



# CITY OF TOPEKA

CITY COUNCIL COMMITTEE  
MEETING MINUTES

## PUBLIC INFRASTRUCTURE COMMITTEE

CITY COUNCIL  
City Hall, 215 SE 7<sup>th</sup> Street, Suite 255  
Topeka, KS 66603-3914  
Tel: 785-368-3710  
Fax: 785-368-3958  
www.topeka.org

Date: June 18, 2024

Time: 11:00 a.m.

Location: 1<sup>st</sup> Floor Conference Room; Cyrus K. Holliday Building 620 SE Madison  
(virtual attendance option also available)

**Committee members present:** Council members Sylvia Ortiz (Chair), David Banks, and Neil Dobler

**City staff present:** Interim City Manager Richard Nienstedt, Public Works Director Braxton Copley, Utilities Director Sylvia Davis, Planning and Development Services Director Rhiannon Friedman, Public Works/Engineering: Deputy Director Jason Tryon, Deputy Director Tony Trower, Zac Shields, Brian Bigenwalt; Utilities Kris Wagers Legal Brandy Roy-Bachman City Clerk Tonya Bailey

### Call to Order

Chairwoman Ortiz called the meeting to order at 11:00am. Committee members introduced themselves. Chairwoman Ortiz asked the Public Works/Engineering staff, present, to stand for recognition for the completion of 29<sup>th</sup> Street.

### Approval of June 12, 2024 Meeting Minutes

Committee member Banks made a motion to approve the June 12, 2024 special meeting minutes. Committee member Dobler seconded. Motion approved 3-0-0.

### 2024 CIP Projects Exceeding \$250K

#### Oakland Sidewalk Improvements

Public Works Director Braxton Copley provided information and sought approval from the Committee regarding this project. The Oakland neighborhood was identified as one of two neighborhoods to receive sidewalk improvements and infill sidewalks. Under the Pedestrian Master Plan for 2024, the area near the State Street Elementary School and Chase Middle School were specifically identified. The project cost is approximately \$340K and will include sidewalks being constructed in the 500, 600, and 700 blocks of Ohio, Sumner, Poplar, Green, Chester, Wabash and Forest. Staff member Vincent Schuetz serves as the project manager and performs on-site inspections of each segment of sidewalk. Only sections that need to be repaired will be replaced, or if there are missing sidewalks, infill sidewalk will be added.

MOTION: Committee member Dobler made a motion to approve the project. Committee member Banks seconded. Motion approved 3-0-0.

**Presentation: City Hall/TPAC HVAC Renovation Update**

Public Works Deputy Director Jason Tryon provided an update to the Committee about the ongoing HVAC renovations occurring at City Hall and TPAC.

Highlights:

- Original project proposal included 10 different systems. The Governing Body provided approval for all but the following systems:
  - Fitness room HVAC
  - 2<sup>nd</sup> Floor Court Room HVAC Systems
  - 1<sup>st</sup> Floor Court Room and Security HVAC System
  - 2<sup>nd</sup> Floor Office HVAC Systems
- The scope of the projects included:
  - Cutting shafts from the basement to 3<sup>rd</sup> floor, within City Hall
  - Ceiling demolition to expose ductwork, electrical piping, all necessary abatement work associated
  - Converting the boiler from steam to hot water system
    - Removal of radiators throughout the building
  - New air handling units
  - New Variable Air Volume (VAV) boxes throughout
- Additional approval was requested and granted for two systems that failed. The budget was updated to \$21,200,000.
  - 2<sup>nd</sup> Floor Court Room HVAC Systems
  - 2<sup>nd</sup> 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 was updated to \$18,600,000.
  - Fitness Room HVAC System
  - 1<sup>st</sup> Floor Court Room HVAC Systems
- By including all systems, steam lines throughout the building can be removed or abandoned, preventing further leaking and humidity issues throughout the building.
- Additional issues that will be addressed through the renovation:
  - Demolition of ceilings/walls/radiators for HVAC requires new lighting, painting and carpet in some areas.
  - Basement server room was unnecessary and expensive to maintain climate control.
  - 3<sup>rd</sup> Floor Executive Conference Room (ECR) is not ADA accessible, due to the floor height of the former council dais.
  - Demolition of ceilings exposed historic plaster ceilings and trim in the former Council chambers, previously covered by drop ceilings on the 3<sup>rd</sup> Floor.
- Original Schedule for City Hall:

- The original schedule would transition from phase 1 to phase 2 in January 2024.
- Multiple delays were incurred from the original schedule.
- Phase 2 transition is occurring presently. Demolition will begin on the 1<sup>st</sup> and 2<sup>nd</sup> floors next week.
- Delays
  - Material Delays
    - Structural steel
    - 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 within the return air plenum
  - Abatement
    - Testing results dictated more abatement than initially planned
    - Pipe insulation could not be tested until the demolition began
    - Tile flooring was uncovered, containing hazardous materials
  - Abatement delays pushed areas scheduled to be complete prior to winter into the winter months
    - Steam pipes required isolation due to the need for heating the building
    - Finishes under the roof openings could not be completed until the roof openings were complete
- Phase 2 Schedule
  - Project approximately 70% complete at City Hall
    - Boiler conversion complete
    - Roofing work complete
    - Ventilation shafts complete from basement to 3<sup>rd</sup> floor
    - Structural steel work complete
    - Mechanical equipment on site to avoid future material delays
  - High-level City Hall Phase 2 Schedule
    - Individuals are moving from the 1<sup>st</sup> and 2<sup>nd</sup> floor offices currently, demolition will follow
    - Abating any hazardous materials that are uncovered as part of the demolition - staff is anticipating this
    - The anticipation is to reopen City Hall in November 2024
  - TPAC Schedule
    - Construction to the TPAC side of the building began in January 2024 with demolition of one of the penthouse air handling units - it has been completed. Work is expected to continue through May 2025.
    - Basement mechanical work is underway - that will continue into the Fall. Then construction into 2025 will include the 2<sup>nd</sup> floor areas and courtrooms.

- (Item not pictured on the graph) The last phase of work would be the 1<sup>st</sup> Floor offices, both in TPAC offices and the courtrooms - which will continue into May 2025.
- Update on Exterior Lighting
  - Following the May 21<sup>st</sup> Governing Body meeting, a timer failure was experienced which prevented the exterior lighting from illuminating. The issue has been corrected.
  - Additional walkway lighting has been installed on the 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 the TPAC steps and 3 additional around the building.
    - Staff is working with the manufacturer to replace these under warranty, and temporary measures are currently in place.
- TPAC Ramp
  - Design is underway for the ADA ramp on the East side of TPAC
  - Addition of ADA parking on Monroe
  - ADA compliant path with handrail, and lighting options are being considered
  - Projected design completion: July 2024
- TPAC Steps
  - 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.
    - The steps are considered to be part of the historical character of the building. Any changes to the materials will need to go through the process of applying to the State Historical Preservation Organization.
    - Upon staff noticing defects/failures in the stone landings, they reached out to the original contractor and requested an estimate for repair. Their recommendation was to completely remove all of the stone, replace the setting bed and reset/repoint the stones. The estimate was \$48,800. Several items were not included in the estimate. They also informed that no warranty would be offered if the City used any type of ice melt material on the landing. That is not a practical option given the traffic in that area.
    - The project was created and advertised through a competitive bid process in 2024, but no bids were received.
    - Current options:
      - Continue seeking qualified companies to perform temporary repairs or complete replacement of setting the bed.

- Request approval from the State Historical Preservation Organization to use alternate materials that would be lower cost and require less frequent maintenance.
  - Staff has not made a final decision yet.
- TPAC Proposed CIP Project
  - As part of the last CIP process, some funds were approved specifically for the benefit of TPAC. They are ready to recommend what they would like to spend those initial dollars on. City staff have been working with TPAC, as well as with the contractor who is currently working on the City Hall renovations, to provide cost estimates.
  - One item is to upgrade the marquee above the front entrance. Proposed cost: \$65,418
  - Basement Upgrades
    - Hill’s Room - upgraded lighting features, dimmable Red, Green, Blue lighting (RGB), and upgraded speakers and wall control. Proposed cost: \$181,737
    - Black and green room, Hussy Black Box, and Nunamaker Dance Studio would include upgraded dimmable RGB lighting, speakers and wall control, and removal of the separation wall for increased capacity. Proposed cost: \$309,587
  - First Floor Upgrades
    - 2 lobby box office locations, climate-controlled booths, upgraded security. Proposed cost: \$42,017
    - Upgraded power locations in promenade hall to help increase vendor opportunities
    - New serving bar in the Fleming Room, upgraded finishes, lighting and speakers for the VIP area. Proposed cost: \$197,697

Questions/Comments:

- Deputy Director Tryon stated staff would pursue working with the existing contractor, upon approval. A contract amendment to the current work scope would be added which would provide a number of benefits from reduction of cost to efficiency in the timeline.
- Director Copley provided points of clarification stating the cost sheets provided today are very preliminary. If the Committee would be interested in proceeding, staff would have the contractor provide “hard” cost estimates. This is a capital item that will cost over \$250K, and will need to come back to the Committee and then before the Governing Body. The Part 2 application will have to be approved by the SHPO, as this is part of a qualified historic rehabilitation and would have potential impact of the cost. This process could take up to 60+ days to get the approval, and work cannot start until that time.
- Chairwoman Ortiz inquired about “VAV boxes” referenced on the third slide. Director Copley answered it stood for Variable Air Volume, and added that these boxes provide the best way of controlling the temperature. It is not only temperature control, it is also the amount of air that is being put into the space.

- Chairwoman Ortiz inquired about the current ice machine and asked where it might be getting moved to? Deputy Director Tryon stated it would be moved to an employee break room on the 1<sup>st</sup> Floor. Until that time, bags of ice would be stored in current breakroom freezers for employees to use.
- Director Copley addressed concerns about the entrance to City Hall and stated that the 1<sup>st</sup> Floor main lobby area would remain open to the public. Visitors to City Hall will need to check in with the security desk, as per normal protocol, and will then be directed to the secure areas where the various City offices have been moved to.
- Chairwoman Ortiz referenced recent clearing of bushes on the east side of TPAC. Director Copley confirmed and stated a landscaping contractor has been out to clean up the weeds and area. He added that once a final design for the ramp has been provided, staff will have a better understanding of what landscaping changes will need to be made around the building.
- Chairwoman Ortiz stated she had noticed the additional lighting around the east side of TPAC. Deputy Director Tryon confirmed that temporary lighting has been installed along the pathway to illuminate the areas that are around the current ramp. He elaborated that once the permanent ramp is installed, staff would be proposing a design that would include some pedestrian lighting along the ramp, and that could be bid out as an alternate project.
- Chairwoman Ortiz sought additional clarification about the stair project. Director Copley replied that his recommendation would be to approach the SHPO to inquire if a blended approach, similar to what is on the City Hall side of the building. Granite stair treads remain, but stamped concrete has been placed on the large landing area and has greatly reduced the amount of ongoing maintenance. He gave the opinion that it remains aesthetically acceptable and is much easier to maintain.
- Chairwoman Ortiz inquired about the priority of the marquee at TPAC. TPAC Executive Director Rory Kent and Blair Adams spoke about the proposed upgraded marquee. The new marquee would be lit with LED lighting, which would shine onto the surrounding area and sidewalks. It would also be digital, which would upgrade the sign to something more in line with many other performing arts centers.
- Committee member Banks appreciated the information provided regarding the stairs to TPAC.
- Committee member Dobler thanked staff for the update on the City Hall project. He inquired about the annual allocation that was provided in the CIP for this project, and asked how many years it had been scheduled to take? Director Copley stated the allocation was \$350K annually, for 5 years.
- Committee member Dobler asked a follow-up question of TPAC staff about the projects that are proposed to take place in that area of the building, their priority and how those came to be? Mr. Kent informed that, due to the number of load-bearing pillars that are in the Hill's Room, wedding parties and other similar events have chosen other venues that have a more open floor concept. By opening the walls from the Black Box theater and dance theater will provide a large, open floor area that could better accommodate such receptions and

events. The bottom line is that TPAC's layout is no longer relevant to keep them competitive with other event venues. Mr. Adams added that there have been many events attracted to Topeka that have not previously been here, and that the projects will allow for additional space to better facilitate some of the events.

- Committee member Dobler rephrased his question, asking about the additional funding that will be needed once the HVAC and plumbing projects are completed? Mr. Adams stated that the continued modernization of things such as technology and floor concepts will help to continue providing the quality of business that they currently share with partners, but also to entice new businesses and events to TPAC.

### **New Addition to CIP: TPAC Upgrades**

Director Copley stated that next steps would be to come back to the Committee with a resolution, after receiving a firm cost estimate and after receiving approval from SHPO. At that time, he will bring a resolution and firm cost estimate back to the Committee and later the Governing Body.

Interim City Manager Richard Nienstedt provided comments commending TPAC and his enjoyment of their programming and shows that they have brought to Topeka.

### **Other Items**

No additional items.

### **Adjourn**

Chairwoman Ortiz adjourned the meeting at 11:41am.

This meeting can be viewed online at: <https://youtu.be/yyhzhakovd8>