

## MINUTES

### JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

December 15, 2010  
Room 144-S—Statehouse

#### Members Present

Representative Jo Ann Pottorff, Vice-chairperson  
Senator Pat Apple  
Senator Jay Emler  
Senator Marci Francisco  
Senator Laura Kelly  
Representative Steve Brunk  
Representative Bill Feuerborn  
Representative Mitch Holmes

#### Members Absent

Senator Dwayne Umbarger, Chairperson  
Representative Bob Grant

#### Staff

Audrey Dunkel, Kansas Legislative Research Department  
Dylan Dear, Kansas Legislative Research Department  
Amy Deckard, Kansas Legislative Research Department  
Aaron Klaassen, Kansas Legislative Research Department  
Estelle Montgomery, Kansas Legislative Research Department  
Jill Wolters, Office of the Revisor of Statutes  
Florence Deeter, Committee Secretary

#### Conferees

Richard Gaito, Deputy Director, Division of Facilities Management, Kansas Department of Administration  
Colonel Cliff Silsby, Construction and Facility Manager, Kansas Adjutant General  
Sheryl Weller, Chief Fiscal Officer, Kansas Highway Patrol  
Major Alan Stoecklein, Troop F, Kansas Highway Patrol  
Dave Hutchings, Special Agent in Charge, Kansas Bureau of Investigation  
Catherine Patrick, Director of Operations, Inventory for Kansas Department of Transportation

Jerry Younger, Deputy Secretary for Engineering and State Transportation Engineering, Kansas  
Department of Transportation  
Ray Dalton, Deputy Secretary, Kansas Department of Social and Rehabilitation Services  
Marilyn Jacobson, Director of Finance and Facilities Management, Kansas Department of  
Administration

## Others Attending

See attached sheet.

## Morning Session

The Chairperson called the meeting to order at 10:10 a.m. and welcomed Richard Gaito, Deputy Director, Division of Facilities Management, Kansas Department of Administration, who reviewed two proposed leases for the State Board of Indigents' Defense Services (Attachments 1 and 2). Mr. Gaito said the proposed five-year lease at Junction City from the current landlord increases the total space, but lowers per-square-foot cost by \$2.68, a lease cost significantly below the average for Geary County. The building received an energy star rating of 81; the landlord will do further weatherization and insulation. Mr. Gaito said that, although the space is larger, the per-square-foot rate is lower, making the total cost of the lease the same as the previous lease. A motion was made, seconded, and passed to approve the lease. (Motion by Representative Feuerborn and seconded by Senator Kelly.)

Mr. Gaito stated that the lease in Salina received two bids. The proposed five-year lease from the current landlord is the lowest total cost (\$10.48 per square foot) and includes all expenses except gas and electricity. He noted that the lease cost is within market range for Salina and that the building received an energy star rating of 82. Mr. Gaito said the landlord plans to make minor improvements, such as adding insulation and caulking. Representative Feuerborn moved and Representative Brunk seconded to approve the lease. The motion passed.

Jill Wolters, Office of the Revisor of Statutes, reviewed the Kansas Board of Regents tax credit question discussed in the previous meeting (Attachment 3). She noted that during the 2007 Legislative Session, the Board developed a list of long-term deferred maintenance projects. Not included were buildings such as student unions, athletic facilities, chapels and presidents' houses. Ms. Wolters reported that upon review of KSA 2009 Supp. 79-32,261, the Revisor's Office staff concurred that the statute does not contain any limitation on which type of buildings may be considered for tax credits. She stated that with this clarification, no new bill is needed at this time.

Colonel Cliff Silsby, Construction and Facility Manager, Kansas Adjutant General, presented the five-year capital improvement plans for four projects, totaling \$11.2 million (Attachment 4).

- The Salina location is the hub and would provide training facilities and a regional center for emergency response teams. Surrounding communities have offered land for acquisition, but are not close enough in proximity to benefit the existing facilities.
- Expansion of the motor vehicle storage compound in Liberal is essential because of damaged and rusting security fencing and the need to channel water away from the newly remodeled Armory building.

- Asphalt repairs at the Hutchinson National Guard Armory are necessary because of damaged surfaces, which make for hazardous driving conditions for commercial and privately owned vehicles. The asphalt parking area was not addressed with Armory Bond renovation funds.
- The fourth project involves the re-milling of the asphalt driveway and parking at the Olathe National Guard Armory, which also is used by the community on certain occasions.

Sheryl Weller, Chief Fiscal Officer, Kansas Highway Patrol (KHP), updated the Committee on four projects: the first two projects included requests for continued funding for the Vehicle Fleet Storage and Maintenance Facility at Billard Airport in Topeka, and the Vehicle Identification Number Inspection Facility in Olathe ([Attachment 5](#)). She gave details of a third project, which involves new roofing and replacement of a 30-year-old boiler system at the Training Academy in Salina. Suspension of the \$500,000 annual transfer to the State General Fund in FY 2012 would allow these repairs to be completed. The fourth project is the replacement of the currently outgrown facilities at Troop F Headquarters in Sedgwick County. KHP requested approval of a 15-year bond issue to finance construction of a 25,000-square-foot facility on the existing site. Ms. Weller advised the Committee of discussions with the City of Wichita and the Adjutant General's Office for possible headquarters of Troop F to be located at 29<sup>th</sup> Street and I-35 in Wichita. She said that federal funds may assist in the construction of the Heartland Preparedness Center at this site. KHP could be included in the joint training center.

Major Alan Stoecklein, Acting Superintendent and Western Region Commander, Troop F, KHP, commented on plans to update the building project. He said that constructing this facility and co-locating with other agencies would be advantageous to all who serve in the law enforcement community. He indicated the building would be "state of the art" and unique in the nation. Major Stoecklein said that \$6.6 million is needed for the project; however, downsizing the number of square feet from 25,000 could reduce that amount to \$4.5 million. Ms. Weller said, with the current figure of \$6.9 million for the project and financing costs up to \$9.8 million, the annual payment is estimated at \$642,000.

Dave Hutchings, Special Agent-in-Charge, Kansas Bureau of Investigation (KBI), introduced other staff members and reported the ongoing need for more efficient space for its forensic laboratory ([Attachment 6](#)). He noted that a consultant's conclusion was that the best solution is building a new facility. Mr. Hutchings said that the acquisition of six surrounding properties is imperative to the expansion, and an estimated \$326,000 is needed for the purchase. Demolition of existing structures (\$50,000), a geotechnical evaluation and report (\$26,765), and the survey of properties (\$26,765) total \$429,530 to complete this portion of the project during FY 2012. The overall cost of the total project has been adjusted by the consultant and now stands at \$53,141,744. Mr. Hutchings advised the Committee that the present headquarters is in need of a new backup generator with an estimated cost of \$92,000, plus \$30,000-\$50,000 for installation. Additionally, for FY 2013, the heating, ventilation and air conditioning (HVAC) system at headquarters needs improvement to facilitate proper ventilation in the laboratory at a cost of \$200,000 for four units.

Mr. Hutchings listed items in need of repair at the regional office in Great Bend for FY 2012:

- A skylight over the conference room is leaking and needs to be replaced (\$50,000);
- Carpet repair (\$25,000);

- Renovation of walls (\$15,000);
- Installation of security lighting (\$2,000);
- Parking lot paving (\$30,000); and
- Replacement of one air conditioning unit (\$58,000).

He reported that an estimated amount of \$41,422 is needed to expand the laboratory in Kansas City for additional storage space within the existing building.

In response to questions, Mr. Hutchings stated:

- Survey of properties is not a time-consuming process;
- Funding for purchasing properties would be used for acquiring those available;
- No payment will be made above the appraised value;
- Consultants' research and data help to determine construction costs;
- A campus location is considered best for all aspects of the agency; and
- Most properties are landlord-owned and all need to agree to sell.

Representative Feuerborn moved the Committee recommend \$200,000 in funds for acquisition and demolition of properties surrounding the KBI headquarters. Senator Francisco seconded the motion. The motion failed.

Catherine Patrick, Director of Operations, Kansas Department of Transportation (KDOT) Inventory, KDOT, provided an overview of the five-year capital budget plan selection process for FY 2012 (Attachments 7 and 8). She referenced a number of projects for the current year totaling \$8.4 million and \$7.5 million during FY 2012.

Jerry Younger, Deputy Secretary for Engineering and State Transportation Engineering, KDOT, explained KDOT's system of keeping inventory records of real property and real estate transactions (Attachment 9). He stated that all counties have been evaluated and 144 potential excess tracts were identified. Mr. Younger reported that 30 tracts were sold, resulting in \$111,276 from those sales. He said approximately 93 acres of excess right of way property was sold in FY 2010. He reported that the administration implements this program and no outside entities are involved in the process.

### **Afternoon Session**

Ray Dalton, Deputy Secretary, SRS, provided a brief summary of the five-year capital improvement plan for Kansas' state hospitals and the Chanute Service Center (Attachment 10). He described the deteriorating conditions of buildings and equipment, noting that \$1.5 million for

rehabilitation and repair was in place for FY 2011. Mr. Dalton noted the necessary changes at Larned State Hospital for the Sexual Predator Treatment Program and requested \$2.7 million for planning funds for a 90-bed expansion and \$41.6 million during FY 2013 and FY 2014 for construction of a new facility.

Marilyn Jacobson, Director of Finance and Facility Management, Kansas Department of Administration (DOA), briefed the Committee on the agency's five-year capital improvement plan (Attachment 11). Among the projects for FY 2011 are rehabilitation and repair of:

- Capitol Complex (SGF \$3,000,000);
- Special Maintenance Repairs and Improvements (State Buildings Depreciation Fund \$400,000);
- Statehouse and Cedar Crest (SGF \$200,000);
- Kansas Judicial Center (SGF \$225,000); and
- Capitol Complex Parking Lot/Sidewalks (Building Operating Fund \$165,000).

Ms. Jacobson reported that a Building Condition Index scoring of office space in the Capitol Complex ranking less than 80 is considered to be deficient and that 76 percent of the state workforce functions in sub-optimal office space. Ms. Jacobson responded to a question regarding the Finney Building in Wichita, saying that the carpet has been replaced and other projects are being considered.

Audrey Dunkel, Kansas Legislative Research Department, reviewed a draft report outlining the activities of the Joint Committee (Attachment 12).

The Chairperson opened discussion for items to be included in the annual report.

Senator Kelly moved to provide \$100,000 for purchase of a generator for KBI. The motion was seconded by Senator Emler. The motion passed.

Senator Kelly moved to provide up to \$5.0 million for construction of new headquarters at Heartland for Troop F. The motion was seconded by Senator Francisco. The motion passed.

Senator Kelly recommended exploring the possibility of the federal government acquiring some of the cottages at the Kansas Soldiers' Home in Fort Dodge for the purpose of providing low rent options to veterans. Representative Brunk made a motion to recommend the agency monitor use of cottages and report its findings to the Appropriations Committee and the Ways and Means Committee. The motion was seconded by Senator Emler. The motion passed.

Senator Emler moved to approve inclusion of the items previously discussed in the report. Representative Brunk seconded. The motion passed.

The minutes of August, September and November were approved as written. (Motion by Representative Feuerborn and seconded by Senator Kelly) The motion passed.

The Chairperson noted receipt of a report from the Kansas Department of Administration regarding approved change orders less than \$125,000 (Attachment 13).

The next meeting was tentatively scheduled for January 19, 2011. The meeting was adjourned.

Prepared by Florence Deeter  
Edited by Audrey Dunkel

Approved by the Committee on:

April 28, 2011

(Date)

# JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

## GUEST LIST

DATE: DECEMBER 15, 2010

NAME	REPRESENTING
<i>[Signature]</i>	D of A
<i>[Signature]</i>	D of A
<i>[Signature]</i>	ROP
<i>[Signature]</i>	BIDS
<i>[Signature]</i>	BIDS
DAVID HURCHINGS	KBI
Dwain Worley	KBI
CLIFFORD SILSBY	AGD
Janice Harper	AGD
Lucylyn Crai	Kansas Arts Commission
Robert E. Blecha	KBI
Marsha Kappan	KBF
Alan Strockel	KHP
MARK BRUCE	KHP
Shay Waller	KHP
Kim Jones	KHP
Sharon Marcus	KHP
ERIC KING	<del>KBP</del>
Jenda Wood	KBOR

**JOINT COMMITTEE ON STATE BUILDING  
CONSTRUCTION**

**GUEST LIST**

DATE: December 15, 2010

NAME	REPRESENTING
Kip Peterson	ICBA



**Lease Comparison Sheet**  
**State Board of Indigent Defense Services**

December 15, 2010

A

B

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GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
1 State Agency		Indigent Degense Services	Indigent Degense Services	Commerce	SRS
2 Address		715 N Washington	715 N Washington	1012 A W. 6th St.	1010 W 6th St.
3 City Location (market)		Junction City	Junction City	Junction City	Junction City
4 Office Function		Geary County Public Defender Office	Geary County Public Defender Office	Workforce Center	SRS Service Center
5 Lease Space (sq. ft.)	Office Sq. Ft.	3,364	4,500	2,551	11,889
6	Storage Sq. Ft.	886	900	0	0
7	Total Sq. Ft.	4,250	5,400	2,551	11,889
8	Parking Stalls	5	5		
9 Full Time Equivalency (FTE) employees/workstations		18	18	9	50
10 Lease Begin Date		7/1/2009	7/1/2011	7/1/2010	9/1/2008
11 Lease End Date		6/30/2011	6/30/2016	6/30/2011	8/31/2018
12 Years of Lease		2	5	1	10
13 Space Standards Check (sq. ft. per FTE/workstation)		187	250	283	238
<b>LEASE COSTS</b>					
14 Base Lease Office Cost (annual per sq. ft.)		\$7.25	\$5.90	\$18.87	\$12.70
15 Storage (per square foot)		\$4.50	\$3.00	\$0.00	\$0.00
16 Parking		\$0.00	\$0.00	\$0.00	\$0.00
17 Additional Services					
<b>AGENCY FUNDED OCCUPANCY COSTS</b>					
18 Real Estate Taxes					
19 Insurance					
20 Major Maintenance					
Utilities					
21	Electricity	\$1.00	\$0.78		\$1.18
22	Gas	\$0.69	\$0.54		\$0.37
23	Water/Sewer/etc.	\$0.12	\$0.09		\$0.04
24 Trash Pickup/Removal					\$0.09
25 Custodial/Janitorial		\$1.60	\$1.26		\$0.93
26 Pest Control		\$0.06	\$0.05		\$0.04
27 Grounds Maintenance (inc. snow removal)					
28 Parking					
29 Total Other Bldg Optg Costs (not included in lease)		\$3.47	\$2.73	\$0.00	\$2.65
<b>IMPROVEMENTS</b>					
30 Improvements					
31 Subtotal - Improvements		\$0.00	\$0.00	\$0.00	\$0.00
32 Annual Cost per Sq. Ft. (estimated)		\$11.91	\$9.23	\$18.87	\$15.35
33 Annual Cost (estimated)		\$40,065	\$41,535		
34 Total Cost of Lease (estimated)		\$80,130	\$207,675		

*Attachment 1*  
*JCSAC 12-15-10*



# STATEMENT OF ENERGY PERFORMANCE

## Junction City Public Defender

Building ID: 2293043  
 For 12-month Period Ending: March 31, 2010<sup>1</sup>  
 Date SEP becomes ineligible: N/A

Date SEP Generated: November 09, 2010

<b>Facility</b> Junction City Public Defender 715 N Washington Junction City, KS 66441	<b>Facility Owner</b> N/A	<b>Primary Contact for this Facility</b> N/A
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Year Built: 1910  
 Gross Floor Area (ft<sup>2</sup>): 9,000

Energy Performance Rating<sup>2</sup> (1-100) 81**Site Energy Use Summary<sup>3</sup>**

Electricity - Grid Purchase (kBtu)	183,781
Natural Gas (kBtu) <sup>4</sup>	300,996
Total Energy (kBtu)	484,777

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

Site (kBtu/ft <sup>2</sup> /yr)	54
Source (kBtu/ft <sup>2</sup> /yr)	103

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

Greenhouse Gas Emissions (MtCO <sub>2</sub> e/year)	64
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**Electric Distribution Utility**

Westar Energy Inc

**National Average Comparison**

National Average Site EUI	81
National Average Source EUI	156
% Difference from National Average Source EUI	-34%
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.
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**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:**

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) or a Registered Architect (RA) 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 or RA 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	Junction City Public Defender	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	715 N Washington, Junction City, KS 66441	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>Office (Office)</b>				
CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	<input checked="" type="checkbox"/>
Gross Floor Area	9,000 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	50 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	15	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 5.3 workers per 1000 square feet (92.8 square meters)		<input type="checkbox"/>
Number of PCs	15	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: 4212 (kWh (thousand Watt-hours))  
Space(s): JC Office  
Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
02/06/2010	03/05/2010	4,160.00
01/06/2010	02/05/2010	4,120.00
12/06/2009	01/05/2010	4,480.00
11/06/2009	12/05/2009	3,520.00
10/06/2009	11/05/2009	3,280.00
09/06/2009	10/05/2009	4,680.00
08/06/2009	09/05/2009	5,960.00
07/06/2009	08/05/2009	6,160.00
06/06/2009	07/05/2009	6,320.00
05/06/2009	06/05/2009	4,080.00
04/06/2009	05/05/2009	3,480.00
<b>4212 Consumption (kWh (thousand Watt-hours))</b>		<b>50,240.00</b>
<b>4212 Consumption (kBtu (thousand Btu))</b>		<b>171,418.88</b>
<b>Total Electricity (Grid Purchase) Consumption (kBtu (thousand Btu))</b>		<b>171,418.88</b>
Is this the total Electricity (Grid Purchase) consumption at this building including all Electricity meters?		<input type="checkbox"/>

**Fuel Type: Natural Gas**

Meter: #2 (kcf (thousand cubic feet))  
Space(s): JC Office

Start Date	End Date	Energy Use (kcf (thousand cubic feet))
02/06/2010	03/05/2010	57.20
01/06/2010	02/05/2010	67.70
12/06/2009	01/05/2010	82.30
11/06/2009	12/05/2009	39.60
10/06/2009	11/05/2009	19.00
09/06/2009	10/05/2009	0.00
08/06/2009	09/05/2009	0.00
07/06/2009	08/05/2009	0.00
06/06/2009	07/05/2009	0.00
05/06/2009	06/05/2009	0.00
04/06/2009	05/05/2009	10.80

#2 Consumption (kcf (thousand cubic feet))	276.60
#2 Consumption (kBtu (thousand Btu))	284,621.40
Total Natural Gas Consumption (kBtu (thousand Btu))	284,621.40
Is this the total Natural Gas consumption at this building including all Natural Gas meters?	<input 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 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.	<input type="checkbox"/>

### Certifying Professional

(When applying for the ENERGY STAR, the Certifying Professional must be the same PE or RA 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  
Junction City Public Defender  
715 N Washington  
Junction City, KS 66441

Facility Owner  
N/A

Primary Contact for this Facility  
N/A

### General Information

Junction City Public Defender	
Gross Floor Area Excluding Parking: (ft <sup>2</sup> )	9,000
Year Built	1910
For 12-month Evaluation Period Ending Date:	March 31, 2010

### Facility Space Use Summary

JC Office	
Space Type	Office
Gross Floor Area (ft <sup>2</sup> )	9,000
Weekly operating hours	50
Workers on Main Shift	15
Number of PCs	15
Percent Cooled	50% or more
Percent Heated	50% or more

### Energy Performance Comparison

Performance Metrics	Evaluation Periods		Comparisons		
	Current (Ending Date: 03/31/2010)	Baseline (Ending Date: 03/31/2010)	Rating of 75	Target	National Average
Energy Performance Rating	81	81	75	N/A	50
<b>Energy Intensity</b>					
Site (kBtu/ft <sup>2</sup> )	54	54	60	N/A	81
Source (kBtu/ft <sup>2</sup> )	103	103	115	N/A	156
<b>Energy Cost</b>					
\$/year	\$ 7,721.75	\$ 7,721.75	\$ 8,627.83	N/A	\$ 11,665.78
\$/ft <sup>2</sup> /year	\$ 0.86	\$ 0.86	\$ 0.96	N/A	\$ 1.30
<b>Greenhouse Gas Emissions</b>					
MtCO <sub>2</sub> e/year	64	64	72	N/A	87
kgCO <sub>2</sub> e/ft <sup>2</sup> /year	7	7	8	N/A	11

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:

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

**Lease Comparison Sheet**

**State of Indigent Defense Services**

December 15, 2010

**A**

**B**

**C**

**D**

**E**

GENERAL INFORMATION		CURRENT LEASE	PROPOSED LEASE	Other State Leases	
		Indigents Defense Services 234 N 7th St. Salina Salina County Public Defender Office	Indigents Defense Services 234 N 7th St. Salina Salina County Public Defender Office	KDHE 2501 Market Place Salina	Banking Commissioner 901 Westchester Salina
1	State Agency				
2	Address				
3	City Location (market)				
4	Office Function				
5	Lease Space (sq. ft.)	Office Sq. Ft. 3,126	3,126	7,900	1,095
6		Storage Sq. Ft. 0	0	0	0
7		Total Sq. Ft. 3,126	3,126	7,900	1,096
8		Parking Stalls 6	6	40	8
9	Full Time Equivalency (FTE) employees/workstations	11	11	31	8
10	Lease Begin Date	5/1/2010	5/1/2011	7/1/2010	7/1/2010
11	Lease End Date	4/30/2011	4/30/2016	6/30/2015	6/30/2015
12	Years of Lease	1	5	5	5
13	Space Standards Check (sq. ft. per FTE/workstation)	284	284	255	137
<b>LEASE COSTS</b>					
14	Base Lease Office Cost (annual per sq. ft.)	\$8.53	\$8.79	\$12.00	\$10.50
15	Storage (per square foot)	\$0.00	\$0.00	\$0.00	\$0.00
16	Parking	\$0.00	\$0.00	\$0.00	\$0.00
17	Additional Services				
<b>AGENCY FUNDED OCCUPANCY COSTS</b>					
18	Real Estate Taxes				
19	Insurance				
20	Major Maintenance				
Utilities					
21	Electricity	\$1.01	\$1.01		
22	Gas	\$0.68	\$0.68		
23	Water/Sewer/etc.				
24	Trash Pickup/Removal				
25	Custodial/Janitorial				
26	Pest Control				
27	Grounds Maintenance (inc. snow removal)				
28	Parking				
29	Total Other Bldg Optg Costs (not included in lease)	\$1.69	\$1.69	\$0.00	\$0.00
<b>IMPROVEMENTS</b>					
30	Improvements				
31	Subtotal - Improvements	\$0.00	\$0.00	\$0.00	\$0.00
32	Annual Cost per Sq. Ft. (estimated)	\$10.22	\$10.48	\$12.00	\$10.50
33	Annual Cost (estimated)	\$31,948	\$32,761		
34	Total Cost of Lease (estimated)	\$31,948	\$163,803		

*Attachment 2*  
JCSAC 12-15-10



# STATEMENT OF ENERGY PERFORMANCE

## Salina PD

Building ID: 2495820  
 For 12-month Period Ending: September 30, 2010<sup>1</sup>  
 Date SEP becomes ineligible: N/A

Date SEP Generated: November 02, 2010

<b>Facility</b> Salina PD 234 N 7th Suite A Salina, KS 67401	<b>Facility Owner</b> N/A	<b>Primary Contact for this Facility</b> N/A
---	------------------------------	---

Year Built: 1920  
 Gross Floor Area (ft<sup>2</sup>): 5,210

Energy Performance Rating<sup>2</sup> (1-100) 82

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

Electricity - Grid Purchase(kBtu)	111,317
Natural Gas (kBtu) <sup>4</sup>	145,635
Total Energy (kBtu)	256,952

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

Site (kBtu/ft <sup>2</sup> /yr)	49
Source (kBtu/ft <sup>2</sup> /yr)	101

**Emissions (based on site energy use)**  
 Greenhouse Gas Emissions (MtCO<sub>2</sub>e/year) 37

### Electric Distribution Utility

Westar Energy Inc

### National Average Comparison

National Average Site EUI	75
National Average Source EUI	153
% Difference from National Average Source EUI	-34%
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:

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) or a Registered Architect (RA) 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 or RA 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	Salina PD	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	234 N 7th Suite A, Salina, KS 67401	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"/>
Salina PD (Office)				
CRITERION	VALUE AS ENTERED IN PORTFOLIO MANAGER	VERIFICATION QUESTIONS	NOTES	<input checked="" type="checkbox"/>
Gross Floor Area	5,210 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	45 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	11	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 5.3 workers per 1000 square feet (92.8 square meters)		<input type="checkbox"/>
Number of PCs	12	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: 4341712181 (kWh (thousand Watt-hours))  
Space(s): Entire Facility  
Generation Method: Grid Purchase**

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
09/01/2010	09/30/2010	1,674.00
08/03/2010	08/31/2010	1,896.00
07/03/2010	08/02/2010	1,379.00
06/03/2010	07/02/2010	1,241.00
05/04/2010	06/02/2010	1,017.00
04/03/2010	05/03/2010	985.00
03/05/2010	04/02/2010	792.00
02/04/2010	03/04/2010	879.00
01/07/2010	02/03/2010	893.00
12/03/2009	01/06/2010	1,078.00
10/30/2009	12/02/2009	1,026.00
10/01/2009	10/29/2009	1,073.00
<b>4341712181 Consumption (kWh (thousand Watt-hours))</b>		<b>13,933.00</b>
<b>4341712181 Consumption (kBtu (thousand Btu))</b>		<b>47,539.40</b>

**Meter: 7382661624 (kWh (thousand Watt-hours))  
Space(s): Entire Facility  
Generation Method: Grid Purchase**

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
09/01/2010	09/30/2010	480.00
08/03/2010	08/31/2010	788.00
07/03/2010	08/02/2010	854.00
06/03/2010	07/02/2010	925.00
05/04/2010	06/02/2010	568.00
04/03/2010	05/03/2010	460.00
03/05/2010	04/02/2010	385.00
02/04/2010	03/04/2010	388.00
01/07/2010	02/03/2010	336.00
12/03/2009	01/06/2010	420.00
10/30/2009	12/02/2009	384.00
10/01/2009	10/29/2009	387.00
<b>7382661624 Consumption (kWh (thousand Watt-hours))</b>		<b>6,375.00</b>

61624 Consumption (kBtu (thousand Btu))

21,751.50

Meter: 8864646602 (kWh (thousand Watt-hours))

Space(s): Entire Facility

Generation Method: Grid Purchase

Start Date	End Date	Energy Use (kWh (thousand Watt-hours))
09/01/2010	09/30/2010	974.00
08/03/2010	08/31/2010	1,372.00
07/03/2010	08/02/2010	1,980.00
06/03/2010	07/02/2010	1,539.00
05/04/2010	06/02/2010	745.00
04/03/2010	05/03/2010	625.00
03/05/2010	04/02/2010	651.00
02/04/2010	03/04/2010	1,021.00
01/07/2010	02/03/2010	1,118.00
12/03/2009	01/06/2010	964.00
10/30/2009	12/02/2009	673.00
10/01/2009	10/29/2009	655.00
<b>8864646602 Consumption (kWh (thousand Watt-hours))</b>		<b>12,317.00</b>
<b>8864646602 Consumption (kBtu (thousand Btu))</b>		<b>42,025.60</b>
<b>Total Electricity (Grid Purchase) Consumption (kBtu (thousand Btu))</b>		<b>111,316.50</b>
Is this the total Electricity (Grid Purchase) consumption at this building including all Electricity meters?		<input type="checkbox"/>

Fuel type: Natural Gas

Meter: 510534929-1534126-45 (kcf (thousand cubic feet))

Space(s): Entire Facility

Start Date	End Date	Energy Use (kcf (thousand cubic feet))
09/01/2010	09/30/2010	0.90
08/03/2010	08/31/2010	1.00
07/03/2010	08/02/2010	1.10
06/03/2010	07/02/2010	0.90
05/04/2010	06/02/2010	1.00
04/03/2010	05/03/2010	1.00
03/05/2010	04/02/2010	2.30
02/04/2010	03/04/2010	4.90
01/07/2010	02/03/2010	3.40
12/03/2009	01/06/2010	5.20
10/30/2009	12/02/2009	2.60
10/01/2009	10/29/2009	2.60
<b>510534929-1534126-45 Consumption (kcf (thousand cubic feet))</b>		<b>26.90</b>
<b>510534929-1534126-45 Consumption (kBtu (thousand Btu))</b>		<b>27,680.10</b>

Meter: 510534929-1534127-73 (kcf (thousand cubic feet))

Space(s): Entire Facility

Start Date	End Date	Energy Use (kcf (thousand cubic feet))
09/01/2010	09/30/2010	1.00
08/03/2010	08/31/2010	0.90

07/03/2010	08/02/2010	1.00
06/03/2010	07/02/2010	1.00
05/04/2010	06/02/2010	1.00
04/03/2010	05/03/2010	1.80
03/05/2010	04/02/2010	6.10
02/04/2010	03/04/2010	12.00
01/07/2010	02/03/2010	12.00
12/03/2009	01/06/2010	19.20
10/30/2009	12/02/2009	1.80
10/01/2009	10/29/2009	0.90
<b>510534929-1534127-73 Consumption (kcf (thousand cubic feet))</b>		<b>58.70</b>
<b>510534929-1534127-73 Consumption (kBtu (thousand Btu))</b>		<b>60,402.30</b>
<b>Meter: 510534929-1534128-91 (kcf (thousand cubic feet))</b> <b>Space(s): Entire Facility</b>		
<b>Start Date</b>	<b>End Date</b>	<b>Energy Use (kcf (thousand cubic feet))</b>
09/01/2010	09/30/2010	0.00
08/01/2010	08/31/2010	0.00
07/01/2010	07/31/2010	0.00
06/01/2010	06/30/2010	0.00
05/01/2010	05/31/2010	0.10
04/01/2010	04/30/2010	0.80
03/01/2010	03/31/2010	8.30
02/01/2010	02/28/2010	13.00
01/01/2010	01/31/2010	12.40
12/01/2009	12/31/2009	19.60
11/01/2009	11/30/2009	6.10
10/01/2009	10/31/2009	2.30
<b>510534929-1534128-91 Consumption (kcf (thousand cubic feet))</b>		<b>62.60</b>
<b>510534929-1534128-91 Consumption (kBtu (thousand Btu))</b>		<b>64,415.40</b>
<b>Total Natural Gas Consumption (kBtu (thousand Btu))</b>		<b>152,497.80</b>
<b>Is this the total Natural Gas consumption at this building including all Natural Gas meters?</b>		<input 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 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.	<input type="checkbox"/>

## Certifying Professional

(When applying for the ENERGY STAR, the Certifying Professional must be the same PE or RA 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**  
Salina PD  
234 N 7th Suite A  
Salina, KS 67401

**Facility Owner**  
N/A

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

## General Information

Salina PD	
Gross Floor Area Excluding Parking: (ft <sup>2</sup> )	5,210
Year Built	1920
For 12-month Evaluation Period Ending Date:	September 30, 2010

## Facility Space Use Summary

Salina PD	
Space Type	Office
Gross Floor Area(ft <sup>2</sup> )	5,210
Weekly operating hours	45
Workers on Main Shift	11
Number of PCs	12
Percent Cooled	50% or more
Percent Heated	50% or more

## Energy Performance Comparison

Performance Metrics	Evaluation Periods		Comparisons		
	Current (Ending Date: 09/30/2010)	Baseline (Ending Date: 09/30/2010)	Rating of 75	Target	National Average
Energy Performance Rating	82	82	75	N/A	50
<b>Energy Intensity</b>					
Site (kBtu/ft <sup>2</sup> )	49	49	55	N/A	75
Source (kBtu/ft <sup>2</sup> )	101	101	113	N/A	153
<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	37	37	41	N/A	56
kgCO <sub>2</sub> e/ft <sup>2</sup> /year	7	7	8	N/A	11

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.

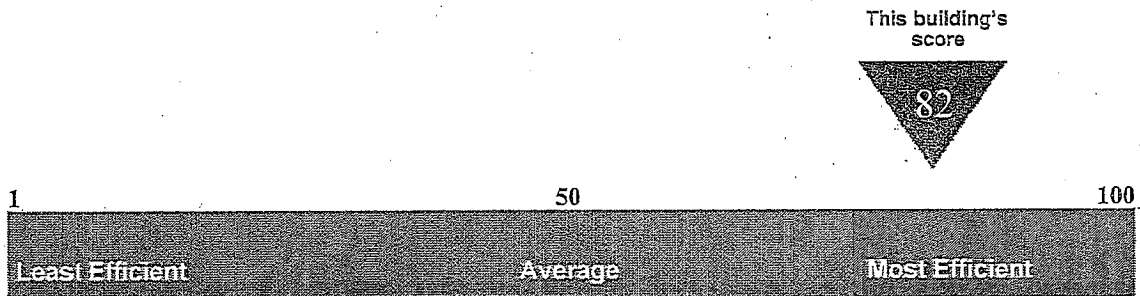
# Statement of Energy Performance

2010

Salina PD.  
234 N 7th Suite A  
Salina, KS 67401

Portfolio Manager Building ID: 2495820

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).



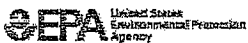
This building uses 101 kBtu per square foot per year.\*

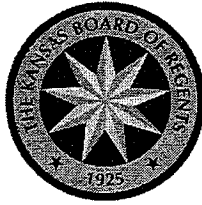
\*Based on source energy intensity for the 12 month period ending September 2010

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





## KANSAS BOARD OF REGENTS

December 14, 2010

Senator Dwayne Umbarger, Chair & Representative Jo Ann Pottorff, Vice Chair  
Joint Committee on State Building Construction  
Statehouse, Room 144-S  
Topeka, KS 66612

Dear Chairman Umbarger and Vice Chair Pottorff:

As you may recall, during the Joint Building Committee's November 10 meeting, Eric King, the Board's Director of Facilities, brought to you a question regarding the usage of deferred maintenance tax credits for academic-focused student union projects. This letter is a follow-up to that initial discussion.

At its June meeting, the Board of Regents received an inquiry about the possibility of using K.S.A. 2009 Supp. 79-32,261 tax credits to entice donors to contribute to renovation projects such as the Memorial Student Union at Emporia State University (ESU) and the Rhatigan Student Center at Wichita State University (WSU). The issue raised was whether the legislation that originally authorized tax credits for certain contributions to state universities was intended to exclude projects involving auxiliary buildings that are not entirely for classroom or other primarily academic use.

Following a preliminary review of the statute by the Board's legal staff and consultation with the Department of Revenue, there appears to be nothing that would preclude a taxpayer from seeking and obtaining a tax credit for contributions to a deferred maintenance project on a student union or recreation facility. Subsection (a) of K.S.A. 2009 Supp. 79-32,261 provides that any taxpayer who contributes to a "postsecondary educational institution located in Kansas for deferred maintenance" shall be allowed a tax credit. The term "postsecondary educational institution" is defined in paragraph (d)(3) to include the six state universities, and the term "deferred maintenance" is defined as any maintenance, repair, reconstruction or rehabilitation of a building located at a postsecondary educational institution which has been deferred. Nothing can be found in this statute that further limits the type of project for which the tax credits may be allowed.

However, the Board is sensitive to the fact that there was considerable legislative discussion surrounding the long-term infrastructure maintenance program, and indeed statutory provisions were enacted for that program, to prohibit use of the funds generated under those provisions (K.S.A. 2009 Supp. 76-7,101 et seq.) for maintenance and repair of "any building used as an athletic facility that does not directly support the delivery of academic pursuits" or "the residence of the president or chancellor of a state educational institution." *See also*, K.S.A. 2009 Supp. 76-7,117 (applicable to Washburn University, the community colleges and technical colleges). During the 2007 legislative session, the Board developed a "mission critical" list of campus deferred maintenance projects. Auxiliary buildings such as student unions, athletic facilities, chapels, president's houses, etc. were not included in that list. Not wanting to promote or approve use of the tax credits in a way that might seem inconsistent with legislative intent, we thought

\* LEADING HIGHER EDUCATION \*

Attachment 3  
JCSRC 12-15-10

it best to preserve complete transparency by taking this issue to the Building Committee for discussion and consideration.

As requested by Senator Umbarger, we contacted the Revisor's Office to assist in determining whether the issue warrants further examination. The Revisor's Office reviewed K.S.A. 2009 Supp. 79-32,261 and concurs that it does not contain any limitation on the type of building which may be considered for the tax credit.

The Building Committee discussed this issue during last month's meeting and requested the Revisor's Office draft a bill, for consideration and further discussion at this month's meeting, to clarify the types of buildings tax credits could be used for. We recently received a draft copy. If the Committee ultimately chooses to move forward with a bill, we would ask that Section 2 on Page 4 of the draft be edited as follows:

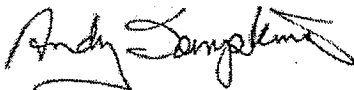
(2) "deferred maintenance" means the maintenance, repair, reconstruction or rehabilitation of a building located at a technical college or a postsecondary educational institution which has been deferred, any utility systems relating to such building, any life-safety upgrades to such building and any improvements necessary to be made to such building in order to comply with the requirements of the Americans with disabilities act or other federal or state law. Such building shall include, but not be limited to, a student union building or an athletic facility; Notwithstanding the provisions of K.S.A. 76-7.102, and amendments thereto, or other law to the contrary, deferred maintenance projects eligible for tax credits under this section may include the maintenance, repair, reconstruction or rehabilitation of the portions of a student union building that are used primarily for academic purposes;

**However, at this point in time, we would ask the Building Committee to consider the following question:** Is new legislation on this matter necessary, or would an affirmative/official statement from the Committee supporting the use of tax credits "for deferred maintenance work in portions of student union buildings used primarily for academic or academic support purposes" be sufficient?

Ultimately, it is the Board's intent, only if the Building Committee concurs, to approve the ESU and WSU requests for tax credits for deferred maintenance work in portions of the buildings used primarily for academic or academic support purposes. The Board believes the usage tax credits would be acceptable in this case, due to the academic focus of the two projects. These projects are currently underway, and donations are currently being sought, so time is something of the essence.

Thank you for your consideration of this request and for your continued support of higher education in Kansas.

Sincerely,



Dr. Andy Tompkins  
President & CEO







**Project Request Explanation--DA-418B**

1. Project Title: Great Plains Joint Training Site #1 Agency: Adjutant General's Department	2. Project Priority 2
--	--------------------------

3. Project Description and Justification  
 The agency is requesting funds for one regional training facility that facilitates public safety, with National Guard members and first responders receiving training not otherwise available either financially or geographically. This location permits multi-use and multi-disciplinary training (**mandated by NIMS on an annual basis**) on various levels and provides a regional area for emergency response. This area will also be used to provide Kansas National Guardsmen with a regional area to train tactical, strategic and homeland security and defense tasks. Estimated expenditures are as follows:

Land	\$2,035,200
Site development	\$254,400
Utilities	\$587,770
Small Arms Range	\$128,631
Vehicle staging & training	\$954,000
Urban complexes	\$855,950
Multi-use building	\$1,157,520
Contingencies	\$956,000

4. Estimated Project Cost:	5. Project Phasing:
1. Construction (including fixed equipment and sitework) \$5,973,471	1. Preliminary plans (including misc. costs)
2. Architect's fee \$275,679	2. Final plans (including misc. & other costs)
3. Movable equipment	3. Construction (including misc. & other costs)
4. Project contingency \$956,000	
5. Miscellaneous costs \$50,000	
<b>Total</b> \$7,255,150	<b>Total</b>

6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2.	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2011						
FY 2012	7,255,150					7,255,150
FY 2013						
FY 2014						
FY 2015						
FY 2016						
<b>TOTAL</b>	7,255,150					7,255,150

**Project Request Explanation--DA-418B**

1. Project Title: Bond Debt Service Agency: Adjutant General's Department	2. Project Priority 3
--	--------------------------

3. Project Description and Justification  
Bond Debt Service is payment of all bonds within the Bonding Issue Program. This payment is for Fiscal Year 2012

<p>4. Estimated Project Cost:</p> <table> <tr> <td>1. Construction (including fixed equipment and sitework)</td> <td align="right">\$ 2,020,397</td> </tr> <tr> <td>2. Architect's fee</td> <td></td> </tr> <tr> <td>3. Movable equipment</td> <td></td> </tr> <tr> <td>4. Project contingency</td> <td></td> </tr> <tr> <td>5. Interest</td> <td align="right">\$ 1,559,978</td> </tr> <tr> <td><b>Total</b></td> <td align="right"><b>\$3,580,375</b></td> </tr> </table>	1. Construction (including fixed equipment and sitework)	\$ 2,020,397	2. Architect's fee		3. Movable equipment		4. Project contingency		5. Interest	\$ 1,559,978	<b>Total</b>	<b>\$3,580,375</b>	<p>5. Project Phasing:</p> <table> <tr> <td>1. Preliminary plans (including misc. costs)</td> </tr> <tr> <td>2. Final plans (including misc. &amp; other costs)</td> </tr> <tr> <td>3. Construction (including misc. &amp; other costs)</td> </tr> <tr> <td><b>Total</b></td> </tr> </table>	1. Preliminary plans (including misc. costs)	2. Final plans (including misc. & other costs)	3. Construction (including misc. & other costs)	<b>Total</b>
1. Construction (including fixed equipment and sitework)	\$ 2,020,397																
2. Architect's fee																	
3. Movable equipment																	
4. Project contingency																	
5. Interest	\$ 1,559,978																
<b>Total</b>	<b>\$3,580,375</b>																
1. Preliminary plans (including misc. costs)																	
2. Final plans (including misc. & other costs)																	
3. Construction (including misc. & other costs)																	
<b>Total</b>																	

6. Amount by Source of Financing:						
Fiscal Years	1.	2.	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2011						
FY 2012	\$3,580,375					\$3,580,375
FY 2013						
FY 2014						
FY 2015						
FY 2016						
<b>TOTAL</b>	<b>\$3,580,375</b>					<b>\$3,580,375</b>

**Project Request Explanation--DA-418B**

1. Project Title: Liberal Motor Vehicle Storage Compound Expansion		2. Project Priority				
Agency: Adjutant General's Department		4				
3. Project Description and Justification						
<p>Expand the MVSC at the Liberal Army National Guard Armory. Excavate and grade 7,200 square yards and surface with crushed rock, replace all old substandard fencing for a total of 1,075 lineal feet. Building capacity, 14,700 square foot facility is staffed with three KSARNG federal employees five days a week and 80 or more National personnel one or more weekends per month. This facility supports two units and due to transformation has increased the requirement for additional parking of military semi tractors and trailers. The existing security fencing is rusting and damaged beyond repair and the site requires regrading to channel water runoff away from the recently remodeled Armory.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework)	\$353,192	1. Preliminary plans (including misc. costs)				
2. Architect's fee	\$35,319	2. Final plans (including misc. & other costs)				
3. Movable equipment		3. Construction (including misc. & other costs)				
4. Project contingency						
5. Miscellaneous costs	\$3,885					
<b>Total</b>	<b>\$392,396</b>	<b>Total</b>				
6. Amount by Source of Financing:						
Fiscal Years	1.	2.	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2011						
FY 2012	\$392,396					\$392,396
FY 2013						
FY 2014						
FY 2015						
FY 2016						
<b>TOTAL</b>	<b>\$392,396</b>					<b>\$392,396</b>

18-25-1  
17-52

**Project Request Explanation--DA-418B**

1. Project Title: Great Plains Joint Training Site #2		2. Project Priority																	
Agency: Adjutant General's Department		5																	
3. Project Description and Justification																			
<p>The agency is requesting funds for one regional training facility that facilitates public safety, with National Guard members and first responders receiving training not otherwise available either financially or geographically. This location permits multi-use and multi-disciplinary training (<b>mandated by NIMS on an annual basis</b>) on various levels and provides a regional area for emergency response. This area will also be used to provide Kansas National Guardsmen with a regional area to train tactical, strategic and homeland security and defense tasks. Estimated expenditures are as follows:</p> <table style="width:100%; border: none;"> <tr><td>Land</td><td style="text-align: right;">\$2,157,312</td></tr> <tr><td>Site development</td><td style="text-align: right;">\$269,664</td></tr> <tr><td>Utilities</td><td style="text-align: right;">\$623,036</td></tr> <tr><td>Small Arms Range</td><td style="text-align: right;">\$136,349</td></tr> <tr><td>Vehicle staging &amp; training</td><td style="text-align: right;">\$1,011,240</td></tr> <tr><td>Urban complexes</td><td style="text-align: right;">\$907,307</td></tr> <tr><td>Multi-use building</td><td style="text-align: right;">\$1,226,971</td></tr> <tr><td>Contingencies</td><td style="text-align: right;">\$1,013,000</td></tr> </table>				Land	\$2,157,312	Site development	\$269,664	Utilities	\$623,036	Small Arms Range	\$136,349	Vehicle staging & training	\$1,011,240	Urban complexes	\$907,307	Multi-use building	\$1,226,971	Contingencies	\$1,013,000
Land	\$2,157,312																		
Site development	\$269,664																		
Utilities	\$623,036																		
Small Arms Range	\$136,349																		
Vehicle staging & training	\$1,011,240																		
Urban complexes	\$907,307																		
Multi-use building	\$1,226,971																		
Contingencies	\$1,013,000																		
4. Estimated Project Cost:		5. Project Phasing:																	
1. Construction (including fixed equipment and sitework) <span style="float: right;">\$6,331,879</span> 2. Architect's fee <span style="float: right;">\$292,220</span> 3. Movable equipment 4. Project contingency <span style="float: right;">\$1,013,000</span> 5. Miscellaneous costs <span style="float: right;">\$50,000</span>		1. Preliminary plans (including misc. costs) 2. Final plans (including misc. & other costs) 3. Construction (including misc. & other costs)																	
<b>Total</b> <span style="float: right; border-top: 1px solid black;">\$7,687,099</span>		<b>Total</b> <span style="float: right; border-top: 1px solid black;">_____</span>																	
6. Amount by Source of Financing:																			
Fiscal	1. SGF	2.	3.	4.	5.	TOTAL													
Years																			
Prior Yrs.																			
FY 2011																			
FY 2012																			
FY 2013	7,687,099					7,687,099													
FY 2014																			
FY 2015																			
FY 2016																			
<b>TOTAL</b>	7,687,099					7,687,099													

## Project Request Explanation--DA-418B

1. Project Title: Bond Debt Service		2. Project Priority				
Agency: Adjutant General's Department		6				
3. Project Description and Justification Bond Debt Service is payment of all bonds within the Bonding Issue Program. This payment is for Fiscal Year 2013						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework) \$ 2,110,850 2. Architect's fee 3. Movable equipment 4. Project contingency 5. Interest \$ 1,472,558  <div style="text-align: right;"><b>Total</b> \$3,583,408</div>	1. Preliminary plans (including misc. costs) 2. Final plans (including misc. & other costs) 3. Construction (including misc. & other costs)  <div style="text-align: right;"><b>Total</b></div>					
6. Amount by Source of Financing:						
Fiscal Years	1.	2.	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2011						
FY 2012						
FY 2013	\$3,583,408					\$3,583,408
FY 2014						
FY 2015						
FY 2016						
<b>TOTAL</b>	\$3,583,408					\$3,583,408

**Project Request Explanation--DA-418B**

1. Project Title: Hutchinson Asphalt Repairs		2. Project Priority				
Agency: Adjutant General's Department		7				
3. Project Description and Justification						
<p>Excavate and re-mill the asphalt driveway and parking, approximately 1,267 square yards with new asphalt, 4" depth at the Hutchinson National Guard Armory. Building capacity, 30,643 square feet provides for the serviceability of more than 15 Kansas Army National Guard personnel five days a week and 160 or more National personnel one or more weekends per month. The Asphalt is corrupt in many areas; holes have been developed by extreme weather conditions and driving is very hazardous for commercial and privately owned vehicles. Due to increasing costs, the asphalt parking area was not addressed with Armory Bond renovation funds.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework)	\$108,014	1. Preliminary plans (including misc. costs)				
2. Architect's fee	\$10,801	2. Final plans (including misc. & other costs)				
3. Movable equipment		3. Construction (including misc. & other costs)				
4. Project contingency						
5. Miscellaneous costs	\$1,188					
<b>Total</b>	<b>\$120,003</b>	<b>Total</b>				
6. Amount by Source of Financing:						
Fiscal Years	1.	2.	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2011						
FY 2012						
FY 2013	\$120,003					\$120,003
FY 2014						
FY 2015						
FY 2016						
<b>TOTAL</b>	<b>\$120,003</b>					<b>\$120,003</b>



**Project Request Explanation--DA-418B**

1. Project Title: Great Plains Joint Training Site #3 Agency: Adjutant General's Department	2. Project Priority 8
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3. Project Description and Justification  
 The agency is requesting funds for one regional training facility that facilitates public safety, with National Guard members and first responders receiving training not otherwise available either financially or geographically. This location permits multi-use and multi-disciplinary training (**mandated by NIMS on an annual basis**) on various levels and provides a regional area for emergency response. This area will also be used to provide Kansas National Guardsmen with a regional area to train tactical, strategic and homeland security and defense tasks. Estimated expenditures are as follows:

Land	\$2,286,751
Site development	\$285,844
Utilities	\$660,418
Small Arms Range	\$144,530
Vehicle staging & training	\$1,071,914
Urban complexes	\$961,745
Multi-use building	\$1,300,589
Contingencies	\$1,074,000

4. Estimated Project Cost:	5. Project Phasing:
1. Construction (including fixed equipment and sitework) \$6,711,792	1. Preliminary plans (including misc. costs)
2. Architect's fee \$309,753	2. Final plans (including misc. & other costs)
3. Movable equipment	3. Construction (including misc. & other costs)
4. Project contingency \$1,074,000	
5. Miscellaneous costs \$50,000	
<b>Total \$8,145,545</b>	<b>Total</b>

6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2.	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2011						
FY 2012						
FY 2013						
FY 2014	8,145,545					8,145,545
FY 2015						
FY 2016						
TOTAL	8,145,545					8,145,545

**Project Request Explanation--DA-418B**

1. Project Title: Bond Debt Service		2. Project Priority				
Agency: Adjutant General's Department		9				
3. Project Description and Justification Bond Debt Service is payment of all bonds within the Bonding Issue Program. This payment is for Fiscal Year 2014						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework)	\$ 2,226,302	1. Preliminary plans (including misc. costs)				
2. Architect's fee		2. Final plans (including misc. & other costs)				
3. Movable equipment		3. Construction (including misc. & other costs)				
4. Project contingency						
5. <b>Interest</b>	\$ 1,379,961					
<b>Total</b>	<b>\$3,606,263</b>	<b>Total</b>				
6. Amount by Source of Financing:						
Fiscal Years	1.	2.	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2011						
FY 2012						
FY 2013						
FY 2014	\$3,606,263					\$3,606,263
FY 2015						
FY 2016						
<b>TOTAL</b>	<b>\$3,606,263</b>					<b>\$3,606,263</b>

**Project Request Explanation--DA-418B**

1. Project Title: Olathe Asphalt Repairs		2. Project Priority				
Agency: Adjutant General's Department		10				
3. Project Description and Justification						
<p>Excavate and re-mill the asphalt driveway and parking, approximately 2,382square yards with new asphalt, 4" depth at the Olathe National Guard Armory.</p> <p>Building capacity, 32,877 square feet provides for the serviceability of more than 12 Kansas Army National Guard personnel five days a week and 150 or more National personnel one or more weekends per month. The Asphalt is corrupt in many areas; holes have been developed by extreme weather conditions and driving is very hazardous for commercial and private owned vehicles. Due to increased costs, Armory Bond funding will not be available for this project.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework)	\$202,990	1. Preliminary plans (including misc. costs)				
2. Architect's fee	\$20,299	2. Final plans (including misc. & other costs)				
3. Movable equipment		3. Construction (including misc. & other costs)				
4. Project contingency						
5. Miscellaneous costs	\$2,233					
<b>Total</b>	<b>\$225,522</b>	<b>Total</b>				
6. Amount by Source of Financing:						
Fiscal Years	1.	2.	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2011						
FY 2012						
FY 2013						
FY 2014	\$225,522					\$225,522
FY 2015						
FY 2016						
<b>TOTAL</b>	<b>\$225,522</b>					<b>\$225,522</b>

**Project Request Explanation--DA-418B**

1. Project Title: Great Plains Joint Training Site #4 Agency: Adjutant General's Department	2. Project Priority 11
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3. Project Description and Justification  
 The agency is requesting funds for one regional training facility that facilitates public safety, with National Guard members and first responders receiving training not otherwise available either financially or geographically. This location permits multi-use and multi-disciplinary training (**mandated by NIMS on an annual basis**) on various levels and provides a regional area for emergency response. This area will also be used to provide Kansas National Guardsmen with a regional area to train tactical, strategic and homeland security and defense tasks. Estimated expenditures are as follows:

Land	\$2,423,956
Site development	\$302,994
Utilities	\$700,043
Small Arms Range	\$153,202
Vehicle staging & training	\$1,136,229
Urban complexes	\$1,019,450
Multi-use building	\$1,378,625
Contingencies	\$1,138,320

4. Estimated Project Cost:	5. Project Phasing:
1. Construction (including fixed equipment and sitework) \$7,114,500 2. Architect's fee \$328,338 3. Movable equipment 4. Project contingency \$1,138,320 5. Miscellaneous costs \$50,000  <p align="right"><b>Total</b> \$8,631,158</p>	1. Preliminary plans (including misc. costs) 2. Final plans (including misc. & other costs) 3. Construction (including misc. & other costs)  <p align="right"><b>Total</b></p>

6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2.	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2011						
FY 2012						
FY 2013						
FY 2014						
FY 2015	8,631,158					8,631,158
FY 2016						
<b>TOTAL</b>	8,631,158					8,631,158

**Project Request Explanation--DA-418B**

1. Project Title: <b>Bond Debt Service</b>				2. Project Priority		
Agency: <b>Adjutant General's Department</b>				12.		
3. Project Description and Justification Bond Debt Service is payment of all bonds within the Bonding Issue Program. This payment is for Fiscal Year 2015						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework)	\$	2,546,302		1. Preliminary plans (including misc. costs)		
2. Architect's fee				2. Final plans (including misc. & other costs)		
3. Movable equipment				3. Construction (including misc. & other costs)		
4. Project contingency						
5. <b>Interest</b>	\$	1,286,129				
<b>Total</b>		<b>\$3,832,431</b>		<b>Total</b>		
6. Amount by Source of Financing:						
Fiscal Years	1.	2.	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2011						
FY 2012						
FY 2013						
FY 2014						
FY 2015	\$3,832,431					\$3,832,431
FY 2016						
<b>TOTAL</b>	<b>\$3,832,431</b>					<b>\$3,832,431</b>

## Project Request Explanation--DA-418B

1. Project Title: Bond Debt Service		2. Project Priority				
Agency: Adjutant General's Department		13				
3. Project Description and Justification Bond Debt Service is payment of all bonds within the Bonding Issue Program. This payment is for Fiscal Year 2016						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework) \$ 2,376,754 2. Architect's fee 3. Movable equipment 4. Project contingency 5. Interest \$ 1,186,055 Total \$3,562,809	1. Preliminary plans (including misc. costs) 2. Final plans (including misc. & other costs) 3. Construction (including misc. & other costs) Total					
6. Amount by Source of Financing:						
Fiscal Years	1.	2.	3.	4.	5.	TOTAL
Prior Yrs.						
FY 2011						
FY 2012						
FY 2013						
FY 2014						
FY 2015						
FY 2016	\$3,562,809					\$3,562,809
TOTAL	\$3,562,809					\$3,562,809



**Five-Year Capital Improvement Plan – FYs 2012 - 2016**  
**Joint Committee on State Building Construction**  
**December 15, 2010**

Good morning Mr. Chairman and members of the Committee. I am Sheryl Weller, Chief Fiscal Officer for the Highway Patrol.

There are a few main points of interest in the current Kansas Highway Patrol's (KHP) five-year plan:

- The first two projects are to continue funding for existing debt service for the Vehicle Fleet Storage and Maintenance Facility at Billard Airport in Topeka (final year FY 2018) and the Vehicle Identification Number Inspection Facility in Olathe (final year FY 2014).
- The third project is for the Highway Patrol Training Academy in Salina. The five-year plan proposes to retain the funding available for the past Academy debt service to continue funding the roof replacements and a new boiler system. The first roof replacement was completed in FY 2009 and the original plan was to continue with the other roofs and boiler in consecutive fiscal years. However, this project was eliminated in both FY 2010 and FY 2011 due to budget reductions. The project was again included in the FY 2012 five-year capital improvement plan, with the contingency that this was subject to sufficient cash in the KHP Training Center Fee Fund. *Due to the reliance and spend down of this fund to meet budget reductions, the funding is vastly insufficient and the project has been removed from the plan in the overall budget submission.* One funding solution could be to suspend the \$500,000 annual transfer to the SGF in FY 2012 to allow these repairs to be completed. This is directed by statute (K.S.A. 74-2134) so an appropriation proviso would have to override it. This maintenance is going to eventually become an emergency situation, particularly for the boiler that is beyond its useful 30-year life.

*not only*

*Attachment 5  
JCSBC 12-15-10*

- The fourth project in the Patrol's plan includes annual funding for routine rehabilitation and repair of the various agency buildings and the repair and replacement of the large scales required for motor carrier enforcement. These funds remain unspent if no projects are necessary and are applied to reduce the amount of cash needed in the subsequent year.
- The final project on the Patrol's plan is the replacement of the Troop F Headquarters located in Sedgwick County. The Patrol's Troop F Headquarters' operation is currently housed in a KDOT building and garage at 45<sup>th</sup> and Hillside in Wichita and in an agency-owned building in Valley Center. Since the FY 1993 budget cycle, the 20<sup>th</sup> budget request, funding for construction of a consolidated Troop F Headquarters has been sought. The Troop has outgrown the current facilities and only expenditures for critical repairs and maintenance are being made. No further investment in these structures is occurring.

The Patrol is requesting approval of a fifteen (15) year bond issue to finance the construction of a 25,000 square foot facility. The request for Troop F was presented as if the site would continue to be on KDOT property at K-254 and Rock Road and this is still a feasible location. (However, the KHP has been in discussions with the City of Wichita and the Adjutant General's Department regarding potential inclusion of Troop F headquarters at the site of the Heartland Preparedness Center at 29th and I-35 in Wichita. The City of Wichita gave land to the National Guard for this project. This site would provide a secure co-location and facilities sharing opportunity at the federal, state and local law enforcement agency levels.

The City of Wichita Police Department and the Sedgwick County Sheriff's Department plan to construct a joint training center at this site during FYs 2012 and 2013. Groundbreaking for this facility occurred in October 2010. Federal funds are expected to assist in the construction of the Heartland Preparedness Center by the Adjutant General. Both groups, including the Mayor of Wichita, are supportive and welcoming of a KHP facility as well. The KHP also would be provided the opportunity to share



training/meeting and possibly other facilities. This has proceeded as far as the KHP meeting with an architect to ensure the agency's needs would be met within the land and space available.

↳ This is a very promising one-time, partnership opportunity, but to take advantage of it requires discussion and action in the FY 2012 budget. Co-location and facility sharing are the future of law enforcement agencies and this would provide an efficient and logical approach to resolving the critical need for a Troop F replacement facility.

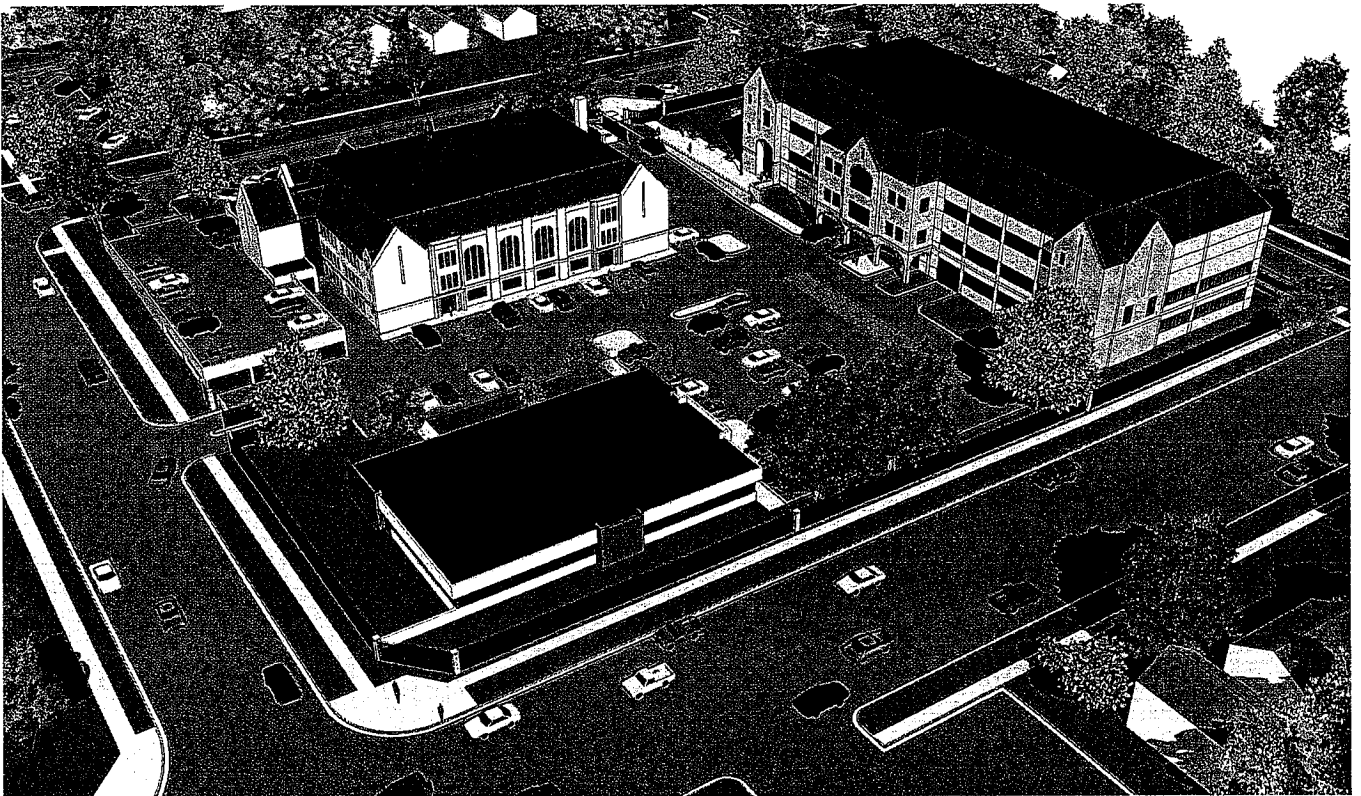
Major Alan Stoecklein, Acting Superintendent and Western Region Commander, will further discuss this and respond to any questions the Committee may have regarding capital improvements for Troop F headquarters.

Thank you for your time and attention regarding the Highway Patrol's capital improvement plan. Major Stoecklein and I will stand for any questions the Committee may have.

**Joint Committee on State Building Construction**

**Update of Kansas Bureau of Investigation Building Project**

Director Robert E. Blecha  
Kansas Bureau of Investigation  
December 15, 2010



*Attachment 6  
JCSBC 12-15-10*

Members of the Committee,

Thank you for the opportunity today to tell you about our continued efforts to improve the KBI and its services to Kansas and the law enforcement community. We appreciate your continuing support.

It has been apparent for many years, and we have reported many times, that the KBI requires more space at its Headquarters complex-- particularly within its forensic laboratory. Our space issues increase with every additional demand for services from the criminal justice community and with every new responsibility, such as mandates in the areas of DNA analysis and offender registration. Kansans expect accurate and professional forensic examinations, and Kansas law enforcement agencies and prosecutors expect that those services will be provided by the KBI in a timely manner. The KBI bears a tremendous responsibility in predicting future needs in this regard, and in preparing to meet those needs. Part of that responsibility is to express the needs of the State to this committee. The purpose of our presence before you today is to bring you up to date on the accomplishments made possible by the continuing support of this committee and by funding provided by the Legislature, and to let you know what support is needed now and in the future.

The KBI has explored a number of options over the years to resolve our chronic space concerns and to create the necessary space to accomplish our ever increasing and expanding mission. With the support of this committee, the KBI has taken several small steps to make the Topeka Regional Forensic Laboratory more efficient. Ultimately, however, the best long term solution is to construct a new, more efficient laboratory building.

The first page of this handout includes the most recent architect's rendering of what such a building might look like and how it might exist relative to existing structures. The rendering was done by a local firm and is based largely upon the formal needs assessment that was completed in 2009 by Dave Emig, an architect from Emporia, and by MWL, an architectural firm from Virginia specializing in forensic laboratories. While the actual complex may or may not look like this rendering, this drawing does represent the major design elements.

### Property Acquisition

In order to expand, it is imperative that the KBI acquire all existing properties on the block where its Headquarters is now located. In FY 2007, the Legislature tasked the KBI with initiating the purchases of 10 privately held properties to the north of KBI Headquarters. This process was to begin in FY 2008 with an initial appropriation of \$124,000. Per legislative instructions, the KBI hired 3 appraisers in FY 2008 to compile a current market value on each of those properties. Costs for the preparation of these appraisals totaled \$6,000.

The KBI then enlisted the expertise of an on-call real estate broker to act on the State's behalf in negotiating the purchase of those properties. In FY 2008, the KBI purchased 2 vacant lots for \$16,640, with a 3<sup>rd</sup> vacant lot (west side of Tyler) included at the request of the seller at virtually no cost to the KBI. In FY-2009, the KBI purchased two properties for \$46,816. The remainder of these funds was removed during the budget cuts suffered by state agencies during SFY 2009. Negotiations for the six remaining properties have stagnated due to a lack of funding. Additional funds would be needed to proceed with any good faith negotiations for the purchase of additional lots.

### Needs Assessment and Site Master Plan

The KBI enlisted the services of an architectural firm to complete a study that will form the basis for all other planning efforts related to the KBI HQ complex. The products of this study are a needs assessment, site master plan, and architectural program. These items provide recommended solutions for such issues as space utilization, traffic flow, phasing, general appearance, utilities, zoning, easements, and code compliance. The needs assessment and related documents are necessary to ensure responsible management of this project.

The studies are completed, and the results of those studies were presented to this committee last year. We will be happy to make more copies available if needed. The consultants' recommendations, based upon their objective review of our present situation, include the construction of a new forensic laboratory and the renovation of our present Headquarters building into office and multipurpose spaces. The estimated cost for this project reported to this committee on January 26, 2009 was \$44,346,700. When the KBI last reported the status of this project to this committee in August of 2009, those costs were adjusted by our consultants based on cost studies and reported to be \$48,547,854 including property acquisition and demolition. As of this report, the cost for this project, again adjusted by our consultants since our last presentation, is \$53,141,744.

### What Is Next?

#### **SFY2012**

The acquisition of property needs to continue to keep this project viable. We ask for funding to proceed with property acquisition. The appraised value of the remaining six properties was \$141,000 in 2008. It is estimated that actual costs needed to purchase the remaining properties from reluctant sellers will be approximately \$326,000. Additionally, \$50,000 will be needed for the demolition of all structures on those properties, \$26,765 for a geotechnical evaluation and report, and \$26,765 for a property survey to determine and assess any remediation issues. The total of funds needed to complete this portion of the overall project during SFY 2012 is projected to be \$429,530.

### SFY 2013

The KBI must also begin the detailed planning phase for the new forensic laboratory building. This phase would require funding for architectural and engineering services of \$2,763,393 (70% of overall costs for these services over the life of the project), a LEED certification of \$89,721 (50% of overall costs), construction management services of \$592,155 (33% of overall costs), Department of Facilities Management fees of \$179,441 (50% of overall costs), and \$22,683 for the printing and mailing of construction documents. The balance of costs for these services would be included in funding requests for SFY 2014 and 2015. The total of funds needed to proceed with this phase of the overall project is projected to be \$3,647,393.

### SFY 2014 and SFY 2015

The next two phases of the project would consist of the actual building construction accomplished over two years and would include the balance of the services detailed above. Costs for these years are estimated to be \$21,956,728 and \$26,898,637 respectively.

### Decision to Proceed

It is obvious that there are a number of reasons for not approving the furtherance of this project at this time, but the KBI asks that this committee consider the reasons *for* proceeding.

- Interest rates are low and construction costs are presently stable but expected to increase, as demonstrated by the increased building cost estimates stated above.
- Construction companies are presently more available and Kansans need work.
- Kansas citizens demand the services provided by the KBI, and we must expand to avoid a crisis in services. This project would resolve numerous outstanding issues in this regard.
- This project creates a critical and durable piece of infrastructure for our state.

The KBI has appreciated the support of this committee and asks that that support continue, and we seek direction from this committee. Finally, we ask that the committee please remember that this is a project that must at some point move forward.

Thank you for your kind attention.

**KANSAS**

DEPARTMENT OF TRANSPORTATION

**Fiscal Year 2012**

**Capital Improvement Program**

*Attach ment 17  
JCSBC 12-15-10*

# FY 2012 Project Selection Process

- Due to continued concerns with the agency's cash flow:
  - Initial list of projects for 2012 was scaled back
  - Current projects were selected to target system preservation and equipment maintenance

# Rehabilitation/Repair

- Total buildings
  - 941 bldgs 2,727,787 sq ft
  
- People buildings – offices/labs
  - 206 bldgs 1,271,942 sq ft
    - District, Areas, Subareas, Material Labs, Construction
  
- Support buildings
  - 735 bldgs 2,072,873 sq ft
    - Chemical, equipment, materials storage
    - Vehicle wash buildings



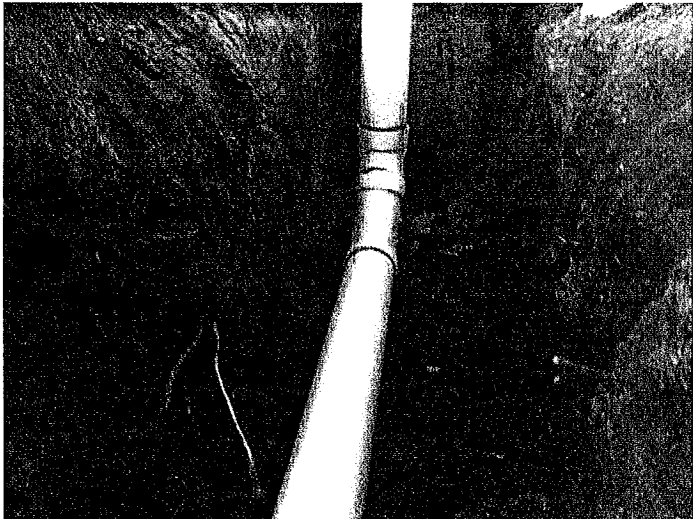
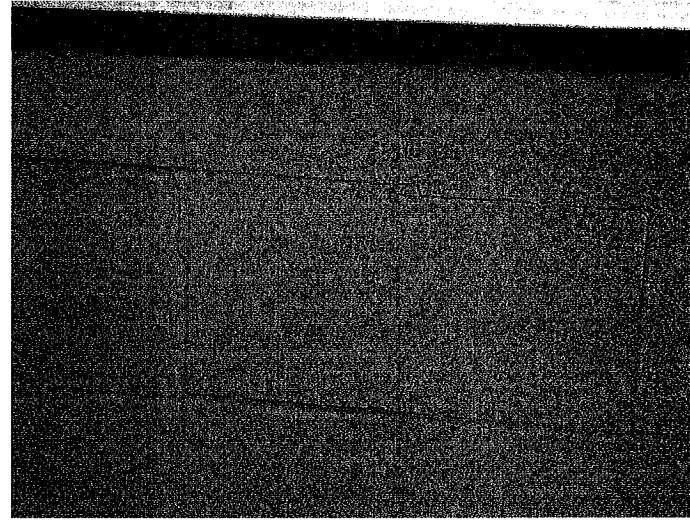
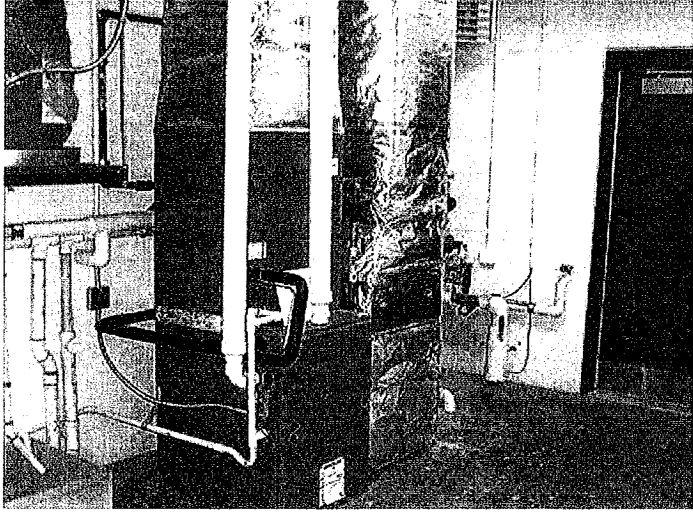
# Rehabilitation/Repair

## Typical Rehabilitation/Repair expenditures:

- Door and Window repair/replacement
- Heating, AC repair/replacement
- Interior & Exterior Painting
- Lighting and Electrical repair/replacement
- Plumbing repair/replacement
- Roof repair
- Garage Door repair/replacement
- Salt/Sand building repair
- Fencing repairs/replacement
- Parking Lot repair/resurfacing

# Rehab/Repairs Examples

7-5



# Reroofs

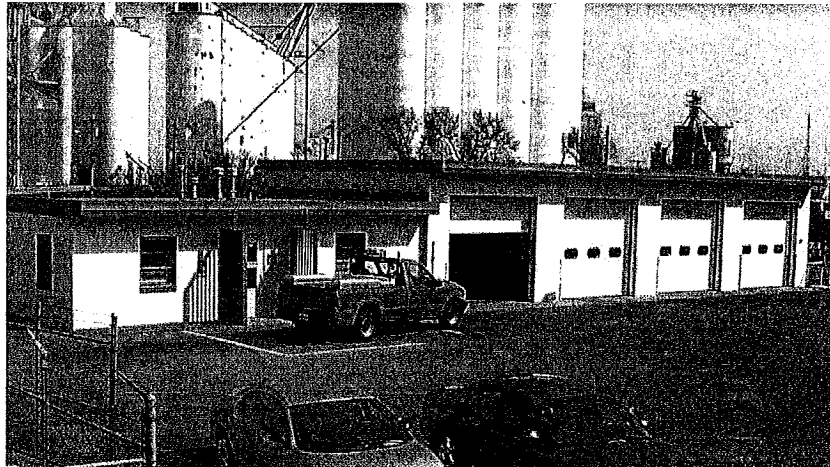
7-6

- FY2012 Reroofs:
  - Oskaloosa Subarea
  - Horton Salt Dome
  - Atwood Salt Dome
  - Garnett Salt Dome
  - Anthony Salt Dome
  - Edwardsville Salt Dome

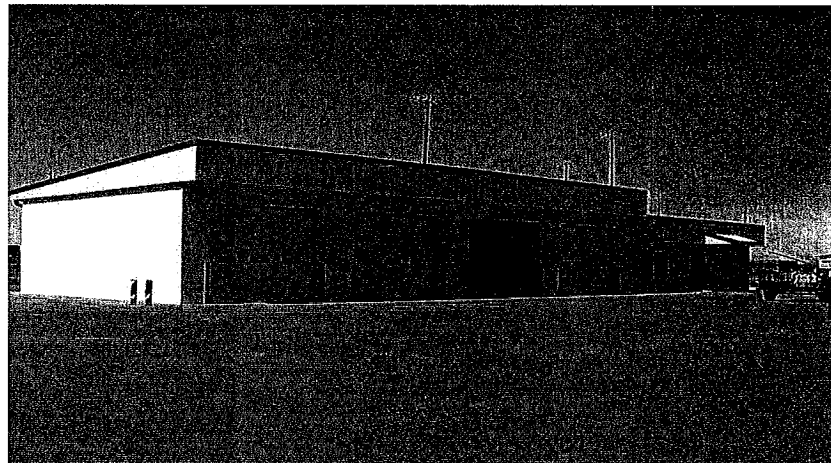
# Reroofs

2-7

- Typical Subarea before reroof

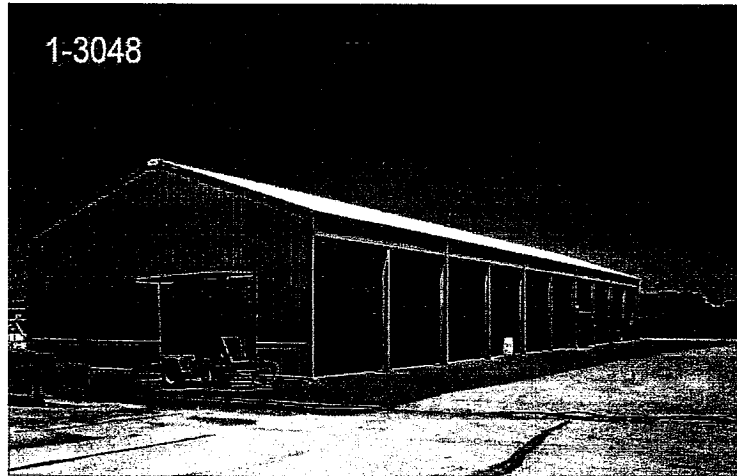


- Typical Subarea after reroof

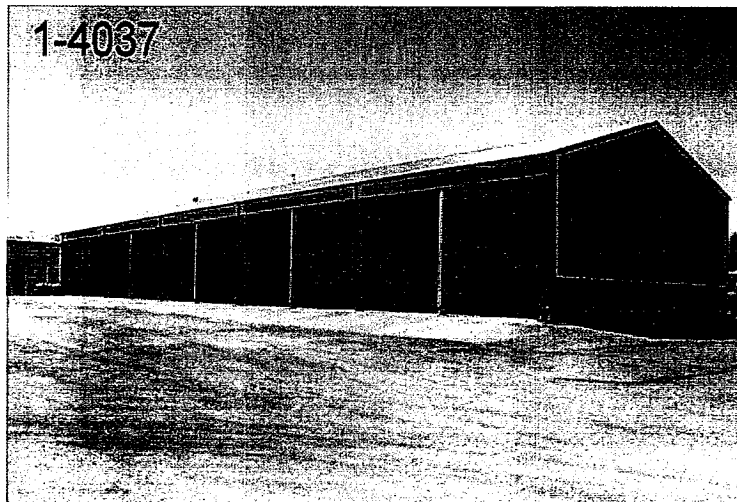


# Equipment Storage Sheds

7-8



- Protects equipment assets from weather



- Purchase materials only – buildings assembled by KDOT

# Subarea Bay Modernization

7-9

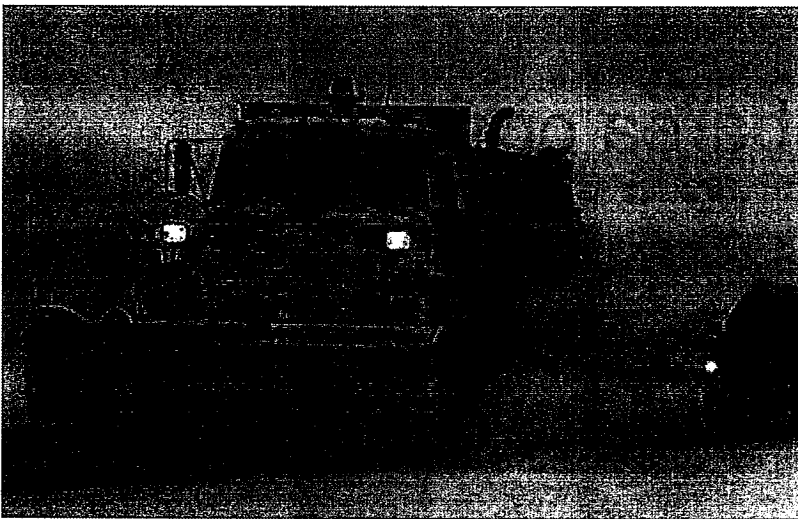
- Restore function to '50s-'60s-era Subareas - extend or reconstruct equipment bays
- Provide equipment bays to fit modern trucks
- Improve efficiency of subarea operations
- Approx. 1/3 cost of Subarea replacement

# Subarea Bay Modernization

7-10



- 1962 Plow Truck
  - 17,000 GVW
  - 8 ft. wide plow
  - 2 cubic yd. spreader
  - approx. 26 ft. long

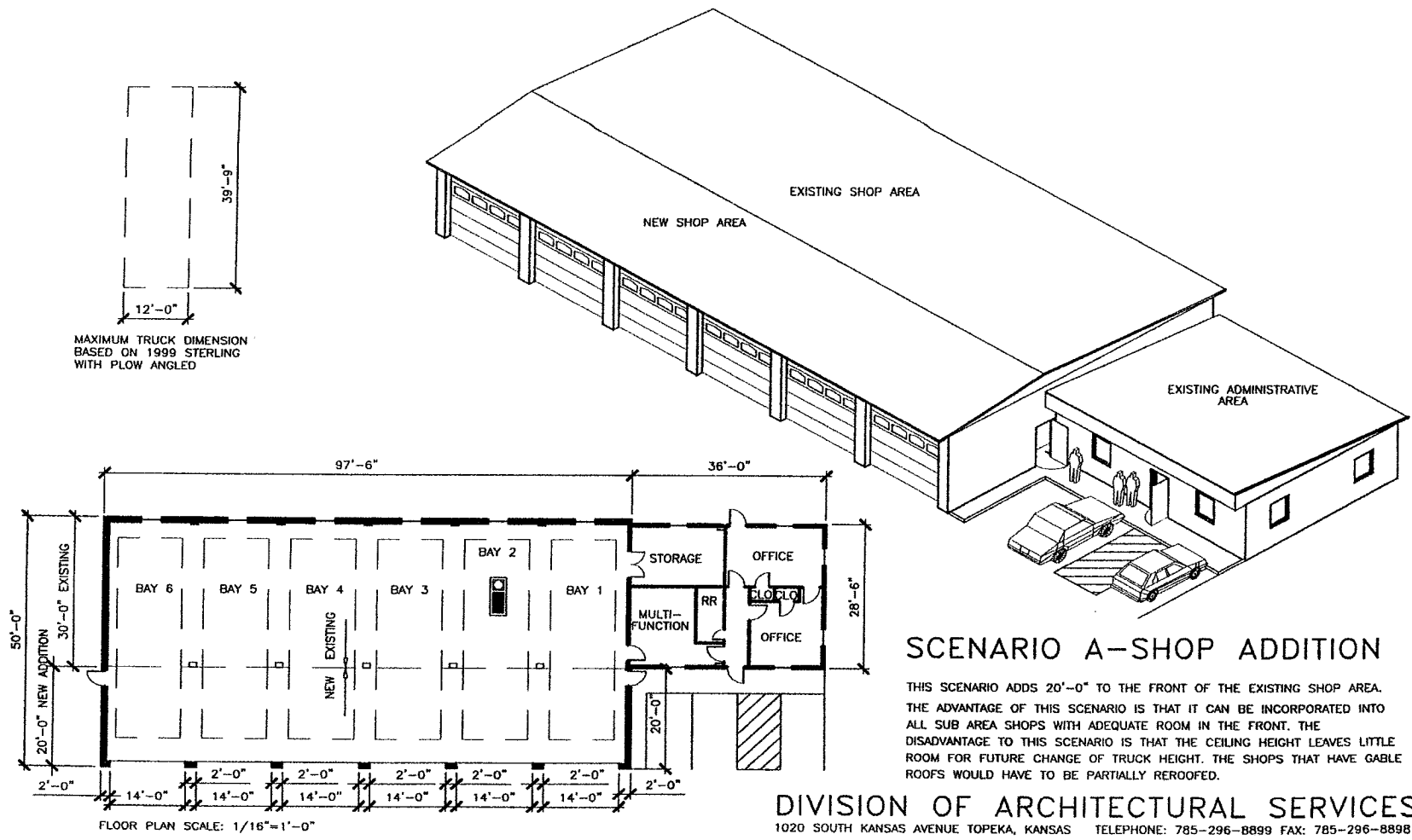


- Modern Plow Truck
  - 53,000 GVW
  - 12 ft. wide plow
  - 9 cubic yd. spreader
  - approx. 40 ft. long

Typical Plow Trucks: 1962 vs. Current

# Subarea Bay Extension/Addition

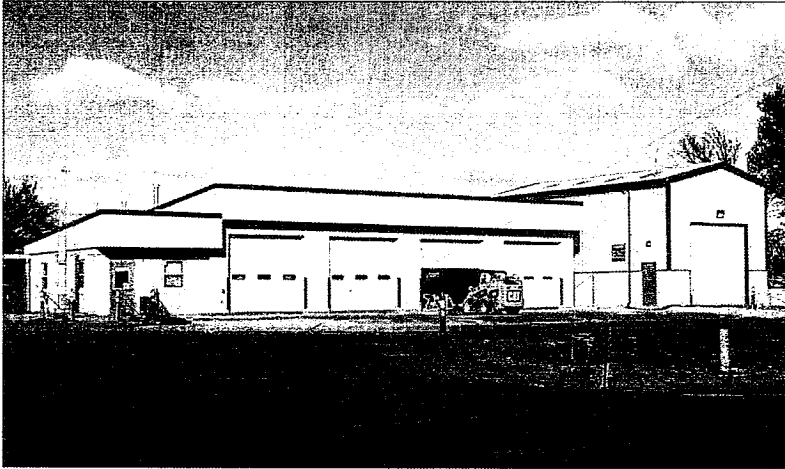
7-11





# Subarea Bay Modernization

7-12  
21-6



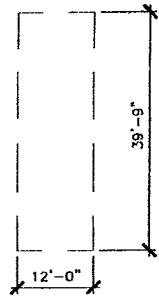
- Scenario A - Before



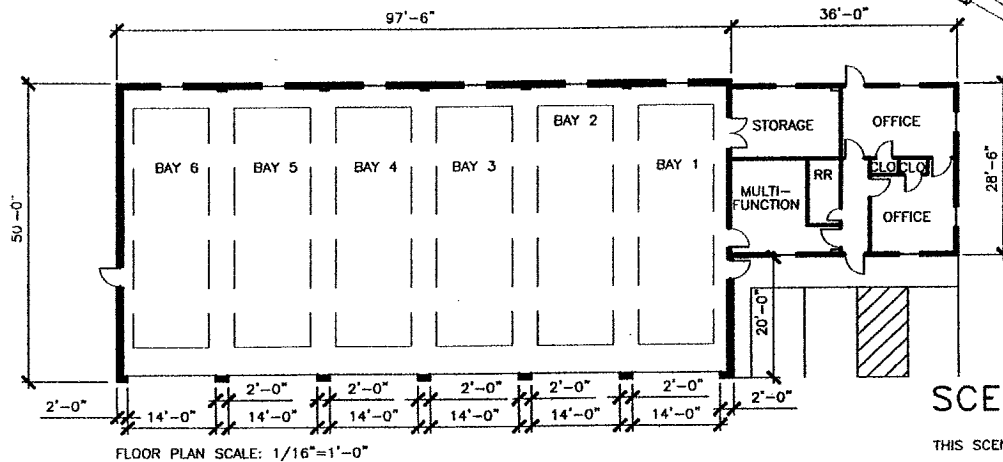
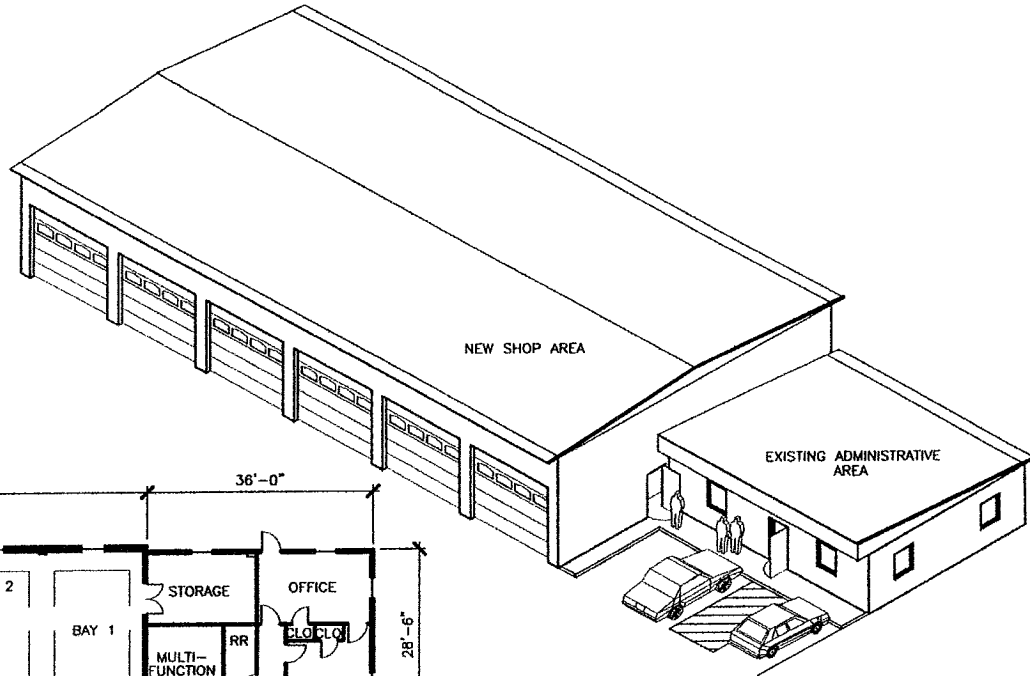
- Scenario A - After

# Subarea Bay Modernization

7-13



MAXIMUM TRUCK DIMENSION  
BASED ON 1999 STERLING  
WITH PLOW ANGLED



## SCENARIO B—SHOP ADDITION—DEMO

THIS SCENARIO DEMOS THE EXISTING SHOP AREA AND REPLACES IT WITH A NEW SHOP AREA. THE ADVANTAGE TO THIS SCENARIO IS THAT MINIMAL ADDITIONAL SITE SPACE IS REQUIRED AND THE CEILING HEIGHT REQUIREMENTS OF THE SHOP AREA IS ADDRESSED. A DISADVANTAGE OF THIS SCENARIO IS THAT THE TRUCKS WOULD HAVE TO BACK OUT OF THE STALLS.

DIVISION OF ARCHITECTURAL SERVICES  
1020 SOUTH KANSAS AVENUE TOPEKA, KANSAS TELEPHONE: 785-296-8899 FAX: 785-296-8898

# Subarea Bay Modernization



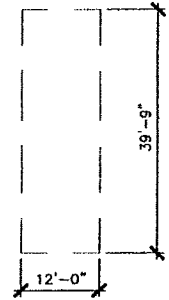
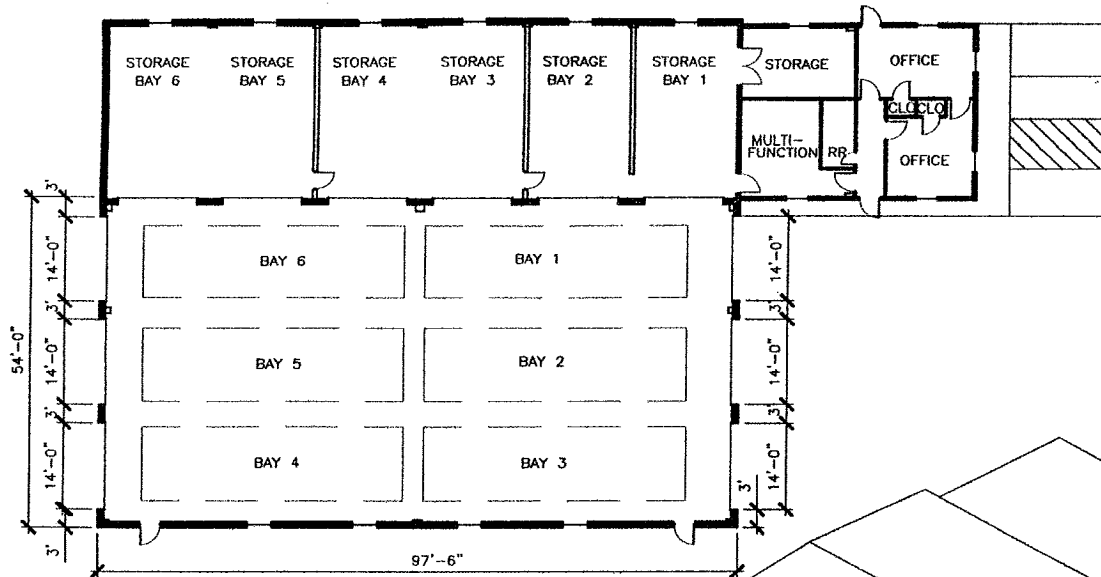
- Scenario B - Before



- Scenario B - After

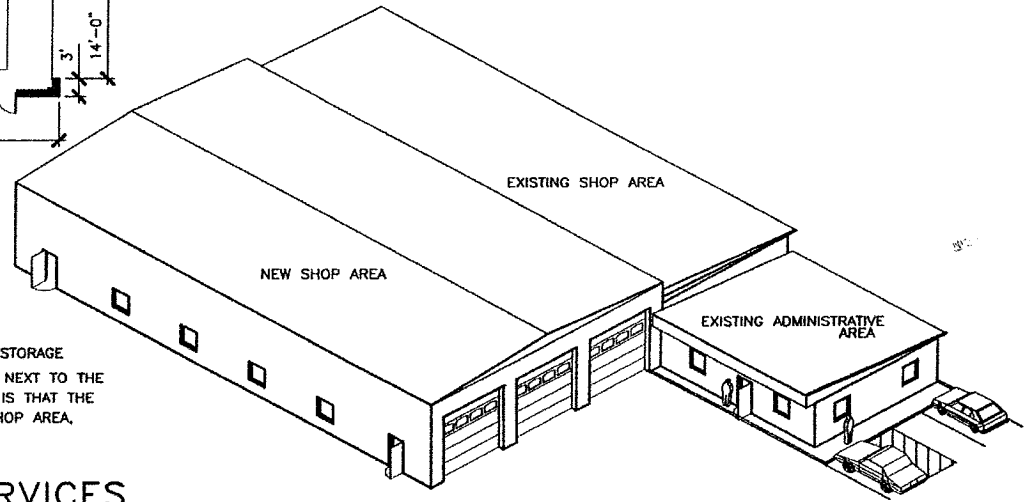
# Subarea Bay Modernization

7-15



MAXIMUM TRUCK DIMENSION  
BASED ON 1999 STERLING  
WITH PLOW ANGLED

FLOOR PLAN SCALE 1/16" = 1'-0"



## SCENARIO C—SHOP ADDITION

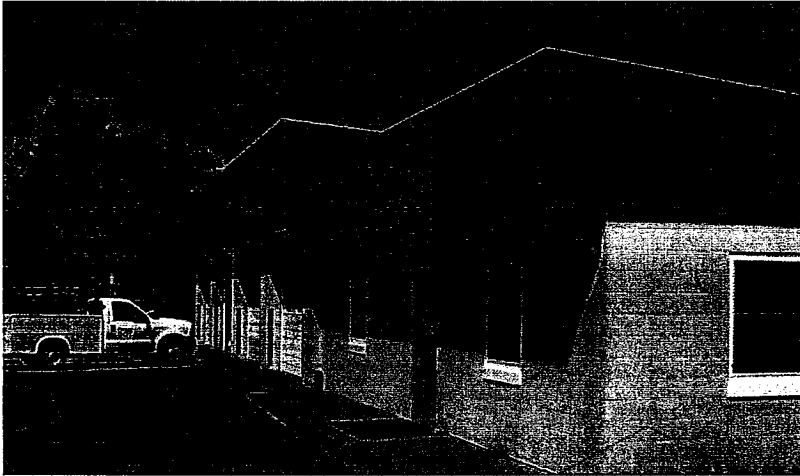
THIS SCENARIO UTILIZES THE EXISTING SHOP AREA BY CONVERTING IT TO GENERAL STORAGE SPACE AND ADDS A NEW SHOP AREA LOCATED NEAR THE ADMINISTRATION AREA OR NEXT TO THE EXISTING SHOP AREA AS SHOWN IN THIS EXAMPLE. ADVANTAGE TO THIS SCENARIO IS THAT THE EXISTING SHOP AREA CAN BE USED AND TRUCKS CAN DRIVE THROUGH THE NEW SHOP AREA. THE LIMITATIONS TO THIS SCENARIO IS THE AMOUNT OF SITE SPACE REQUIRED.

## DIVISION OF ARCHITECTURAL SERVICES

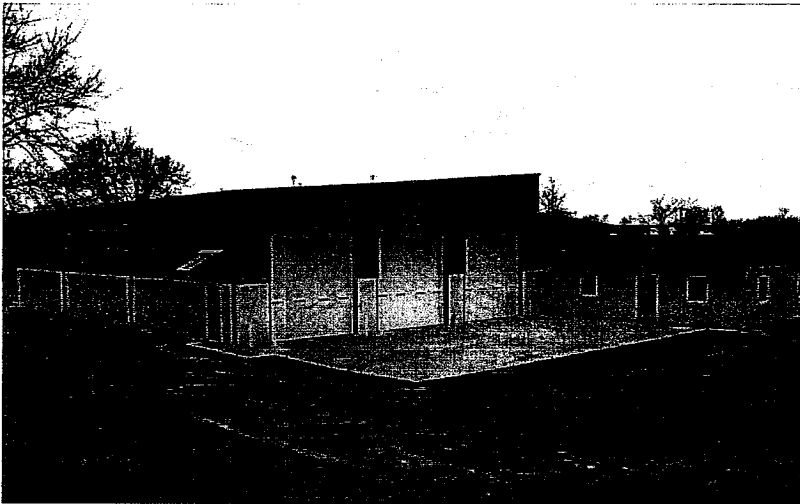
1020 SOUTH KANSAS AVENUE TOPEKA, KANSAS TELEPHONE: 785-296-8899 FAX: 785-296-8898

# Subarea Bay Modernization

7-1



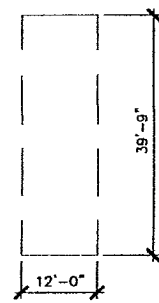
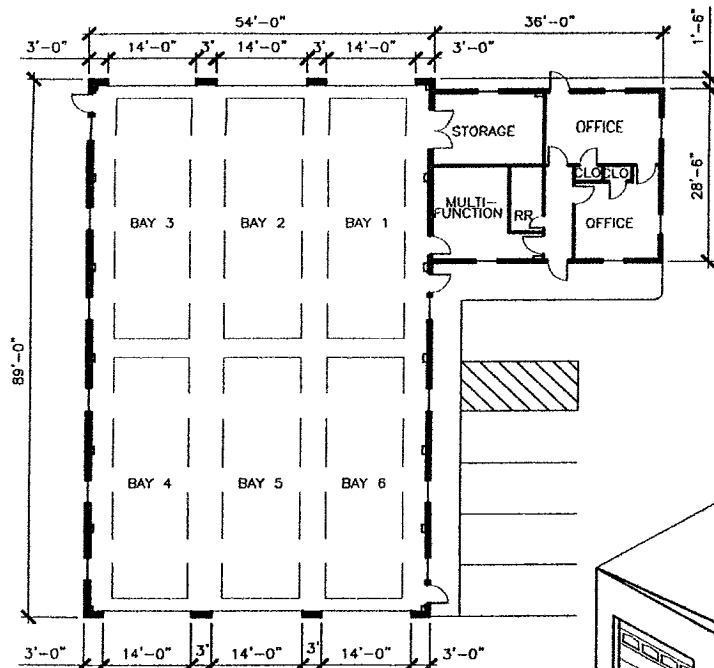
- Scenario C - Before



- Scenario C - After

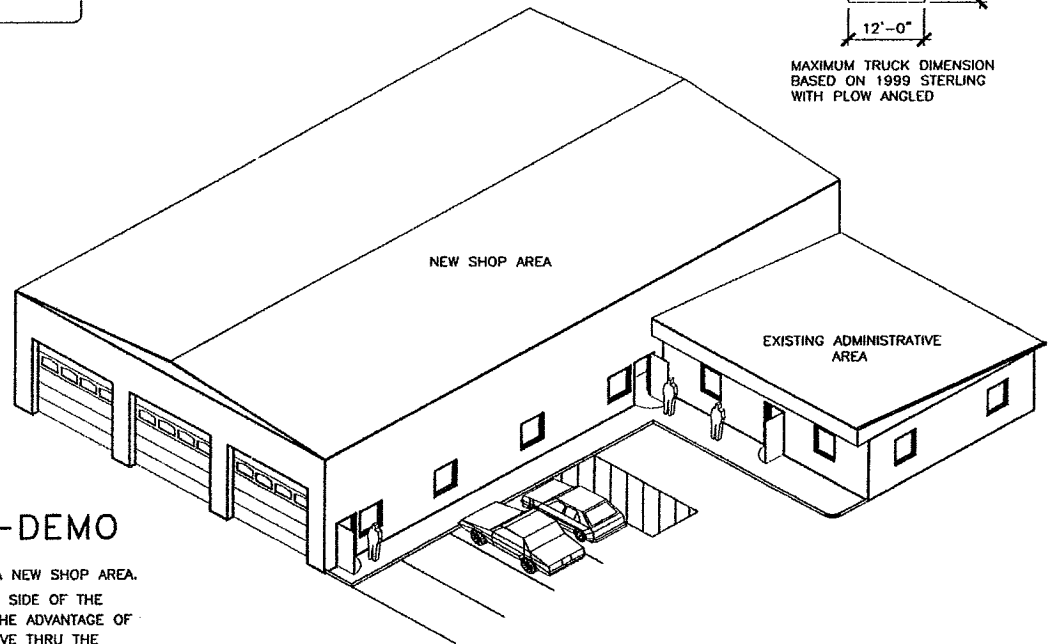
# Subarea Bay Modernization

7-17



MAXIMUM TRUCK DIMENSION  
BASED ON 1999 STERLING  
WITH PLOW ANGLED

FLOOR PLAN SCALE: 1/16"=1'-0"



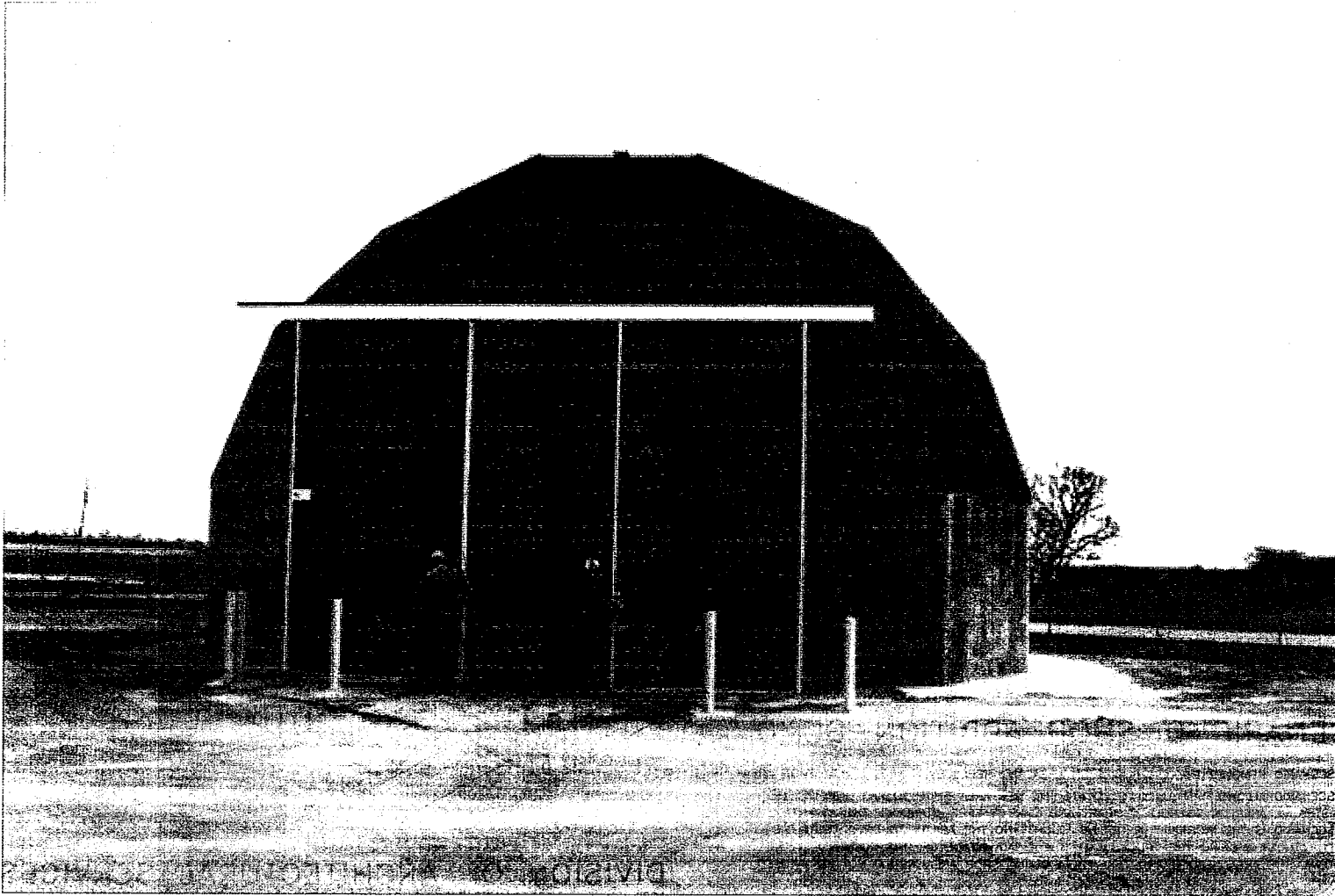
## SCENARIO D—SHOP ADDITION—DEMO

THIS SCENARIO REMOVES THE EXISTING SHOP AREA AND REPLACES IT WITH A NEW SHOP AREA. THIS SCENARIO ALLOWS FLEXIBILITY TO LOCATE THE NEW AREA SHOP TO ANY SIDE OF THE ADMINISTRATIVE AREA OR TO PULL IT APART AND MAKE IT FREE-STANDING. THE ADVANTAGE OF THIS SCENARIO IS THE INCREASE IN CEILING HEIGHT AND THE ABILITY TO DRIVE THRU THE FACILITY WITHOUT BACKING THE TRUCKS OUT. THE DISADVANTAGE OF THIS SCENARIO IS THE ADDITIONAL SITE AREA NEEDED AND THAT THE EXISTING SHOP AREA WOULD NOT BE UTILIZED.

DIVISION OF ARCHITECTURAL SERVICES  
1020 SOUTH KANSAS AVENUE TOPEKA, KANSAS TELEPHONE: 785-296-8899 FAX: 785-296-8898

# Chemical Storage Facilities

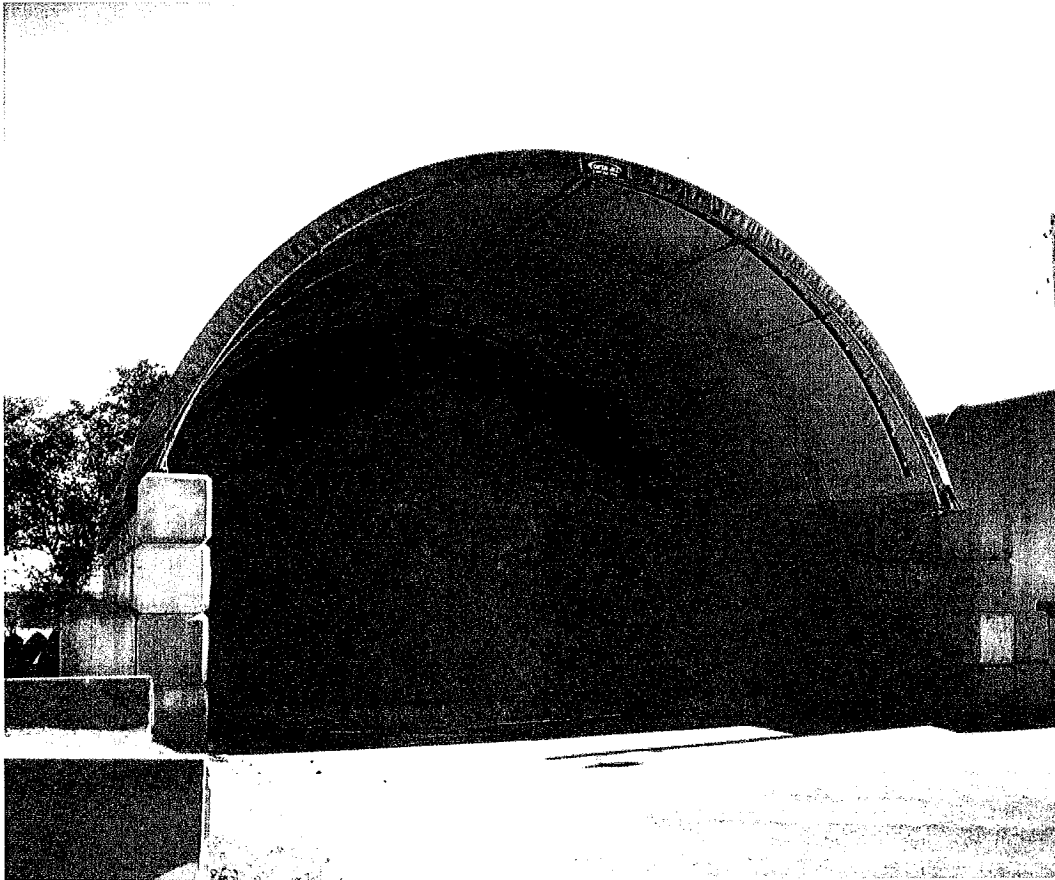
7-18



Typical Chemical Storage Dome

# Remote Chemical Storage Bunker

7-19



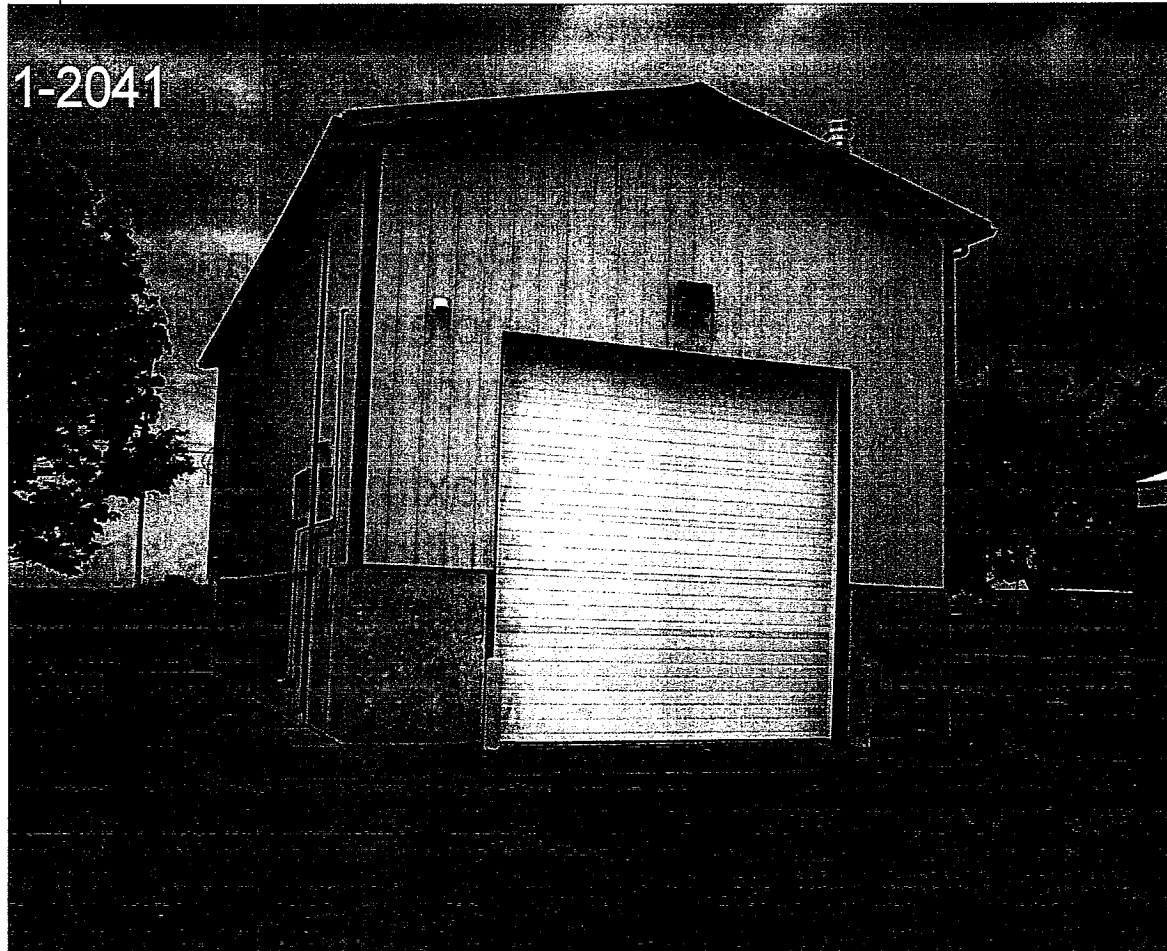
- Increase efficiency –  
Minimize dead-heading
- Increase range –  
Remote location  
increases area each  
truck can cover
- Maximize benefit –  
Multiple routes share  
each bunker
- Minimize costs –  
Bunkers are assembled  
by KDOT

Typical Chemical Storage Bunker



# Vehicle Wash Bay

7-20



Achieves  
Environmental  
Compliance

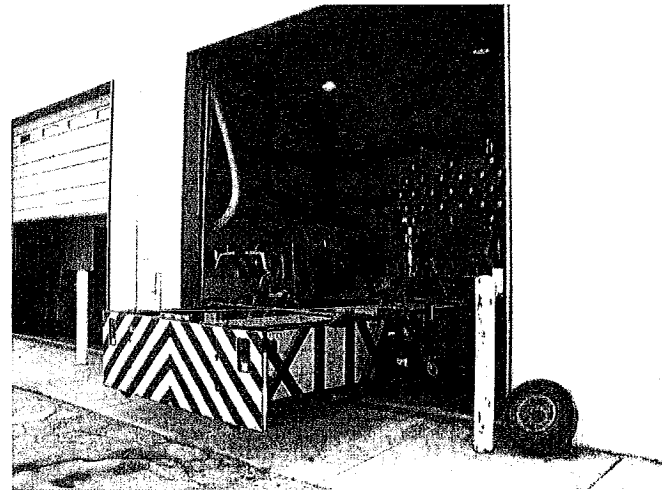
Allows KDOT  
to Maintain  
Equipment  
Assets

Typical Equipment Wash Bay

# Area Shop Renovation - Topeka

12-21

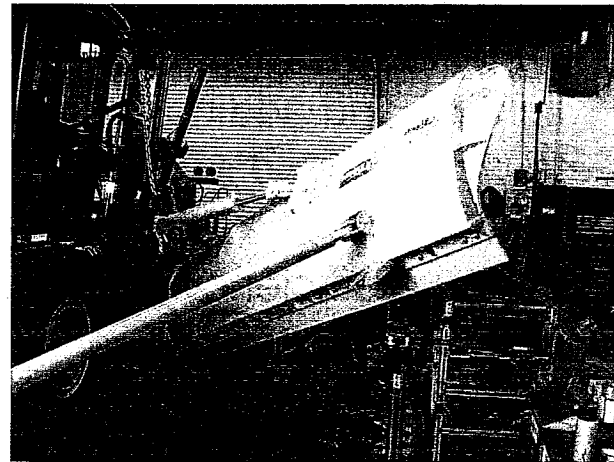
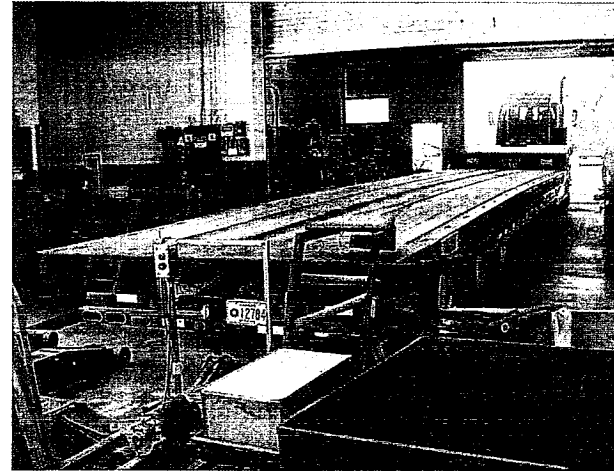
- Current shop too shallow for many items, forcing outside work in all weather
- Extend mechanic's bays to accommodate all of the equipment maintained at this location
- Address safety by improving ventilation, lighting and adding room to work around equipment
- Improve efficiency through better tool storage and use of space



Current Area Mechanics Shop

# District Welding Shop Addition – Garden City

- District shop responsible for largest KDOT equipment, shop building cannot accommodate them
- Addition would allow greater efficiency, year-round access for all KDOT equipment
- Mechanic's pit would allow safe, easy access to largest equipment
- Better configuration and ventilation improve worker efficiency and safety



Current District Six Welding Shop

# Purchase Land

- Iola – expand existing site
- Garnett – expand existing site
- Newton – relocate subarea
- Kingman – relocate subarea
- Pratt – relocate subarea
- Washington – expand existing site
- Erie – expand existing site
- Sublette – expand existing site

7-23

# Greensburg Update

- Upcoming US 54 Project requires replacement of Greensburg Subarea
- Funding for subarea replacement will come from highway project funds
- Construction Schedule for US 54 Project is not yet finalized

DA-418A							
DIVISION OF THE BUDGET		CAPITAL BUDGET -- FIVE YEAR PLAN		AGENCY - KANSAS DEPARTMENT OF TRANSPORTATION			
PROJECT TITLE		Current Year	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
		KDOT	KDOT	KDOT	KDOT	KDOT	KDOT
1	Rehabilitation and Repair*	4,132,564	3,301,974	3,382,119	3,462,264	3,526,380	3,654,612
2	Reroof Buildings - Various Locations*	749,471	241,589	275,707	286,051	667,439	892,732
3	Equipment Storage Sheds*	627,816	31,663			33,814	35,044
4	Subarea Modernization*	2,547,726	2,224,047	2,278,029	2,332,010	2,375,196	2,461,566
5	Chemical Storage Facilities	198,089	307,990		409,704	208,645	
6	Remote Chemical Storage Bunkers	121,872	32,537	33,326	68,232		
7	Vehicle Wash Bays		296,204	606,787			
8	Area Shop Renovation - Topeka		305,206				
9	District Six Welding Shop addition - Garden City		549,510				
10	Purchase Land - Various Locations*	10,146	180,000	30,000	60,000	15,000	30,000
11	Relocate Subarea - Concordia			2,285,552			
12	Relocate Subarea/Regional Materials Lab - Wichita Hillside			2,693,911			
13	Relocate Subarea - Newton			2,478,652			
14	Relocate Area/Const Office - Concordia				4,828,474		
15	Construct District One Headquarters - Topeka				8,406,836	5,818,025	4,285,814
16	Relocate Subarea - Pratt					2,371,833	
17	Update Electrical & Bay Extension District Two Shop - Salina					821,153	
18	Relocate Subarea - Kingman						2,459,465
19	Relocate Subarea - Kinsley						2,459,465
20	Update Electrical & Bay Extension District Five Shop - Hutchinson						851,013
21	Update Electrical & Bay Extension District Six Shop - Garden City						851,013
22	Construct District Three Meeting Facility - Norton						250,365
23	Construct Area Training/Meeting Facility - Garnett						250,365
24	Construct Area Training/Meeting Facility - Pittsburg						250,365
25	Construct Area Training/Meeting Facility - Independence						250,365
26	Construct Area Crew Office - Osage City						62,591
27	Construct Area Crew Office - Hays						62,591
<b>TOTALS</b>		<b>8,387,684</b>	<b>7,470,720</b>	<b>14,064,083</b>	<b>19,853,571</b>	<b>15,837,485</b>	<b>19,107,366</b>

\* This program includes funds that were carried over from FY 2010. Carry over occurs when a project is initiated but not completed.

A cumulative total of \$2,575,835 was carried over from FY 2010 into FY 2011.

Attachment 8  
JCSBC 12-15-10

**TESTIMONY BEFORE  
JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION  
RELATING TO KDOT INVENTORY SYSTEMS**

**December 15, 2010**

Good morning Mister Chairman, members of the committee. I am Jerry Younger, Deputy Secretary for Engineering and State Transportation Engineer for the Kansas Department of Transportation (KDOT), here today to present KDOT's system of keeping inventory records of real property and real estate transactions, in accordance with K.S.A. 75-3516.

KDOT, Bureau of Right of Way maintains an inventory system of all real property, from buildings to right-of-way holdings in order to keep accurate records and locate potential excess property. Non-infrastructure inventory includes all land which is not part of the highway system. All non-infrastructure inventory is in a separate system from infrastructure inventory.

As of November 30, 2010 the agency has completed the review of all 5,476 construction plan files to determine any excess right of way. As reported last year as a 2010 goal, to date all 105 counties have been analyzed for possible tracts of excess and 144 potential excess tracts were identified. As those tracts are identified, they are passed on for internal review to determine if they are in fact excess right-of-way. Excess tracts are then analyzed for marketability, and will be sold if marketable. In FY 2010, 93 areas were researched for acquisition, 54 tracts were considered marketable, while 39 were not considered marketable.

After an agency determination that the parcel is excess right-of-way, it can be sold to a private individual or business. During FY 2010, 30 tracts of property were sold with \$111,276.00 received for these sales, resulting in a sale of 92.84 total acres of excess right of way.

The quality of the excess right-of-way often presents a challenge in attempting to sell that property. The size, shape, and location of the tracts are not always desirable to buyers, making them uneconomic remnants. In FY 2010, 213 total tracts were classified as uneconomic remnants.

In addition, property or property interests can in reality belong to another government entity such as; federal, city, or county. In FY 2010, 26 tracts or interests were released from KDOT with no financial income received. In many cases this land was turned back to local government entities, grants of access breaks, oil and gas mineral releases and other situations.

Thank you for the opportunity to update the committee on KDOT's inventory systems and excess right-of-way. I would be happy to answer questions at the appropriate time.

OFFICE OF THE SECRETARY OF TRANSPORTATION  
Dwight D. Eisenhower State Office Building

700 S.W. Harrison Street; Topeka, KS 66603-3745 • (785) 296-3461 • Fax: (785) 296-1095

Hearing Impaired - 711 • e-mail: [publicinfo@ksdot.org](mailto:publicinfo@ksdot.org) • Public Access at North Entrance of Building

*Attachment 9  
JCSBC 12-15-10*

# Inventory and Records Report

Kansas Department of Transportation

Bureau of Right of Way

November 30, 2010

This document is the annual report which provides information on the general progress of the Kansas Department of Transportation in the inventory of records pertaining to real property and real estate transactions, as required by K.S.A. 68-404.

Section 3 (d) of this statute provides, in part:

(1) The secretary of transportation shall deliver to the secretary of the senate and the chief clerk of the house of representatives on or before January 30, 2002, and January 30<sup>th</sup> of each year thereafter, a written report concerning the department of transportation's system of inventory of records pertaining to all real property owned by the department of transportation and all real estate transactions engaged in by the department of transportation. Each report shall describe the current status of the inventory system and the steps taken during the past year to improve such inventory system and comply with the requirements of this section. The secretary of transportation shall notify each member of the legislature of the availability of copies of the report.

This report is intended to fulfill the reporting requirement for November 30, 2010

The format for this report is adapted from recommendations set forth in a report to the Legislative Post Audit Committee by the Legislative Division of Post Audit in December, 2000. That report was entitled *State Held Lands: Reviewing the Management and Use of Those Lands in Kansas*. The provisions of the legislative post audit report which were pertinent to the Kansas Department of Transportation and the status of those provisions.

.....



*To ensure that the Department of Transportation is effectively managing its land holdings, the Department should:*

*Provide a report to the Legislative Post Audit Committee by June 1, 2001, that describes what schedule the Department has established for bringing its records of land holdings up to date and what progress it has made in gathering the needed information on parcels purchased or condemned in the past.*

Status: The requirement for this report was superseded by the enactment of House Bill 2406 during the 2001 legislature which amended K.S.A. 68-404 to read as shown previously. The reporting date for this information is now January 30th of each year. The report is available upon request.

*Assign one individual or Bureau the responsibility for maintaining an up-to-date information system of all lands the agency purchases or condemns in the future.*

Status: The Bureau of Right of Way was assigned this responsibility for the agency. The Right of Way Inventory and Disposal Section was created and assigned the primary function along with assistance from the Engineering Section.

### **The Right of Way Inventory and Disposal (RID) Section**

The Kansas Department of Transportation has assigned the related task of identification and disposal of all excess right of way held by KDOT to the Bureau of Right of Way. The Right of Way Inventory and Disposal Section (RID) section was formed in February, 2004 within the Bureau of Right of Way to coordinate and perform these tasks. This unit was fully staffed in March of 2005. It is administered by the Engineering Assistant to the Chief of Right of Way and now includes a section head and three additional FTE's. Further information regarding this section is located on the agency's web site at: [www.ksdot.org/burrow/RID](http://www.ksdot.org/burrow/RID).

The major duties of the unit are to respond to inquiries from the public regarding potential excess right of way, to review the files of all past highway projects for tracts of potential excess right of way, and to coordinate the agency review process that determines if the tract is actually excess to the needs of the state. The unit also handles research and marketing for tracts that are found to be excess.

*Establish a reasonable schedule for reconstructing accurate records of land purchased or condemned in the past, and add those properties to the information system.*

Status: On January 1 2000, the Engineering Section of the Bureau of Right of Way began identifying and inventorying existing right of way when new projects plans are submitted to them.

The Bureau of Transportation Planning, using information from the CANSYS system, ran a report of estimated right of way. This report "Highway Right of Way Inventory" (see attached) is then updated when new field check plans for construction projects are sent to the Bureau of Right of Way. The report then includes the new actual amounts. As of January 12, 2007, 8.8% of the State Highway System had been updated on this report.

Future plans include the scanning of acquisition documentation and then linking that information to the latest construction projects for each section on the State Highway System to provide an automated cross reference inventory system.

*Develop a system to identify and dispose of any properties not needed for current or future highway needs.*

Status: The right of way inventory and disposal section has an ongoing system in place to identify and dispose of properties not needed for current or future highway needs. See the document "Highway Right of Way Inventory and Disposal of Excess Highway Right of Way" – available upon request - for further information regarding these procedures.

### **Identification**

Tracts of potential excess right of way are identified through the review of highway plans, inquiries from the public, inquiries from KDOT field personnel and through designation of tracts as uneconomic remnants by the Engineering Section.

Potential excess right of way is defined as an area of 0.25 acre or more, located from a point at least 50 feet or more beyond the construction limits of a project extending to the right of way line and which appears to be excess to the present or future needs of the state highway system.

Excess right of way is determined by submitting a parcel of potential excess right of way to the agency review process. In this process, designated work units and individuals in the agency study the parcel of potential excess right of way to determine what part of it, if any, may be released without compromising the safety of the traveling public, the agency's ability to efficiently maintain and operate the current highway, or the ability to expand or modify the highway in the future in response to changing needs.

### **Review Status – On System**

Highway project plan files in the Bureau of Right of Way provide a graphical representation of the previously acquired land and needs of highway right of way for each construction project. The work of the RID section in reviewing these plans is to identify any potential excess right of way tracts in each project.

A new report, "Phase II Potential Excess Highway Right of Way found through Plan Reviews" has been assembled to provide results that better address the goals of the plan review effort, as well as provide a clearer picture of the progress that has been gained. However, as a result of rechecking the plans in some counties due to totals of excess tracts that were below the expected statistical average, as well as the adoption of these new review and reporting methods, the numbers shown in this report are inconsistent with some previous reports.

Currently there are 5476 construction plan files in the Bureau of Right of Way. The review of these plan files is 100 percent complete as of November 30, 2010.

As a result of the RID plan review effort, 1185 potential excess tracts have been submitted to the "Phase II Potential Excess Highway Right of Way found through Plan Reviews" Report.

The following is the current status of these tracts:

Review of Plan folders is complete in 105 counties  
Agency review initiated in 28 counties.  
Agency review is complete in 15 counties

1185 areas of potential excess identified  
355 reviews have been initiated  
246 reviews are complete  
91 areas identified to retain  
144 areas identified potential excess  
11 turnback of maintenance  
93 areas researched for acquisition  
54 areas potential excess marketable  
39 areas potential excess not marketable  
36 legal descriptions written for marketable tracts  
30 appraisals done for marketable tracts  
22 marketable tracts offered for sale  
10 marketable tracts sold or released  
8 marketable tracts not sold

Note: tracts shown 'not marketable' are those on which KDOT owns only a 'permanent easement' surface interest. Most acquisitions by condemnation after 3/30/1951 have acquired this interest.

#### **Review Status – "U", "X" and Tracts Identified by District**

In the past, this report has shown the status of the uneconomic remnant ('U') tracts that were on file at the formation of the RID unit as well as the potential excess tracts that were forwarded to the unit by the District Engineers in each district. These categories have now been combined. The following is the current status of these tracts as shown on the report "Potential Excess Highway ROW from Tracts Acquired as "X" and "U" and Tracts Identified by District."

Total Tracts	213
Sale Attempted/Unable to Sell	3
Sold/Released	48
Retain	42
Advisory Listing/Research Only	31
Other – see database	74
In Progress	15

## **Off System Identification**

During 2005 the RID unit completed identifying right of way that has been removed from the State Highway System through the building of new alignments. The task of formally releasing these off system roadways is planned to take place county by county concurrent with the sale and release of excess right of way uncovered through plan review in each county. For more details on disposal of off system highways, please see the section that follows entitled 'disposal'.

## **Future Inventory Goals**

The future goal in developing an inventory of ROW inventory is creation of a SMART Map. Currently the plans files have been scanned into the Agency's Document Management System and quality control reviews are being finalized. Once that effort is completed, all acquisition documents will be scanned into the system. The Bureau has upgraded to a much faster scanner and it is hoped that this will help with the scanning process.

## **Disposal**

The attachment, "Highway Right of Way Inventory and Disposal of Excess Highway Right of Way," outlines the Bureau's procedures regarding disposal of excess right of way.

The disposal of excess highway right of way is governed by K.S.A. 68-413 (d) (1) which states, "Subject to the provisions of paragraph (2) of this subsection the secretary may dispose of any real estate or any right, title or degree or variety of interest therein which has theretofore been acquired for state highway purposes, in the manner the secretary deems most expedient, when such real estate or interest therein is no longer needed or used for state highway purposes."

While the provisions of paragraph (2) noted above call for disposals to be sold to the highest bidder at public auction, this paragraph also provides, "If the secretary determines that sale by public auction would be inappropriate, the real estate may be sold in the manner deemed most expedient by the secretary."

Most tracts that are accessible to the public are sold by public auction. Upcoming public auctions are listed on the KDOT web site at:

[www.ksdot.org/burrow/Property4Sale](http://www.ksdot.org/burrow/Property4Sale) .

Along with listing public auctions on the web site, KDOT also places a notice in the Kansas Register and advertises in local newspapers as provided for in the statute. At times other advertising sources are utilized to publicize an upcoming auction.

Tracts of excess right of way that are landlocked or found through the appraisal process to have a highest and best use as assemblage to adjoining property are offered for sale to adjoining landowners.

Off-system highways are those highways for which a new alignment has been built that carries the same number designation. When this happens, the local governmental agency in which the old alignment is located becomes responsible for administration and upkeep of the off-system highway. This change is formally set forth in a document "Disclaimer of Interest and Turnback of Maintenance" which KDOT files for record in the county.

While the Bureau of Right of Way creates and records these documents to 'turn back' old roadways when a request is received, most of such formal conveyances of off-system highways will be accomplished county-by-county concurrent with the release and sale of excess right of way in each county.

### **Fiscal Year Statistics**

During FY 2010, 30 tracts of property were sold (see "KDOT Disposal of ROW FYE 6/30/10") with \$111,276.00 received for these sales. This resulted in a sale of 92.84 acres of excess right of way. Please note that these figures were derived from the raw reports which may include listings for purchases of structures to be moved and for payments on sales achieved in previous FY's.

During FY 2010, 26 tracts or interests were released from KDOT control with no financial income received. These releases usually take the form of land turned back to local government entities, grants of access breaks, oil and gas mineral releases but could also represent other situations such as replacing lost deeds that were never recorded as well as situations where the nature of KDOT's acquisition directs the return of KDOT's interests to underlying fee titleholders without charge.

### **Public Inquiries of Right of Way**

While the review of excess highway right of way is ongoing, the Bureau of Right of Way also responds each year to a number of inquiries from citizens and businesses in Kansas, asking for release of potential excess highway right of way. The RID unit has a database in place which tracks the progress of public inquiries regarding tracts of potential excess right of way. These requests are treated with highest priority by the Bureau of Right of Way, taking precedence in the research, review, documentation and marketing process. In calendar year 2010 through 11/30/2010, 63 such requests were received. Current status of these tracts:

(Figures may differ somewhat from the previous report because of changes in the way the records are kept in the database. Some tracts were dropped because they came into the system in earlier years).

Still in Process	24
Retained – No Excess	4
Sold – revenue received	6
Sold – no revenue received (Includes turnback of maintenance and oil and gas releases)	12
Other	17

The 'other' category contains 'research only' tracts, advisory listings related to previous requests and permanent easement tracts that cannot be released at this time on the advice of the KDOT Office of Chief Counsel.

### **Summary**

In 2010 substantial progress was made in the following areas:

- Review of the highway plans for potential excess right of way.
- A number of sales of excess right of way were achieved.

Please note that real estate prices and sales were hampered by the state of the economy in the past year or two, particularly in the arena of sales of property for commercial use, the use in which the highest financial return is received.

### **Goals for 2011 include:**

- Continue the county-by-county release of excess right of way and turning back of maintenance of all off-system highways.
- Continue to strive to find ways to improve on response times to public inquiries regarding excess right of way.



## Attachments – Upon Request

Bureau of Right of Way Home Web Page (Intranet)  
Bureau of Right of Way Detailed Web Page - Inventory and Disposal (Intranet)  
Highway Right of Way Inventory Report\*\*  
Highway Right of Way Inventory and Disposal of Excess Highway Right of Way –  
Phase II Potential Excess Highway Right of Way Found Through Plan Reviews  
Sample of Plan File Database and Report  
Sample of Properties for Sale from KDOT Web Site (Internet)  
KDOT Right of Way Sales Report – Bureau of Fiscal Services FY 2010  
Public Requests Report – Calendar year 2010 Year-To-Date  
KDOT Office of Inspector General Report – IA 03-01\*\*  
KDOT Office of Inspector General Report – IA 05-13\*\*

\*\* Not available at the present time.



**Joint Committee on State Building  
Construction  
December 15, 2010**

Overview of the Five Year Capital Improvement  
Plan For Kansas' State Hospitals

Deputy Secretary Ray Dalton

For Additional Information Contact:  
Katy Belot, Director of Public Policy  
Patrick Woods, Director of Governmental Affairs  
Docking State Office Building, 6<sup>th</sup> Floor North  
(785) 296-3271

*Attachment 10  
JCSBC 12-15-10*



DEPARTMENT OF SOCIAL  
AND REHABILITATION SERVICES

## Overview of the Five Year Capital Improvement Plan For Kansas' State Hospitals

Chairman Umbarger and members of the Committee, thank you for the opportunity to appear before you today to present testimony on the Five Year Capital Improvement Plan for Kansas' State Hospitals. This document provides a brief summary of the Five Year Capital Improvement Plan for Kansas' State Hospitals and the Chanute Service Center. The overview identifies what enhancement requests SRS included in its FY2012 budget submission for capital improvements.

The five state hospitals house and treat about 1,100 Kansans daily, some of whom are our most disabled citizens. The five state hospital campuses include 196 buildings containing about 2,078,421 gross square feet of floor area. Many of the buildings and equipment are 50 years old or older. The buildings are deteriorating and the equipment continues to wear out.

For FY 2011 we received \$1.5 million SIBF for rehabilitation and repair projects to help address a portion of our current backlog of maintenance and repair items across all five state hospitals. We received an additional \$1.287 million SIBF through a Governor's Budget Amendment for the replacement of the Electrical Sub-station at Osawatomie State Hospital. The Hospital experienced a power outage and emergency situation resulting in the need to replace the sub-station, which had been listed on the FY 11 request for funds already. The existing sub-station is 50 years old and has surpassed its expected lifetime.

We have additional maintenance and repair items that need to be addressed due to aging of all of the facilities. Over \$9 million in maintenance and repair projects have been identified at the five state hospitals (S-1 plus S-7 of the attached Five Year Plan). Items listed under S-1 include \$5.2 million of the most urgent of these projects. These projects are the highest priority and are needed to maintain the facilities in a safe and operational condition.

The state hospitals are also in need of \$7.2 million in major repair and renovation projects shown as S-4 on the Five Year Plan. Each of these major projects is in excess of \$0.49 million and projects such as these have historically been approved as additions to routine maintenance and repair projects.



DEPARTMENT OF SOCIAL  
AND REHABILITATION SERVICES

The Five Year Capital Improvement Plan reflects the capital improvement needs of the hospitals based on our long term planning process. This plan was developed taking into consideration the Governor's Executive Order concerning the state hospitals for people with a developmental disability. The Governor's Executive Order requires SRS to work with, CDDOs, community service providers and parents/guardians to encourage residents at KNI and Parsons to seek community placements and to down size the facilities as appropriate as people leave the hospitals. Planned projects for these two facilities have taken this into consideration.

The current census for the Sexual Predator Treatment Program (SPTP) at Larned State Hospital is 201 as of November 24, 2010. The designed bed capacity for the SPTP at LSH is 214. If the current projections on the growth of the SPTP hold true then the total bed capacity available at Larned will be reached in FY 2012. It is not clinically feasible or physically feasible (based on KDHE space requirements) to put more than one SPTP resident to a room. Therefore, it is critical to address the need to add additional beds now. As we will run out of bed space in FY2012 our plan now includes the temporary conversion of program space into bed space, which will need to be converted back to program space, while the expansion is being planned and constructed. In FY 2012 we are requesting \$2.7 million SIBF (S-2) for planning funds for a 90 bed expansion at LSH, and \$41.6 million SIBF over FY2013 and FY 2014 for construction of the new facility.

**Kansas Department of Administration  
Carol L. Foreman, Acting Secretary  
1000 S.W. Jackson, Suite 500  
(785) 296-3011**

**Joint Committee on State Building Construction  
Five-Year Capital Improvement Plan**

**Marilyn L. Jacobson, Director  
Division of Finance and Facilities Management  
December 15, 2010**

Thank you for the opportunity to brief you on the Department of Administration's (DOA) Five-Year Capital Improvement Plan for Fiscal Years 2012 through 2016.

**BUILDING CONDITION ASSESSMENT**

As in previous years, DOA continues to use a Building Condition Assessment process which provides a score to establish relative rankings of the condition of specific key building systems to guide and enable more informed decisions during the capital improvement prioritization process. A sum total for the building is calculated yielding an overall building condition rating.

Excellent	(90 – 100)
Good	(80 – 89)
Deficient	(60 – 79)
Poor	(30 – 59)
Unsatisfactory	(0 – 29)

The established standard goal for each facility is a score of 90. Attachment A is a summary reflecting the current and previous year's ratings.

**FY 2011 PROJECTS**

Taking into consideration the State's financial condition, the Department's highest prioritized items in this year's plan include authorization for the agency to spend rehabilitation and repair (R & R) funding on the Capitol Complex buildings, Surplus Property, Printing Plant and Parking Lot/Sidewalks. (Attachment B and C). What remains is a prioritized list of projects that address building components that are at or near the end of their useful lives. As you are all aware, we have many needs in our complex buildings, in particular the Docking State Office Building. However, as I previously mentioned due to our current fiscal situation, I will limit my discussion to DOA's R & R funds.

**1. Capitol Complex Rehabilitation & Repair (SGF \$3,000,000)**

The Department of Administration requests authorization to spend \$3,000,000 from the General Fund for Capitol Complex rehabilitation and repair. After the cuts and allotments of the past year, our FY 2011 budget has been reduced to \$2,458,406. Rehabilitation repair money is spent for maintenance (repairing pumps and bearings, repair or replacement of plumbing, broken windows in a large area of a building due to storm damage or vandalism; and rapid response to leaky roofs); asbestos abatement; minor building refurbishments and to replace major equipment components that break down during operations. The buildings for which these funds would be used are Landon, Docking, Memorial Hall, Curtis, Eisenhower, Kansas Judicial Center and the Statehouse.

The ramifications of not performing these rehabilitation and repair projects is a reduction of system availability and possibly the inability to operate a building. Also deferring unplanned maintenance work may result in significant additional costly damage to other related components. It is necessary to protect the State's investment in its facilities.

Current year funding was used to finish the tunnel project which involved the replacement of the 80 year old maintenance tunnel for utility systems.

The tunnel provides service to the Landon Building, Memorial Hall, Curtis Building and the Judicial Center. With this tunnel containing steam piping, electrical service and communication conduit, a collapse of this tunnel would sever service to these buildings for an extended period of time while repairs are made as well as parts of Downtown Topeka. This project was a two year project and was completed in FY 2011.

**2. SMRI – Rehabilitation & Repair (State Buildings Depreciation Fund \$400,000)**

The Department of Administration requests authorization to spend \$400,000 from the State Buildings Depreciation Fund, Special Maintenance Repairs & Improvements (SMRI) sub-account for rehabilitation and repair. Rehabilitation repair money is spent for maintenance (repairing pumps and bearings, repair or replacement of plumbing, broken windows in a large area of a building due to storm damage or vandalism; and rapid response to leaky roofs); asbestos abatement; minor building refurbishments and to replace major equipment components that break down during operations. The buildings for which these funds would be used are Landon, Docking, Memorial Hall, Curtis, and Eisenhower. This fund primarily functions as an emergency repair fund versus a project fund.

The ramifications of not performing these rehabilitation and repair projects is a reduction of system availability and possibly the inability to operate a building. Also deferring

unplanned maintenance work may result in significant additional costly damage to other related components.

When circumstances allow emergency repairs to be held to a minimum throughout the year, any remaining funds would be spent on making repairs to equipment, systems, or buildings to prevent them becoming an emergency for which the cost for the repairs would increase. Below is a list of potential projects that this funding could be spent for:

- |  |           |
|--|-----------|
| 1. DSOB 3 <sup>rd</sup> Floor Roof Replacement | \$350,000 |
| 2. Memorial Hall Replace Auditorium Chairs     | \$ 35,000 |

**3. Statehouse & Cedar Crest Rehabilitation & Repair (SGF \$200,000)**

Department of Administration requests funding from the State General Fund to allow a contingency for unplanned/emergency maintenance and replacement of major equipment component breakdown at the Statehouse and Cedar Crest. The Monumental Building Surcharge does not provide any reserve to handle major rehab and repair and/or unplanned capital improvement costs. After the cuts and allotments of the past year, our FY 2011 budget has been reduced to \$163,741.

It is impossible to predict or anticipate unforeseen equipment failures, natural disasters and/or human acts which may cause buildings or portions of buildings to become defective or inoperable and being able to respond quickly to rehabilitate or repair the damage is essential. This request allows the Division of Facilities Management to cope with the problems which may arise at the Statehouse and Cedar Crest.

The ramifications of not performing these rehabilitation and repair projects could be a reduction of system availability and possibly the inability to operate a building. Also, deferring unplanned maintenance work may result in significant additional costly damage to other related building components.

When conditions allow emergency repairs to be held to a minimum throughout the year, any remaining funds would be spent on making repairs to equipment, systems, or buildings to prevent them becoming an emergency for which the cost for the repairs would increase. Below is a list of potential projects that this funding could be spent for:

- |   |          |
|---|----------|
| 1. Cedar Crest Replace Carpet at Areas of Deterioration | \$12,000 |
| 2. Cedar Crest Gate Repairs                             | \$10,000 |
| 3. Statehouse Cell Phone Repeater Repairs               | \$ 3,000 |

**4. Kansas Judicial Center Rehabilitation and Repair (SGF \$225,000)**

The Department of Administration requests funding from the State General Fund to allow a contingency for unplanned/emergency maintenance and replacement of major equipment component breakdown at the Judicial Center. The Monumental Building Surcharge does not provide for any reserve to handle major rehab and repair and/or

unplanned capital improvement costs. After the cuts and allotments of the past year, our FY 2011 budget has been reduced to \$81,946.

It is impossible to predict or anticipate unforeseen equipment failures, natural disasters and/or human acts, which cause buildings or portions of buildings to become defective or inoperable. These funds allow the Division of Facilities Management to respond quickly to make these types of repairs at the Kansas Judicial Center. The ramifications of not performing these rehabilitation and repair projects is a reduction of system availability and possibly the inability to operate a building. Also deferring unplanned maintenance work may result in significant additional costly damage to other related components. The following is a list of previous projects that this funding has been used to pay for.

- |  |          |
|--|----------|
| 1. South Step Repairs FY2009               | \$21,295 |
| 2. Elevator Upgrade FY2009                 | \$32,000 |
| 3. Partial Replacement of Ceilings FY 2010 | \$85,817 |

When conditions allow emergency repairs to be held to a minimum throughout the year, any remaining funds would be spent on making repairs to equipment, systems, or buildings to prevent them becoming an emergency for which the cost for the repairs would increase. Below is a list of potential projects that this funding could be spent for:

- |                                     |           |
|-------------------------------------|-----------|
| 1. Continued Replacement of Ceiling | \$120,000 |
| 2. Steam Controls Replacement       | \$100,000 |

**5. Printing Plant Rehabilitation and Repair (Printing Svc Dep. Fund \$75,000)**

The Department of Administration requests authorization to spend \$75,000 out of the Printing Services Depreciation Fund for rehabilitation and repair of various mechanical components and systems which are beyond their useful life. This includes: condensate pumps and condensate piping; screw air compressors; chilled water pumps; and hot circulating pump.

The ramifications of not performing these rehabilitation and repair projects is a reduction of system availability and possibly the inability to operate a building. Also deferring unplanned maintenance work may result in significant additional costly damage to other related components. The following is a list of previous projects that this funding has been used to pay for.

- |   |          |
|---|----------|
| 1. Replace Heating Boiler FY2009              | \$60,000 |
| 2. Replace Air Conditioner Compressors FY2006 | \$42,485 |

When circumstances allow emergency repairs to be held to a minimum throughout the year, any remaining funds would be spent on making repairs to equipment, systems, or buildings to prevent them becoming an emergency for which the cost for the repairs would increase. Below is a list of potential projects that this funding could be spent for:

- |                           |          |
|---------------------------|----------|
| 1. Replace Air Compressor | \$ 8,000 |
|---------------------------|----------|



- |                                       |          |
|---------------------------------------|----------|
| 2. Replace Condensate Pumps           | \$12,000 |
| 3. Resurface and Restripe Parking Lot | \$60,000 |

**6. Surplus Property R & R (Surplus Depreciation Fund \$50,000)**

The Department of Administration requests authorization to spend \$50,000 out of the Surplus Depreciation Fund for rehabilitation and repair of various building components and systems which are beyond their useful life.

The result of not repairing problems with the components of the building is a reduction of system availability and possibly the inability to operate within the building.

**7. Parking Lot/Sidewalk Maintenance & Repair (Bldg Operating Fund \$165,000)**

The Department of Administration is requesting authority to spend \$165,000 from the State Building Operating Fund to continue with ongoing parking lot/sidewalk maintenance & repair (or replacement) work in the Capitol Complex.

Parking lot pavements and concrete sidewalks, over time, deteriorate due to the natural processes of weather and traffic. The State of Kansas as property owner is responsible for the maintenance of public sidewalks adjacent to the street right of way and for sidewalks on state-owned property. This work will assist with improving the appearance and safety of the parking lots. The parking lots are in various stages of their life cycle. Timely filling of cracks and resealing can extend the life of each parking lot, making less frequent the need for costly repaving.

**CAPITOL COMPLEX DEFERRED MAINTENANCE PLAN**

Using the Building Condition Index (BCI) scores, there is little doubt that the majority of the existing State owned/managed office space in the Capitol Complex is either in or near a very critical condition of disrepair. A BCI of less than 80 is considered to be deficient. Based on current BCI scores and FTE counts for buildings, approximately 76% of the State workforce in State owned/managed facilities in the Capitol Complex (excluding the Statehouse and Judicial Center) works in sub-optimal office space.

Thank you for the opportunity to provide you this information.

Building and Component Rating Summary

	Capitol Complex											Wichita
	Points Possible	Curtis	Dillon House	Docking	Eisenhower	Judicial	Landon	Memorial	Grounds - Van Buren	Statehouse	Printing Plant	Finney
Exterior Components FY2008	28	23.8	14.35	16.2	22.00	22.0	21.00	21.0	18.90	17.95	22.7	22.8
Exterior Components FY2009	28	23.2	14.35	16.2	20.95	22.0	21.00	21.0	24.50	20.95	22.7	19.8
Exterior Components FY2010	28	22	14.35	16.2	20.95	22.0	21.00	21.0	24.50	20.95	22.7	19.2
Foundation/Structure		G	P	G	G	G	G	G	G	G	G	G
Walls		D	P	P	D	D	D	D	G	D	D	D
Roof		G	D	P	D	G	G	G	E	D	E	P
Windows/Doors		D	P	P	D	D	P	P	G	D	D	D
Interior Components FY2008	29	24.35	16.45	20.1	24.65	22.4	21.85	24.65	22.90	20.3	22.60	19.05
Interior Components FY2009	29	24.65	16.45	20.1	24.65	22.4	23.10	24.65	22.90	20.3	23.15	21.45
Interior Components FY2010	29	24.65	16.45	20.35	24.65	23.8	23.10	24.65	22.90	20.3	21.35	21.45
Floors		G	P	D	G	G	G	G	G	D	D	P
Partitions		G	D	G	G	G	G	G	D	D	D	G
Cellings		G	P	P	G	D	D	G	D	D	G	G
Fixed Equipment		G	U	D	G	G	G	G	G	D	G	G
Doors		G	D	G	G	D	G	G	G	D	G	G
Interior Finish/Trim		G	D	G	G	G	G	G	G	D	D	G
Elevators		G	E	P	G	E	P	G	E	D	G	G
Engineered Systems FY2008	43	36.55	16.05	17.65	29.85	35.95	28.65	34.15	31.05	26.95	27.90	34.15
Engineered Systems FY2009	43	36.25	16.05	17.65	29.85	34.75	27.16	34.15	32.65	26.95	32.80	34.15
Engineered Systems FY2010	43	36.25	11.25	17.65	33.25	34.75	27.16	34.15	32.65	32.05	34.15	36.55
Electrical		G	U	U	G	D	P	G	D	G	G	G
Plumbing		G	P	P	D	D	P	G	G	D	G	G
Heating/Ventilation/AC		G	U	P	D	G	D	D	G	D	D	G
IT Voice/Data		G	P	G	G	G	G	G	D	G	G	G
Lighting		G	P	P	G	G	G	G	P	G	G	G
Fire Alarm Systems		D	U	U	G	E	U	G	E	P	G	G
Emergency Lighting		G	U	U	G	E	G	G	E	P	G	G
<b>Total Building Score FY2008</b>	<b>100</b>	<b>84.7</b>	<b>46.9</b>	<b>53.9</b>	<b>76.5</b>	<b>80.4</b>	<b>71.5</b>	<b>79.8</b>	<b>72.9</b>	<b>65.2</b>	<b>73.2</b>	<b>76.0</b>
<b>Total Building Score FY2009</b>	<b>100</b>	<b>84.1</b>	<b>46.9</b>	<b>53.9</b>	<b>75.5</b>	<b>79.2</b>	<b>71.3</b>	<b>79.8</b>	<b>80.1</b>	<b>68.2</b>	<b>78.7</b>	<b>75.4</b>
<b>Total Building Score FY2010</b>	<b>100</b>	<b>82.9</b>	<b>42.1</b>	<b>54.2</b>	<b>78.9</b>	<b>80.6</b>	<b>71.3</b>	<b>79.8</b>	<b>80.1</b>	<b>73.3</b>	<b>78.8</b>	<b>77.2</b>
E: Excellent G: Good D: Deficient P: Poor U: Unsatisfactory												
90 - 100    80-89    60-79    30-59    0-29												

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**Five-Year Capital Budget Plan--DA 418A**  
 Division of the Budget  
 State of Kansas

Agency Name Department of Administration Div. of Facilities Management

	PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS	CURRENT YEAR	Fiscal Year					SUBSEQUENT YEARS
					FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	
	<b>ON-BUDGET - Capital Improvements</b>									
	<b>STATE GENERAL FUND - (SGF)</b>									
1	Capitol Complex Rehabilitation & Repair									
3	Statehouse & Cedar Crest Rehabilitation & Repair		5,526,649	2,458,406	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	-
4	Kansas Judicial Center Rehabilitation & Repair		1,593,528	163,741	200,000	200,000	200,000	200,000	200,000	-
7	Docking State Office Building Fire Protection		759,221	81,946	225,000	250,000	250,000	250,000	250,000	-
8	Docking State Office Building Electrical Power	7,228,754	-	-	1,204,793	1,204,793	1,204,792	1,204,792	1,204,792	1,204,792
9	Landon Building Fire Protection	19,435,855	-	-	3,239,310	3,239,310	3,239,310	3,239,310	3,239,310	3,239,305
10	Kansas Judicial Center Fire Suppression System	5,570,860	-	-	928,477	928,477	928,477	928,477	928,476	928,476
11	Docking State Office Building Asbestos Abatement	1,075,000	-	-	1,075,000	-	-	-	-	-
12	Docking State Office Building Lead Based Paint Removal	4,250,000	-	-	2,125,000	2,125,000	-	-	-	-
13	Landon Building Electrical Power & Lighting	1,000,000	-	-	1,000,000	-	-	-	-	-
14	Docking State Office Building Electrical Lighting	16,882,716	-	-	2,813,786	2,813,786	2,813,786	2,813,786	2,813,786	2,813,786
15	Statehouse Chilled Water System Renovation & Resizing	16,593,481	-	-	2,765,581	2,765,580	2,765,580	2,765,580	2,765,580	2,765,580
16	Kansas Judicial Center 3rd Floor Window Replacement	3,721,512	-	-	-	1,860,756	1,860,756	-	-	-
17	Landon State Office Building Window Replacement	1,300,000	-	-	1,300,000	-	-	-	-	-
18	Memorial Hall Window Replacement	2,208,000	-	-	-	2,208,000	-	-	-	-
19	Docking State Office Building Curtain Wall Replacement	800,000	-	-	800,000	-	-	-	-	-
20	Docking State Office Building Air Handling Unit Replacement	14,725,000	-	-	7,362,500	7,362,500	-	-	-	-
22	Landon State Office Building Elevators	21,963,854	-	-	3,660,643	3,660,643	3,660,642	3,660,642	3,660,642	3,660,642
23	Docking State Office Building Elevators	3,268,550	-	-	544,759	544,759	544,758	544,758	544,758	544,758
24	Landon Building Plumbing Repairs	5,066,201	-	-	844,368	844,368	844,367	844,367	844,366	844,365
25	Docking State Office Building Plumbing Repairs	2,500,000	-	-	416,667	416,667	416,667	416,667	416,666	416,666
26	Landon Building Air Handling Unit Replacement	9,628,058	-	-	1,604,677	1,604,677	1,604,677	1,604,676	1,604,676	1,604,675
27	Landon Building Heating Ventilation & Air Conditioning Piping Replacement	16,769,763	-	-	2,794,961	2,794,961	2,794,961	2,794,960	2,794,960	2,794,960
28	Docking State Office Building Heating Ventilation & Air Conditioning Piping Replacement	8,958,360	-	-	1,493,060	1,493,060	1,493,060	1,493,060	1,493,060	1,493,060
29	Kansas Judicial Center Sanitary Drain Line Replacement	6,839,647	-	-	1,139,942	1,139,942	1,139,941	1,139,941	1,139,941	1,139,940
30	Docking State Office Building Stone Tuck-pointing and Repairs	750,000	-	-	750,000	-	-	-	-	-
		765,000	-	-	765,000	-	-	-	-	-
	<b>Total ON-BUDGET Capital Improvements</b>	<b>199,109,102</b>	<b>7,879,398</b>	<b>2,704,093</b>	<b>42,053,524</b>	<b>40,457,279</b>	<b>28,761,774</b>	<b>26,901,016</b>	<b>26,901,013</b>	<b>23,451,005</b>

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**Five-Year Capital Budget Plan--DA 418A**  
 Division of the Budget  
 State of Kansas

Agency Name Department of Administration Div. of Facilities Management

PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS	CURRENT YEAR	Fiscal Year					SUBSEQUENT YEARS	
				FY 2012	FY 2013	FY 2014	FY 2015	FY 2016		
<b>OFF-BUDGET - Capital Improvements</b>										
2 SMRI - Rehabilitation & Repair										
5 Printing Plant Rehabilitation & Repair		1,604,176	400,000	400,000	425,000	450,000	475,000	500,000		
6 Surplus Property Rehabilitation & Repair		-	75,000	75,000	75,000	75,000	75,000	75,000		
21 Printing Plant New Chillers	650,000	-	-	50,000	50,000	50,000	50,000	50,000		
				650,000						
<b>State Buildings Operating Fund (SBOF)</b>										
31 Parking Lot/Sidewalk Maintenance & Repair (moved from Building & Grounds Fund in FY2009)		625,000	165,000	165,000	192,500	220,000	220,000	220,000		
<b>Total OFF-BUDGET Capital Improvements</b>	<b>7,411,676</b>	<b>2,229,176</b>	<b>640,000</b>	<b>1,340,000</b>	<b>742,500</b>	<b>795,000</b>	<b>820,000</b>	<b>845,000</b>		

## Joint Committee on State Building Construction Report

### Background:

The Joint Committee was established during the 1978 Session. The bill creating the Joint Committee (1978 HB 2722) was recommended by the Special Committee on Ways and Means – B as a result of its interim study of state building construction procedures.

The Joint Committee was expanded from six members to ten members by 1999 HB 2065. It is comprised of five members of the Senate and five members of the House of Representatives. Two members each are appointed by the Senate President, the Senate Minority Leader, the Speaker of the House of Representatives, and the House Minority Leader. The Chairperson of the Senate Committee on Ways and Means and the Chairperson of the House Committee on Appropriations serve on the Joint Committee, or in lieu of a Chairperson serving, a member of such committee is to be appointed by that Chairperson to serve (KSA 46-1701).

Terms of office are until the first day of the regular legislative session in odd-numbered years. A quorum of the Joint Committee is six members. The Chairperson and Vice-Chairperson are elected by the members of the Joint Committee at the beginning of each regular session of the Legislature and serve until the first day of the next regular session. In odd-numbered years, the Chairperson is to be a Representative and the Vice-Chairperson is to be a Senator. In even-numbered years, the Chairperson is to be a Senator and the Vice-Chairperson is to be a Representative (KSA 46-1701).

The Joint Committee may meet at any location in Kansas on call of the Chairperson and is authorized to introduce legislation. Members receive the normal *per diem* compensation and expense reimbursements for attending meetings during periods when the Legislature is not in session (KSA 46-1701).

The primary responsibilities of the Joint Committee are set forth in KSA 46-1702. The Joint Committee is to review and make recommendations on all agency capital improvement budget estimates and five-year capital improvement plans, including all project program statements presented in support of appropriation requests, and to continually review and monitor the progress and results of all state capital construction projects. The Joint Committee also studies reports on capital improvement budget estimates that are submitted by the State Building Advisory Commission. The Joint Committee makes annual reports to the Legislature through the Legislative Coordinating Council and such other special reports to committees of the House of Representatives and the Senate as appropriate (KSA 46-1702).

Each state agency budget estimate for a capital improvement project is submitted to the Joint Committee by July 1, in addition to the Division of the Budget and the State Building Advisory Commission. Each estimate includes a written program statement describing the project in detail (KSA 75-3717b).

The budget estimate requirement does not apply to federally-funded projects of the Adjutant General or to projects for buildings or facilities of the Kansas Correctional Industries of the Department of Corrections that are funded from the Correctional Industries Fund. In those cases, the Adjutant General reports to the Joint Committee each January regarding the

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federally-funded projects, and the Director of Kansas Correctional Industries advises and consults with the Joint Committee prior to commencing such projects for the Kansas Correctional Industries (KSA 75-3717b and 75-5282).

The Secretary of Administration issues monthly progress reports on capital improvement projects, including all actions relating to change orders or changes in plans. The Secretary of Administration is required to first advise and consult with the Joint Committee on each change order or change in plans for a project having an increase in project cost of \$125,000 or more prior to approving the change order or change in plans (KSA 75-1264). This threshold was increased from \$25,000 to \$75,000 in 2000 HB 2017, and finally to \$125,000 in 2008 HB 2744. Similar requirements were prescribed in 2002 for projects undertaken by the State Board of Regents for research and development facilities, state educational facilities (KSA 76-786) and in 2004 for projects undertaken by the Kansas Bioscience Authority (KSA 74-99b16).

2000 HB 2017 also detailed an alternative procedure in cases when the Joint Committee will not be meeting within ten business days and the Secretary of Administration determines that it is in the best interest of the state for a change order or change in plans, with an increase in project costs of \$75,000 (now \$125,000) or more, to be approved prior to being presented to the Joint Committee. In each case, a summary description of the proposed change order or change in plans is mailed to each member of the Joint Committee who may request a presentation and review of the proposal at a meeting of the Joint Committee. If, within seven business days of the date the notice was mailed, two or more members notify the Director of Legislative Research of a request to have a meeting on the matter, the Director will notify the Chairperson of the Joint Committee who will call a meeting as soon as possible. The Secretary of Administration is not to approve the proposed action prior to a presentation of the matter at a meeting of the Joint Committee. If the proposed matter is not requested to be heard by two or more members, then the Secretary of Administration is deemed to have advised and consulted with the Joint Committee and may approve the proposed change order, change in plans, or change in proposed use.

In the comprehensive energy bill, 2009 Senate Substitute for HB 2369, the state is required to establish energy efficiency performance standards for state-owned and leased real property and for the construction of state buildings. State agencies are required to conduct an energy audit at least every five years on all state-owned property, and the Secretary of Administration is prohibited from approving, renewing, or extending any building lease unless the lessor has submitted an energy audit for the building. Each year, the Secretary of Administration shall submit a report to the Joint Committee that identifies properties where an excessive amount of energy is being used.

### **Committee Activities**

In addition to its statutory duties, the Joint Committee met in Dodge City, Larned and Hutchinson on September 16 and 17, 2010 and toured a variety of state facilities. On the first day, the Joint Committee gathered at the Kansas Soldiers' Home in Fort Dodge, where Superintendent Steve Duncan provided a tour of the facilities, formerly a fort occupied by 700 soldiers. The Kansas Soldiers' Home was established in 1889 when the fort became the property of Kansas. Originally 43,000 acres, the present site occupies 760 acres. Mr. Duncan explained that the demand for residential housing for veterans is declining (the Kansas Soldiers' Home is unique in the nation.), but the need for nursing-home services is increasing. Currently, of the 55 cottages, 6 are empty and in need of repair, 13 are empty but available for occupancy and the remainder are occupied. Halsey Hall, the nursing home building, is Medicare and

Medicaid certified. Answering questions, Mr. Duncan said the cottages' rental rate is \$1,200 per month; however, rents are based on income and no veteran pays more than 50% of the established rate. The average rental payment is \$300 per month. Members suggested future uses for the cottages; including, renting them to employed veterans or providing housing for professional staff. The latter use could be an advantage for recruiting staff.

The Joint Committee then traveled to Larned, where Russell Jennings, Commissioner of the Juvenile Justice Authority, welcomed the Committee to the Larned Juvenile Justice Correctional Facility (LJJCF) and introduced Kyle Rohr, Superintendent, who provided statistics for, and gave a tour of the facility. The LJJCF has a capacity of 152, the present population is 105 male juvenile offenders living in five units, each of which will house up to 15 individuals. Educationally, he noted that the facility offers a GED, a high-school diploma, vocational training through the local school district, and an associate degree through Barton County Junior College. Mr. Rohr pointed out the limited access for laundry and food service and the crowded conditions for storing supplies and equipment. He emphasized the need for building a new 40 x 80-foot warehouse. Rob Manry, Business Administrator, noted that the cost of the building would be about \$60 per square foot.

Karen Rohling, Warden, and Deputy Warden Ray Reno of Larned Correctional Mental Health Facility, welcomed the Committee and conducted a tour of the five 30-bed units housing adult male offenders with mental-health problems. She noted that a separate 218-bed facility houses minimum-security offenders under the custody of the Kansas Department of Social and Rehabilitation Services. The latter facility also houses a chemically dependent treatment program. Ms. Rohling observed that the facility was "in good shape." The only need she identified was an increase in staff for the segregation unit.

Robert Connell, Superintendent of Larned State Hospital, welcomed the Committee, saying that the hospital currently served 463 patients. He introduced the directors for the three treatment programs: Cory Turner, Director of Psychological Services; Leisa Dipman, Director of State Security for the hospital; and Dr. Austin Deslauriers, Director of the Sexual Predator Treatment Program. Dr. Connell then provided a bus tour of the facility buildings. He noted that the laundry facility was destroyed by fire and the need for a new building, commenting that the commercial rate for laundry is 53 cents per pound. Mary Odom, Chief Financial Officer, stated that, when the hospital did its own laundry, the cost was 29 cents per pound. Based on those figures, she said the proposed new facility (projected cost, \$1.6 million) would pay for itself in three years. Mr. Connell, directing members' attention to the Sexual Predator's Unit, requested funds for enhanced security fencing and commented on the plan to expand services to the unit by renovating the Meyer Building. He also noted the need to expand the space for the Crisis-Stabilization Unit, since the census sometimes exceeds the 90-bed limit.

Denny Stoecklein, General Manager, Kansas State Fair, welcomed the Committee to the Kansas State Fair. He said last year was the best-ever state fair for total sales and attendance and this year to date gate receipts are up 1.4%. He also reported that 384 non-fair events were held on the grounds in FY 2010. He introduced Tom Tunnel, the President of the Kansas State Fair Board, who arranged a tour of the fair grounds; including:

- The Bretz Arena, upgraded with aluminum bleachers and concrete-and-brick sidewalks with a capacity of 2000; the improvements were funded through wood-carving sales.

- A modern cabin built by inmate labor for the Kansas Department of Wildlife and Parks.
- Bison Arena, one of the oldest unimproved buildings on the State Fair grounds, built by the federal Works Projects Administration in the 1930s.
- The grandstand, built in the late 1920s, having a seating capacity of 9,600 with a stage for the visually-challenged and an under-utilized half-mile dirt track. The Board is considering other structures that may serve the fair better in the future.

Lunch was served in the Cottonwood Building. Mr. Stoecklein reviewed some of the capital-improvement needs of the State Fair. He expressed gratitude for the bonds that made possible extensive improvements on the fair grounds. However, he noted that for five of the past ten years the state has not met its obligation to match the State Fair's payment of \$300,000 into the State Fair Capital Improvements and Maintenance Fund, thus creating a \$1,343,000 deficit. He explained that the deficit was becoming more onerous, requiring the State Fair to make early bond payments, a burden which will become even more severe next year, since the City of Hutchinson and Reno County will complete their obligation to supplement the bond payments. He warned that building maintenance will suffer if funds are diverted to meet the bond payments.

#### **Dillon House – 2010 SB 581**

The Committee notes that 2010 SB 581, which would have amended statutes concerning the Hiram Price Dillon House (Dillon House), died in Committee at the close of the 2010 Session. The bill would have transferred the charge, care, management, and control of the Dillon House property from the Secretary of Administration to the Kansas Arts Commission. The bill would have assigned to the Commission further duties that are currently assigned to the Legislative Coordinating Council, such as the acceptance of grants and contributions and the consumption of liquor on the Dillon House property. The bill would have authorized the Commission to adopt policies regarding the use of the property and the assignment of space and facilities.

Upon completion of necessary restoration and renovation, the Kansas Arts Commission would have maintained a public office in the Dillon House and utilized the property for arts and cultural exhibitions, public programming, and educational programming. The bill would have allowed the agency to use rooms and other facilities of the Dillon House for public or private events, functions, or activities, with reasonable fees collected and deposited into the state treasury. The bill would have established the Hiram Price Dillon House Fee Fund in the state treasury. The bill also would have allowed the agency to establish a not-for-profit organization to solicit and accept gifts, donations, and money to be used to restore, renovate, maintain, and furnish the Dillon House. Any funds collected could have been deposited and maintained in an interest-bearing account or invested.

In addition, the bill would have created the Dillon House Advisory Board to develop fund raising plans, provide recommendations to the agency regarding restoration and renovation plans, and advise the agency in the establishment of the not-for-profit organization. The bill would have allowed the President of the Kansas Senate and the Speaker of the House of Representatives to recommend to the agency individuals to serve as members of the Dillon House Advisory Board. No members of the Legislature would have been eligible to serve on the Advisory Board. Members of the Board would have served at the pleasure of the Kansas Arts Commission and serve without pay and receive no subsistence allowance, mileage, or any other associated expenses.



**Conclusions and Recommendations.** The Joint Committee recommends re-introduction of the legislation.

**School for the Deaf**

During its August meeting, the Joint Committee heard testimony from the Director of Operations, representing Kansas School for the Deaf and Kansas School for the Blind, who reviewed the capital-improvement budget requests for both schools. He noted that the administration of the two schools had recently been consolidated. The Director focused on an emergency repair of \$36,707 to address serious water damage to Emery Hall, where roof flashing has failed to seal against the elements. He explained that the building was designed for a metal roof, but recycled clay tiles were installed instead, adding unintended weight to the building. The Director stated that he plans to shift rehabilitation and repair funds to address this emergency and hopes that the Governor will replace the funds for FY 2011.

**Conclusions and Recommendations.** The Joint Committee recommends the addition of \$36,707 (funding source not determined) to address the emergency repair at Emery Hall.

DRAFT

December 1, 2010

The Honorable Dwayne Umbarger, Chairperson  
Joint Committee on State Building Construction  
c/o Audrey A. Dunkel, Senior Fiscal Analyst  
Legislative Research Department  
68-W, State Capitol Building  
Topeka, Kansas 66612

RE: Report of change orders for and status of State construction projects

Dear Chairperson Umbarger:

Pursuant to K.S.A. 75-1264 as amended, I am reporting to the Joint Committee on State Building Construction as to change orders of less than \$125,000 which have been approved by this office. The enclosed documents reflect change orders which occurred during the month of November 2010, and the current status of major projects under construction.

Should any questions arise concerning this matter, please feel free to contact me at 296-0749.

Sincerely yours,



Randy Riveland, Deputy Director  
Design, Construction and Compliance

RR:sk  
Encl.

cc: Senator Pat Apple  
Senator Jay Emler  
Senator Marci Francisco  
Senator Laura Kelly  
Representative Steve Brunk  
Representative Bill Feuerborn  
Representative Robert Grant

Representative Mitch Holmes  
Representative Jo Ann Pottorff  
Secretary of Administration Duane A. Goossen  
James Wilson, Office of Revisor of Statutes  
Matt Sterling, Office of Revisor of Statutes  
Brendan Yorkey, Division of the Budget  
Audrey A. Dunkel, Legislative Research Dept.

Division of Facilities Management  
 Facilities Planning, Design and Construction  
 Change Order Approvals

**Change Orders Approved between 11/01/2010 and 11/30/2010**

**A-010662REV**

CENTER FOR CHILD DEVELOPMENT  
 KANSAS STATE UNIVERSITY  
 FIRST MANAGEMENT, INC.,

Change Order No. 7 - Add'l ventilation-kitchen; push button electrical addition at front door; siding stoppage/redesign; cabinetry-Assembly, laminate counter at pass-thru, move in upper cabinets, adjust guard rails; storm drain line extension.

Contract Completion Date:	
Days added by Change Order:	40
Current Contract Completion Date:	7/26/2010
Amount this C.O.	\$33,612.55
Original Contract:	\$3,539,997.00
Net Total C.O.s:	\$123,100.82
Total Contract:	\$3,663,097.82

**A-010700**

12.5KV DISTRIBUTION SYSTEM MODIFICATIONS  
 KANSAS STATE UNIVERSITY  
 TORGESON ELECTRIC COMPANY,

Change Order No. 9 - Change Order No. 9 available via hard copy upon request.

Contract Completion Date:	
Days added by Change Order:	0
Current Contract Completion Date:	12/18/2009
Amount this C.O.	\$96,716.00
Original Contract:	\$1,135,000.00
Net Total C.O.s:	\$1,240,335.00
Total Contract:	\$2,375,335.00

**A-010737REV**

**\*\*STEAM DISTRIBUTION PIPING REPLACEMENT**

KANSAS STATE UNIVERSITY  
 THE WALDINGER CORPORATION,

Change Order No. 4 - New starters for Boiler Fans #1 & 3; provide dual float switch for generator fuel oil tank.

Contract Completion Date:	
Days added by Change Order:	30
Current Contract Completion Date:	8/7/2010
Amount this C.O.	\$13,971.00
Original Contract:	\$2,118,100.00
Net Total C.O.s:	\$104,352.00
Total Contract:	\$2,222,452.00

**A-010840Reb**

**\*\*PAWNEE ROCK STATE HISTORIC SITE RESTORATION AND SITE IMPROVEMENTS**

KANSAS STATE HISTORICAL SOCIETY  
 J. A. LYDEN CONSTRUCTION CO., INC.,

Change Order No. 2 - Remove damaged historic cast iron stairway & fabricate/install newly replicated stairway.

Contract Completion Date:	
Days added by Change Order:	153
Current Contract Completion Date:	6/30/2010
Amount this C.O.	\$22,093.00
Original Contract:	\$93,999.00
Net Total C.O.s:	\$34,946.00
Total Contract:	\$128,945.00

A-0

MARLATT HALL WINDOW REPLACEMENT

KANSAS STATE UNIVERSITY  
J & M CONTRACTING, INC.,

Change Order No. 4 - Intrr wdw sealant-213 units, extrr wdw sealant-189 units; snap trim-36 Type B  
extrr wdws; repl 6 screens-wrong color/9 missing screens; 5 temp blinds; 36 misaligned extrr wdw sills;  
spare wdw sash; add'l arch svcs.

Contract Completion Date:

Days added by Change Order:

Current Contract Completion Date:

Amount this C.O.

Original Contract:

Net Total C.O.s:

Total Contract:

0  
7/31/2009  
(\$58,299.00)  
\$475,000.00  
(\$19,921.84)  
\$455,078.16

A-011059

\*\*UTILITY TUNNEL DEFERRED MAINTENANCE - PHASE III

UNIVERSITY OF KANSAS

BALL KELLY, LLC dba TAYLOR KELLY, LLC,

Change Order No. 2 - Hydro-seed permanent grass in lieu of spec'd temp seeding; extend conc  
sidewalk W. of Watkins; dele mill/overlay of drive S. of Computer Cntr-provide full depth repl  
pavement; unused allowances credit; install 6 oak trees.

Contract Completion Date:

Days added by Change Order:

Current Contract Completion Date:

Amount this C.O.

Original Contract:

Net Total C.O.s:

Total Contract:

91  
8/13/2010  
(\$19,611.00)  
\$826,100.00  
\$11,158.00  
\$837,258.00

A-011102

\*\*GOODNOW HOUSE STATE HISTORIC SITE INTERIOR RESTORATION

KANSAS STATE HISTORICAL SOCIETY

J. A. LYDEN CONSTRUCTION CO., INC.,

Change Order No. 3 - Install wood threshold, install new latch set-front dr; framing/plywood-rear stairs;  
install attic hatch-Trunk Rm 207; repl plaster ceiling-Library 103; repair rf leak/close hole-Bedroom  
107; surface prep & underlayment for historic wallpaper.

Contract Completion Date:

Days added by Change Order:

Current Contract Completion Date:

Amount this C.O.

Original Contract:

Net Total C.O.s:

Total Contract:

214  
\$18,496.00  
\$19,995.00  
\$112,020.00  
\$132,015.00

A-011156

\*\*SOCCER FACILITY

FORT HAYS STATE UNIVERSITY

THE KONRATH GROUP,

Change Order No. 4 - Restock bollards; modify scoreboard; add attic vents; adjust ceiling diffuser  
installation; wtr htr change; uninsulated coiling door & ADA compliance at Concession stand; wall  
furring/access panel at drinking fountains.

Contract Completion Date:

Days added by Change Order:

Current Contract Completion Date:

Amount this C.O.

Original Contract:

Net Total C.O.s:

Total Contract:

0  
6/30/2011  
\$6,912.00  
\$2,083,900.00  
\$46,314.00  
\$2,130,214.00

13-3

\*\*WAVERLY GEODESIC DOME REROOF  
DEPARTMENT OF TRANSPORTATION  
L. BOOZE ROOFING, INC,  
Change Order No. 1 - Roof sheathing replacement.

Contract Completion Date:  
Days added by Change Order:  
Current Contract Completion Date: 11/23/2010  
Amount this C.O. \$191.34  
Original Contract: \$30,500.00  
Net Total C.O.s: \$191.34  
Total Contract: \$30,691.34

A-011245

\*\* FIELD MAINTENANCE SHOP NO. 9 RENOVATION  
ADJUTANT GENERAL  
KELLEY CONSTRUCTION CO., INC.,  
Change Order No. 6 - Prep floor edges and walls and provide covered resinous flooring curb, Rms 105 & 106.

Contract Completion Date:  
Days added by Change Order:  
Current Contract Completion Date: 0  
Amount this C.O. \$1,812.00  
Original Contract: \$406,000.00  
Net Total C.O.s: \$33,460.00  
Total Contract: \$439,460.00

A-011290

\*\* UTILITY TUNNEL REPLACEMENT CENTER OF QUADRANGLE TO PICKEN HALL  
FORT HAYS STATE UNIVERSITY  
CORNERSTONE BUILDING AND DESIGN, INC.,  
Change Order No. 1 - Change Order No. 1 available via hard copy upon request.

Contract Completion Date:  
Days added by Change Order:  
Current Contract Completion Date: 9/1/2010  
Amount this C.O. \$15,333.70  
Original Contract: \$298,700.00  
Net Total C.O.s: \$15,333.70  
Total Contract: \$314,033.70

A-011306

\*\*WHITESITT HALL NEW WINDOWS AND MASONRY RESTORATION  
PITTSBURG STATE UNIVERSITY  
JIM PLUNKETT, INC.,  
Change Order No. 3 - Various glass changes; Door A78a new transom window.

Contract Completion Date:  
Days added by Change Order:  
Current Contract Completion Date: 35  
Amount this C.O. \$8,819.11  
Original Contract: \$588,603.00  
Net Total C.O.s: \$59,018.95  
Total Contract: \$647,621.95

A-0

**\*\*WHITESITT HALL AND RUSS ANNEX REROOF**  
PITTSBURG STATE UNIVERSITY  
GUARANTEE ROOFING, INC,  
Change Order No. 1 - Add flat polyiso insulation in lieu of specified insulation at Whitesitt Hall north roof area; delete specified vapor barrier at Whitesitt Hall north roof wood deck.

Contract Completion Date:  
Days added by Change Order: 0  
Current Contract Completion Date:  
Amount this C.O. \$9,680.00  
Original Contract: \$259,000.00  
Net Total C.O.s: \$9,680.00  
Total Contract: \$268,680.00

A-011312

**\*\* WICHITA WORK RELEASE FACILITY PARTIAL TPO REROOF**  
DEPARTMENT OF CORRECTIONS  
BUCKLEY ROOFING CO., INC.,  
Change Order No. 1 - Liquidated damages.

Contract Completion Date:  
Days added by Change Order: 0  
Current Contract Completion Date:  
Amount this C.O. (\$3,250.00)  
Original Contract: \$49,880.00  
Net Total C.O.s: (\$3,250.00)  
Total Contract: \$46,630.00

A-011329

**\*\*MURPHY HALL EAST SIDE STORM SEWER IMPROVEMENTS**  
UNIVERSITY OF KANSAS  
HEARTLAND MIDWEST, LLC,  
Change Order No. 1 - Modify rf drain connections S. of Murphy; add'l trench excav between structures #4 & 7; add'l sidewalk installation; install new walkway drain E. of Murphy; rmv silt from adjacent utility tunnel; finish seed/fertilize/landscape.

Contract Completion Date:  
Days added by Change Order: 78  
Current Contract Completion Date: 8/14/2010  
Amount this C.O. \$40,898.00  
Original Contract: \$136,900.00  
Net Total C.O.s: \$40,898.00  
Total Contract: \$177,798.00

A-011401

**BUILDING G REPLACE AUTOMATIC TRANSFER SWITCH**  
LARNED CORRECTIONAL MENTAL HEALTH FAC.  
C2I ELECTRIC, INC.,  
Change Order No. 1 - Chnge drs/hardware, dele reloc'g fuel line, reloc recept/light switch; 24VDC shunt trip module for 1600A Cutler Hammer Breaker at generator/connect to new auto transfer switch; 30 calendar days added from previous C.O.

Contract Completion Date:  
Days added by Change Order: 30  
Current Contract Completion Date: 11/27/2010  
Amount this C.O. \$4,505.66  
Original Contract: \$113,945.00  
Net Total C.O.s: \$4,505.66  
Total Contract: \$118,450.66

13-5

THROCKMORTON HALL DAIRY BARN REROOF REPLACEMENT  
KANSAS STATE UNIVERSITY  
RON FOWLES CONSTRUCTION,

Change Order No. 2 - Add'l framing at roof vent & cupola openings; dismantle/repair cupola; remove metal vents, prep surface & paint; remove existing metal roof vents, add down slope metal flanges/reinstall on 2x4 wood curbing.

Contract Completion Date:	
Days added by Change Order:	28
Current Contract Completion Date:	1/24/2011
Amount this C.O.	\$19,840.00
Original Contract:	\$368,000.00
Net Total C.O.s:	\$37,840.00
Total Contract:	\$405,840.00

**S** **ARY OF CONSTRUCTION PROJECTS**  
**November 1, 2010 – November 30, 2010**

**ADJUTANT GENERAL'S DEPARTMENT**

Olathe Armory Rehabilitation, A-9613

Single Contract - \$664,522.00; Dalrymple Construction, Overland Park, Kansas - Contractor  
Inspection and construction administration by Slemmons Associates, Architects, P.A.  
Notice to Proceed September 27, 2007; original completion date May 27, 2008.

Dalrymple Construction filed a Petition in Johnson County for recovery of withheld funds and damages. Legal proceedings in progress.

Salina Crisis City, Smoky Hill Weapons Range, A-010676

Design Build Contract - \$5,043,761.00; Gracon Corporation, Loveland, Colorado - Contractor  
Inspection and construction administration by Tevis Architects.  
Notice to Proceed July 15, 2008; completion date extended to October 4, 2009.

Construction on the project has been completed. Closeout documents have not been submitted.

Field Maintenance Shop No. 9 Work Bay Renovations, A-011245

Single Contract - \$406,000.00; Kelley Construction, Topeka, Kansas - Contractor  
Inspection and construction administration by HTK Architects.  
Notice to Proceed February 1, 2010; completion date July 7, 2010.

The project is substantially complete.

AASF #2 Taxiway and Parking, Salina, A-011311

Single Contract - \$1,879,574.63; Pavers, Inc., Salina, Kansas - Contractor  
Inspection and construction administration by HWS Consulting Group.  
Notice to Proceed September 27, 2010; completion date April 30, 2011.

Milling of the existing pavement has been completed. New paving is to start the first of December depending upon the weather.

**KANSAS BIOSCIENCE AUTHORITY**

Kansas Bioscience Park Venture Accelerator, Olathe, Kansas, A-010889

Single Contract - \$10,741,080.00; Excel Constructors, Overland Park, Kansas - Contractor  
Inspection and construction administration by PGAV Architects.  
Notice to Proceed December 1, 2009; completion date February 25, 2011.

Concrete street approaches and sidewalks are scheduled to be completed by November. The south retaining wall and steps have been completed. Spray foam cavity insulation is in progress along the exterior, partition framing continuing throughout, along with M.E.P. rough-in and fire sprinkler installation. Installation of metal wall panels is continuing at the exterior.

**REGENTS, BOARD OF**

**EMPORIA STATE UNIVERSITY**

Memorial Union Remodel and Addition – Phase 1, A-010897

Single Contract - \$15,964,497.00; Ferrell Construction, Topeka, Kansas - Constr. Mgmt. At-Risk (CMAR)  
Inspection and construction administration by Treanor Architects.  
Completion date is March 1, 2012.

At the east addition the concrete slab-on-grade has been poured; roof and mezzanine framing is in progress. In the existing building partition framing and M.E.P. rough-in are continuing within areas that have been cleared of demolition.



## **FORT HAYS STATE UNIVERSITY**

### Soccer Facility, A-011156

Single Contract - \$2,083,900.00; Konrath Group LTD, Kansas City, Missouri - Contractor  
Inspection and construction administration by Olsson Associates.  
Notice to Proceed written July 19, 2010; completion date June 30, 2011.

Site grading and seeding have been completed along the drives and parking. The synthetic turf has been installed on the soccer field. The sheathing and roofing for Buildings "B" and "C" have been completed; drywall and other finishes are in progress.

### Switchgear Building, Medium Voltage Power Distribution System Improvements, A-011292

Single Contract - \$509,895.00; Paul-Wertenberger Construction, Inc., Hays, Kansas - Contractor  
Inspection and construction administration by Morrow Engineering, Inc.  
Notice to Proceed October 27, 2010; completion date March 16, 2011.

Project is underway; submittals are in progress.

## **KANSAS STATE UNIVERSITY**

### Center for Child Development, A-010662 Revised

Single Contract - \$3,539,997; First Management, Lawrence, Kansas - Contractor  
Inspection and construction administration by Gould Evans Associates.  
Notice to Proceed June 22, 2009; completion date September 16, 2010.

A punch list walk through has been conducted and the building is "Substantially Complete." The Owner has started moving in and the Contractor is working on punch list items.

### 12.5 KV Distribution System Modifications, A-010700

Single Contract - \$1,135,000.00; Torgeson Electric Topeka, Kansas - Contractor  
Inspection and construction administration by Morrow Engineering, Inc.  
Notice to Proceed April 22, 2009; completion date extended to October 12, 2010.

Project is complete; waiting on final completion documents.

### Steam Distribution Piping Replacement, A-010737 Revised

Single Contract - \$2,118,100.00; The Waldinger Corporation, Wichita, Kansas - Contractor  
Inspection and construction administration by Smith & Boucher Consulting Engineers.  
Notice to Proceed April 2, 2010; completion date August 7, 2010.

Project is complete; waiting on final completion documents.

### Peters Student Recreation Center Expansion, A-011021

Single Contract - \$16,661,400.00; McPherson Contractors, Inc., Topeka, Kansas - Contractor  
Inspection and construction by HTK Architects.  
Notice to Proceed July 28, 2010; completion date December 16, 2011.

The Contractor is placing reinforcing and pouring pile caps; underground rough-in is in progress at the Phase 1 addition. Demolition has started at existing connecting link.

### Pittman Hall Electrical Service Improvements, A-011425

Single Contract - \$229,268.00; Heineken Electric Company, Inc., Beloit, Kansas - Contractor  
Inspection and construction by Orazem & Scalora Engineering, P.A.  
Notice to Proceed November 8, 2010; completion date March 8, 2011.

## **PITTSBURG STATE UNIVERSITY**

### Student Health Center, A-010243

Single Contract - \$2,271,743.00; Crossland Construction, Columbus - Contractor  
Inspection and construction administration by Anderson-MacAdam Architects, Inc.  
Notice to Proceed October 27, 2008; completion date July 1, 2009.

Waiting on as-built drawings.

### New Student Housing, A-010807

Single Contract - \$8,290,689.00; R. E. Smith Construction Company, Inc., Joplin, Missouri - Contractor  
Inspection and construction administration by Horst, Terrill & Karst Architects.  
Notice to Proceed July 13, 2009; completion date extended to August 4, 2010.

Substantial completion on all buildings. Liquidation damages are being assessed.

### Bowen Hall Renovation, A-010808

Single Contract - \$879,800.00; Crossland Construction Company, Inc., Columbus, Kansas - Contractor  
Inspection and construction administration by Anderson MacAdam Architects, Inc.  
Notice to Proceed May 4, 2009; completion date August 7, 2009.

Work is complete. Waiting on as-built drawings.

### Porter Hall Renovation – Deferred Maintenance – Phase 1, A-010925(a)

Single Contract - \$803,450.00; Crossland Construction Co., Inc., Columbus, Kansas - Contractor  
Inspection and construction administration by Helix Architecture.  
Notice to Proceed April 22, 2010; completion date August 7, 2010.

The project has been completed.

## **UNIVERSITY OF KANSAS**

### Kansas Law Enforcement Training Center, Phase II, Emergency Driver Training Course, A-010407

Single Contract - \$2,459,800.00; The Law Company, Wichita, Kansas - Contractor  
Inspection and construction administration by Treanor Architects, P.A.  
Notice to Proceed July 9, 2009; completion date April 7, 2010.

The Contract has been completed. Closeout documents have not been submitted.

### Kansas Law Enforcement Training Center, Phase II, Classroom & Office Bldg. A, Vehicle Storage Bldg., A-010407(a)

Single Contract - \$1,084,800.00; Regier Construction, Newton, Kansas - Contractor  
Inspection and construction administration by Treanor Architects, P.A.  
Notice to Proceed July 13, 2009; completion date February 11, 2010.

The Contract has been completed. Closeout documents have not been submitted.

### School of Pharmacy, A-010933

Multiple Contracts - \$32,577,727.00 (to date); J.E. Dunn Construction, Topeka, Ks. - Constr. Mgmt. At-Risk (CMAR)  
Inspection and construction administration by Treanor Architects, P.A.  
Notice to Proceed March 10, 2009; completion date August 2, 2010.

The project is substantially complete and the Certificate of Occupancy has been issued.

### Utility Tunnel Deferred Maintenance, Phase III, A-011059

Single Contract - \$826,100.00; Taylor Kelly, LLC, Kansas City, Kansas - Contractor  
Inspection and construction administration by PEC, Lawrence, Kansas.  
Notice to Proceed March 29, 2010; completion date extended to November 18, 2010.

Project is complete; waiting on final completion documents.

## **UNIVERSITY OF KANSAS MEDICAL CENTER**

### Wichita Campus - Pharmacy and Standardized Patient Training Addition, A-010970

Single Contract - \$2,554,299.00; Walz Harman Huffman Construction, Kechi, Kansas - Contractor  
Inspection and construction administration by McCluggage, Van Sickle, Perry Corporation.  
Notice to Proceed October 6, 2009; completion September 15, 2010.

The project is substantially complete.

### Parking Garage No. 4, A-011144

Single Contract - \$6,789,500.00; Crossland Construction, Columbus, Kansas - Contractor  
Inspection and construction administration by HTK Architects.  
Notice to Proceed June 8, 2010; Completion date May 2, 2011.

Pier drilling and installation of underslab M.E.P. have been completed. The first two bays of structural precast concrete have been erected.

## **WICHITA STATE UNIVERSITY**

### Duerksen Fine Arts Center HVAC System Replacement, A-010718

Single Contract - \$1,663,816.00; Central Air Group, Inc., Wichita, Kansas - Contractor  
Inspection and construction administration by MKEC, Consulting Engineers.  
Notice to Proceed April 19, 2010; completion date April 20, 2011.

Project is progressing on schedule.

## **SOCIAL & REHABILITATION SERVICES, DEPARTMENT OF**

### Laundry Building Restoration, A-011364

Single Contract - \$1,045,400.00; Construction Services Bryant, Inc., Wichita, Kansas - Contractor  
Inspection and construction administration by GMCN.  
Notice to Proceed November 1, 2010; completion date November 1, 2011.

The Contractor has mobilized on site and started site clearing and demolition.

## **TRANSPORTATION, KANSAS DEPARTMENT OF**

### Topeka Westgate Subarea Shop, A-010538

Single Contract - \$1,566,065.00; Shirley Construction, Inc., Topeka, Kansas - Contractor  
Inspection and construction administration by Bruce McMillan, AIA, Architects.  
Notice to Proceed July 13, 2009; completion date June 14, 2010.

The project has been completed and the Certificate of Occupancy issued.

## **WILDLIFE AND PARKS, DEPARTMENT OF**

### Lake Perry Wildlife Area, Small Office Building, A-011338

Single Contract - \$104,802.00; Shirley Construction, Inc., Topeka, Kansas - Contractor  
Inspection and construction administration by Luke Peterson Kaye.  
Notice to Proceed October 5, 2010; completion date April 3, 2011.

The Contractor has completed foundations, underground rough-in, slab-on-grade, exterior framing and sheathing.