

## **MINUTES**

### **JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION**

January 20, 2010  
Room 144-S—Statehouse

#### **Members Present**

Representative Jo Ann Pottorff, Chairperson  
Senator Dwayne Umbarger, Vice-chairperson  
Senator Pat Apple  
Senator Jay Emler  
Senator Marci Francisco  
Representative Steve Brunk  
Representative Bill Feuerborn  
Representative Bob Grant  
Representative Mitch Holmes

#### **Members Absent**

Senator Laura Kelly

#### **Staff**

Audrey Dunkel, Kansas Legislative Research Department  
Jonathan Tang, Kansas Legislative Research Department  
Jim Wilson, Office of the Revisor of Statutes  
Gary Deeter, Committee Secretary

#### **Conferees**

Richard Gaito, Deputy Director, Division of Facilities Management, Kansas  
Department of Administration  
Dr. Ed Hammond, President, Fort Hays State University  
Eric King, Director of Facilities, Kansas Board of Regents

#### **Other Attending**

See attached sheet.

The Chairperson called the meeting to order at 12:08 p.m. and opened the meeting for nomination of FY 2010 officers. Senator Dwayne Umbarger was unanimously elected Chairperson (nomination by Senator Apple, seconded by Representative Grant). Representative Jo Ann Pottorff was unanimously elected as Vice-chairperson (nomination by Representative Brunk; seconded by Representative Holmes). Senator Umbarger then chaired the meeting.

Richard Gaito, Deputy Director, Division of Facilities Management, Kansas Department of Administration, presented one proposed lease (Attachment 1). As background, Mr. Gaito stated that a Request for Proposal (RFP) was issued in 2008 to co-locate all Salina state agencies. In response, Kansas Social and Rehabilitation Services (SRS), Kansas Department of Labor (KDOL), and the Kansas Banking Commission signed a lease in one location; however, that location had inadequate space for the Kansas Department of Health and Environment (KDHE) and Kansas Department on Aging. The proposed lease brings these two agencies together, with Aging sub-leasing under KDHE. Mr. Gaito noted that KDHE exceeds the space standards because all common areas for both agencies are included under KDHE. He said that the five-year, full-service lease includes parking and that the landlord has increased heating/cooling efficiency; he noted the energy performance rating of 84. Responding to a Committee member's question, Mr. Gaito replied that the seemingly excessive square-feet-per-FTE of 839 for KDOL reflected the need for hearing rooms. The lease was approved (motion by Representative Grant; seconded by Representative Feuerborn).

Dr. Ed Hammond, President, Fort Hays State University, informed the Committee of the University's intention to sell two tracts of land: 120 acres to the City of Hays for a sports complex, and ten acres to an adjacent municipal golf course (Attachment 2). He explained that funding for the initiative, a 0.5 percent sales tax increase, was approved by the voters in November 2008. The tax will generate \$10 million, with \$8 million allocated to build the complex and \$2 million to provide maintenance and support for the project. He stated that the Board of Regents approved the sale at its December 2009 meeting, and he noted that the University will receive \$320,574 from the transaction, funds which will provide a soccer field for the University. Responding to a question, Dr. Hammond said three appraisals were obtained to establish a fair price for the land.

Eric King, Director of Facilities, Kansas Board of Regents, reported on the second quarter FY 2010 Deferred Maintenance Program (Attachment 3). He stated that expenditures totaled \$51,791,544 for the period: \$42,184,307 from State funds, \$8,883,323 from university interest receipts, and \$723,914 from tax credit donations. He commented on the bonds issued in 2008 and 2009 by the Kansas Development Finance Authority (\$20 million each year) and listed the recipients of the bond funds. Responding to questions from a previous meeting regarding Fort Hays State University's success in obtaining tax-credit donations, he explained that individuals are more likely to donate funds to a single large project than to a series of smaller, less distinguished projects.

Audrey Dunkel, Kansas Legislative Research Department, commented on the statutory requirements to review all agency budget requests for capital improvements and provided possible dates for future meetings. Members agreed on the following dates; the meetings will be held in 144-S:

February 3-4  
February 10-11  
February 15 and 17  
February 24-25  
March 17

The meeting was adjourned at 12:37 p.m. The next meeting is scheduled for Wednesday, February 3, 2010, at 12:00 noon in Room 144-S.

Prepared by Florence Deeter  
Edited by Audrey Dunkel

Approved by Committee on:

April 28, 2010  
(Date)