



October 29, 2018

Joint Committee on State Building and Construction

Chairman Billinger and members of the Committee:

I am Robin Jennison, General Manager of the Kansas State Fair (KSF). The KSF encompasses 280 acres and 75 buildings. The State Fairgrounds are utilized to host the annual Kansas State Fair and as a venue for over 550 non-fair events throughout the year, totally over 1,400 event days. While the State Fair is considered a small agency in regard to numbers of full-time employees, it is one of the larger agencies in the State of Kansas when judged by its physical plant, equipment, and the number of annual visitors. The 280 acres required maintenance and upkeep which is significant, utilizing volumes of parts and paint.

To give the committee some idea of the infrastructure maintained by the KSF, I have included a list:

- Rest Room fixtures
384 toilets / 225 sinks / 138 urinals / 82 showers
- Fire Control / Alarm Systems
12 Dry Pipe Systems / 5 wet pipe systems / 2 Alarm only systems
- HVAC Systems
24 ground mount units / 28 roof top units / 6 mini-split units (all are AC & Heat)
18 large wall mounted ventilators / 26 roof mounted ventilators
12 make-up air / heat only units
Unknown amount of air freshener fans, roughly one for every rest room
- Overhead roll-up Doors
23 power operated / 6 manual (two are fire doors)
- Entrance Pedestrian Doors
34 button operated handi-cap doors / 38 glass dbbl. Hung doors / 43 glass or steel single hung
- Grounds Maintenance

- Approx. 230 acres are mowed
- Approx. 4.5 miles of asphalt/concrete roadways and sidewalks
- 761 swine pens
- 500 head capacity cattle barn with outside tie out panels
- Perimeter fences and gates for the Fairgrounds, proper
- 211 full hook-up RV park, open and operating 365 days per year

With the help of the State of Kansas and bonding considerable work was done in the early 2000s. I would be remiss if I did not add that K.S.A. 2-223 in 1988 provided for a transfer from the state general fund to the state fair capital improvements fund. Unfortunately, that transfer has not been made for several years and KSF records show that the amount that was authorized but has not been transferred is \$1,80,793.

The failure of that transfer was a large part of the introduction and passing of SB415 which allows for the sales tax earned at the KSF grounds be remitted to the KSF capital improvements fund. That amount was estimated at \$400,000. We do not yet know what was collected during the Fair this year, but it will be an important funding source for the upkeep of the grounds and facilities.

I have included the KSF 5-year Capital Improvement Plan that was submitted with our budget. You will note several asterisks that note several projects on being reconsidered as the KSF Board reevaluate their building priorities. The Expo is the most used building on the grounds and it needs some roof work done as well as some structural repairs. Even if the KSF Board ultimately decides to build a new arena that will lend better meet the needs of current activities in the Expo, it will still be a very useful building. The same cannot be said for Bison unless its use is repurposed.

CAPITAL IMPROVEMENTS:

As part of the agency's preventative maintenance program, facilities are reviewed on a regular and on-going basis to determine what actions need to be taken to ensure the long-term use and preservation of the facilities. The high traffic use during the Fair and for Non-Fair events results in a high need.

99000 - Capital Improvements	FY 19	FY 20	FY 21	FY 22	FY 23
Ongoing Maintenance	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Asphalt repair work 935,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Master Plan Study	\$40,000	\$40,000			
Multi-Use Trail	\$120,000				
EXPO Center Replacement **		\$8,739,970			
EXPO Center Roof	\$274,000				
Bison Arena Sprinkler/Alarm/ Re-roof/Windows 1,519,710 **		\$159,570	\$159,570	\$159,570	\$159,570
Bison Arena Emergency Exit Doors 178,000**		\$18,690	\$18,690	\$18,690	\$18,690
Bison Arena Renovation 7,704,400 **		\$7,704,400			
Pride of Kansas Building Roof Replacement	\$247,640				
Total Spent - Capital Improvement Fund	\$1,106,640	\$17,087,630	\$603,260	\$603,260	\$603,260
98000 - Debt Service - State General Fund	\$855,750	\$848,750	\$850,500	\$850,500	\$848,750
TOTALS	1,962,390	17,936,380	1,453,760	1,453,500	1,452,010

** Projects being reevaluated