

## MINUTES

### JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

February 16, 2012  
Room 144-S—Statehouse

#### **Members Present**

Senator Dwayne Umbarger, Chairperson  
Representative JoAnn Pottorff, Vice-chairperson  
Senator Marci Francisco  
Senator Jeff Longbine  
Representative Steve Brunk  
Representative Bill Feuerborn  
Representative Kay Wolf

#### **Staff Present**

Audrey Dunkel, Kansas Legislative Research Department  
Ryan Weir, Kansas Legislative Research Department  
Amy Deckard, Kansas Legislative Research Department  
Aaron Klaassen, Kansas Legislative Research Department  
Daniel Yoza, Office of the Revisor of Statutes  
Gary Deeter, Committee Secretary

#### **Conferees**

Paul Stewart, Director, Office of Facilities Planning, Pittsburg State University  
Sarah Shipman, Deputy Director, Leasing and Real Estate, Office of Facilities and  
Property Management, Kansas Department of Administration

#### **Others Attending**

See attached list.

Calling the meeting to order at 12:18 p.m., the Chairperson recognized Paul Stewart, Director, Office of Facilities Planning, Pittsburg State University, who presented amendments to the capital improvements budget submitted earlier (Attachment 1). To the Fine and Performing Arts Center, he said student fees of \$7 million were added as a funding source; to the Indoor Event Center Addition, student fees of \$3 million were added. The project budget for the JHO Student Center Renovation and Addition was increased from \$7.5 million to \$14.1 million. He mentioned completed projects and noted the master plan was modified to allow for more renovations and larger additions.

*A motion was made, seconded, and passed unanimously to accept the amendments.  
(Motion by Representative Feuerborn and seconded by Representative Pottorff)*

Sarah Shipman, Deputy Director, Leasing and Real Estate, Office of Facilities and Property Management, Kansas Department of Administration, presented a proposed lease for the Kansas State Gaming Agency (Attachment 2). She said the current landlord is proposing a six-year lease with a rate increase from \$11.89 per square foot (psf) to \$12.48 psf with all services included in the base. An energy audit indicated the building exceeds the national average by about 10 percent. A motion was made, seconded, and passed unanimously to approve the lease. (*Motion by Representative Feuerborn and seconded by Representative Wolf*)

Aaron Klaassen, Kansas Legislative Research Department (KLRD), reviewed the capital improvements budget for the Kansas Department of Transportation (Attachment 3). He stated the agency's FY 2012 estimate totaled \$8.8 million, all from the State Highway Fund. The major expense was for sub-area bay modernization. The Governor concurred with the agency's estimate. The FY 2013 request of \$13.2 million includes \$9.8 million for projects. The Governor recommended a reduction of \$6.5 million; he did not recommend the relocation of sub-areas and the purchase of land. Responding to a question, Peter Carttar, Assistant Bureau Chief for Construction and Maintenance, Kansas Department of Transportation (KDOT), stated elimination of the sub-area projects would not affect other projects in Wichita. He also noted KDOT owns 80 acres east of Wichita of which 15 acres is available for the Kansas Highway Patrol, if that agency wishes to relocate. He explained the sub-area relocations are recommended when older facilities do not provide good access to present highway systems.

Mr. Klaassen presented the capital improvements budget for the Kansas Bureau of Investigation (KBI), saying the agency's FY 2012 estimate of \$164,500 included an enhancement of \$64,500 for asbestos removal and retaining-wall replacement, all from the State General Fund (SGF). The Governor concurred with the request and enhancement. Regarding the FY 2013 agency request, Mr. Klaassen said the total of \$730,066 includes an enhancement of \$200,000 for an electrical panel replacement and \$430,066 to further develop the headquarters complex, all from the SGF. The Governor recommended a total of \$300,000, which includes the electrical panel replacement, but not the headquarters enhancement. Answering questions, Kirk Thompson, Director, KBI, said \$100,000 has been placed in the Kansas Attorney General's FY 2013 budget to enable collaboration with Washburn University in building a forensic laboratory facility on the University campus. He stated the original plan of acquiring property north of the KBI Headquarters for a forensic lab would be withdrawn if the collaboration with Washburn University proceeds.

Regarding the Kansas Highway Patrol (KHP) capital improvements budget, Mr. Klaassen stated the agency's FY 2012 estimate totaled \$594,330, all from special revenue funds; the Governor concurred. The agency's FY 2013 request totaled \$880,110. The Governor did not recommend the Troop F enhancement request of \$260,000 for relocation.

Mr. Klaassen outlined the capital improvements budget for the Adjutant General's Office. The agency's FY 2012 budget of \$24.1 million included \$2 million from the SGF for debt service principal, with the remaining \$22 million drawn from special revenue funds. The Governor concurred. The agency's FY 2013 request of \$31.2 million also includes \$2.1 million from the SGF for debt service principal and an enhancement of \$696,916 for roof replacements in Hiawatha and completion of the Liberal Motor Vehicle Storage Compound Expansion. The Governor did not recommend the enhancement. Answering questions, LTC Shawn Manley, Director of Facilities and Engineering for the Adjutant General's Office, explained the armory roofs in Hiawatha have reached the end of their useful life cycle and, although they are not presently leaking, they need attention soon. He stated the armory at Liberal has a fence rusted

beyond repair and grading is needed to protect the recently remodeled armory from water runoff.

*Representative Feuerborn made a motion, seconded by Senator Longbine, to approve the capital improvements budgets, including the amended budgets. The Committee also recommends the enhancement requests from the Adjutant General for roof replacements in Hiawatha and the regrading and fencing request in Liberal. The motion passed, 6-1.*

Audrey Dunkel, KLRD, explained the deadline was missed for the Committee to introduce a bill permitting the Kansas Department of Corrections to purchase the St. Francis Boys Home property in Ellsworth. A motion was made, seconded, and unanimously passed to withdraw the bill request from the JCSBC and introduce the bill in House Appropriations or Senate Ways and Means. (Motion, Representative Brunk; seconded by Representative Pottorff)

The meeting was adjourned at 12:57 p.m. The next meeting was scheduled for Tuesday, February 21, 2012, at 12:15 p.m. in Room 144-S, Statehouse.

Prepared by Gary Deeter  
Edited by Audrey Dunkel and Ryan Weir

Approved by the Committee on:

March 13, 2012

(Date)