

Kansas Department of

Social and Rehabilitation Services

Janet Schalansky, Secretary

Joint Committee on State Building Construction
October 14, 2004

**Rehabilitation and Repair Projects at Parsons State
Hospital and Training Center and Kansas
Neurological Institute**

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and Training Center and Kansas Neurological Institute**

Chairman Morris and members of the Committee, thank you for the opportunity to appear before you today. I am Rae Anne Davis, Deputy Secretary of Operations.

SRS's FY 2005 approved budget includes \$6,772,365 from the State Institutions Building Fund for rehabilitation and repair projects at the Kansas Neurological Institute and Parsons State Hospital and Training Center. These funds may be expended upon only by the State Finance Council after receiving the recommendation of the Legislative Budget Committee.

The Legislative Budget Committee made their recommendation at their meeting last week. Yesterday the State Finance Council acted on that recommendation, releasing funds to cover the "critical" and "urgent" projects at KNI and PSH listed below. This amounts to \$5 million of the \$6.77 million request.

This Committee requested that SRS re-evaluate these projects considering a potential shortfall in State Institutions Building Fund dollars. In response to this, SRS has grouped the projects by priority in the categories of "urgent," "critical," and "important." Because of the timing of the State Finance Council meeting, we presented these to the Legislative Budget Committee for their recommendation prior to their presentation here.

The projects that were approved by the State Finance Council are listed below by groups in priority order by institution. These projects are critical to prevent imminent and costly building deterioration, and to keep vital mechanical, plumbing and electrical systems working. These systems have been in operation for over 30 years and are worn out and need to be replaced. Building exterior masonry walls have deteriorated requiring tuckpointing and water proofing and building foundation repairs. Also included are projects to bring buildings into compliance with the Americans with Disabilities Act (ADA), upgrade public address systems for emergencies, and improve campus lighting for security. These projects are important to maintain the physical plant, buildings and mechanical systems to current building standards and fire and safety codes to enable these institutions to carry out their missions and to provide appropriate housing for residents. While all of the projects are necessary, we believe that the delay of those in the "important" group will not have immediate and serious consequences.

**FY 2005 CAPITAL IMPROVEMENTS PROJECTS
FOR PARSONS STATE HOSPITAL AND TRAINING CENTER
AND KANSAS NEUROLOGICAL INSTITUTE**

FACILITY	PROJECT TITLE	PROJECT BUDGET
CRITICAL PROJECTS: These projects are critical to prevent imminent and costly building deterioration and to keep vital mechanical systems working.		
KNI	Replace Existing Fan Coil System with a New VAV System in Flinthills Lodge	1,642,348
KNI	Clean, Tuckpoint, Waterproof All Brick & Limestone Facade on Power Plant	23,611
KNI	Replace Dry Bank Transformer in Cottonwood Lodge	123,585
PSH & TC	Re-roof Administration Building, Grounds Maintenance Barn, Paint Shop, and Butler Building	450,127
PSH & TC	Tuckpoint Masonry Walls at Administration, Ash, Elm, Cafeteria, Laundry, UAF & Research	234,902
PSH & TC	Install Sewer Separator in 10" Main Sewer Line	94,572
PSH & TC	Upgrade Campus Wide Public Address System for Emergencies	143,000
PSH & TC	Replace three Air Handlers, Controls in residential buildings that are likely to fail due to age	<u>392,136</u>
	Total Critical Projects	\$3,104,281
URGENT PROJECTS: These projects are urgently needed to meet ADA requirements, prevent inevitable building deterioration, and to keep mechanical systems in working order.		
KNI	Re-Roof Office Building At Cottonwood Lodge	37,400
KNI	Replace Deaerator Tank and Controls in Power Plant	171,500
PSH & TC	Upgrade ADA in Research, UAF, Coordination Center, Music, Arbor Hall, Vocational Training, and Energy Center	571,647
PSH & TC	Repair Foundation at the EQ Building	82,448
PSH & TC	Replace Air Handlers, Controls & Clean Ductwork in Elm, Pine, Oak, Cedar, Birch, Ash, Maple, Holly, Willow, Hickory, and Spruce Cottages	<u>1,045,695</u>
	Total Urgent Projects	\$1,908,690
IMPORTANT PROJECTS : These projects are important to maintain the physical plant, buildings, and mechanical systems to current standards		
KNI	Clean Interior Duct Work Turning Vanes and "Q" Coils in Wheatland Habilitation Center	26,100
KNI	Replace Key Locks in Wheatland	30,000
KNI	Upgrade Exterior Lighting of Campus	300,000

KNI	Replace Windows and Exterior Siding on Staff House and Garage	54,243
PSH & TC	Replace Ceiling and Lights in Administration Building	81,426
PSH & TC	Add Sidewalks Around Perimeter of Campus	294,518
PSH & TC	Provide a Covered Entrance/Exit for the Northwest Door of Holly Cottage to Provide All-weather Van Loading for Non-ambulatory Residents, Include Pave Access	108,788
PSH & TC	Asphalt Surface Road to Two South Staff House	99,551
PSH & TC	Improve Campus Building Identification for Emergency Response	134,775
PSH & TC	Improve The Exterior Lighting of Campus for Safety at Night for Staff and Residents	100,000
PSH & TC	Add Emergency Power Back Up System for Computer & Data Center in Administration Building	128,993
PSH & TC	Re-roof Elm Cottage	144,500
PSH & TC	Add Electrical Air Brake at Power Pole Near Birch Cottage	10,800
PSH & TC	Replace Hot Water Tank in Laundry	32,900
PSH & TC	Replace Condensate Receiver Tank at Energy Center	4,600
PSH & TC	Replace Sewer Lift Pumps at Education, Research & Spruce	57,300
PSH & TC	Replace Air Conditioning Tower and Compressors at Willow Cottage	113,200
PSH & TC	Staff House - 1 Northeast Replace Exterior Siding & Trim	16,600
PSH & TC	Staff House - 2 Southeast Replace Exterior Siding & Trim	16,000
PSH & TC	Garage for Staff House - 1 Northeast Replace Exterior Siding & Trim	5,100
	Total Important Projects	\$1,759,394
	TOTAL KNI	\$2,053,043
	TOTAL PSH	4,719,322
	GRAND TOTAL	\$6,772,365