

## MINUTES

### JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

September 10, 2012  
On the Road

#### Members Present

Senator Marci Francisco  
Representative Steve Brunk  
Representative Bill Feuerborn  
Representative Bob Grant

#### Members Absent

Senator Dwayne Umbarger, Chairperson  
Representative JoAnn Pottorff, Vice-chairperson  
Senator Laura Kelly  
Senator Jeff Longbine  
Senator Carolyn McGinn  
Representative Kay Wolf

#### Staff Present

Audrey Dunkel, Kansas Legislative Research Department  
Shirley Morrow, Kansas Legislative Research Department  
Daniel Yoza, Office of the Revisor of Statutes  
Gary Deeter, Committee Secretary

#### Conferees

Jeffery Terrell, Facilities Manager Branch Chief, Kansas Adjutant General's Office  
Colonel Chris Burr, Hutchinson National Guard Armory  
Denny Stoecklein, General Manager, Kansas State Fair  
Jeff Deeds, President, Kansas State Fair Board  
Anthony Fedele, State ADA Coordinator  
Sergeant Carl Long, Wichita National Guard Armory

Committee members gathered at the National Guard Armory in Hutchinson at 10:37 a.m. to hear Jeffery Terrell, Facilities Manager Branch Chief, Kansas Adjutant General's Office, provide an overview of Kansas National Guard facilities: 2.55-million square feet and 222 buildings, the latter which include 35 community armories and 79 ancillary buildings.

Mr. Terrell responded to members' questions:

- The Governor's request of 10 percent across-the-board cuts from all state agencies may mean closing more armories, but the new Readiness Center being built in Wichita will add 120,000 square feet.
- The average armory's annual maintenance costs total approximately \$20,000 and the total recurring cost per armory is about \$32,000.
- Since its inception in 2001, a bond program has provided needed renovation for a number of armories, enabling expenditures totaling \$32 million.
- Many other states build new armories. By contrast, Kansas has renovated and maintained current facilities, thus minimizing new construction costs but resulting in higher maintenance costs.
- Colonel Burr added that, when the Wichita Readiness Center is completed, at least one armory in Wichita will be closed. The federal Department of Defense (DOD) has determined, based on soldier census, Kansas is currently 746,000 square feet short of space.
- Any new facility in addition to the Readiness Center will require 100 percent state funding.
- Mr. Terrell explained the DOD recommends \$7.46 per square foot (psf) for maintenance and repair; during the last fiscal year, Kansas funded maintenance at \$.98 psf, and this fiscal year at \$1.40 psf. If further cuts are in the offing, future maintenance for Kansas National Guard facilities does not look positive.

The Committee then traveled to the Kansas State Fair, where the Fair Board provided lunch. Board President Jeff Deeds welcomed members, and General Manager Denny Stoecklein, after noting that this year's Fair was off to a good start, reviewed capital improvement issues related to the Fair (Attachment 1). He expressed appreciation for the Legislature's funding of its statutory obligation (\$300,000) for the year; however, failure to fund previous years has left a \$1.3 million shortfall. He listed three major projects to be done: roof replacement of the Eisenhower and the Expocenter buildings and changing lighting to LED. He stated the Fair hosts over 400 non-Fair events during the year, the RV Park has been expanded and is full during the Fair, and the WIC Company collaborated with the Future Farmers of America to build a new building on the Fair campus.

Board member Brad Rayl, commenting that one building (the White House) on the fairgrounds is owned by a private foundation, asked for input from Committee members on how to supplement the foundation's fund-raising efforts in order to renovate the building.

Anthony Fedele, State Americans with Disabilities Act (ADA) Coordinator, in evaluating the Fair's compliance with the ADA, said the Fair was making good progress in meeting ADA standards. The present focus is the need to fill pavement potholes.

After a brief tour of the White House, Committee members disbanded to meet later in Wichita.

Committee members gathered at the Wichita armory at 3535 Douglas, where Mr. Terrell and Sergeant Carl Long gave a tour of the facility. Mr. Terrell pointed out new outdoor LED lighting, which reduces electrical consumption by 39 percent. He noted that by using bond funds, over 1000 fixtures across the state were retrofitted rather than purchasing new equipment. Sergeant Long stated the facility, with 14 full time staff, is used by over 100 soldiers on weekends. He pointed out the need to replace the inefficient single-pane windows in the office sections of the building.

At the intersection of I-35 and K-96, Mr. Terrell gave a tour of the National Guard Readiness Center under construction, the single largest building ever built by the National Guard. He said the \$20.8 million facility is funded entirely with federal funds, but maintenance funding is 50 percent federal and 50 percent state general fund. He added that the companion Field Maintenance Shop, an \$18.9 million structure, is funded and will be maintained entirely with federal funds. He noted the FY 2013 state budget did not include maintenance funding for the Readiness Center, so a budget enhancement will be needed to meet the estimated \$148,000 annual utility bills.

The meeting was concluded at 4:00 p.m. The next meetings are scheduled post-election November and during the week of December 3.

Prepared by Gary Deeter  
Edited by Audrey Dunkel and Shirley Morrow

Approved by the Committee on:

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November 13, 2012  
(Date)

