 SF

Total Parking : 1700 spaces

Preliminary Development Plan
The University of Kansas - Edwards Campus
Overland Park, Kansas

Evans
June 13, 2002



Joint Committee on State Building Construction
March 2, 2009
Attachment 5

KANSAS LEGISLATURE 2009 SESSION

UNIVERSITY OF KANSAS

EDWARDS CAMPUS BUILDING NO. 4

Building #1 -- Regents Center	1992	55,400 sf	
Building #2 -- Regnier Hall	2004	86,300 sf	
Building #3 -- Jayhawk Central	2005	19,200 sf	(Student Union)

Architectural proposals deadline February 27, 2009 delivered to SBAC in Topeka.
SBAC meets in March to select from three to five architectural firms to be interviewed for project.
Revenue bonds to be sold by KDFA for project financed by 1/8 cent sales tax in Johnson County.
Budget for project:

Building construction 75,000 sf @ $250	=	$ 18,750,000
Sitework and parking	=	1,750,000
All other costs	=	4,450,000
Total	$ 24,950,000	

COLOR RENDERING OF PROPOSED BUILDING

JAYHAWKER TOWERS RENOVATION PHASE TWO

Four towers, six stories each with 72 apartments in each tower.
Built on private property in 1968 by private owner. Total sq. ft. = 311,600
Sold to the state of Kansas in 1988. Have had ongoing repairs as needed but have never been remodeled or renovated until now. Tower A was emptied in June of 2008 and will be put back in service in July of 2009. The plan generated by the Department of Student Housing is to empty and renovate one tower at a time over the next few years.

KU CLINICAL RESEARCH CENTER

PROGRAM BACKGROUND and OVERVIEW

The University of Kansas Medical Center (KUMC) has acquired an existing office building in Fairway, Ks. to house its' clinical and translational research programs. In addition to housing the Heartland Institute for Clinical and Translational Research (HICTR), this facility is planned to accommodate clinical trials for cancer, as part of a University effort to achieve designation as a National Cancer Institute comprehensive cancer center. Both the cancer program and HICTR are part of a major national initiative to support and organize clinical research, so that discoveries made in laboratories, and findings from clinical research are more rapidly translated into new treatments and health care practices.

The acquisition of this facility, through a major private gift, and the long-term funding from recently approved Johnson County tax initiatives, has provided the initiative to plan and construct/renovate this facility to house this program. A core group of professionals has developed a facility program to facilitate and accelerate the transition of this building into productive space. Currently, general clinical research is performed at various sites on the main campus and the Westwood campus. This facility will help consolidate and create an environment that can reinforce communication, simplify patient/subject travels and appointments, plus provide facilities to support education and community involvement.

This program development and the following narratives/spatial definitions, are preliminary in nature, generated to validate the structures' capability to serve the purpose, capacity, operational systems, and budget for the KU Clinical Research Center. Continuing evaluation and definition of a final space program is ongoing.

FACILITY BACKGROUND

This facility, constructed in the early 1980's as an office building, consists of 3 levels , approximately 75,000 square feet, steel framed with brick and vertical glazed fenestration. The layout is basically two large rectangular floor plates off-set from each other. Each level contains about 24,500 sq. ft. Floor to floor heights are approximately 13ft-8in, and with current ventilation duct work, has finished ceilings of 9 ft. A central air handling system is located in a penthouse and is served from a rooftop cooling tower for air-conditioning loads. This structure is not currently protected with a fire suppression system. Fire exiting from the upper levels is achieved through three stairs, of which two are located in the interior of each large bay. There are two elevators located near the center of the facility, adjacent to the main vertical mechanical chase (housing duct systems).

Due to the arrangement of typical leasable office space on either side of a central corridor, and age of systems, it is planned to totally 'gut' this building. In addition the two interior stairs are planned to be removed and relocated to both the south and north ends of each large bay. With a structural infill of the stairs, a much more flexible floor plate for ultimate planning will be available. Since this facility will be housing a mixture of clinical services plus have new space constructed, a total replacement of mechanical systems is planned. The following narrative(s) will further describe the concept development plan for this project.

FACILITY ENHANCEMENT NARRATIVE

To provide space that supports flexibility and environmentally good/sound clinical research, total renovation plus construction of a new visitors' vertical transportation / education center is planned. Due to unique needs of human subjects entered in clinical trial programs, new and enhanced mechanical ventilation systems are planned with higher levels of air filtration and pressure relationships is required to reduce potential cross-contamination of patients. Many times patients in these trials have reduced or suppressed immune systems due to treatments and interventions. It is important to create space that does not place them in tight/constrained waiting areas and to increase filtration as required.

Installation of a total facility automatic fire suppression system is necessary to conform to current International Building Codes, which allows for greater flexibility of space arrangement, as fire rated corridor walls are not a basic requirement.

Following are more specific enhancements proposed for this facility renovation:

- Energy conservation measures of central air handling systems (night set- backs, etc.)
- Enhanced filtration in central units for minimum 90-95% scrubbing of air supplied
- HEPA filtration for specific areas (pharmaceutical processing)
- 100% exhaust of specific contaminated spaces (smoking cessation exam, infectious disease exam, etc.)
- Window replacement with insulated units
- Roof replacement
- Installation of central computer/data wiring capacity, to accommodate trial management and integrated medical record systems
- Installation of new elevators (2) sized for larger equipment and emergency extraction of subjects should an event occur.
- Updating existing elevators/equipment to insure reliability and current code compliance
- Installation of nurse call systems as required for clinical activities

FACILITY SPACE PROGRAM NARRATIVE

Clinical research activities consist of performing assessments and differential measurements on human subjects, to help quantify potential efficacy of different treatments, pharmaceuticals, interventions, etc. These activities will be done in multiple/various methods and modalities; physical exam, behavioral study, cognitive study, laboratory specimen analysis, physiological assessment (bone scans, EMGs, etc.), telephone interview/assessments and overnight stays, etc. Clinical research also involves the application and intervention of new treatments such as diets, drugs, etc. In addition to the activities directly related to a visit by a human subject, there is much regulated and controlled protocols of data/information gathering performed by 'study-coordinators' and 'research-coordinators.' Therefore, there are many interconnected activities that might occur in a subjects' visit to the facility. The proposed concept schematic plan associates activities that help simplify subjects' movements and facilitates staff efficiency. The following concepts were utilized in this development plan:

- Establish new entry/lobby/vertical transportation core to facilitate/simplify movement of human subjects/visitors, core to have two elevators sized for large equipment and emergency stretcher needs
- Locate main interrelated services on same level; primary clinic, infusion, metabolic kitchen, physiological assessment, laboratory, pharmaceutical prep.
- Human subject clinical/physical exam areas in close proximity to study-coordinator locations
- Locate main administrative functions on same level as primary clinical services for staff support, and management
- Provide primary and secondary sized clinical exam suites to accommodate various sized studies and schedules (secondary clinic, 8 exam rooms can be utilized for smaller nursing/allied health studies, or for large 'super-studies')
- Provide main program administrative work space on ground level for ease of movement of outside consultants, auditors, etc.
- Provide flexible education/community space on ground level, with toilet facilities so that area can be separated from main facility for after-hour/evening use.
- Provide a 'space-holder' on ground level for future/potential comprehensive imaging core, (to accommodate studies from flat films to full body magnetic resonance
- Provide conference rooms throughout, for use by staff and group subject sessions.
- Provide as many spaces as possible for large amounts of study-kit storage materials, which need to be controlled/inventoried/secured for each individual study

Attached are schematic development plans that reflect the above concepts, and following will be a more specific list of spaces for each level and function. In general, the north junction of the two main blocks of space at first floor level will consist of the new conference/community center with access from both north and east, into a lobby of 2-elevators. This lobby will have access to the main administrative centers (HICTR on the south, and Cancer Center on the north. In addition, there is direct and close access for subjects to the future imaging center. The south junction of the main blocks will be the central staff and servicing entry.

Level two consists of the new vertical elevator tower/lobby, with direct access to the secondary clinic area in the north bay, and the 8-room overnight unit in the south bay. Both areas have adjacent study coordinator spaces, with the space by the clinic set up for potential nursing/allied health staff. These modules are shown with quiet/telephone rooms for specific times of off-campus data gathering. Located on this floor is a conference room within the north bay coordinator space and a large conference room outside of the overnight unit. This level shows a new mechanical equipment room, capable of housing two central station air handling units, one to serve this floor and one to duct-down and serve ground level plus the proposed new construction area.

Level three has direct entry for subjects to the primary clinic setting in the north bay. The north-west corridor connected to the clinic contains more specialized exam areas (smoking cessation, infectious disease, cognitive evaluations, and neurological evaluations for motor vehicle simulation skills, etc. Adjacent and close to this unit is a 12-bay infusion area for subjects given investigational drug therapy. There is shown a smaller study coordinator section between these two units, as the coordinators will perform duties both here and at one of the other main campus centers. Located in the south bay are subject encounter divisions (metabolic kitchen/demonstration center, laboratory services, and the physiological assessment center). Also on this level is the main administrative unit and the pharmaceutical / intravenous-add suite.

Following are descriptive listings of spatial units, their area allocation and a summary of total space (existing, new, net assignable, and non assignable). Since this program is being 'fit' into an existing building, many quantities will not be 'even' numbers as spaces are planned within a grid-work of columns, window bays, etc.

COST OF SERVICING BUILDING

The costs for servicing the building will be covered by revenue from the approved Johnson County Education Research Triangle sale tax initiative.

KU Clinical Research Center
Space - Program
November 20, 2008

First Floor

HICTR			
Offices, 4 @ 118	472		
Offices 4 @ 243	972		
Conference Rm.	118		
Conference Rm.	624		
Open Cubicle Area	4,630		
Study Binder Rm.	160		
Study Material	110		
Copy/Supplies	135		
Coffee	120		
Staff Toilet, (2)	70		
Swing Space/Lounge	225		
SUBTOTAL	7,636	7,636	NSF
CANCER CENTER/BIOSTATISTS			
Offices, 7 @ 118	826		
Offices, 3 @ 243	729		
Conference Rm.	243		
Open Cubicle/File Area	3,516		
Study Binder Rm.	290		
Copy/Supplies	115		
Coffee	85		
Staff Toilet (2)	100		
Swing Space/Lounge	135		
SUBTOTAL	6,039	6,039	NSF
BUILDING MAINTENANCE		210	NSF
FIRE CONTROL RM		90	NSF
RESEARCH STUDY KIT STORAGE		420	NSF
IMAGING/OR SHELLED/WAREHOUSE (Not including Fut. MRI 1215 SF)		3,220	NSF
CONFERENCE CENTER, 2 @ 600	1,200		
Chair Storage, 2 @ 35	70		
Prefunction Area	570		
SUBTOTAL	1,840	1,840	NSF
STAFF VENDING/DINING		800	NSF
TOTAL ASSIGNABLE SPACE		**20,255**	**NSF**
NON-ASSIGNABLE SPACE			
Visitor Elevator Lobby	440		
Toilet Rms. (165 sf, 210 sf, 200 sf, 200 sf)	775		
General Circulation	2,925		
Data	55		
Housekeeping	50		
Elevators	400		
Stairs (300 existing, 540 new)	840		
TOTAL NON-ASSIGNABLE SPACE	5,485	**5,485**	**NSF**
TOTAL SPACE - FIRST FLOOR		**25,740**	**NSF***

*not including walls, chases, and structure

KU Clinical Research Center
Space - Program
November 20, 2008

Second Floor

OVERNIGHT UNIT			
Sleeping Rms/Toilet/Shelter, 8 @ 310	2,480		
Check-In	245		
Nurses Work Station	120		
Weights/Measures	120		
Exam Procedure	182		
Patient Toilet	60		
Supplies	80		
Soil Holding	90		
Clean Linen	80		
Storage (2)	300		
Lounge/Dining	410		
Multipurpose Rm.	400		
Unit Corridor Circulation	1,715		
SUBTOTAL	6,282	6,282	NSF
STUDY COORDINATORS (7)	765	765	NSF
SECONDARY CLINIC			
Waiting Lounge	1,060		
Registration	200		
Consent Office	132		
Exams, 4 @ 118	472		
Exams, 2 @ 130	260		
Exams/Procedure Rm., 2 @ 182	364		
Nurses Work Station	110		
Clean Supplies	95		
Linen	42		
Soil Holding	52		
Storage	85		
Veni Puncture	75		
Weights/Measures	24		
Patient Toilet (1)	60		
Nurse Manager	120		
Staff Toilets (2)	150		
Nurses Lockers	110		
Nurses Lounge	200		
Clinic Corridor Circulation	1,014		
SUBTOTAL	4,625	4,625	NSF
NURSING/ALLIED HEALTH COORDINATORS			
2 Suites @ 740	1,480		
2 Suites @ 635	1,270		
Conference	310		
SUBTOTAL	3,060	3,060	NSF
STUDY, KIT STORAGE RMS.			
(110 sf., 100 sf, 110 sf, 100 sf, 168 sf, 100 sf)	678	678	NSF
VENDING LOUNGE	245	245	NSF
CONFERENCE RM.	800		
Serving Kitchen	210		
Subtotal	1,010	1,010	NSF
TOTAL ASSIGNABLE SPACE - SECOND FLOOR		**16,665**	**NSF**

KU Clinical Research Center
Space - Program
November 20, 2008

NON-ASSIGNABLE SPACE			
Visitor Elevator Lobby/Lounge	575		
Toilet Rms (165 sf, 210 sf)	375		
General Circulation	3,340		
Data	55		
Housekeeping	50		
Elevators	400		
Stairs	840		
Mech. Equipment	1,025		
TOTAL NON-ASSIGNABLE SPACE	6,660	**6,660**	**NSF**
TOTAL SECOND FLOOR		**23,325**	**NSF***

*not including walls, chases, and structure

KU Clinical Research Center
Space - Program
November 20, 2008

Third Floor

INFORMATION DESK		70	NSF
PRIMARY CLINIC			
Waiting Lounge	1,200		
Registration	200		
Consent Office	132		
Exam Rms. 4 @ 97	388		
Exam Rms. 12 @ 105	1,260		
Exam Rms. 4 @ 125	500		
Nurse Work Station/Clean Supplies (2) @ 90	180		
Clean Supplies	35		
Linen	38		
Soil Holding	45		
Storage	85		
Veni Puncture	75		
Weights/Measures	40		
Patient Toilet (2)	100		
Staff Toilet (2)	120		
Nurses Lockers	88		
Nurses Lounge	115		
Nurse Manager	90		
Cognitive Testing (2) @ 72	144		
Observation Rm.	54		
Exam Rm. w/ Observation	85		
Neuro Simulation Rm. (Auto)	67		
Smoking Cessation/Infect. Disease Ex. (2)	190		
Ante Rm.	54		
Group Subject Conf.	195		
Clinic Corridor Circulation	1,895		
SUBTOTAL	7,375	7,375	NSF
STUDY COORDINATORS		540	NSF
CONFERENCE RM.		257	NSF
CONFERENCE RM./GROUP CONF. RM.		145	NSF
VENDING LOUNGE		220	NSF
INFUSION			
12 Day/Nurse Control	1,560		
Pharm. Prep.	80		
Patient Toilet (2)	100		
Soil Holding	50		
SUBTOTAL	1,790	1,790	NSF
METABOLIC KITCHEN/DINING/DEMONSTRATION			
Food Prep	395		
Dishwashing	110		
Office	106		
Dining/Demonst.	960		
SUBTOTAL	1,571	1,571	NSF

KU Clinical Research Center
Space - Program
November 20, 2008

PHYSIOLOGICAL ASSESSMENT			
Waiting	115		
Check-In	126		
Monitors Office	123		
Bone Scan	131		
Mock Scanner	131		
EMG	131		
Patient Toilet	42		
Exercise Area	1,147		
SUBTOTAL	1,946	1,946	NSF
CENTRAL LABORATORY			
Check-In/Wait/Passage	522		
Veni Puncture (2)	150		
Specimen Toilet (2)	104		
Lab Process/Fzr. Rm.	845		
SUBTOTAL	1,621	1,621	NSF
PHARMACY/I.V. ADD			
Office	95		
Toilet	42		
Ante Area/Scrub, etc.	290		
Process Area	920		
SUBTOTAL	1,347	1,347	NSF
CENTRAL ADMIN. SUITE			
Waiting/Copy Area	280		
File Area	60		
Directors Office/Conf.	245		
Offices (153 sf, 105 sf, 125 sf, 112 sf, 102 sf)	597		
SUBTOTAL	1,182	1,182	NSF
TOTAL ASSIGNABLE SPACE - THIRD FLOOR		**18,064**	**NSF**
NON-ASSIGNABLE SPACE			
Visitor Elevator Lobby/Lounge	575		
Toilet Rms. (165 sf, 210 sf)	375		
Data	55		
Housekeeping (2)	52		
Elevator (existing & new)	400		
Stairs (existing & new)	840		
General Circulation	2,830		
TOTAL NON-ASSIGNABLE SPACE	5,127	**5,127**	**NSF**
TOTAL THIRD FLOOR		**23,191**	**NSF***
*not including walls, chases, and structure			
SPACE SUMMARY			
TOTAL ASSIGNABLE SPACE - Floors 1-3		**54,984**	**NSF**
TOTAL NON-ASSIGNABLE SPACE - Floors 1-3		**17,272**	**NSF**
TOTAL - Floors 1-3		**72,256**	**NSF***

KU CLINICAL RESEARCH CENTER
COST ESTIMATE
November 20, 2008

FACILITY COST			
DEMOLITION			
General, 75,000 SF @ $10	$	750,000	
Interior Stairs, 1,200 SF @ $25		30,000	
Misc. Site, Disposal Allowance		30,000	
CONSTRUCTION			
Interior Renovation, 75,000 SF @ $200	$	15,000,000	
Relocated Structural Shear Bracing		50,000	
Infill Structure @ Int. Stairs, 1,200 SF @ $75		90,000	
Exterior Stairs (2), 1,620 SF @ $250		405,000	
Conference Center/Elevator Tower, 5,900 SF @ $250		1,475,000	
Elevators (2)		250,000	
Fire Line to Building		30,000	
Window Replacement, 185 @ $1000		185,000	
Roof Replacement, 25,000 SF @ $12		300,000	
Site Development Allowance		155,000	
Subtotal Facility Cost			**$ 18,750,000**
DEVELOPMENT COST			
Contingency @ 5%	$	937,500	
Arch/Eng. Fees @ 10%		1,875,000	
DFM +/- 1%		187,500	
KUMC Fac. Plng. Fees		100,000	
Telecomm. Allowance		500,000	
Plans/Printing/Postage		30,000	
Construction Testing		50,000	
Commissioning		75,000	
Site/Soil Boring Allowance		10,000	
Security Allowance (cameras, card reader, etc.)		50,000	
Subtotal Development Cost			**$ 3,815,000**
Subtotal Facility and Development			**$ 22,565,000**
Furnishing/Equipment Allowance			$ 2,000,000
I.T./Computer Allowance			435,000
GRAND TOTAL			**$ 25,000,000**

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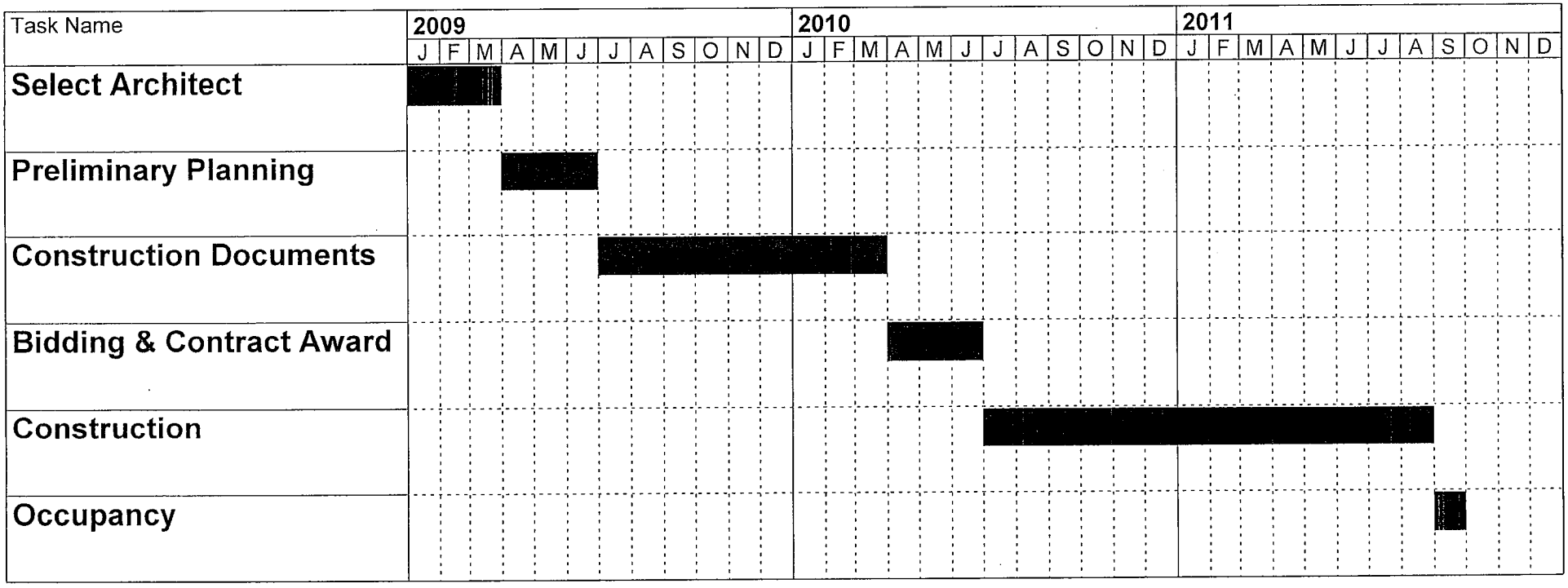
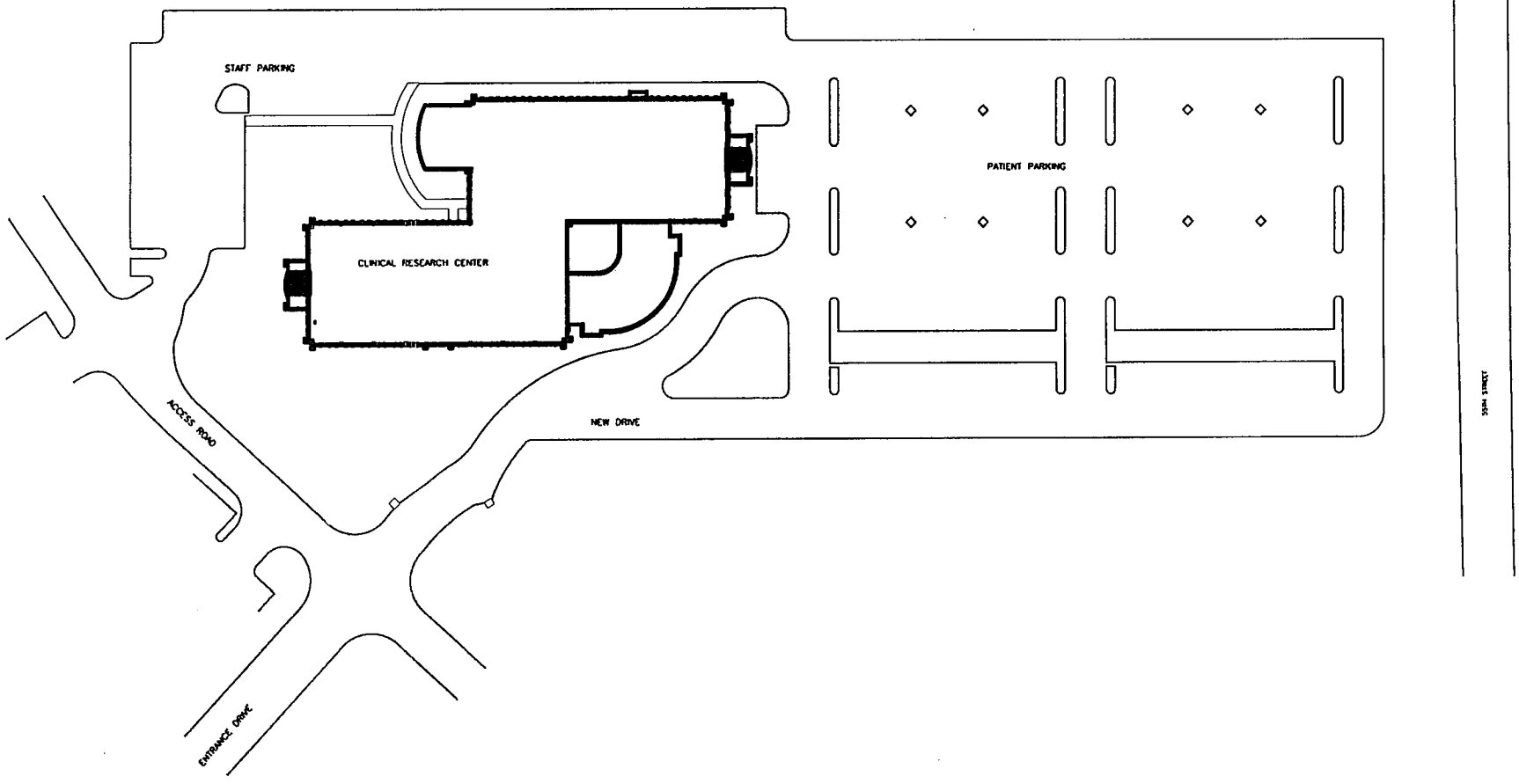
KU Clinical Research Center

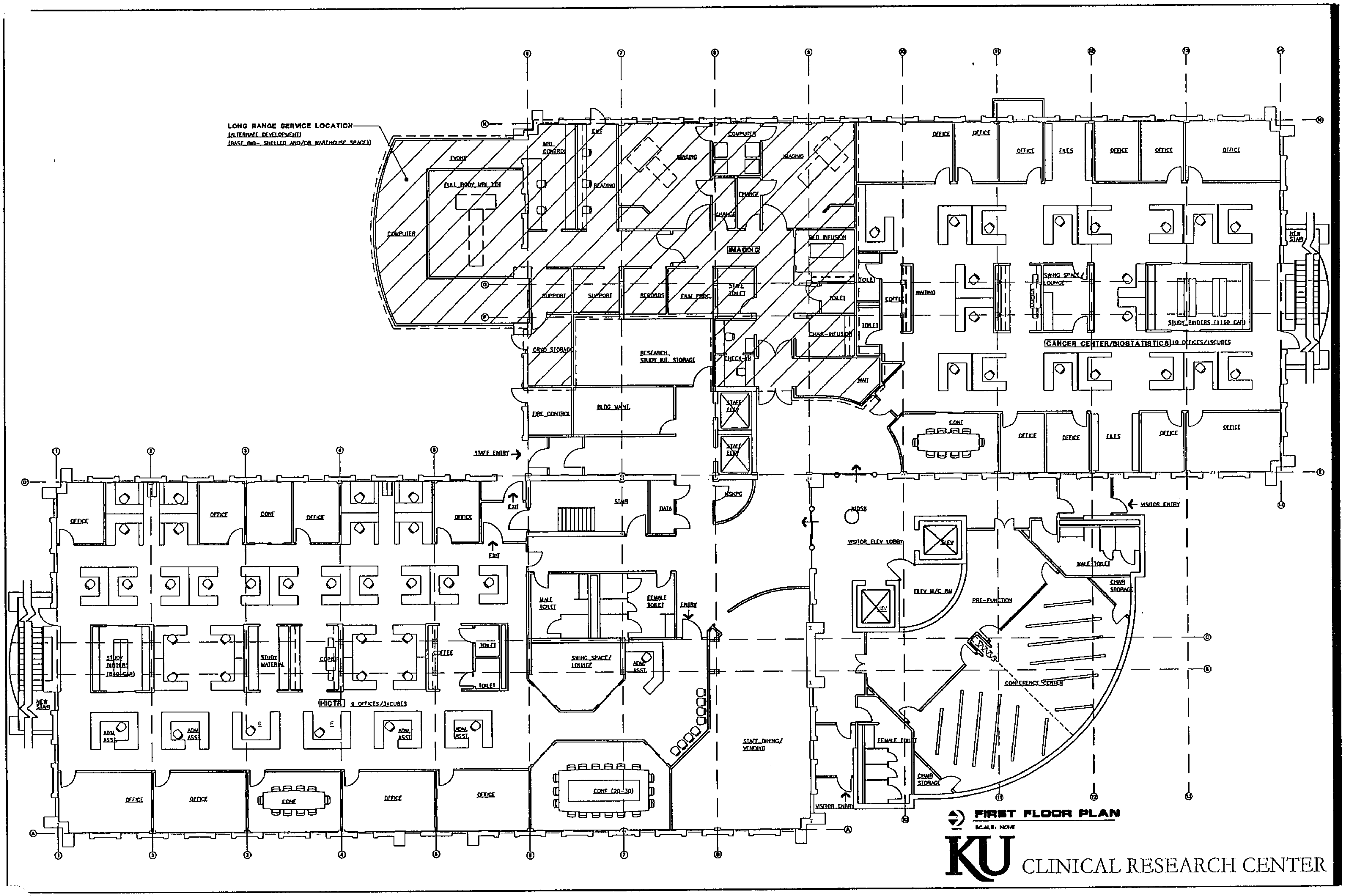
PROJECT SCHEDULE

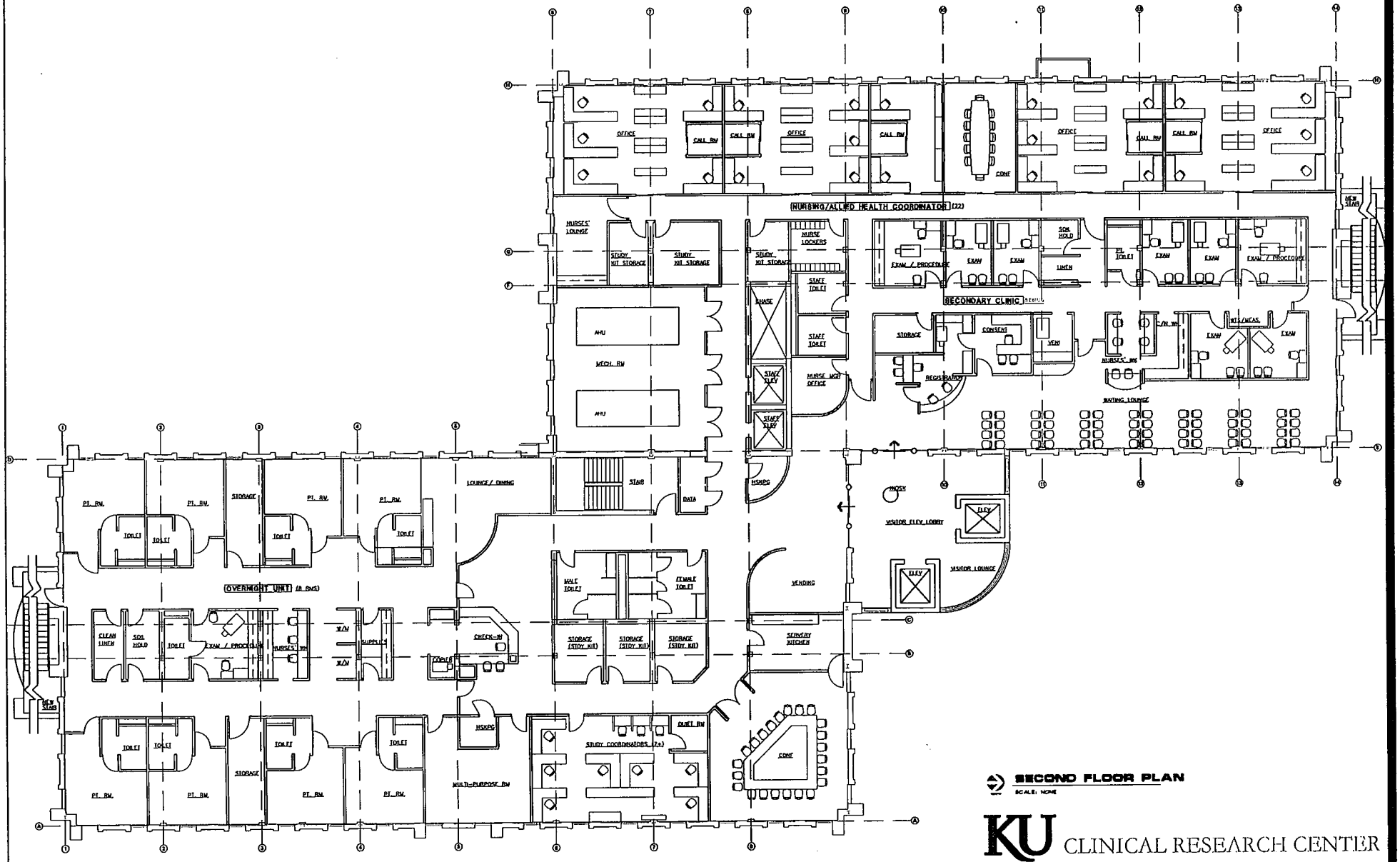




SITE PLAN
SCALE: NONE

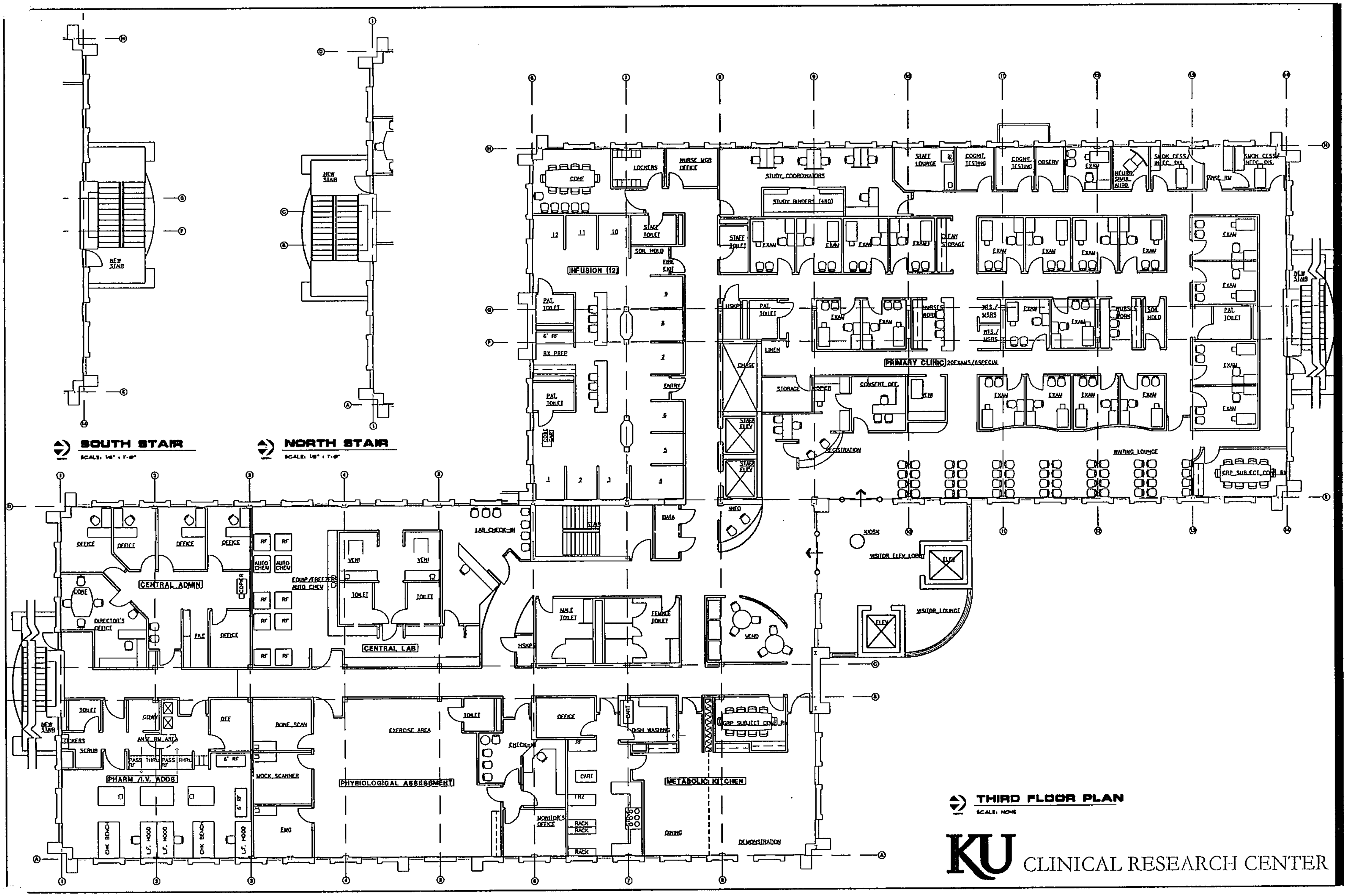
KU CLINICAL RESEARCH CENTER


LONG RANGE SERVICE LOCATION
(ALTERNATE DEVELOPMENT)
(BASE BID - SHELLED AND/OR WAREHOUSE SPACE)
FULL BODY MRI EDT
COMPUTER
IMAGING
CHANGE
BED INFUSION
SUPPORT
RECORDS
STAFF TOILET
TOILET
CRYO STORAGE
RESEARCH STUDY KIT STORAGE
CHAIR INFUSION
CHECK-IN
WAIT
FIRE CONTROL
BLDG MAINT.
STAFF ELEV
STAFF ENTRY
OFFICE
FILES
WAITING
COFFEE
SWING SPACE/ LOUNGE
STUDY BINDERS (1150 CAP)
CANCER CENTER/BIOSTATISTICS 10 OFFICES/15CUBES
CONF
NEW STAIR
STAIR
DATA
EXIT
KIOSK
VISITOR ENTRY
VISITOR ELEV LOBBY
ELEV
ELEV M/C RM
MALE TOILET
FEMALE TOILET
CHAIR STORAGE
PRE-FUNCTION
CONFERENCE CENTER
ENTRY
STUDY BINDERS
STUDY MATERIAL
COPIER
HICTR 9 OFFICES/15CUBES
ADM. ASST.
CONF (20-30)
STAFF DINING/ VENDING
FIRST FLOOR PLAN
SCALE: NONE
KU CLINICAL RESEARCH CENTER



SECOND FLOOR PLAN
SCALE: NONE

KU CLINICAL RESEARCH CENTER


SOUTH STAIR
NORTH STAIR
NEW STAIR
THIRD FLOOR PLAN
SCALE: NONE
KU CLINICAL RESEARCH CENTER
INFUSION (12)
PRIMARY CLINIC
STUDY COORDINATORS
STUDY BINDERS (480)
STAFF LOUNGE
COGNIT. TESTING
OBSERV.
NEURO SIMUL AUTO
SMOK CESS/ INFEC DIS.
EXAM
PAT TOILET
STAFF TOILET
LOCKERS
NURSE MGR OFFICE
CONF
SOIL HOLD
BX PREP
LINEN
CHASE
STORAGE
CONSENT OFF.
REGISTRATION
WAITING LOUNGE
GRP SUBJECT CONF RM
KIOSK
VISITOR ELEV LOBBY
VISITOR LOUNGE
ELEV
INFO
DATA
LAB CHECK-IN
OFFICE
CENTRAL ADMIN
DIRECTOR'S OFFICE
FILE
AUTO CHEM
EQUIP/FREEZER AUTO CHEM
VENI
TOILET
CENTRAL LAB
MALE TOILET
FEMALE TOILET
VEND
HSKP
LOCKERS
SCRUB
PHARM./I.V. ADDS
CHK BENCH
L.F. HOOD
BONE SCAN
MOCK SCANNER
EMG
EXERCISE AREA
PHYSIOLOGICAL ASSESSMENT
CHECK-IN
MONITOR'S OFFICE
CART
RACK
DISH WASHING
METABOLIC KITCHEN
DINING
DEMONSTRATION

7-17

HIXON-WAHL WEST-WAHL EAST LABORATORY COMPLEX

BACKGROUND

The University of Kansas Medical Center has three interconnected biomedical research structures housing over 225,000 gross square feet (approximately 140,000 net assignable square feet), which were built between 1936 till 1963. (Hixon – 1936, Wahl West – 1953, Wahl East – 1963). These facilities have ongoing infrastructure maintenance issues, deteriorating work and office spaces, and many inefficient research laboratories. Over the years there have been updates, as funding was available, but there remains major areas requiring total renovation. The three structures have in many locations, original mechanical, electrical, and plumbing systems which are undersized, and in poor condition, leading to ongoing maintenance repair issues. Many times there have been major plumbing breeches, resulting in the destruction of both property and science procedures, costing thousands of dollars in repair, in addition to the down-time for investigator utilization of the labs.

Through the years, life-safety and environmental codes have become more restrictive, national security issues are more demanding regarding laboratory research components (chemicals, specimens, agents, etc.), and recruitment of quality scientists is much more competitive and highly dependent on the ability to provide appropriate research facilities. Since the design and construction of these facilities, new trends in research have shifted the focus from individual scientific investigation, to more integrative/collaborative research. Also, there has been an explosion in the technical and highly sophisticated equipment needed to support modern research. Older lab designs can not accommodate these advancements. The University has developed programmatic conceptual planning which includes total 'gut' and renovation of older areas, to place them into modern, efficient and reliable research facilities. As of this request, levels 5 and 6 of Wahl East, levels 1, 2, 3 and 4 of Hixon, portions of levels 3, 4, and 5 of Wahl West have been renovated, including new exhaust and supply mechanical systems, but many areas in these structures remain to be renovated. As one example of the Universities' efforts, space on levels 5 and 6 of Wahl East were totally stripped to the structural frame and rebuilt to provide space for the Kansas Kidney Institute – an integrative program of open labs enabling several disciplines to work in a collaborative effort. This was a partially NIH funded initiative and their on-site review of the facilities highly commended the transformation.

Investment in this research complex is viewed to be both more 'timely' and economical than design and construction of a new facility. The structural system, elevator and stair system, and major utility support systems (chilled water, power, steam, etc.) are currently in place. Construction of a new research structure would require a new, supplemental energy center in addition to site development (foundation, underground utility extensions, paving). New research facilities are projected to cost from $300 to $350 per square foot, plus other development costs (professional fees, equipment,

data connections, etc. This proposal is updating to modern research space, approximately 200,000 square feet. If we were to construct a new facility of that magnitude, with a construction cost of $325 per square foot, the budget would be around $65 million, not including other development and equipment costs. This project is approximately $28 million, not including other costs. Therefore we believe this is a viable and economical alternative to increase code compliant, modern research space.

This program will outline some of the specific deficiencies, plans of correction, phasing, and temporary relocation moves of current investigators. These concepts will be refined by the Architect of Record, upon initiation of the work. Much of the outlined relocations will be based upon actual investigators at the time of project start-up.

FACILITY DEFECIENCIES and PLAN OF CORRECTION

HIXON

DEFECIENCIES

General Items:
- Exterior windows leak /transmit heat
- Roof leaks
- Fire suppression (sprinkler) system not existent

Ground Level:
- Non compliant heating, ventilating, air conditioning (HVAC) systems
- Outdated lab space
- Recirculated air

Level One:
- No major deficiencies, total renovation, 2002

Level Two:
- Update of exhaust system for Biosafety Level 3 Containment (BSL_3) lab not HEPA (high efficiency particulate air) filtered; no redundant exhaust fan, emergency power; total renovation 2002

Level Three:
- No major deficiencies, substantial renovation 1999

Level Four:
- No major deficiencies, total renovation 1998

Level Five:
- No major deficiencies, primarly HVAC equipment space serving renovated labs, levels one through four

NARRATIVE - PLAN OF CORRECTION

Hixon has had renovation (all systems, etc. taken back to the structural frame) on levels one, two, and four, that supports open/collaborative science. Level three, has had partial renovation with two smaller individual labs upgraded finishes and HVAC systems and faculty office refurbishment. This renovation initiative will focus on remaining ground level labs and infrastructure. The following are items of correction planned:

- Update exhaust system for BSL-3 suite (level 2)
- Renovate ground level area to include new systems and connect to major exhaust system
- Replace exterior windows (45)
- Replace roof
- Install fire suppression (sprinkler) system

WAHL WEST

DEFECIENCIES

General Items:
- Exterior windows leak / transmit heat
- Main corridor system needs updated, lighting, flooring, wall finishes and ceiling (lack of accessibility to utilities overhead)
- Roof plumbing risers deteriorated
- Steam riser insufficient for increased air demand of labs
- Fire line stand-pipe system not existent

- Fire suppression (sprinkler) system not existent
- Labs not code compliant exhaust (100%) on south portions of levels 1, 2, and 3
- Obsolete, original elevators (2)

Ground Level:
- Partial space, southwest corridor, needs connection and distribution system to newly installed air handler serving Orthopedic Lab

Level One:
- 25 year old HVAC unit needs replacement and sized for 100% exhaust existing mech. room too small for proper mech. unit

Level Two:
- Existing HVAC system non-compliant (corridor return, etc)
- Two labs not exhausted
- Dry – lab /offices outdated for faculty recruitment potential
- Existing mech. room too small for proper mech. unit

Level Three:
- Partial space, north side of e/w corridor, non-compliant HVAC
- Existing mech. room too small for proper mech. unit

Level Four:
- Partial space, north side of e/w corridor, non-compliant HVAC
- Existing mech. room too small for proper mech. unit
- Partial laboratory space inefficient, deteriorating

Level Five:
- Partial space, north side of e/w corridor, non compliant HVAC
- Laboratory space/layout inefficient, deteriorating benches, etc.

Level Six:
- Existing mech. equip space not adequate for new systems

NARRATIVE - PLAN OF CORRECTION

Wahl West has had partial renovation of laboratory areas, but has remaining wet-labs, corridors, and dry-lab/offices in need of upgrade. Totally renovated areas include fifth level (south side areas), 1998, fourth level, north side (except for HVAC), 2000 and 2004, third level (south side and north side of west wing), 2005. This structure lies at the intersection of Hixon, Wahl East, and Orr-Major, and based on a 'T' arrangement of small wings, it does not have the ability to support the concept of open/collaborative labs that have been provided in Hixon, and Wahl East. More traditional labs can still be good research space if renovated. This program intends to complete the repair and upgrades as follow:

- Construct mechanical equip. loft, northwest corner, extend bldg. plumbing systems to loft and pipe up for connections at each level.
- Systematically replace existing HVAC units (from small interior locations) with new adequate, code-compliant central systems in loft. Connect to existing ductwork of labs previously renovated, and to new ductwork of proposed renovated areas.
- Replace exterior windows (290)
- Replace roof
- Replace and/or upgrade toilet facilities (ADA standards)
- Install fire line stand-pipe system in exit stairs (2)
- Install fire suppression system (sprinklers)
- Replace cargo elevator

WAHL EAST

DEFECIENCIES

General Items:
- Exterior windows leak/transmit heat
- Fire line stand-pipe system not existent in center stair
- Fire suppression (sprinkler) system only in partial level 5 and level 6

Level, Ground:
- Lab, north side of east/west corridor not code compliant
- Exhaust (100%), and has not been updated
- HVAC units (air handlers-2) for morgue and lab need replaced

Levels One through Four:
- Traditional, individual-based labs with a center corridor
- Labs inefficient layout
- Labs deteriorating
- Mechanical HVAC systems non-compliant

Level Five:
- No major deficiencies, south wing, total renovation last 5 years
- West wing, projected HVAC unit replacement in 10 years

Level Six:
- No major deficiencies, total renovation last 5 years

NARRATIVE - PLAN OF CORRECTION

Wahl East, the largest of the research facilities in this proposal, has shown with recent renovation, that more efficient and useable scientific space can be obtained, following concepts implemented in the Kidney Institute on levels five and six. The following are items to be addressed:

- Construct mechanical equip. loft at southwest junction of south and west wings. Systematically install new central HVAC units in loft starting with the total renovation of the fourth level.
- Systematically totally renovate, levels four through one. Renovation plan to be based on Kansas Kidney Institute concept of open-collaborative science. Concept realized by 'relocating' main corridor to perimeter, thus allowing for all lab and support spaces to be integrated, without utilizing general exit corridor for transfer of specimens and chemicals.
- Renovate north side of ground level labs to reflect enhanced efficiency and code compliant mechanical systems.
- Replace morgue and lab HVAC units
- Replace exterior windows (340), ground level through fifth level.
- Install fire line stand-pipe system in center stair
- Install fire suppression (sprinkler) system

HIXON-WAHL WEST-WAHL EAST
PLAN OF CORRECTION – PHASING IMPLEMENTATION

This laboratory complex is partially occupied and it is anticipated that two (2) phases of construction renovation will need to occur to fully implement corrective items listed for these structures. It is anticipated that phasing will be based primarily on ability to vacate areas which are identified for total 'gutting' and build-back. The occupied labs needing to be vacated are projected to be temporarily relocated to lab space that is not currently utilized due to moves of investigators to the new KLSIC Biomedical Research Building. This project will request that a comprehensive set of renovation plans be generated addressing all issues outlined previously. The following outline suggests a methodology of temporary relocations to accomplish the phases of reconstruction:

PHASE 1

- Relocate occupied labs of level 4 and 5 (north portion, Wahl West) to vacant labs, in Smith East Research Building
- Relocate occupied labs of level 3 and 4 (Wahl East) to vacant labs level 1 and 2, in Wahl East.
- Relocate electrical transformers located in proposed two mechanical loft locations
- Construct mechanical lofts at Wahl East and Wahl West
- Extend required utility systems to all levels of new lofts
- Renovate levels 3 and 4, Wahl East, concurrently
- Renovate levels 4 and 5, Wahl West, concurrently (including ADA toilets, and corridor upgrades)
- Connect new mech. HVAC units to existing duct systems, north portion Wahl West labs previously renovated to new standards
- Upgrade corridors, levels 4 and 5, Wahl West
- Update BSL-3 exhaust system
- Replace windows in Hixon (45), Wahl West (290), and Wahl East (340)
- Replace roofs, Hixon and Wahl West
- Install fire line stand-pipe system, Wahl West stairs
- Install booster fire-pump and fire suppression system, all levels of Hixon, Wahl West, and Wahl East
- Replace cargo elevator in Wahl West

PHASE 2

- Relocate occupied labs from levels ground, 1 and 2, Wahl East, into new labs, levels 3 and 4, Wahl East
- Relocate occupants from levels ground, 1 and 2, Wahl West, and Hixon into new labs level 4 and 5, Wahl West
- Renovate levels 1, 2 and 3, Wahl East, concurrently
- Renovate levels ground, 1 and 2 and 3, Wahl West and Hixon, concurrently (including corridor upgrades)
- Connect new mech. HVAC units to existing duct systems, of previously renovated labs in Wahl West

COST OF SERVICING BUILDING

Because this project is a renovation of an existing campus facility it is expected that additional operation costs, if any will be offset by the installation of newer energy efficient equipment and technologies.

HIXON-WAHL WEST-WAHL EAST LABORATORY COMPLEX

Phase 1 - BUDGET

April 2008

CONSTRUCTION COSTS	FY 2010
Exhaust risers for unserved portions, W West labs	$159,000
Hixon BSL3 correction	$26,500
Transformer relocation-2 (W West and W East	$106,000
W West Mech Loft @ $130. sf	$482,300
W East Mech Loft @ $130. sf	$468,500
Utility Extensions up through Loft - W West	$636,000
Utility Extensions up through Loft t - W East	$848,000
Renovate W West, Level 5	
Haz Mat Abatement	$15,900
Demolition	$31,800
Labs/toilets, 3800 sf @ 175	$704,900
HVAC unit/controls	$79,500
HVAC unit connect. To exist. Systems	$26,500
Corridor upgrade, 1400 sf @ 80	$118,700
Renovate W West, Level 4	
Haz Mat Abatement	$15,900
Demolition	$31,800
Labs/toilets, 1260 sf @ 175	$233,700
Office Areas, 300 sf@ 100	$31,800
Corridor upgrade, 1400 sf @ 80	$118,700
HVAC unit /controls	$79,500
HVAC unit connect. To exist. Systems	$26,500
Renovate W East , Level 4	
Haz Mat Abatement	$42,400
Demolition	$79,500
Construction, 15,000 sf @ 175	$2,782,500
HVAC unit/controls	$106,000
Renovate W East , Level 3	
Haz Mat Abatement	$42,400
Demolition	$79,500
Construction, 15,000 sf @ 175	$2,782,500
HVAC unit/controls	$106,000
Roof Replacement, Hixon, 3,600 sf @ 10	$38,100
Roof Replacement, W West, 10,000 sf @ 10	$106,000
Fire Line Stand-Pipes, 3 @ 4,500	$143,100
Booster Fire Pump	$53,000
Fire Suppression Syst. Hixon, 25000 sf @ 8	$212,000
Fire Suppression Syst. W West, 70000 sf @ 8	$593,600
Fire Suppression Syst. W East, 105,000 sf @ 8	$890,400
Window Replacement, Hixon, 45 @ 1000	$47,700
Window Replacement, W West, 290 @ 1000	$307,400
Window Replacement, W East, 340 @ 1000	$360,400
Cargo Elevator Replacement, W West	$159,000
SUB TOTAL	**$13,173,000**

OTHER COSTS	
Relocation of occupants/data syst.	$132,500
Arch/Eng Fees -allow.9% of Phase 1 & 2 (less contract admin phase 2)	$1,700,000
Campus Adm Fee 1%	$118,700
St Arch Fee 1 %	$118,700
Document printing/postage allow.	$26,500
Test/Balance/Commissioning allow.	$106,000
Telecom Allow	$111,300
Signage/ Keying Allow	$42,400
Contingency @ +/- 10%	$1,300,000
SUB TOTAL	**$3,656,100**
TOTAL CONSTRUCTION & OTHER COSTS	**$16,829,100**
	SAY
	$16,800,000
* MAJOR EQUIP. COSTS - hoods, bsc's, frzr's, refrig's, centrif, incub, etc	
Allowance of 35,000sf @ +/-42	**$1,500,000**
TOTAL PROJECT COSTS	**$18,300,000**
	SAY
	$18,300,000

* Major equipment costs do not include specialized high-tech equipment such as flow cytometers, mass spectrometers, etc.

HIXON-WAHL WEST-WAHL EAST LABORATORY COMPLEX

Phase 2 - BUDGET

April 2008

CONSTRUCTION COSTS	FY 2010
Renovate W West, Level 3	
Haz Mat Abatement	$15,900
Demolition	$10,600
Labs/toilets, 7200 sf@175	$1,335,600
Corridor upgrade, 1400 sf@ 80	$118,700
HVAC unit/controls	$79,500
HVAC unit connect to exist. Systems	$26,500
Renovate W West, Level 2	
Haz Mat Abatement	$31,800
Demolition	$26,500
Dry Labs/Facul Off., 3100 sf @ 100	$328,600
Labs/toilets, 900 sf@175	$167,000
Corridor upgrade, 1400 sf@ 80	$118,700
HVAC unit/controls	$79,500
HVAC connect to exist. Systems	$26,500
Renovate W West, Level 1	
Haz Mat Abatement	$15,900
Demolition	$15,900
Labs/toilets, 1450 sf @ 175	$269,000
Corridor upgrade, 1400 sf@ 80	$118,700
HVAC unit/controls	$79,500
HVAC unit connect to exist. Systems	$26,500
Renovate W West, Level Ground	
Haz Mat Abatement	$15,900
Demolition	$21,200
Labs/toilets, 4200 sf @ 175	$779,100
corridor upgrade, 1900 sf@ 80	$161,100
HVAC unit/controls	$79,500
HVAC unit connect to exist. Systems	$26,500
HVAC unit/controls for Hixon	$53,000
Renovate W East, Level 2	
Haz Mat Abatement	$42,400
Demolition	$79,500
Construction, 15,000 sf @ 175	$2,782,500
HVAC unit/controls	$106,000
Renovate W East, Level 1	
Haz Mat Abatement	$42,400
Demolition	$79,500
Construction, 15,000 sf @ 175	$2,782,500
HVAC unit/controls	$106,000
Renovate W East, Level Ground	
Haz Mat Abatement	$10,600
Demolition	$15,900
Lab construction, 1600 sf @ 175	$296,800
HVAC unit/controls, 2 air handlers	$159,000
HVAC connect to exist. Systems (non-renov. Space)	$26,500
SUB TOTAL	**$10,556,800**

OTHER COSTS	
Relocation of occupants/data syst.	$132,500
Arch/Eng Fees - allow. +/- 2% for contract administration	$436,000
Campus Adm Fee 1%	$106,000
St. Arch Fee 1%	$106,000
Test/Balance/Commissioning allow.	$132,500
Telecom Allow.	$132,500
Signage/Keying Allow.	$42,400
Contingency @ +/-10%	$1,060,000
SUBTOTAL	**$2,147,900**
TOTAL CONSTRUCTION & OTHER COSTS	**$12,704,700**
Projected Inflation @ +/-8% for Phasing	$1,000,000
TOTAL INFLATED COSTS	**$13,704,700**
	SAY
	$13,700,000
* MAJOR EQUIP. COSTS - hoods, bsc's, frzr's, refrig's, centrif, incub, etc	
Allowance of 43,000sf @ +/- 43 (inflated for phasing)	**$2,000,000**
TOTAL PROJECT COSTS	**$15,700,000**
	SAY
	$15,700,000

* Major equipment costs do not include specialized high-tech equipment such as flow cytometers, mass spectrometers, etc.

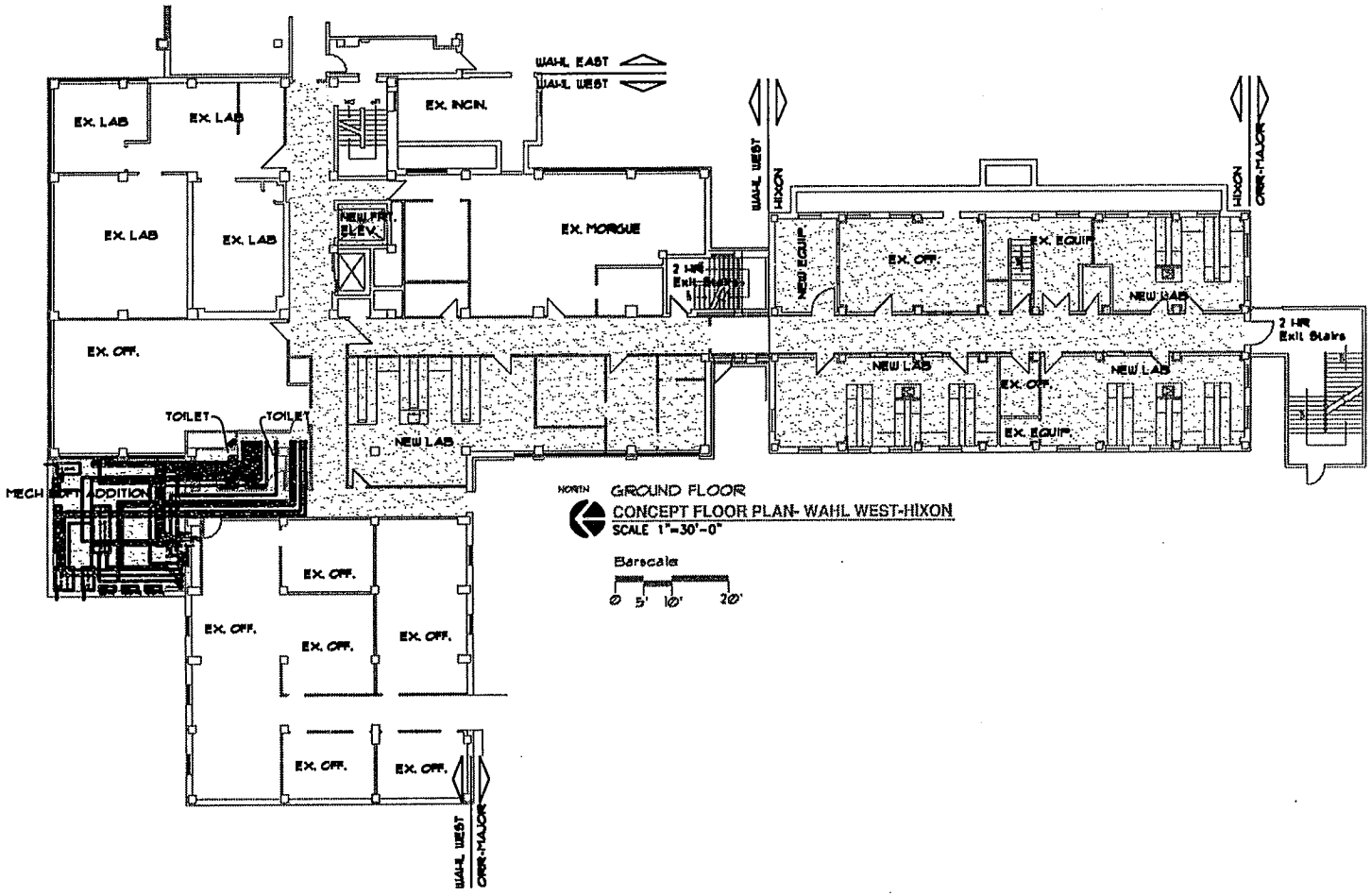
HIXON-WAHL WEST-WAHL EAST LABORATORY COMPLEX

Budget Summary

April 2008

Phase 1 Construction & Other Costs	$16,800,000	
Phase 2 Construction & Other Costs	$13,700,000	
TOTAL CONSTRUCTION		**$30,500,000**
Phase 1 Equipment	$1,500,000	
Phase 2 Equipment	$2,000,000	
* TOTAL EQUIPMENT		**$3,500,000**
GRAND TOTAL		**$34,000,000** SAY **$34,000,000**

* Major equipment costs do not include specialized high-tech equipment such as flow cytometers, mass spectrometers, etc.



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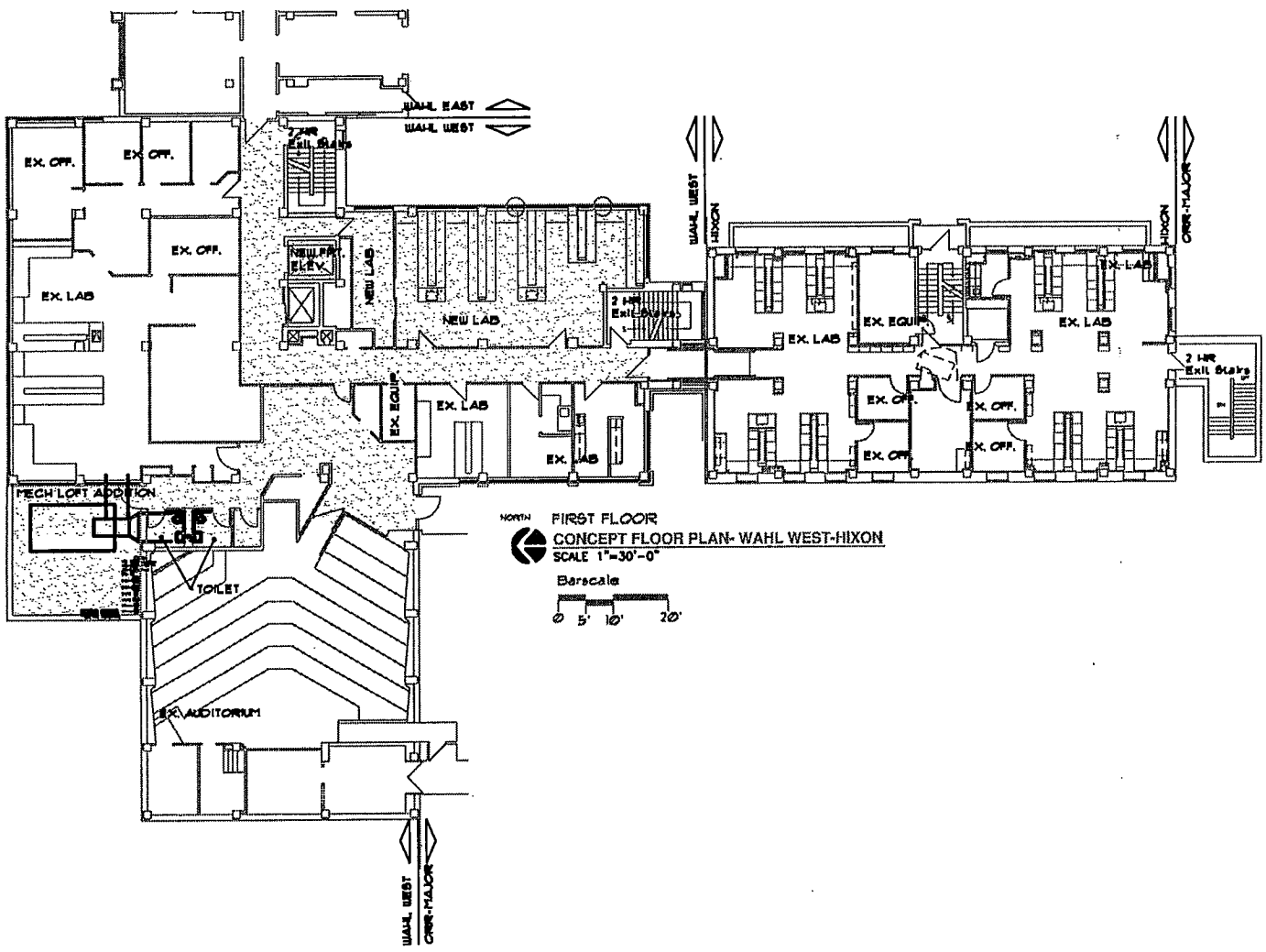

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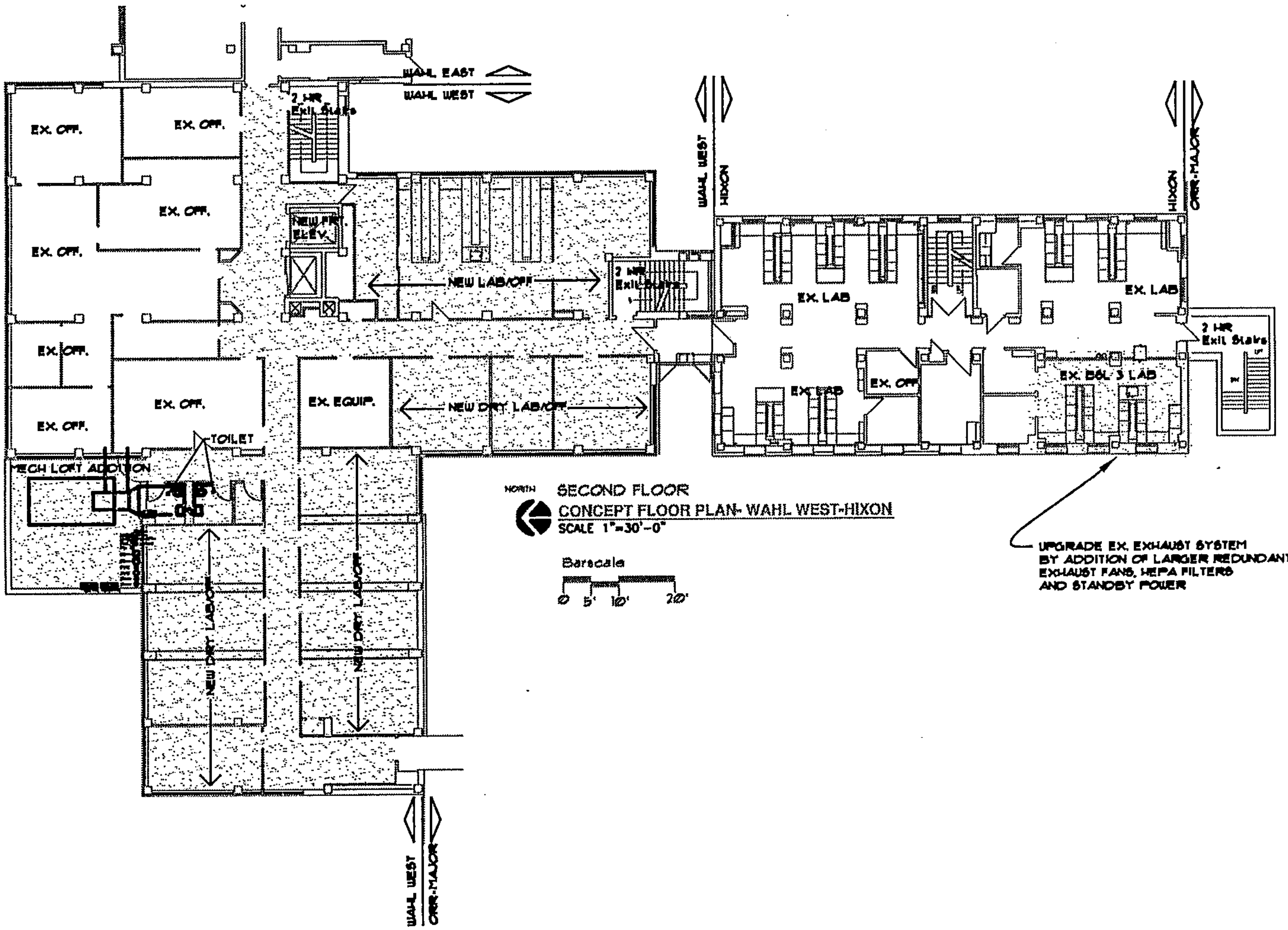
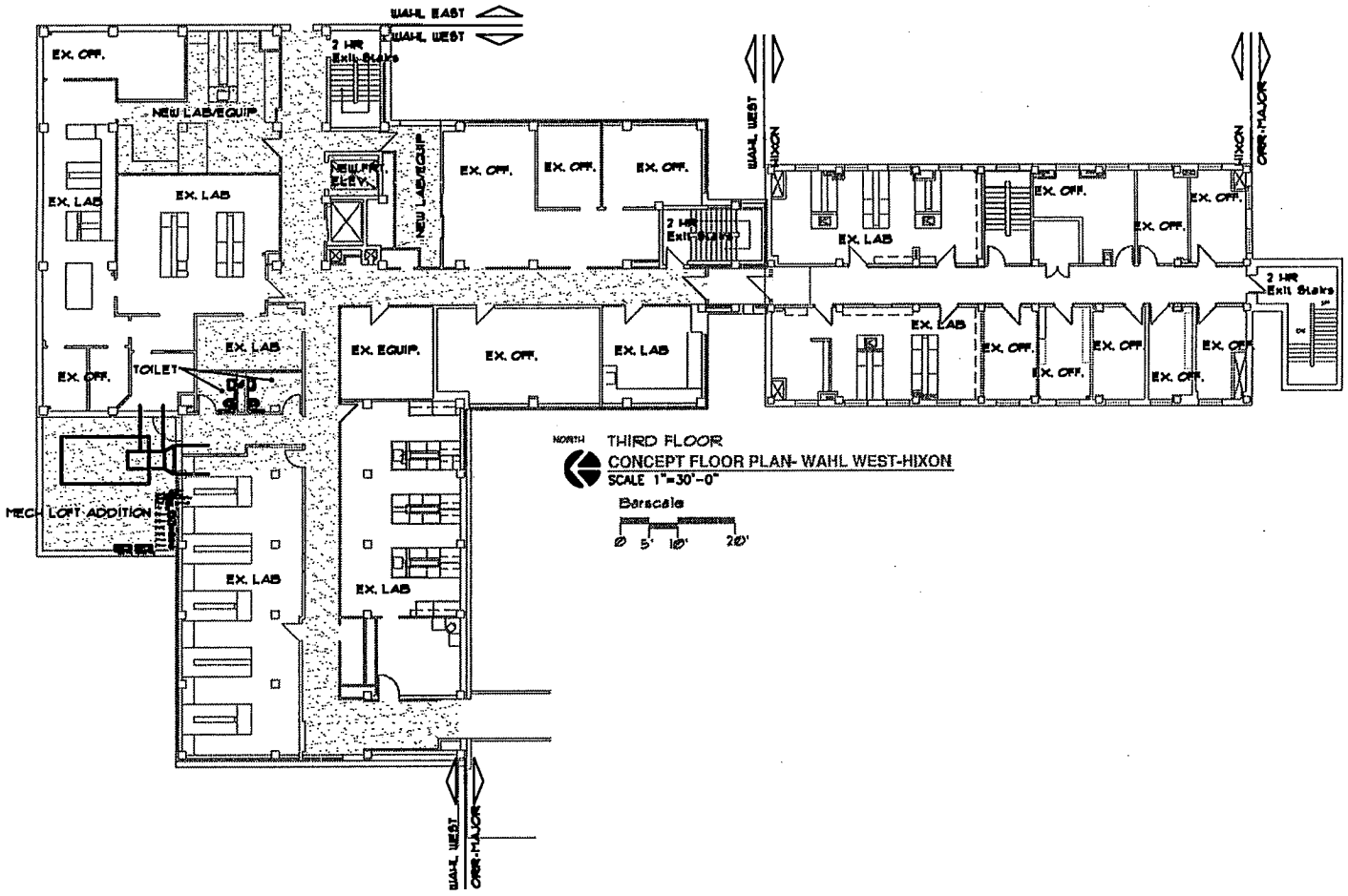


SECOND FLOOR
CONCEPT FLOOR PLAN- WAHL WEST-HIXON
SCALE 1"=30'-0"

PROGRESS PRINT- 05/02/07 WS

5-18



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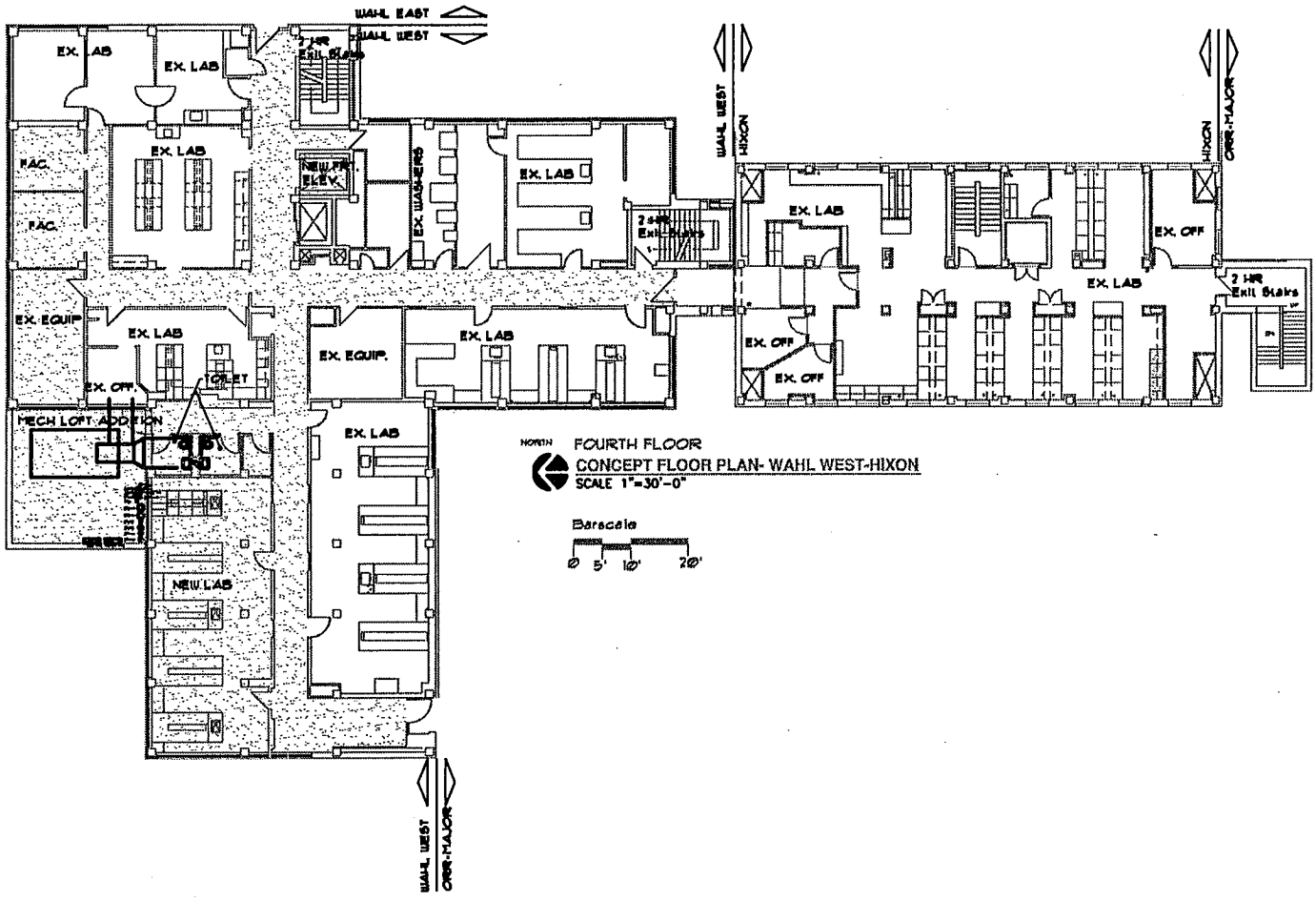

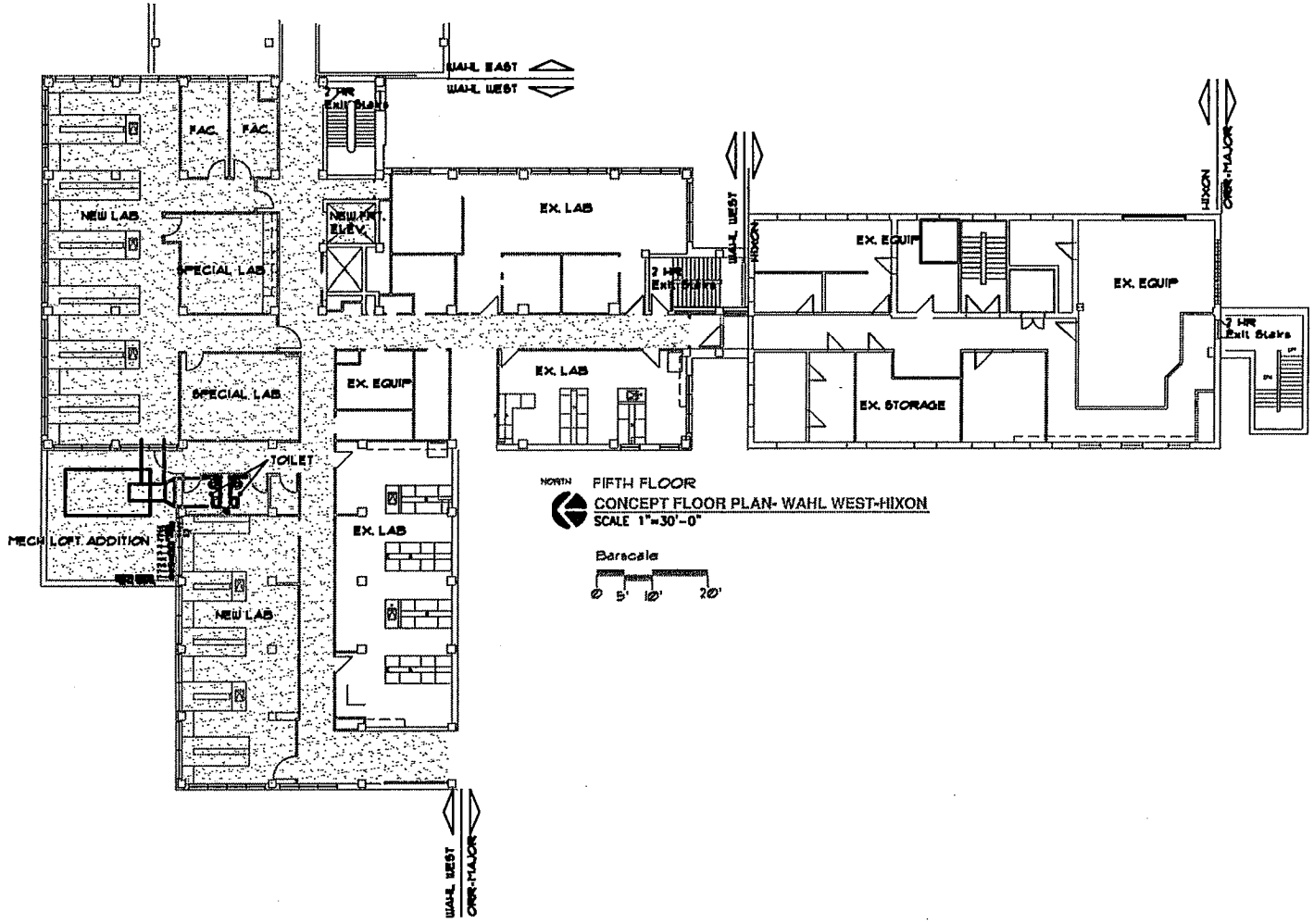

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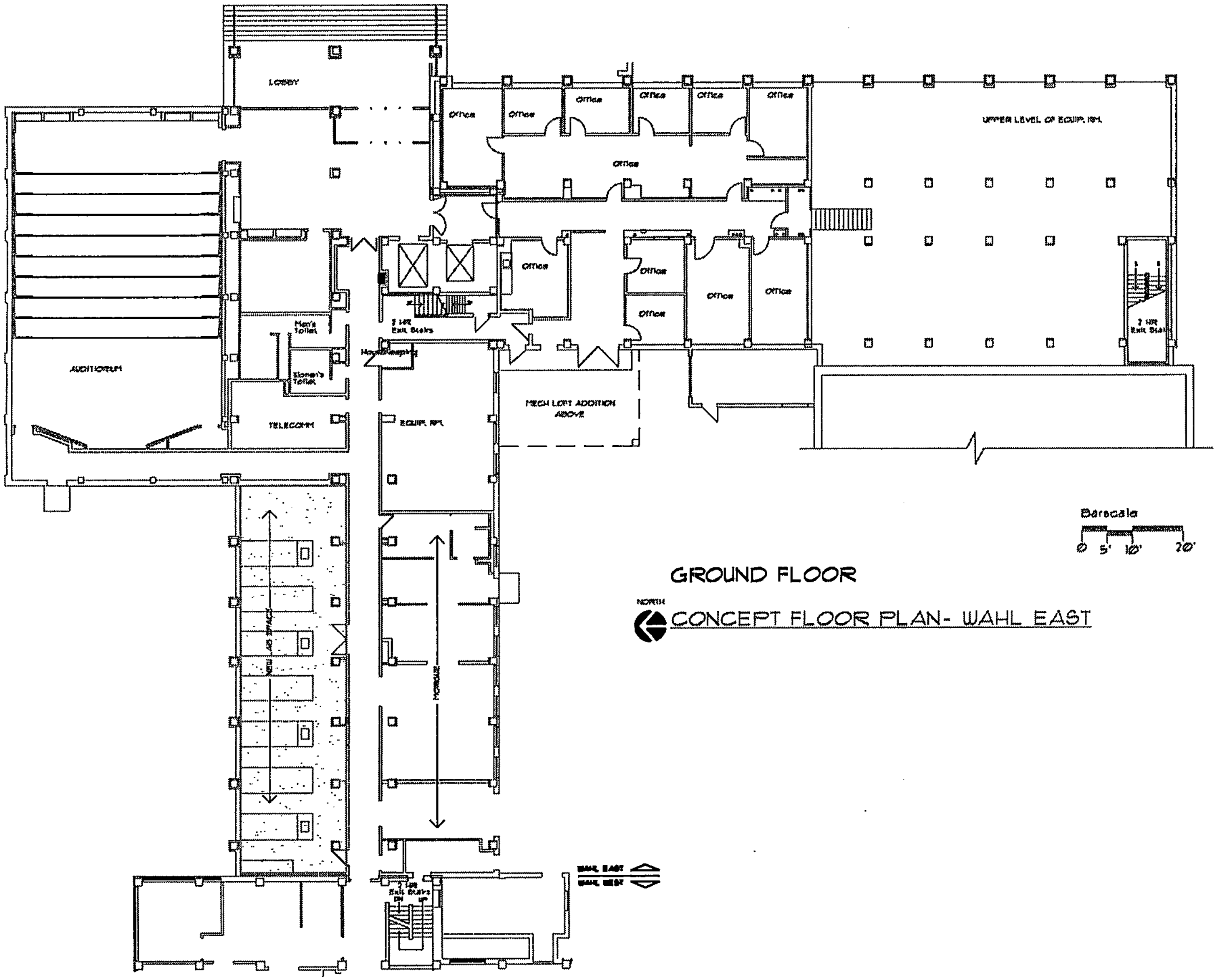
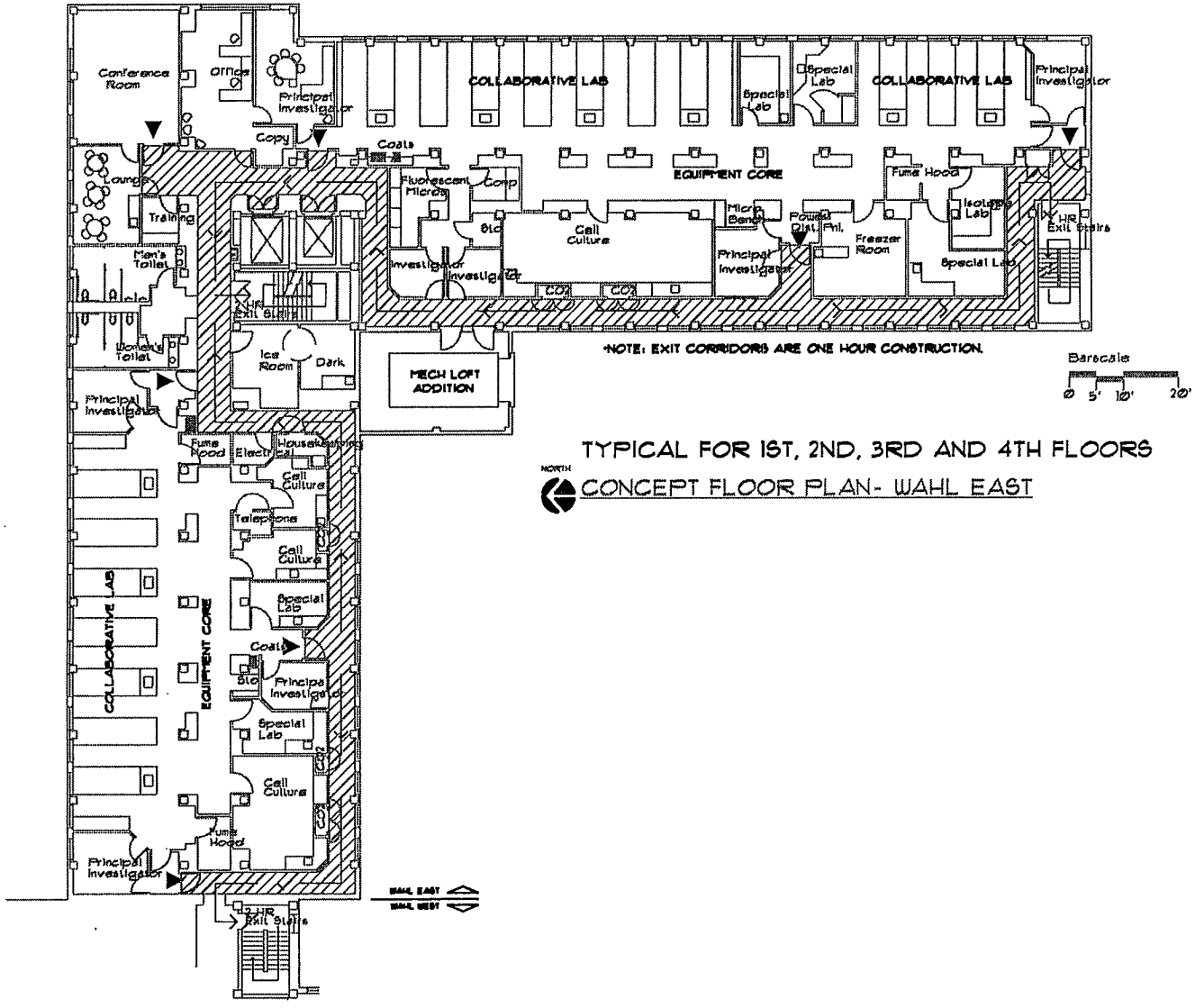


GROUND FLOOR

CONCEPT FLOOR PLAN- WAHL EAST

ARCH PLAN

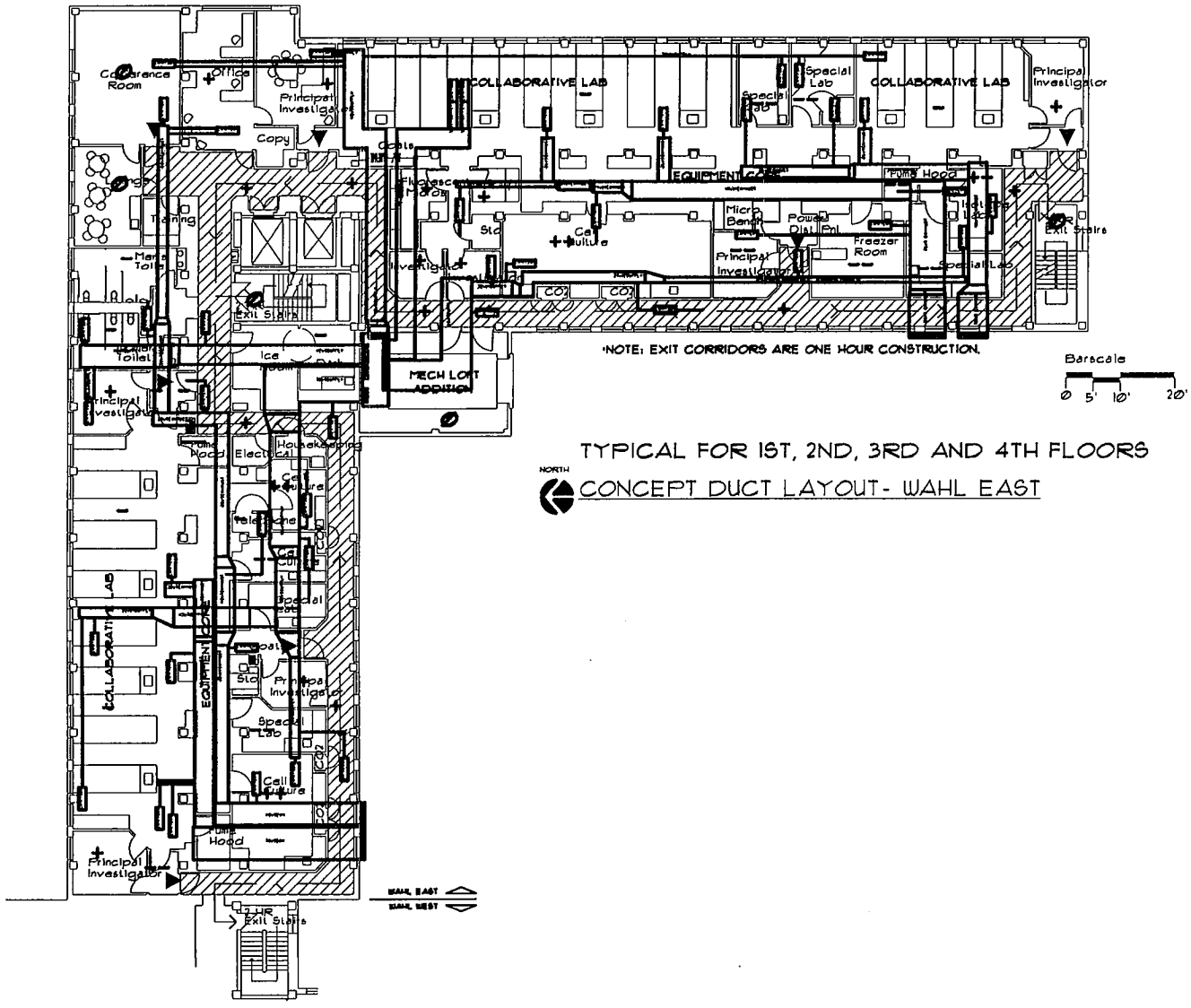


TYPICAL FOR 1ST, 2ND, 3RD AND 4TH FLOORS

NORTH

CONCEPT FLOOR PLAN- WAHL EAST

ARCH PLAN
MASTER PLAN WAHL EAST LABS
TYPICAL FIRST, SECOND, THIRD AND FOURTH FLOOR - WAHL WALL EAST



TYPICAL FOR 1ST, 2ND, 3RD AND 4TH FLOORS

NORTH

CONCEPT DUCT LAYOUT- WAHL EAST

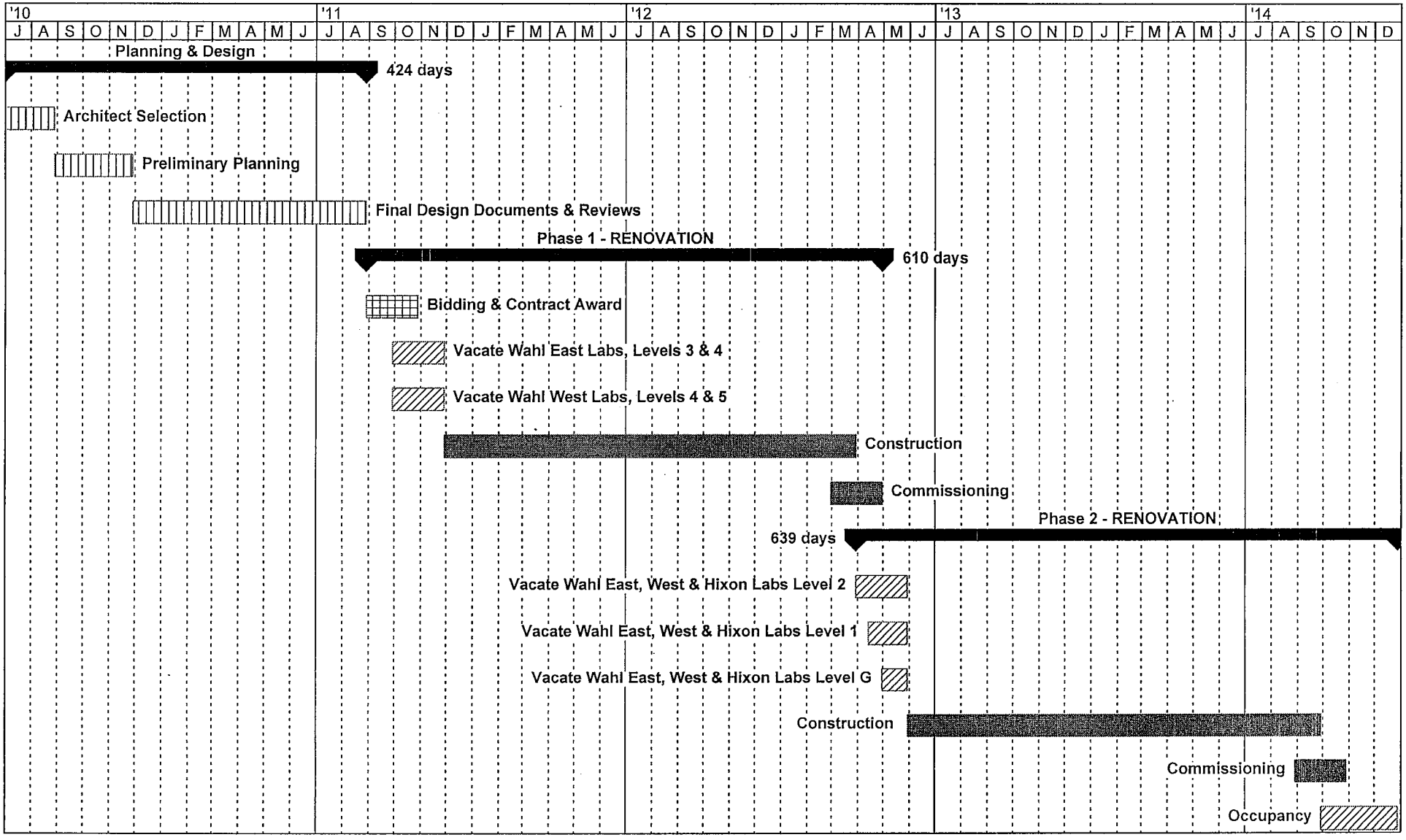
ARCH PLAN

DUCTER PLAN: MAIN EAST LAB

TYPICAL FIRST, SECOND, THIRD AND FOURTH FLOOR - MAIN, MAIL EAST

HIXON - WAHL WEST - WAHL EAST LABORATORY COMPLEX

PROJECT SCHEDULE



Sheep and Meat Goat Center Program

Introduction

The Kansas State University Sheep Unit needs to be relocated as a result of the sale of KSU property to the KSU Foundation. Kansas State University has an active sheep teaching and research program, but the facilities no longer meet the needs of the program. There is also a growing interest in the meat goat industry in the state of Kansas by the state's livestock producers. To provide for this combined need in the academic, extension and research areas, Kansas State University has developed plans for a new Sheep and Meat Goat Center. This facility will be located northwest of the intersection of Denison and Kimball Avenues just north of the current KSU Sheep Unit on the main campus. The Sheep and Meat Goat Center will be paid for with a combination of restricted fees from the sale of property to the KSU Foundation and private donations.

Project Description

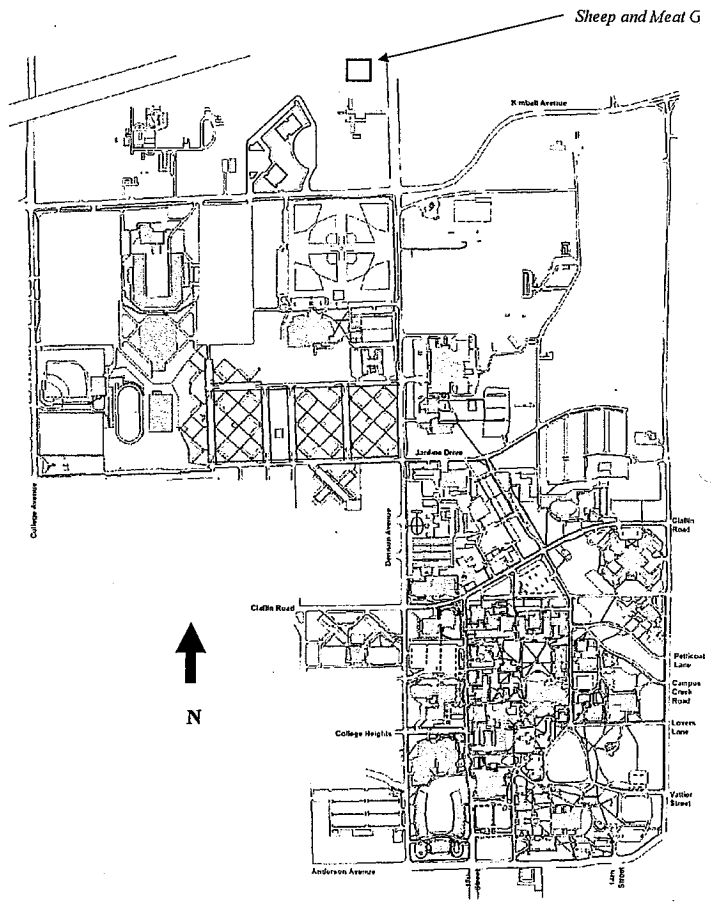
The relocated KSU Sheep and Meat Goat Center will be made up of one large, continuous structure. The core area of the facility is 80' x 120'. Two livestock housing wings will branch off of the building each measuring 120' x 38'. Feed, hay, and large equipment building (35' x 68') will be attached to the end of one wing.

Core Area - The multi-purpose rooms will offer livestock handling area, lambing/kidding area, and a variety of educational opportunities. The Lab-Kitchen and Animal Treatment areas will allow faculty on-site facilities to perform educational procedures and trials that will minimize stress on the animals. The Wool Room will provide storage for the annual wool clip produced by the sheep as well as educational tools for the KSU Collegiate Wool Judging Team. On-site living quarters provide the Sheep and Meat Goat Center with intensive supervision of livestock and facilities along with providing site security.

Livestock Housing Wings - Lots holding 30 animals will each have a minimum of 1 – 20' x 30' area located under a 3-sided shed open to the south. Lots holding 15 animals will each have a minimum of 1-10' x 30' area located under a 3-sided shed open to the south. Feeding, watering, and housing stations are located in each lot. These wings will be the primary housing and feeding location for sheep and meat goats.

Storage Areas - With the large number of sheep/meat goats expected at this site, the Sheep and Meat Goat Center needs accommodations for hay and feed. Large equipment such as livestock trailers and tractors associated with this type of facility will be housed in this area.

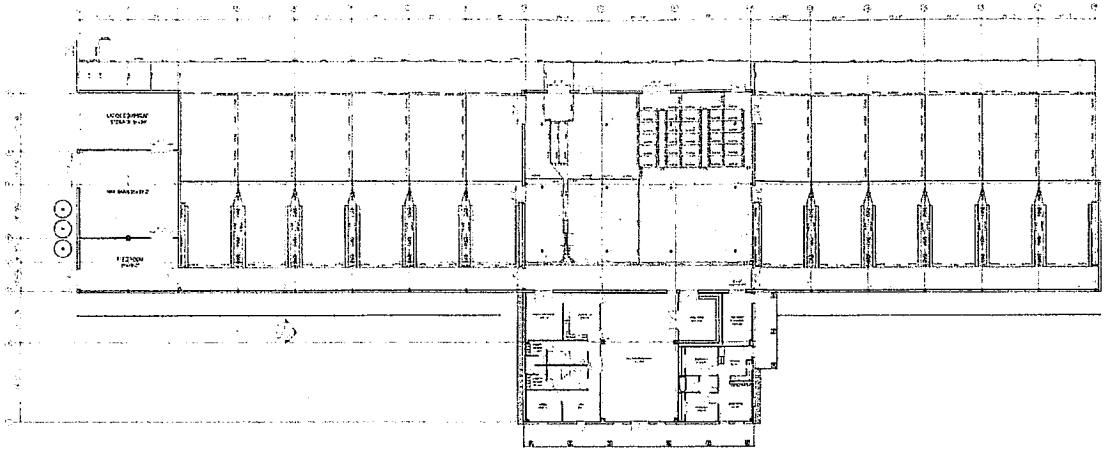
Site Map



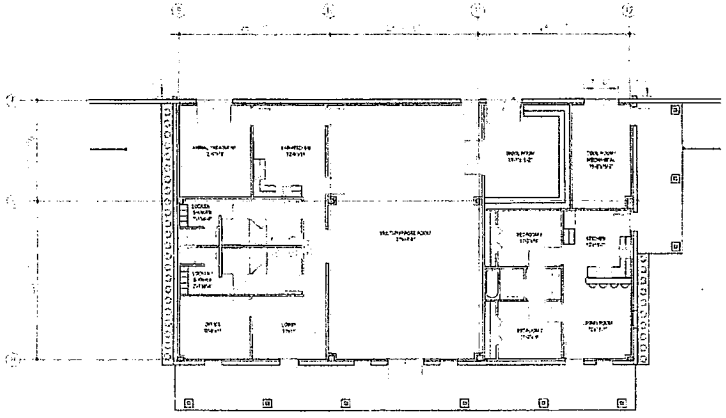
Joint Committee on State Building Construction
March 2, 2009
Attachment 9

Attachment 9
JCSBC 3-2-09

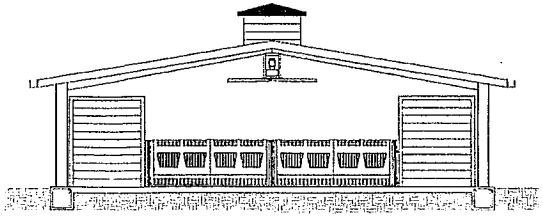
Sheep and Meat Goat Center Floor Plan and Elevations



FLOOR PLAN



FLOOR PLAN DETAILED VIEW

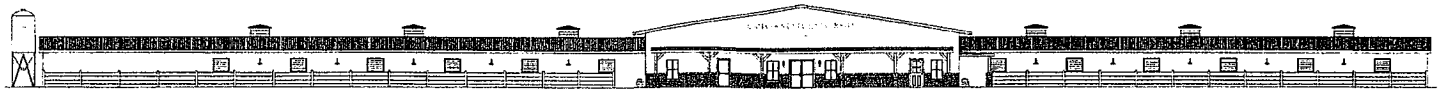


BUILDING SECTION - A

Core Area
80' x 68' Multi-purpose room
27' x 45' Multi-purpose room
12' x 11' Office and 13' x 11' Lobby
2 – 7' x 20' Restroom/Locker/Shower
13' x 16' Animal Treatment
13' x 16' Lab-Kitchen
15' x 18' Wool room
10' x 18' Mechanical room
26' x 27' On-site living quarters

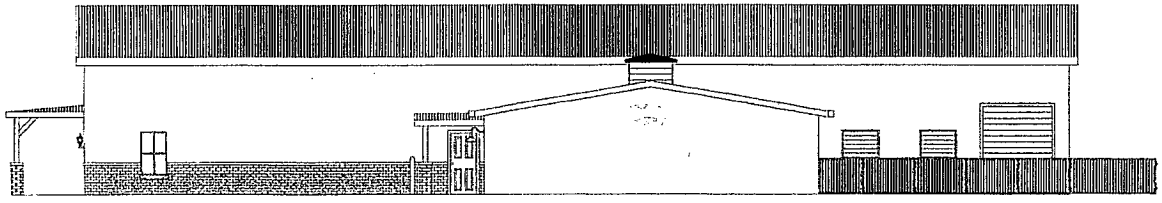
Livestock Housing Wings
Wing 1: 6 outdoor lots with 30 sheep/meat goat per pen, with a minimum of 40 square feet per sheep/meat goat
Wing 2: 4 outdoor lots with 30 sheep/meat goat per pen, with a minimum of 40 square feet per sheep/meat goat and 4 outdoor lots with 15 sheep/meat goat

Storage Areas
Feed Room – 35' x 18'
Hay Room – 35' x 30'
Large Equipment Room – 35' x 20'



FRONT ELEVATION

FRONT ELEVATION



RIGHT-SIDE ELEVATION

KANSAS
DEPARTMENT OF WILDLIFE AND PARKS

Kathleen Sebelius, Governor
J. Michael Hayden, Secretary

www.kdwp.state.ks.us

February 26, 2009
The Honorable Jo Ann Pottorff, Chairperson
Joint Committee on State Building Construction
Room 143-N
State Capitol Building
Topeka, KS 66612

Dear Representative Pottorff:

The FY 2010 Governor's Budget Report (GBR) includes a recommendation for the Kansas Department of Wildlife and Parks (KDWP) to expend a total of $6,392,188 for capital improvements in FY 2010. The amount of, $680,166 is from the State General Fund (SGF). The original FY 2010 Capital Improvement request submitted on June 24, 2008 totaled $10,635,114. KDWP in the original request included funding for a minimum water storage pool at Webster Reservoir, $1,000,000 and riparian easements, $300,000. Attached is a table reflecting the Governor's FY 2010 capital improvement recommendations for the Department.

For FY 2010, KDWP recommended an amount of $1,087,872 for Parks Major Maintenance. The funding for this request is $492,872 from the SGF and $595,000 from the federal Land and Water Conservation Fund (LWCF). A request for an additional amount of $3,000,000 from the ELARF was not included in the Governor's Recommendation for FY 2010. The need for funds to maintain the state parks is ongoing. It is the recommendation that the best solution for the long-term maintenance needs of the parks would be a dedicated funding source; and the ELARF is an appropriate source of funding for this purpose.

OFFICE OF THE SECRETAR
1020 S Kansas Ave., Suite 200, Topeka, K
(785) 296-2281 • Fax: (785) 29(

The FY 2010 GBR includes $187,314 to finance a special assessment levied by the City of Topeka against KDWP for road improvements impacting the Kaw River State Park, $250,000 for Cabin Site Preparation as a part of the expanding program for placing cabins in state parks and other public lands areas, and $650,000 to repair the spillway at Clark State Fishing Lake. KDWP has had a dam repair program for several years and the Department is now considering dams for repair on an as needed basis.

The remaining items in the FY 2010 GBR capital improvement recommendation include $266,800 for wetlands acquisition and development, $1,351,732 for land acquisition, $150,000 for public lands maintenance, $40,000 for construction of a storage building addition at the Pratt Operations facility, $200,000 for bridge maintenance, $70,000 for river access projects, $1,100,000 for federally mandated boating access projects, $421,000 for trails development, and $617,470 for road maintenance. The amount for road maintenance is a significant decrease from prior years but reflects the Governor's recommendation for FY 2010 to use Road Funds to finance operations of the state parks. In future years, KDWP would request consideration of the amount to prior levels as adjusted annually based upon increases in the consumer cost index.

If you or your staff have any questions, please advise. Thank you for your consideration of this request.

Sincerely,

J. Michael Hayden
Secretary, Kansas Department of Wildlife and Parks

Attachment

FY 2010 CAPITAL IMPROVEMENTS - GBR

10-3

Priority	Description	State General Fund	Wildlife Conserv Fund	Wildlife Fee Fund	Wildlife Fee Fund - Federal	Water Plan Fund	Roads and Bridges Funds	Boating Fee Fund	ELARF	Other Funds***	TOTAL
1	Parks Major Maintenance	492,872	0	0	0	0	0	0	0	595,000	1,087,872
2	Land Acquisition	0	401,732	0	950,000	0	0	0	0	0	1,351,732
3	Cabin Site Preparation	0	0	0	0	0	0	0	0	250,000	250,000
4	Wellands Acquisition and Develop	0	0	0	0	0	0	0	0	266,800	266,800
5	Special Assessment KRSP	187,314	0	0	0	0	0	0	0	0	187,314
6	Public Lands Major Maintenance	0	0	150,000	0	0	0	0	0	0	150,000
7	River access	0	0	0	0	0	0	70,000	0	0	70,000
8	Dam Repair - Clark State Fishing La	0	0	0	650,000	0	0	0	0	0	650,000
9	Trails Development	0	0	0	0	0	0	0	0	421,000	421,000
10	Road Maintenance	0	0	0	0	0	617,470	0	0	0	617,470
11	Bridge Maintenance	0	0	0	0	0	200,000	0	0	0	200,000
12	Fed. Motor Boat Access Program	0	350,000	750,000	0	0	0	0	0	0	1,100,000
13	Storage Building Addition - Pratt	0	0	27,600	0	0	0	1,200	0	11,200	40,000
	Additional Projects after July 1, 2008										
ENC.	Webster Reservoir Water Rights	0	0	0	0	0	0	0	0	0	0
ENC.	Riparian Easements	0	0	0	0	0	0	0	0	0	0
	TOTAL	680,186	751,732	927,600	1,600,000	0	817,470	71,200	0	1,544,000	6,392,188

*** Other funds includes $595,000 LWCF for Parks M/M; $250,000 Cabin Revenue Fund; $266,800 Duck Stamp Fund; $421,000 Federal Trails Grant; and $11,200 Park Fee Fund.

z/excell/FY 2010 request CI

Five-Year Capital Budget Plan--DA 418A

Division of the Budget
State of Kansas

Agency Name Kansas Department of Commerce

Project Title	Estimated Project Cost	Prior Years	Current Year	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Subsequent Years
Kansas City Roof Repair			110,000						
Rehab and Repair			20,000	80,000	80,000	80,000	80,000	80,000	

Project Request Explanation--DA 418B

1. Project Title: Kansas City Roof Replacement	2. Project Priority:
Agency: Kansas Department of Commerce	1

3. Project Description and Justification:

This facility is located at 552 State Avenue, Kansas City, KS. The project will replace 143 squares (100 sq feet per square) of composite roofing material which will alleviate additional structural and content damage caused by leaks. The current roof is ~~eleven~~ 12 years old but has already had numerous leaks that have had to be patched. The current roof will have to be completely replaced at an estimated cost $110,000.

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	91,000	1. Preliminary plans (including misc. costs)	6,000
2. Architect or engineer fee	4,000	2. Final plans (including misc. & other costs)	13,000
3. Moveable equipment		3. Construction (including misc. & other costs)	91,000
4. Project contingency	15,000		
5. Miscellaneous costs			
Total	$110,000	**Total**	$110,000

6. Amount by Source of Financing:

Fiscal Years	1. SGF	2.	3. Wagner Peyser	4. Reimb & Recovery	5.	Total
Prior Years						--
FY 2009			45,000	65,000		110,000
FY 2010						--
FY 2011						--
FY 2012						--
FY 2013						--
FY 2014						--
Subsequent Years						--
Total	--	--	45,000	65,000	--	110,000

Project Request Explanation--DA 418B

1. Project Title: Rehabilitation and Repair of various buildings	2. Project Priority:
Agency: Kansas Department of Commerce	2

3. Project Description and Justification:

Several of the buildings owned by the Department of Commerce across the state are in need of general repair. These repairs include roofing repair/replacement, overlaying of parking lots, replacement of carpeting and tile, replacement of ceiling tiles, repair and/or replacement of doors and doorways, lighting, and repair to facades.

Facilities management has identified particular repairs for specific sites for the next five year period. Commerce is responsible for keeping all facilities in good repair and has developed a repair and replacement plan to maintain these state owned facilities.

4. Estimated Project Cost:			5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	per FY	73,500	1. Preliminary plans (including misc. costs)	1,500
2. Architect or engineer fee	per FY	2,500	2. Final plans (including misc. & other costs)	5,000
3. Moveable equipment			3. Construction (including misc. & other costs)	73,500
4. Project contingency	per FY	2,500		
5. Miscellaneous costs	per FY	1,500		
	Total	$80,000	**Total**	$80,000

6. Amount by Source of Financing:

Fiscal Years	1. SGF	2.	Wagner Peyser	4	5.	Total
Prior Years						--
FY 2009			20,000			20,000
FY 2010			80,000			80,000
FY 2011			80,000			80,000
FY 2012			80,000			80,000
FY 2013			80,000			80,000
FY 2014			80,000			80,000
Subsequent Years						--
Total	--	--	420,000	--	--	420,000