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State Government

U-5 Capitol Restoration

The Capitol Restoration project that began in 1998 will be completed in December 2013. Total cost of the project is estimated at \$332.4 million including roof and dome replacement, expedited decisions, and completion of the Visitor's Center and Statehouse grounds, including \$7.0 million from the Kansas Department of Transportation (KDOT) for construction of roads and sidewalks around the Capitol building.

The Capitol Restoration project is predominantly financed by a series of bond issuances. Debt service is paid from the State General Fund. Bonds were approved in FY 2001 for \$40.0 million, FY 2002 for \$15.0 million, FY 2005 for \$19.8 million, FY 2006 for \$26.9 million, FY 2007 for \$16.2 million, FY 2008 for \$55.0 million, FY 2009 for \$38.8 million, FY 2010 for \$38.0 million, FY 2011 for \$36.0 million, FY 2012 for \$34.3 million, and FY 2013 for \$5.4 million, bringing the total amount approved to \$332.4 million for bonding.

Current Budget Estimate (in millions)	
FY 2001: Infrastructure—including rerouting mechanical, electrical, and plumbing systems; four underground mechanical vaults; demolition for NE Elevator and East Wing	\$ 40.0
FY 2002: Parking Garage	15.0
FY 2005: East Wing interior restoration; NE Elevator, exterior masonry investigation	19.8
FY 2006: West Wing interior restoration; West Wing roof repair; reconditioning of SW Elevator	26.9
FY 2007: Cost increases related to West Wing interior restorations	16.2
FY 2008: South Wing interior restoration and Rotunda first floor restoration; new NE and SE Elevators	55.0
FY 2009: Exterior restoration repairing eroded, cracked exterior walls	38.8
FY 2010: North Wing interior restoration, rotunda floors two through six restoration, copper Dome exterior restoration	38.0
FY 2011: North Wing and Rotunda	36.0
FY 2012: Roof Replacement, Dome Replacement, Chillers, North Wing Refinishes and Expedited Decisions	34.3
FY 2013: Visitor's Center completion and landscaping	12.4
TOTAL	\$ 332.4

On December 12, 2001, the state project manager issued a start work order on the first infrastructure project to relocate utilities and excavate for the utility vaults. Construction started on October 8, 2002, for the parking garage. Soon to follow was construction on the Northwest vault that started December 2, 2002. East Wing construction began on July 21, 2003. Construction of the Visitor's Center shell started on August 4, 2003. West Wing construction started on November 2, 2005.

The South Wing construction started on November 26, 2007. The Exterior Masonry project started on January 1, 2008. The North Wing construction began in December 2009 and is projected to complete in September of 2012. Replacement of the roof and Dome began in July of 2012. The Visitor's Center interior completion began in the spring of 2013. The Chief Architect indicates that the Capitol will be complete and construction crews fully demobilized from the site in December 2013.

Brief Project History

The Legislative Coordinating Council (LCC) authorized the Capitol renovation process in 1998 by adopting LCC Policy 55, which established a Capitol Restoration Commission (CRC). At the Commission's initial meeting on March 3, 1998, it adopted a mission statement and goals for the project, and agreed to request \$200,000 in the Department of Administration's FY 1999 budget to fund a historic structure report on the State Capitol building. The amount was included in the budget passed by the 1998 Legislature and approved by the Governor.

Another CRC meeting took place on May 19, 1998, at which time a project status report was reviewed and a concept statement regarding committee rooms and locations was adopted.

At the CRC's meeting of November 5, 1998, the Department of Administration's representative stated that a request for proposal (RFP) had been issued to secure a preservation architect to start the historic structures report.

The next meeting of the CRC took place on March 11, 1999. A status update was presented on the historical structure report, indicating that it would be completed in approximately eight months.

Treanor Architects was paid \$200,000 from the original FY 1999 appropriation for that report, according to records from the Department of Administration. A contract for all services totaled \$389,084 and included two principal subcontractors, Lynch Consulting, LLC, and TCI (The Collaborative, Inc.), as well as other subcontractors.

The 1999 Legislature included funding of \$825,000, all from the State General Fund in FY 2000, for Statehouse ground and facilities improvements, including an unspecified amount for the Statehouse historic structures report's completion. Department of Administration records indicate payments totaling \$189,084 from this funding source were paid to Treanor Architects in FY 2000 and FY 2001. Payments to Treanor totaled \$389,084 in FY 2000 and FY 2001.

At the March 7, 2000, CRC meeting, the Chairperson announced that the Preliminary Historic Structure Report was finished and copies of the Kansas State House Historic Structure Report status as of January 26, 2000, were distributed. At the March 7, 2000, meeting, the CRC adopted a recommendation to introduce legislation for a capitol preservation funding proposal for \$40.0 million in bonds.

During the 2000 Legislature, SB 660 was introduced by the Senate Ways and Means Committee upon recommendation of the CRC to provide a funding mechanism for the Capitol preservation and restoration process. SB 660, as amended, was passed by the 2000 Legislature and approved by the Governor. The bill authorized \$40.0 million in bonds to be repaid from the State General Fund.

At the next CRC meeting of April 25, 2000, copies of an executive summary, titled "Preservation and Restoration: Kansas State House," were distributed. The Chairperson noted that the purpose of the meeting was to receive updated information from the architects and to adopt both the master

plan for space allocation and the phasing of the project. The Chairperson introduced Mike Treanor of Treanor Architects, to explain space allocation proposals in a document titled “Kansas State Capitol Master Plan, Proposed Space Allocation and Project Phasing.” The CRC approved the master plan.

The executive summary described a project with four phases, beginning with the East Wing, then moving to the West Wing and the South Wing, and concluding with the North Wing and Rotunda. The project was anticipated to take five to eight years at an estimated cost of \$90 to \$120 million. The report cautioned that the cost estimate was qualified and that as time progressed, the “numbers will become more refined by the project team.

Detailed planning work began in September 2000 when the Department of Administration contracted with Treanor Architects to do the architectural design work. A budget had been developed by the state’s project manager, who assumed a construction budget of \$97,574,807 and architectural fees of \$10,974,510 for a design and construction budget of \$108,549,317. During the planning phase, the state project manager and Treanor developed a baseline budget, estimating construction for \$119,598,731 and architectural fees of \$13,981,391, for a total baseline budget of \$132,580,122.

On March 9, 2001, the Department of Administration contracted with J.E. Dunn for construction management services. In September 2001, J.E. Dunn, Treanor, and the state project manager developed a revised budget estimate that included an underground parking garage and Visitor’s Center’s for the project. By December 2001, the revised project budget was estimated at \$144,989,376. However, no project funding was added for the visitor center shell in the subsequent estimate since the shell area would be used as a construction entrance and staging site. On May 6, 2002, the project manager reported that the project would cost \$135,046,800. The CRC approved the estimated amount on November 20, 2002, when it accepted the “Program and Budget Review” presentation.

The November 20, 2003, and November 17, 2004, CRC meetings received an update on the project from Treanor Architects and J.E. Dunn Construction Company.

The 2005 budget estimate increased to \$162,227,091 during a CRC meeting. The CRC approved the increased amount on December 19, 2005. By December 14, 2006, the estimated cost had increased to \$172,541,931 and was accepted by the CRC.

The December 2007 budget estimate added \$38.8 million for the Exterior Masonry project which had not been included in previous estimates. The exterior masonry project and related Kansas Development Finance Authority (K DFA) bond expenses increased the projected budget to \$285.0 million.

The December 2008 meeting of the CRC determined that approximately \$145 million had been expended year to date on the Capitol Restoration. The Chief Architect indicated that cost reductions had been made from the original proposal including decreasing the number of staircases from the 1st to 2nd floor from four to two and delaying the purchase of surveillance equipment. The Chief Architect also indicated that the current amount of bonding authority would not complete the Capitol Restoration and that work on the North Wing would be suspended pending the appropriation of further funding.

The 2011 Legislature added bonding authority in FY 2012 for the Capitol Restoration project for the issuance of \$34.3 million in bonds for Capitol Restoration. Major items for the Capitol included the replacement of the roof (\$11.3 million), replacement of the dome (\$10.3 million), replacement of the air conditioning chillers (\$2.7 million), completion of the interior finishes of the North Wing (\$6.0 million), previous cost increases for the West Wing (\$2.8 million), and unforeseen failure and delaminating of plaster walls in the West Wing (\$1.1 million). The approved bonding authority increased the estimate for the project to \$319.9 million.

The State Finance Council in FY 2013 added \$5.4 million in bonding authority for completion of the

visitor's center and \$7.0 million from the KDOT for construction of roads and sidewalks around the capitol. KDOT indicates that the \$7.0 million will come fully from operational or federal monies and will not impact approved projects. The construction contractor and architect also project \$5.0 million

in savings from previous phases and \$3.1 million in savings due to contingency funds and soft cost reductions. This \$8.1 million is not included as part of the budget estimate, as it was savings from previous phases of the project and not new expenditures.

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