

**JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION REPORT**

**CAPITAL IMPROVEMENTS**

**Agency:** Kansas Department of Transportation **Bill No.** HB 2274 / SB 153 **Bill Sec.** 39

**Analyst:** Riedel **Analysis Pg. No.** Vol. II, p. 1551 **Capital Budget Page No.** 221

Project	Agency Estimate 2023	Governor's Recommendation 2023	JCSBC Recommendation 2023
<b>Capital Projects:</b>			
Rehabilitation and Repair	\$ 4,952,741	\$ 4,952,741	\$ 4,952,741
Reroof Buildings	528,385	528,385	528,385
Subarea Modernization	8,688,569	8,688,569	8,688,569
Purchase Land	456,756	456,756	456,756
Chemical Storage Facilities	256,876	256,876	256,876
Construct District One Headquarters - Topeka	16,693,228	16,693,228	16,693,228
Area Shop Bay Extension and Electrical Update	1,660,980	1,660,980	1,660,980
<b>TOTAL</b>	<b>\$ 33,237,535</b>	<b>\$ 33,237,535</b>	<b>\$ 33,237,535</b>
<b>Financing:</b>			
State General Fund	\$ 0	\$ 0	\$ 0
Federal Funds	0	0	0
All Other Funds	33,237,535	33,237,535	33,237,535
<b>TOTAL</b>	<b>\$ 33,237,535</b>	<b>\$ 33,237,535</b>	<b>\$ 33,237,535</b>

**Agency Estimate**

The **agency** submits a revised estimate of \$33.2 million, all from the State Highway Fund, in capital improvements for buildings in FY 2023. This is an increase of \$10.2 million above the FY 2023 approved amount. The increase is primarily attributable to the agency's supplemental request of \$8.8 million for rising capital improvement costs related to inflationary effects for the following projects:

- \$5.5 million for the District One Headquarters construction;
- \$2.7 million for Subarea Modernization; and
- \$600,000 for rehabilitation and repair costs.

**REHABILITATION AND REPAIR.** The agency requests \$5.0 million for rehabilitation and repair in FY 2023. Individual locations and repair specifics vary from year to year depending on wear and natural events. Any improvement project or space alteration is based on a building/site condition analysis and an assessment of the impact on operating functions. Expenditures target repairs and equipment replacements for improved energy efficiency, emergency repairs, and other unanticipated utility-related occurrences at the building. In addition, this program includes repairs to the non-structural improvements to the land (e.g. sidewalks and parking lots.)

**REROOFING.** The agency requests \$528,385 for reroofing projects at eight locations. The agency states that determination to reroof is based upon the following factors: a) age of roof, b) current roof condition, c) storm damage, d) previous maintenance, e) economic of repair versus replacement, and f) the effects of leaks on building contents. Reroofing locations in FY 2023 include:

- Anthony Dome, Ashland Dome, Belleville Motor Carrier (MC) Station, Manhattan Dome, Norton Cone, Pratt Cone, Troy Cone, and Waverly Dome.

**SUBAREA MODERNIZATIONS.** The agency requests \$8.7 million for subarea modernizations for four locations. The agency states that subarea facilities were constructed in the late 1950s and early 1960s, and these facilities are insufficient to accommodate modern equipment and technologies. Subarea modernization locations in FY 2023 include:

- Beloit, Blaine, Iola, and Sharon Springs.

**LAND PURCHASE.** The agency requests \$456,756 for the purchase of land in FY 2023. The agency states these land purchases support or improve KDOT operations and include requests for: land along the highway to provide an area to mix and store maintenance materials; land adjacent to a current KDOT facility to allow expansion of storage and operations rather than relocate; or land to relocate a KDOT facility for safety and effectiveness. Land purchase locations in FY 2023 include:

- Garnett, Independence, Salina, and Topeka.

**CHEMICAL STORAGE FACILITIES.** The agency requests \$256,876 for the construction of a 1,000-ton chemical storage facility in Pratt in FY 2023. The agency states these facilities are constructed where existing storage is inadequate.

**CONSTRUCT DISTRICT ONE HEADQUARTERS IN TOPEKA.** The agency requests \$16.7 million for the initial phase of a two-year project to construct a new District One Headquarters in Topeka in FY 2023. The total project cost is estimated at \$24.2 million. Expenditures in FY 2023 are for construction of the District One Maintenance Shop and Supply Stockroom.

The District One Headquarters is responsible the administering the construction, maintenance, and materials supporting state highways among 17 counties in northeast Kansas, which includes the Kansas City and Topeka metropolitan areas. The current complex, located at 121 Southwest 21st Street in Topeka, includes an office and maintenance shop originally constructed in 1934. The agency indicates the current facility is inadequate to store modern vehicles and requires transport of heavy equipment through the congested urban core.

This construction project will relocate and consolidate on a single site the following facilities: District One Headquarters Office, Maintenance Shop, and Supply Stockroom on existing KDOT property at Southwest 21st Street and Rice Road, near the I-70 interchange in east Topeka. Future plans include relocating the District One Materials Lab to this site in the out years.

The proposed Maintenance Shop would be a 32,000-square-foot structure that includes equipment repair bays, welding shops, paint booth, and wash bays. Space would provide equipment supply storage, employee break rooms, rest rooms, and a shop supervisor office.

**AREA SHOP BAY EXTENSION AND ELECTRICAL UPDATE.** The agency requests \$1.7 million to extend bays and update electrical systems at area shops. Shop bays are currently 40 feet in depth, which is insufficient to house some equipment and creates safety concerns when working on large equipment. This project extends bays by 30 feet and adds an overhead exit door affording drive-through access. A 3-ton, 100-foot-long overheard rail crane will be installed to provide lift capabilities. The project will also consolidate electrical systems from different portions of the shop building and update main service panels to 800 amp 3-phase 208-volt service. This would replace the existing 400-amp services panels that do not meet current code requirements.

- Updates in FY 2023 are scheduled for the Wichita Hillside shop

### **Governor's Recommendation**

The **Governor** concurs with the agency estimate for capital improvements in FY 2023.

### **Joint Committee on State Building Construction Recommendation**

The **Joint Committee on State Building Construction** concurs with the Governor's recommendation in FY 2023.

### **House Budget Committee Recommendation**

The **Budget Committee** concurs with the Governor's recommendation in FY 2023.

### **House Committee Recommendation**

The **Committee** concurs with the Budget Committee's recommendation in FY 2023.

### **House Committee of the Whole Recommendation (Sub. for SB 42)**

The **Committee of the Whole** concurs with the Committee's recommendation in FY 2023.

### **Senate Committee on Transportation Recommendation**

The **Committee** concur with the Governor's recommendation in FY 2023.

### **Senate Committee Recommendation**

The **Committee** concurs with the Committee on Transportation's recommendation in FY 2023.

**Senate Committee of the Whole Recommendation (Sub. for SB 155)**

The **Committee of the Whole** concurs with the Committee's recommendation in FY 2023.

**Conference Committee Recommendation (HB 2184)**

The **Conference Committee** concurs with the Governor's recommendation in FY 2023.

**Omnibus Action (SB 25)**

No action taken related to capital improvements in FY 2023.