

MINUTES

JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

April 28, 2011
Room 144-S—Statehouse

Members Present

Representative Jo Ann Pottorff, Chairperson
Senator Dwayne Umbarger, Vice-chairperson
Senator Pat Apple
Senator Marci Francisco
Senator Laura Kelly
Senator Carolyn McGinn
Representative Bill Feuerborn
Representative Kay Wolf

Members Absent

Representative Steve Brunk
Representative Bob Grant

Staff Present

Audrey Dunkel, Kansas Legislative Research Department
Ryan Weir, Kansas Legislative Research Department
Aaron Klaassen, Kansas Legislative Research Department
Jill Wolters, Office of the Revisor of Statutes
Gary Deeter, Committee Secretary

Conferees

Richard Gaito, Deputy Director, Division of Facilities Management, Kansas Department
of Administration

Others Attending

See attached list.

Chairperson Pottorff called the meeting to order and thanked Haley DaVee (Kansas Credit Union Association) for the lunch.

The minutes for the December 15, 2010, meeting were approved. (Motion by Representative Wolf; seconded by Senator Francisco)

The Chairperson welcomed Richard Gaito, Deputy Director, Division of Facilities Management, Kansas Department of Administration. Mr. Gaito reviewed a proposed lease in Lawrence by the Driver's License Bureau of the Kansas Department of Revenue (Attachment 1). He said that the first Request for Proposal (RFP) produced two proposals, both of which were too costly. The second RFP yielded four proposals from three bidders, the lowest of which was deemed to be an undesirable location. The lease presented was a five-year lease at \$9.23 per square foot (psf), a reduction of \$1.25 psf from the previous lease. Taxes, insurance, major maintenance, and parking are included in the base rate. If a second five-year-lease option is exercised, the cost increases to \$10.23 psf. Mr. Gaito said an energy performance audit rated the building at 72, which is 24 percent below the national average. He noted that the employee space was within recommended standards, but the license exam space exceeded space standards.

The lease was approved. (Motion by Senator Umbarger and seconded by Senator Francisco)

Aaron Klaassen, Kansas Legislative Research Department, reviewed information from a previous meeting regarding the Kansas Bureau of Investigation (KBI) capital improvements budget showing zero funding. Mr. Klaassen reported that, in FY 2007 and FY 2008, the KBI received \$100,000 annually for rehabilitation and repair. The amount initially was reduced to \$50,000 in FY 2009, prior to the budgeted funds being eliminated. It was noted that the Senate Ways and Means Committee had inserted \$100,000 into the KBI FY 2012 budget for a new generator, but the House Appropriations Committee did not concur. Robert Blecha, Director, KBI, stated that the current generator is 25 years old, well past its life expectancy, and that a backup generator is critical for maintaining statewide law enforcement services. He stated that, since no capital improvements funds were allocated to the KBI, any costs for other repairs would be met from existing funds.

Committee members discussed the need to address fire-prone lights at the Kansas Historical Society Museum in Topeka. It was noted that the Senate Ways and Means Committee included \$50,000 in the agency's FY 2012 budget to remediate this hazard. Committee members agreed to revisit the issue at the Committee's *sine die* meeting.

The meeting was adjourned at 12:45 p.m.

Prepared by Gary Deeter
Edited by Audrey Dunkel and Ryan Weir

Approved by the Committee on:

June 1, 2011

(Date)