



City Council Committee Meeting Notice

CITY COUNCIL
City Hall, 215 SE 7th Street, Suite 255
Topeka, KS 66603-3914
Tel: (785) 368-3710
www.topeka.org

Committee: Public Infrastructure
Meeting Date: June 18, 2024
Time: 11:00am
Location: 1st Floor Conference Room; Cyrus K. Holliday Building
620 SE Madison *virtual attendance option is available*

Agenda:

1. Call to Order
2. Approval of June 12, 2024 Minutes
3. Action Items:
 - a. CIP Projects Exceeding \$250,000: Oakland Sidewalk Improvements
 - b. TPAC Upgrades - New Addition to CIP
4. Presentation: City Hall/TPAC HVAC Renovation Update
5. Other Items
6. Adjourn; Next meeting will be July 16th at 11:00am; 1st Floor Conference Room at the Holliday Building

STAFF REQUESTED: Public Works Director Braxton Copley, Public Works Deputy Director Jason Tryon

Members: Sylvia Ortiz (Chair) - District 3
David Banks - District 4
Neil Dobler - District 7

Contact: Liz Toyne, City Council Assistant
785-368-3710

***In-person and virtual attendance options are available. Members of the public are asked to contact the City Council office at 785-368-3710 or email etoyne@topeka.org before 5:00pm on day prior of meeting to receive the log-in information. The meeting will be live-streamed on the City of Topeka Facebook and City4 Communications platforms.

1 RESOLUTION NO. _____

2
3 A RESOLUTION introduced by Public Infrastructure Committee comprised of
4 Councilmembers Sylvia Ortiz, David Banks and Neil Dobler
5 recommending approval of Project No. 241078.01 for Sidewalk
6 Improvements in the Oakland Neighborhood.
7

8 WHEREAS, the Governing Body adopted a Resolution approving the 2024-2033
9 Capital Improvement Program and the 2024-2026 Capital Improvement Budget (Resolution
10 No. 9425); and

11 WHEREAS, the Resolution requires Governing Body approval for projects that are
12 ready for construction and whose total project budget exceeds \$250,000; and

13 WHEREAS, on June 18, 2024, the Public Infrastructure Committee recommended
14 approval of the project(s).

15 NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE
16 CITY OF TOPEKA, KANSAS, that Project No. 241078.01 for Sidewalk Improvements in
17 the Oakland Neighborhood as further described in Exhibit A is hereby approved.

18 ADOPTED and APPROVED by the Governing Body on _____.

19 CITY OF TOPEKA, KANSAS

20
21
22
23
24 _____
Michael A. Padilla, Mayor

25 ATTEST:

26
27
28
29 _____
30 Brenda Younger, City Clerk

EXHIBIT A

Capital Improvement Project Final Approval

Project Name: Oakland Area Sidewalk Improvements

Main Project Number: 241078.01

Project Manager: Vince Schuetz

This project will construct new sidewalk in the Oakland neighborhood. It will be funded with GO Bonds under the Infill Sidewalk Program - 241078.01.

Event	Target Date
Estimated Construction Year	2024

Funding Source	Final Estimate
GO Bond	\$ 340,172
Totals	\$ 340,172

Capital Improvement Project Final Approval

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Event	Target Date
Estimated Construction Year	2024

Funding Source	Final Estimate
GO Bond	\$ 340,172
Totals	\$ 340,172

Capital Improvement Project Summary

Project Name: TPAC Capital Improvements
Project Number: 861411.00
Primary Funding Source: G.O. Bonds
Multiple Funds: No
Council District(s): 1
Total Budget \$ 1,670,000

Department: Public Works
Division: Facilities
Contact: 0
New Project? Yes
1st CIP Year:
Type: Program

Project Description & Justification:

The Board of Trustees of TPAC, along with relevant city staff, shall develop plans outlining the specific capital improvement projects to be undertaken each fiscal year, along with costs and timelines. These improvements will be presented to the City Council Infrastructure Committee by the Board of Trustees of TPAC for approval prior to any expenditures. The design cost for 2025 is estimated to be \$98,315 for the following items:

1. Basement Upgrades for the Hill's Room: upgraded lighting features, dimmable RGB lighting, upgraded speakers, and wall control.
2. First Floor upgrades: 2 lobby box office locations, climate-controlled booths, upgraded security, upgraded power locations in the promenade hall, increased vendor opportunities, and a new serving bar in the Fleming Room.
3. Upgraded finishes, lighting, and speakers in the VIP area.

Project Estimates	>2024	2025	2026	2027	2028	2029	2030 & Beyond	Total Cost
Construction/Service Fees	\$ -	\$ 325,000	\$ 325,000	\$ 325,000	\$ 325,000	\$ 325,000	\$ -	\$ 1,625,000
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 5,000
Debt Reserve Fund (Rev Bond)	\$ -	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ 40,000
Totals	\$ -	\$ 334,000	\$ 334,000	\$ 334,000	\$ 334,000	\$ 334,000	\$ -	\$ 1,670,000

Financing Sources	>2024	2025	2026	2027	2028	2029	2030 & Beyond	Total Cost
G.O. Bonds	\$ -	\$ 334,000	\$ 334,000	\$ 334,000	\$ 334,000	\$ 334,000	\$ -	\$ 1,670,000
Totals	\$ -	\$ 334,000	\$ 334,000	\$ 334,000	\$ 334,000	\$ 334,000	\$ -	\$ 1,670,000



SCOPE NARRATIVE

TPAC Finishes Budget

05/14/2024

Pricing based upon scope documents summary as outlined below, as well as scope narrative below. Scope not specifically mentioned below is not included in this GMP. This GMP pricing includes necessary labor, materials, equipment, and insurance to complete work as described below.

As a note, it is the intent of the below narrative to describe the entirety of all work on this project previously contracted and what is to be added as part of this proposal.

KBS DESIGN SCOPE

1. **Architectural/MEP Engineering/Structural Engineering Services**
 - a. Includes design services through schematic design, design, development, construction documents, and construction administration.
2. **KBS Preconstruction Services**
 - a. This includes KBS preconstruction services through the design phase and construction phase as necessary.

KBS CONSTRUCTION SCOPE

3. **Demolition**
 - a. First Floor
 - i. Remove carpet
 - ii. Remove wallpaper/wall carpet
 - b. Hill's Room
 - i. Remove mirrors from columns
 - ii. Remove rubber base
 - c. Black, Green, & Petro Rooms
 - i. Remove carpet and rubber floor
 - ii. Remove wall
 - iii. Remove wallpaper
 - iv. Remove tectum panels
 - v. Remove mirror
4. **Carpentry**
 - a. New Box Offices
 - i. Backing, blocking, & misc
 - ii. Finish Carpentry - Teller counter plastic laminate
 - b. First Floor
 - i. Backing, blocking, & Misc
 - ii. New Serving Bar with plastic laminate counter
 - c. Black, Green, & Petro Rooms
 - i. Backing, blocking, & Misc
5. **Openings**
 - a. New Box Offices
 - i. 3070 Frames (2 each)
 - ii. 3070 Wood Doors (2 each)
 - iii. Hardware
 - iv. Transaction Window w/ Speaker



6. Metal Stud Framing, Drywall, and ACT

- a. New Box Offices
 - i. Thermal Insulation: unfaced sound batt insulation in walls per wall types.
 - ii. Non Structural Metal Framing: 20ga framing for box offices
 - iii. Gypsum Board: 5/8" type X finished to level 4 where exposed
- b. First Floor
 - i. Patch, repair, and skim coat after wallpaper/wall carpet is removed
- c. Hill's Room
 - i. Non Structural Metal Framing: 20ga framing around columns
 - ii. Gypsum Board: 5/8" type X finished to level 4 where exposed
- d. Black, Green, & Petro Rooms
 - i. Thermal Insulation: unfaced sound batt insulation in walls per wall types.
 - ii. Non Structural Metal Framing: 20ga framing for new walls to deck
 - iii. Gypsum Board: 5/8" type X finished to level 4 where exposed

7. Acoustical Wall Treatments

- a. First Floor
 - i. Acoustical wall panels w/ fabric wrapping
- b. Black, Green, & Petro Rooms
 - i. Replace tectum wall panels in Black room and install new tectum wall panels in Green room

8. Flooring

- a. New Box Offices
 - i. New Rubber Base
- b. First Floor
 - i. Terrazzo Polish and Cleaning
- c. Hill's Room
 - i. New Rubber Base
 - ii. Carpet excluded
- d. Black, Green, & Petro Rooms
 - i. Terrazzo Polish and Cleaning

9. Painting

- a. New Box Offices
 - i. Painting of Drywall Walls
 - ii. Painting Frames
- b. First Floor
 - i. Painting of Drywall Walls
- c. Hill's Room
 - i. New Rubber Base
- d. Black, Green, & Petro Rooms
 - i. Painting of ductwork & piping
 - ii. Two finish coats to existing interior wall surfaces and new
 - iii. Includes wall painting, corner to corner, on affected walls.

10. Fire Sprinkler Modifications – EXCLUDED



11. Plumbing & Mechanical

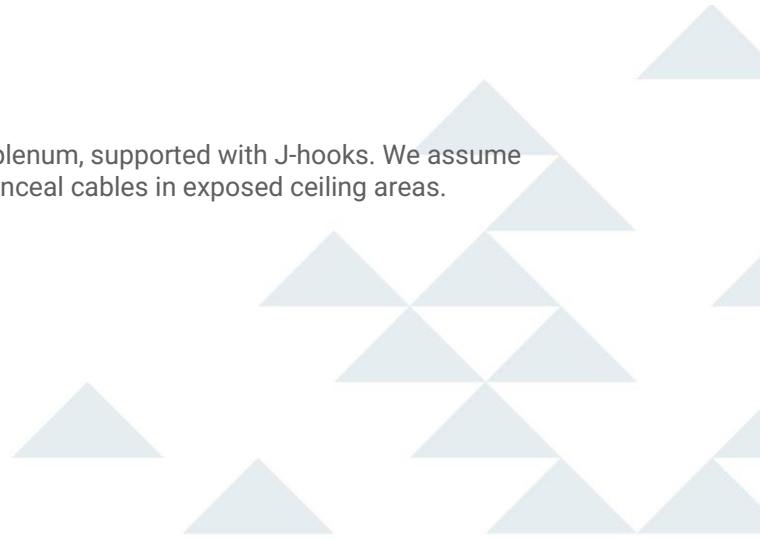
- a. New Box Offices:
 - i. New fan for air circulation in teller booth
- b. First Floor
 - i. New sink at new serving bar
- c. Black, Green, & Petro Rooms
 - i. Mechanical adjusted to accommodate new wall locations
 - ii. Allowance of \$5,000

12. Electrical

- a. New Box Office Locations
 - i. Includes (2) Light/Fan Combo units in each Booth
- b. First Floor
 - i. Includes (6) Recessed Down Light Fixtures
 - ii. Includes (24) 2x4 Recessed Light Fixtures
 - iii. Includes Local Lighting Control Devices
 - iv. Includes (9) 20a Duplex Receptacles
 - v. Includes (4) L21-30R 208V Receptacles
 - vi. Includes (1) 6" Poke-Thru
 - vii. Includes rough in and cable for (5) Telecom/Ethernet Locations
 - viii. Includes (16) Ceiling Speakers
 - ix. Includes (5) Volume Controllers for speakers
 - x. Includes removal and re-installation of (4) Ceiling Fans and recruiting as necessary
 - xi. We assume acoustic ceilings will be provided in the East Rooms
- c. Hill's Room
 - i. Includes 75 Navis 100-ARCN100 Light Fixtures
 - ii. Includes (1) Echo Touch Controller
 - iii. Includes (4) Wall Push Button Controllers
 - iv. Includes Rack Mounted Lighting Controllers, and associated power connections
 - v. Cost amount included for RGB lighting and associated controls: ~\$65,000
 - vi. Includes (9) Wall Mount Emergency Light Fixtures
 - vii. Includes (5) Exit Light Fixtures
 - viii. Includes 1 for 1 replacement of (4) Strip Light Fixtures
 - ix. Includes (2) L21-30R 208V Receptacles
 - x. Includes (5) Ceiling Speakers
 - xi. Includes (1) Volume Control for speakers
 - xii. Includes \$2.5k allowance fire alarm work
 - xiii. Low voltage cables will be open air plenum, supported with J-hooks. We assume exposed cables will be painted to conceal cables in exposed ceiling areas.
- d. Black & Green Rooms
 - i. Includes 75 Navis 100-ARCN100 Light Fixtures
 - ii. Includes (1) Echo Touch Controller
 - iii. Includes (4) Wall Push Button Controllers
 - iv. Includes Rack Mounted Lighting Controllers, and associated power connections
 - v. Cost amount included for RGB lighting and associated controls: ~\$65,000
 - vi. Includes (9) Wall Mount Emergency Light Fixtures
 - vii. Includes (5) Exit Light Fixtures
 - viii. Includes 1 for 1 replacement of (4) Strip Light Fixtures
 - ix. Includes (2) L21-30R 208V Receptacles
 - x. Includes (5) Ceiling Speakers
 - xi. Includes (1) Volume Control for speakers
 - xii. Includes \$2.5k allowance fire alarm work



- xiii. Low voltage cables will be open air plenum, supported with J-hooks. We assume exposed cables will be painted to conceal cables in exposed ceiling areas.





New Box Offices

\$ 42,017.00

First Floor

\$ 197,697.00

Hill's Room

\$ 181,737.00

Black, Green, & Petro Rooms

\$ 309,587.00

(See attached summary for detail)

BREAKDOWN

- a. See attached cost breakdown.

ASSUMPTIONS AND CLARIFICATIONS

1. Budget is based on the Scope Documents Summary as outlined below.
2. Includes Building Permit.
3. Excluded Sales Tax.
4. Excludes Bonds.
5. Excludes Overtime or premium hours.
6. We have assumed this work will take place during the current project. If this work occurs after the current project additional cost will be required.
7. We assume all work within the budget occurs continuously and unhindered.
8. We assume all work included will be during normal working hours unless otherwise noted.
9. We assume KBS work will be able to progress unhindered and without delay. We assume TPAC will not adversely inhibit our schedule and progress. We understand flexibility is vital to the success of this project, however, we assume ample time will be provided for any schedule changes.

New Box Office Locations

TPAC Finishes Budget - Preliminary Budget Estimate

Topeka, Kansas

May 14, 2024



	Budget Total
New Box Office Locations	
	\$ -
General Conditions	\$ 1,408
	\$ -
Division 1 - Preconstruction & Design	\$ -
Preconstruction	\$ -
Design	\$ 5,098
	\$ -
Division 6 - Carpentry	\$ -
Rough/Finish Carpentry	\$ 2,712
	\$ -
Division 8 - Doors and Windows	\$ -
Doors and Windows	\$ 12,910
	\$ -
Division 9a - Drywall & Framing	\$ -
Drywall & Framing	\$ 7,803
	\$ -
Division 9c - Flooring	\$ -
Flooring	\$ 655
	\$ -
Division 9d - Painting	\$ -
Painting	\$ 2,330
	\$ -
Division 23 - Mechanical	\$ -
Mechanical	\$ 3,033
	\$ -
Division 26 - Electrical	\$ -
Electrical	\$ 6,067
	\$ -
	\$ -
Totals	\$ 42,017

First Floor

TPAC Finishes Budget - Preliminary Budget Estimate

Topeka, Kansas

May 14, 2024



		Budget Total
First Floor		
		\$ -
General Conditions		\$ 2,815
		\$ -
Division 1 - Preconstruction & Design		\$ -
Preconstruction		\$ 2,136
Design		\$ 23,989
		\$ -
Division 2 - Demolition		\$ -
Demolition		\$ 21,793
		\$ -
Division 6 - Finish Carpentry		\$ -
Finish Carpentry - Bar Counter		\$ 6,116
		\$ -
Division 9a - Drywall & Framing		\$ -
Drywall & Framing		\$ 40,172
		\$ -
Division 9b - Acoustical Wall Treatments		\$ -
Acoustical Wall Treatments		\$ 6,390
		\$ -
Division 9c - Flooring		\$ -
Flooring		\$ 10,108
		\$ -
Division 9d - Painting		\$ -
Painting		\$ 11,376
		\$ -
Division 22- Plumbing		\$ -
Plumbing		\$ 4,854
		\$ -
Division 26 - Electrical		\$ -
Electrical		\$ 67,950
		\$ -
		\$ -
Totals		\$ 197,697

Hill's Room

TPAC Finishes Budget - Preliminary Budget Estimate

Topeka, Kansas

May 14, 2024



		Budget Total
Hill's Room		
	\$	-
General Conditions	\$	2,815
	\$	-
Division 1 - Preconstruction & Design	\$	-
Preconstruction	\$	2,136
Design	\$	22,052
	\$	-
Division 2 - Demolition	\$	-
Demolition	\$	9,144
	\$	-
Division 9a - Drywall & Framing	\$	-
Drywall & Framing	\$	13,171
	\$	-
Division 9c - Flooring	\$	-
Flooring	\$	467
	\$	-
Division 9d - Painting	\$	-
Painting	\$	7,579
	\$	-
Division 26 - Electrical	\$	-
Electrical	\$	124,373
	\$	-
	\$	-
Totals	\$	181,737

Black & Green Rooms

TPAC Finishes Budget - Preliminary Budget Estimate

Topeka, Kansas

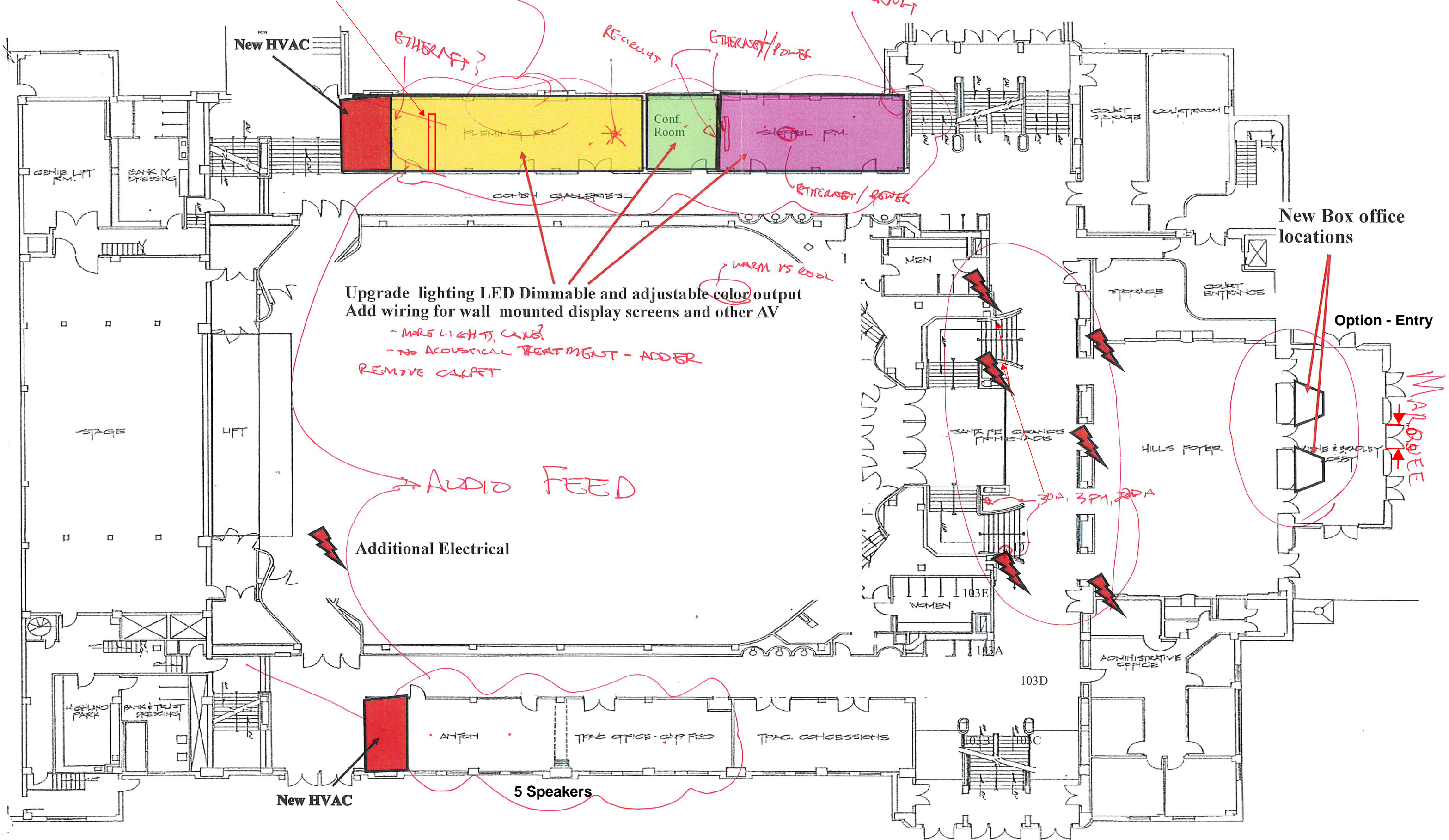
May 14, 2024



		Budget Total
Black & Green Rooms		
		\$ -
General Conditions		\$ 21,113
		\$ -
Division 1 - Preconstruction & Design		\$ -
Preconstruction		\$ 5,339
Design		\$ 37,565
		\$ -
Division 2 - Demolition		\$ -
Demolition		\$ 19,629
		\$ -
Division 6 - Rough Carpentry		\$ -
Rough Carpentry		\$ 764
		\$ -
Division 9a - Drywall & Framing		\$ -
Drywall & Framing		\$ 26,247
		\$ -
Division 9b - Acoustical Wall Treatments		\$ -
Acoustical Wall Treatments		\$ 17,763
		\$ -
Division 9c - Flooring		\$ -
Flooring		\$ 15,622
		\$ -
Division 9d - Painting		\$ -
Painting		\$ 16,903
		\$ -
Division 23 - Mechanical		\$ -
Mechanical		\$ 6,067
		\$ -
Division 26 - Electrical		\$ -
Electrical		\$ 142,574
		\$ -
		\$ -
Totals		\$ 309,587

SERVING BAR?

Option - 1st Floor



Upgrade lighting LED Dimmable and adjustable color output
 Add wiring for wall mounted display screens and other AV
 - MORE LIGHTS, CANS
 - NO ACOUSTICAL TREATMENT - ADDER
 REMOVE CARPET

AUDIO FEED

Additional Electrical

5 Speakers

New Box office locations

Option - Entry

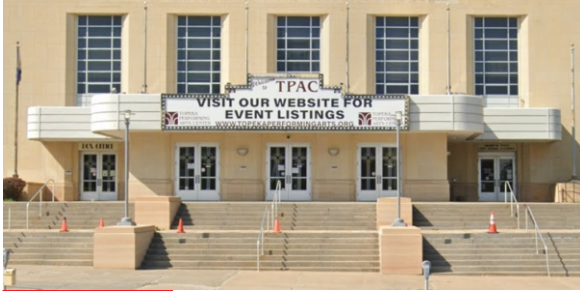
MARGARET

FIRST FLOOR PLAN
 ART CENTER - TOPEKA, KANSAS
 REVISED 4.12.93

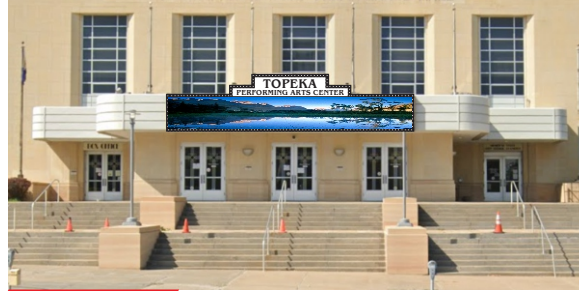
Proposed Building Sign



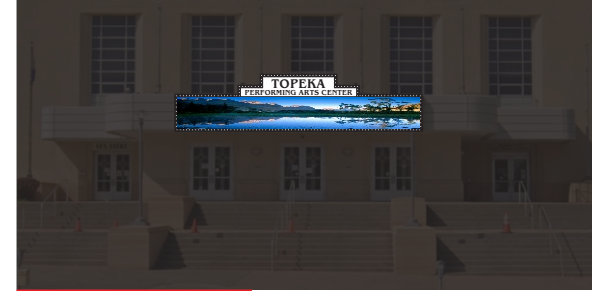
PREVIEW



BEFORE



AFTER



NIGHT VIEW

DATE

05-29-24

REVISION

A

PROJECT NAME

TPAC Signage Update

ADDRESS

214 SE 8th Ave,
Topeka, KS 66603

SIGN TYPE

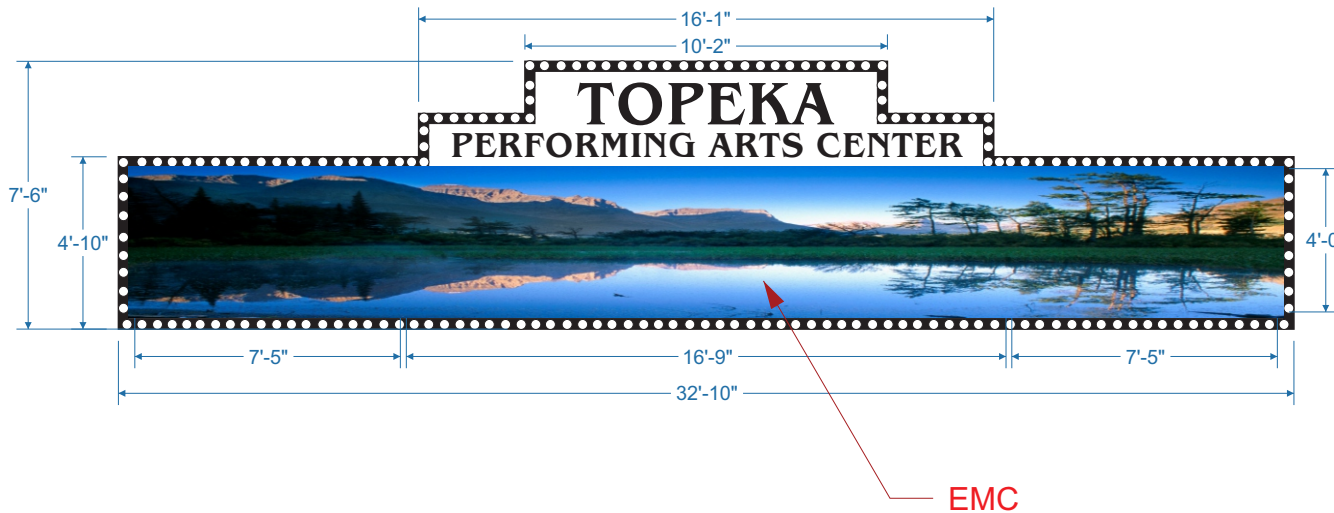
BUILDING SIGN

PM

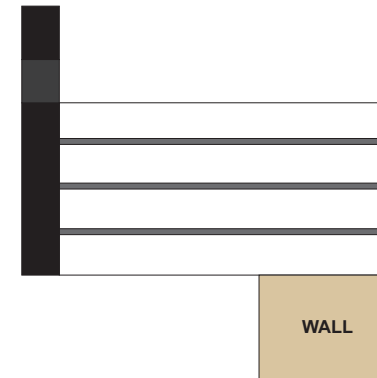
DESIGNER

JC

FRONT VIEW



SIDE VIEW



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Init.

Overlays are for illustrative purposes only.
Final result, size of sign & scale may vary very slightly.

SCALE

P-1/2

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

Proposed Monument Sign

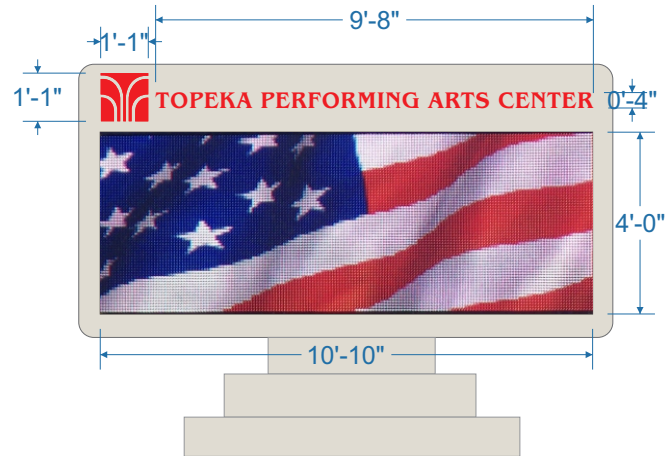


PREVIEW



NIGHT VIEW

FRONT VIEW



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Init. **Overlays are for illustrative purposes only. Final result, size of sign & scale may vary very slightly.**



DATE

05-29-24

REVISION

A

PROJECT NAME

TPAC Signage Update

ADDRESS

214 SE 8th Ave,
Topeka, KS 66603

SIGN TYPE

MONUMENT SIGN

PM

DESIGNER

JC

SCALE

P-2/2

COLORS ON PROOF MAY VARY FROM ACTUAL PRODUCT USED

Knox Signs & Graphics LLC
 4026 SW Topeka Blvd
 Topeka, KS 66609
 +1 7854085160
 signs@knoxsigns.com
 knoxsigns.com

Estimate 17670



ADDRESS	DATE	TOTAL
Blair Adams Topeka Performing Arts Center 214 SE 8th Ave Topeka, KS 66603	05/09/2024	\$65,417.54

SALES REP	JOB NAME
Laura	Signage Update

ACTIVITY	QTY	RATE	AMOUNT
badams@topekaperformingarts.org 785.925.1065			

Building Sign:	1	44,680.00	44,680.00T
201"w x 50"t Full Color LEDs 10MM Wireless Router Temp Sensor 3 Year Warranty Lap top Computer will be provided by Knox			
Side Ad Panels 89"w x 50"t Qty: 2 Full Color LEDs 10MM Wireless Router Temp Sensor 3 Year Warranty Lap top Computer will be provided by Knox			
Polycarbonate with Applied Vinyl at Top and for dots LED Lighting behind Dots and Polycarbonate at top 3 year part only warranty Labor, materials, and install included			

**Due to the current metal prices in the Aluminum market we can only guarantee pricing for 2 WEEKS from date quoted.

ACTIVITY	QTY	RATE	AMOUNT
Monument Sign Option A (Bigger Option): 130"w x 48" Full Color LEDs 10MM Wireless Router Temp Sensor 3 Year Warranty Lap top Computer will be provided by Knox Install and Paint Included	1	14,844.00	14,844.00

Sign Permit for City of Topeka -Includes all drawings and submitting to the City of Topeka. - Once the Permit is obtained, we will email you a copy and save a copy on file at our office	1	300.00	300.00
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ALL INVOICES ARE DUE UPON COMPLETION OF WORK UNLESS HALF DOWN IS REQUESTED PRIOR. ALL TROUBLESHOOTING, REPAIR AND SERVICE CALLS ARE PROVIDED ON A TIME AND MATERIAL BASIS. WHEN ESTIMATES ARE PROVIDED, THE ESTIMATE REFLECTS A MINIMUM CHARGE. DUE TO UNKNOWN OR UNKNOWABLE CONDITIONS AND RAPIDLY RISING MATERIAL COST THE FINAL PRICE COULD EXCEED THE ESTIMATE.

SUBTOTAL	59,824.00
TAX	5,593.54
TOTAL	\$65,417.54

THANK YOU.

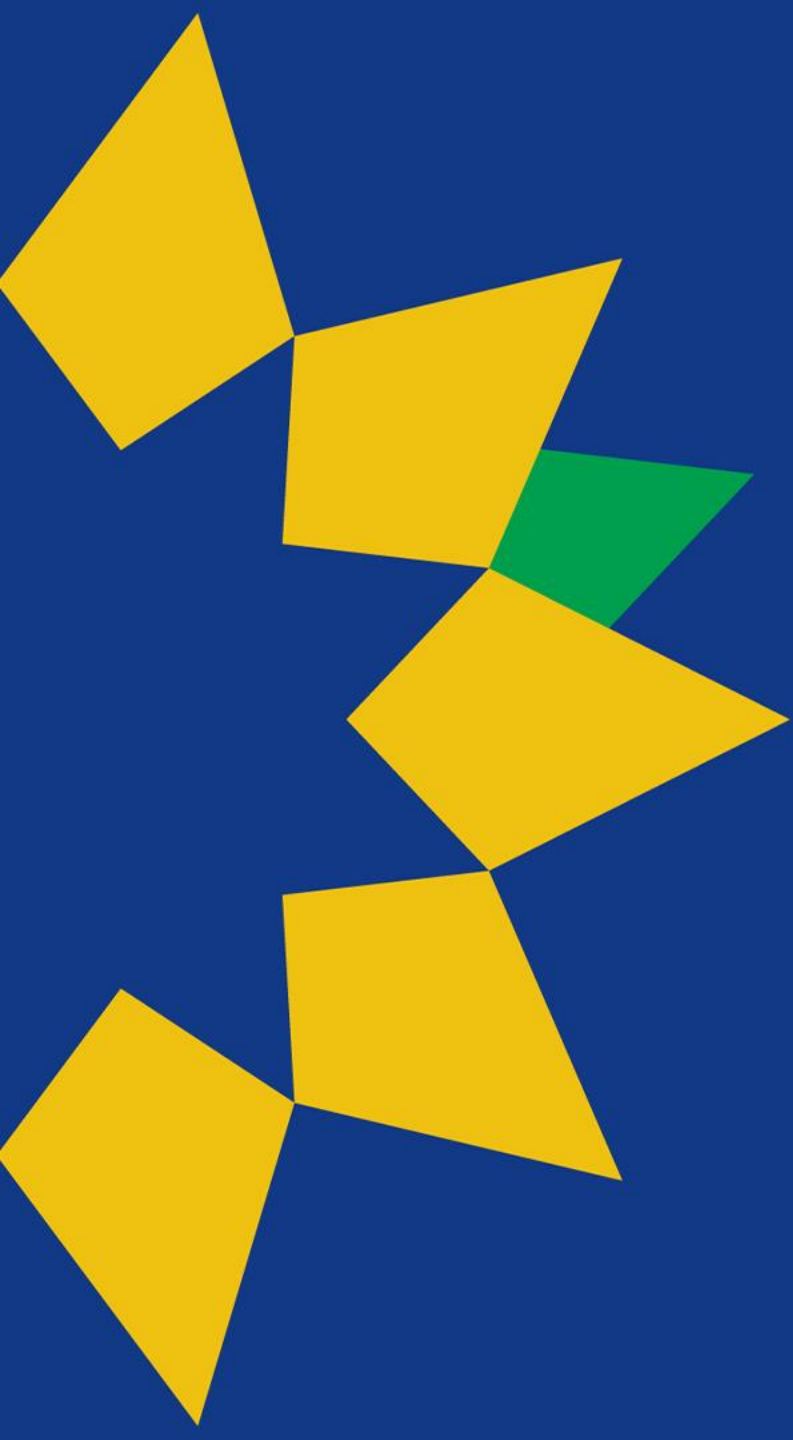
**Due to the current metal prices in the Aluminum market we can only guarantee pricing for 2 WEEKS from date quoted.
**If paying with credit card, please note that there is a 3.25% processing fee that is assessed by the processing company and is not income towards Knox Signs & Graphics.

Thank you for choosing Knox Signs & Graphics, we appreciate your business! Please feel free to contact us if you should have any questions.
P. 785-408-5160 | F. 785-215-8721 | Signs@knoxsigns.com

Accepted By

Accepted Date

**Due to the current metal prices in the Aluminum market we can only guarantee pricing for 2 WEEKS from date quoted.



CITY OF
TOPEKA



City Hall/TPAC HVAC Renovation Update

June 2024

System Options	Estimate of Probable Project Cost (Note 3)
1 - City Hall HVAC System	
Option 1: Roof Mounted AHU with VAV Reheat	\$ 5,620,000
2 - Heating Water Upgrades	
Convert Steam to Hot Water	\$ 3,770,000
3 - Auditorium HVAC System	
Option 1: Interior Mounted AHU with VAV Reheat	\$ 3,390,000
Option 2: Roof Mounted AHU with VAV Reheat	\$ 3,180,000
Add. Items - Restroom Exhaust and Return Air Plenum	\$ 93,000
4 - Exhibition HVAC System	
Option 1: Indoor AHU with VAV Reheat	\$ 3,010,000
5 - Fan Coil Unit Systems	
Option 1: Fan Coil Unit Replacement with DOAS	\$ 3,020,000
Option 2: Indoor AHUs with Fan Coil Units	\$ 3,110,000
6 - South Entrance Vestibule System	
Option 1: Rooftop Unit	\$ 390,000
Option 2: Fan Coil Units	\$ 340,000
7 - Fitness Room HVAC System	
Option 1: Indoor AHU with duct distribution	\$ 400,000
8 - Second Floor Court Room HVAC Systems	
Option 1: Interior Mounted AHU with VAV Reheat	\$ 1,560,000
Option 2: Roof Mounted AHU with VAV Reheat	\$ 1,490,000
9 - First Floor Court Room and Security HVAC System	
Option 1: Indoor AHU with Duct Rework	\$ 420,000
10 - Second Floor Office HVAC Systems	
Option 1: Rooftop Unit	\$ 620,000
Option 2: Underfloor Fan Coil Unit and DOAS	\$ 930,300

- Original project approval did not include the following systems:
 - Fitness Room HVAC System
 - Second Floor Court Room HVAC Systems
 - First Floor Court Room and Security HVAC System
 - Second Floor Office HVAC Systems



- Scope of project
 - Shafts cut from basement to 3rd floor
 - Ceiling demolition to expose ductwork, electrical piping, all necessary abatement work associated
 - Convert boiler from steam to hot water system
 - Removal of radiators throughout the building
 - New air handling units
 - New VAV boxes throughout



HVAC Renovation

- Additional approval was requested and granted for below systems after failures, budget updated to \$21,200,000
 - Second Floor Court Room HVAC Systems
 - Second Floor Office HVAC Systems
- Additional approval was requested and granted for below systems after revised pricing was able to deliver all systems under the original project budget, budget updated to \$18,600,000
 - Fitness Room HVAC System
 - First Floor Court Room HVAC Systems
- By including all systems steam lines throughout building can be removed or abandoned, preventing further leaking and humidity issues throughout the building



- Additional Issues
 - Demolition of ceilings/walls/radiators for HVAC requires new lighting, paint and carpet in some areas
 - Basement server room was unnecessary and expensive to maintain climate control
 - 3rd Floor ECR is not ADA accessible due to floor height of former council dais
 - Demolition of ceilings exposed historic plaster ceilings and trim in former council chambers previously covered by drop ceilings on 3rd floor



Original Schedule - City Hall

Event	Jun	Jul	Jul	Aug	Sept	Oct	Nov	Dec	Jan
Phase 1	Legal Moves	21-Jun							
	C&P Moves	22-Jun							
	Finance Moves	27-Jun							
	Abatement (TPAC)	Late Jun	Late Jul						
	Abatement (CH 3rd Floor)		Mid Jul	Late Jul					
	City Manager Moves		5-Jul						
	Mayor Moves		5-Jul						
	Abatement (CH Basement)			Late Jul	Mid Aug				
	CH 3rd Floor Reno				Early Aug				Late Jan
	CM Suite Demo + Framing				Early Aug	Early Sept			
	3rd Floor HVAC Demo + Duct Install				All Aug				
	Finance Demo				Mid Aug	Mid Sept			
	Mayor Reno				Mid Aug	Mid Sept			
	Basement HVAC Demo + Duct Install				Mid Aug	Mid Sept			
	Abatement (Miscellaneous)				Late Aug			Late Nov	
	CM Suite Finishing				Late Aug			Late Nov	
	Finance Finishing				Late Aug		Mid Oct		
	Legal Reno				Late Aug	Late Sept			
	Data Center Demo + Framing					Mid Sept	Mid Oct		
	Training Room Reno					Mid Sept	Early Oct		
Storage Reno					Mid Sept	Early Oct			
CH Basement Reno						Early Oct		Late Jan	
Data Center Finishing					Late Sept	Late Oct			
Phase 2	2nd Floor Abatement						Late Nov	Early Dec	
	1st Floor Abatement						Late Nov	Early Dec	
	2nd Floor HVAC Demo + Duct Install							All Dec	
	1st Floor HVAC Demo + Duct Install							Early Dec	Early Jan
	HR Demo								Early Jan
	CE Demo								Early Jan
	Communications Demo								Mid Jan
	Council Chambers Reno								Mid Jan

- Original Schedule would transition from phase to phase 2 in January 2024
- Multiple delays were incurred from the original schedule
- Phase 2 transition underway as we speak



- Abatement
 - Testing results dictated more abatement than initially planned
 - Pipe insulation could not be tested until demo began
 - Tile flooring was uncovered containing hazardous materials
- Abatement delays pushed areas scheduled to be complete prior to winter into winter months
 - Steam pipes required isolation due to need to heat building
 - Finishes under roof openings could not be completed until roof openings complete



- Material delays
 - Delays in structural steel
 - Delays in mechanical equipment
- Unforeseen repairs
 - 4 layers of roofing material required replacement
 - Leaking pipes uncovered behind walls
 - Rerouting sewer lines
 - Relocating backflow preventers
 - Isolation valve failures
 - Non-plenum rated cabling uncovered in return air plenum



Phase 2 Schedule

- Project approximately 70% complete at City Hall
 - Boiler conversion complete
 - Roofing work complete
 - Ventilation shafts complete from basement to 3rd floor
 - Structural steel work complete
 - Mechanical equipment on site to avoid future material delays



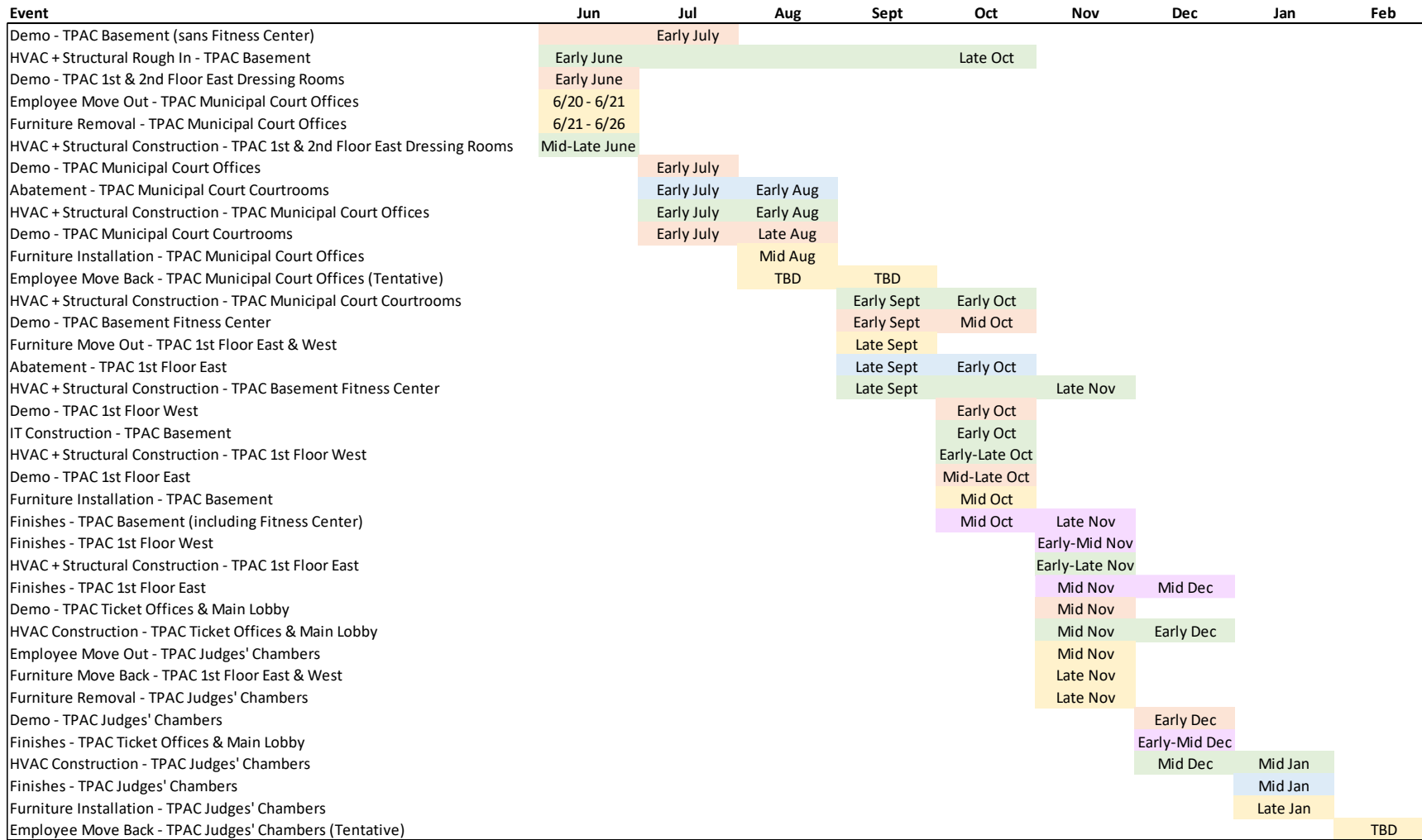
High Level City Hall Phase 2 Schedule

Event	Jun	Jul	Aug	Sept	Oct	Nov
Employee Move In - CH 3rd Floor	6/4 - 6/7					
Employee Move In - CH Basement	6/5 - 6/18					
Employee Move Out - CH 2nd Floor	6/6 - 6/12					
Employee Move Out - CH 1st Floor	6/12 - 6/18					
Furniture Removal - CH 2nd Floor	6/12 - 6/18					
Furniture Removal - CH 1st Floor	6/12 - 6/18					
Demo - CH 2nd Floor	Mid June		Early Aug			
Abatement - CH 2nd Floor	Late June	Late July				
Demo - CH 1st Floor		Early July	Late Aug			
HVAC + Structural Construction - CH 1st Floor West Wing		Mid July	Early Aug			
HVAC + Structural Construction - CH 2nd Floor		Mid July	Late Aug			
IT Construction - CH 2nd Floor		Mid July		Early Sept		
Abatement - CH 1st Floor		Late July	Late Aug			
IT Construction - CH 1st Floor		Late July		Early Sept		
Finishes - CH 1st Floor West Wing		Late July		Mid Sept		
HVAC + Structural Construction - CH 1st Floor East Wing			Early Aug	Early Sept		
Finishes - CH 2nd Floor			Early Aug		Early Oct	
Finishes - CH 1st Floor East Wing			Late Aug	Early Sept		
Furniture Installation - CH 1st Floor				Mid Sept	Early Oct	
Furniture Installation - CH 2nd Floor					Mid Oct	
Employee Move Back - CH 2nd Floor (Tentative)					TBD	TBD
Employee Move Back - CH 1st Floor (Tentative)					TBD	TBD

- City Hall Revised expected completion October 2024



TPAC Schedule

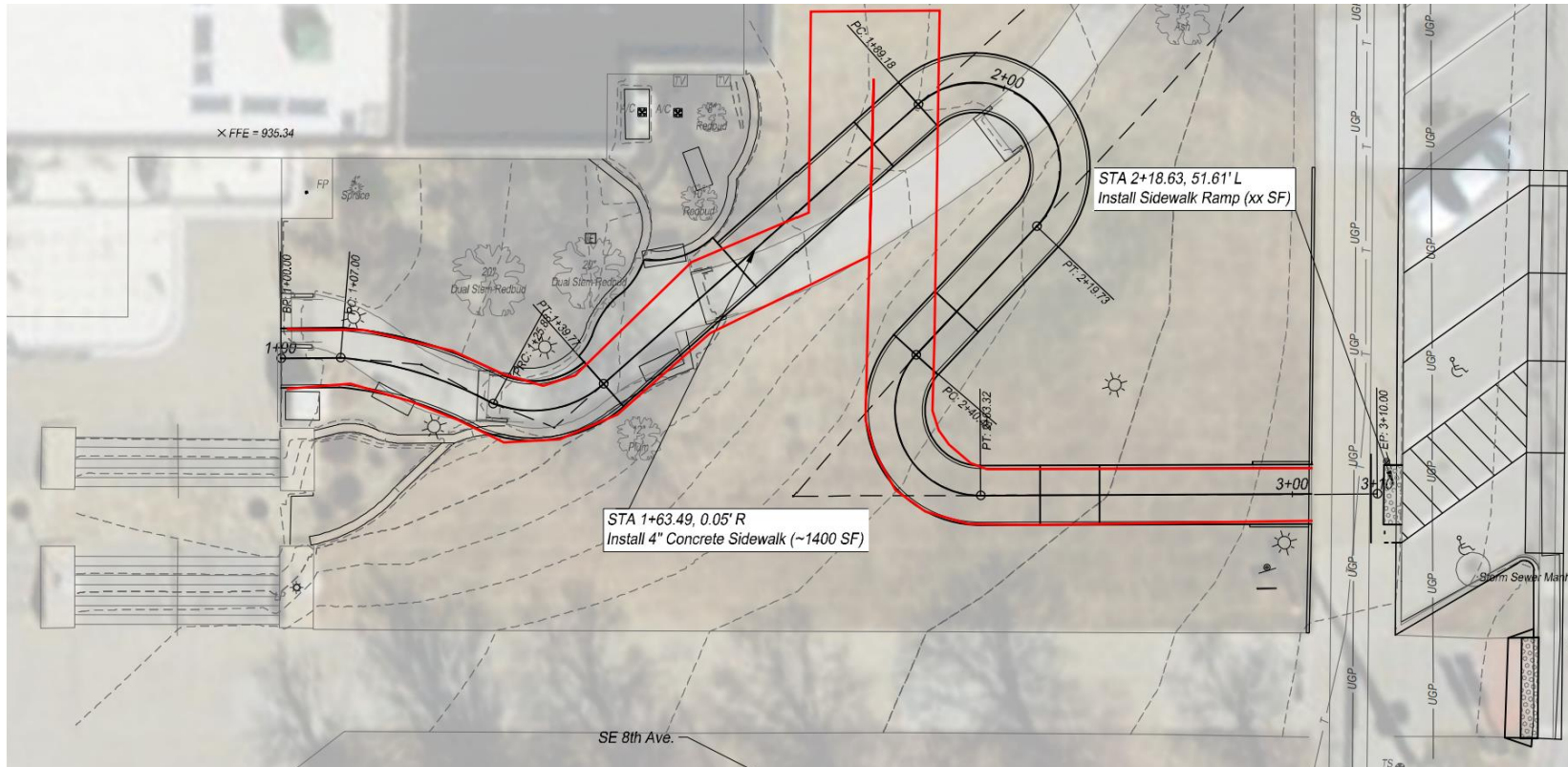


- TPAC Construction began in January 2024 with abatement and demolition of one of two penthouse air handling units, project is phased by area and expected to continue until May 2025
- Basement mechanical work underway
- Not pictured, 1st floor court, offices



- Following May 21st Council meeting, we experienced a timer failure that prevented exterior lighting from illuminating, timer issue has been corrected
- Additional walkway lighting has been installed on East walkway exiting Court/Council entrance
- Exterior lighting was converted to LED in spring of 2023
 - 4 lights are currently not operating properly, 1 on TPAC steps, 3 additional around building
 - Working with manufacturer to replace under warranty, temporary measures are currently in place





- Design underway for ADA Ramp on East side of TPAC
- Addition of ADA parking on Monroe
- ADA compliant path with handrail, lighting options considered
- Projected Design Completion July 2024

- Steps were replaced in 2020 at a cost of \$281,619
 - Removal and replacement of limestone buttresses, remove and reset flagstone paving at exterior stairs, repair, repoint and clean limestone buttress walls at East exterior stairs
 - Original project budget was \$178,800. Change orders for using Kasota limestone, infilling voids, resetting granite steps, paver and sealant repair and salt-gard sealing increased the total cost.
 - Steps are considered part of the historical character of the building



- Original manufacturer provided a minimum repair estimate in 2023 for \$48,800; to remove stone, replace setting bed, reset and repoint stones
 - Handrail replacement was not included
 - Replacement of stone not included
 - No warranty would be provided if any ice melt material was applied to the surface. City uses environmentally friendly Enviro-Heat.
- Project was created and advertised through competitive bid process in 2024, no bids were received
- Current options:
 - Continue to seek qualified companies to perform temporary repairs or complete replacement of setting bed
 - Request approval from SHPO to use alternate material that would be lower cost and require less frequent maintenance



TPAC Proposed CIP Project

- CIP Project #####
 - Recommended improvements, LED marquee signage

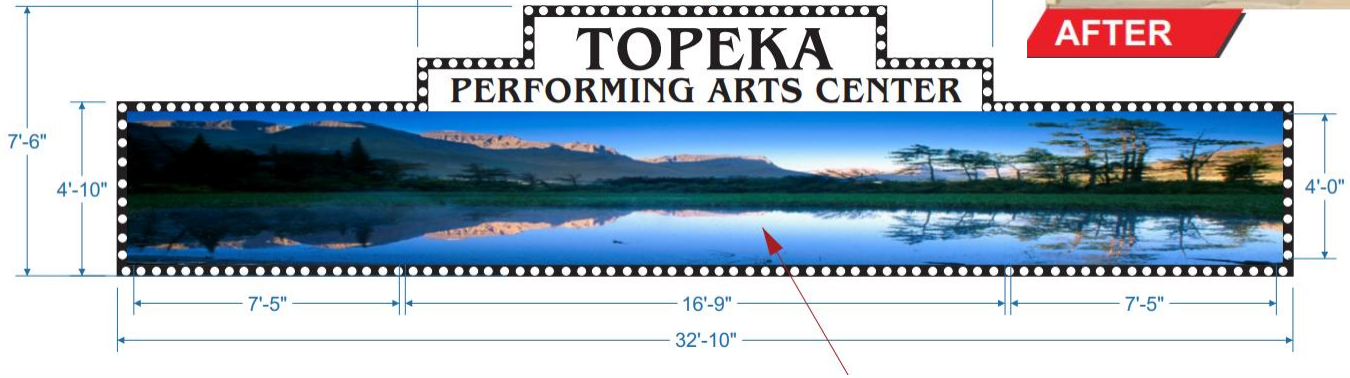
PREVIEW



BEFORE

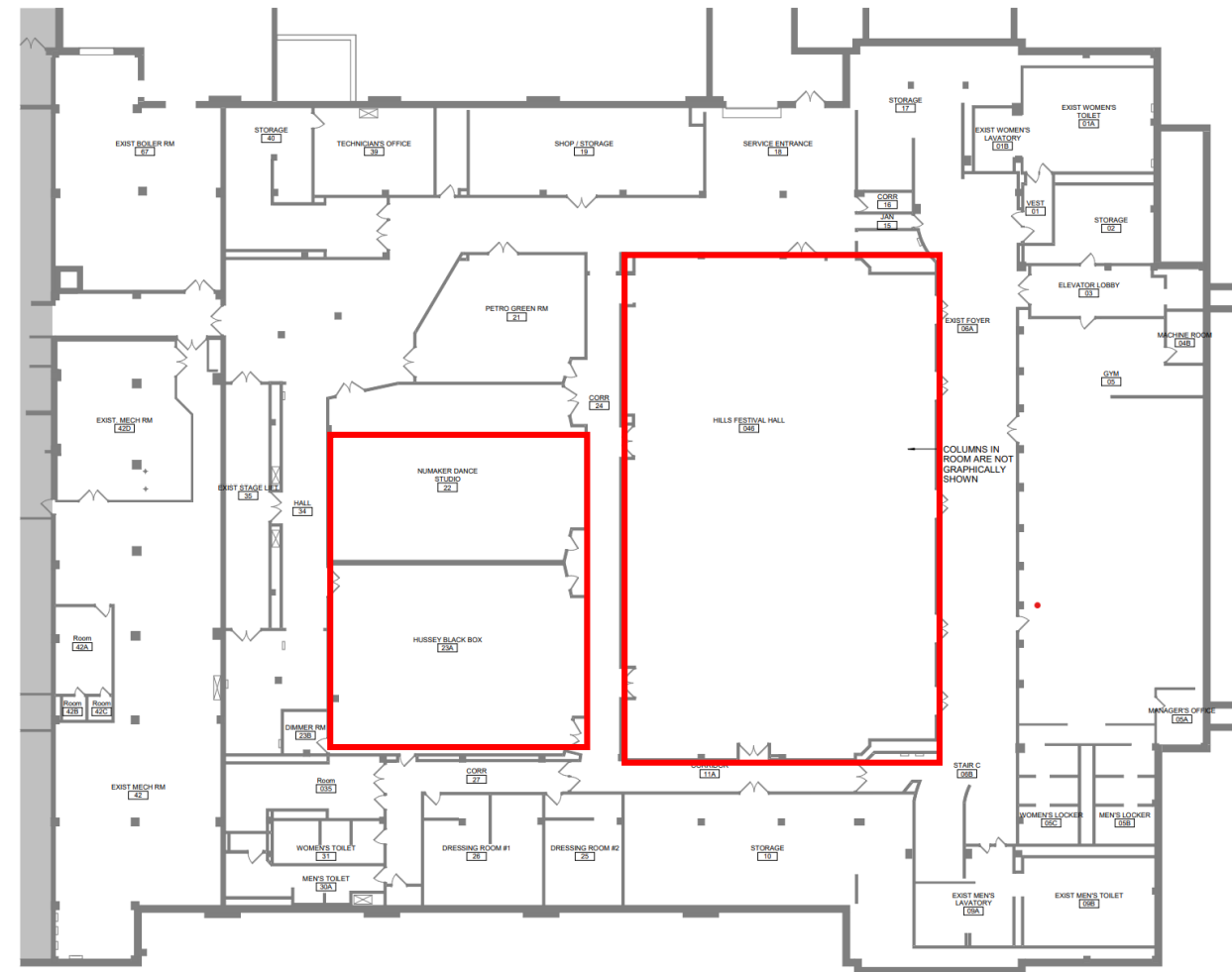


AFTER



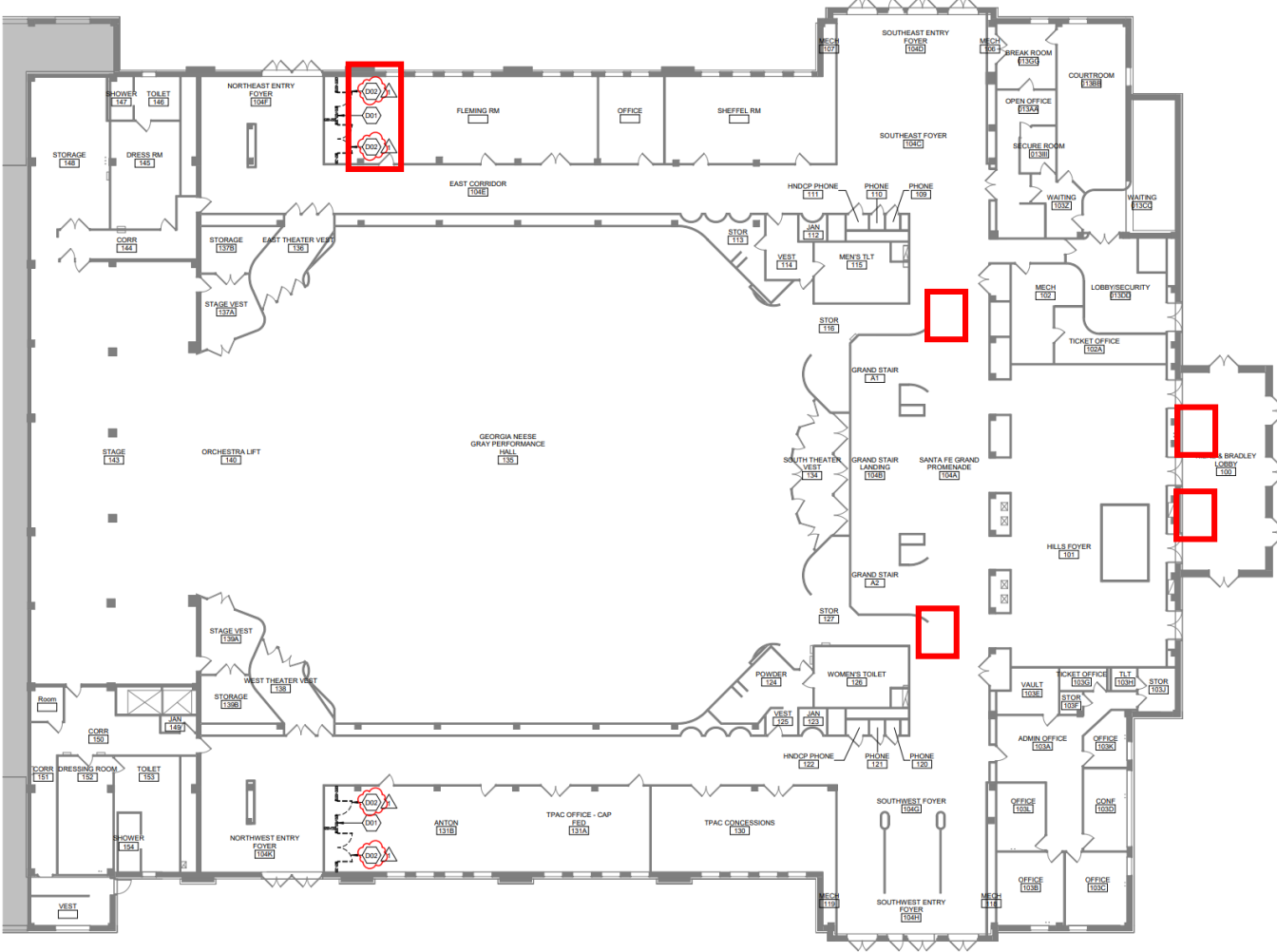
TPAC Proposed CIP Project

- CIP Project 861411
 - Basement upgrades
 - Hill's Room, upgraded lighting features, dimmable Red, Green, Blue lighting ("RGB"), upgraded speakers and wall control
 - Black and green room Hussey Black Box and Nunamaker Dance Studio, upgraded dimmable RGB lighting, speakers and wall control, removal of separation wall for increased capacity



TPAC Proposed CIP Project

- CIP Project 861411
 - First floor upgrades
 - 2 lobby box office locations, climate controlled booths, upgraded security
 - Upgraded power locations in promenade hall, increase vendor opportunities
 - New serving bar in Fleming room, upgraded finishes, lighting and speakers for VIP area



TPAC Proposed CIP Project

Improvement	Cost
Marquee Sign	\$65,418
Box Offices	\$42,017
First Floor	\$197,697
Hill's Room	\$181,737
Black, Green Petro Rooms	\$309,587
Total	\$796,456

- Cost estimates provided by on site contractor
- Considerable projected savings if upgrades and renovations can be completed in conjunction with HVAC renovations

