

MINUTES

CAPITOL RESTORATION STEERING COMMITTEE

November 20, 2002
Room 123-S—Statehouse

Members Present

Representative Kent Glasscock, Chair
Senator Dave Kerr, Vice Chair
Senator Anthony Hensley
Representative Clay Aurand
Representative Jim Garner
Joyce Glasscock, Secretary of Administration

Staff Present

Bill Wolff, Kansas Legislative Research Department
Alan Conroy, Kansas Legislative Research Department
Jim Wilson, Revisor of Statutes Office
Norman Furse, Revisor of Statutes
Pam Parker, Secretary

Advisory Staff Present

Barry Greis, Division of Facilities Management
Jeff Russell, Director, Legislative Administrative Services

Wednesday, November 20

The Chairman, House Speaker Kent Glasscock, called the meeting to order. He recognized Barry Greis, Capitol Architect, who reviewed for the Capitol Restoration Steering Committee the "Kansas Statehouse, Program & Budget Review," ([see Attachment 1](#)).

Under Tab B, Risk Management, Page 2 of 2, Mr. Greis responded to a question regarding cracks in the Capitol saying that, since the cracks were identified after they

occurred, they are considered a medium risk. Had the potential for cracks been identified, they would have been a low risk and the problem resolved, as it was, by pressure grouting to tighten the soil.

Mr. Greis gave a brief history of the Capitol Restoration project, Tab C. He stated that Treanor Architects took the historic structure report and prepared a program between September 2000 and February 28, 2001. They developed the schematic design with layouts for legislative offices and committee rooms which included the visitor's center and parking garage. Treanor Architects presented the schematic design to the Capitol Restoration Commission (CRC) at the April 3, 2001 meeting. At that time the ground floor was approved with agency relocations for the Legislative Research Department, Revisor of Statutes Office, and the Division of the Budget. A revised floor plan was also created because there were questions regarding having a more distinct separation between the House and Senate offices in the east and west wings. They developed additional schemes and revised the east and west wings, specifically the north wing of the 5th floor. As part of Treanor's original contract, 30 percent of the schematic design fee was withheld because they knew that in the out years, as they progress through each phase, revisions would be made to parts of the schematic designs to meet changing program needs. There is funding and time to address any concerns regarding physical arrangements. He stated that during design development phases they will be coming back and asking for approval of those designs.

Mr. Greis continued with his review noting that J. E. Dunn was selected as construction manager in March 2001. The budget, the constructability, and the efficient use of the construction time and funds were reviewed. Treanor Architects and J. E. Dunn presented updated floor plans at the September 28, 2001, meeting of the CRS. In addition to the drawings and layouts of the legislative offices, they also presented a sequence of work and timeline which included the northwest, northeast, and southeast vaults. The constructability and the best use of the funds indicated the southwest vault should be constructed in sequence with the other three vaults. They presented a \$10 million estimate on cost per gross square feet to complete the southwest vault. This additional funding of \$10 million was not approved by the CRC, but the sequence of work and timeline was approved including the southwest vault.

Mike Treanor, architect for the project, went through the current program, scope of work, and sequence of work. He showed slides of illustrations included in the attachment under Tab C. Mr. Treanor explained that the last portion of the ground floor to be completed will be the north wing which includes the cafeteria, museum, and the visitor's center. This area will be completed last because the area will be the construction staging area for the ground floor. He stated that the north wing of the 5th floor will be refined as they move forward in the project. It is probably the last work to be done in the building.

Mr. Lynch updated the Committee on what has taken place since the last meeting. He stated construction of the visitors center shell is under way, excavation for the northwest vault has begun, and the walls in the west part of the garage have been started. He stated that the foundation stabilization wall is visible on the north side of the west wing. He reminded the members that the east and west wings are not built on solid bedrock and also will need to be stabilized. The northeast vault excavation will begin after the northeast

foundation stabilization, the southwest vault will follow with the stabilization and then work on the east wing can begin. He elaborated on Mr. Treanor's comment on the visitor center adding that the shell of the visitors center is the conduit to bring material into the project and take debris out. Use of this area causes the least disruption to the Capitol operations. Once the east wing is complete, construction will move to the west wing, then the south, and finally to the north with the completion of the visitors center and the top plaza to complete the project.

Under Tab D, Construction Timeline, Mr. Greis stated that the project timeline will remain as listed unless the Legislative Coordinating Council (LCC) and the Secretary of Administration approve a change. The project design began in September 2000, construction began December, 2001, and the end of construction is scheduled for November, 2010.

Mr. Greis explained that Tab E is the project for all of the funding phases and this format will be used to provide a quarterly report on the project. He added that all of the budgets prepared to date have been reviewed and approved by the architect, construction manager, and himself. The financial budget will be reported as listed in Tab E unless the LCC and the Secretary of Administration approve changes in the budget.

Finally, Mr. Greis reviewed the foldout page of the attachment with the information pertaining to the Phases which enables one to view the entire preservation and restoration project and program funding. The parking garage is scheduled for completion in June 2004, unless it can be accelerated. The east wing project will start in July 2003, and finish in July 2005.

Representative Glasscock reviewed action items the Committee needs to consider. He explained that the Steering Committee and LCC had not, to date, taken action to approve the scope of the restoration project, the overall budget, and sequence by funding phases. He further indicated proposed contract addenda will be finished by the next LCC meeting. He also explained that the Committee needs to recognize it is the intention that the Division of the Budget return to the Capitol building after being relocated to the Landon State Office Building, and that, during the period of absence from the Capitol, Budget staff will have access to surface or garage parking.

In answer to a question, Mr. Greis stated that his level of confidence in the total \$135 million figure went up tremendously following a meeting with the architect and construction manager. The parties have made difficult decisions and reviewed what the CRC set as goals. They realized that they will achieve every goal outlined for this project within the budget of \$135 million. There will always be opportunities for enhancements to the project, *i.e.*, art work, carvings, etc.

In regard to landscaping, Mr. Greis stated that there were two historic structures reports that were to be prepared. One was the large, multi-volume set that was used as a foundation for the program. The second was the historic structure site report that is presently at the printer and it will be reviewed at the next meeting. The site work identified in that report has not been funded and the cost has not been identified. What is included

in the \$135 million is the north site work at the entrance so there will be a completed entrance. The south drive may be returned to a concrete finish or, if taken back to 1917 style, it may be in pavers with stone curbs. These are all decisions to be made in the future.

Replying to a question regarding the use of the visitor center for construction work, Mr. Greis estimated the savings of millions of dollars by letting the visitors center area be used as a construction entrance and exit.

Going forward, Mr. Greis stated that scope change proposals and guaranteed maximum prices for different bid packages will be coming out multiple times per month. Either the LCC or designee must be able to review and approve those changes and bid packages. He estimated the need for multiple meetings during each month. It was the opinion of Mr. Furse that the Speaker and the President could act on a monthly review basis, if such authorization was contained in the contracts.

Representative Glasscock explained, in answer to a question, that the reason for approving the restoration project is for the benefit of the state and the Legislature. The members of the Legislature must know what the project is and that the project has been approved so that future legislators will be aware of the scope of the project formally approved in 2002.

Mr. Greis explained their contracts are specifically tied to funding that has been appropriated. They have written contracts that talk of the entire project but he was very specific that it only relates to the \$55 million at this time.

Representative Glasscock explained that the Steering Committee is the advisory group who makes recommendations to the LCC. The LCC is the acting agent on behalf of the Legislature. The Steering Committee will have to approve the scope, timelines, budget, roles of various individuals, and take formal action for the benefit of the entire LCC. The action would be the final decision of the scope of the entire project.

Mr. Greis stated that the Kansas Department of Finance Authority (KDFA) has raised no questions or concerns regarding the sale of the bonds. He is in weekly contact with the person who developed the incremental costs and the bonding amounts that are shared in this report. KDFA has reported that the bonds are very easy to sell because of this restoration project.

The Chairman asked that the Revisor's Office research and develop a specific list of action items for the next LCC meeting, including project budget, timeline, roles, and all conflicts.

In answer to a question, Mr. Lynch stated that there are a lot of stories about the water around the Capitol and that is just what they are—stories. They have not found the river that everyone talks about. What they have found is trapped water within the soil.

In regard to scope changes on an ongoing basis, Mr. Greis explained that an example of scope change would be the pressure grouting. That was a \$100,000 item. They have

funds for these items but the proposed threshold is \$75,000 or greater, similar to the Joint Committee on State Building Construction. When changes exceeded that amount, the Secretary of Administration and the LCC would have to review and approve those amounts. Representative Glasscock asked the Revisor to explore the issue and think in terms of convenience and practicality of the multi-monthly meetings concerning scope changes. President Kerr stated that their vision of scope changes were larger than what Mr. Greis was stating, *i.e.*, phase changes, moving something from one phase to another, and major budget problems. He felt that multiple decisions per month by the LCC or its designee in the form of the President or Speaker is a more hands on involvement than was initially envisioned.

In answer to a question, Mr. Greis stated that the vaults would be finished with the limited mechanical equipment that they would require to operate at that time. The offices sitting on top of the vaults would be finished in the "wing" phase as they move through the project. He stated that the initial estimates were done on the gross square footage, gross cost per square foot, and did not include the detailed estimates that J. E. Dunn was able to do after they got into the construction document phase and design development phase which show the millwork, the lighting scheme, the light fixtures, and the actual mechanical equipment that would be purchased to go in the vaults. Cost then went from a gross square footage dollar amount to a detailed dollar amount per item. That changed substantially different parts of the budget. During discussion it was pointed out that there is a significant cost savings due to the acceleration of vaults into the first phase and the acceleration of the infrastructure.

Mr. Greis stated that there would be a time during the first quarter of 2003 when they would want to show the Committee the proposed interior finish, *i.e.*, the materials, color selections, fabrics, furniture, etc.

Senator Kerr moved to recommend to the LCC approval of the overall program and sequencing of work by funding phases as presented in the "Program & Budget Review" dated November 20, 2002. Secretary Glasscock seconded the motion. The motion carried unanimously. New funding will need to be authorized during the 2004 Session with the understanding that current approved funding (\$55 million) will run out in June 2004. There also will be a need for the Legislature from time to time to approve additional funding as necessary to achieve full implementation. The Project Manager will prepare budget reports and status reports in the format recommended to the Steering Committee.

Senator Kerr moved to recommend to the LCC the approval of the relocation of the Division of the Budget to the Landon State Office Building during construction and approval for the return of the Division of the Budget to the Capitol to occupy space vacated by the Revisor of Statutes when the Revisor's offices are completed; also, recommend approval of the Division of the Budget staff to use surface and the new underground parking garage during the time they are located outside the Capitol. Senator Hensley seconded the motion and it passed unanimously.

Representative Glasscock asked the Revisor to provide a complete agenda for the next LCC meeting scheduled for Wednesday, December 11, 2002, beginning at 8:00 a.m.

The meeting was adjourned.

Minutes prepared by Pam Parker
and Bill Wolff

Approved by Committee on:

December 24, 2002