

1 **RESOLUTION NO. 9374**

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3 A RESOLUTION introduced by the Public Infrastructure Committee amending the  
4 Capital Improvement Program for 2023-2032 and the Capital  
5 Improvement Budget for 2023-2025 (Resolution No. 9318) to amend  
6 the Municipal Building and TPAC HVAC System Repair and  
7 Replacement Project.  
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9 WHEREAS, the Governing Body adopted Resolution No. 9318 approving the 2023-  
10 2032 Capital Improvement Program (CIP) and the 2023-2025 Capital Improvement Budget  
11 (CIB); and

12 WHEREAS, after review and consideration of options regarding the Municipal  
13 Building and TPAC HVAC systems, the Public Infrastructure Committee made a  
14 recommendation to approve funding for TPAC in the amount of \$13.5 million; and

15 WHEREAS, at the Governing Body meeting on November 15, 2022, the Governing  
16 Body approved the recommendation of the Committee and also approved funding for City  
17 Hall, identified as Option 1 (City Hall HVAC System) as described on page 3 of the Bartlett  
18 & West HVAC System Assessment which is attached herein as Exhibit A and incorporated  
19 by reference.

20 NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE  
21 CITY OF TOPEKA, KANSAS, that the 2023-2032 CIP and 2023-2025 CIB, as approved by  
22 Resolution No. 9318, be amended as follows:

23 Project No. 131010.00 for the Municipal Building and TPAC HVAC identified in the  
24 CIP/CIB is replaced with Exhibit B which is attached herein and incorporated by reference.

25 ADOPTED and APPROVED by the Governing Body on November 15, 2022.

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CITY OF TOPEKA, KANSAS

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Michael A. Padilla, Mayor

ATTEST:

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Brenda Younger, City Clerk

## Exhibit A

# CITY OF TOPEKA

### HVAC SYSTEMS ASSESSMENT: TOPEKA MUNICIPAL BUILDING

Table 1: Recommended Options, Pricing, and Priority

System and Recommended Option	Estimate of Probable Project Cost (Note 2)	Estimated Construction Period	Priority Level
<b>1 - City Hall HVAC System</b>			
Option 1: Roof Mounted AHU with VAV Reheat	\$ 5,620,000	(Note 1)	2
<b>2 - Heating Water Upgrades</b>			
Convert Steam to Hot Water	\$ 3,770,000	12 months	1
<b>3 - Auditorium HVAC System</b>			
Option 2: Roof Mounted AHU with VAV Reheat	\$ 3,180,000	14 months	3
Add. Items - Restroom Exhaust and Return Air Plenum	\$ 93,000	Included above	3
<b>4 - Exhibition HVAC System</b>			
Option 1: Indoor AHU with VAV Reheat	\$ 3,010,000	16 months	3
<b>5 - Fan Coil Unit Systems</b>			
Option 2: Indoor AHUs with Fan Coil Units	\$ 3,110,000	10 months	5
<b>6 - South Entrance Vestibule System</b>			
Option 2: Fan Coil Units	\$ 340,000	7 months	5
<b>7 - Fitness Room HVAC System</b>			
Option 1: Indoor AHU with duct distribution	\$ 400,000	7 months	5
<b>8 - Second Floor Court Room HVAC Systems</b>			
Option 2: Roof Mounted AHU with VAV Reheat	\$ 1,490,000	12 months	4
<b>9 - First Floor Court Room and Security HVAC System</b>			
Option 1: Indoor AHU with Duct Rework	\$ 420,000	7 months	4
<b>10 - Second Floor Office HVAC Systems</b>			
Option 1: Rooftop Unit	\$ 620,000	7 months	4
<b>11 - Potential Building Code Related Improvements</b>			
City Hall Fire Sprinkler	\$ 650,000	-	-
City Hall Fire Alarm	\$ 290,000	-	-
TPAC Potential Sprinkler and Fire Alarm Impacts	\$ 412,000	-	-
<b>Priority Breakout Totals</b>			
Priority 1	\$ 3,770,000		
Priority 2	\$ 5,620,000		
Priority 3	\$ 6,283,000		
Priority 4	\$ 2,530,000		
Priority 5	\$ 3,850,000		
<b>Priority Total Project Cost (excluding #11)</b>	<b>\$ 22,053,000</b>		
<p><b>Priority Levels:</b></p> <ol style="list-style-type: none"> <li>1. Systems which serve system improvements designate in other priority levels.</li> <li>2. Spaces with significant safety concerns, equipment with limited useful life remaining, and direct impact on occupant comfort and indoor air quality.</li> <li>3. Equipment with limited useful life remaining, direct impact on occupant comfort and indoor air quality, and serving spaces which generate revenue.</li> <li>4. Equipment with limited useful life remaining, direct impact on occupant comfort and indoor air quality, and serving spaces which have regular or occasional occupancy.</li> <li>5. Equipment with limited useful life remaining, direct impact on occupant comfort and indoor air quality, and serving spaces which have limited or occasional occupancy.</li> </ol>			
<p><b>Notes:</b></p> <ol style="list-style-type: none"> <li>1. No construction period was estimated for the City Hall portion of the building due to unknown opportunities for vacating portions of the entire building during the construction process.</li> <li>2. Estimate of probable project costs are based on 2022 pricing without any inflation and an 11% engineering and architectural fee.</li> </ol>			
<div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;"> <p>Basement Plan</p> </div> <div style="text-align: center;"> <p>First-floor Plan</p> </div> <div style="text-align: center;"> <p>Second-floor Plan</p> </div> </div>			

## Exhibit B

### Capital Improvement Project Summary

<b>Project Name:</b>	Municipal Building and TPAC HVAC	<b>Council Priority:</b>	Investing in Infrastructure
<b>Project Number:</b>	131010.00	<b>Project Year(s):</b>	2023-2025
<b>Department:</b>	Public Works	<b>Estimated Useful Life:</b>	30 Year(s)
<b>Division:</b>	N/A	<b>Contact:</b>	Hannah Uhrig
<b>Council District(s):</b>	1	<b>New to CIP?</b>	YES
<b>Type:</b>	Repair/Replace	<b>If Not New, First Year in CIP:</b>	
<b>Primary Funding Source:</b>	G.O. Bonds	<b>Previously Approved in CIB:</b>	\$ 4,050,900
<b>Previous CIP Funding:</b>	0	<b>New money in CIB:</b>	\$ 15,072,100
<b>Estimated Operating Cost</b>	\$0	<b>Total Current CIB:</b>	\$ 19,123,000
<b>CIP Years 4-10:</b>	\$ -	<b>Total Project Cost:</b>	\$ 19,123,000

**Project Description:**  
 The HVAC system for the Topeka Performing Arts Center and City hall are in dire need of replacement. In 2020 PKMR Engineers checked the HVAC air handling unit of the systems and gave it a rating of 1 – the worst score. An updated Bartlett and West assessment identified priorities and gave approximate replacement costs. Based on the recently completed assessment this would secure funding to implement the following:  
 System Option 1: City Hall HVAC System Option 1: Roof mounted AHU with VAV Reheat  
 System Option 2: Heating Water Upgrades Option 1: Convert Steam to Hot Water  
 System Option 3: Auditorium HVAC System Option 2: Roof Mounted AHU with VAV Reheat  
 System Option 4: Exhibition HVAC System Option 1: Indoor AHU with VAV Reheat  
 System Option 5: Fan Coil Unit Systems Option 1: Fan Coil Unit Replacement with DOAS  
 System Option 6: South Entrance Vestibule System Option 2: Fan Coil Units

**Project Justification:**  
 Above identified priorities were established by the Public Works Infrastructure Committee to allow the most needed TPAC improvements to be addressed first.

**History:**

Measures	Time/Location	Infrastructure	Council Priority	Impact on Budget	Equity	External Funding	Total Score (0-100)
Score							0

Project Estimates	2023	2024	2025	2026	2027	2028-2033	Total CIP
Design/Admin Fees	\$ 1,485,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,485,330
Right of Way	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction/Service Fees	\$ 7,960,238	\$ 6,526,675	\$ 2,610,670	\$ -	\$ -	\$ -	\$ 17,097,583
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Technology	\$ 31,914	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,914
Financing Costs (Temp Notes)	\$ 193,418	\$ 22,280	\$ 8,912	\$ -	\$ -	\$ -	\$ 224,610
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ 202,545	\$ 81,018	\$ -	\$ -	\$ -	\$ 283,563
Debt Reserve Fund (Rev Bond)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 9,670,900</b>	<b>\$ 6,751,500</b>	<b>\$ 2,700,600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,123,000</b>

Financing Sources	2023	2024	2025	2026	2027	2028-2033	Total CIP
G.O. Bonds	\$ 9,670,900	\$ 6,751,500	\$ 2,700,600	\$ -	\$ -	\$ -	\$ 19,123,000
Revenue Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARPA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fix Our Streets Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Countywide Sales Tax	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Fund General	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Fund Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Fund Fleet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Fund IT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Fund Parking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Fund Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Fund Wastewater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Fund Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Federal Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CDBG	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
G.O. Bonds - Special	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 9,670,900</b>	<b>\$ 6,751,500</b>	<b>\$ 2,700,600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 19,123,000</b>