

1 **RESOLUTION NO. 9505**

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3 A RESOLUTION introduced by the Public Infrastructure Committee comprised of
4 Councilmembers Sylvia Ortiz, David Banks and Neil Dobler, amending
5 the 2024-2033 CIP and the 2024-2026 CIB to revise the scope of
6 Project No. 131010.00 for the Municipal Building and TPAC HVAC
7 improvement.
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9 WHEREAS, the Governing Body adopted Resolution No. 9425 approving the 2024-
10 2033 Capital Improvement Program (CIP) and the 2024-2026 Capital Improvement Budget
11 (CIB); and

12 WHEREAS, at its meeting on February 20, 2024, the Public Infrastructure
13 Committee favorably considered staff's request to amend the CIP/CIB to include an
14 increase for Project No.131010.00.

15 NOW, THEREFORE, BE IT RESOLVED, BY THE GOVERNING BODY OF THE
16 CITY OF TOPEKA, KANSAS, that the 2024-2033 CIP and 2024-2026 CIB, as approved by
17 Resolution No. 9425, be amended to include the revised project scope and funding of
18 Project No. 131010.00 for the Municipal Building and TPAC HVAC improvement as
19 described in the revised Project Summary (Exhibit A) which is attached herein and
20 incorporated by reference.

21 ADOPTED and APPROVED by the Governing Body on March 12, 2024.

22 CITY OF TOPEKA, KANSAS
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28 Michael A. Padilla, Mayor

29 ATTEST:
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Brenda Younger, City Clerk

EXHIBIT A

Capital Improvement Project Summary							
Project Name:	Municipal Building and TPAC HVAC	Project Type:	Facilities	Council Priority:	Investing in Infrastructure	Project Year(s):	2024-2025
Project Number:	131010.00	Estimated Useful Life:	30 Year(s)	Contact:	Jason Tryon	New to CIP?	NO
Department:	Public Works	If Not New, First Year in CIP:		Primary Funding Source:	G.O. Bonds	2024-2032 \$ Approved in previous CIP:	\$0
Division:	N/A	2024-2033 CIP:	\$0	Estimated Operating Cost:	\$0	New money in 2024-2033 CIP:	\$0
Council District(s):	1	Total 2024-2033 CIP:	\$19,057,831	Total Project Cost:	\$19,057,831	Total 2024-2026 3 year CIP:	\$19,057,831
Type:	Repair/Replace	Funds Approved Prior to 2024:	\$16,320,298				
Project Description:							
<p>The HVAC system for the Topeka Performing Arts Center (TPAC) and City Hall are in dire need of replacement. In 2020, PKMR Engineers checked the HVAC air handling unit of the system 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:</p> <p>System Option 1: City Hall HVAC 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 System Option 7: Fitness Room HVAC System System Option 8: Second Floor Court Room HVAC Systems System Option 9: First Floor Court Room and Security HVAC System System Option 10: Second Floor Office HVAC Systems</p> <p>Additional Item 1: Hazardous hazardous materials abatement and pushback Additional Item 2: Abatement of IT cables from air plenums and associated upgrade Additional Item 3: Demolition, Abatement and Replacement of</p>							
Project Justification:							
Systems 1 through 6 were originally approved, amendments were added to include options 8 and 10, based on project cost estimates being lower than estimated, all system priorities and addendums 1 and 2 were requested to address additional scope of work related to the demolition and upgrades not originally included in the scope of work.							
History:							
This project was approved as an amendment for the 2023 CIP in the fall of 2022. Due to uncertainty of funding source at time of prior approval (ARPA vs. General Obligation Bonds), the 2024 CIP includes bond financing compared to the amended 2023 CIP page.							
Measures							
Score	2.8	1.3	0.0	1.8	2.0	1.8	57
Project Estimates							
	2024 & Prior	2025	2026	2027	2028	2029-2033	Total CIP
Design/Admin Fees	\$ 2,797,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,797,565
Right of Way	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction/Service Fees	\$ 13,669,985	\$ 2,132,450	\$ -	\$ -	\$ -	\$ -	\$ 15,802,435
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Technology	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Financing Costs (Temp Notes)	\$ 31,689	\$ 13,905	\$ -	\$ -	\$ -	\$ -	\$ 45,594
Cost of Issuance (Rev/GO Bonds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Reserve Fund (Rev Bond)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capitalized Interest	\$ 288,083	\$ 124,154	\$ -	\$ -	\$ -	\$ -	\$ 412,237
Totals	\$ 16,787,322	\$ 2,270,509	\$ -	\$ -	\$ -	\$ -	\$ 19,057,831
Financing Sources							
	2024 & Prior	2025	2026	2027	2028	2029-2033	Total CIP
G.O. Bonds	\$ 6,449,205	\$ 2,270,509	\$ -	\$ -	\$ -	\$ -	\$ 8,719,714
Revenue Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ARPA	\$ 10,338,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,338,117
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 16,787,322	\$ 2,270,509	\$ -	\$ -	\$ -	\$ -	\$ 19,057,831