

Kansas Department of

Social and Rehabilitation Services

Don Jordan, Secretary

**Special Committee on Energy,
Natural Resources, and Environment**
September 17, 2007

SRS Building Energy Program

Division of Health Care Policy
Ray Dalton, Deputy Secretary
785.296.3773

For additional information contact:

Dustin Hardison, Director Public Policy
Patrick Woods, Director Governmental Affairs

Docking State Office Building
915 SW Harrison, 6th Floor North
Topeka, Kansas 66612-1570
phone: 785.296.3271
fax: 785.296.4685
www.srs.ks.gov

Kansas Department of Social and Rehabilitation Services
Don Jordan, Secretary

Special Committee on Energy, Natural Resources, and Environment
September 17, 2007

SRS Building Energy Program

Chairman Holmes and members of the committee, my name is Gary R. LaShell, SRS Architect. I want to thank you for the opportunity to appear before you today to review our effort in making our state owned buildings under the management of SRS to be energy efficient. Before I go into the details I want to give you an overview of our facilities.

We have five state hospitals and one SRS office building. The hospitals are Larned State Hospital (LSH), Osawatomie State Hospital (OSH), Rainbow Mental Health Facility (RMHF), Parsons State Hospital & Training Center (PSH&TC) and Kansas Neurological Institute (KNI). The SRS office building serves the S.E. region located in Chanute, Kansas. The floor area of the buildings is 2,121,299 gross square feet. There is 205 buildings. All of the buildings are heated directly or indirectly with natural gas. The four large hospitals, LSH, OSH, PSH&TC & KNI have natural gas boilers that generate high pressure steam distributed through under ground utility tunnels to each building. The cooling system at each facility is de-centralized whereby each building has it own cooling equipment that is operated by electricity. The water for each facility comes from the city system. The sewage from the facility sanitary system is connected to the city system.

Over the years when SRS received funding for capital improvement projects, effort was taken to look at each project and where possible make improvements so it would be more energy efficient. Listed below are some examples, by facility, of what has been done in keeping with the Governor's Executive Directive on energy efficiency:

Larned State Hospital

- Major remodel of Dillon Building: (New Windows, New Central Chiller, New Lighting, New Water Closets & Lavatories, Additional Roof Insulation, New Air Handlers, & Energy Management System)
- New Windows In Hospital & Auditorium
- New Steam Boiler in Power Plant

Osawatomie State Hospital

- Major Remodel of Adair "A", "B" & "C" Buildings: (New Central Chiller, New Lighting, New Water Closets & Lavatories, and New Air Handlers, Energy Management System)
- New Steam Boiler
- Re-Roofed: Library, Power Plant, Adair C, Biddle, Administration & Gym
- New Biddle Chiller

Rainbow Mental Health Facility

- On “B” Building Replaced Roof Top Heating & Cooling Units and Added Energy Management System
- In “A” Building remodel Restroom with New Water Closets, Lavatories, and Urinals
- New Lighting in Gym

Parsons State Hospital & Training Center

- Replace Windows on 12 Cottages and Administration Building
- Replace Hot & Chiller Water Lines in Tunnel and Re-Insulated
- Re-Roofed Elm & Ash Cottages, Administration, Recreation

Kansas Neurological Institute

- Replaced Campus Sidewalk Lighting
- Replaced Steam Boilers

SRS Chanute Office Building

- Re-Roofed Office Building
- New Insulation on Heat and Chiller Lines
- New Lighting in Warehouse
- New Overhead Gas Heater in Warehouse
- Currently Installing Insulated Windows in Office Building

Also, over the years we have been participating in the State of Kansas Energy Conservation Programs. About three years ago, PSH &TC and KNI went through the Department of Administration Facilities Conservation Program and entered into contract with Custom Energy Services, Overland Park, KS to make improvements in the energy efficiency of the buildings. Listed below are some examples.

Parsons State Hospital & Training Center

- Lighting Retrofit Throughout Campus
- Water Conservation (Toilets, Urinals, & Lavatories) Throughout Campus
- Energy Management System (Campus Wide)
- Laundry Facility Improvements – Ozoneator (Decrease Soap Usage)
- Domestic Water Heaters, Cottage and Laundry
- Steam Trap, Steam and Condensate Replacement

Kansas Neurological Institute

- Light Retrofit Throughout Campus
- Water Conservation (Toilets, Urinals, & Lavatories) Throughout Campus
- Energy Management System (Campus Wide)
- New Variable Volume Heating & Cool System in Honeybee

Our future plan is to continue looking at each new project and see if there are ways to improve the energy efficiency. Also, we plan to evaluate our existing buildings to make sure we are running our equipment at optimum energy efficiency and make sure the preventive maintenance is kept up to date. This concludes my review of the SRS building energy project. I would be happy to answer any questions from the Committee.