

Report of the Joint Committee on State Building Construction to the 2020 Kansas Legislature

CHAIRPERSON: Representative J. R. Claeys

VICE-CHAIRPERSON: Senator Rick Billinger

OTHER MEMBERS: Senators Marci Francisco, Tom Hawk, Carolyn McGinn, and John Skubal;
Representatives John Alcala, Eileen Horn, Michael Houser, and Marty Long

CHARGE

The Committee is authorized by KSA 46-1701, which includes provisions allowing the Committee to meet on the call of its Chairperson at any time and any place within the state and to introduce legislation. The Committee is authorized to:

- Study, review, and make recommendations on all agency five-year capital improvement plans, leases, land sales, and statutorily required reports by agencies; and
- Review possible designs for the Docking State Office Building.

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Joint Committee on State Building Construction

ANNUAL REPORT

Conclusions and Recommendations

All five-year capital improvement plans and leases were recommended by the Committee, except for the following:

- The recommendation for the Department of Corrections five-year plan deleted the conversion of the Kansas Juvenile Correctional Complex and deleted \$144.9 million for a new 1,200-bed facility;
- The recommendation for the Kansas Insurance Department deleted all expenditures beyond fiscal year (FY) 2020 due to the agency relocating into a leased building during Fall 2019;
- The recommendation for the Kansas Highway Patrol five-year plan deleted all expenditures for replacing the fleet car wash for FY 2021;
- The recommendation for the Department for Children and Families included moving the Topeka LED lighting replacement project up to occur with the lobby remodel; and
- The recommendation for the Kansas Department for Aging and Disability Services/state hospitals deleted the renovation of the Biddle Building at Osawatomie State Hospital.

Proposed Legislation: None

BACKGROUND

The Joint Committee on State Building Construction was established during the 1978 Session. The Special Committee on Ways and Means recommended the bill creating the Committee, 1978 HB 2722, as a result of its interim study of state building construction procedures.

The Committee was expanded from six members to ten members by 1999 HB 2065. It is composed 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 Committee or appoint a member of such committee 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 Committee is six members. The chairperson and vice-chairperson are elected by the members of the 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 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 Committee are set forth in KSA 2018 Supp. 46-1702. The 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 Committee also studies reports on capital improvement budget estimates that are submitted by the State Building Advisory Commission. The Committee makes annual reports to the Legislature through the Legislative Coordinating Council (LCC) and other such special reports to the appropriate committees of the House of Representatives and the Senate.

Each state agency budget estimate for a capital improvement project is submitted to the Committee, the Division of the Budget, and the State Building Advisory Commission by July 1 of each year. Each estimate includes a written program statement describing the project in detail (KSA 2018 Supp. 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 Committee each January regarding the federally funded projects, and the Director of Kansas Correctional Industries advises and consults with the Committee prior to commencing such projects for the Kansas Correctional Industries (KSA 2018 Supp. 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 Committee on each change order or change in plans having an increase in project

cost of \$125,000 or more, prior to approving the change order or change in plans (KSA 2018 Supp. 75-1264). This threshold was increased from \$25,000 to \$75,000 in 2000 HB 2017 and 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 and state educational facilities (KSA 2018 Supp. 76-786) and in 2004 for projects undertaken by the Kansas Bioscience Authority (KSA 2018 Supp. 74-99b16).

If the Committee will not be meeting within ten business days, and the Secretary of Administration determines it is in the best interest of the State to approve a change order or change in plans with an increase in project costs of \$125,000 or more, 2000 HB 2017 provided an alternative to prior approval by the Committee. Under these circumstances, a summary description of the proposed change order or change in plans is mailed to each member of the Committee, and a member may request a presentation and review of the proposal at a meeting of the 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 Committee, who will call a meeting as soon as possible. At that point, the Secretary of Administration is not to approve the proposed action prior to a presentation of the matter at a meeting of the Committee. If two or more members do not request the proposed matter be heard by the Committee, the Secretary of Administration is deemed to have advised and consulted with the Committee and may approve the proposed change order, change in plans, or change in proposed use (KSA 2018 Supp. 75-1264).

The “comprehensive energy bill,” 2009 Senate Sub. for HB 2369, required the State to establish energy-efficient performance standards for State-owned and -leased real property, and for the construction of state buildings. State agencies are required to conduct energy audits 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

Committee that identifies properties where an excessive amount of energy is being used (KSA 2018 Supp. 75-37,128).

COMMITTEE ACTIVITIES

The LCC approved three meeting dates for the Committee. The Committee met on two days, August 2 and October 28, 2019. The Committee reviewed agencies' five-year capital improvement plans, reviewed leases, received an update on the Docking State Office Building, and received the Department of Transportation's Excess Right-of-Way Annual Report. The Committee also toured the Kansas Department of Health and Environment's (KDHE's) lab and the Insurance Department Building before it was vacated. All agency five-year capital improvement plans were recommended, except for the following:

- The recommendation for the Department of Corrections five-year plan deleted the conversion of the Kansas Juvenile Correctional Complex and deleted \$144.9 million for a new 1,200-bed facility;
- The motion for the Kansas Insurance Department deleted all expenditures beyond fiscal year (FY) 2020 due to the agency relocating into a leased building during Fall 2019;
- The recommendation for the Kansas Highway Patrol five-year plan deleted all expenditures for replacing the fleet car wash for FY 2021;
- The recommendation for the Department for Children and Families included moving the light-emitting diode (LED) lighting replacement project up to occur with the lobby remodel; and
- The recommendation for the Kansas Department for Aging and Disability Services/state hospitals deleted the renovation of the Biddle Building at Osawatomic State Hospital.

Five-Year Plans

Kansas Department of Corrections (KDOC). An agency representative stated the number one priority for KDOC is the five-year Rehabilitation, Remodeling, Renovation, and Repair Program (Program). It receives \$5 million per year for Program. Of the \$5.0 million, \$500,000 has gone to bond payments that will be paid off in 2020. The agency representative requested the funds that had been used to pay the bond go back into the agency's Program projects in subsequent years. The \$5.0 million per year was statutorily capped approximately 20 years ago. Construction inflation has reduced buying capacity to about \$0.43 for every \$1.00. As a result, KDOC cannot complete the same number of projects it was able to 20 years ago.

The agency representative discussed two specific capital improvement projects KDOC requested be deferred until Fall 2022 or later: the Kansas Juvenile Correctional Complex conversion project and new construction of a 1,200-bed facility at a total cost of \$144,931,549.

Kansas Insurance Department. An agency representative stated the capital improvement plan was developed without knowing what the Committee may do regarding the proposed lease. Since the Committee recommended the lease, the agency representative noted the yearly \$35,000 for maintenance should be removed for FY 2021 and future years. The representative asked the Committee to keep the maintenance fund through FY 2020 to cover maintenance needs through the end of calendar year (CY) 2019.

State Historical Society. An agency representative shared with the Committee the agency owns 58 buildings and structures across the state, as well as a combined 600 acres. The agency has no bonds. The first priority is the annual funding used for emergency repairs. For example, in FY 2019, storms caused severe damage to two historic sites. The representative expressed appreciation for the funding support and noted the funds from the State are used to leverage funding from other sources. The representative highlighted two specific projects in the capital improvement plan. First, the Kaw Mission and the Last Chance store are both on the Santa Fe Trail, which will celebrate its 200th anniversary in 2021.

Both sites are currently undergoing rehabilitation at a projected cost of \$400,000. Of that total, 21 percent is from state funds while 79 percent is from grants and private donations. The second project is the Kansas Museum of History on the west side of Topeka. The plan is for a \$7.0 million upgrade of exhibits with most funds being raised from Kansas business and individuals. For FY 2021, the agency is requesting \$650,000 from the State to replace the heavily traveled lobby floor and reconfigure the lobby as part of a much needed upgrade. The request represents about 9.0 percent of the total cost of the project

Kansas Bureau of Investigation (KBI). The Director of the KBI stated the KBI owns three facilities of approximately 94,000 square feet. The agency has about a \$100,000 yearly budget for rehabilitation and repair to maintain and keep the buildings as efficient and functional as possible. The Director stressed the importance of this funding, as the KBI's oldest building was built in 1929 and received a major upgrade in 1984. The agency also leases six additional buildings for a total space of about 128,000 square feet.

The Director reported the agency completed its project to renovate 2,500 square feet of the first floor of the KBI Headquarters. The renovation was completed in December 2018 and houses the newly developed Northeast Child Victims Task Force. The agency will be able to enhance its capacity to focus investigative efforts on cases where children are victimized in the northeast region of the state. The KBI has four facility priorities in FY 2020, which are outside the scope of what it can accomplish with the allocated rehabilitation and repair moneys. The first project is the Forensic Laboratory at the Great Bend regional office. The renovation will include replacement of the heating, ventilation, and air conditioning (HVAC) system, plumbing and electrical, new room layouts, replacement of existing cabinets, and new LED lighting. The projected cost is \$950,000 with completion by the end of CY 2020.

The second project is the HVAC replacement in the Topeka Headquarters. The current unit was installed in 1984 and is well beyond its estimated life expectancy of 20 years. Through the support of the Legislature and the Governor, the KBI received \$286,000 to replace the existing unit with

a chiller-based unit and the completion will be within FY 2020.

The third project is the modernization of the Headquarters auditorium. With cosmetic updates and minor structural changes, the KBI will create a usable, cost-effective, multi-functional space to be used for meetings, trainings, and special events. The estimated project cost is \$50,000.

The final project is repairing the parking lot outside the Topeka Annex. The lot has deteriorated beyond repair and is a hazard to both employees and customers. It will be replaced with new six-inch reinforced concrete. The estimated cost is \$50,000. The representative emphasized the agency focuses its five-year capital improvement plan on critical items it has no means to address within existing resources.

Kansas Department of Commerce. An agency representative presented the five-year capital improvement plan. All projects are supported by U.S. Department of Labor's Wagner-Peyser Act funding. In FY 2021, the second phase of the elevator replacement project at the Topeka Workforce Center is anticipated. In FY 2022, the HVAC system in the Topeka Workforce Center will be replaced. In FY 2023, the roof will be replaced in the Dodge City Job Center; in the Topeka facility, the brick veneer will be resealed and waterproofed. In FY 2024, new carpet and an electrical improvement project is planned for the Hays Workforce Center. In FY 2025, electrical improvements, including installing LED lighting, are scheduled for the Topeka facility. The project includes replacing the exterior door frame for better energy efficiency.

Kansas Department of Labor. An agency representative addressed the agency's five-year capital improvement plan. The agency owns three buildings with significant-sized parking lots. The buildings and lots need much routine maintenance and general repair to keep them in good, usable condition. She noted some renovation projects, which had been previously approved, were moved from FY 2019 to FY 2020 due to the initial lack of adequate bids. The agency was able to obtain adequate bids and the project has been awarded. As a result of the delay, other projects were reduced due to funds and timing. A parking issue was resolved at the Eastman building (2650 E.

Circle Drive South) in Topeka. Concrete work on the stairs of the main building at 401 SW Topeka Blvd. was started. The agency is requesting an additional \$70,000 in FY 2020.

Other changes include inserting the overlay of the parking lot and moving installation of the intercom system at Eastman building from FY 2019 to FY 2021. In FY 2022, the agency will spread out the Eastman project in phases across three years through FY 2025. In FY 2023, projects include replacing windows and repairing brick walls on all buildings. In FY 2024, the air conditioning unit will be replaced at the main building. All projects will be paid for by program funds.

Kansas Highway Patrol (KHP). An agency representative presented the agency's five-year capital improvement plan. The representative stated the plan represents a request of \$5.3 million across the next five years. There are six general projects of less than \$50,000 each. First, Troop J Training Academy in Salina will include removal of current asphalt and installation of a concrete pad at the shooting range and replacement of the chiller, flooring, kitchen equipment, and the gym stairs. A second project at the Troop J is for routine maintenance and repair that includes wireless access points, upgrading security, demolishing an innkeeper's house, and upgrading electrical service on the campus. The third request includes a summary of major projects at KHP-owned buildings, including installing air conditioning at the hangar in Topeka, paving the Chanute shooting range, replacing the fleet car wash, painting the exterior, replacing lighting and windows in several phases, and upgrading security. The fourth request involves maintenance and repair projects, including window security, the intercom system, and the security access system. The fifth request includes routine maintenance and repair for Troop I scales in Topeka. Due to operations running 24 hours per day and 365 days per year, the scales must constantly be certified and eventually replaced.

The final request is for new construction for three projects. The first project is a storage building for Troop E in Garden City. This project was deferred from FY 2019 to FY 2020. The building will be used to store a variety of security vehicles. The total estimated project cost is

\$300,653 and will be sponsored with federal forfeiture funds in FY 2020, contingent upon having sufficient funds available. The second project is a storage building at Troop A headquarters in Olathe that will also house security vehicles. The estimated project cost is \$302,400 and will be from federal forfeiture funds in FY 2021, as available. The third project is an evidence facility at Troop C in Salina. Due to current health and environmental concerns and the challenges of housing evidence, more effective and efficient evidence management is needed. The estimated budget is \$1.2 million and also will be from federal forfeiture funds in FY 2021.

Adjutant General's Department. An agency representative of the Adjutant General's Department outlined the five-year capital improvement plan for the agency, noting the total estimated project cost at \$133,074,415. The representative stated the Bond Debt Service is payment of all bonds within the Debt Service Program. This is the last year for payments on the Great Plains Joint Training Center bonds. Only the \$6 million in armory renovation bonds is left to be paid; it will be paid in FY 2030.

Most of the plan is for rehabilitation and repair of the agency's 38 armories and other Kansas National Guard facilities. The Adjutant General's Department has a cooperative agreement between the State and the National Guard Bureau, which requires mostly a 50.0 percent state match; however, a few are a 25.0 percent state match. The state funds will go toward physical security requirements, grounds keeping, code compliance, and utility infrastructure. New construction will be built on Forbes Field and Fort Leavenworth and will be funded by the federal government.

Another agency representative stated the agency is statutorily charged with coordinating emergency operations through all phases of emergency management. Since January 2019, the Kansas Division of Emergency Management (KDEM) has been activated four times. In 2018, it was activated 12 times. Nine days were consecutive due to wildland fires. The KDEM has outgrown its current facilities and is requesting a new facility as part of the Adjutant General's Department's five-year capital improvement budget plan. The new facility will provide

continuity during emergency operations, as well as incorporate security measures.

Kansas Commission on Veterans' Affairs Office (KCAVO). An agency representative presented the agency's FY 2020 capital improvement projects. The Kansas Veterans' Home, located in Winfield, projects are to replace the boiler, install a covered walkway to accommodate wheelchairs, replace the roof, resurface parking lots, and construct a new maintenance building. The estimated cost is \$920,000 in FY 2020.

The Kansas Soldiers' Home is located in Fort Dodge. The projects include replacing automatic doors, completing building renovations, installing parking lot overlay, and upgrading an elevator. The estimated cost is \$780,000 in FY 2020. The cemetery projects include a new columbarium at the Winfield Cemetery, installing cameras at all state veterans cemeteries, and installing a storage unit at the Winfield Cemetery. The estimated cost is \$91,000 in FY 2020.

There are additional projects at these facilities scheduled for FY 2021. These include four projects at the Kansas Veterans' Home, four projects at the Kansas Soldiers' Home, and one project for the Cemetery Program. The representative noted one of the buildings of the Kansas Soldiers' Home was slated for demolition. The State Historical Society, Dodge City, and others were interested in seeing if the building could be saved; this group has put a request for proposal out to determine the feasibility of saving the building. If that goes through, the building will no longer be a project of the KCAVO.

Kansas Department for Children and Families (DCF). An agency representative for DCF reported the DCF Topeka Service Center is located at 500 SW Van Buren and serves the East Region. The agency leases the building from the Topeka Public Building Commission on a lease-to-buy agreement. The State will own the building in 2029. The agency is responsible for capital improvements and the lease requires the agency to set aside \$64,725 annually, in a state fund, to provide the improvements as needed. Pursuant to federal rules, expenditures are made using state funds when incurred. These funds are then

amortized to leverage federal funds. The fund has a current balance of \$794,564.46.

The representative outlined the capital improvement projects, which include a lobby remodel in FY 2020 to increase security, replacement of two boilers in FY 2021, parking pavement in FY 2022, and replacing the air handler in FY 2023 and FY 2024. In FY 2025, the project will be to replace lighting to LED, which will reduce utility costs by approximately 30 percent.

Judicial Branch. An agency representative presented the five-year capital improvement plan for the Kansas Judicial Center. He discussed two projects: relocating the security guard station at a cost of \$200,000 in FY 2019 and relocating two Court of Appeals judicial offices at a cost of \$340,000 in both FY 2019 and FY 2020.

Department of Administration. The Director of the Office of Facilities and Property Management discussed the Department of Administration's focus on rehabilitation and repair projects for state buildings around the Capitol Complex. Projects include elevator modernizations, air handlers, restroom remodeling and plumbing replacement, window replacement, and concrete repair.

Department for Aging and Disability Services (KDADS) and state hospitals. An agency representative stated the four state hospitals house and treat 1,100 Kansans every day and the four campuses include nearly 200 buildings. Many of the buildings are 50 years old or older. In addition to the routine requests for maintenance and repair projects, the agency would like to request \$5.3 million to renovate the Biddle Building at Osawatomie State Hospital. The building was built in 1952 and is in need of major renovation.

The representative stated it was not certain whether the requested renovation of the Biddle Building would bring it up to code for federal certified beds, or whether the renovations would only make it so other patients could be accepted for those beds.

Kansas Department of Transportation (KDOT). The Deputy Secretary, KDOT, stated the

primary focus of the agency's five-year capital improvement program is on preservation of buildings and some construction. A total of \$14,808,018 is requested for FY 2021. The agency owns 981 buildings, including everything from sheds to the district offices. Improvements include electrical systems, re-roofing, modernization, and larger repair shop capacity, as vehicles are bigger than in the past.

Kansas State School for the Blind. The Chief Operating Officer, Kansas State School for the Blind, summarized the projects for the agency. In FY 2020, \$304,000 is requested for safety and security systems, \$410,589 for HVAC upgrades, and \$419,215 for rehabilitation and repair work. The representative plans on grounding the buildings to protect from lightning strikes, which occur frequently and cause damage or loss of internal electrical systems. Energy efficiency is a priority. Specifically, projects include moving from a centralized boiler to zone heating and cooling, as well as shifting to LED lighting.

Kansas State School for the Deaf. The agency representative noted the School for the Deaf has the same overall priorities as the School for the Blind, but with differences in the particulars. The agency will be retiring a debt this year that was used to replace the boiler. For FY 2020, \$202,300 is requested for safety and security. This school utilizes color-coded visual notifications, televisions, phone, and phone apps to communicate with students. It requests \$513,000 for rehabilitation and repair work, including minor renovations and code upgrades of the 1960s era high school. A total of \$903,000 is requested for a major renovation to Roth Auditorium, including repairs to damage caused by a steam rupture and to make the stage area accessible for students. Projects in later years include changing the security locks from a magnet system to an electrical strike. The current system becomes non-secure when there is a loss of power. Upgrades are needed to the gym, which would enable the school to generate income by renting out the gym.

Kansas Department of Wildlife, Parks and Tourism (KDWPT). The Budget Director, KDWPT, summarized the five-year capital improvement plan. Funding comes from a variety of fee funds. In FY 2020, the request is

\$17,047,660 and, for FY 2021, it is \$14,800,500. Projects are divided between new construction and additions, and rehabilitation and repair of current assets. There was quite a bit of water damage earlier this year from storms. The agency is working with both the Federal Emergency Management Administration (FEMA) and the Kansas Division of Emergency Management to assess the condition of electrical, water, and sewer systems in affected areas. Revenues from visitors were down \$1.0 million in June 2019. For July and August 2019, the revenues were about the same as they were in 2018, so they are slowly recovering. Kansas is similar to the national trend in declining purchases of hunting and fishing licenses. The agency re-structured fees in the past several years to offset the lower number of licenses. Due to the damage to Lake Perry and other areas, the agency is anticipating some financial reimbursement from FEMA.

Kansas State Fair. The Board President, Kansas State Fair, presented the agency's five-year capital improvement plan. The Kansas State Fair owns 280 acres, has 70 buildings, and serves about 500,000 persons annually. The request is \$628,167 in FY 2020 and each year through FY 2024. The representative highlighted three projects. The agency is considering the removal of the racetrack to make room for a multi-use arena; the removal of a storage facility, which could increase green space; and repurposing the Bison Building, which can no longer be used as it is due to fire concerns. An additional project is to pursue maintenance of the fairground roads

Kansas Board of Regents. An agency representative shared the capital improvement requests and five-year plans for all seven universities. Representatives from each school highlighted their individual plans. In response to an inquiry about Educational Building Fund (EBF) moneys not being used for new construction, the agency representative responded universities raise private funds and donations for new building construction.

University of Kansas. An agency representative discussed formerly deferred maintenance projects that had been completed, which included replacing aging utilities, parking improvements, and roof replacement. These projects were funded by EBF. Parking lot

improvement was funded by parking fees. Current projects include an overall master plan for land acquisition and program development. Other projects include re-roofing, chiller replacement, pavement maintenance, phased mechanical upgrades, electrical and safety systems, building renovations, and classroom conversions. Funding sources include EBF, student fees, grants, and endowment funds. Future projects include parking improvements, razing an administrative building for which changes to bring it up to code are not feasible, utilities improvements, and chilled water plant. The University Master Plan will also be updated.

University of Kansas Medical Center. An agency representative discussed the deferred maintenance, noting only about five buildings have roofs that are more than 20 years old, which helps in keeping maintenance costs down. Other projects include replacing obsolete HVAC controls, developing Americans with Disabilities Act (ADA)-compliant restrooms, a new anatomy lab, a new entry, and parking. Future projects include a \$17.0 million upgrade to the School of Medicine on the Wichita campus to accommodate expanding enrollment. Expansion plans for Dykes Library in Kansas City would create classroom, clinic, and faculty space for a new dental school; funding for the dental school is yet to be determined. The representative noted Kansas currently does not have a dental school and it impacts the shortage of dentists, especially in rural areas of the state. Another future project is the solar array project, which is projected to gain utility savings.

Kansas State University. An agency representative noted joint projects among the university, the National Bio and Agro-defense Facility (NBAF), athletics, and the City of Manhattan for several road projects. The university has a major \$20.0 million energy management project that includes infrastructure and systems upgrades and retrofitting the entire campus to LED lighting. Energy savings is expected. The university will use a design, bid, and build process. The project will be funded by a campus bond with an anticipated payback of five to seven years. Deferred maintenance includes restroom renovations for ADA compliance, fire alarms, and roof replacements. Current projects include several renovations on the main campus; a

\$3.1 million runway replacement on the KSU Polytechnic campus in Salina, funded by KDOT and private funds; and a \$5.0 million facility for a new Multi-Cultural Student Center, also funded by private funds. Future projects include a \$5.7 million expansion and remodel of McCain Auditorium. A second project is a \$49.9 million expansion and remodel of the Bill Snyder Family Stadium South End Zone. The third project is a \$150.0 million new Agricultural Research and Extension facility. These three projects are funded by private funds

Wichita State University (WSU). An agency representative outlined seven current capital improvement requests for WSU:

- Replacement of cooling tower fans, with an estimated cost of \$1.8 million. The funding source is yet to be determined;
- Upgrades to systems for the National Institute for Aviation Research (NIAR) Crash Dynamics Laboratory, with the cost of \$6.3 million funded by private industry and federal grants;
- Phase V improvements to Eck Stadium at \$3.2 million, funded by private gifts;
- Renovation and expansion of Koch Arena at \$13.8 million, funded by private gifts;
- A research lab in the NIAR Advanced Technologies Laboratory for Airspace Structures Building, Sector C, at \$1.2 million, funded by grants and restricted funds;
- A \$50.0 million new school of business, funded by private funds and revenue bonds. It is anticipated to be ready for classes in 2022; and
- Parking improvements at \$500,000 per year from parking funds.

The agency representative highlighted three updates on projects. The Partnership 3 Building shell is complete. The YMCA and WSU Student Wellness Center has an anticipated completion of

December 2019. The Partnership 3 Building with a 106-room Hyatt Place hotel is expected to be completed in Summer 2020. In response to an inquiry, the representative said the school is evaluating the long-term maintenance activity.

Emporia State University. An agency representative discussed the recently completed projects, current capital projects, and future improvement projects. Schallenkamp Hall is complete; it will house 324 students and has common learning space, as well as other amenities. Other completed work included updating lab equipment and refurbishing theater seating. Current projects include proceeding with the Master Plan to adapt and re-use existing buildings or demolish them if necessary. Phase II of the new Aquatic Research and Outreach Center is under way, utility lines are being buried, and new LED lighting is being installed. The Breidenthal University House is nearly completed. It houses the university president. Future projects include a new tennis facility, building a new maintenance facility to move it from the middle of the campus, building an addition for a new wet laboratory, and adapting a large building in the center of campus for new usage.

Pittsburg State University (PSU). An agency representative noted several partnerships and the momentum to make capital improvements on campus. All buildings are on the 400-acre campus with the exception of project Block 22, which is in downtown Pittsburg. PSU is replacing water-cooled chillers that serve three academic buildings using EBF rehabilitation and repair moneys. Emergency repairs were necessary due to storm and water damage caused by high winds, and \$50,000 of rehabilitation and repair funding was used to replace 1970s-era exhaust fans. Current projects include a \$1.0 million renovation to the library, partially funded by EBF rehabilitation and repair funds; an \$18.0 million renovation and expansion of the Kelce College of Business, funded by both private funds and EBF rehabilitation and repair; and other renovations from private funds. Future projects include several expansions of current buildings with private funding, which will be determined at a later time. One of the expansions will accommodate the growth of the School of Nursing.

Fort Hays State University. An agency representative outlined the projects for rehabilitation and repair, which include roof replacement, exterior lighting upgrades, and repairs to the pedestrian bridge guardrails. The current capital improvements include \$15.25 million from university funds and bonds for the expansion of the union to house the Center for Student Success. The second project will be \$1.0 million from university funds and rehabilitation and repair to renovate Rarick Hall. Future projects include replacing asphalt with concrete and renovation of Forsyth Library using both university funds and educational building funds.

Statutorily Required Reports

The State Transportation Engineer, in accordance with KSA 2018 Supp. 75-3516, reported on KDOT's inventory system for real property and real estate transactions. The representative highlighted the agency's Bureau of Right of Way (Bureau), which maintains the inventory system for all real property and is responsible for acquiring property rights for infrastructure and non-infrastructure projects. The Bureau also disposes of excess right-of-way (ROW) property. The agency is working to digitize its records. The representative explained there is a tiered decision-making process in place to dispose of excess ROW property. Funds from sales have gone back into the State General Fund, to the agency, or to the federal government.

Leases and Land Sales

The State Lease Administrator, Office of Facilities and Property Management, presented the following leases, all of which were recommended by the Committee:

- Lease for KDHE in Topeka, Kansas;
- Lease for the Kansas Department of Revenue Driver's License Examination Office in Atchison, Kansas;
- Lease for KDADS in Topeka, Kansas;
- Lease for DCF in Topeka, Kansas;
- Lease for DCF in Hutchinson, Kansas;

- Lease for the Kansas Insurance Department in Topeka, Kansas;
- Lease of office space by Pheasants Unlimited, Inc., from KDWPT; and
- Lease between WSU and the YMCA for the Student Wellness Center and the Wesley Healthcare Urgent Care Center.
- The motion for the Kansas Insurance Department deleted all expenditures beyond FY 2020 due to the agency relocating into a leased building during Fall 2019;
- The recommendation for the KHP five-year plan deleted all expenditures for replacing the fleet car wash for FY 2021;

CONCLUSIONS AND RECOMMENDATIONS

All agency five-year capital improvement plans were recommended by the Committee, except for the following:

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- The recommendation for DCF included moving the Topeka LED lighting replacement project up to occur with the lobby remodel; and
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