



Kansas Bureau of Investigation

Kirk D. Thompson
Director

Derek Schmidt
Attorney General

Before the Joint Committee on State Building Construction
Robert Jacobs, Executive Officer
Kansas Bureau of Investigation
September 22, 2020

Chairman Billinger and Members of the Committee:

Thank you for the opportunity to discuss the Kansas Bureau of Investigation's (KBI) Five-Year Capital Budget Plan and the status of our ongoing capital projects. I hope to highlight for you what we accomplished in FY 2020 and identify our priorities for FY 2021 through FY 2026.

The KBI owns three separate facilities with a total of approximately 94,000 square feet. We lease six additional facilities totaling approximately 128,000 square feet. We receive a yearly Rehabilitation and Repair appropriation of \$100,000 from the legislature to maintain these structures. While insufficient, this funding is critical to assist us in maintaining the state investment and help us keep the buildings functional and safe for our employees.

We prioritize our projects and attempt to make all repairs under \$25,000 with the Rehabilitation and Repair appropriation. Because our needs far exceed the yearly \$100,000 appropriation for Rehabilitation and Repair, whenever possible we try to use internal dollars to initiate and complete smaller projects. Only those for which we have no ability to exercise flexibility in our plan and address immediate critical needs become the subject of new funding requests.

Successes

Last year, we identified the following projects as a priority for completion or resolution in FY 2020.

Completion of the Garden City Regional Office

In late 2019, the KBI leased 5,000 square feet of office space in Garden City. This collaboration with the Attorney General's Office, Garden City Police Department, Finney County Sheriff's Office and two federal law enforcement agencies will allow for a robust investigative presence throughout Southwest Kansas.

After renovation of the space, the Garden City Regional Office opened in August 2020. Included in the space are offices and cubicles for criminal investigators, crime analysts, and prosecutors. Additional space for expansion is available, if necessary. The final construction cost was approximately \$34,000.

HVAC Replacement, Topeka Headquarters

The KBI Headquarters building was built circa 1929. A new HVAC system was installed in the building in 1984, just prior to the KBI taking occupancy. The estimated life expectancy of the HVAC unit was 20 years. The unit is now 36 years old and continues to require constant maintenance, which includes repairing

old and malfunctioning parts, frequent patching of leaks throughout the system, and replenishment of R-22 refrigerant.

As of January 1, 2020, R-22 is no longer produced nor imported into the United States. The phasing out of the coolant has created significant price increases and limited the availability of replacement parts for our existing Trane unit, which was well beyond its life expectancy. The KBI replaced the existing condenser unit with a new chiller and chilled water coils.

In 2019, the KBI requested and received \$286,000 for FY 2020 to replace the existing unit. In April 2020, the project was slated to begin, however the project was postponed due to COVID-19 concerns. A purchase order was sought during FY 2020 and the money was encumbered. The project has now commenced with a pre-construction meeting scheduled the last week of September. This project is expected to be completed by the end of October 2020.

Parking Lot Repair, Topeka Annex

A section of the parking area just outside the Topeka Annex location had deteriorated beyond repair. This section of parking lot is our main entrance, which is used for employees as well as customers to the KBI. The condition of the parking lot had become hazardous and a significant safety concern for pedestrian traffic to and from the Topeka Annex. This area had to be removed and replaced with new 6'' reinforced concrete. As a part of this project, the KBI removed the west side entrance to the parking lot off of Topeka Blvd which decreased the amount of traffic that drives through the parking lot to avoid the traffic signal at 17th and Topeka Blvd. The KBI will have the opportunity to fence in that side of the property at a later date. The project was completed this past summer and cost approximately \$60,000.

Forensic Laboratory Renovation at Great Bend Regional Office

The laboratory in Great Bend has not seen any major updates in several years and was in need of significant improvements to refurbish aging work areas and provide a more effective use of the space. Some of the improvements that will be included in this renovation are the replacement of the two HVAC system which are original to the building. Other improvements include renovation of the plumbing and electrical for new room layouts, replacement of existing cabinets and casework areas, and new LED lighting throughout the space. The KBI engaged an Architect and Engineer with the assistance of OFPM. The initial estimated cost of the entire project was \$1.3 million dollars. The estimated cost was unfortunately prohibitive at the time. The project was therefore divided into two separate phases.

After reprioritizing internal operations and projects, the KBI used existing funds to finance the first phase of the project. The process started in the fall of 2019. Bids were sent out during spring 2020. A purchase order was secured within FY 2020 to encumber the money. Construction began in August 2020 and is expected to be completed in late October 2020. The completed cost of the first phase, which includes renovation of the south end of the laboratory, will be approximately \$500,000.

Expansion of the Kansas City Regional Office

In coordination with the Kansas Attorney General's Office, the KBI had an opportunity to expand investigative operations with additional personnel in the Northeast region of the state. This necessitated the need for minor renovations to the Kansas City Regional Office. These minor renovations included expanding the existing space, new carpet, and new paint. The additional space includes offices, cubicles, and a small conference room in the KBI office. Attorney General personnel will occupy a portion of the additional space. The building's owner paid for the cost of the space expansion and renovation. The renovation was completed in March 2020.

Facilities Priorities for FY 2022

The KBI recognizes and appreciates the fiscal situation the State of Kansas is in and therefore will not be requesting any appropriations for capital improvements in Fiscal year 2022.

Facilities Priorities for FY 2023

HVAC System Replacement in the Great Bend Regional Office

As previously stated, the two Great Bend HVAC systems are at the end of their usefulness and will be in need of replacement in FY 2023. This will require the installation of an HVAC system with variable air volume (VAV) with a reheat system. This will be accomplished by demolishing two existing air handling units located in the crawl space on the north side of the laboratory and installing a new air handling unit with a DX cooling coil, installing new VAV boxes, installing hot water distribution piping to the new VAV reheat boxes, installing new ductwork where required and reusing existing ductwork where feasible.

Due to the concerns of COVID-19 the KBI has sought the use of CARES funding to replace the two aging HVAC systems in the Great Bend Office. The funding for this project was applied for in FY 21 and, if received, has a required completion deadline of December 31, 2020.

Renovation of the Laboratory Spaces in the Pittsburg and Kansas City Laboratories

Approximately \$35,000 will be sought to renovate the Pittsburg laboratory and an estimated \$20,000 will be requested to renovate the Kansas City laboratory in FY 23. The renovation of these two laboratories will include updates to the casework areas, countertops and plumbing fixtures within the laboratories. The renovations will ensure that both facilities are maintained at a professional level and will assist with employee retention and recruitment of forensic scientists.

Renovation of the Auditorium at KBI Headquarters in Topeka

The only training or event space that currently exists at the KBI Headquarters building, which was previously home to Crane Junior High School, is the Auditorium. Due to onsite storage limitations, large portions of this space had been utilized to securely store open case files. With the relocation of the Forensic Laboratory Division, we have been able to relocate on-site case file storage. With cosmetic updates and minor structural changes to expand the space, we can create a usable, cost effective, multi-functional space to be used for meetings, trainings, and special events. The estimated project cost is \$150,000.

The improvements necessary to create an optimized space in the auditorium include: Re-carpeting, replacing the ceiling tiles with acoustical tile, paint, installation of electrical outlets and data lines in the risers and finishing the half wall on the stage to the full height of the ceiling to allow for better acoustics within the space.

This project was originally prioritized for FY 21, however due to the state's fiscal position and the COVID-19 pandemic, this project was postponed to fiscal year 2023.

Facilities Priorities for FY 2024

Renovation to the Great Bend Regional Office

Much like the upgrades to the Pittsburg and the Kansas City laboratories, the Investigations area of the Great Bend Regional Office has not had any significant updates since the KBI purchased the property in 2009. The approximate 1,100 square foot space is in need of renovations including electrical and lighting upgrades, plumbing updates, updates to finishes such as painting and acoustical tile replacement. The estimated cost of this reformation is approximately \$150,000.

Closing

As previously mentioned, the KBI attempts to be good stewards of state general funds and endeavors to utilize the \$100,000 Rehabilitation and Repair appropriation each year to pay for those expenses which are less than \$25,000. However, if the KBI receives an allotment in FY 2022 due to the state's fiscal condition, it is our intent to return the \$100,000 Rehabilitation and Repair money to the state in an effort to meet our allotment. Returning this money to the state will necessitate deferment of maintenance and repairs to our nine separate facilities. Although, the effects of such a deferment are unknown, there is obvious concern when suspending needed maintenance for even a single year.

The KBI continually assess the priority of our facility needs. Our Five-Year Capital Budget Plan was submitted with a focus on addressing our most critical needs first. Only those essential items for which we have no financial means to address will continue to be the subject of any capital improvement enhancement requests. Please find attached to this testimony a copy of the KBI Five-Year Capital Budget Plan.

Thank you for the opportunity to discuss our facility needs with this committee.

Attachment

Five-Year Capital Budget Plan--DA 418A

Division of the Budget
State of Kansas

Agency Name Kansas Bureau of Investigation

Project Title	Estimated Project Cost	Prior Years	Current Year FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Subsequent Years
Rehabilitation and Repair Projects			100,000	100,000	100,000	100,000	100,000	100,000	
Great Bend									
HVAC Replacement	430,000				430,000				
Office Renovation	150,000					150,000			
Topeka Headquarters									
Auditorium Renovation	150,000				150,000				
Pittsburg									
Forensic Laboratory Renovation	35,000				35,000				
Kansas City Laboratory									
Forensic Laboratory Renovation	20,000				20,000				
Forensic Science Laboratory									
Principal Payment	57,420,000	11,045,000	2,520,000	2,650,000	2,785,000	2,895,000	2,990,000	3,085,000	29,450,000
Total	58,205,000	11,045,000	2,620,000	2,750,000	3,520,000	3,145,000	3,090,000	3,185,000	29,450,000