# MINUTES

### JOINT COMMITTEE ON STATE BUILDING CONSTRUCTION

February 28, 2007
Room 123-S—Statehouse

## Members Present

Representative Joe Humerickhouse, Chairman
Senator Dwayne Umbarger, Vice-Chairman
Senator Pat Apple
Senator Greta Goodwin
Senator Laura Kelly
Representative Steve Brunk
Representative Bob Grant
Representative Jo Ann Pottorff

## Members Absent

Senator Stephen Morris
Representative Bill Feuerborn

## Staff Present

Reagan Cussimanio, Legislative Research Department
Heather O'Hara, Legislative Research Department
Mike Corrigan, Revisor's Office
Helen Abramson, Committee Secretary

## Conferees

Richard Gaito, Department of Administration
Gary Hibbs, Department of Administration
Dave Roland, University of Kansas Medical Center

## Others Attending

See attached list.


Chairman Humerickhouse opened the meeting at 3:15 p.m. in Room 423-S on February 28, 2007, and welcomed the new Committee member, Senator Laura Kelly.

Chairman Humerickhouse announced that Senator Goodwin will replace Senator Barone on the Dillon House subcommittee.  Senator Apple serves as Chairman of the Subcommittee and Representative Pottorff is the other member of the Subcommittee.

Richard Gaito, Deputy Director, Division of Facilities Management, Department of Administration, presented  a proposed lease amendment number four for the current office of the Department of Social and Rehabilitation Services, Kansas City Kansas (<u>Attachment 1</u>).  The proposed amendment extends the present lease for three years until June 30, 2010, or until occupancy is established at a new proposed location (new construction).  All other terms of the lease remain the same.  Director Gaito also presented background information regarding the lease.

*Representative Grant moved the Committee's recommendation to approve the proposed lease  amendment number four for the Department of Social and Rehabilitation Services, Kansas City, Kansas.  Senator Goodwin seconded the motion.  <u>Motion carried</u>.*

Gary Hibbs, Planning Manager, Division of Facilities Management, Department of Administration, presented a change order for an additional $98,643 for the Biomedical Research Center at the University of Kansas Medical Center (<u>Attachment 2</u>).

Dave Roland, Associate Director, Facilities Planning, University of Kansas Medical Center spoke regarding the justification for the change order.  Under the present situation, the intake air plenum, located on the north face of the mechanical penthouse, draws incoming air at a high velocity which pulls snow and moisture into the plenum resulting in clogged filters and air-handler shut down. The introduction of snow and moisture into the plenum also has been the source of water leaks and stained ceilings in the laboratory areas below.  The work of the change order will reduce the incoming air velocity at the intake air plenum by increasing the free area of the louvers and adding a series of baffles.  The facility has received Certificates of Substantial Completion and Occupancy in November and December 2006.  The Medical Center has occupied the facility and is conducting research.  Time is of the essence in completing the work of this change order so as not to jeopardize ongoing research activities in the building.

Committee discussion followed concerning whether this matter is a design flaw.  Director Roland remarked  that the architect is working with the Development Association and there will be an evaluation at the end of the project.

*Representative Brunk moved the Committee's recommendation to approve the change order for an additional $98,643.  Representative Pottorff seconded the motion.  <u>Motion carried</u>.*

Staff distributed copies of a proposed 10-year Lease (showing comparable proposals/leases) for the Social and Rehabilitation Services Disability Determination Services office in Topeka. The proposed lease will come before the Committee during their next meeting for their recommendation.

Chairman Humerickhouse adjourned the meeting at 3:30 p.m.

Prepared by Helen Abramson
Edited by Audrey Dunkel

Approved by Committee:

    May 22, 2007
      (Date)

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