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To: Joint Committee on State Building Construction

From: Kansas Department for Aging and Disability Services  
Scott Brunner, Deputy Secretary for Hospitals and Facilities

Subject: Overview of the FY 2026 Five Year Capital Improvement Plan for State Hospitals

This document provides a summary of the Five-Year Capital Improvement Plan for the Kansas Department for Aging and Disability Services' (KDADS) four State Hospitals. The overview identifies current projects for FY 2025 and 2026 as well as enhancement requests KDADS is including in its FY 2026 budget submission for capital improvements.

The four State Hospitals house and treat about 850 Kansans daily, some of whom are our citizens with the most severe disabilities. The four campuses include nearly 80 buildings containing approximately 1.9 million gross square feet of floor area. Many of the buildings and equipment are 50 years old or older. Over years of daily use, buildings deteriorate, equipment wears out and must be replaced.

In FY 2024, KDADS and the hospitals completed several roofing replacements at KNI, OSH and Parsons State Hospital and updated water and electrical systems. There were several security and fence upgrades at Larned State Hospital. These fencing additions, upgrades, camera installations, and nurse call light and redress systems were recommended from an external security review of the campus, specifically the Sexual Predator Treatment Program. Early in FY 2025 KDADS will complete the Biddle Building remodeling project at Osawatomie State Hospital (OSH) and the renovation of Spruce Cottage at Parsons State Hospital.

For FY 2025, KDADS received \$8.8 million from the State Institutions Building Fund for rehabilitation and repair projects. This will allow KDADS and the hospitals to work through the first and second priority rehabilitation and repair projects. A significant portion of the \$8.8 million is dedicated to the first phase of replacing the Osawatomie State Hospital Medium Voltage Electrical System. After three disruptions in electrical service related to the age of utility tunnels, collocating electrical supplies with steam conduits, and switching the electrical service to city provided power, the electrical supply to the campus is need of redesign and upgraded capacity. Phase 1 of the project, planned in FY 2025, includes the installation of an underground duct-bank with concrete and steel reinforcement, updated electrical conductors, and new pad-mounted switches and transformers. The new distribution system will provide redundancies that are not currently available for the existing system at OSH. This first phase of the project will update the system in a "Loop Configuration" which will allow a technician to quickly isolate and back-feed power from multiple directions in the event of a power system failure.

The approved budget also includes \$3.2 million from the SIBF to continue razing abandoned buildings on the state hospital campuses. In FY 2023, KDADS received \$457,000 to raze the De Jong building and West Pavilion at OSH and the Chestnut building at Parsons State Hospital (PSH). As preliminary work was done

with project architect for onsite disposal of the building materials, KDADS received updated costs from the demolition contractors. The higher cost changed the project, but De Jong and West Pavilion at OSH have been razed and the sites have been remediated. The funding included in the FY 2025 approved budget will allow KDADS to move forward with other razing projects including seeking efficiencies in the contracting process by bundling project on each campus or working with a demolition contractor on multiple buildings. The remaining buildings to raze include the Gheel and Capper Buildings at LSH, Chestnut Building at PSH, Rush and Carmichael pavilion at OSH, and the Sunflower Building at KNI. These buildings contain asbestos insulation, asbestos floor & ceiling tile, and lead based paint, biological hazards such as live rats & vermin, animal feces, broken windows, and are susceptible to collapse and arson. The funding for these projects is shown in project S-8.

For FY 2026, \$6.9 million in rehabilitation and repair projects have been identified at the four State Hospitals (Projects S-1 and S-3 of the attached Five-Year Plan). Items listed under KDADS priority S-1 include \$3.45 million of the most urgent of these projects. These projects have been identified as the highest priority for funding after reviewing projects lists from FY 2024 and FY 2025, assessing emergency repairs completed during FY 2024, and aligning the scheduled projects with operational needs on each campus. Project S-1 includes the highest priority projects and are needed to help maintain the facilities in a safe and operational condition.

The second priority projects for the hospitals, listed under KDADS priority S-3, total \$3.5 million that will be requested as an enhancement in the FY 2026 KDADS budget request.

KDADS priority S-4 is a request to significantly remodel the Cottonwood Resource Center on the OSH campus at a cost of \$2.0 million. This building has not had significant remodeling conducted since it was built. The building has patient recreation areas including a library, television rooms, and game areas. As the patient population shifts with the completion of the Biddle Building remodel, functional spaces for patient treatment, activity therapy and recreation will be needed to have a complete treatment approach for the mentally ill patients served by OSH.

Priority S-5 is a request to remodel the OSH Special Services Building to secure against water damage and to use the building for expanded training and record storage. This project also would expand office space at the MICO Sexual Predator Treatment Program reintegration facility. The estimate budget for this project is \$926,000.

Priority S-6 is a request to significantly remodel the Adair A Building for future behavioral health treatment space. The Adair Building is the primary facility for Adair Acute Care (AAC), the certified component of Osawatomie State Hospital (OSH.) Adair has 2 patient units (A and B) with 15 patient rooms on each unit. Some of the rooms are double occupancy which makes the average daily census approximately 48 to 52 patients. During FY 2025, AAC patients, staff and treatment teams will be moved to the newly renovated Biddle Building. Once Adair A is vacant, this proposal would renovate the unit to update flooring, plumbing, electrical, and HVAC systems, patient common areas, medication rooms, and unit treatment rooms to meet the current standards for life safety and behavioral health treatment. The primary goal is to move the building to single occupancy rooms for improved patient management, staff safety, and more efficient treatment. The experience with remodeling Biddle provides standards and designs that can be reused for the Adair remodeling. Bringing Adair A up to a current standard of care and with updated finishes that match the recent remodels on Biddle and Adair B including safety and security updates will make 30 more patient room available to increase the OSH capacity from 159 to 189 by the end of FY 2028. This project would renovate one of the patient units on A building and the common spaces between A and B units. The renovation of the other patient unit will be included in the capital improvement budget for FY 2027.

During this 5 year plan period, KDADS is using SPARK funding and State General Fund to construct a new, regional state psychiatric hospital in South Central Kansas. KDADS entered a memorandum of understanding with Sedgwick County that outlines the process to build and operate a state psychiatric hospital in Sedgwick County to serve both civilly committed mentally ill patients and criminal defendants needing forensic competency services. KDADS awarded \$25.0 million in SPARK funding to Sedgwick County for the costs of land acquisition and construction of the hospital facility. Once the building is complete, Sedgwick County will transfer the building and property to the state to operate the hospital. As the project progresses, KDADS is including the new state hospital in the 5-year Capital Improvement plan for the maintenance costs of the building along with the other state hospitals. This project is shown as Priority S-2 but does not require additional funding or appropriation through the capital improvement budget.

The Five-Year Capital Improvement Plan reflects the capital improvement needs of four hospitals based on our long-term planning process.

