

MINUTES

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

November 13, 2012
Room 144-S—Statehouse

Members Present

Senator Marci Francisco
Senator Laura Kelly
Senator Jeff Longbine
Senator Carolyn McGinn
Representative Steve Brunk
Representative Bill Feuerborn
Representative Bob Grant

Members Absent

Senator Dwayne Umbarger, Chairperson
Representative Jo Ann Pottorff, Vice-chairperson
Representative Kay Wolf

Staff Present

Shirley Morrow, Kansas Legislative Research Department
Jill Wolters, Office of the Revisor of Statutes
Daniel Yoza, Office of the Revisor of Statutes
Florence Deeter, Committee Secretary

Conferees

Sarah Shipman, Deputy Director, Leasing and Real Estate, Department of Administration
Frank Burman, Deputy Director, Design, Construction, and Compliance, Department of Administration
Paul Stewart, Director of Facilities Planning, Pittsburg State University
Dana Cunningham, Director of Facilities Planning, Fort Hays State University
Jim Freed, Director of Facilities Planning, Wichita State University
Ray Hauke, Vice President, Administration and Fiscal Affairs, Emporia State University
Abe Fattaey, Director of Facilities Planning, Kansas State University
Eric King, Director of Facilities, Kansas Board of Regents

Others Attending

See attached sheet.

In the absence of the Chairperson and Vice-chairperson, Senator McGinn called the meeting to order at 9:15 a.m.

Sarah Shipman, Deputy Director, Leasing and Real Estate, Department of Administration, presented a proposed lease for the Department of Revenue to establish a driver's license examination station at another location in Andover, Kansas. Ms. Shipman noted the customer volume at this station has increased by 150 percent in the last ten years and staff has been doubled. The proposed lease begins January 1, 2013, and would be in effect for five years. She noted a lease rate of \$14.70 per square feet is comparable to other leased office space in Andover (Attachment 1).

Ms. Shipman reported the Juvenile Justice Authority closed down operations at the former Juvenile Corrections Center in Atchison, Kansas, and desires to sell property that has not been used since 2010. She said the Department of Administration has been searching for a potential buyer and full appraisal should be received by mid-November. Invitations for bids will be published in the *Kansas Register* on November 21, 2012, with closing of bids on December 3, 2012. Ms. Shipman commented that, according to statute, 20 percent of the monies from sale of surplus property goes to the agency, and 80 percent to the Kansas Public Employees Retirement System (KPERs) in compliance with KSA 2012 Supp. 75-6609a.

Frank Burman, Deputy Director, Design, Construction, and Compliance, Department of Administration, requested approval of change orders for exterior construction around the Indoor Basketball Training Facility at Kansas State University. Mr. Burman said the request includes construction of paver, drainage and waterproofing systems; the combined total cost of the three change orders is \$293,149 (Attachment 2).

After brief discussion, Senator Kelly motioned to approve the change order; it was seconded by Representative Longbine. The motion passed unanimously.

Paul Stewart, Director of Facilities Planning, Pittsburg State University, provided a summary report on the deferred maintenance of McCray Recital Hall, saying that new seating is completed. He commented on a number of current projects listed under capital improvements:

- Fine Arts and Performing Center – McCray Recital Hall deferred maintenance completed;
- Weede PE building renovations;
- Improvements at the Sports Complex;
- JHO Student Center Improvements and Expansion; and
- Student Housing Renovations—Tanner Annex.

Mr. Stewart explained other projects would include new windows and doors on various campus buildings, masonry restoration, and renovations to the University House. He reported part of the master plan includes having an outside consultant provide a spatial study of existing classrooms; the results of the study indicated a need for more small-size classrooms. Mr. Stewart concluded his remarks by saying future projects will necessitate a program of fund-raising (Attachment 3).

The Committee Minutes for June 1, 2012, August 15, 2012, and September 10, 2012, were approved as written. (Representative Grant motioned; Representative Feuerborn seconded)

Dana Cunningham, Director of Facilities Planning, Fort Hays State University, provided information on a five-year capital improvement budget plan ([Attachment 4](#)). The estimated cost of the following projects is \$52,450,000:

- Parking space improvement;
- Tiger Place Housing;
- Indoor Practice Facility;
- Center for Networked Learning;
- Wind Power Generation Facility; and
- West Housing Replacement.

Jim Freed, Director of Facilities Planning, Wichita State University, presented the five-year capital improvements budget plan requests for the University ([Attachment 5](#)). He listed on-going improvements of parking areas, Phase V improvements to Eck Stadium (Home of Tyler Field), and the expansion and renovation of Rhatigan Student Center. The total estimated cost is \$36,212,900.

Mr. Freed noted a data analysis is included in the master plan and is to be completed in April 2013. The vision of the future embodies increased enrollment, additional residential facilities on campus, and the Alumni Drive transformed into a pedestrian plaza to retain the significance of the historical portion of the Wichita State University campus.

Ray Hauke, Vice President, Administration and Fiscal Affairs, Emporia State University, reported completion of the Memorial Union Project was originally budgeted at \$25 million and concluded at \$23,781,770, an 11.6 percent under-budget cost. He noted a Department of Energy grant of \$900,000 provided energy-efficient exterior lighting and upgrading of the burner and boiler controls for the University. Mr. Hauke outlined the request for additional funds for deferred maintenance in addition to approved projects. He spoke briefly of the need for remodeling or replacing other buildings that are non-state financed ([Attachment 6](#)).

Abe Fattaey, Director of Facilities Planning, Kansas State University, outlined five-year capital improvement projects ([Attachment 7](#)). Among them are:

- Jardine Apartment Housing—Phase II is a \$102.0 million project involving demolition and reconstruction of the complex, bond-funded and repaid with housing revenue.
- Chester E. Peters Recreation Center Addition, provides expanded space for cardio and fitness classes and group activities, and is financed by revenue bonds to be repaid with Student Privilege Fees.
- Bill Snyder Family Stadium—Phase II is a \$75.0 million project financed by revenue bonds to be repaid from athletics revenue and private gift funds.
- Old Chemical Waste Landfill Remediation, Stage One, (building an interceptor trench and temporary treatment facility) has been completed; final stage removal of landfill will cost \$7.4 million to be paid from a combination of Sponsored Research Overhead funds and bond funds.

- Grain Science Center—Feed Mill will replace the feed-production facility located on the National Bio-Agro Facility (NBAF) site by September 1, 2013.

Mr. Fattaey explained the Deferred Maintenance Project of West Memorial Stadium — Phase I was found to be more costly than the \$10 million originally allocated for the project.

A decision was made to move the project into the Capital Improvements Plan. He said an estimated cost of \$3.4 million in repair and rehabilitation funds is offset by \$1.3 million provided by the Student Governing Association.

Commenting on new and continuing projects to be funded by private gifts, Mr. Fattaey said plans are being made for a Welcome Center in East Memorial Stadium, an Equine Education Center, and an International Visitor's Residence. He noted that a number of projects are awaiting further legislative authorization.

Jim Modig, Director of Design and Construction Management, University of Kansas, provided data on various capital improvement projects on the Lawrence Campus (Attachment 8).

- Dyche Hall—National Science Foundation allocated a \$1.5 million ARRA (American Recovery and Reinvestment Act) grant; bids were received in October 2011, with construction completed in October 2012.
- Gertrude Sellards Pearson Residence Hall Renovation is a \$14,750,000 renovation of 96,970 gross square feet (GSF) to create a diverse mix of co-ed rooms.
- Lewis Hall, Ekdahl Dining Commons Renovation, is a project necessary to comply with current health codes and involving 5,190 square feet. Design is in progress and the projected bid date is April 2013, with funding of \$3.4 million from the Kansas Memorial Union Corporation (Student Union).
- Murphy Hall Swarthout Recital Hall Remodel—At a cost of \$1,450,000, the University continues to seek private funds for this project.

Commenting on supplemental budget requests for 2013, Mr. Modig requested the Engineering Expansion Phase II be amended from the original amount of \$65,000,000 to \$80,635,000. The increase in budget will add approximately 29,000 GSF of additional research laboratory space.

He further noted the 2014 capital improvements request be amended to include the McCollum Hall Replacement (\$47,800,000), the New School of Business (\$65,740,000), and parking repair and improvement (\$1,000,000).

Mr. Modig advised Committee members that a design project for Lindley Hall Addition/Energy and Environment Center will provide classrooms, research laboratories and office space totaling 42,200 GSF. The project cost is estimated to be \$28,785,000 and currently 60-70 percent of funds are in place from private gifts.

Eric King, Director of Facilities, Kansas Board of Regents, reported on the State Educational Institution (PEI) Long-Term Infrastructure Maintenance Program (IMP), saying at the close of this final fiscal year ending in June, 2012, the state universities had project-to-date expenditures of \$74,138,363 ([Attachment 9](#)). Mr. King said the figure includes State General Funds (SGF) of \$61,010,146, university interest earnings of \$12,287,453, and tax credit donation expenditures of \$840,764.

He noted, for FY 2012, the Legislature supplanted the \$15 million of SGF monies for the IMP with \$13.7 million from the Educational Building Fund, and the Legislature did not authorize the \$10 million anticipated from the SGF for the IMP in FY 2011 or in FY 2012. Also, the Legislature did not authorize in FY 2010, FY 2011, or FY 2012, the issuance of the proposed third, fourth, and fifth series of bonds to fund the PEI loan program.

Mr. King stated this report completes the deferred maintenance program initiated by the Legislature in 2007.

In the absence of Dave Roland, the Associate Director of Facilities Management, Mr. King gave a report for the University of Kansas Medical Center, saying, in July 2012, the Board of Regents granted approval of \$1.0 million for improvements of parking spaces and lighting around the Medical Educational Building at 37 and Rainbow, with \$500,000 to be utilized in 2013. Mr. King indicated there will be a component of both private and state dollars for the project.

Senator Kelly adjourned the meeting at 12:10 p.m. The next meeting was scheduled for December 3, but is open to change. Confirmation of the date will be announced later.

Prepared by Florence Deeter
Edited by Shirley Morrow

Approved by the Committee on:

December 4, 2012
(Date)

