

MINUTES

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

December 14, 2020
Room 548-S—Statehouse

Members Present

Senator Rick Billinger, Chairperson
Representative J. R. Claeys, Vice-chairperson *via* Zoom
Senator Marci Francisco
Senator Tom Hawk, *via* Zoom
Senator Carolyn McGinn
Senator John Skubal, *via* Zoom
Representative John Alcala, *via* Zoom
Representative Michael Houser, *via* Zoom
Representative Marty Long, *via* Zoom
Representative Rui Xu, appointed substitute member of the Committee

Members Absent

Representative Eileen Horn – Excused

Staff Present

Steven Wu, Kansas Legislative Research Department
Murl Riedel, Kansas Legislative Research Department
Chardae Caine, Kansas Legislative Research Department
Aaron Klaassen, Kansas Legislative Research Department
Shirley Morrow, Kansas Legislative Research Department
Victoria Potts, Kansas Legislative Research Department
Adam Siebers, Office of Revisor of Statutes
David Wiese, Office of Revisor of Statutes
Jill Wolters, Office of Revisor of Statutes
Gary Deeter, Committee Assistant

Conferees

Frank Burnam, Director, Office of Facilities and Property Management, Kansas Department of Administration
Jeff Zmuda, Secretary, Kansas Department of Corrections
Ed Berger, Interim General Manager, Kansas State Fair
Chad Depperschmidt, Budget Director, Kansas Department of Wildlife, Parks and Tourism
Colonel Ken Weishaar, Director of Public Works, Adjutant General's Department
Burt Morey, Deputy Secretary and State Transportation Engineer, Kansas Department of Transportation
Chad Bristow, Director of Facilities, Kansas Board of Regents

Mark Reiske, Director, Facilities Planning and Development, University of Kansas
Ronn Fowler, Associate Vice Chancellor, Facilities Management, University of Kansas
Medical Center
Diana L. Hutchison, University Architect and Director, Campus Planning and Project
Management, Division of Facilities, Kansas State University
Emily Patterson, Executive Director of Facilities Planning, Wichita State University
Tim Clark, Director of Facility Planning, Emporia State University
Lindell Haverstic, University Architect and Director of Planning, Design, and Construction,
Pittsburg State University
Dana Cunningham, Director, Facilities Planning, Fort Hays State University
Scott Brunner, Deputy Secretary of Hospitals and Facilities, Kansas Department for Aging
and Disability Services
Brent Whitten, Deputy Director of Operations, Kansas Department for Children and Families

Others Attending

See [Attached List](#).

ALL DAY SESSION

Welcome

The Chair called the meeting to order at 10:44 a.m.

Approval of Minutes of September 22, 2020, Meeting

Representative Claeys moved, and Senator Hawk seconded, to approve the Committee minutes for September 22, 2020. The motion passed.

Change Orders

Frank Burnam, Director of the Office of Facilities and Property Management, Kansas Department of Administration, noted that besides the change orders listed at the end of the minutes, two other change orders needed to be referenced: the Halsey Hall kitchen remodel at the Kansas Soldier's Home and additional metal lockers at the Readiness Center in Fort Leavenworth. The additional metal lockers will be funded with federal moneys ([Attachment 1](#), pages 1-32 to 1-62).

Agency Five-Year Capital Improvement Plans

Department of Administration

Mr. Burnam reviewed the Department of Administration's five-year capital improvement plan ([Attachment 2](#) and [Attachment 3](#)). He stated the agency continues to rely on rehabilitation and repair (R&R) funds to address deferred maintenance projects for the Capitol Complex. He

noted the projects completed in fiscal year (FY) 2020, including a re-roof for Memorial Hall and elevator modernization for the Landon State Office Building. He also provided a list of planned projects for FY 2021 through FY 2023, including maintenance projects for the Landon, Eisenhower, and Curtis State Office Buildings; Docking Utility Plant; and Judicial Center. Responding to a question regarding capital improvement projects funded by federal monies, he replied federal Coronavirus Aid, Relief, and Economic Security (CARES) Act funds are not shown in the five-year plan, but were used for some capital improvement work. He expressed appreciation for the restoring of R&R funds.

Senator McGinn moved, and Senator Francisco seconded, to recommend the Department of Administration's five-year capital improvement plan. The motion passed.

Kansas Department of Corrections

Jeff Zmuda, Secretary of Corrections, presented the five-year capital improvement plan for the Kansas Department of Corrections (KDOC) ([Attachment 4](#) and [Attachment 5](#)). He commented that a new building had been donated to the Lansing Correctional Facility and the additional space will be used for education and programming. Mr. Zmuda also briefed the Committee on projects in progress, including additional substance-abuse treatment space at Lansing and transferring from the Kansas Commission on Veterans' Affairs Office to KDOC two buildings at the Winfield Correctional Facility for housing the agency's geriatric population. Mr. Zmuda also announced issuance of a request for proposal to assess the condition of all KDOC facilities, determine the costs for improvements, and recommend a tiered approach to address identified needs.

Mike Gaito, Deputy Secretary, Division of Facility Management, referenced the five-year capital improvement plan and reported that no large projects are currently being planned.

Senator Francisco moved, and Senator McGinn seconded, to recommend KDOC's five-year capital improvement plan. The motion passed.

Kansas State Fair

Ed Berger, Interim General Manager, Kansas State Fair, reviewed the agency's five-year capital improvement plan ([Attachment 6](#)). He traced the history of the of the State Fair, reporting the pandemic has resulted in a 90.0 percent loss of revenue during the past year and for the first time in its history, the State Fair was canceled. All expenditures and projects, except for staff salaries, have been placed on hold. He also cited the ongoing need for repairs, including roof repairs, pathway/road overlay, and repair of concrete deterioration of the grandstand. He explained the need for rehabilitation and re-purposing of the Bison Building and the long-term concerns regarding the Expo Building. Responding to questions, Mr. Berger indicated there is no private funding for the Bison Building. Additionally, all maintenance work is presently on hold. Any available funds are allocated for staff salaries and utilities.

Senator McGinn moved, and Senator Francisco seconded, to recommend the Kansas State Fair's five-year capital improvement plan. The motion passed.

Department of Wildlife, Parks and Tourism

Chad Depperschmidt, Budget Director, Kansas Department of Wildlife, Parks and Tourism, outlined the agency's five-year capital improvement plan ([Attachment 7](#)). He commented the \$14.9 million budget had been supplemented by an additional \$2.0 million from the State General Fund (SGF), but the FY 2022 budget request reduces that amount to \$10.5 million in order to complete the previous year's projects. Answering a question, he said two shooting ranges are operational, but more are planned. A member expressed appreciation that Kansas state parks were being kept open during the pandemic.

Senator Francisco moved, and Senator Hawk seconded, to recommend the Department of Wildlife, Parks and Tourism's five-year capital improvement plan. The motion passed.

Lunch

The Committee was recessed from 11:50 a.m. to 1:06 p.m.

Agency Five-Year Capital Improvement Plans, Continued

Adjutant General's Department

Colonel Ken Weishaar, Director of Public Works, Adjutant General's Department, reviewed the agency's five-year capital improvement plan ([Attachment 8](#) and [Attachment 9](#)), citing a third-party statewide Installation Status Report on facility assessments and deficiencies. He expressed gratitude for the Legislature's financial support for several projects, specifically the Leavenworth Kansas Army National Guard Readiness Center, a \$28.0 million project. He noted the consultant's status report concluded that 97.0 percent of facilities were failing or near failing and illustrated conditions with photographs. Colonel Weishaar explained the needs of the Kansas Emergency Operations Center and presented two options: build a new facility at Forbes Field in Topeka (\$38.4 million) or remodel the present State Defense Building in Topeka (\$21.0 million).

Senator Francisco moved, and Representative Xu seconded, to recommend the Adjutant General's Department's five-year capital improvement plan. The motion passed.

Kansas Department of Transportation (Includes Excess Right-of-Way Report)

Burt Morey, Deputy Secretary and State Transportation Engineer, Kansas Department of Transportation (KDOT), presented information regarding FY 2022 projects ([Attachment 10](#)), the agency's five-year capital improvement plan ([Attachment 11](#)), and an update on KDOT's right-of-way inventory ([Attachment 12](#)). He reported KDOT's FY 2022 capital improvements budget of \$4.1 million is focused primarily on preserving building assets, including 981 buildings for a total of 2.9 million square feet. He cited 11 re-roof projects across the state and noted four subarea modernization projects and land purchases and a relocation project at Concordia. He referenced the agency's five-year capital improvements plan and commented on the Bureau of Right of Way inventory system and procedure for acquiring or disposing of real property. Responding to questions, he replied that land parcels are regularly assessed and excess property is disposed of in a timely manner.

Senator Francisco moved, and Senator McGinn seconded, to recommend KDOT's five-year capital improvement plan. The motion passed.

State Board of Regents

Chad Bristow, Director of Facilities, Kansas Board of Regents (Board), introduced the Board's five-year capital improvement plan ([Attachment 13](#)). He commented the Board has initiated a comprehensive plan to assess its oversight of capital improvements, and he noted the key element in the plan, the Educational Building Fund, as the primary source for funding of capital improvements ([Attachment 14](#)).

Senator Francisco moved, and Representative Xu seconded, to recommend the State Board of Regents' five-year capital improvement plan. The motion passed.

University of Kansas

Mark Reiske, Director of Facilities Planning and Development, University of Kansas (KU), reviewed the university's five-year capital improvement plan ([Attachment 15](#)). He referenced KU's deferred maintenance projects, including re-roofing the east wing of Murphy Hall and replacing air handler units in Strong Hall. He also discussed current capital improvement projects, including elevator upgrades in various buildings and Phase 1 of the Spencer Museum of Art renovation. He then commented on future projects in various stages of development. Responding to a question, he replied in nearly all buildings the air quality is much better than standards require.

Senator Francisco moved, and Senator Hawk seconded, to recommend KU's five-year capital improvement plan. The motion passed.

University of Kansas Medical Center

Ronn Fowler, Associate Vice Chancellor, Facilities Management, KU Medical Center, outlined the KU Medical Center's five-year capital improvement plan ([Attachment 16](#) and [Attachment 17](#)). He identified deferred-maintenance projects, such as the Robinson Building fire alarm upgrade, which replaces an outdated fire alarm system with a digital voice command unit. The project is funded by the Education Building Fund (EBF). He also listed current capital improvement projects, including the installation of a solar array funded by utility savings, and commented on future projects, including the construction of a \$22.0 million building to house the Comprehensive Cancer Center.

Senator Francisco moved, and Representative Xu seconded, to recommend the KU Medical Center's five-year capital improvement plan. The motion passed.

Kansas State University

Diana Hutchison, University Architect and Director, Campus Planning and Project Management, Division of Facilities, Kansas State University (K-State), presented K-State's five-year capital improvement plan ([Attachment 18](#)). She expressed appreciation for the funding that has addressed critical needs. She explained the EBF has allowed significant deferred maintenance projects to go forward, including various roofing projects, infrastructure upgrades,

and ventilation improvements to the Eisenhower Building. She also listed current projects, which include a new Multi-Cultural Student Center funded with private donations and, referencing the College of Agriculture Master Plan, she noted three future projects, one of which is a new Agriculture Research and Extension Facility. The entire \$150.0 million will be provided by private funding.

Representative Xu moved, and Senator McGinn seconded, by recommend K-State's five-year capital improvement plan. The motion passed.

Wichita State University

Emily Patterson, Executive Director of Facilities Planning, Wichita State University (Wichita State), presented Wichita State's five-year capital improvement requests ([Attachment 19](#)). She noted those projects recently completed, such as improvements to Eck Stadium and the Koch Renovation of the Student Athlete Center. She also listed requested projects with funding support: a new School of Business building (private funds and revenue bonds), replacement of the Central Energy Plant cooling tower (funding to be determined), a pedestrian bridge to Woolsey Hall (private funds), Cessna Stadium demolition (private funds), a new building to house the National Institute for Digital Transformation (bond), and an addition to the Marcus Welcome Center (private funds). She also noted partnership building projects that are completed and ongoing.

Senator McGinn moved, and Representative Xu seconded, to recommend the Wichita State's five-year capital improvement requests. The motion passed.

Emporia State University

Tim Clark, Director of Facility Planning, Emporia State University (Emporia State), outlined Emporia State's five-year capital improvement plan ([Attachment 20](#)). After commenting on recently completed projects, including renovation of the Abigail Morse Complex and the relocation of several utility lines, he identified the funding source for each of the current projects, including the Beach Hall re-roof (EBF) and renovation of the Student Veterans Association (private funds). Mr. Clark then listed planned projects, such as re-purposing the Morse Central building. Mr. Clark referenced Emporia State's 2014-2020 Master Plan and thanked the Committee for the \$2.5 million allocated for R&R.

Senator Francisco moved, and Senator McGinn seconded, to recommend Emporia State's five-year capital improvement plan. The motion passed.

Pittsburg State University

Lindell Haverstic, University Architect and Director of Planning, Design, and Construction, Pittsburg State University (Pittsburg State), reviewed Pittsburg State's five-year capital improvement plan ([Attachment 21](#)). He listed \$204,000 of deferred maintenance projects and commented on the current projects, including renovation of the Axe Library (\$800,000 from R&R funds) and the Block 22 initiative to re-purpose four building in downtown Pittsburg (\$18.0 million from private funds). He also referenced planned projects, such as expanding the Tyler Research Center.

Senator Francisco moved, and Representative Xu seconded, to recommend Pittsburg State's five-year capital improvement plan. The motion passed.

Fort Hays State University

Dana Cunningham, Director, Facilities Planning, Fort Hays State University (Fort Hays State), commented on Fort Hays State's five-year capital improvement plan ([Attachment 22](#)). He referenced several R&R projects, such as the Gross Coliseum roof replacement, and he identified on the attached map the ten completed projects. Current projects include construction of the Center for Student Success (private and student-fee funds) and the replacement of generators at the Akers Energy Center (\$2.5 million). Referring to Fort Hays State's new Master Plan, he noted future projects, including a new football facility funded from private and university sources.

Representative Long moved, and Senator McGinn seconded, to approve Fort Hays State's five-year capital improvement plan. The motion passed.

Kansas Department for Aging and Disability Services

Scott Brunner, Deputy Secretary of Hospitals and Facilities, Kansas Department for Aging and Disability Services (KDADS), reviewed KDADS's five-year capital improvement plan for the four state hospitals, which, he reported, house and treat about 1,100 Kansans daily. The four campuses include nearly 200 buildings, and many of them and their ancillary equipment are more than 50 years old ([Attachment 23](#) and [Attachment 24](#)). He explained that, in FY 2021, KDADS received \$3.2 million for R&R, which is addressing deferred maintenance. The 2020 Legislature also allocated \$5.3 million from the State Institutions Building Fund to renovate and expand capacity for the Biddle Building at Osawatomie State Hospital. For FY 2022, Mr. Brunner identified \$3.2 million to address critical building needs and \$4.4 million for second-priority projects. He also noted an additional \$1.8 million request to raze seven abandoned buildings at Osawatomie State Hospital.

Senator Francisco moved, and Representative Xu seconded, to recommend KDADS's five-year capital improvement plan. The motion passed.

Kansas Department for Children and Families

Brent Whitten, Deputy Director of Operations, Kansas Department for Children and Families (DCF), presented DCF's five-year capital improvement plan ([Attachment 25](#)). He gave a brief history of the agency and the Topeka Service Center and outlined the five-year expenditures for rehabilitation and repair with an estimated total cost of \$1.5 million.

Senator Francisco moved, and Senator Hawk seconded, to recommend the DCF's five-year capital improvement plan. The motion passed.

Department of Commerce

The Chairperson reported that at the previous meeting, after the Department of Commerce had presented its five-year capital improvement plan, the Committee had taken no action on the report.

Senator Francisco moved, and Representative Xu seconded, to recommend the Department of Commerce's five-year capital improvement plan, which was presented at the September 22, 2020, meeting. The motion passed.

Adjourn

Staff referenced various change orders that had been received by the Committee since its previous meeting on September 22, 2020 ([Attachment 1](#), pages 1-1 to 1-31).

The meeting was adjourned at 3:38 p.m. No further meeting was scheduled.

Prepared by Gary Deeter

Edited by Steven Wu

Approved by the Committee on:

January 29, 2021

(Date)