



**Joint Committee on State Building Construction
October 2, 2013**

Kansas Department of Labor-Capital Improvement Plan Summary

FY 2014 Approved

Rehab and Repair

\$115,000 Federal and Fee Funds

General repair work to multiple agency owned buildings.

414-420 SW Jackson

\$30,000 Federal and Fee Funds

This property is used for general storage and Facilities Management. Specific repairs and maintenance include replacement of several second story windows, painting, demolition of a deteriorating overhang and replacement of three wood doors and five overhead garage doors.

FY 2015 Request

2650 E Circle Dr. South

\$24,000 Federal and Fee Funds

The KDOL Industrial Safety and Health and various Unemployment Insurance departments are housed at 2650 E Circle Drive South. We request approval to upgrade the restrooms throughout the building to meet ADA guidelines.

401 SW Topeka Blvd.

\$8,000 Federal and Fee Funds

The KDOL Administrative office is located at 401 SW Topeka Blvd. We request approval to replace building security light fixtures and bulbs. This upgrade is due to the changes in lighting technology over the past few years.

1309 SW Topeka

\$68,000 Federal and Fee Funds

The KDOL Information Systems program is housed at 1309 SW Topeka Blvd. We request approval to upgrade the restrooms throughout the building to meet ADA guidelines. We also request approval to replace building security light fixtures and bulbs. This upgrade is due to the changes in lighting technology over the past few years.

427 SW Topeka Blvd.

\$100,000 State General Fund

The property at 427 SW Topeka Blvd. is currently vacant. This property has been placed for sale twice in the past year. Each time the property has failed to bring an interested buyer. The property is appraised at \$89,000 of which the federal government owns 83 percent. To bring the structure to ADA compliance it will cost the agency more than the cost of demolition and much more than the appraised value. Federal guidance provides that the property must be inhabited if it is supported by federal funding. KDOL has received approval from USDOL to demolish this building. Therefore, the agency requests approval for the demolition of this property.

Rehab and Repair

\$115,000 Federal and Fee Funds

General repair work to multiple agency owned buildings.

Five-Year Capital Budget Plan--DA 418A

Division of the Budget
State of Kansas

Agency Name Kansas Department of Labor

Project Title	Estimated Project Cost	Prior Years	Current Year FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Subsequent Years
1. Rehabilitation and Repair Sale of Building and Program Funds	805,000		115,000	115,000	115,000	115,000	115,000	115,000	115,000
2. Renovation of 414, 416, 418 & 420 SW Jackson Sale of Building and Program Funds	30,000		30,000						
3. Renovation of Restrooms at 2650 E. Circle Dr. South Sale of Building and Program Funds	24,000			24,000					
4. Renovation of Restrooms at 1309 SW Topeka Sale of Building and Program Funds	60,000			60,000					
5. Renovation of Outside Lighting at 401 SW Topeka Sale of Building and Program Funds	8,000			8,000					
6. Renovation of Outside Lighting at 1309 SW Topeka Sale of Building and Program Funds	8,000			8,000					
Total	935,000	\$ --	145,000	215,000	115,000	115,000	115,000	115,000	115,000

Project Request Explanation--DA 418B

1. Project Title: Rehabilitation and Repair		2. Project Priority: 1				
Agency: Kansas Department of Labor						
3. Project Description and Justification:						
<p>The Kansas Department of Labor owns buildings in Topeka that normally need general repair work. This includes roofing, overlaying of parking lots, replacing sidewalks, painting, carpeting, and caulking. KDOL needs a contingency for the unknown needs that materialize during the year.</p> <p>As a result of KDOL's concerted effort to move staff/programs from leased spaced into agency owned space, reconfiguration of the owned space continues to be required in order to handle the movement of programs.</p> <p>The Kansas Department of Labor owns buildings in Topeka that need improvements to meet Executive Directive #07-373. Improvements such as water efficient toilets, LED lighting inside and outside, energy efficient hot water heaters and HVAC units will be needed to meet the energy audits performed by the Department of Administration.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework) 115,000 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs		1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs) 115,000				
Total <u> \$ 115,000</u>		Total <u> \$ 115,000</u>				
6. Amount by Source of Financing:						
Fiscal Years	1. Sale of Bldg.	2. WCFF	3.	4.	5.	Total
Prior Years						--
FY 2014	57,500	57,500				115,000
FY 2015	57,500	57,500				115,000
FY 2016	57,500	57,500				115,000
FY 2017	57,500	57,500				115,000
FY 2018	57,500	57,500				115,000
FY 2019	57,500	57,500				115,000
Subsequent Years	57,500	57,500				115,000
Total	402,500	402,500	\$	--	\$	--
				\$	--	\$
						805,000

Project Request Explanation--DA 418B

1. Project Title: Renovation of 414, 416, 418 & 420 SW Jackson Agency: Kansas Department of Labor	2. Project Priority: 2																																																																						
3. Project Description and Justification: <p>The building at 414, 416, 418 and 420 SW Jackson is one connected structure that houses the facilities management and maintenance staff. The building is also used as a maintenance shop and for general storage. Repairs would include replacement and repair of second story windows in the maintenance shop area; repair, scrape and paint outside wood trim; demolition of a deteriorating overhang and brick support columns on the backside of the building; replacement of three (3) wood doors and maintenance and repair of five (5) overhead garage doors including installation of electric openers for each.</p> <p>All expenses will be paid for with Sale of Building and Program funds.</p>																																																																							
4. Estimated Project Cost: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">1. Construction (including fixed equipment and sitework)</td> <td style="text-align: right;">22,400</td> </tr> <tr> <td style="padding-left: 20px;">2. Architect or engineer fee</td> <td style="text-align: right;">1,600</td> </tr> <tr> <td style="padding-left: 20px;">3. Moveable equipment</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">4. Project contingency</td> <td style="text-align: right;">2,200</td> </tr> <tr> <td style="padding-left: 20px;">5. Miscellaneous costs</td> <td style="text-align: right;">3,800</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$ 30,000</td> </tr> </table>	1. Construction (including fixed equipment and sitework)	22,400	2. Architect or engineer fee	1,600	3. Moveable equipment		4. Project contingency	2,200	5. Miscellaneous costs	3,800	Total	\$ 30,000	5. Project Phasing: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">1. Preliminary plans (including misc. costs)</td> <td style="text-align: right;">4,350</td> </tr> <tr> <td style="padding-left: 20px;">2. Final plans (including misc. and other costs)</td> <td style="text-align: right;">700</td> </tr> <tr> <td style="padding-left: 20px;">3. Construction (including misc. and other costs)</td> <td style="text-align: right;">24,950</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$ 30,000</td> </tr> </table>	1. Preliminary plans (including misc. costs)	4,350	2. Final plans (including misc. and other costs)	700	3. Construction (including misc. and other costs)	24,950	Total	\$ 30,000																																																		
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Total	15,000	15,000	\$ --	\$ --	\$ --	30,000																																																																	

Project Request Explanation--DA 418B

1. Project Title: Renovation of Restrooms at 2650 East Circle Drive South		2. Project Priority: 3				
Agency: Kansas Department of Labor						
3. Project Description and Justification:						
<p>Two restrooms on first floor of the Eastman Building have fixtures and interior finishings that date back to the 1950's. Stools, sinks and urinals are of the old style with high water usage. Privacy panels are rusted and deteriorating. At present, the restrooms are not ADA compliant. The project would entail removing the current walls, flooring and ceiling in both restrooms and converting them to "family" restrooms that meet ADA guidelines. Fixtures would also be replaced with current energy efficient fixtures.</p> <p>This project would be funded with Sale of Building and Program funds.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework) 18,500 2. Architect or engineer fee 2,500 3. Moveable equipment 4. Project contingency 2,000 5. Miscellaneous costs 1,000 <div style="text-align: right;">Total \$ 24,000</div>	1. Preliminary plans (including misc. costs) 900 2. Final plans (including misc. and other costs) 1,100 3. Construction (including misc. and other costs) 22,000 <div style="text-align: right;">Total \$ 24,000</div>					
6. Amount by Source of Financing:						
Fiscal Years	1. Sale of Bldg.	2. WCFF	3.	4.	5.	Total
Prior Years						--
FY 2014						--
FY 2015	12,000	12,000				24,000
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019						--
Subsequent Years						--
Total	12,000	12,000	\$ --	\$ --	\$ --	24,000

Project Request Explanation--DA 418B

1. Project Title: Renovation of Restrooms at 1309 SW Topeka		2. Project Priority: 4				
Agency: Kansas Department of Labor						
3. Project Description and Justification:						
<p>Two restrooms on first floor of 1309 SW Topeka have fixtures and interior finishings that date back more than thirty years. Stools, sinks and urinals are of the old style with high water usage. Privacy panels are rusted and deteriorating. The restrooms are marked as ADA compliant but likely do not meet current updated standards. The project would involve the removal of current walls, flooring and ceiling in both restrooms. This complete remodel of both restrooms would allow for both to meet current ADA and energy use standards.</p> <p>This project would be funded with Sale of Building and Program funds.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework)	47,000	1. Preliminary plans (including misc. costs)	1,750			
2. Architect or engineer fee	5,000	2. Final plans (including misc. and other costs)	2,250			
3. Moveable equipment		3. Construction (including misc. and other costs)	56,000			
4. Project contingency	5,000					
5. Miscellaneous costs	3,000					
Total	\$ 60,000	Total	\$ 60,000			
6. Amount by Source of Financing:						
Fiscal Years	1. Sale of Bldg.	2. WCFE	3.	4.	5.	Total
Prior Years						--
FY 2014						--
FY 2015	30,000	30,000				60,000
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019						--
Subsequent Years						--
Total	30,000	30,000	\$ --	\$ --	\$ --	60,000

Project Request Explanation--DA 418B

1. Project Title: Renovation of Outside Lighting at 401 SW Topeka		2. Project Priority: 5				
Agency: Kansas Department of Labor						
3. Project Description and Justification:						
<p>The Kansas Department of Labor owns buildings in Topeka that need improvements to meet Executive Directive #07-373. Improvements such as LED lighting, both inside and outside, will be needed to meet the energy audit requirements of the Department of Administration.</p> <p>This project request involves the replacement of the current outside building security lights at 401 SW Topeka with high efficiency LED commercial lights. Current lightning is expensive, uses high energy, has a short life span and is dangerous to replace. New commercial security lights will use only ten percent on the current power consumption and have a life expectancy of 50,000 hours. Energy and replacement costs will be lower while less labor will be needed to maintain the lights.</p> <p>All expenses will be paid for with Sale of Building and Program funds.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework) 8,000 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs		1. Preliminary plans (including misc. costs) 2. Final plans (including misc. and other costs) 3. Construction (including misc. and other costs) 8,000				
Total <u> </u> \$ 8,000		Total <u> </u> \$ 8,000				
6. Amount by Source of Financing:						
Fiscal Years	1. Sale of Bldg.	2. WCFF	3.	4.	5.	Total
Prior Years						--
FY 2014						--
FY 2015	4,000	4,000				8,000
FY 2016						--
FY 2017						--
FY 2018						--
FY 2019						--
Subsequent Years						--
Total	4,000	4,000	\$ --	\$ --	\$ --	8,000

Project Request Explanation--DA 418B

1. Project Title: Renovation of Outside Lighting at 1309 SW Topeka		2. Project Priority: 6																					
Agency: Kansas Department of Labor																							
<p>3. Project Description and Justification:</p> <p>The Kansas Department of Labor owns buildings in Topeka that need improvements to meet Executive Directive #07-373. Improvements such as LED lighting, both inside and outside, will be needed to meet the energy audit requirements of the Department of Administration.</p> <p>This project request involves the replacement of the current outside building security lights at 1309 SW Topeka with high efficiency LED commercial lights. Current lightning is expensive, uses high energy, has a short life span and is dangerous to replace. New commercial security lights will use only ten percent on the current power consumption and have a life expectancy of 50,000 hours. Energy and replacement costs will be lower while less labor will be needed to maintain the lights.</p> <p>All expenses will be paid for with Sale of Building and Program funds.</p>																							
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FY 2016						--																	
FY 2017						--																	
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FY 2019						--																	
Subsequent Years						--																	
Total	4,000	4,000	\$ --	\$ --	\$ --	8,000																	