

## MINUTES

### JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

February 25, 2010  
Room 144-S—Statehouse

#### Members Present

Senator Dwayne Umbarger, Chairperson  
Senator Pat Apple  
Senator Marci Francisco  
Senator Laura Kelly

#### Members Absent

Representative Jo Ann Pottorff, Vice-chairperson  
Senator Jay Emler  
Representative Steve Brunk  
Representative Mitch Holmes  
Representative Bill Feuerborn  
Representative Bob Grant

#### Staff

Audrey Dunkel, Kansas Legislative Research Department  
Jonathan Tang, Kansas Legislative Research Department  
Christina Allen, Kansas Legislative Research Department  
Cody Gorges, Kansas Legislative Research Department  
Matt Sterling, Office of the Revisor of Statutes  
Gary Deeter, Committee Secretary  
Florence Deeter, Committee Assistant

#### Conferees

Richard Gaito, Deputy Director, Division of Facilities Management, Kansas  
Department of Administration  
Robert Maile, Superintendent, Kansas School for the Deaf  
Llewellyn Crain, Executive Director, Kansas Arts Commission  
Caleb Asher, Acting Secretary, Kansas Department of Commerce

## Other Attending

See attached sheet.

The Chairperson called the meeting to order at 12:24 p.m., thanked John Bottenberg for lunch, and invited members to consider two lease proposals.

Richard Gaito reviewed the proposed lease for the Kansas Animal Health Department in Topeka (Attachment 1). He noted that the agency has retained the same landlord at the same location since 1997 and, although an Request for Proposal (RFP) in December 2009 garnered nine proposals, the current landlord had offered the lowest total cost, a full-service five-year lease with two one-year renewal options, and a \$4,000 annual cap on service increases. Further, the per-square-foot (psf) cost is being reduced by \$1.51 to \$9.99 psf. The building received an energy-efficiency rating of 69; the Kansas Department of Administration will request a new energy rating in 2011.

Mr. Gaito received no questions from members. Lacking a quorum, the Committee could not approve the lease.

Mr. Gaito presented the lease proposal for the Kansas Board of Healing Arts (Attachment 2). He stated that an RFP produced six bids; after negotiations, the bid with the lowest total cost (\$13.69 psf, a reduction from \$14.98 psf) is at a new location; it is a full-service five-year lease which includes a 3 percent annual cap and a five-year renewal option, which, if exercised, would drop the cost to \$12.50 psf. The building received an energy rating of 61, which will be reviewed in 2011. A member requested that no decision be made on the lease proposal until the Committee can review the other bids.

The Committee reviewed agency capital improvements budgets (Attachment 3). Christina Allen, Kansas Legislative Research Department, presented the Kansas Juvenile Justice Authority (JJA) capital improvements budget, saying that the FY 2010 agency estimate totaled \$3.5 million, all from the State Institutions Building Fund (SIBF). The amount included \$227,625 to upgrade the former Topeka Juvenile Correctional Facility campus to accommodate girls moved from the Beloit facility, \$14,841 for rehabilitation and repair at the Larned Juvenile Correctional Facility, and \$206,095 to pay off the Master Lease Program for replacement of the high-pressure boiler at Beloit. Ms. Allen said that the Governor concurred except that he recommended transferring \$34,650 from the Central Office to provide rehabilitation and repair for the female campus in Topeka. Answering a question, Ms. Allen said the debt at the Beloit facility was paid before transferring the land.

Regarding the JJA FY 2011 budget for capital improvements, Ms. Allen commented that the total of \$3.2 million from the SIBF included \$860,973 for rehabilitation and repair projects, the balance going to debt service principal at the Topeka and Larned facilities. The Governor concurred with the agency requests.

No action was taken on the report.

Cody Gorges, Kansas Legislative Research Department, reviewed the Kansas School for the Blind capital improvements budget, saying that the FY 2010 estimate of \$388,766 included \$29,108 from the State General fund (SGF) and \$359,658 from the SIBF. The Governor concurred with the agency estimate.

Mr. Gorges, reporting on the FY 2011 budget, stated that the agency request of \$417,818 included \$30,510 from the SGF and, from the SIBF, \$105,236 to continue upgrades to campus security, \$161,430 to reroof leaking sections of the Johnson Building, and \$30,510 from the SGF for debt service principal payments. The Governor did not recommend any funding for new projects.

Answering a question, Mr. Gorges replied that there were funds to finish the Vogel Building, but not enough to begin reroofing Johnson, which will continue to leak.

No action was taken on the report.

Reviewing the Kansas School for the Deaf capital improvements budget estimate, Mr. Gorges said that the FY 2010 estimate of \$410,664 was \$49,378 above the approved amount due to carry-forward funds from FY 2009. The amount included \$61,286 from the SGF for debt service principal payments. The remaining debt service principal payments will be made from the SIBF. The Governor concurred with the agency's estimate.

Regarding the agency's capital improvements budget for FY 2011, Mr. Gorges stated that the request of \$930,299 included \$63,850 from the SGF for debt service principal payments, \$205,000 from the SIBF for rehabilitation and repair, \$279,449 for Roth Dormitory renovation architect fees, \$242,000 for Roth electrical upgrades, and \$140,000 for a kitchen refrigeration upgrade. The Governor concurs with the agency's request for debt service payments and for rehabilitation and repair, but does not recommend any other capital improvement projects for FY 2011. Mr. Gorges replied to a question that the difference for rehabilitation and repair between the School for the Blind and School for the Deaf reflected more residents in the School for the Deaf.

No action was taken on the report.

Robert Maile, Superintendent, Kansas School for the Deaf, explained an emergency situation: serious deterioration of insulation and structural failure of the high-voltage central electrical distribution system has created an immediate safety issue (Attachment 4). He commented that Westar Energy is preparing a replacement cost estimate in the range of \$242,000 to \$400,000; however, an immediate repair addressing the safety concerns will cost about \$125,000. A member encouraged Mr. Maile to investigate Westar's rate structure before signing on for a new system, since the school may be presently paying a wholesale rate for electrical service.

Jonathan Tang, Kansas Legislative Research Department, reported on the capital improvements budget requests for the Kansas State Historical Society, saying that the FY 2010 expenditures estimate of \$707,175 included \$214,059 from the SGF, the latter amount which includes \$96,964 for emergency repairs for the 50-plus structures under its care. The agency estimated \$174,674 in federal funds for Pawnee Rock, \$27,000 in private funds for Cottonwood Ranch, \$174,775 in private funds for Goodnow House, and \$25,000 in federal funds and \$16,667 in private funds for the John Brown Museum. The Governor concurred with the total expenditures of \$707,175, but recommended \$189,059 from the SGF, a decrease as a result of the Governor's November 2009 allotments. The Governor recommended \$25,000 from the Historic Properties Fees Fund as a replacement for the decrease.

For FY 2011, Mr. Tang reported that the agency request of \$301,477 included \$209,477 from the SGF for capital improvements projects; from the SGF the agency requests \$125,000 for rehabilitation and repair for the 50-plus structures for which it is responsible, \$50,000 for replacement of faulty lighting fixtures at the Museum in Topeka, and \$14,477 for Constitution Hall. Further, the agency requests \$27,000 in private funds for Cottonwood Ranch, \$30,000 from federal grants to match the \$20,000 in SGF funds for the John Brown Museum, and \$35,000 from private funds for Grinter Place. The Governor recommends the same total amount, but reduces the SGF draw to

\$125,000; he recommends using the agency's special revenue funds to replace the lighting fixtures (\$50,000), to provide the state match for the John Brown Museum (\$20,000), and to repair Constitution Hall (\$14,477). The Governor concurs with the use of private funds and federal grants for Cottonwood Ranch, Grinter Place, and the John Brown Museum. Jennie Chinn, Executive Director, Kansas State Historical Society, responded to a member's question that private donations for the John Brown Museum are pending until state funding becomes available.

Lacking a quorum, the Committee took no action on the report.

Llewellyn Crain, Executive Director, Kansas Arts Commission (KAC), reported on the Dillon House Project (Attachment 5). She outlined two plans: the proposed operating plan and the proposed capital campaign. Regarding the first, she said that when the Dillon House is completely renovated, it will provide a place for meetings, conferences, entertainment events, and accommodations for visiting dignitaries. The KAC, with on-site offices, will manage the facility, host events, and perhaps house the KAC. Commenting that the cost of operations should be covered by facility rental fees, she said that the KAC will consult with the Director of Legislative Administrative Services and the Committee during design and implementation phases of the project. She submitted a proposed operating budget, which includes eight employees and current agency state funding, a total of \$122,000, and an estimated income of \$128,400.

Ms. Crain requested the following amendments to KSA 75-3683:

- Shift responsibility for the Dillon House from the Department of Administration to the KAC;
- Designate the KAC as the tenant and manager for raising private dollars for restoration, preservation, and operation;
- Require the KAC to maintain a public presence at the Dillon House; and
- Require the KAC to establish an advisory board and a 501(c)3 to replace the Dillon House Advisory Commission as outlined in the Legislative Coordinating Council Policy 58.

Ms. Crain estimated a total of \$4.6 million to renovate the Dillon House; she briefly outlined a proposed capital campaign to elicit donations from corporations, private foundations, federal grants, and individual donors to provide funding for the project.

Responding to questions, Ms. Crain replied that the proposed Dillon House Advisory Board will serve without compensation. She said the non-profit corporation will be modeled after university endowment associations.

Lacking a quorum, the Committee made no decisions regarding the report.

Caleb Asher, Acting Secretary, Kansas Department of Commerce, reported on the proposed sale of three agency properties (Attachments 6 and 7). He explained that the Chanute Workforce Center, appraised at \$65,000 because of its condition will be sold at auction (starting bid, \$35,000). The Pittsburg Administrative Office, appraised at \$125,000, was built over a mineshaft, reducing its value; it will be sold at auction, as well. The Hutchinson Workforce Center, valued at \$183,000, will be placed on the open market. He noted that the proceeds from the Hutchinson property must be returned to the federal government.

The Committee took no action on the report.

The meeting was adjourned at 1:23 p.m. The next meeting is scheduled for Wednesday, March 17, 2010, in Room 144-S of the Capitol.

Prepared by Gary Deeter  
Edited by Audrey Dunkel

Approved by Committee on:

April 28, 2010

(Date)

# JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

## GUEST LIST

DATE: FEBRUARY 25 200

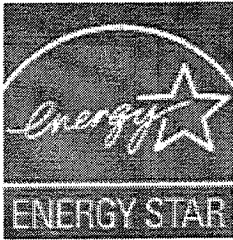
NAME	REPRESENTING
Madeleine Burkentine	Ks. St. School for the Blind
Sue Gumble	" " "
Bonnie McFely	↓ ↓ ↓
Lisa Corwin	KSBHA
Kathleen Selzer Hippert	KCSBHA
George Teagarden	KAHD
Kennie Teffler	DOB
Jenni Chin	KSHS
Debbie A. White	KSHS
Robert Hatt	KDC
Devin Okulski	KDC
Nurs Jennings	UA
Marilyn Jacobson	DOA
Richard Oratio	DOA
Juanita Jones	DOA
Caleb Ash	KDC
Llewellyn Crain	Kansas Arts Commission
Caree Kuef	Ks. Arts Commission

**Lease Comparison Sheet**  
**Kansas Board of Animal Health**

Febru 10

A		B	C	D	E
		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
<b>GENERAL INFORMATION</b>					
1	State Agency	Animal Health	Animal Health	Health Care Stabilization Fund	State Board of Indigents' Defense
2	Address	708 SW Jackson St.	708 SW Jackson	300 SW 8th Ave.	701 SW Jackson
3	City Location (market)	Topeka	Topeka	Topeka	Topeka
4	Building Name or Location (Landlord)	Jayhawk Tower Joint Venture	Jayhawk Tower Partners. LLC	League of Kansas Municipalities	H.T. Paul Company, Inc.
5	Lease Space (sq. ft.)	Office Sq. Ft. 4,086	4,251	4,941	4,500
6		Storage Sq. Ft.			
7		Total Sq. Ft. 4,086	4,251	4,941	4,500
8	Full Time Equivalency (FTE) employees/workstations	17	17	17	18
9	Lease Begin Date	8/1/2005	8/1/2010	3/1/2009	7/1/2009
10	Lease End Date	7/31/2010	7/31/2015	02/28/2014	6/30/2014
11	Years of Lease	5	5	5	5
12	Space Standards Check (sq. ft. per FTE/workstation)	240	250	291	250
<b>LEASE COSTS - provided by 1st Party Landlord within the lease</b>					
13	Base Lease Cost (annual per sq. ft.)	\$11.50	\$9.99	\$14.50	\$12.00
14	Storage				
15	Real Estate Taxes	in base w/stop	in base w/stop	in base with stop	inc. in base
16	Insurance	in base w/stop	in base w/stop	in base with stop	inc. in base
17	Major Maintenance	in base w/stop	in base w/stop	in base with stop	inc. in base
18	Utilities - total				
19		Electricity	in base w/stop	in base with stop	inc. in base
20		Gas	in base w/stop	in base with stop	inc. in base
21		Water/Sewer/etc.	in base w/stop	in base with stop	inc. in base
22	Trash Pickup/Removal	in base w/stop	in base w/stop	in base with stop	inc. in base
23	Custodial/Janitorial	inc. in base	in base w/stop	in base with stop	not included
24	Pest Control	inc. in base	inc. in base	in base with stop	inc. in base
25	Grounds Maintenance (inc. snow removal)	inc. in base	inc. in base	in base with stop	inc. in base
26	Common Area	inc. in base	in base w/stop	in base with stop	inc. in base
27	Other Services - Bldg Operating Expense Stops	n/a	n/a	n/a	n/a
28	Parking	in base w/stop	in base w/stop	inc. in base	inc. in base
29	No. of Parking Spaces included	18	18	open lot	15
30	<b>SUBTOTAL - Lease Costs w/o Additional Services</b>	<b>\$11.50</b>	<b>\$9.99</b>	<b>\$14.50</b>	<b>\$12.00</b>
31	<b>Additional Services - Security</b>				
32	<b>SUBTOTAL - Additional Services</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease</b>					
33	Building Operating Cost (not included in base rent)				
34	Utilities - total (estimated)				
35		Electricity			
36		Gas			
37		Water/Sewer/etc.			
38	Trash Pickup/Removal				
39	Custodial/Janitorial				
40	Pest Control				
41	Grounds Maintenance (inc. snow removal)				
42	Parking				
43	No. of Parking Spaces included				
44	Other Services				
45	<b>Total Other Bldg Optg Costs (not included in lease)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>IMPROVEMENTS</b>					
46	Improvements - lump sum payment				
47	<b>Subtotal - Improvements</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
48	<b>Annual Cost per Sq. Ft. (estimated)</b>	<b>\$11.50</b>	<b>\$9.99</b>	<b>\$14.50</b>	<b>\$12.00</b>
49	<b>Annual Cost (estimated)</b>	<b>\$46,989</b>	<b>\$42,467</b>	<b>\$71,645</b>	<b>\$54,000</b>
50	<b>Total Cost of Lease (estimated)</b>	<b>\$234,945</b>	<b>\$212,337</b>	<b>\$358,223</b>	<b>\$270,000</b>

*Attachment 1*  
*JCSBC 2-25-10*



# STATEMENT OF ENERGY PERFORMANCE

## Jayhawk Tower Complex

Building ID: 1998002  
 For 12-month Period Ending: December 31, 2009<sup>1</sup>  
 Date SEP becomes ineligible: N/A

Date SEP Generated: January 25, 2010

<b>Facility</b> Jayhawk Tower Complex 700-720 SW Jackson Topeka, KS 66603	<b>Facility Owner</b> Jayhawk Tower Partners, LLC 700 SW Jackson, Ste 200 Topeka, KS 66603	<b>Primary Contact for this Facility</b> N/A
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Year Built: 1926  
 Gross Floor Area (ft<sup>2</sup>): 150,359

Energy Performance Rating<sup>2</sup> (1-100) 69

### Site Energy Use Summary<sup>3</sup>

Electricity - Grid Purchase(kBtu)	9,216,421
Natural Gas (kBtu) <sup>4</sup>	3,385,756
Total Energy (kBtu)	12,602,177

### Energy Intensity<sup>5</sup>

Site (kBtu/ft <sup>2</sup> /yr)	84
Source (kBtu/ft <sup>2</sup> /yr)	228

### Emissions (based on site energy use)

Greenhouse Gas Emissions (MtCO <sub>2</sub> e/year)	2,596
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### Electric Distribution Utility

Westar Energy Inc

### National Average Comparison

National Average Site EUI	106
National Average Source EUI	287
% Difference from National Average Source EUI	-21%
Building Type	Office

Stamp of Certifying Professional
Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate.

### Meets Industry Standards<sup>6</sup> for Indoor Environmental Conditions:

Ventilation for Acceptable Indoor Air Quality	N/A
Acceptable Thermal Environmental Conditions	N/A
Adequate Illumination	N/A

### Certifying Professional

N/A

#### Notes:

- Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.
- The EPA Energy Performance Rating is based on total source energy. A rating of 75 is the minimum to be eligible for the ENERGY STAR.
- Values represent energy consumption, annualized to a 12-month period.
- Natural Gas values in units of volume (e.g. cubic feet) are converted to kBtu with adjustments made for elevation based on Facility zip code.
- Values represent energy intensity, annualized to a 12-month period.
- Based on Meeting ASHRAE Standard 62 for ventilation for acceptable indoor air quality, ASHRAE Standard 55 for thermal comfort, and IESNA Lighting Handbook for lighting quality.



## ENERGY STAR® Data Checklist for Commercial Buildings

In order for a building to qualify for the ENERGY STAR, a Professional Engineer (PE) must validate the accuracy of the data underlying the building's energy performance rating. This checklist is designed to provide an at-a-glance summary of a property's physical and operating characteristics, as well as its total energy consumption, to assist the PE in double-checking the information that the building owner or operator has entered into Portfolio Manager.

Please complete and sign this checklist and include it with the stamped, signed Statement of Energy Performance.

NOTE: You must check each box to indicate that each value is correct, OR include a note.

CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	<input checked="" type="checkbox"/>
Building Name	Jayhawk Tower Complex	Is this the official building name to be displayed in the ENERGY STAR Registry of Labeled Buildings?		<input type="checkbox"/>
Type	Office	Is this an accurate description of the space in question?		<input type="checkbox"/>
Location	700-720 SW Jackson, Topeka, KS 66603	Is this address accurate and complete? Correct weather normalization requires an accurate zip code.		<input type="checkbox"/>
Single Structure	Single Facility	Does this SEP represent a single structure? SEPs cannot be submitted for multiple-building campuses (with the exception of acute care or children's hospitals) nor can they be submitted as representing only a portion of a building		<input type="checkbox"/>
<b>Jayhawk Tower Complex (Office)</b>				
CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	<input checked="" type="checkbox"/>
Gross Floor Area	150,359 Sq. Ft.	Does this square footage include all supporting functions such as kitchens and break rooms used by staff, storage areas, administrative areas, elevators, stairwells, atria, vent shafts, etc. Also note that existing atriums should only include the base floor area that it occupies. Interstitial (plenum) space between floors should not be included in the total. Finally gross floor area is not the same as leasable space. Leasable space is a subset of gross floor area.		<input type="checkbox"/>
Weekly operating hours	76 Hours	Is this the total number of hours per week that the Office space is 75% occupied? This number should exclude hours when the facility is occupied only by maintenance, security, or other support personnel. For facilities with a schedule that varies during the year, "operating hours/week" refers to the total weekly hours for the schedule most often followed.		<input type="checkbox"/>
Workers on Main Shift	340	Is this the number of employees present during the main shift? Note this is not the total number of employees or visitors who are in a building during an entire 24 hour period. For example, if there are two daily 8 hour shifts of 100 workers each, the Workers on Main Shift value is 100. The normal worker density ranges between 0.3 and 10 workers per 1000 square feet (92.8 square meters)		<input type="checkbox"/>
Number of PCs	436	Is this the number of personal computers in the Office?		<input type="checkbox"/>
Percent Cooled	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical cooling equipment?		<input type="checkbox"/>
Percent Heated	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical heating equipment?		<input type="checkbox"/>

ENERGY STAR® Data Checklist  
for Commercial Buildings

**Energy Consumption**

Power Generation Plant or Distribution Utility: Westar Energy Inc

Fuel Type: Electricity		
Meter: 714 Jackson - A (kWh (thousand Watt-hours)) Space(s): Entire Facility Generation Method: Grid Purchase		
Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
11/12/2009	12/15/2009	24,000.00
10/13/2009	11/12/2009	20,000.00
09/14/2009	10/13/2009	20,000.00
08/12/2009	09/14/2009	26,800.00
07/15/2009	08/12/2009	25,200.00
06/16/2009	07/15/2009	24,400.00
05/14/2009	06/16/2009	23,600.00
04/15/2009	05/14/2009	22,800.00
03/18/2009	04/15/2009	24,400.00
02/17/2009	03/18/2009	25,600.00
01/16/2009	02/17/2009	26,800.00
714 Jackson - A Consumption (kWh (thousand Watt-hours))		263,600.00
714 Jackson - A Consumption (kBtu (thousand Btu))		899,403.20
Meter: 720 Jackson - A (kWh (thousand Watt-hours)) Space(s): Entire Facility Generation Method: Grid Purchase		
Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
11/12/2009	12/15/2009	9,563.00
10/13/2009	11/12/2009	5,220.00
09/14/2009	10/13/2009	2,023.00
08/12/2009	09/14/2009	2,918.00
07/15/2009	08/12/2009	2,923.00
06/16/2009	07/15/2009	3,158.00
05/14/2009	06/16/2009	2,954.00
04/15/2009	05/14/2009	5,605.00
03/18/2009	04/15/2009	8,273.00
02/17/2009	03/18/2009	10,380.00
01/16/2009	02/17/2009	13,819.00
720 Jackson - A Consumption (kWh (thousand Watt-hours))		66,836.00
720 Jackson - A Consumption (kBtu (thousand Btu))		228,044.43

Meter: 720 Jackson - B (kWh (thousand Watt-hours))

Space(s): Entire Facility

Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
11/12/2009	12/15/2009	48,320.00
10/13/2009	11/12/2009	39,600.00
09/14/2009	10/13/2009	38,320.00
08/12/2009	09/14/2009	47,040.00
07/15/2009	08/12/2009	42,160.00
06/16/2009	07/15/2009	45,680.00
05/14/2009	06/16/2009	42,720.00
04/15/2009	05/14/2009	42,800.00
03/18/2009	04/15/2009	43,440.00
02/17/2009	03/18/2009	48,320.00
01/16/2009	02/17/2009	55,840.00
<b>720 Jackson - B Consumption (kWh (thousand Watt-hours))</b>		<b>494,240.00</b>
<b>720 Jackson - B Consumption (kBtu (thousand Btu))</b>		<b>1,686,346.88</b>

Meter: 700 Jackson - 9822105116 (kWh (thousand Watt-hours))

Space(s): Entire Facility

Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
11/12/2009	12/15/2009	115,000.00
10/13/2009	11/12/2009	118,000.00
09/14/2009	10/13/2009	139,000.00
08/12/2009	09/14/2009	184,000.00
07/15/2009	08/12/2009	172,000.00
06/16/2009	07/15/2009	187,000.00
05/14/2009	06/16/2009	166,000.00
04/15/2009	05/14/2009	136,000.00
03/18/2009	04/15/2009	108,000.00
02/17/2009	03/18/2009	115,000.00
01/16/2009	02/17/2009	125,000.00
<b>700 Jackson - 9822105116 Consumption (kWh (thousand Watt-hours))</b>		<b>1,565,000.00</b>
<b>700 Jackson - 9822105116 Consumption (kBtu (thousand Btu))</b>		<b>5,339,780.00</b>

Meter: 714 Jackson - 0643562421 (kWh (thousand Watt-hours))

Space(s): Entire Facility

Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
11/12/2009	12/15/2009	6,720.00
10/13/2009	11/12/2009	5,920.00
09/14/2009	10/13/2009	7,200.00
08/12/2009	09/14/2009	10,080.00
07/15/2009	08/12/2009	10,560.00
06/16/2009	07/15/2009	11,840.00
05/14/2009	06/16/2009	9,920.00

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04/15/2009	05/14/2009	7,600.00
03/18/2009	04/15/2009	6,000.00
02/17/2009	03/18/2009	6,000.00
01/16/2009	02/17/2009	5,600.00
714 Jackson - 0643562421 Consumption (kWh (thousand Watt-hours))		87,440.00
714 Jackson - 0643562421 Consumption (kBtu (thousand Btu))		298,345.28
Total Electricity (Grid Purchase) Consumption (kBtu (thousand Btu))		8,451,919.79
Is this the total Electricity (Grid Purchase) consumption at this building including all Electricity meters?		<input type="checkbox"/>

Fuel Type: Natural Gas

Meter: Kansas Gas Service (ccf (hundred cubic feet))  
Space(s): Entire Facility

Start Date	End Date	Energy Use (ccf (hundred cubic feet))
12/01/2009	12/31/2009	7,481.00
11/01/2009	11/30/2009	1,264.00
10/01/2009	10/31/2009	2,354.00
09/01/2009	09/30/2009	69.00
08/01/2009	08/31/2009	39.00
07/01/2009	07/31/2009	54.00
06/01/2009	06/30/2009	80.00
05/01/2009	05/31/2009	372.00
04/01/2009	04/30/2009	2,084.00
03/01/2009	03/31/2009	4,036.00
02/01/2009	02/28/2009	5,517.00
01/01/2009	01/31/2009	10,606.00
Kansas Gas Service Consumption (ccf (hundred cubic feet))		33,956.00
Kansas Gas Service Consumption (kBtu (thousand Btu))		3,494,072.40
Total Natural Gas Consumption (kBtu (thousand Btu))		3,494,072.40
Is this the total Natural Gas consumption at this building including all Natural Gas meters?		<input type="checkbox"/>

**Additional Fuels**

Do the fuel consumption totals shown above represent the total energy use of this building?  
Please confirm there are no additional fuels (district energy, generator fuel oil) used in this facility.

**On-Site Solar and Wind Energy**

Do the fuel consumption totals shown above include all on-site solar and/or wind power located at your facility? Please confirm that no on-site solar or wind installations have been omitted from this list. All on-site systems must be reported.

**Certifying Professional**

(When applying for the ENERGY STAR, the Certifying Professional must be the same as the PE that signed and stamped the SEP.)

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Signature is required when applying for the ENERGY STAR.

# FOR YOUR RECORDS ONLY. DO NOT SUBMIT TO EPA.

Please keep this Facility Summary for your own records; do not submit it to EPA. Only the Statement of Energy Performance (SEP), Data Checklist and Letter of Agreement need to be submitted to EPA when applying for the ENERGY STAR.

**Facility**  
Jayhawk Tower Complex  
700-720 SW Jackson  
Topeka, KS 66603

**Facility Owner**  
Jayhawk Tower Partners, LLC  
700 SW Jackson, Ste 200  
Topeka, KS 66603

**Primary Contact for this Facility**  
N/A

## General Information

Jayhawk Tower Complex	
Gross Floor Area Excluding Parking: (ft <sup>2</sup> )	150,359
Year Built	1926
For 12-month Evaluation Period Ending Date:	December 31, 2009

## Facility Space Use Summary

Jayhawk Tower Complex	
Space Type	Office
Gross Floor Area(ft <sup>2</sup> )	150,359
Weekly operating hours	76
Workers on Main Shift	340
Number of PCs	436
Percent Cooled	50% or more
Percent Heated	50% or more

## Energy Performance Comparison

Performance Metrics	Evaluation Periods		Comparisons		
	Current (Ending Date 12/31/2009)	Baseline (Ending Date 11/30/2009)	Rating of 75	Target	National Average
Energy Performance Rating	69	68	75	N/A	50
<b>Energy Intensity</b>					
Site (kBtu/ft <sup>2</sup> )	84	87	78	N/A	106
Source (kBtu/ft <sup>2</sup> )	228	231	213	N/A	287
<b>Energy Cost</b>					
\$/year	N/A	N/A	N/A	N/A	N/A
\$/ft <sup>2</sup> /year	N/A	N/A	N/A	N/A	N/A
<b>Greenhouse Gas Emissions</b>					
MtCO <sub>2</sub> e/year	2,596	2,619	2,417	N/A	3,268
kgCO <sub>2</sub> e/ft <sup>2</sup> /year	17	17	16	N/A	21

More than 50% of your building is defined as Office. Please note that your rating accounts for all of the spaces listed. The National Average column presents energy performance data your building would have if your building had an average rating of 50.

Notes:

- o - This attribute is optional.
- d - A default value has been supplied by Portfolio Manager.

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Lease Comparison Sheet  
 Kansas Board of Healing Arts  
 Februar

	A	B	C	D	E	F
		CURRENT LEASE	CURRENT STORAGE LEASE	PROPOSED LEASE	Other State Leases	
<b>GENERAL INFORMATION</b>						
1 State Agency		Healing Arts	Healing Arts	Healing Arts	Kansas Health Policy	Office of the State Bank Commissioner
2 Address		235 S Topeka	516 SW 3rd St.	800 SW Jackson	109 SW 9th St.	700 SW Jackson
3 City Location (market)		Topeka	Topeka	Topeka	Topeka	Topeka
4 Building Name or Location (Landlord)		Chris Hutton	Chris Hutton	Paul Properties	Mills Building LLC	Jayhawk Tower Partners, LLC
5 Lease Space (sq. ft.)	Office Sq. Ft.	9,963	0	13,500	12,310	12,513
6	Office Sq. Ft.	0	1,750	0	0	1143
7	Total Sq. Ft.	9,963	0	13,500	12,310	12,513
8 Full Time Equivalency (FTE) employees/workstations		54	0	54	51	58
9 Lease Begin Date		2/1/2000	5/1/2008	2/1/2011	8/1/2007	12/1/2009
10 Lease End Date		1/31/2011	1/31/11	1/31/2016	7/31/2011	11/30/2014
11 Years of Lease		10	2	5	4	5
12 Space Standards Check (sq. ft. per FTE/workstation)		185	0	250	241	216
<b>LEASE COSTS - provided by 1st Party Landlord within the lease</b>						
13 Base Lease Cost (annual per sq. ft.)		\$10.98	\$4.00	\$13.69	\$11.67	\$12.59
14 Storage						
15 Real Estate Taxes		not included	inc. in base	inc. with stop	inc. in base	inc. in base
16 Insurance		not included	inc. in base	inc. with stop	inc. in base	inc. in base
17 Major Maintenance		not included	inc. in base	inc. with stop	inc. in base	inc. in base
18 Utilities - total						
19	Electricity	not included	not inc.	inc. with stop	inc. in base	inc. in base
20	Gas	not included	not inc.	inc. with stop	inc. in base	inc. in base
21	Water/Sewer/etc.	not included	inc. in base	inc. with stop	inc. in base	inc. in base
22 Trash Pickup/Removal		not included	inc. in base	inc. with stop	inc. in base	inc. in base
23 Custodial/Janitorial		not included	not inc.	inc. with stop	inc. in base	inc. in base
24 Pest Control		not included	not inc.	inc. in base	inc. in base	inc. in base
25 Grounds Maintenance (inc. snow removal)		inc. in base	inc. in base	inc. in base	inc. in base	inc. in base
26 Common Area		n/a	n/a	inc. with stop	inc. in base	inc. in base
27 Other Services - Bldg Operating Expense Stops		not included	n/a	n/a	n/a	n/a
28 Parking		inc. in base	n/a	inc. in base	inc. in base	inc. in base
29	No. of Parking Spaces included	open lot	n/a	55	3	61
30 SUBTOTAL - Lease Costs w/o Additional Services		\$10.98	\$4.00	\$13.69	\$11.67	\$12.59
<b>Additional Services - Security</b>						
31	n/a		not inc.			
32 SUBTOTAL - Additional Services		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>OTHER BUILDING OCCUPANCY COSTS - funded by State Agency separate from the lease</b>						
33 Building Operating Cost (not included in base rent)						
34 Utilities - total (estimated)						
35	Electricity	\$1.69	\$0.33			
36	Gas	\$0.31	\$0.91			
37	Water/Sewer/etc.	\$0.23				
38 Trash Pickup/Removal						
39 Custodial/Janitorial		\$0.78				
40 Pest Control		\$0.08	\$0.27			
41 Grounds Maintenance (inc. snow removal)						
42 Parking						
43	No. of Parking Spaces included					
44 Other Services - Security		\$0.10	\$0.29			
45 Total Other Bldg Optg Costs (not included in lease)		\$3.18	\$1.81	\$0.00	\$0.00	\$0.00
<b>IMPROVEMENTS</b>						
46 Improvements - lump sum payment						
47 Subtotal - Improvements		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
48 Annual Cost per Sq. Ft. (estimated)		\$14.16	\$5.81	\$13.69	\$11.67	\$12.59
49 Annual Cost (estimated)		\$141,083	\$10,159	\$184,815	\$143,658	\$157,539
50 Total Cost of Lease (estimated)		\$1,410,827	\$20,318	\$924,075	\$574,631	\$787,693

Attachment 2  
 JCSBC 2-25-10

# STATEMENT OF ENERGY PERFORMANCE

## 800 SW Jackson

Building ID: 1994946  
 For 12-month Period Ending: December 31, 2009<sup>1</sup>  
 Date SEP becomes ineligible: N/A

Date SEP Generated: February 16, 2010

**Facility**  
 800 SW Jackson  
 800 SW Jackson  
 Topeka, KS 66612

**Facility Owner**  
 8th & Jackson Investment Group, L.L.C.  
 201 S Kansas Ave  
 Topeka, KS 66603

**Primary Contact for this Facility**  
 Ann Adams  
 201 S Kansas Ave  
 Topeka, KS 66603

Year Built: 1969  
 Gross Floor Area (ft<sup>2</sup>): 141,653

Energy Performance Rating<sup>2</sup> (1-100) 61

**Site Energy Use Summary<sup>3</sup>**

Electricity - Grid Purchase(kBtu)	10,393,634
Natural Gas (kBtu) <sup>4</sup>	6,449
Total Energy (kBtu)	10,400,083

**Energy Intensity<sup>5</sup>**

Site (kBtu/ft <sup>2</sup> /yr)	73
Source (kBtu/ft <sup>2</sup> /yr)	245

**Emissions (based on site energy use)**

Greenhouse Gas Emissions (MtCO <sub>2</sub> e/year)	2,724
---	-------

**Electric Distribution Utility**

Westar Energy Inc

**National Average Comparison**

National Average Site EUI	83
National Average Source EUI	276
% Difference from National Average Source EUI	-11%
Building Type	Office

Stamp of Certifying Professional

Based on the conditions observed at the time of my visit to this building, I certify that the information contained within this statement is accurate.

**Meets Industry Standards<sup>6</sup> for Indoor Environmental Conditions:**

Ventilation for Acceptable Indoor Air Quality	N/A
Acceptable Thermal Environmental Conditions	N/A
Adequate Illumination	N/A

**Certifying Professional**

Ann Adams  
 201 S Kansas Ave  
 Topeka, KS 66603

**Notes:**

1. Application for the ENERGY STAR must be submitted to EPA within 4 months of the Period Ending date. Award of the ENERGY STAR is not final until approval is received from EPA.
2. The EPA Energy Performance Rating is based on total source energy. A rating of 75 is the minimum to be eligible for the ENERGY STAR.
3. Values represent energy consumption, annualized to a 12-month period.
4. Natural Gas values in units of volume (e.g. cubic feet) are converted to kBtu with adjustments made for elevation based on Facility zip code.
5. Values represent energy intensity, annualized to a 12-month period.
6. Based on Meeting ASHRAE Standard 62 for ventilation for acceptable indoor air quality, ASHRAE Standard 55 for thermal comfort, and IESNA Lighting Handbook for lighting quality.



## ENERGY STAR® Data Checklist for Commercial Buildings

In order for a building to qualify for the ENERGY STAR, a Professional Engineer (PE) must validate the accuracy of the data underlying the building's energy performance rating. This checklist is designed to provide an at-a-glance summary of a property's physical and operating characteristics, as well as its total energy consumption, to assist the PE in double-checking the information that the building owner or operator has entered into Portfolio Manager.

Please complete and sign this checklist and include it with the stamped, signed Statement of Energy Performance.  
NOTE: You must check each box to indicate that each value is correct, OR include a note.

CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	
Building Name	800 SW Jackson	Is this the official building name to be displayed in the ENERGY STAR Registry of Labeled Buildings?		<input checked="" type="checkbox"/>
Type	Office	Is this an accurate description of the space in question?		<input checked="" type="checkbox"/>
Location	800 SW Jackson, Topeka, KS 66612	Is this address accurate and complete? Correct, weather normalization requires an accurate zip code.		<input checked="" type="checkbox"/>
Single Structure	Single Facility	Does this SEP represent a single structure? SEPs cannot be submitted for multiple-building campuses (with the exception of acute care or children's hospitals) nor can they be submitted as representing only a portion of a building		<input checked="" type="checkbox"/>
<b>800 SW Jackson Bldg (Office)</b>				
CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	
Gross Floor Area	141,653 Sq. Ft.	Does this square footage include all supporting functions such as kitchens and break rooms used by staff, storage areas, administrative areas, elevators, stairwells, atria, vent shafts, etc. Also note that existing atriums should only include the base floor area that it occupies. Interstitial (plenum) space between floors should not be included in the total. Finally gross floor area is not the same as leasable space. Leasable space is a subset of gross floor area.		<input checked="" type="checkbox"/>
Weekly operating hours	60 Hours	Is this the total number of hours per week that the Office space is 75% occupied? This number should exclude hours when the facility is occupied only by maintenance, security, or other support personnel. For facilities with a schedule that varies during the year, "operating hours/week" refers to the total weekly hours for the schedule most often followed.		<input checked="" type="checkbox"/>
Workers on Main Shift	189	Is this the number of employees present during the main shift? Note this is not the total number of employees or visitors who are in a building during an entire 24 hour period. For example, if there are two daily 8 hour shifts of 100 workers each, the Workers on Main Shift value is 100. The normal worker density ranges between 0.3 and 10 workers per 1000 square feet (92.8 square meters)		<input checked="" type="checkbox"/>
Number of PCs	280	Is this the number of personal computers in the Office?	Includes servers	<input checked="" type="checkbox"/>
Percent Cooled	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical cooling equipment?	95% of the Bldg is cooled	<input checked="" type="checkbox"/>
Percent Heated	50% or more	Is this the percentage of the total floor space within the facility that is served by mechanical heating equipment?	95% of the Bldg is heated	<input checked="" type="checkbox"/>
<b>800 SW Jackson Bldg (Parking)</b>				
CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	
Gross Floor Area	116,988 Sq. Ft.	Is this the total square footage of the entire parking area (enclosed + nonenclosed + open floor area)?		<input checked="" type="checkbox"/>

Enclosed Floor Area	0 Sq. Ft.	Is this the total square footage of the enclosed garage space? An enclosed garage is defined as having both sides and a roof.	<input checked="" type="checkbox"/>
Non-Enclosed Floor Area (w/roof)	93,574 Sq. Ft.	Is this the total square footage of the nonenclosed garage space? This is typically defined as the portion of the garage above ground (contains no sides but is under a roof).	<input checked="" type="checkbox"/>
Open Floor Area (w/o roof)	23,394 Sq. Ft.	Is this the total square footage of the nonenclosed parking area without a roof? This is typically defined as open parking lots or the very top level of an above ground parking garage.	<input checked="" type="checkbox"/>
Weekly Hours of Access	168 Hours	Is this the total number of hours per week when it is possible for a vehicle to enter or exit?	<input checked="" type="checkbox"/>

**ENERGY STAR® Data Checklist  
for Commercial Buildings**

**Energy Consumption**

Power Generation Plant or Distribution Utility: Westar Energy Inc

**Final Type: Electricity**

<b>Meter: Westar (kWh (thousand Watt-hours))</b> <b>Space(s): Entire Facility</b> <b>Generation Method: Grid Purchase</b>		
Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
12/01/2009	12/31/2009	255,000.00
11/01/2009	11/30/2009	225,000.00
10/01/2009	10/31/2009	217,200.00
09/01/2009	09/30/2009	253,800.00
08/01/2009	08/31/2009	309,600.00
07/01/2009	07/31/2009	301,800.00
06/01/2009	06/30/2009	258,600.00
05/01/2009	05/31/2009	254,400.00
04/01/2009	04/30/2009	231,600.00
03/01/2009	03/31/2009	238,800.00
02/01/2009	02/28/2009	237,000.00
01/01/2009	01/31/2009	263,400.00
<b>Westar Consumption (kWh (thousand Watt-hours))</b>		<b>3,046,200.00</b>
<b>Westar Consumption (kBtu (thousand Btu))</b>		<b>10,393,634.40</b>
<b>Total Electricity (Grid Purchase) Consumption (kBtu (thousand Btu))</b>		<b>10,393,634.40</b>
Is this the total Electricity (Grid Purchase) consumption at this building including all Electricity meters?		<input checked="" type="checkbox"/>

**Final Type: Natural Gas**

<b>Meter: KS Gas ONEOK (cf (cubic feet))</b> <b>Space(s): Entire Facility</b>		
Start Date	End Date	Energy Use (cf (cubic feet))
12/01/2009	12/31/2009	575.00
11/01/2009	11/30/2009	531.00
10/01/2009	10/31/2009	31.00
09/01/2009	09/30/2009	0.00
08/01/2009	08/31/2009	0.00
07/01/2009	07/31/2009	0.00
06/01/2009	06/30/2009	72.00
05/01/2009	05/31/2009	438.00
04/01/2009	04/30/2009	795.00
03/01/2009	03/31/2009	917.00

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02/01/2009	02/28/2009	1,520.00
01/01/2009	01/31/2009	1,589.00
KS Gas ONEOK Consumption (cf (cubic feet))		6,468.00
KS Gas ONEOK Consumption (kBtu (thousand Btu))		6,655.57
Total Natural Gas Consumption (kBtu (thousand Btu))		6,655.57
Is this the total Natural Gas consumption at this building including all Natural Gas meters?		<input checked="" type="checkbox"/>

<b>Additional Fuels</b>	
Do the fuel consumption totals shown above represent the total energy use of this building? Please confirm there are no additional fuels (district energy, generator fuel oil) used in this facility.	<input checked="" type="checkbox"/>

<b>On-Site Solar and Wind Energy</b>	
Do the fuel consumption totals shown above include all on-site solar and/or wind power located at your facility? Please confirm that no on-site solar or wind installations have been omitted from this list. All on-site systems must be reported.	There are <u>no</u> on-site solar or wind installations. <input type="checkbox"/>

### Certifying Professional

(When applying for the ENERGY STAR, the Certifying Professional must be the same as the PE that signed and stamped the SEP.)

Name: Ann Adams Ann Adams Date: 2/16/2010

Signature: Ann Adams

Signature is required when applying for the ENERGY STAR.

# FOR YOUR RECORDS ONLY. DO NOT SUBMIT TO EPA.

Please keep this Facility Summary for your own records; do not submit it to EPA. Only the Statement of Energy Performance (SEP), Data Checklist and Letter of Agreement need to be submitted to EPA when applying for the ENERGY STAR.

**Facility**  
800 SW Jackson  
800 SW Jackson  
Topeka, KS 66612

**Facility Owner**  
8th & Jackson Investment Group, L.L.C.  
201 S Kansas Ave  
Topeka, KS 66603

**Primary Contact for this Facility**  
Ann Adams  
201 S Kansas Ave  
Topeka, KS 66603

## General Information

800 SW Jackson	
Gross Floor Area Excluding Parking: (ft <sup>2</sup> )	141,653
Year Built	1969
For 12-month Evaluation Period Ending Date:	December 31, 2009

## Facility Space Use Summary

800 SW Jackson		800 SW Jackson	
Space Type	Office	Space Type	Parking
Gross Floor Area(ft <sup>2</sup> )	141,653	Gross Floor Area(ft <sup>2</sup> )	116,968
Weekly operating hours	60	Enclosed Floor Area	0
Workers on Main Shift	189	Non-Enclosed Floor Area (w/roof)	93,574
Number of PCs	280	Open Floor Area (w/o roof)	23,394
Percent Cooled	50% or more	Weekly Hours of Access	168
Percent Heated	50% or more		

## Energy Performance Comparison

Performance Metric	Evaluation Periods		Comparisons		
	Current (Ending Date: 12/31/2009)	Baseline (Ending Date: 12/31/2009)	Regional <sup>1</sup>	State <sup>2</sup>	National Average <sup>3</sup>
Energy Performance Rating	61	61	75	N/A	50
<b>Energy Intensity</b>					
Site (kBtu/ft <sup>2</sup> )	73	73	63	N/A	83
Source (kBtu/ft <sup>2</sup> )	245	245	210	N/A	276
<b>Energy Costs</b>					
\$/year	\$ 282,544.13	\$ 282,544.13	\$ 242,367.60	N/A	\$ 318,333.57
\$/ft <sup>2</sup> /year	\$ 1.99	\$ 1.99	\$ 1.71	N/A	\$ 2.24
<b>Greenhouse Gas Emissions</b>					
MtCO <sub>2</sub> e/year	2,724	2,724	2,337	N/A	3,069
kgCO <sub>2</sub> e/ft <sup>2</sup> /year	19	19	16	N/A	21

More than 50% of your building is defined as Office. Please note that your rating accounts for all of the spaces listed. The National Average column presents energy performance data your building would have if your building had an average rating of 50.

Notes:

- o - This attribute is optional.
- d - A default value has been supplied by Portfolio Manager.

# Statement of Energy Performance

**2009**

800 SW Jackson  
800 SW Jackson  
Topeka, KS 66612

Portfolio Manager Building ID: 1994946

The energy use of this building has been measured and compared to other similar buildings using the Environmental Protection Agency's (EPA's) Energy Performance Scale of 1-100, with 1 being the least energy efficient and 100 the most energy efficient. For more information, visit [energystar.gov/benchmark](http://energystar.gov/benchmark).

This building's  
score



This building uses 245 kBtu per square foot per year.\*

\*Based on source energy intensity for the 12 month period ending December 2009

Buildings with a score of  
75 or higher may qualify  
for EPA's ENERGY STAR.

I certify that the information contained within this statement is accurate and in accordance with U.S. Environmental Protection Agency's measurement standards, found at [energystar.gov](http://energystar.gov)

Date of certification

Date Generated: 02/16/2010

# Joint Committee on State Building Construction

Review of Capital Improvements Requests for:

Juvenile Justice Authority  
School for the Blind  
School for the Deaf  
Kansas Historical Society

February 25, 2010

*Attachment 3*  
*JCSBC 2-25-10*

**JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION REPORT  
CAPITAL IMPROVEMENTS**

Agency: Juvenile Justice Authority

Bill No. --

Bill Sec. --

Analyst: Allen

Analysis Pg. No. --

Capital Budget Page No. 366

Project	Agency Estimate FY 2010	Gov. Rec. FY 2010	JCSBC Rec FY 2010
<b>Projects:</b>			
<b>Central Office:</b>			
Rehabilitation & Repair	\$ 831,692	\$ 797,042	\$ 0
Debt Service	2,180,000	2,180,000	0
<b>Kansas Juvenile Correctional Complex:</b>			
Rehabilitation & Repair	193,582	228,232	0
Debt Service	62,688	62,688	0
<b>Larned Juvenile Correctional Facility:</b>			
Rehabilitation & Repair	14,841	14,841	0
Debt Service	0	0	0
<b>Beloit Juvenile Correctional Facility:</b>			
Rehabilitation & Repair	0	0	0
Debt Service	206,095	206,095	0
<b>TOTAL</b>	<b>\$ 3,488,898</b>	<b>\$ 3,488,898</b>	<b>\$ 0</b>
<b>Financing:</b>			
State General Fund	\$ 0	\$ 0	\$ 0
State Institutions Building Fund	3,488,898	3,488,898	0
<b>TOTAL</b>	<b>\$ 3,488,898</b>	<b>\$ 3,488,898</b>	<b>\$ 0</b>

**Agency Estimate/Agency Request**

The **agency** estimates capital improvements for FY 2010 in the amount of \$3,488,898, all from the State Institutions Building Fund. Of this \$3,011,692 is estimated by Central Office, it includes \$227,625, which was used to upgrade the former Topeka Juvenile Correctional Facility campus to accommodate the girls that were previously housed at the Beloit Juvenile Correctional Facility, and \$604,337 is budgeted for rehabilitation and repair projects. The balance is debt service principal payments. For the Kansas Juvenile Correctional Complex (KJCC) \$256,270 is estimated, all from the



State Institutions Building Fund, for 2010 capital improvements. Of this, \$62,688 is for the pay-off of the Master Lease Program for the high-pressure boiler burner replacements, which was approved by the 2009 Legislature; and \$193,582 for modifying the Topeka Juvenile Correctional Facility into the KJCC-West Campus. The agency estimates \$14,841, all from the State Institutions Building Fund, for Capital Improvements for FY 2010, for rehabilitation and repair at Larned Juvenile Correctional Facility (LJCF). Lastly, the agency estimates FY 2010 capital improvements expenditures totaling \$206,095, all from the State Institutions Building Fund, to payoff the Master Lease Program for the replacement of the high pressure boiler in FY 2010 at Beloit Juvenile Correctional Facility (BJCF). This amount was approved by the 2009 Legislature.

### **Governor's Recommendation**

The **Governor** recommends \$3,488,898 for FY 2010 capital improvements all from the State Institutions Building Fund for the Juvenile Justice Authority. The amount of \$34,650 is recommended to be transferred to Kansas Juvenile Correctional Complex from Central Office for rehabilitation to the KJCC-West (female) Campus from Central Office.

**Governor's Recommendation**

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

**JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION REPORT  
CAPITAL IMPROVEMENTS**

**Agency:** Juvenile Justice Authority

**Bill No.** HB 2705/SB 555

**Bill Sec.** 21/21

**Analyst:** Allen

**Analysis Pg. No. --**

**Capital Budget Page No.** 366

Project	Agency Request FY 2011	Gov. Rec. FY 2011	JCSBC Rec FY 2011
<b>Projects:</b>			
<b>Central Office:</b>			
Rehabilitation & Repair	\$ 860,973	\$ 860,973	\$ 0
Debt Service	2,290,000	2,290,000	0
<b>Kansas Juvenile Correctional Complex:</b>			
Rehabilitation & Repair	0	0	0
Debt Service	0	0	0
<b>Larned Juvenile Correctional Facility:</b>			
Rehabilitation & Repair	0	0	0
Debt Service	0	0	0
<b>Beloit Juvenile Correctional Facility:</b>			
Rehabilitation & Repair	0	0	0
Debt Service Principal	0	0	0
<b>TOTAL</b>	<b>\$ 3,150,973</b>	<b>\$ 3,150,973</b>	<b>\$ 0</b>
<b>Financing:</b>			
State General Fund	\$ 0	\$ 0	\$ 0
State Institutions Building Fund	3,150,973	3,150,973	0
<b>TOTAL</b>	<b>\$ 3,150,973</b>	<b>\$ 3,150,973</b>	<b>\$ 0</b>

**Agency Request**

The agency requests capital improvements for FY 2011 in the amount of \$3,150,973 all from the State Institutions Building Fund. Of this, \$860,973 in for rehabilitation and repair projects, including professional services, security upgrades, and replacement carpeting. The balance is debt service principal payments for the Kansas Juvenile Correctional Complex and Larned Juvenile Correctional Facility. The funding for capital improvements flows through the central office budget in the budget year and is reflected within agency budgets in the current year.

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# JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION REPORT

## CAPITAL IMPROVEMENTS

**Agency:** School for the Blind

**Bill No.** HB --

**Bill Sec.** --

**Analyst:** Gorges

**Analysis Pg. No.**

**Capital Budget Page No.** 224

Project	Agency Est. FY 2010	Gov. Rec. FY 2010	JCSBC Rec FY 2010
<b>Projects:</b>			
Vogel Building Reroofing	\$ 206,584	\$ 206,584	\$ 0
Johnson Building Reroofing	78,217	78,217	0
<b>Rehabilitation and Repair</b>	74,857	74,857	0
<b>Debt Service Principal</b>	29,108	29,108	0
<b>TOTAL</b>	<u>\$ 388,766</u>	<u>\$ 388,766</u>	<u>\$ 0</u>
<b>Financing:</b>			
State General Fund	\$ 29,108	\$ 29,108	\$ 0
State Institutions Building Fund	359,658	359,658	0
<b>TOTAL</b>	<u>\$ 388,766</u>	<u>\$ 388,766</u>	<u>\$ 0</u>

### Agency Estimate

For FY 2010, the **agency** estimates \$388,766, comprised of \$29,108 from the State General Fund and \$359,658 from the State Institutions Building Fund (SIBF). All funding from the State General Fund would apply to the agency's debt service principal payment made on the Facilities Conservation Improvement Project and is the same as the approved amount. The SIBF request is \$138, or less than 0.1 percent greater than the approved amount and is entirely due to funds carried forward from FY 2009 to FY 2010 in the rehabilitation and repair account.

### Governor's Recommendation

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

# JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION REPORT

## CAPITAL IMPROVEMENTS

**Agency:** School for the Blind

**Bill No.** HB 2705/SB 555

**Bill Sec.** 8/8

**Analyst:** Gorges

**Analysis Pg. No.**

**Capital Budget Page No.** 224

Project	Agency Req. FY 2011	Gov. Rec. FY 2011	JCSBC Rec FY 2011
<b>Projects:</b>			
Campus Security	\$ 105,236	\$ 0	\$ 0
Johnson Building Reroofing	161,430	0	0
Reseal Driveway	42,042	0	0
<b>Rehabilitation and Repair</b>	<b>78,600</b>	<b>78,600</b>	<b>0</b>
<b>Debt Service Principal</b>	<b>30,510</b>	<b>30,510</b>	<b>0</b>
<b>TOTAL</b>	<b>\$ 417,818</b>	<b>\$ 109,110</b>	<b>\$ 0</b>
<b>Financing:</b>			
State General Fund	\$ 30,510	\$ 30,510	\$ 0
State Institutions Building Fund	387,308	78,600	0
<b>TOTAL</b>	<b>\$ 417,818</b>	<b>\$ 109,110</b>	<b>\$ 0</b>

### Agency Request

For FY 2011, the **agency** requests \$417,818, including \$30,510 from the State General Fund. The projects are listed in the agency's priority order and include:

- \$105,236, all from the SIBF, to continue upgrades to campus security. Funds for FY 2011 would be used to implement video surveillance and recording systems, and smoke and carbon monoxide detectors in school and student residence buildings. The agency has had difficulty finding vendors to service the current systems. The agency notes this as the top priority;
- \$161,430, all from the SIBF, to reroof sections of the Johnson Building, an instructional building for elementary and high school students. The roof currently leaks. The agency had an audit done which suggests that this amount of funding would allow the agency to continue using the facility for another ten years;
- \$42,042, all from the SIBF, to reseal driveways and parking lots on campus;
- \$78,600, all from the SIBF, for general rehabilitation and repair projects;

- \$30,510, all from the State General Fund, for debt service principal payments for the Facilities Conservation Improvement Project.

### **Governor's Recommendation**

The **Governor** recommends a FY 2011 capital improvement budget totaling \$109,110, including \$30,510 from the State General Fund. The recommendation includes funding for debt service principal, paid from the State General Fund, and rehabilitation and repair, paid from the SIBF. The Governor does not recommend any funding for new projects.

**JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION REPORT**

**CAPITAL IMPROVEMENTS**

**Agency:** School for the Deaf

**Bill No. --**

**Bill Sec. --**

**Analyst:** Gorges

**Analysis Pg. No.**

**Capital Budget Page No. 224**

Project	Agency Estimate FY 2010	Gov. Rec. FY 2010	JCSBC Rec FY 2010
<b>Projects:</b>			
Foundation Repair	\$ 100,000	\$ 100,000	\$ 0
Rehabilitation and Repair	249,378	249,378	0
Debt Service Principal	61,286	61,286	0
<b>TOTAL</b>	<u>\$ 410,664</u>	<u>\$ 410,664</u>	<u>\$ 0</u>
<b>Financing:</b>			
State General Fund	\$ 61,286	\$ 61,286	\$ 0
State Institutions Building Fund (SIBF)	349,378	349,378	0
<b>TOTAL</b>	<u>\$ 410,664</u>	<u>\$ 410,664</u>	<u>\$ 0</u>

**Agency Estimate**

The **agency** estimates \$410,664 for capital improvement projects, an increase of \$49,378 above the approved amount. The entire increase is due to funds carried forward from FY 2009 to FY 2010. The request includes \$61,286 from the State General Fund for debt service principal payments. All remaining funding would come from the State Institutions Building Fund (SIBF).

**Governor's Recommendation**

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

# JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION REPORT

## CAPITAL IMPROVEMENTS

**Agency:** School for the Deaf

**Bill No.** HB 2705/SB 555

**Bill Sec.** 9/9

**Analyst:** Gorges

**Analysis Pg. No.**

**Capital Budget Page No.** 224

Project	Agency Req. FY 2011	Gov. Rec. FY 2011	JCSBC Rec FY 2011
<b>Projects:</b>			
Architecture Fees	\$ 279,449	\$ 0	\$ 0
Electrical Utility Distribution Upgrades	242,000	0	0
Kitchen Refrigeration Upgrade	140,000	0	0
<b>Rehabilitation and Repair</b>	<b>205,000</b>	<b>205,000</b>	<b>0</b>
<b>Debt Service Principal</b>	<b>63,850</b>	<b>63,850</b>	<b>0</b>
<b>TOTAL</b>	<b>\$ 930,299</b>	<b>\$ 268,850</b>	<b>\$ 0</b>
<b>Financing:</b>			
State General Fund	\$ 63,850	\$ 63,850	\$ 0
State Institutions Building Fund (SIBF)	866,449	205,000	0
<b>TOTAL</b>	<b>\$ 930,299</b>	<b>\$ 268,850</b>	<b>\$ 0</b>

### Agency Request

The **agency** requests \$930,299 for capital improvement projects. The request includes \$63,850, all from the State General Fund, for debt service principal payments. All remaining funding would come from the State Institutions Building Fund (SIBF) for the following projects:

**Rehabilitation and Repair.** The agency requests \$205,000 for maintenance projects. The agency's top priority is maintaining the campus buildings.

**Roth Dormitory Renovation Architect Fees.** The agency requests \$279,449 for architecture fees associated with renovating the West Wing of the building. The East Wing has already been renovated and houses the majority of the residential students. According to the agency, obtaining architectural drawings will allow the agency to obtain a more accurate estimate of the entire project. Currently, the agency estimates the west wing renovation will cost \$3.67 million. Upon completion, the renovation would include one floor of dormitories, one floor of independent living units used for life skills training, and a multi-purpose floor used for parent education, a library, a conference room, and a media area.

**Roth Dormitory Electrical Utility Distribution Upgrades.** As part of the dormitory renovations, the agency requests \$242,000 to upgrade the electrical system. The agency notes



that the current electrical system is too outdated to carry current electrical loads.

**Kitchen Refrigeration Upgrade.** The agency requests \$140,000 to upgrade the main kitchen refrigeration systems. The agency notes that the system frequently malfunctions, and repairs are no longer cost efficient.

### **Governor's Recommendation**

The **Governor** recommends \$268,250, including \$63,850 from the State General Fund for capital improvement requests in FY 2011. The Governor concurs with the agency's request for debt service principal, all from the State General Fund, and concurs with the agency's request for rehabilitation and repair funding, all from the SIBF. The Governor does not recommend any other capital improvement projects in FY 2011.

# JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION REPORT

## CAPITAL IMPROVEMENTS

**Agency:** Kansas State Historical Society      **Bill No.** HB 2705/SB 555      **Bill Sec.** 10/10

**Analyst:** Tang      **Analysis Pg. No. - -**      **Capital Budget Page No.** 321

Project	Agency Estimate FY 2010	Gov. Rec. FY 2010	JCSBC Rec FY 2010
<b>Projects:</b>			
Emergency Repairs and Rehabilitation	\$ 96,964	\$ 96,964	\$ 0
Steam Humidification System	192,095	192,095	0
Pawnee Rock	174,674	174,674	0
Cottonwood Ranch	27,000	27,000	0
Goodnow House	174,775	174,775	0
John Brown Museum	41,667	41,667	0
<b>TOTAL</b>	<b>\$ 707,175</b>	<b>\$ 707,175</b>	<b>\$ 0</b>
<b>Financing:</b>			
State General Fund	\$ 214,059	\$ 189,059	\$ 0
All Other Funds	493,116	518,116	0
<b>TOTAL</b>	<b>\$ 707,175</b>	<b>\$ 707,175</b>	<b>\$ 0</b>

### Agency Estimate

The **agency** estimates FY 2010 capital improvements expenditures of \$707,175, including \$214,059 from the State General Fund. For FY 2010, the agency estimates \$96,964 for emergency repairs, all from the State General Fund, for emergency repairs of the more than fifty structures under its care. The \$192,092 request for the steam humidification system replacement includes \$117,095 from the State General Fund. The agency estimates \$174,674 in federal funds for Pawnee Rock, \$27,000 in private funds for Cottonwood Ranch, \$174,775 in private funds for Goodnow House, and \$25,000 in federal funds and \$16,667 in private funds for the John Brown Museum.

### Governor's Recommendation

The **Governor** recommends \$707,175, including \$189,059 from the State General Fund, for capital improvements expenditures in FY 2010. The \$25,000 decrease in State General Fund expenditures is a result of the Governor's November 2009 allotments. The Governor recommends \$25,000 from the Historic Properties Fees Fund to replace the \$25,000 reduction from the Governor's November 2009 allotments.

# JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION REPORT

## CAPITAL IMPROVEMENTS

**Agency:** Kansas State Historical Society      **Bill No.** HB 2705/SB 555      **Bill Sec.** 10/10

**Analyst:** Tang      **Analysis Pg. No. - -**      **Capital Budget Page No.** 321

Project	Agency Request FY 2011	Gov. Rec. FY 2011	JCSBC Rec. FY 2011
<b>Projects:</b>			
Emergency Repairs and Rehabilitation	\$ 125,000	\$ 125,000	\$ 0
Cottonwood Ranch	27,000	27,000	0
John Brown Museum	50,000	50,000	0
Grinter Place	35,000	35,000	0
Lighting Replacement	50,000	50,000	0
Constitution Hall	14,477	14,477	0
<b>TOTAL</b>	<b>\$ 301,477</b>	<b>\$ 301,477</b>	<b>\$ 0</b>
<b>Financing:</b>			
State General Fund	\$ 209,477	\$ 125,000	\$ 0
All Other Funds	92,000	176,477	0
<b>TOTAL</b>	<b>\$ 301,477</b>	<b>\$ 301,477</b>	<b>\$ 0</b>

### Agency Request

The **agency** requests \$301,477, including \$209,477 from the State General Fund, for capital improvements projects in FY 2011. The agency requests \$125,000 from the State General Fund for the repair and rehabilitation of the more than fifty structures under its care. The agency requests \$50,000 from the State General Fund for the replacement of faulty lighting fixtures that have caught fire on at least two occasions at the State Historical Society in Topeka. The agency also requests \$14,477 from the State General Fund for Constitution Hall. The agency requests \$27,000 in private funds for Cottonwood Ranch, \$30,000 from federal grants to match the \$20,000 from the State General Fund for the John Brown Museum, and \$35,000 from private funds for Grinter Place.

### Governor's Recommendation

The **Governor** recommends \$301,477, including \$125,000 from the State General Fund, for capital improvements projects in FY 2011. The Governor recommends using the agency's special revenue funds to replace the lighting fixtures (\$50,000), provide the state match for the John Brown Museum (\$20,000), and repair Constitution Hall (\$14,477), instead of using State General Funds as

the agency had requested for FY 2011. The Governor concurs with the use of private funds and federal grants for Cottonwood Ranch, Grinter Place, and the John Brown Museum.

3-14

**KANSAS STATE SCHOOL FOR THE DEAF**

OVER A CENTURY OF SERVICE. ESTABLISHED 1861.

450 EAST PARK STREET  
OLATHE, KANSAS 66061-5497  
TELEPHONE (913) 791-0573  
FAX (913) 791-0577

Date: February 25, 2010  
To: Joint Committee on State Building Construction  
From: Robert A. Maile  
Superintendent  
Re: Revision- Five Year Capital Budget Priority

KSD currently has a high voltage, centrally based electrical distribution system which has been inadequate for expanded electrical energy needs. For the past several years an electrical utility distribution upgrade has been requested as part of our Capital Budget Plan. Deterioration in our current system is increasing the urgency associated with addressing this issue.

We have recently become aware of safety issues which are illustrated in attached photos. Compromised insulation, oil leaks, and structural deterioration associated with our 12,470 volt central distribution line have created safety and on-going maintenance concerns. Rather than upgrade the current system as previously requested, we have been advised that our archaic system be replaced with a building by building service delivery scenario which would result in elimination of high voltage lines in our tunnels and the problematic oil switches and splice pots. High voltage would then be maintained by the utility company; on-campus maintenance would be limited to a 480 volt system.

The cost of installing a new distribution system campus wide is in the process of being estimated by Westar. The amount will likely exceed the \$242,000 noted in our current request. An alternative which would address immediate safety concerns and provide the needed increase in electrical service to the Roth Building is estimated at \$125,000. This latter option would be a first step in phasing in a campus-wide installation.

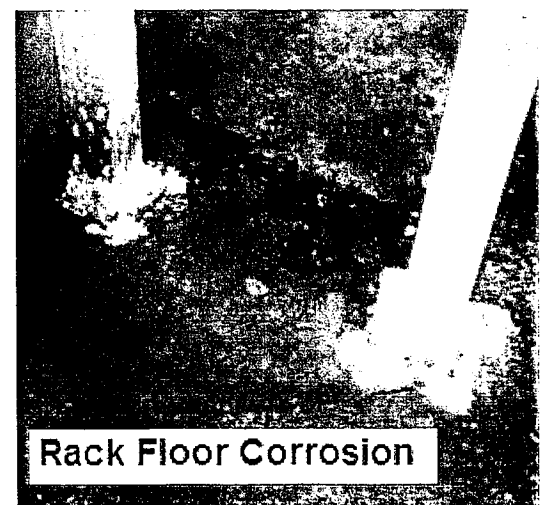
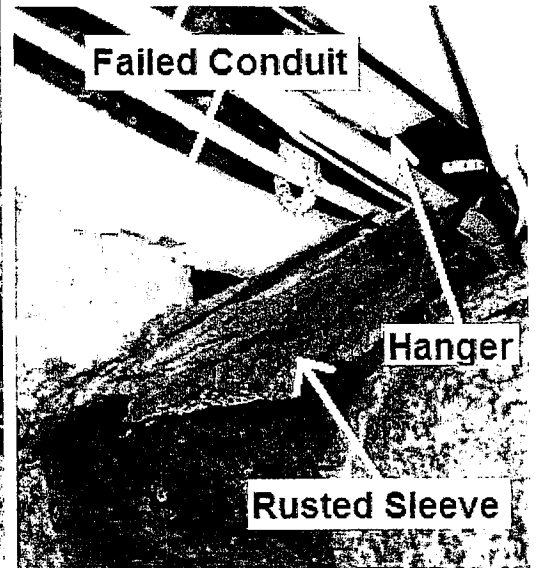
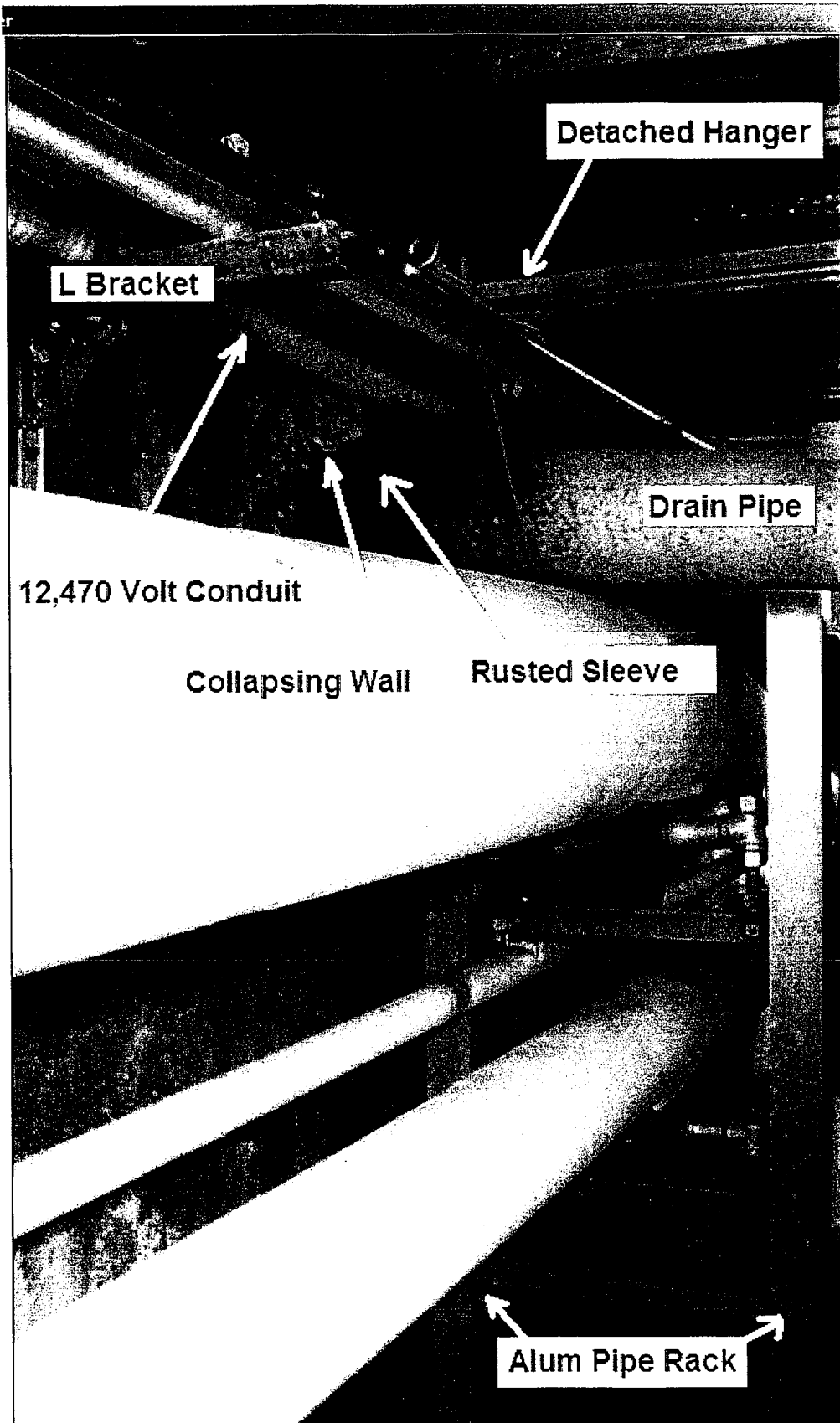
I am requesting that you consider the alternative noted above as our highest priority. When definitive figures are received for a new campus wide distribution system, our Five-Year Capital Budget Plan will be revised accordingly.

Our Mission

To Provide Students With Total Accessibility to Language,  
Communication and Educational Excellence in a Visual Environment

**An Equal Employment/Educational Opportunities Agency  
A STATEWIDE RESOURCE ON DEAFNESS**

Attachment 4  
JCSBC 2-25-10

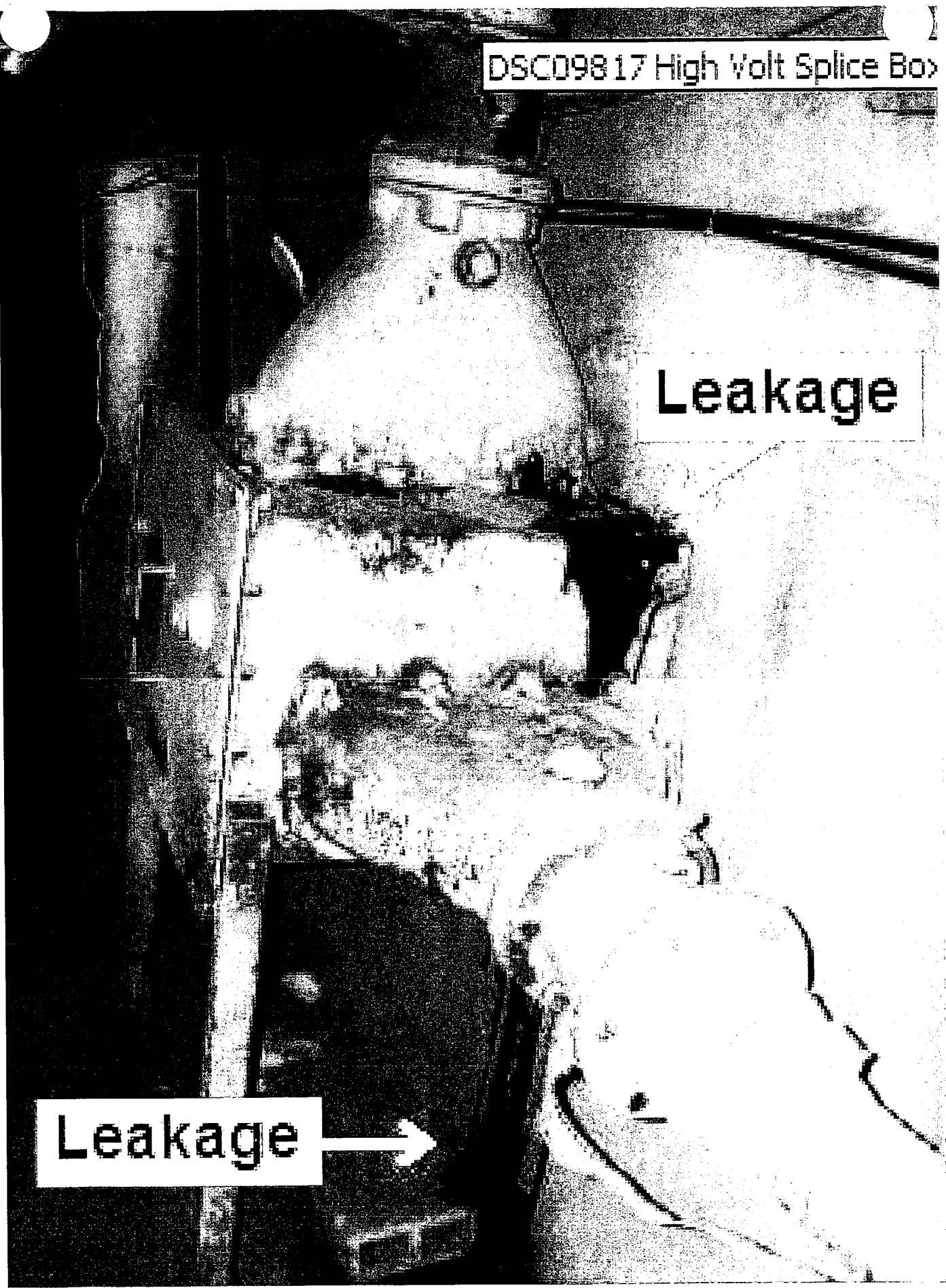


DSC09817 High Volt Splice Box

Leakage

Leakage →

High Voltage Splice Box



*Hiram Price Dillon House  
Proposed Operating Plan*



*Presented by the Kansas Arts Commission  
To the Joint Committee on State Building Construction*

*February 25, 2010*

*Attachment 5  
JCSBC 2-25-10*



*None come too early, none stay too late.*

**Dillon House  
Proposed Operating Plan  
Submitted by the Kansas Arts Commission**

The Hiram Price Dillon House, when restored, will be a beautiful, inviting building that will serve as the premier entertainment and reception facility for the Kansas legislature.

It will welcome visitors to the Capitol complex with its elegant Kansas style. Furnishings and decor will reflect the beauty, openness and spirit of Kansas in the choices of colors, textures, materials and motifs. Art works and some furniture will be made by Kansas artists and artisans, creating a venue that displays of the best of Kansas creativity and ingenuity.\*

The Kansas Arts Commission will raise private dollars for the restoration, preservation and operation of the Dillon House. In return, the Legislature will designate the Kansas Arts Commission as the tenant and manager for the facility. The state will retain ownership of the building. The Kansas Arts Commission's offices will be located in the Dillon House, but public spaces will be made available to the legislature and the executive branch as well as to the public.

KSA 75-3683 and Legislative Coordinating Council Policy 58 established the Dillon House Advisory Commission to raise funds and provide recommendations for restoration and renovation. The Dillon House Advisory Commission will make recommendations regarding the use of the facility, maintenance and building alterations and ongoing fundraising and will report to the Kansas Arts Commission and the Legislative Coordinating Council.

\* Some handcrafted art work, by Kansas artists, inspired by the Dillon House will be featured and for sale in the new Capitol gift shop.

### Plan for Building Use

#### The Legislature and Executive Branch may:

Use the Dillon House (exclusive of the Kansas Arts Commission's offices) for:

- Meetings
- Public forums
- Conferences
- Entertainment events
- Overnight accommodations for visiting dignitaries

#### The Kansas Arts Commission will:

Occupy and use the Dillon House as follows:

- Manage the facility, including facility rental, schedule coordination and general maintenance/upkeep
- House the offices of the Kansas Arts Commission
- Art exhibits in public rooms on the basement and first levels
- Host Kansas Arts Commission seminars, workshops, meetings, panel and Commission meetings
- Artist-in-residence program for an artist who will live, work and provide community programs at the Dillon House for a period of time
- Film showings, musical performances and literary events for the public
- Host public receptions and other events to celebrate artists and their contributions to Kansas
- Arts education programs for Kansas children

If space is available, a compatible small agency or commission may be also housed in the Dillon House. This would bring some additional revenue to the Kansas Arts Commission for building operations as well as provide greater visibility for both the other agency and the State.

#### State agencies, business (for-profit and not-for-profit) and individuals may:

- Rent any of the public spaces for use for private parties and events, conferences, meetings or seminars.

No organizations other than the Dillon House Advisory Commission or the Kansas Arts Commission may hold fundraising events in the Dillon House unless they have received permission to do so by the Kansas Arts Commission in consultation with the Dillon House Advisory Commission and the Legislative Coordinating Council.

### Renovation

Once a significant portion of funds are raised (at least half), the Kansas Arts Commission will identify the general scope of the renovation work, develop a time frame for the design and construction work, and proceed with the selection for professional design services using an approved procurement process.

The Kansas Arts Commission will consult with the Director of Legislative Services and the Joint Committee on State Building Construction prior to executing the contract for design services, will periodically report to the committee throughout the design process and consult with the Joint Committee on State Building Construction prior to releasing the final construction documents for bidding purposes.

The Kansas Arts Commission will report the results of the bidding process to the Joint Committee on State Building Construction prior to executing the contract for construction. The Kansas Arts Commission will periodically report to the Joint Committee on State Building Construction throughout the construction process until the renovation project is complete.

### Public Programs

The Kansas Arts Commission will develop and maintain a public presence at the Dillon House, utilizing it for exhibitions, public arts, cultural and arts education programming for Kansans. Fundraising for these programs will be undertaken as the capital campaign proceeds. These programs will be created and implemented as funding allows and will be phased in.

### Capital Campaign Fundraising Goals

Renovation Costs	\$3,900,000
Furniture/Office Equipment	\$60,410
Exhibition/Meeting Equipment and Furniture	\$31,450
Electronic Equipment and Wiring	\$15,000
Kitchen Appliances and Supplies	\$5,000
Building and Equipment Maintenance Fund	\$500,000
Fundraising Expenses	\$88,140
<b>Total</b>	<b>\$4,600,000</b>

**Annual Budget**

The following budget assumes that the Kansas Arts Commission will return to a funding level sufficient to support eight employees.

**Annual Operating Expenses**

Building Utilities	\$15,000
Event and Building Supplies	\$ 2,000
Custodial Services	\$25,000
Event Scheduler/Coordinator (50% time)	\$25,000
Scheduling assistant (25% time)	\$10,000
Accountant (25% time) <sup>1</sup>	\$15,000
<b>Total Annual Operating Expenses</b>	<b>\$92,000</b>

**Public Programming Expenses**

Exhibitions (3 per year)	\$20,000
Public Events	\$10,000
<b>Total Public Programming Expenses</b>	<b>\$30,000</b>

**Total Annual Operating and Public Programming Expenses: \$122,000**

**Annual Operating Income**

Rental Income	\$80,000
Current KAC rent from SGF	\$38,400
Operating Fund	\$10,000 (2% of \$500,000)

**Total Annual Operating and Public Programming Income: \$128,400**

**Net Gain/Loss: \$6,400<sup>2</sup>**

**Notes:**

<sup>1</sup>This level of additional staffing may not be required initially and will be phased in as needed and as facility use requires.

<sup>2</sup>Any annual surplus will be placed into the operating fund for the building.

**Third-Party Rentals at the Dillon House**  
**For Discussion and Budgeting Purposes Only; Subject to Change**

Average rental fees for:

Wedding: \$1,500  
 Meeting: \$300  
 Conference: \$2,000  
 Party: \$500

- Fees will vary with number of rooms needed, number of days booked, expected attendance, and if the third-party is a state agency or not-for-profit.

**Projected Third Party Rentals by Type**

Event Type	Number of Events Annually	Projected Income
Weddings	22	\$33,000
Meetings	40	\$12,000
Conferences	5	\$10,000
Parties	50	\$25,000
<b>Total Projected Third-Party Rentals</b>	<b>102</b>	<b>\$80,000</b>

**Events By Month**

Month	Number of Events
May	14
June	10
July	4
August	3
September	11
October	12
November	8
December	10
January	15
February	19
March	19
April	12
<b>Total Events*</b>	<b>137</b>

- Some events will be official events of the legislative or executive branches, or of Dillon House Advisory Board or Kansas Arts Commission and will not generate revenue.

**Proposed Schedule**

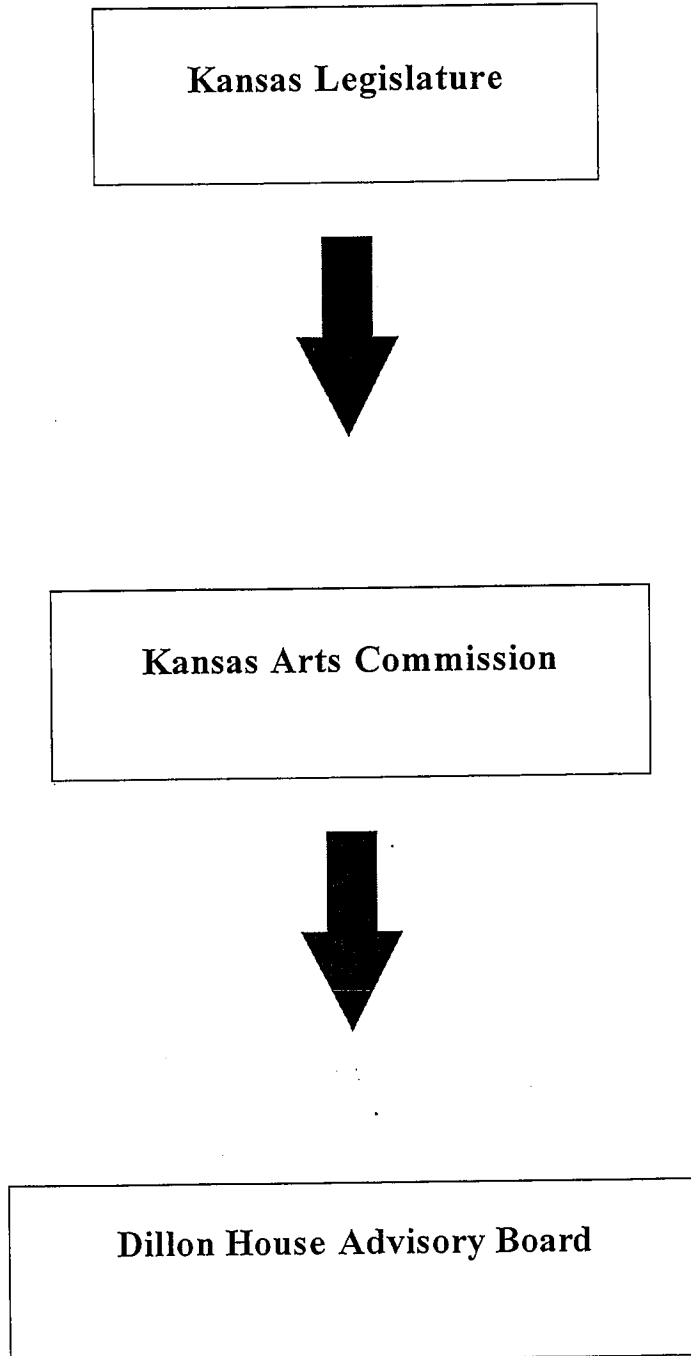
<b>Action</b>	<b>Date</b>
Amend K.S.A. 75-3683	May 2010
KAC to establish 501(c)3 Dillon House Advisory Board	July 2010
Develop fundraising strategy and plan for the capital campaign	By October 2010
Implement fundraising plan for the capital campaign	October 2010 – July 2013
Begin design process	November 2011
Begin construction and renovation work	October 2012
Complete construction	December 2013
Occupy restored Dillon House	January 2014

**Legislative Request**

The Kansas Arts Commission requests the following amendments to K.S.A. 75-3683:

- Remove the Department of Administration from the responsibility of operating and maintaining the Hiram Price Dillon House and designate such responsibility to the Kansas Arts Commission.
- Designate the Kansas Arts Commission as the tenant and manager of the Hiram Price Dillon House in return for raising private dollars for its restoration, preservation and operation.
- Require the Kansas Arts Commission to maintain a public presence at the Hiram Price Dillon House, utilizing it for exhibitions, public programming and educational programming for Kansans.
- Require the Kansas Arts Commission to establish the Dillon House Advisory Board, a 501(c)3 entity, to replace the Dillon House Advisory Commission as outlined in Legislative Coordinating Council Policy 58, to assist with private fundraising, accept funds and to provide assistance with the oversight of the facility. Board appointments will be as per LCC Policy 58 except that the Kansas Arts Commission will replace the Legislative Coordinating Council as the lead agency. Prior to appointment, board members will be approved by the Legislative Coordinating Council.

**Proposed Organizational Chart for Operation of the Dillon House**



*Hiram Price Dillon House  
Proposed Capital Campaign*



*Presented by the Kansas Arts Commission  
To the Joint Committee on State Building Construction*

*February 25, 2010*



### **Capital Campaign for Renovating and Operating The Hiram Price Dillon House**

This is an initial plan that outlines fundraising for building renovation and creating a maintenance fund for the Dillon House.

The Kansas Arts Commission believes that there are a number of donors, particularly in the business world, who will see the renovation of the Dillon House as an exciting opportunity. Firstly, the Dillon House will be a beautiful complement to the renovated statehouse; it will look and feel inviting, elegant and welcoming.

Secondly, it will be the premier location to entertain near the Capitol. Large, open and elegant facilities will create an atmosphere where both work and entertainment can be enjoyed. As a showcase for Kansas arts and artists, it will highlight the creative and entrepreneurial spirit of Kansans – demonstrating to everyone the beauty, openness and innovation of our state.

Thirdly, those donors interested in providing a place where all of Kansas arts can be experienced by the public will support the concept of a renovated Dillon House as the home of the Kansas Arts Commission.

The vision of the Dillon House will be captivating and compelling to a broad number of people, businesses and government who will want to be a part of preserving this building and creating for it an exciting future.

#### **Capital Campaign Goal: \$4,600,000**

Renovation Costs	\$3,900,000
Furniture/Office Equipment	\$60,410
Exhibition/Meeting Equipment and Furniture	\$31,450
Electronic Equipment and Wiring	\$15,000
Kitchen Appliances and Supplies	\$5,000
Building and Equipment Maintenance Fund	\$500,000
Fundraising Expenses	\$88,140
<b>Total</b>	<b>\$4,600,000</b>

**Funding Sources**

To reach the goal of \$4,600,000 for the Dillon House Capital Campaign, funding will be sought from the following:

**1. Corporations and Associations**

Corporations and associations will support the Dillon House because:

- The Dillon House will be the premier place to entertain and educate legislators and members of the business community.
- It is an important part of downtown and Capitol redevelopment
- They have an interest in supporting historic preservation and the arts

**Corporate/Association Donors**

<b>Gift Size</b>	<b>Number of Prospects</b>	<b>Number of Gifts</b>	<b>Total</b>	<b>Cumulative Total</b>
\$1,000,000	4	1	\$1,000,000	\$1,000,000
\$500,000	4	1	\$500,000	\$1,500,000
\$100,000	8	2	\$200,000	\$1,700,000
\$50,000	8	2	\$100,000	\$1,800,000
\$25,000	12	3	\$75,000	\$1,875,000

## 2. Private Foundations

Support will be sought from foundations that are:

- The charitable arm of corporations
- Interested in supporting historic preservation, such as the National Trust for Historic Preservation
- Interested in supporting arts and culture at a statewide venue in Kansas
- Interested in supporting arts education
- Interested in redevelopment and economic development of communities

### Foundation Donors

Gift Size	Number of Prospects	Number of Gifts	Total	Cumulative Total
\$750,000	4	1	\$750,000	\$2,625,000
\$250,000	8	2	\$500,000	\$3,125,000
\$50,000	12	3	\$150,000	\$3,275,000

## 3. Federal Government

Funds to renovate and restore the Dillon House will be sought through the federal government's Save America's Treasures and the National Endowment for the Arts.

The Kansas Congressional Delegation and Topeka city government will be helpful in identifying and seeking funds from these agencies.

### Federal Government – Historic Preservation

Gift Size	Number of Prospects	Number of Gifts	Total	Cumulative Total
\$500,000	2	1	\$500,000	\$3,775,000

**4. Individual Donors**

The Kansas Arts Commission will engage in a capital campaign to work with individual donors. Donors will contribute because:

- They wish to save and preserve a beautiful historic building for future generations of Kansans to enjoy
- They are interested in the redevelopment of Topeka
- They seek to support a statewide presence for arts and culture
- They support the Kansas Arts Commission and its programs
- They seek recognition and the benefits enjoyed by donors to the Dillon House

**Individual Donors**

Gift Size	Number of Prospects	Number of Gifts	Total	Cumulative Total
\$250,000	4	1	\$250,000	\$4,025,000
\$100,000	12	3	\$100,000	\$4,225,000
\$50,000	16	4	\$150,000	\$4,475,000
\$10,000	24	6	\$60,000	\$4,535,000
\$5,000	16	4	\$40,000	\$4,575,000
\$1,000	40	10	\$10,000	\$4,585,000
\$500	60	15	\$7,500	\$4,592,500
\$100	300	75	\$7,500	\$4,600,000

**Donor Benefits**

Benefits to donors for different giving levels will be developed by the Dillon House Advisory Board in consultation with the Kansas Arts Commission and the Legislative Coordinating Council. These benefits could include:

- Naming opportunities
- Recognition on a donor wall or display
- Recognition on promotional materials, including the Dillon House website and printed materials
- Announcements to the press and press events

Contributions will be tax-deductible to the extent allowed by law.

Fundraising will begin once appropriate legislation is passed and a 501(c)3 is formed to plan for and accept gifts. This organization will develop a more detailed fundraising plan.

### **Annual Campaign**

Once the capital campaign is underway, an annual giving program will be created to maintain the operating fund and to build support for programs that will serve the people of Kansas at the Dillon House. These programs could include:

- Arts education activities
- Film showings, musical performances and public readings by the Poet Laureate of Kansas
- Conferences and convenings
- Expanded art exhibitions

**Testimony on Sale of Buildings in Chanute, Hutchinson and Pittsburg**  
**to**  
**Joint Committee on State Building Construction**  
**by Caleb D. Asher**  
**Acting Secretary**  
**Kansas Department of Commerce**

**February 25, 2010**

Chairperson Potorff and members of the Committee, thank you for the opportunity to address the committee on the sale of buildings in Chanute, Hutchinson and Pittsburg.

The State of Kansas, Department of Commerce (Commerce), anticipates disposing of several buildings. The State of Kansas purchased the buildings in 1962 using Federal funds. The buildings formerly housed either Workforce Centers or Administrative Offices associated with Workforce Investment Act (WIA) programs in Pittsburg, Chanute, and Hutchison. Commerce Staff met with Richard Gaito at Kansas Department of Administration who suggested that Commerce proceed with the sale. As required by statute, Commerce has obtained three independent appraisers (KSA 75-6609). The appraisers have determined the market value of properties, as follows:

- Chanute Workforce Center, 119 N. Grant Street, Chanute, Kansas

Appraised value \$65,000

- Pittsburg Administrative Office, 104 Pine, Pittsburg, Kansas

Appraised value \$125,000 (Note, this property has a mineshaft underneath it. The appraisal discloses that problem but does not factor it into the appraisal itself. Therefore, this property will probably sell for significantly less than the appraised amount.)

- Hutchinson Workforce Center, 518 N. Washington, Hutchinson, Kansas.

Appraised Value \$183,000.

Under Federal Law (29 USC 2943) the proceeds of the sales must be used to carry out activities under WIA or the Wagner-Peyser Act, or the State will have to repay the proceeds to the Federal Government. (State Law acknowledges the Federal Law at KSA 75-6609 (f) (1)). Commerce has contacted Prudential CRES Commercial Real Estate agent, Doug Bassett, who has the contract with the State for the sale of real estate. The contractor (Broker) will be responsible for all aspects of the sale of the properties. Unfortunately, Doug was unable to be here today. However, Doug has provided a memo concerning the appraisals, marketing, timing and other details of the sale of the properties.

I will be happy to stand for any questions.



# Prudential

**First, REALTORS®**

## MEMORANDUM

February 24, 2010

To: Dennis Okruhlik  
State of Kansas  
Building Services Manager  
1000 SW Jackson, Suite 100  
Topeka, KS 66612-1354

CC: Robert E. Hiatt  
Attorney Legal Division

From: Doug Bassett, Prudential First REALTORS  
785-271-2488  
doug@pru-first.com

RE: Three Dept. of Commerce Buildings

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Dennis:

After reading through the appraisals and per our conversation, I have come up with the following strategy which I believe would benefit the Department of Commerce the most:

1. Pittsburg: Due to the major issues related to and the un-foreseen liability that might accompany the sale of this building, I would suggest an Auction of the Pittsburg Building with a NO RESERVE AUCTION. The no reserve auction would all but guarantee that the building would sell. Since the appraisal is based on the "Cracks and Foundation being fully repaired and restored" I do not believe that the \$125,000 asking price is realistic by any manner. We would sell the building 100% as is where is and we would also disclose any information we have about previous repairs, BUT, since we have no real knowledge of how to address or fix the problem, nor do we have any engineering reports on the building, the state would be better off with an absolute auction that sells the building in its "as is where is" condition with no warranty express or implied with regards to the condition of that building. Regardless of the sales price, I believe the State is better off with that building out of its ownership due to the Liability that might be associated with the foundation issues (regardless of the sales price)
2. Chanute: The fact that the appraisal came in at \$65,000 and that did NOT include any deferred maintenance items that may exist at the property; I would also suggest an auction of this property. However, I would probably suggest a

Attachment 7  
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minimum opening bid price of ~\$30,000 - \$35,000. We would advertise this price to the general public so that all buyers are aware of the serious intentions of the State to divest of this asset.

- a. *For both of the above auctions I would suggest a marketing budget of \$1,200 - \$1,500 per property which would be due upon the listing of the properties with Prudential and any unused portion would be returned to the state with full accounting of the marketing budget. The buildings would also be sold as is where is with a closing to occur 30 days after the auction with a 10% deposit NON REFUNDABLE earnest money deposit due the day of the auction and a 3% buyers premium (offer of compensation to the selling agent if one is present). The auctions would be conducted by Prudential First Auction and Commercial Department on Site at the properties. We would handle all aspects of the sale from marketing, contract preparation, title issues and closing. Total estimated time to close from listing to closing would be approximately 90 days from the day we list the properties.*
3. Hutchinson Kansas, with a value of \$183,000 (according to the appraisal) Prudential would encourage the state to allow us to market this property on the "open market" by taking offers and negotiating those offers with the State of Kansas. As the agent for the State of Kansas for the past 5 years, we have had a 100% success rate with the properties we have listed. I would anticipate a marketing time of 12-24 months due to the lack of buyers in the area for buildings such as these. According to the appraisal, the timeframe would be 24-26 months but in my experience a year is our goal with properties such as these. There are NO upfront marketing costs associated with this type of sale and we are still responsible for all the other items associated with the contract, closing and other details of the sale.

My company, Prudential First REALTORS Commercial Division, has been one of the top two commercial brokerages in the amount of both gross sales and leasing as well as top units for the past 8 years. We are locally owned and operated through the Prudential affiliate network which gives us an audience with both National and International clients and buyers. I will lean on this relationship to help market the properties to possible out of town buyers.

I hope this memo has been helpful as I do not think I have the time to come to the joint building commission on Thursday, however, if anyone has questions they can always contact me anytime.