

KANSAS COMMISSION ON VETERANS' AFFAIRS

FIVE YEAR CAPITAL IMPROVEMENT PLAN SFY 2014 through SFY 2018



Submitted July 1, 2012
Marshall Kennedy
Revised December 1, 2012

Five-Year Capital Budget Plan--DA 418A

Division of the Budget

Agency Name Kansas Commission on Veterans' Affairs

State of Kansas

Project Title	Estimated Project Cost	Prior Years	Current Year FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Subsequent Years
Kansas Soldiers' Home									
Rehabilitation & Repair:									
KSH #1 Soldiers' Home Major Maintenance	\$1,050,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
KSH #2 Soldiers' Home Parking Lots	\$30,000.00		\$30,000.00						
KSH #3 Soldiers' Home Domiciliary Plumbing	\$223,818.00			\$223,818.00	\$223,818.00				
KSH #4 Soldiers' Home Domiciliary & LTC	\$377,000.00			\$207,253.00	\$169,747.00				
Floor Covering									
KSH #5 Soldiers' Home Eisenhower Windows	\$25,000.00				\$25,000.00				
KSH #6 Soldiers' Home Asphalt, Curbing, ADA Ramp	\$134,000.00			\$134,000.00					
KSH #7 Soldiers' Home HVAC Units Various Bldgs	\$102,000.00			\$102,000.00					
KSH #8 Soldiers' Home LTC HVAC Line Replace	\$100,000.00			\$100,000.00					
KSH #9 Soldiers' Home Replace Sanitation Line			\$38,279.00						
KSH #10 Soldiers' Home Pushing Windows			\$218,279.00						
Total KSH Repair & Rehab	\$2,041,818.00	\$150,000.00	\$218,279.00	\$1,042,071.00	\$344,747.00	\$150,000.00	\$150,000.00	\$150,000.00	\$150,000.00
Kansas Veterans' Home									
Rehabilitation & Repair:									
A1. Donlon Window Replacement	\$529,515.00	\$353,010.00	\$176,505.00						
A2. Emergency Repair & Maintenance	\$700,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
A3. Facility-wide Fire Alarm System Update	\$300,000.00		\$300,000.00						
A4. Holly Kitchen, Holly Power Plant, Donlon Hall & Gulf War Memorial Walkway Roof Replacement	\$445,000.00		\$445,000.00						
A5. Donlon Updates	\$100,000.00			\$100,000.00					
A6. Bleckley Dining Room	\$150,000.00			\$150,000.00					
A7. Nurse Call System	\$150,000.00				\$150,000.00				
A8. Freight Dock at Timmerman	\$62,000.00			\$62,000.00					
A9. Funston Roof Replace & Repair	\$550,000.00			\$550,000.00					
Total KVH Rehab & Repair	\$2,986,515.00	\$453,010.00	\$1,021,505.00	\$962,000.00	\$250,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
State Institutions Building Fund Total	\$5,028,333.00	\$603,010.00	\$1,239,784.00	\$2,004,071.00	\$594,747.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
Total KCVA	\$5,028,333.00	\$603,010.00	\$1,239,784.00	\$2,004,071.00	\$594,747.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00

Project Request Explanation--DA 418B

1. Project Title: Soldiers' Home Major Maintenance	2. Project Priority:
Agency: Kansas Commission on Veterans' Affairs - Kansas Soldiers' Home	KSH #1

3. Project Description and Justification:

This project involves the labor, materials and equipment to replace or repair facilities at the Kansas Soldiers' Home. The repairs include maintenance to 65 cottages, 3 domiciliary buildings, a long term care facility, and numerous ancillary buildings. There are only 15 of these buildings that were constructed in the last 16 years. The majority of the buildings at the Kansas Soldiers' Home were built between 1890 and 1901.

The Kansas Soldiers' Home has continual maintenance for its systems of heating, water, sewer, and gas. There are two boilers, two heat exchange pump stations and several miles of steam and condensation lines to maintain. The sewer system has several miles of sewer lines, lift stations, and two wastewater-stabilizing ponds that are located about 1/2 mile west of the Fort which require maintenance. The water system consists of four wells, a 100,000 gallon water tower, 29 fire hydrants and several miles of water lines. The gas system consists of several miles of gas lines and 96 regulators.

Some examples of the type of work to be completed include plumbing in bathrooms (over 190 toilets) and kitchens, replacing floor coverings in buildings, insulation of steam pipes and cottages, maintaining interior and exterior paint and weather-proofing, and cottage renovations.

During FY 2013 and 2014 this funding would be used for general maintenance and repair of items across the complex. For instance as cottages become vacant, the maintenance staff goes in and performs maintenance as needed. This maintenance includes items such as repainting the walls and ceilings, replacing worn carpet and/or vinyl floor coverings, and replacing and/or repairing plumbing, heating or electrical issues.

If repair and rehabilitation is not conducted in a routine and timely manner, many areas of health and safety will be affected. The nursing facilities environment is a necessary component that must be continually reviewed and updated in order that accident prevention and unnecessary excessive repairs can be avoided in the future.

The attached page provides reference to KAR's that are applicable for health and safety concerns for rehabilitation and repair projects.

4. Estimated Project Cost: 1. Construction (including fixed equipment and sitework) 1,050,000 2. Architect's fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs <div style="text-align: right;">Total <u> </u> \$1,050,000</div>	5. Project Phasing: 1. Preliminary plans (including misc. costs) 0 2. Final plans (including misc. & other costs) 3. Construction (including misc. & other costs) 1,050,000 <div style="text-align: right;">Total <u> </u> \$1,050,000</div>
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6. Amount by Source of Financing:

Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years		\$150,000.00				\$150,000.00
Current Year		\$150,000.00				\$150,000.00
FY 2012		\$150,000.00				\$150,000.00
FY 2013		\$150,000.00				\$150,000.00
FY 2014		\$150,000.00				\$150,000.00
FY 2015		\$150,000.00				\$150,000.00
FY 2016		\$150,000.00				\$150,000.00
Subsequent Years						\$0.00
Total	\$0.00	\$1,050,000.00	\$0.00	\$0.00	\$0.00	\$1,050,000.00

Project Request Explanation--DA 418B

1. Project Title: Soldiers' Home Major Maintenance	2. Project Priority:
Agency: Kansas Soldiers' Home	KSH # 1 Continued

Following is the breakdown for the FY 2013 expenditures in this project:

Replace ten (10) cottage hot water heaters (each more than ten years old)	2,500
Replace floor covering in four (4) cottages	15,000
Replace plumbing in one (1) cottage	1,500
Cottage bathroom rehabilitation: replace seven (7) cottage toilets/water closets, sinks, faucets, shower heads, controls and grab bars	15,000
Replace HVCA in nine (9) cottages	10,000
Miscellaneous facility repairs	106,000
	\$150,000

Following is the breakdown for the FY 2014 expenditures in this project:

Replace ten (10) cottage hot water heaters (each more than ten years old)	2,500
Replace floor covering in four (4) cottages	10,000
Replace plumbing in one (1) cottage	1,000
Cottage bathroom rehabilitation: replace seven (7) cottage toilets/water closets, sinks, faucets, shower heads, controls and grab bars	10,000
Replace HVCA in nine (9) cottages	10,000
Build five (5) ADA ramps and curb cuts	10,000
Install four (4) Energy saving doors and windows	5,000
Miscellaneous facility repairs	101,500
	\$150,000

K.A.R. 28-39-162 Physical Environment. Each nursing facility shall be designed, constructed, equipped, and maintained to protect the health and safety of residents, personnel, and the public.

K.A.R. 28-39-162a Physical Environment, General Requirements. Nursing facility physical environment; general requirements. Addresses requirements for maintaining plumbing, electrical, heating and ventilation / air conditioning, and other mechanical systems.

K.A.R. 2839-162b Physical Environment, Details and Finishes. Nursing facility physical environment; details and finishes.

K.A.R. 28-39-162c. Mechanical and Electrical Requirements. Nursing facility physical environment; mechanical and electrical requirements with emphasis upon temperatures, plumbing and piping systems, switchboards and power panels, and alarm systems. K.A.R. 28-39-162c (o) speaks directly to a preventive maintenance program by requiring the facility to ensure that: (A) the electrical and mechanical equipment is maintained in good operating condition; (B) the interior and exterior of the building is safe, clean and orderly; and (C) resident care equipment is maintained in a safe, operating and sanitary condition.

Project Request Explanation--DA 418B

1. Project Title: Soldiers' Home Parking Lots		2. Project Priority:				
Agency: Kansas Commission on Veterans' Affairs - Kansas Soldiers' Home		KSH # 2				
3. Project Description and Justification:						
<p>This project would be to increase the size of two existing parking lots on the grounds at the Soldiers' Home. These two lots are at Halsey and Eisenhower Halls.</p> <p>Halsey Hall, an 86 bed long term care facility currently has parking for twenty-nine (29) vehicles. This parking lot is directly across from the Veteran's Administration Community Based Outpatient Clinic and the Veterans Service office, therefore, their clientele also use this parking lot. Family, friends, staff and visitors to the long term care facility also use this parking lot. This project would create twelve (12) additional parking slots which would be 1,728 square feet, six (6) inches in depth of concrete parking area.</p> <p>Eisenhower Hall, the administration building which also contains the large auditorium for resident activities, shares a parking area with the public works department. Currently the parking area has room for sixteen (16) vehicles including three (3) handicapped slots. This project would create an additional nine (9) parking spots west of Eisenhower Hall which would be 1,296 square feet, 6 inches in depth of concrete parking area.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework) 30,000 2. Architect's fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs		1. Preliminary plans (including misc. costs) 2. Final plans (including misc. & other costs) 3. Construction (including misc. & other costs) 30,000				
Total	\$30,000	Total	\$30,000			
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years						\$0.00
Current Year						\$0.00
FY 2012						\$0.00
FY 2013		\$30,000.00				\$30,000.00
FY 2014						\$0.00
FY 2015						\$0.00
FY 2016						\$0.00
Subsequent Years						\$0.00
Total	\$0.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$30,000.00

Project Request Explanation--DA 418B

1. Project Title: Soldiers' Home Domiciliary Plumbing				2. Project Priority:		
Agency: Kansas Commission on Veterans' Affairs - Kansas Soldiers' Home				KSH # 3		
3. Project Description and Justification:						
<p>Lincoln and Grant Halls were built in 1922 and 1925 respectively and are being used for residential living facilities. The plumbing has never been upgraded. Galvanized pipe is utilized extensively throughout the structures. In a galvanized pipe environment, if the water is not consistently flowing through the pipes, rust and sediment builds resulting in water discoloration, reduction in water quality and increase maintenance cost. Rust and sediment build up adversely impact hot water heater efficiency and increases the frequency of hot water heater replacements.</p> <p>The project would consist of replacing galvanized pipe with plastic pipe and fittings in accordance with current building codes.</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 200,000				1. Preliminary plans (including misc. costs)		
2. Architect's fee				2. Final plans (including misc. & other costs)		
3. Moveable equipment				3. Construction (including misc. & other costs) 223,818		
4. Project contingency 23,818						
5. Miscellaneous costs						
Total <u>\$223,818</u>				Total <u>\$223,818</u>		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years						\$0.00
Current Year						\$0.00
FY 2012						\$0.00
FY 2013						\$0.00
FY 2014		\$223,818.00				\$223,818.00
FY 2015						\$0.00
FY 2016						\$0.00
Subsequent Years						\$0.00
Total	\$0.00	\$223,818.00	\$0.00	\$0.00	\$0.00	\$223,818.00

Project Request Explanation--DA 418B

1. Project Title: Soldiers' Home Domiciliary & LTC Floor Covering				2. Project Priority:		
Agency: Kansas Commission on Veterans' Affairs - Kansas Soldiers' Home				KSH # 4		
3. Project Description and Justification:						
<p>Lincoln Hall was built in 1922 and is being used for residential living. The hallway's vinyl was replaced in the early 1980s. Resident room flooring was not replaced at that time. The flooring is worn, torn and stained throughout the building resulting in infection control and safety issues.</p> <p>The flooring in Halsey Hall, the long term care facility, is over 20 years old. Considering the age and wear of the flooring, it is difficult to keep it looking clean and presents infection control and safety issues. As census increases, the floors receive much more traffic.</p> <p>The Soldiers Home would like to make this a two year project with Halsey Hall to be completed in FY 2014 and Lincoln Hall to be completed in FY 2015.</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 377,000				1. Preliminary plans (including misc. costs) 0		
2. Architect's fee				2. Final plans (including misc. & other costs)		
3. Moveable equipment				3. Construction (including misc. & other costs) 377,000		
4. Project contingency						
5. Miscellaneous costs						
Total \$377,000				Total \$377,000		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years						\$0.00
Current Fiscal Year						\$0.00
FY 2012						\$0.00
FY 2013						\$0.00
FY 2014		\$207,253.00				\$207,253.00
FY 2015		\$169,747.00				\$169,747.00
FY 2016						\$0.00
Subsequent Years						\$0.00
Total	\$0.00	\$377,000.00	\$0.00	\$0.00	\$0.00	\$377,000.00

Project Request Explanation--DA 418B

1. Project Title: Soldiers' Home Eisenhower Hall Energy Efficient Window Replacement				2. Project Priority:																						
Agency: Kansas Commission on Veterans' Affairs - Kansas Soldiers' Home				KSH # 5																						
<p>3. Project Description and Justification:</p> <p>Eisenhower Hall was built in 1962 and is currently used as the administrative offices. There are 60 single pane aluminum windows that fail to manage the heat exchange associated with severe weather of hot or cold temperatures. Installation of modern double-pane models would improve much of the climate control issues of the building and realize a reduction of energy consumption.</p>																										
<p>4. Estimated Project Cost:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Construction (including fixed equipment and sitework)</td> <td style="text-align: right;">25,000</td> </tr> <tr> <td>2. Architect's fee</td> <td></td> </tr> <tr> <td>3. Moveable equipment</td> <td></td> </tr> <tr> <td>4. Project contingency</td> <td></td> </tr> <tr> <td>5. Miscellaneous costs</td> <td></td> </tr> <tr> <td style="text-align: right;">Total</td> <td>\$25,000</td> </tr> </table>				1. Construction (including fixed equipment and sitework)	25,000	2. Architect's fee		3. Moveable equipment		4. Project contingency		5. Miscellaneous costs		Total	\$25,000	<p>5. Project Phasing:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Preliminary plans (including misc. costs)</td> <td></td> </tr> <tr> <td>2. Final plans (including misc. & other costs)</td> <td></td> </tr> <tr> <td>3. Construction (including misc. & other costs)</td> <td style="text-align: right;">25,000</td> </tr> <tr> <td style="text-align: right;">Total</td> <td>\$25,000</td> </tr> </table>			1. Preliminary plans (including misc. costs)		2. Final plans (including misc. & other costs)		3. Construction (including misc. & other costs)	25,000	Total	\$25,000
1. Construction (including fixed equipment and sitework)	25,000																									
2. Architect's fee																										
3. Moveable equipment																										
4. Project contingency																										
5. Miscellaneous costs																										
Total	\$25,000																									
1. Preliminary plans (including misc. costs)																										
2. Final plans (including misc. & other costs)																										
3. Construction (including misc. & other costs)	25,000																									
Total	\$25,000																									
6. Amount by Source of Financing:																										
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total																				
Prior Years						\$0.00																				
Current Year						\$0.00																				
FY 2012						\$0.00																				
FY 2013						\$0.00																				
FY 2014						\$0.00																				
FY 2015		\$25,000.00				\$25,000.00																				
FY 2016						\$0.00																				
Subsequent Years						\$0.00																				
Total	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00																				

Project Request Explanation--DA 418B

1. Project Title: Soldiers' Home Asphalt, Curbs, & ADA Ramps				2. Project Priority:								
Agency: Kansas Commission on Veterans' Affairs - Kansas Soldiers' Home				KSH # 6								
3. Project Description and Justification:												
<p>Additional asphalt, ADA ramps & curb cuts are needed. More detailed estimates are forthcoming. However, preliminary estimates are as follows:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Asphalt</td> <td style="text-align: right;">\$60,000</td> </tr> <tr> <td>Sheridan St. Curbing</td> <td style="text-align: right;">\$54,000</td> </tr> <tr> <td>ADA Ramps</td> <td style="text-align: right;">\$20,000</td> </tr> </table>							Asphalt	\$60,000	Sheridan St. Curbing	\$54,000	ADA Ramps	\$20,000
Asphalt	\$60,000											
Sheridan St. Curbing	\$54,000											
ADA Ramps	\$20,000											
4. Estimated Project Cost:				5. Project Phasing:								
1. Construction (including fixed equipment and sitework) 134,000				1. Preliminary plans (including misc. costs)								
2. Architect's fee				2. Final plans (including misc. & other costs)								
3. Moveable equipment				3. Construction (including misc. & other costs) 134,000								
4. Project contingency												
5. Miscellaneous costs												
Total \$134,000				Total \$134,000								
6. Amount by Source of Financing:												
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total						
Prior Years						\$0.00						
Current Year						\$0.00						
FY 2012						\$0.00						
FY 2013						\$0.00						
FY 2014		\$134,000.00				\$134,000.00						
FY 2015						\$0.00						
FY 2016						\$0.00						
Subsequent Years						\$0.00						
Total	\$0.00	\$134,000.00	\$0.00	\$0.00	\$0.00	\$134,000.00						

Project Request Explanation--DA 418B

1. Project Title: Soldiers' Home HVAC Installation Various Buildings				2. Project Priority:		
Agency: Kansas Commission on Veterans' Affairs - Kansas Soldiers' Home				KSH # 7		
3. Project Description and Justification:						
<p>This project replaces the current steam heat radiators and window air conditioning systems in the historic Custer House. This project will place 2 split units, one on each floor. The estimate is for \$80,000</p> <p>This project replaces steam heat radiators in the current library building, guest cottage, chapel, and post office. Currently these building operate on steam heat and have window air conditioners. Approximately \$5,500 per building = \$22,000</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 102,000				1. Preliminary plans (including misc. costs)		
2. Architect's fee				2. Final plans (including misc. & other costs)		
3. Moveable equipment				3. Construction (including misc. & other costs) 102,000		
4. Project contingency						
5. Miscellaneous costs						
Total \$102,000				Total \$102,000		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years						\$0.00
Current Year						\$0.00
FY 2012						\$0.00
FY 2013						\$0.00
FY 2014		\$102,000.00				\$102,000.00
FY 2015						\$0.00
FY 2016						\$0.00
Subsequent Years						\$0.00
Total	\$0.00	\$102,000.00	\$0.00	\$0.00	\$0.00	\$102,000.00

Project Request Explanation--DA 418B

1. Project Title: Soldiers' Home LTC Halsey HVAC Circulating Line Replacement	2. Project Priority:
Agency: Kansas Commission on Veterans' Affairs - Kansas Soldiers' Home	KSH # 8

3. Project Description and Justification:

HVAC recirculation lines run to each resident room HVAC unit. It has been discovered that the copper pipes are corroded and have wore thin which has produced leaks.

<p>4. Estimated Project Cost:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Construction (including fixed equipment and sitework)</td> <td style="text-align: right;">100,000</td> </tr> <tr> <td>2. Architect's fee</td> <td></td> </tr> <tr> <td>3. Moveable equipment</td> <td></td> </tr> <tr> <td>4. Project contingency</td> <td></td> </tr> <tr> <td>5. Miscellaneous costs</td> <td></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$100,000</td> </tr> </table>	1. Construction (including fixed equipment and sitework)	100,000	2. Architect's fee		3. Moveable equipment		4. Project contingency		5. Miscellaneous costs		Total	\$100,000	<p>5. Project Phasing:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Preliminary plans (including misc. costs)</td> <td></td> </tr> <tr> <td>2. Final plans (including misc. & other costs)</td> <td></td> </tr> <tr> <td>3. Construction (including misc. & other costs)</td> <td style="text-align: right;">100,000</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$100,000</td> </tr> </table>	1. Preliminary plans (including misc. costs)		2. Final plans (including misc. & other costs)		3. Construction (including misc. & other costs)	100,000	Total	\$100,000
1. Construction (including fixed equipment and sitework)	100,000																				
2. Architect's fee																					
3. Moveable equipment																					
4. Project contingency																					
5. Miscellaneous costs																					
Total	\$100,000																				
1. Preliminary plans (including misc. costs)																					
2. Final plans (including misc. & other costs)																					
3. Construction (including misc. & other costs)	100,000																				
Total	\$100,000																				

6. Amount by Source of Financing:

Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years						\$0.00
Current Year						\$0.00
FY 2012						\$0.00
FY 2013						\$0.00
FY 2014		\$100,000.00				\$100,000.00
FY 2015						\$0.00
FY 2016						\$0.00
Subsequent Years						\$0.00
Total	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$100,000.00

Project Request Explanation--DA 418B

1. Project Title: Soldiers' Home Sanitation Line Replace - Halsey Hall				2. Project Priority:		
Agency: Kansas Commission on Veterans' Affairs - Kansas Soldiers' Home				KSH # 9		
3. Project Description and Justification:						
<p>Halsey building has the existing sanitation pipes which was erected in 1970. The pipes are cast iron and have tendency to crack with time.</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 125,000				1. Preliminary plans (including misc. costs)		
2. Architect's fee				2. Final plans (including misc. & other costs)		
3. Moveable equipment				3. Construction (including misc. 125,000		
4. Project contingency				& other costs)		
5. Miscellaneous costs				& other costs)		
Total <u>\$125,000</u>				Total <u>\$125,000</u>		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years						\$0.00
Current Year						\$0.00
FY 2012						\$0.00
FY 2013						\$0.00
FY 2014		\$125,000.00				\$125,000.00
FY 2015						\$0.00
FY 2016						\$0.00
Subsequent Years						\$0.00
Total	\$0.00	\$125,000.00	\$0.00	\$0.00	\$0.00	\$125,000.00

Project Request Explanation--DA 418B

1. Project Title: Soldiers' Home Pershing Windows				2. Project Priority:		
Agency: Kansas Commission on Veterans' Affairs - Kansas Soldiers' Home				KSH # 10		
3. Project Description and Justification:						
<p>Pershing Hall was built in 1867 and currently supports the veterans service representative and mobile office staff. The building has two stories with 5,860 square feet. All the windows in this building are single pain glass and are currently non-workable. This project would replace all 53 windows with energy efficient windows.</p> <p>This project would include hauling away old window, installation of premium vinyl replacement windows, with the following features: 3.25 weld frames/welded sashes, twin vent locks, cam locks, full screen, 7/8 double pane glass energy package, two coats low E/Argon gas. The exterior would be wrapped with casing that is pvc coated white coil.</p> <p>This project would reduce the amount of lost energy currently wasted.</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework)		32,440	1. Preliminary plans (including misc. costs)		5,839	
2. Architect's fee		4,542	2. Final plans (including misc. & other costs)			
3. Moveable equipment			3. Construction (including misc. & other costs)		32,440	
4. Project contingency		1,298				
5. Miscellaneous costs						
Total		\$38,279	Total		\$38,279	
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years						\$0.00
Current Year						\$0.00
FY 2011						\$0.00
FY 2012						\$0.00
FY 2013		\$38,279.00				\$38,279.00
FY 2014						\$0.00
FY 2015						\$0.00
Subsequent Years						\$0.00
Total	\$0.00	\$38,279.00	\$0.00	\$0.00	\$0.00	\$38,279.00

7-13

Project Request Explanation--DA 418B

1. Project Title: Energy Efficient Windows in Donlon Hall Agency: Kansas Commission on Veterans' Affairs - Kansas Veterans' Home	2. Project Priority: A1.
3. Project Description and Justification: Project Description: Existing windows at Donlon Hall are single pane models installed in approximately 1971. The 38-year-old windows fail to protect residents from ice, hail and extreme cold. Installation of modern double-pane models would improve living conditions for the veterans in Donlon Hall and conserve energy for the State. The windows in resident rooms at Donlon Hall cover almost the entire length of one side of the room. The building is situated so that these windows face all directions, making resident rooms on each side of the building vulnerable to heat of southern sun and wind in the summer, freezing north wind in the winter and severe storms that often come from the west year-round. Some windows have broken over the years and in many cases were replaced with Plexiglas, which is even less efficient at keeping out hot or cold wind. Older residents are very sensitive to temperature, and in some cases there is trouble maintaining a steady temperature even from the window wall to the door within an individual room. Some windows have inefficient seals or latches and must be taped to stay closed. When precipitation does get in or condensation forming on the single-pane windows is heavy, it has caused warping of the sheet rock around the windows and of the wooden window sill/shelf. A move to new double-paned windows would eliminate much of the climate control issue in Donlon Hall as well as the problems from moisture to the surfaces and materials around the windows. KVH does not, at this time, pay directly for utilities per an agreement with the Winfield Correctional Facility but in the end the State does cover this cost and would reap the benefits of a more energy efficient building. Justification: K.A.R. 28-39-162. Physical Environment. Each nursing facility shall be designed, constructed, equipped, and maintained to protect the health and safety of residents, personnel, and the public. K.A.R. 28-39-162a(b)(1)(F). Physical Environment; General Requirements Each resident room shall have at least one window that opens for ventilation. The window area shall not be less than 12% of the gross floor area of the resident room. Interior window stool height shall not exceed three feet above the floor and shall be at least two-feet six-inches above exterior grade. 38 CFR Part 51.200. Physical Environment (c)(d) Resident Rooms. Resident rooms must have at least one window to the outside.	

4. Estimated Project Cost: 1. Construction (including fixed equipment and sitework) 529,515 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs Total \$529,515	5. Project Phasing: 1. Preliminary plans (including misc. costs) 2. Final plans (including misc. & other costs) 3. Construction (including misc. & other costs) 529,515 Total \$529,515
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6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years		353,000				353,000
Current Year		176,505				176,505
FY 2014						--
FY 2015						--
FY 2016						--
FY 2017						--
FY 2018						--
Subsequent Years						--
Total	--	529,505	--	--	--	529,505

Project Request Explanation--DA 418B

1. Project Title: Emergency Repairs and Maintenance Agency: Kansas Commission on Veterans' Affairs - Kansas Veterans' Home	2. Project Priority: A2.																								
3. Project Description and Justification:																									
<p>Project Description:</p> <p>This project covers the annual SIBF requirements, by year for the KVH from SFY 2014 through SFY 2018. This is for emergency repairs and maintenance.</p> <p>Early in SFY 2013 a portion of this funding (\$10,000) will be used for a Engineering Savings Survey to evaluate future projects and needs at the facility with regard to mechanical and structural efficiency, and energy conservation. This service will be provided through the On-Call Engineer contract the KCVA has with PEC.</p> <p>A major factor in maintenance of KVH involves the geography of the facility. The five main buildings and connected structures were built between 1948 and 1983 with the exception of the storm shelters adjacent to Timmerman and Triplett Halls. These two shelters and their connecting walkway were built in 2004. The four older structures assigned as residence halls were renovated between 1998 and 2000, also through a grant. All told, the facility is spread out across 154.5 acres, and contains a total interior space of 249,287 square feet with a variety of furnishings, flooring and wall materials.</p> <table style="margin-left: auto; margin-right: auto; border: none;"> <tr> <td style="padding: 2px 10px;">Donlon Hall</td> <td style="padding: 2px 10px; text-align: center;">1970</td> <td style="padding: 2px 10px; text-align: right;">59,822 sq. ft.</td> </tr> <tr> <td style="padding: 2px 10px;">Persian Gulf War Memorial Walkway</td> <td style="padding: 2px 10px; text-align: center;">1970</td> <td style="padding: 2px 10px; text-align: right;">500 ft.</td> </tr> <tr> <td style="padding: 2px 10px;">Bleckley Hall</td> <td style="padding: 2px 10px; text-align: center;">1968</td> <td style="padding: 2px 10px; text-align: right;">65,400 sq. ft.</td> </tr> <tr> <td style="padding: 2px 10px;">Battle of Midway Memorial Walkway</td> <td style="padding: 2px 10px; text-align: center;">1983</td> <td style="padding: 2px 10px; text-align: right;">75 ft.</td> </tr> <tr> <td style="padding: 2px 10px;">Timmerman Hall</td> <td style="padding: 2px 10px; text-align: center;">1983</td> <td style="padding: 2px 10px; text-align: right;">42,564 sq. ft.</td> </tr> <tr> <td style="padding: 2px 10px;">Ploesti Air Raids Memorial Walkway and Tornado Shelters</td> <td style="padding: 2px 10px; text-align: center;">2004</td> <td style="padding: 2px 10px; text-align: right;">4,453 sq. ft.</td> </tr> <tr> <td style="padding: 2px 10px;">Triplett Hall</td> <td style="padding: 2px 10px; text-align: center;">1956</td> <td style="padding: 2px 10px; text-align: right;">32,067 sq. ft.</td> </tr> <tr> <td style="padding: 2px 10px;">Funston Hall</td> <td style="padding: 2px 10px; text-align: center;">1948</td> <td style="padding: 2px 10px; text-align: right;">44, 981 sq. ft.</td> </tr> </table> <p>Justification:</p> <p>K.A.R. 28-39-162. Physical Environment Each nursing facility shall be designed, constructed, equipped and maintained to protect the health and safety of residents, personnel and the public.</p> <p>K.A.R. 28-39-162a. Physical Environment; General Requirements Nursing facility physical environment; general requirements addresses requirements for maintaining plumbing, electrical, heating and ventilation/air condition, and other mechanical systems.</p> <p>K.A.R. 28-39-162b. Nursing facility physical environment; details and finishes This regulation speaks to safety and access details including doors, grab bars, handrails, flooring, wall finishes and ceilings.</p> <p>K.A.R. 28-39-162c. Mechanical and Electrical Requirements Nursing facility physical environment with emphasis upon temperatures, plumbing and piping systems, switchboards, power panels, and alarm systems. K.A.R. 28-39-162c(o) speaks directly to a preventative maintenance program by requiring the facility to ensure that the (A) electrical and mechanical equipment is maintained in good operating condition; (B) the interior and exterior of the building is safe, clean and orderly; and (C) resident care equipment is maintained in a safe, operating and sanitary condition.</p>		Donlon Hall	1970	59,822 sq. ft.	Persian Gulf War Memorial Walkway	1970	500 ft.	Bleckley Hall	1968	65,400 sq. ft.	Battle of Midway Memorial Walkway	1983	75 ft.	Timmerman Hall	1983	42,564 sq. ft.	Ploesti Air Raids Memorial Walkway and Tornado Shelters	2004	4,453 sq. ft.	Triplett Hall	1956	32,067 sq. ft.	Funston Hall	1948	44, 981 sq. ft.
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Funston Hall	1948	44, 981 sq. ft.																							

4. Estimated Project Cost:		5. Project Phasing:	
1. Construction (including fixed equipment and sitework)	700,000	1. Preliminary plans (including misc. costs)	
2. Architect or engineer fee		2. Final plans (including misc. & other costs)	
3. Moveable equipment		3. Construction (including misc. & other costs)	700,000
4. Project contingency			
5. Miscellaneous costs			
Total	\$700,000	Total	\$700,000

6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years		100,000				100,000
Current Year		100,000				100,000
FY 2014		100,000				100,000
FY 2015		100,000				100,000
FY 2016		100,000				100,000
FY 2017		100,000				100,000
FY 2018		100,000				100,000
Subsequent Years						--
Total	--	700,000	--	--	--	700,000

Project Request Explanation--DA 418B

1. Project Title: Facility-Wide Fire Alarm System Update		2. Project Priority: A3.				
Agency: Kansas Commission on Veterans' Affairs - Kansas Veterans' Home						
3. Project Description and Justification:						
Project Description:						
This project would move all KVH fire alarms to the same system and provide continuity in emergency communications.						
The manufacturer, NOTIFIER, introduced the AFP-1010 and AM2020 systems in 1991 and 1989, respectively. KVH utilizes both systems. However, due to the recent obsolescence of certain vendor supplied parts, NOTIFIER has discontinued some legacy AFP-1010 and AM2020 system components. While NOTIFIER sources parts from a wide range of vendors, some critical components are no longer available. As a result, NOTIFIER has made a last time buy of the affected components and anticipates spare parts for the AFP-1010 and AM2020 will be discontinued no later than December 2012.						
Justification:						
KSFM Code K54: All smoke detectors, including those activating door hold-open devices, are approved, maintained, inspected and tested in accordance with the manufacturer's specifications.						
K.A.R. 28-39-162 Physical Environment.						
Each nursing facility shall be designed, constructed, equipped and maintained to protect the health and safety of residents, personnel, and public.						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework) 300,000		1. Preliminary plans (including misc. costs)				
2. Architect or engineer fee		2. Final plans (including misc. & other costs)				
3. Moveable equipment		3. Construction (including misc. & other costs) 300,000				
4. Project contingency						
5. Miscellaneous costs						
Total \$300,000		Total \$300,000				
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years						--
Current Year		300,000				300,000
FY 2014						--
FY 2015						--
FY 2016						--
FY 2017						--
FY 2018						--
Subsequent Years						--
Total	--	300,000	--	--	--	300,000

7-18

Project Request Explanation--DA 418B

1. Project Title: Donlon Hall Packaged Terminal Air Conditioning	2. Project Priority: A5.
Agency: Kansas Commission on Veterans' Affairs - Kansas Veterans' Home	

3. Project Description and Justification:

Project Description:
 This project is in conjunction with Energy Efficient Windows in Donlon Hall (Assisted Living).

 Donlon Hall structure was built approximately 1971 for a different use. In 1999, with assistance of a VA Grant, the facility was rehab internally to an assisted living environment. The infrastructure, specifically heating and air conditioning, has not changed for 40 years possibly at the end of the equipment's life cycle. Currently the temperature in resident rooms is not individually controlled.

 In redesigning the window replacement for resident rooms, it is possible to include in the design an option of adding a Packaged Terminal Air Conditioners (PTAC) to each room for individual control of temperature. The project would also include the necessary electrical work for the PTAC installation.

Justification:
 K.A.R. 28-39-254. Constructions; General Requirements
 The assisted living facility or residential health care facility shall be designed, constructed, equipped and maintained to protect the health and safety of residents, personnel and the public. All new construction, renovation, remodeling and changes in building use in existing buildings shall comply with building and fire codes, ordinances and regulations enforced by city, county, and state jurisdictions, including the state fire marshal.

 K.A.R. 28-39-256. Details and Finishes
 The system shall be designed to maintain a year-round indoor temperature range of 70 to 85 degrees. Each apartment or individual living unit shall allow the resident to control the temperature.

4. Estimated Project Cost: 1. Construction (including fixed equipment and sitework) 100,000 2. Architect or engineer fee 3. Moveable equipment 4. Project contingency 5. Miscellaneous costs <div style="text-align: right; border-top: 1px solid black; padding-top: 5px;"> Total \$100,000 </div>	5. Project Phasing: 1. Preliminary plans (including misc. costs) 2. Final plans (including misc. & other costs) 3. Construction (including misc. & other costs) 100,000 <div style="text-align: right; border-top: 1px solid black; padding-top: 5px;"> Total \$100,000 </div>
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6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years						--
Current Year						--
FY 2014		100,000				100,000
FY 2015						--
FY 2016						--
FY 2017						--
FY 2018						--
Subsequent Years						--
Total	--	100,000	--	--	--	100,000

Project Request Explanation--DA 418B

1. Project Title: Culture Change at Bleckley Hall - Dining Room Renovation Agency: Kansas Commission on Veterans' Affairs - Kansas Veterans' Home	2. Project Priority: <p style="text-align: center;">A6.</p>																																																																						
3. Project Description and Justification:																																																																							
<p>Project Description: This project renovates Bleckley Hall (skilled nursing facility) dining room. By resetting back existing walls, the dining room square footage would increase approximately 400 square foot. The current design was established in the initial rehabilitation of Bleckley Hall in 1999. The building is licensed for 95 beds with the census consistently exceeding 95%. Renovating the dining room would elevate current crowding conditions plus improve the environment to enhance the culture change movement within the long term care industry. In addition, the project includes purchasing 25 dining room tables and 75 chairs with esthetically pleasing and functional design for the elder care population.</p>																																																																							
<p>Justification: K.A.R 26-40-303. Physical Environment Living, dining, and recreation areas. Each nursing facility shall have sufficient space to accommodate separate and distinct resident activities of living, dining, and recreation. If a resident unit is located in a freestanding building, the resident unit shall include living, dining, and recreation areas.</p> <p>Space for living, dining, and recreation shall be provided at a rate of at least 27 square feet per resident based on each resident unit's capacity, with at least 14 square feet per resident in the dining area.</p> <p>Nursing Home Reform Law of 1987 (OBRA 87) Requires that each nursing home "care for its residents in such a manner and in such an environment as will promote maintenance or enhancement of the quality of life of each resident."</p> <p>Centers for Medicare and Medicaid Services (CMS) Environment where residents eat (e.g. dining room and/or resident's room) is conducive to dining.</p>																																																																							
4. Estimated Project Cost:	5. Project Phasing:																																																																						
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Construction (including fixed equipment and sitework)</td> <td style="text-align: right;">100,000</td> </tr> <tr> <td>2. Architect or engineer fee</td> <td></td> </tr> <tr> <td>3. Moveable equipment</td> <td style="text-align: right;">50,000</td> </tr> <tr> <td>4. Project contingency</td> <td></td> </tr> <tr> <td>5. Miscellaneous costs</td> <td></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$150,000</td> </tr> </table>	1. Construction (including fixed equipment and sitework)	100,000	2. Architect or engineer fee		3. Moveable equipment	50,000	4. Project contingency		5. Miscellaneous costs		Total	\$150,000	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Preliminary plans (including misc. costs)</td> <td></td> </tr> <tr> <td>2. Final plans (including misc. & other costs)</td> <td></td> </tr> <tr> <td>3. Construction (including misc. & other costs)</td> <td style="text-align: right;">150,000</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$150,000</td> </tr> </table>	1. Preliminary plans (including misc. costs)		2. Final plans (including misc. & other costs)		3. Construction (including misc. & other costs)	150,000	Total	\$150,000																																																		
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Total	\$150,000																																																																						
6. Amount by Source of Financing:																																																																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Fiscal Years</th> <th style="width: 15%;">1. SGF</th> <th style="width: 15%;">2. SIBF</th> <th style="width: 15%;">3.</th> <th style="width: 15%;">4.</th> <th style="width: 15%;">5.</th> <th style="width: 15%;">Total</th> </tr> </thead> <tbody> <tr> <td>Prior Years</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">--</td> </tr> <tr> <td>Current Year</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">--</td> </tr> <tr> <td>FY 2014</td> <td></td> <td style="text-align: center;">150,000</td> <td></td> <td></td> <td></td> <td style="text-align: center;">150,000</td> </tr> <tr> <td>FY 2015</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">--</td> </tr> <tr> <td>FY 2016</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">--</td> </tr> <tr> <td>FY 2017</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">--</td> </tr> <tr> <td>FY 2018</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">--</td> </tr> <tr> <td>Subsequent Years</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td style="text-align: center;">--</td> </tr> <tr> <td>Total</td> <td style="text-align: center;">--</td> <td style="text-align: center;">150,000</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> <td style="text-align: center;">--</td> <td style="text-align: center;">150,000</td> </tr> </tbody> </table>		Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total	Prior Years						--	Current Year						--	FY 2014		150,000				150,000	FY 2015						--	FY 2016						--	FY 2017						--	FY 2018						--	Subsequent Years						--	Total	--	150,000	--	--	--	150,000
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total																																																																	
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Subsequent Years						--																																																																	
Total	--	150,000	--	--	--	150,000																																																																	

7-6721

Project Request Explanation--DA 418B

1. Project Title: Facility-wide Nurse Call System Replacement		2. Project Priority: A7.				
Agency: Kansas Commission on Veterans' Affairs - Kansas Veterans' Home						
3. Project Description and Justification:						
<p>Project Description: This project would replace the existing hard wired Dukane nurse call light system with a wireless system for Donlon Hall (Assisted Living), Bleckley Hall (Skilled Nursing), and Triplett Hall (Skilled Nursing). The existing system was installed in the initial rehab of the facilities in 1998-1999. The current system, though still operational, is out dated. Replacement parts and manufacture support is no longer available.</p> <p>Wireless systems are becoming the industry standard and takes advantage of current technology. Systems tend to be less expensive and significantly more flexible to internal changes in existing structures.</p> <p>Justification: 26-40-303, Physical Environment; Existing Nursing Facilities Nursing facility support systems. Each nursing facility shall have support systems to promote staff responsiveness to each resident's needs and safety.</p> <p>Call system. Each nursing facility shall have a functional call system that ensures that nursing personnel working in the resident unit and other staff designated to respond to resident calls are notified immediately when a resident has activated the call system.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework) 150,000 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. & other costs) 3. Construction (including misc. & other costs) 150,000					
Total \$150,000	Total \$150,000					
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years						--
Current Year						--
FY 2014						--
FY 2015		150,000				150,000
FY 2016						--
FY 2017						--
FY 2018						--
Subsequent Years						--
Total	--	150,000	--	--	--	150,000

7-1 '22

Project Request Explanation--DA 418B

1. Project Title: Freight Dock at Timmerman		2. Project Priority: A8.				
Agency: Kansas Commission on Veterans' Affairs - Kansas Veterans' Home						
3. Project Description and Justification:						
Project Description:						
<p>With an expected increase in census at KVH the need for a delivery dock will increase. Currently freight deliveries must be transferred to a ground-level door that opens to a slightly inclined parking lot. This means that within the delivery vehicle it must shift uphill to the rear of the truck and then down. When a truck does not have an adequate automatic lift, this means managing a large item as it drops or unloading a shipment piece by piece. Either one of these options increases risk of a workers' compensation injury due to over exertion or repetitive strain.</p> <p>This dock would be placed at the northeast corner of Timmerman Hall where a natural slope could be used to reduce the excavation process and the building already has a double door for larger items. Additionally, there is some protection from weather at this location.</p>						
Justification:						
<p>K.A.R. 28-39-162. Physical Environment. Each nursing facility shall be designed, constructed, equipped and maintained to protect the health and safety of residents, personnel and the public.</p>						
4. Estimated Project Cost:		5. Project Phasing:				
1. Construction (including fixed equipment and sitework) 62,000 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. & other costs) 3. Construction (including misc. & other costs) 62,000					
Total \$62,000	Total \$62,000					
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. SIBF	3.	4.	5.	Total
Prior Years						--
Current Year						--
FY 2014		62,000				62,000
FY 2015						--
FY 2016						--
FY 2017						--
FY 2018						--
Subsequent Years						--
Total	--	62,000	--	--	--	62,000

