

Kansas Historical Society

Testimony to

Joint Committee on State Building Construction

September 22, 2020

Thank you for the opportunity to appear before you today to discuss the capital improvement plan of the Kansas Historical Society. We have provided you with a copy of our five-year plan for capital improvements. The agency uses State General Funds (SGF), as well as federal and private funds on capital improvement projects.

Annual Emergency Repair Request

The Kansas Historical Society owns 58 buildings and structures throughout the state, many of them historic. In addition, we are responsible for a combined 600 acres of land. Annually the agency receives \$250,000 in SGF for repairs to address cyclical maintenance issues and emergency repairs due to age, accidents, or weather-related causes. The annual request for emergency repair monies is always our top priority for capital improvements. Although the amount of money is small in relation to our number of buildings, without these funds the agency would not be able to function.

FY 2022 Enhancement Request

The FY 2022 budget contains an enhancement request for additional SGF funds for delayed maintenance of the entrance and lobby of the Kansas Museum of History. This project was funded by the legislature and the governor for FY 2021 but was removed from the budget through the allotment process due to the reduction in state revenues caused by the Covid-19 pandemic. We are aware that FY 2022 will be a challenging budget year, but the agency's need for these repairs and replacements remains critical due to the current conditions of the property and the projected installation of new exhibits to open in 2023.

New Exhibits at the Kansas Museum of History

The current Kansas Museum of History opened in 1984 and has not changed in 36 years. The exhibits no longer meet the needs of current audiences. To reach students and families today the museum needs to be immersive and interactive, as well as relevant to the challenges we face today. Although the new exhibits will use historic artifacts and documents to tell the stories of Kansas, it is important to provide more information through virtual and digital means. The Kansas Museum of History is one of the best tools the state has to "sell" Kansas.

The agency intends to spend \$6,000,000 on new exhibits with 91% coming from private donations. Currently the agency has secured close to 70 percent of the private funds needed. The agency is making a one-time request for \$650,000 in SGF for delayed maintenance needs to the entrance and lobby

portion of the Kansas Museum of History. Work includes replacing the lobby floor, updating electrical systems in the lobby, and repairing the entrance walkways for visitor safety.



Lobby Floor



Museum Entrance Walkways

Conclusion

We greatly appreciate the support of the Joint Committee on State Building Construction. Today we are requesting that you concur with the Kansas Historical Society's five-year plan for capital improvements. Thank you for the opportunity to be here today. Please feel free to contact either myself or Matthew if at any time you have questions.

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Kansas Historical Society
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Five-Year Capital Budget Plan--DA 418A

Division of the Budget

Agency Name **Kansas State Historical Society**

State of Kansas

Note: All agency projects fall under the Rehabilitation and Repair category.

Only those project funds highlighted are being requested as SGF expenditures

Project Title	Estimated Project Cost	Prior Year FY2020	Current Year FY2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Subsequent Years
1. Emergency and Rehabilitation Repairs Allocation	250,000	250,000	250,000	250,000	375,000	375,000	375,000	375,000	375,000
2. Shawnee Indian Mission West : Historical Door	20,000	-	20,000	-	-	-	-	-	-
3. Cottonwood Ranch: House Roof & Roof repairs	82,500	-	82,500	-	-	-	-	-	-
4. Kansas Museum of History: Entrance & Lobby	650,000	-	-	650,000	-	-	-	-	-
5. Constitution Hall: Repainting	35,000	-	-	35,000	-	-	-	-	-
6. Shawnee Indian Mission : Roof replacements	130,000	-	-	-	130,000	-	-	-	-
	20,000	-	-	-	20,000	-	-	-	-
7. Goodnow House: Barn foundation and walls	100,000	-	-	-	-	100,000	-	-	-
	20,000	-	-	-	-	20,000	-	-	-
8. Red Rocks: Repoint exterior masonry on mother's house.	38,000	-	-	-	-	-	38,000	-	-
Total		250,000	352,500	935,000	525,000	495,000	413,000	375,000	375,000

Project Request Explanation--DA 418B

1. Project Title: Emergency and Rehabilitation Repairs Allocation				2. Project Priority: 1		
Agency: Kansas State Historical Society						
3. Project Description and Justification:						
<p>The Kansas Historical Society requests \$250,000 annually to make repairs to the more than 50 buildings and structures located at the 16 state historic sites and the Kansas Historical Society headquarters in Topeka. These repairs are necessary to keep the buildings operating and to prevent unsafe conditions for the public, staff, and the state's collections. The Historical Society's facilities range from those with extremely sophisticated, precise architectural and engineered systems such as at the Kansas Museum of History and the State Archives to historic structures, most of which are over 100 years old.</p> <p>These funds are used for repairs to roofs, windows, doors, heating and air conditioning, plumbing and life safety issues. Projects under these funds are selected based on urgency of need with public safety and preservation of historic buildings as a secondary concern to insure the long-term viability of the state's resources.</p> <p>The annual allotment of \$250,000 in Emergency and Rehabilitation Repairs is from the State General Fund. In 2012 the legislature increased the agency's annual allocation from \$125,000 to \$250,000. In 2023 the agency is requesting an annual increase of an additional \$125,000, for an annual total of \$375,000.</p> <p>89% of the KSHS inventory of buildings are listed as National Historic Landmarks or in the National Register of Historic Places and all repair/restoration work must follow the Secretary of Interior <i>Standards for the Treatment of Historic Properties</i>.</p>						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 250,000				1. Preliminary plans (including misc. costs) -		
2. Architect or engineer fee -				2. Final plans (including misc. & other costs) -		
3. Moveable equipment -				3. Construction (including misc. & other costs) 250,000		
4. Project contingency -						
5. Miscellaneous costs -						
Total 250,000				Total 250,000		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. Private Gifts	3. Federal	Agency	5.	Total
Prior Years	250,000	-	-	-	-	250,000
FY 2021	250,000	-	-	-	-	250,000
FY 2022	250,000	-	-	-	-	250,000
FY 2023	375,000	-	-	-	-	375,000
FY 2024	375,000	-	-	-	-	375,000
FY 2025	375,000	-	-	-	-	375,000
FY 2026	375,000	-	-	-	-	375,000
Subsequent Years	375,000	-	-	-	-	375,000
Total	\$2,625,000	--	--	--	--	\$2,625,000

1. Project Title: **Shawnee Indian Mission West: Repairs**

Agency: **Kansas State Historical Society**

Additional Information



Original Second floor porch door



Second floor porch today

Project Request Explanation--DA 418B

1. Project Title: Cottonwood Ranch: House roof and roof repairs				2. Project Priority: 3		
Agency: Kansas State Historical Society						
3. Project Description and Justification:						
<p>The Cottonwood Ranch, located near Studley in Sheridan county, was a prominent English sheep ranch on the high plains of Kansas. The stone buildings are an unique example of Yorkshire architecture in Kansas. The property was aquired in 1982 as a State Historic Site and listed on the National Register of Historic Places in 1983.</p> <p>The site has multiple out buildings with varying degrees of damaged on roofs that need replacement. The replacement of the ranch house replacement roof will be required. Current total of all building foot prints are 6,529 square feet. All work will follow the Secretary of Interior's Standards for the Treatment of Historic Properties and NPS preservation brief # 19: The Repair and Replacement of Historic Wood Shingle Roofs . Private funds will be utilized for this project.</p> <p>The capital improvements includes the following:</p> <ol style="list-style-type: none"> 1. Removal of cedar shingles and repairs of decking as needed 2. Replacement with #1 cedar shingles and approved fastners 3. Color matched flashing sealants 						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework)		74,250	1. Preliminary plans (including misc. costs)			
2. Architect or engineer fee		-	2. Final plans (including misc. & other costs)			
3. Moveable equipment		-	3. Construction (including misc. & other costs)		82,500	
4. Project contingency		8,250				
5. Miscellaneous costs		-				
Total		\$82,500	Total		\$82,500	
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. Private Gifts	3. Federal	Agency 4. Fee Funds	5.	Total
Prior Years	-	-	-	-	-	--
FY 2021	-	82,500	-	-	-	82,500
FY 2022	-	-	-	-	-	--
FY 2023	-	-	-	-	-	--
FY2024	-	-	-	-	-	--
FY 2025	-	-	-	-	-	--
FY 2026	-	-	-	-	-	--
Subsequent Years	-	-	-	-	-	--
Total	--	\$82,500	--	--	--	\$82,500

1. Project Title: **Cottonwood Ranch: House roof and roof repairs**

Agency: **Kansas State Historical Society**

Additional Information



Main House deteriorated wood shingles.



Damaged roof shingles on stable.

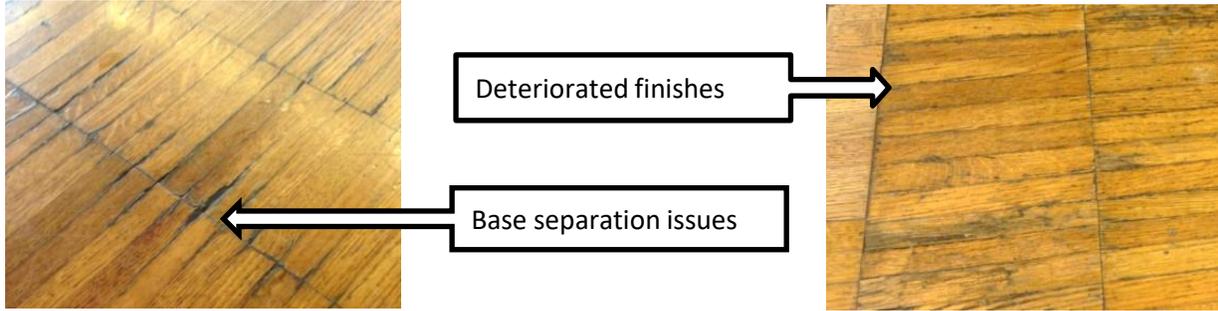
Project Request Explanation--DA 418B

1. Project Title: Kansas Museum of History: Entrance and Lobby		2. Project Priority: 4																			
Agency: Kansas State Historical Society																					
3. Project Description and Justification:																					
<p>The Kansas Museum of History opened in 1984 as the state history museum. The museum is a major component for the teaching of Kansas history in the schools. The museum gallery has not changed in 35 years. A major goal of the agency's long-range plan is to use private funds to create new more interactive and immersive permanent exhibits. The exhibits would be thematic and place an emphasis on those moments in Kansas history when Kansans made a strong impact on the nation. Exhibits would also tie the past to the present and future of Kansas. The new exhibits are needed to meet current audience needs and ensure that the museum generates appropriate revenue for its continued operation. The agency is raising a little more than six million dollars in private funds for exhibit design and production. To date the agency has secured about 67% of the amount in gifts and pledges.</p> <p>The agency will work within the existing museum space. The entrance and lobby of the museum are showing considerable wear and require some modifications and enhancements to support the exhibits. The agency is requesting \$650,000 in SGF as a one-time expense to fund needed capital improvements in the museum lobby and entrance. Private donors are willing to help the state by funding the actual exhibits, but they would like to see a state commitment to the capital improvements. The SGF requested is approximately 10% of the total project.</p> <p>The requested \$650,000 will be used to complete the following:</p> <ol style="list-style-type: none"> 1. Replace the museum lobby wood parquet floor due to safety concerns of the base separation and deteriorated finish. 2. Create a special exhibits gallery in the lobby area for displays. 3. Update the electrical systems to support the lobby and special exhibits gallery functions. 4. Reconfigure HVAC system for the safety and comfort of the guests. 5. Alter the gallery's entrance to eliminate unusable space and increase exhibit space within the existing building structure. 6. Repair entrance walkways for visitor safety. 																					
4. Estimated Project Cost:		5. Project Phasing:																			
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Construction (including fixed equipment and sitework)</td> <td style="width: 20%; text-align: right;">545,000</td> </tr> <tr> <td>2. Architect or engineer fee</td> <td style="text-align: right;">40,000</td> </tr> <tr> <td>3. Moveable equipment</td> <td style="text-align: right;">-</td> </tr> <tr> <td>4. Project contingency</td> <td style="text-align: right;">65,000</td> </tr> <tr> <td>5. Miscellaneous costs</td> <td style="text-align: right;">-</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right; border-top: 1px solid black;">\$650,000</td> </tr> </table>	1. Construction (including fixed equipment and sitework)	545,000	2. Architect or engineer fee	40,000	3. Moveable equipment	-	4. Project contingency	65,000	5. Miscellaneous costs	-	Total	\$650,000	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Preliminary plans (including misc. costs)</td> <td style="width: 20%; text-align: right;">-</td> </tr> <tr> <td>2. Final plans (including misc. & other costs)</td> <td style="text-align: right;">-</td> </tr> <tr> <td>3. Construction (including misc. & other costs)</td> <td style="text-align: right;">-</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right; border-top: 1px solid black;">\$650,000</td> </tr> </table>	1. Preliminary plans (including misc. costs)	-	2. Final plans (including misc. & other costs)	-	3. Construction (including misc. & other costs)	-	Total	\$650,000
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Total	\$650,000																				
6. Amount by Source of Financing:																					
Fiscal Years	1. SGF	2. Private Gifts	3. Federal	Agency 4. Fee Funds	5.	Total															
Prior Years	-	-	-	-	-	--															
FY 2021	-	-	-	-	-	--															
FY 2022	650,000	-	-	-	-	650,000															
FY 2023	-	-	-	-	-	--															
FY2024	-	-	-	-	-	--															
FY 2025	-	-	-	-	-	--															
FY 2026	-	-	-	-	-	--															
Subsequent Years	-	-	-	-	-	--															
Total	\$650,000	-	-	-	-	\$650,000															

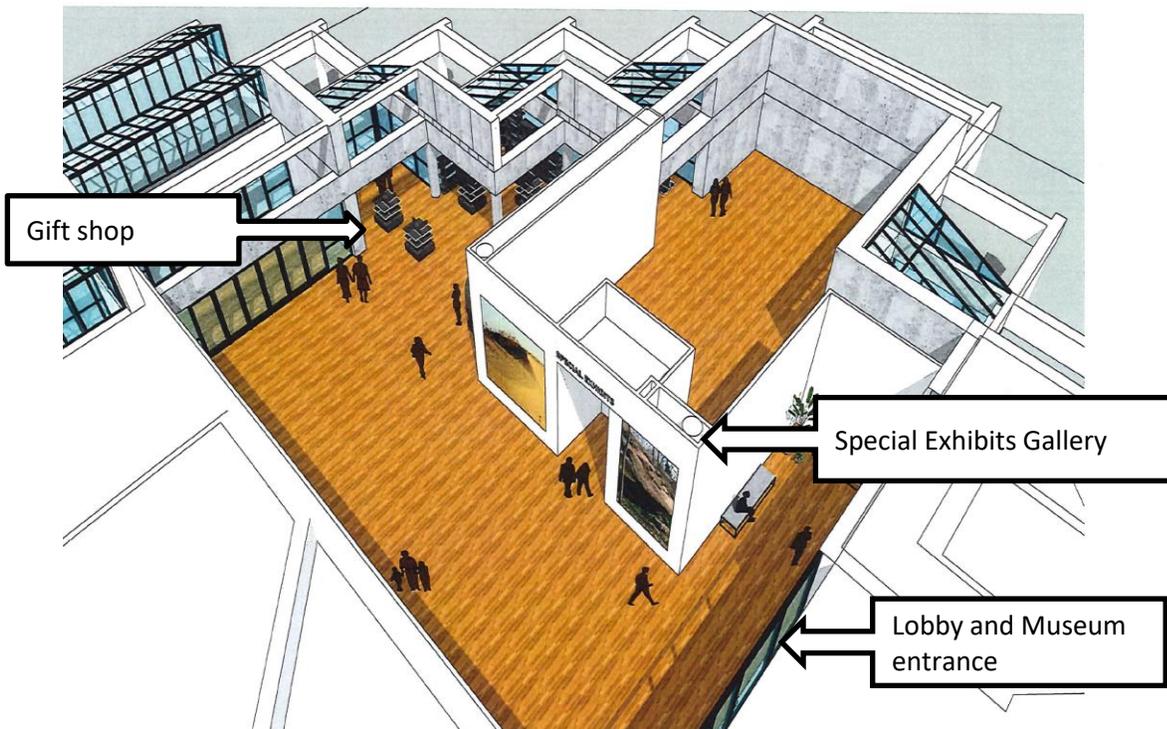
1. Project Title: **Kansas Museum of History: Entrance and Lobby**

Agency: **Kansas State Historical Society**

Additional Information



View of floor deterioration and patching.



View of conceptual Lobby / Museum entrance / Gift shop

Project Request Explanation--DA 418B

1. Project Title: Constitution Hall: Repainting				2. Project Priority: 5		
Agency: Kansas State Historical Society						
3. Project Description and Justification:						
<p>In 1857 the pro-slavery territorial legislature met in Lecompton in the land office. Constitution Hall was designated a National Historic Landmark (NHL) in 1974. The state acquired the property in 1986 as a State Historic Site.</p> <p>Much of the exterior wood siding is still the original walnut construction with the remainder local cottonwood. Some original plaster remains inside the building. Cyclical painting is critical to protecting and preserving this fragile building. Exterior wood will be carefully scraped, holes and gaps caulked, and the surfaces repainted. Interior plaster, wood doors, windows, and trim will be repainted and repaired as necessary. All work will be in accordance with the Secretary of Interior's <i>Standards for the Treatment of Historic Properties</i> utilizing guidance from NPS preservation briefs #10: <i>Exterior Paint Problems on Historic Woodwork</i> and #21: <i>Repairing Historic Flat Plaster Walls and Ceilings</i>.</p> <p>The capital improvements includes the following:</p> <ol style="list-style-type: none"> 1. Exterior preparation, scraping, hand cleaning, and sealing. 2. Exterior repainting. 3. Interior repainting and plaster repair. 						
4. Estimated Project Cost:				5. Project Phasing:		
1. Construction (including fixed equipment and sitework) 32,000				1. Preliminary plans (including misc. costs) -		
2. Architect or engineer fee -				2. Final plans (including misc. & other costs) -		
3. Moveable equipment -				3. Construction (including misc. & other costs) 35,000		
4. Project contingency 3,000						
5. Miscellaneous costs -						
Total 35,000				Total \$35,000		
6. Amount by Source of Financing:						
Fiscal Years	1. SGF	2. Private Gifts	3. Federal	Agency	5.	Total
Prior Years	-	-	-	-	-	--
FY 2021	-	-	-	-	-	--
FY 2022	-	15,000	20,000	-	-	35,000
FY 2023	-	-	-	-	-	--
FY 2024	-	-	-	-	-	--
FY 2025	-	-	-	-	-	--
FY 2026	-	-	-	-	-	--
Subsequent Years	-	-	-	-	-	--
Total	--	15,000	\$20,000	--	--	\$35,000

1. Project Title: **Constitution Hall: Repainting**

Agency: **Kansas State Historical Society**

Additional Information



Peeling paint at building base conditions



Paint issues at windows



Deteriorated patched paint on door



Peeling paint issues of wood trim

Project Request Explanation--DA 418B

1. Project Title: Shawnee Indian Mission : Roof replacements	2. Project Priority: 6																				
Agency: Kansas State Historical Society																					
3. Project Description and Justification:																					
<p>The Shawnee Indian Mission served as a manual training school for boys and girls from the Shawnee, Delaware and other indian tribes from 1839 to 1862. The Kansas Historical Society partners with the City of Fairway to operate Shawnee Indian Mission. In turn the city has established a relationship with a private not-for-profit organization to raise private funds for the site. As owner of the property the Kansas Historical Society remains responsible for capital improvements at the mission, which was listed as a National Historic Landmark in 1968.</p> <p>All three Mission Buildings have cedar shingle roofing that were installed between 1988-1990 and are now experiencing leaks that continue to be patched. Recent patching was required in June of FY2020 following a storm. All work will follow the Secretary of Interior's <i>Standards for the Treatment of Historic Properties</i> and NPS preservation brief # 19: <i>The Repair and Replacement of Historic Wood Shingle Roofs</i> . The cost includes the replacement of all 3 roofs with cedar shingles. SGF funds will be requested for this project.</p> <p>The capital improvements includes the following:</p> <ol style="list-style-type: none"> 1. Removal of cedar shingles and repairs of decking as needed 2. Replacement with #1 cedar shingles and approved fastners 3. Include flashing, sealants, gutters, downspouts, overflow guards as needed. 																					
4. Estimated Project Cost:	5. Project Phasing:																				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Construction (including fixed equipment and sitework)</td> <td style="text-align: right;">135,000</td> </tr> <tr> <td>2. Architect or engineer fee</td> <td></td> </tr> <tr> <td>3. Moveable equipment</td> <td style="text-align: right;">-</td> </tr> <tr> <td>4. Project contingency</td> <td style="text-align: right;">15,000</td> </tr> <tr> <td>5. Miscellaneous costs</td> <td style="text-align: right;">-</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right; border-top: 1px solid black;">\$150,000</td> </tr> </table>	1. Construction (including fixed equipment and sitework)	135,000	2. Architect or engineer fee		3. Moveable equipment	-	4. Project contingency	15,000	5. Miscellaneous costs	-	Total	\$150,000	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Preliminary plans (including misc. costs)</td> <td></td> </tr> <tr> <td>2. Final plans (including misc. & other costs)</td> <td></td> </tr> <tr> <td>3. Construction (including misc. & other costs)</td> <td style="text-align: right;">150,000</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right; border-top: 1px solid black;">\$150,000</td> </tr> </table>	1. Preliminary plans (including misc. costs)		2. Final plans (including misc. & other costs)		3. Construction (including misc. & other costs)	150,000	Total	\$150,000
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Fiscal Years	1. SGF	2. Private Gifts	3. Federal	Agency 4. Fee Funds	5.	Total															
Prior Years	-	-	-	-	-	--															
FY 2021	-	-	-	-	-	--															
FY 2022	-	-	-	-	-	--															
FY 2023	130,000	-	20,000	-	-	150,000															
FY2024	-	-	-	-	-	--															
FY 2025	-	-	-	-	-	--															
FY 2026	-	-	-	-	-	--															
Subsequent Years	-	-	-	-	-	--															
Total	130,000	--	20,000	--	--	\$150,000															

1. Project Title: **Shawnee Indian Mission:Roof replacements**

Agency: **Kansas State Historical Society**

Additional Information



East Building showing deteriorated wood shingles.



Ridge shingle damages

Project Request Explanation--DA 418B

1. Project Title: Goodnow House: Barn foundation and walls	2. Project Priority: 7																				
Agency: Kansas State Historical Society																					
3. Project Description and Justification:																					
<p>The Goodnow House State Historic Site, located in Manhattan (Riley County), was the home of Isaac Goodnow, a leader in the free state movement and one of the founders of the town of Manhattan and the college that later became Kansas State University. The state aquired Goodnow House as a State Historic Site in 1969 and it was listed in the National Register of Historic Places in 1971.</p> <p>The property includes several buildings including an historic barn. The barn's stone walls and foundation have been settling in an uneven pattern for an extended period of time. Efforts have been taken in the past to re-enforce and repair the walls, but it has not stopped the movement in the building. Foundation and piers along with water diversion is needed . All work will be in accordance with the Secretary of Interior's <i>Standards for the Treatment of Historic Properties</i> and NPS preservation brief # 2: <i>Repointing Mortar Joints in Historic Masonry Buildings</i>.</p> <p>SGF funding will be requested for this project.</p> <p>The capital improvements includes the following:</p> <ol style="list-style-type: none"> 1. Stabilization of surrounding soils with french drain to divert water away 2. Perimeter excavation and foundation stabilization (piers) 3. Repointing and masonry water repellants to reduce water absorbtion 																					
4. Estimated Project Cost:	5. Project Phasing:																				
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Construction (including fixed equipment and sitework)</td> <td style="text-align: right;">100,000</td> </tr> <tr> <td>2. Architect or engineer fee</td> <td style="text-align: right;">8,000</td> </tr> <tr> <td>3. Moveable equipment</td> <td style="text-align: right;">-</td> </tr> <tr> <td>4. Project contingency</td> <td style="text-align: right;">12,000</td> </tr> <tr> <td>5. Miscellaneous costs</td> <td style="text-align: right;">-</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right; border-top: 1px solid black;">\$120,000</td> </tr> </table>	1. Construction (including fixed equipment and sitework)	100,000	2. Architect or engineer fee	8,000	3. Moveable equipment	-	4. Project contingency	12,000	5. Miscellaneous costs	-	Total	\$120,000	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">1. Preliminary plans (including misc. costs)</td> <td style="text-align: right;">-</td> </tr> <tr> <td>2. Final plans (including misc. & other costs)</td> <td style="text-align: right;">-</td> </tr> <tr> <td>3. Construction (including misc. & other costs)</td> <td style="text-align: right;">120,000</td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right; border-top: 1px solid black;">\$120,000</td> </tr> </table>	1. Preliminary plans (including misc. costs)	-	2. Final plans (including misc. & other costs)	-	3. Construction (including misc. & other costs)	120,000	Total	\$120,000
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Prior Years	-	-	-	-	-	--															
FY 2020	-	-	-	-	-	--															
FY 2021	-	-	-	-	-	--															
FY 2022	-	-	-	-	-	--															
FY 2023	-	-	-	-	-	--															
FY2024	100,000	-	20,000	-	-	120,000															
FY2025	-	-	-	-	-	--															
FY2026	-	-	-	-	-	--															
Subsequent Years	-	-	-	-	-	--															
Total	100,000	-	20,000	--	--	\$120,000															

I. Project Title: **Goodnow House: Barn foundation and walls**

Agency: **Kansas State Historical Society**

Additional Information



Cracks showing shifting of north wall.



Masonry separation at northwest corner.

1. Project Title: **Red Rocks: Repoint exterior masonry on mother's house**

Agency: **Kansas State Historical Society**

Additional Information

