



Five-Year Capital Improvement Plan – FYs 2014 - 2018
Joint Committee on State Building Construction
August 15, 2012

Good afternoon Mr. Chairman and members of the Committee. I am Kim Torrey, 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. This project involves the labor, materials and equipment to replace (4) roofs at the Academy. The first roof replacement was completed in FY 2009 and the original plan was to continue with the other roofs in consecutive fiscal years. However, this project was eliminated in FY 2010 and 2011 due to budget reductions. In FY 2012, there was adequate budget in the KHP Operations Fund to support the non-grant funded positions of the Academy staff. In prior years it had been necessary to fund 12 Academy positions from the KHP Training Center Fee Fund. As a result of the payroll funding change in FY 2012, there is sufficient cash in the KHP Training Center Fee Fund to replace three of the four roofs in FY 2013. A supplemental budget request will be submitted in FY 2013 (\$505,322) seeking approval to proceed with three roof replacements. The five-year capital improvement plan includes replacing one roof in FY 2014 (\$153,770), with the contingency that the FY 2013 budget supplemental will be approved and there is sufficient cash in the KHP Training Center Fee Fund.

- The fourth project in the Patrol's plan includes annual funding of \$290,902 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 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 45th and Hillside in Wichita and in an agency-owned building in Valley Center. Since the FY 1993 budget cycle, the 21st 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 20,000 square foot facility on KDOT-owned property at K-254 and Rock Road in Sedgwick County. A proposed conceptual building design has been completed for the KHP by the architectural firm of Emig and Associates, which includes office space for the KBI. The cost estimates for this project assume KDOT will complete the site development, which will significantly reduce the overall cost of the project.

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

PROJECT REQUEST EXPLANATION

1. Project Title Debt Service - Principal - Vehicle Fleet Storage/Maint. Facility	2. Project Priority	1
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3. Project Description and Justification

The Highway Patrol has worked closely with the Division of Architectural Services and the Division of Facilities Management to acquire vehicle storage space on a long-term basis. Approval of the long-term lease purchase initiated a discussion regarding the savings available through the use of bond financing rather than developer financing. During the 2001 Legislative Session, the Governor recommended and the Legislature approved the issuance of bonds to acquire this facility.

The construction of the Storage Building was completed as anticipated in October 2001. A bond issuance was completed in November and financing to purchase offered on Nov. 9, 2001. A law suit was required to force the sale of the property. The State was successful in both the District Court and the Court of Appeals. The Developer finally appealed to the Supreme Court, which also found in favor of the state.

	Interest	Principal	Total		Interest	Principal	Total
FY 2004	242,925	225,000	467,925	FY 2012	105,200	265,000	370,200
FY 2005	174,975	200,000	374,975	FY 2013	91,575	280,000	371,575
FY 2006	168,900	205,000	373,900	FY 2014	77,200	295,000	372,200
FY 2007	161,625	210,000	371,625	FY 2015	61,819	305,000	366,819
FY 2008	152,750	220,000	372,750	FY 2016	45,281	325,000	370,281
FY 2009	142,325	230,000	372,325	FY 2017	27,825	340,000	367,825
FY 2010	130,575	240,000	370,575	FY 2018	9,450	360,000	369,450
FY 2011	118,200	255,000	373,200				

<p>4. Estimated Project Cost:</p> <p>1. Construction (including fixed equipment & sitework) -</p> <p>2. Architect's Fee -</p> <p>3. Movable equipment -</p> <p>4. Project contingency -</p> <p>5. Miscellaneous costs \$295,000</p> <hr/> <p>Total \$295,000</p>	<p>5. Project Phasing:</p> <p>1. Preliminary plans (including misc. costs)</p> <p>2. Final plans (including misc. costs)</p> <p>3. Construction (including misc. & other costs) \$295,000</p> <hr/> <p>Total \$295,000</p>
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6. Amount by Source of Financing:

Fiscal Years	1. SGF	2. FFF	3. OPS	4	5	TOTAL
Prior Yrs.	-	-	2,330,000	-	-	2,330,000
FY 2014	-	-	295,000	-	-	295,000
FY 2015	-	-	305,000	-	-	305,000
FY 2016	-	-	325,000	-	-	325,000
FY 2017	-	-	340,000	-	-	340,000
FY 2018	-	-	360,000	-	-	360,000
	-	-	-	-	-	-
Subsequent Yrs	-	-	-	-	-	0
Total	-	-	3,955,000	-	-	3,955,000

DA-418B

Agency:

Highway Patrol
July 1, 2012
Fiscal Year 2014

PROJECT REQUEST EXPLANATION

1. Project Title Acquisition of Vehicle Inspection Facility - Olathe	2. Project Priority 2
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3. Project Description and Justification

The Vehicle Inspection Number (VIN) Program is required by state law and is financed by user fees. Beginning in FY 2000, the KHP began looking for facilities to provide housing for the staff and equipment dedicated to this program. Permanent facilities are required for the three high-volume primary locations in Kansas which headquarter these activities. The three locations are Kansas City, Topeka and Wichita. These locations handle the largest volumes of inspections, and coordinate all activities at the area satellite inspection locations.

Several facilities have been reviewed in the Wichita area, but none have been identified as having the characteristics needed for KHP's type of inspections. The Topeka facility has been moved to the KHP's former car build-up building where, with some minor remodeling, existing state-owned space is being utilized.

In Olathe, the KHP found a building located in the middle of a rapidly developing area in Johnson County. The building was purchased using bond monies authorized by the Governor and Legislature. The current annual expense is approximately \$27,000 lower than the previous annual lease payment.

	Interest	Principal	Total		Interest	Principal	Total
FY 2005	19,094	40,000	59,094	FY 2010	12,056	50,000	62,056
FY 2006	17,481	45,000	62,481	FY 2011	10,556	50,000	60,556
FY 2007	15,881	45,000	60,881	FY 2012	8,056	50,000	58,056
FY 2008	14,756	45,000	59,756	FY 2013	5,656	55,000	60,656
FY 2009	13,406	45,000	58,406	FY 2014	3,000	60,000	63,000

4. Estimated Project Cost:			5. Project Phasing:		
1. Construction (including fixed equipment & sitework)	-		1. Preliminary plans (including misc. costs)	-	
2. Architect's Fee	-		2. Final plans (including misc. costs)	-	
3. Movable equipment	-		3. Construction (including misc. & other costs)	-	
4. Project contingency	-				
5. Miscellaneous costs		\$60,000			\$60,000
Total		\$60,000	Total		\$60,000

6. Amount by Source of Financing:

Fiscal Years	1. SGF	2. FFF	3. OPS	4. VIN	5	TOTAL
Prior Yrs.	-	-	-	425,000	-	425,000
FY 2014	-	-	-	60,000	-	60,000
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Subsequent Yrs	-	-	-	-	-	-
Total	-	-	-	485,000	-	485,000

11-4

PROJECT REQUEST EXPLANATION

1. Project Title KHP Training Academy Replacement of Roofs and Boiler	2. Project Priority	3
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3. Project Description and Justification

This project involves the labor, materials and equipment to replace four roofs and the boiler system at the KHP Training Academy in Salina. The roofs will be replaced with TPO roofing. TPO stands for thermoplastic polyolefin and is a type of synthetic material often used in the construction of commercial roofs. The Academy has a power plant that provides heating and cooling for the entire campus. The boiler was replaced by a smaller, more energy efficient, 200 HP, low-pressure boiler in FY 2012. The existing boiler will remain in place and be used as an emergency back-up unit.

Academy Building	Square Feet	TPO Roofing*	Total	State Arch. Services Fee @ 13%	Total Cost per Roof	Expected Project Fiscal Year
Administration	53,426		\$ -	\$ -	\$ -	2009 (completed)
Dorm	12,346	\$ 13.50	\$ 166,671	\$ 21,667	\$ 188,338	2013
Gym	16,315	\$ 13.50	\$ 220,253	\$ 28,633	\$ 248,886	2013
Power Plant	4,464	\$ 13.50	\$ 60,264	\$ 7,834	\$ 68,098	2013
Troop C/M	10,080	\$ 13.50	\$ 136,080	\$ 17,690	\$ 153,770	2014
Total all Roofs			\$ 583,268	\$ 75,824	\$ 659,092	

* includes demolition, materials, insulation and installation, plus a recommended contingency

4. Estimated Project Cost:			5. Project Phasing:		
1. Construction (including fixe equipment & sitework)	\$	496,858	1. Preliminary plans (including misc. costs)	\$	-
2. Architect's Fee	\$	75,824	2. Final plans (including misc. costs)	\$	75,824
3. Movable equipment	\$	-	3. Construction (including misc. & other costs)	\$	583,268
4. Project contingency	\$	86,410			
5. Miscellaneous costs					
Total	\$	659,092	Total	\$	659,092

6. Amount by Source of Financing:

Fiscal Years	1. SGF	2. OPS Fund	3. HPTC	4	5	TOTAL
Prior Yrs.	-	-	643,474	-	-	643,474
FY 2013	-	-	505,322	-	-	505,322
FY 2014	-	-	153,770	-	-	153,770
FY 2015	-	-	-	-	-	-
FY 2016	-	-	-	-	-	-
FY 2017	-	-	-	-	-	-
FY 18-20	-	-	-	-	-	-
Subsequent Yrs	-	-	-	-	-	-
Total	-	-	1,302,566	-	-	1,302,566

11-5

PROJECT REQUEST EXPLANATION

1. Project Title Building Rehabilitation/Repair and Scale Replacement	2. Project Priority	4
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3. Project Description and Justification

This project involves the labor, materials and equipment to replace or repair owned facilities, scales and fixtures at: (1) the Kansas Highway Patrol Training Academy campus; (2) the nine MCI stations with scales; (3) the one MCI station without scales; (4) the vehicle fleet/maintenance building; (5) the 3 VIN facilities; (6) the Valley Center troop building; and (7) the Billard hangar facility. This includes, but is not limited to, scale maintenance, rehabilitation, and replacement, roof replacements or repairs, patches to parking lot surfaces, replacement sidewalks, guttering, windows and doors, as well as weather-proofing, painting and loss recovery.

The KHP Training Academy was authorized in 1992 and includes 170,000 sq. ft. in five buildings on seventeen acres. The Valley Center Building was purchased from Wildlife and Parks in 1997 and opened for KHP use in 1998.

Repairs that are needed at the Academy include the east entrance drive and Troops C and J parking replacement and Troops C, J and Dorm window replacement.

The KHP Vehicle Fleet Storage/Maintenance Facility was authorized by the 2001 Legislative session. The 70,000 sq. ft. building was completed in November 2001 at Billard Airport in Topeka. The KHP Aircraft Hangar was authorized in 2006. A 15,000 sq. ft. building was also constructed at Billard Airport.

(continued)

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment & sitework)		1. Preliminary plans (including misc. costs)	-
2. Architect's Fee	-	2. Final plans (including misc. costs)	-
3. Movable equipment	-	3. Construction (including misc. & other costs)	\$290,902
4. Project contingency	-		
5. Miscellaneous costs	\$290,902		
Total	\$290,902	Total	\$290,902
6. Amount by Source of Financing:			

Fiscal Years	1. SGF	2. OPS Fund	3. HPTC	4	5 TOTAL
Prior Yr.	-	232,000	53,110	-	285,110
FY 2014	-	237,000	53,902	-	290,902
FY 2015	-	243,000	54,706	-	297,706
FY 2016	-	249,000	55,520	-	304,520
FY 2017	-	255,000	56,344	-	311,344
FY 2018	-	262,000	57,188	-	319,188
FY 19-23	-	-	-	-	-
Subsequent Yrs	-	-	-	-	-
Total	-	1,478,000	330,770	-	1,808,770

PROJECT REQUEST EXPLANATION

1. Project Title Continuation - Bldg Rehabilitation/Repair; Scale Replacement	2. Project Priority	4 (Cont)
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3. Project Description and Justification

Scales are generally used 24 hours per day, 365 days per year. The constant stress of cycling from zero to 80,000 pounds causes the pads, load cells and foundations to deteriorate, as does the exposure to the elements. The scales must be constantly certified. Like all mechanical devices, the scales must eventually be replaced. The State's contract with the federal government for weight enforcement requires that these scales remain operational and that efforts not be decreased.

The large scales speed the weighing process by allowing a full dual axle to be weighed in one stop. For the less active locations, smaller scales capable of weighing only one set of axles at a time are being used. This process is more cumbersome for both the truck drivers and the scale personnel, so portable scales are often being used.

The five year plan requests are based on the following components:

	<u>All Owned Buildings</u>			
	<u>Training Academy Maintenance and Repair</u>	<u>Rehabilitation and Repair; Scale Maintenance</u>	<u>Large Scale Replacement</u>	<u>Total</u>
FY 2014	53,902	95,000	142,000	290,902
FY 2015	54,706	95,000	148,000	297,706
FY 2016	55,520	95,000	154,000	304,520
FY 2017	56,344	95,000	160,000	311,344
FY 2018	57,188	95,000	167,000	319,188

The bid to replace the East Wabaunsee scale was awarded in FY 2010 at a cost of \$39,000. However, this was equipment and platform replacement, while others may require site and pit reconfiguration at a much greater cost. The estimates should be sufficient for a worst case situation at any scale location. These funds are returned if unspent for capital improvement projects.

The age of the scales presently in service, the projected useful life (based on a seven year life) and the year in which replacement is budgeted is shown below:

<u>Scale</u>	<u>Location</u>	<u>Placed in Service</u>	<u>Projected End of Life</u>	<u>Budgeted End of Life</u>
Large	S Olathe	FY 1988	FY 1995	FY 2013
Large	Liberal	FY 1993	FY 2000	FY 2014
Large	Kanorado	FY 1998	FY 2005	FY 2015
Large	S Haven (E)	FY 1999	FY 2006	FY 2016
Large	S Haven (W)	FY 1999	FY 2006	FY 2017
Large	N Olathe	FY 2000	FY 2007	FY 2018
Large	W Wabaunsee	FY 2001	FY 2008	FY 2019
Large	Belleville	FY 2009	FY 2016	FY 2020
Large	E Wabaunsee	FY 2010	FY 2017	FY 2021

DA-418B

Agency:

Highway Patrol
July 1, 2012
Fiscal Year 2014

PROJECT REQUEST EXPLANATION

1. Project Title Construction of Troop F Headquarters Facility - Wichita	2. Project Priority 5
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3. Project Description and Justification

The KHP Troop F headquarters operation in Sedgwick County is currently housed in a KDOT building and garage, and in a KHP-owned building. Since the FY 1993 budget cycle, funding for construction of a consolidated Troop F headquarters has been sought. This year marks the 20th request. Troop headquarters facilities are historically constructed on KDOT-owned property and paid from the State Highway Fund. The KHP cohabitates with KDOT in 61 locations throughout the state and staff from both agencies work very closely together statewide in fulfilling the agencies' missions.

Approximately 116 staff are managed in Troop F, with 30-40 staff in the facility at any one time. The unique operations of a law enforcement operation require different types of space than other agencies and present challenges for leasing space. This includes: (1) a garage and sally port; (2) a squad room; (3) an armory for weapons and ammunition; (4) a seized-property storage room; (5) a reinforced, secure and special air-circulated evidence storage vault; (6) a secure room as required by federal law for the Criminal Justice Information System and (7) areas for the dispatch equipment and staffing.

KDOT owns property at K-254 and Rock Road in the Kechi city limits which has been proposed as a building site for the KHP Troop F headquarters facility. This 80-acre site was purchased by KDOT with the idea of potentially housing the Troop F headquarters building, along with KDOT offices and maintenance facilities. A proposed conceptual building design has been proposed for the KHP, which includes office space for the KBI, that is approximately 20,000 square feet.

The project cost estimates assume KDOT will complete the site development, which will significantly reduce the overall construction cost of the project.

	Interest	Principal	Total		Interest	Principal	Total
FY 2014	84,310	225,000	309,310	FY 2019	87,148	220,000	307,148
FY 2015	99,598	210,000	309,598	FY 2020	82,198	225,000	307,198
FY 2016	97,498	210,000	307,498	FY 2021	76,348	235,000	311,348
FY 2017	94,768	215,000	309,768	FY 2022	69,415	240,000	309,415
FY 2018	91,328	220,000	311,328	FY 2023-2028	231,078	1,620,000	1,851,078

4. Estimated Project Cost:			5. Project Phasing:		
1. Construction (including fixed equipment & site work)		\$ 2,782,426	1. Preliminary plans (including misc. costs)		\$ -
2. Architect's Fee		\$ 349,132	2. Final plans (including misc. costs)		\$ 349,132
3. Movable equipment		\$ -	3. Construction (including misc. & other costs)		\$ 3,149,933
4. Project contingency		\$ 367,507			
5. Miscellaneous costs		\$ -			
Total		\$ 3,499,065	Total		\$ 3,499,065

6. Amount by Source of Financing:

Fiscal Years	1. SGF	2. FFF	3. OPS	4. VIN	5	TOTAL
Prior Yrs.	-	-	0	-	-	-
FY 2014	-	-	309,310	-	-	309,310
FY 2015	-	-	309,598	-	-	309,598
FY 2016	-	-	307,498	-	-	307,498
FY 2017	-	-	309,768	-	-	309,768
FY 2018	-	-	311,328	-	-	311,328
FY 19-22	-	-	1,235,108	-	-	1,235,108
Subsequent Yrs	-	-	1,851,078	-	-	1,851,078
Total	-	-	4,633,685	-	-	4,633,685

Per Dave Emig of Emig and Associates, Architects April, 2012

check to amortization table below

FY 2014 Construction Cost Estimate:			w/ KDOT	w/o KDOT	
Building 20,000 sq ft	\$	-	\$ 2,351,635	\$ 2,351,635	rate per Emig & Assoc. 4/2012
General Site Development		0.00%	\$ -	\$ 892,642	
Grading		0.00%	\$ 292,465	\$ 292,465	
Utilities		0.00%	\$ 138,326	\$ 138,326	

Sub-total Building Costs \$ 2,782,426 \$ 3,675,068

Other Costs					
Architectural Fees		8.50%	\$ 312,381	\$ 312,381	
OFPM Fees		1.00%	\$ 36,751	\$ 36,751	

Design Contingency		10.00%	\$ 367,507	\$ 367,507	
Sub-total Fees and Other Costs			\$ 716,639	\$ 716,639	

Estimated Total Cost \$ 3,499,065 \$ 4,391,707

Debt Service Estimation for \$3.5 million bond issue:
Delivered 7/1/13; 15-year term

Debt Service Estimation for \$4.4 million bond issue:
Delivered 7/1/12; 15-year term

1-Jan

Date	Principal	Interest	Total P+I	Date	Principal	Interest	Total P+I
06/30/2014	225,000.00	84,310.42	309,310.42	06/30/2014	280,000.00	106,295.83	386,295.83
06/30/2015	210,000.00	99,597.50	309,597.50	06/30/2015	265,000.00	125,595.00	390,595.00
06/30/2016	210,000.00	97,497.50	307,497.50	06/30/2016	265,000.00	122,945.00	387,945.00
06/30/2017	215,000.00	94,767.50	309,767.50	06/30/2017	270,000.00	119,500.00	389,500.00
06/30/2018	220,000.00	91,327.50	311,327.50	06/30/2018	275,000.00	115,180.00	390,180.00
06/30/2019	220,000.00	87,147.50	307,147.50	06/30/2019	280,000.00	109,955.00	389,955.00
06/30/2020	225,000.00	82,197.50	307,197.50	06/30/2020	285,000.00	103,655.00	388,655.00
06/30/2021	235,000.00	76,347.50	311,347.50	06/30/2021	295,000.00	96,245.00	391,245.00
06/30/2022	240,000.00	69,415.00	309,415.00	06/30/2022	300,000.00	87,542.50	387,542.50
06/30/2023	245,000.00	61,855.00	306,855.00	06/30/2023	310,000.00	78,092.50	388,092.50
06/30/2024	255,000.00	53,647.50	308,647.50	06/30/2024	320,000.00	67,707.50	387,707.50
06/30/2025	265,000.00	44,595.00	309,595.00	06/30/2025	335,000.00	56,347.50	391,347.50
06/30/2026	275,000.00	34,657.50	309,657.50	06/30/2026	345,000.00	43,785.00	388,785.00
06/30/2027	285,000.00	23,932.50	308,932.50	06/30/2027	360,000.00	30,330.00	390,330.00
06/30/2028	295,000.00	12,390.00	307,390.00	06/30/2028	375,000.00	15,750.00	390,750.00
Total	\$3,620,000.00	\$1,013,685.42	\$4,633,685.42	Total	\$4,560,000.00	\$1,278,925.83	\$5,838,925.83

11-9

DIVISION OF THE BUDGET

DA-418A
CAPITAL BUDGET -FIVE-YEAR PLAN

AGENCY: Kansas Highway Patrol

PROJECT TITLE	ESTIMATED PROJECT COST	PRIOR YEARS	Current Year	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	SUBSEQUENT YEARS
1. Debt Service - Vehicle Fleet Storage/Maint Facility (only the principal portion is shown) Debt Service	3,955,000	2,050,000	280,000	295,000	305,000	325,000	340,000	360,000	-
2. Debt Service - Olathe VIN Facility (only the principal portion is shown) Debt Service	485,000	370,000	55,000	60,000	-	-	-	-	-
3. KHP Training Academy - Replacement of Roofs and Boiler	1,302,566	643,474	505,322	153,770	-	-	-	-	-
4. Building Rehabilitation/Repair & Scale Replacement	1,808,770	-	285,110	290,902	297,706	304,520	311,344	319,188	-
5. Debt Service - Troop F (Sedgwick County) Headquarters Facility (only the principal portion is shown) Debt Service	3,620,000	-	-	225,000	210,000	210,000	215,000	220,000	2,540,000
TOTAL	11,171,336	3,063,474	1,125,432	1,024,672	812,706	839,520	866,344	899,188	2,540,000