Welcome

Thank you for joining us tonight! We are looking forward to your feedback. The presentation will begin shortly. A couple ground rules for our discussion tonight:

1. Please keep your microphone muted.
2. We want to hear from you! Please enter your questions into the chat, and they will be addressed in turn, after the initial presentation.

City Field Operations Campus

August 31, 2020 Public Information Meeting

City of Lawrence

Presentation Agenda

1. Introduction
2. Existing Facilities Conditions
3. City of Lawrence Strategic Plan
4. Farmland Site
5. Programming Process
6. Neighborhood Impacts
7. Lawrence Field Operations Campus Master Plan
8. Sustainability Objectives
9. Construction Phasing
10. Project Funding
11. Project Imperatives
12. Questions

Why This Project

- 20 maintenance-oriented facilities
- Employee safety
- Decentralized locations
- Insufficient space
- Lack of security
- Floodplain/floodway
- Environmental concerns
- Deferred maintenance

New Facility Goals

- Consolidated campus that centralizes staff and facilities
- Optimize use of facilities, functions and staff roles
- Address storage and facility needs now and in the future
- Address deferred maintenance and non-compliant / unsafe conditions
- Align with City of Lawrence Strategic Plan goals
- Respect existing neighborhood conditions
- Utilize sustainable design best practices
- Utilize multiple funding sources through a multi-year phased approach

Background

- April 11, 2017 Presentation to CC
- Departmental space needs analysis – 75 acres minimum
- Site selection team formed
- May 7, 2019 Presentation to CC – Authorization to Issue RFP
- October 15, 2019 – CC Meeting presentation – award contract to Dake Wells design team
- August 31, 2020 – Public Meeting
- September 15, 2020 – CC Meeting presentation – provide update on Field Operations Campus Master Plan

Consultant Selection

DAKE | WELLS
architecture

OERTEL
ARCHITECTS

CFS ENGINEERS
cfse.com

The Project Team

Andy Ensz
City of Lawrence

Andrew Cooper
Oertel Architects

Tara Bray
Dake Wells Architecture

Aaron Gaspers
CFS Engineers

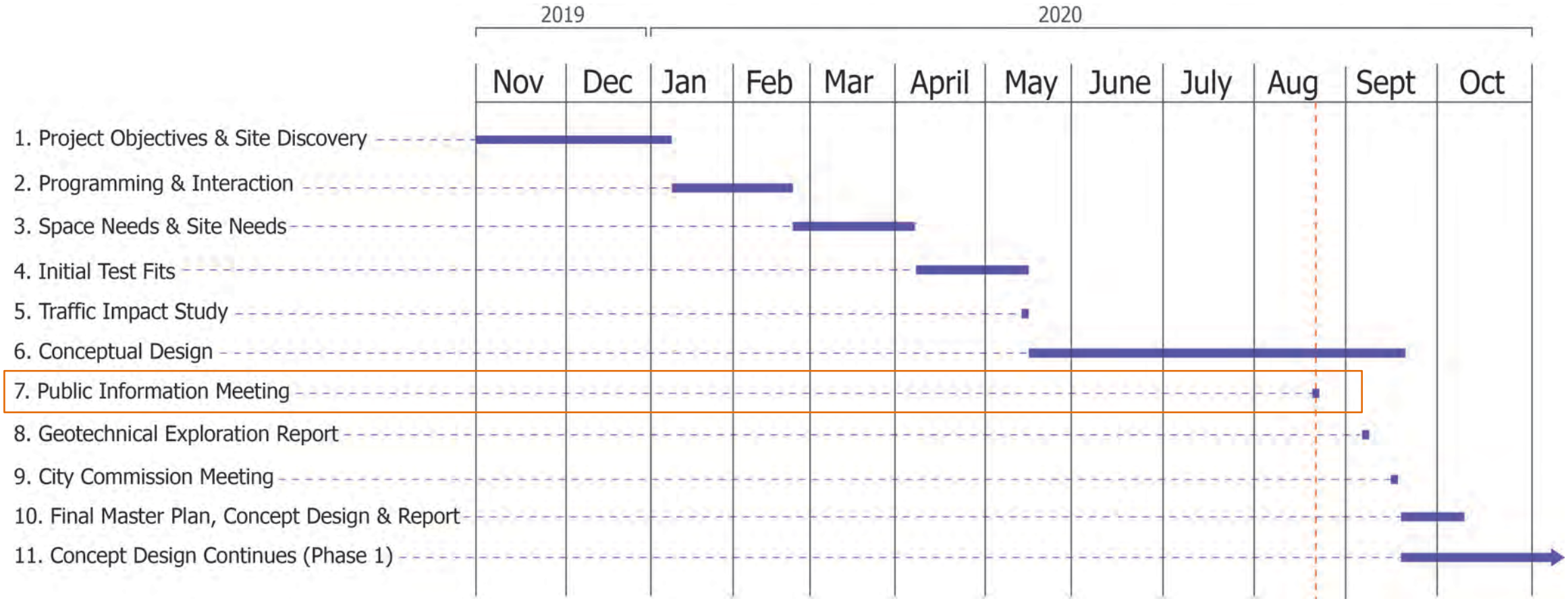
Dan Maginn
Dake Wells Architecture

Josh Hemberger
Dake Wells Architecture

Alex Reeves
Dake Wells Architecture

Jim Schuessler
CFS Engineers

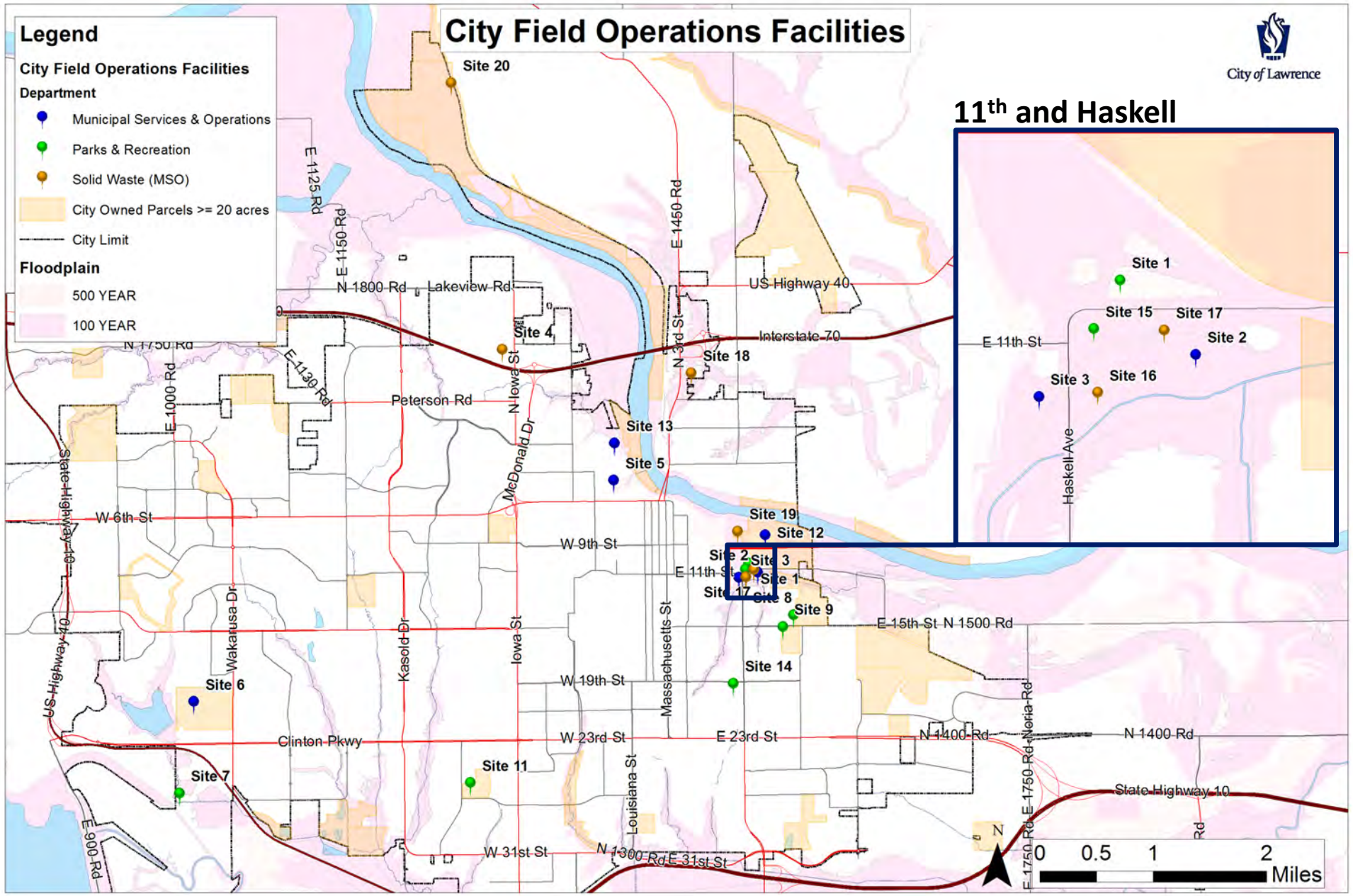
Master Planning Scope



Introduction

12 City Divisions

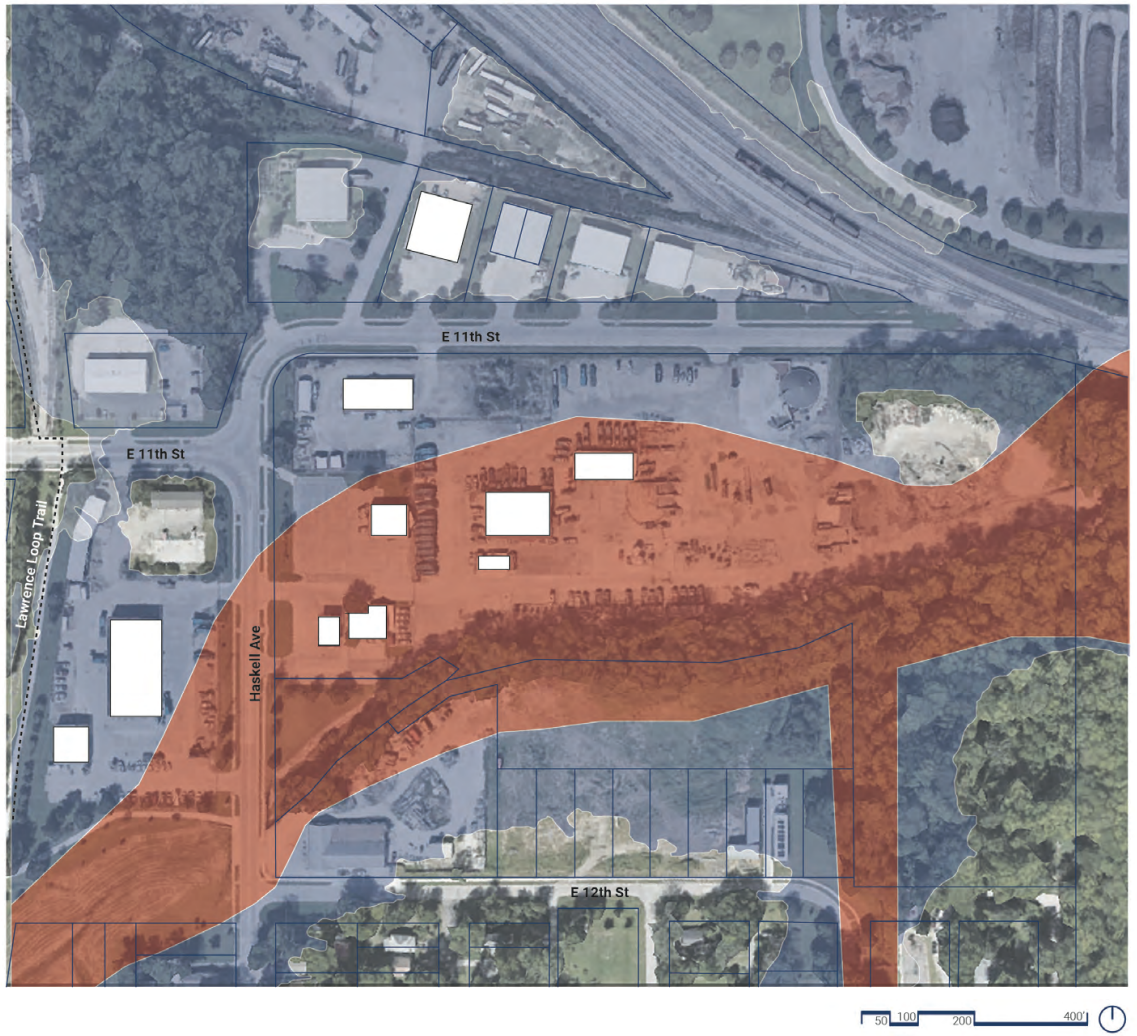
- **CMG** – Central Maintenance Garage
- **FAC** – Facility Maintenance Division
- **FOR** – Forestry Division
- **HOR** – Horticulture Division
- **HHW** – Household Hazardous Waste
- **INS** – Inspections Division
- **SWD** – Solid Waste Division
- **STWT** – Stormwater Division
- **STRT** – Streets Division
- **TRAF** – Traffic Division
- **WSWT** – Wastewater Division
- **WTDT** – Water Division


City Field Operations Facilities
City of Lawrence
Legend
City Field Operations Facilities
Department
Municipal Services & Operations
Parks & Recreation
Solid Waste (MSO)
City Owned Parcels >= 20 acres
City Limit
Floodplain
500 YEAR
100 YEAR
11th and Haskell
Site 1
Site 15
Site 17
Site 2
Site 3
Site 16
E 11th St
Haskell Ave
Site 20
Site 4
Site 18
Site 13
Site 5
Site 19
Site 12
Site 6
Site 14
Site 9
Site 11
Site 7
E 1125 Rd
E 1150 Rd
E 1450 Rd
N 1800 Rd
Lakeview Rd
US Highway 40
Interstate 70
N 3rd St
N Iowa St
McDonald Dr
E 1000 Rd
E 1130 Rd
Peterson Rd
State Highway 10
W 6th St
W 9th St
E 11th St
E 15th St
N 1500 Rd
US Highway 40
Wakarusa Dr
Kasold Dr
Iowa St
Massachusetts St
W 19th St
Clinton Pkwy
W 23rd St
E 23rd St
N 1400 Rd
Noria Rd
E 1750 Rd
E 900 Rd
Louisiana St
W 31st St
N 1300 Rd
E 31st St
State Highway 10
0 0.5 1 2
Miles
N

Existing Conditions – 11th and Haskell

- Solid Waste, Central Maintenance Garage, Streets, Stormwater, Forestry, and Horticulture Divisions are located at 11th and Haskell

- Fueling Station (and underground tanks) located in the Floodway



Flood Risk

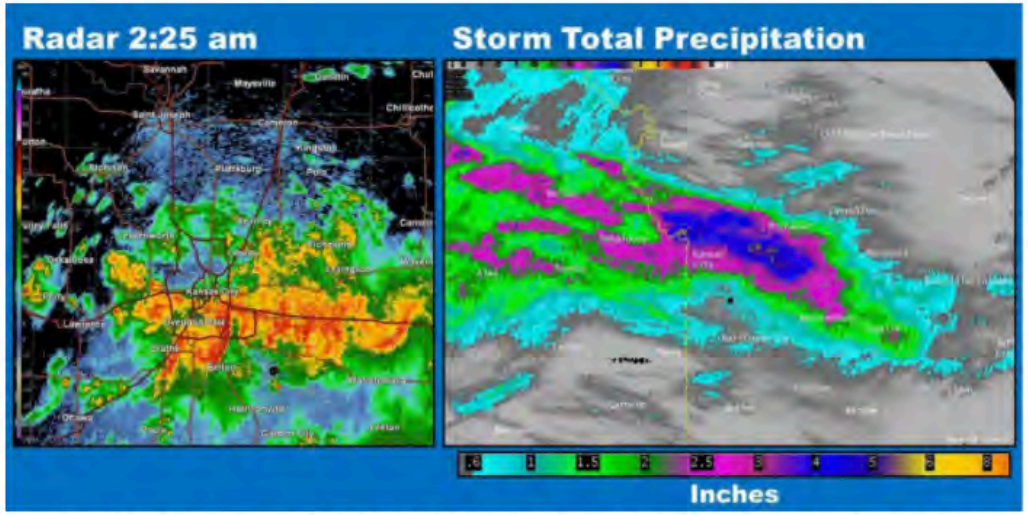
- City Code Chapter 20 Article 12
- **New construction or improvements are prohibited within floodway**
- Many of the requirements in this Article are not currently met at 11th & Haskell

Leawood facilities and equipment damaged in Indian Creek flood

JIM CUNNINGHAM
JULY 28, 2017 - 7:26 AM

July 27, 2017 Heavy Rain and Catastrophic Flooding in Kansas City

Overnight on July 26 - 27, 2017 heavy rain caused major flash flooding across portions of the Kansas City Metro area. The rain started across northern Kansas City around 9 pm, and continued to train across the metro through the early morning hours. Most locations experienced 3+ hours of heavy rain rates approaching 1-2 inches per hour. The results were widespread precipitation totals of 5 to 7 inches of rain. This caused catastrophic flooding along several local streams, including Indian Creek in Overland Park, Kansas and Tomahawk Creek in Leawood, Kansas. Numerous swift water rescues were performed across the city and surrounding areas, including a live televised rescue at a restaurant along Indian Creek at 103rd and Wornall.



Time lapse of the heavy rain as it moved through Kansas City. Image to the right is the storm total precipitation

Click on image for larger

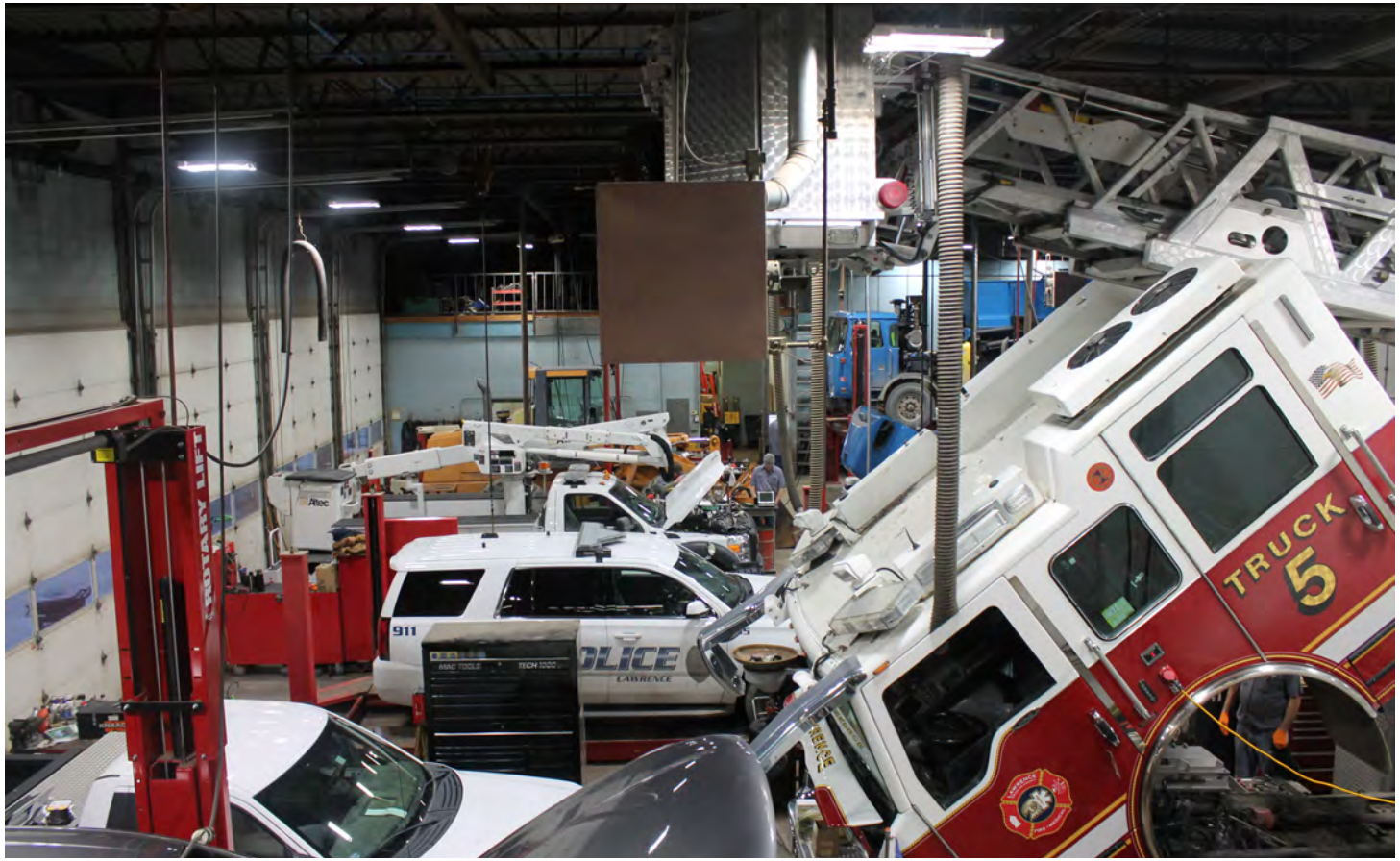
In 2017, heavy rain caused flooding which took out Leawood Park and Recreation's entire fleet, disrupting their operation and forcing them to split the Department and temporarily relocate in other Leawood facilities. A replacement facility is planned for completion in 2022.

Existing Conditions

Central Maintenance Garage Offices

Solid Waste Division Meeting Room/Break Room

Existing Conditions



Central Maintenance Garage Work Bays

Traffic Division

City Of Lawrence Staff

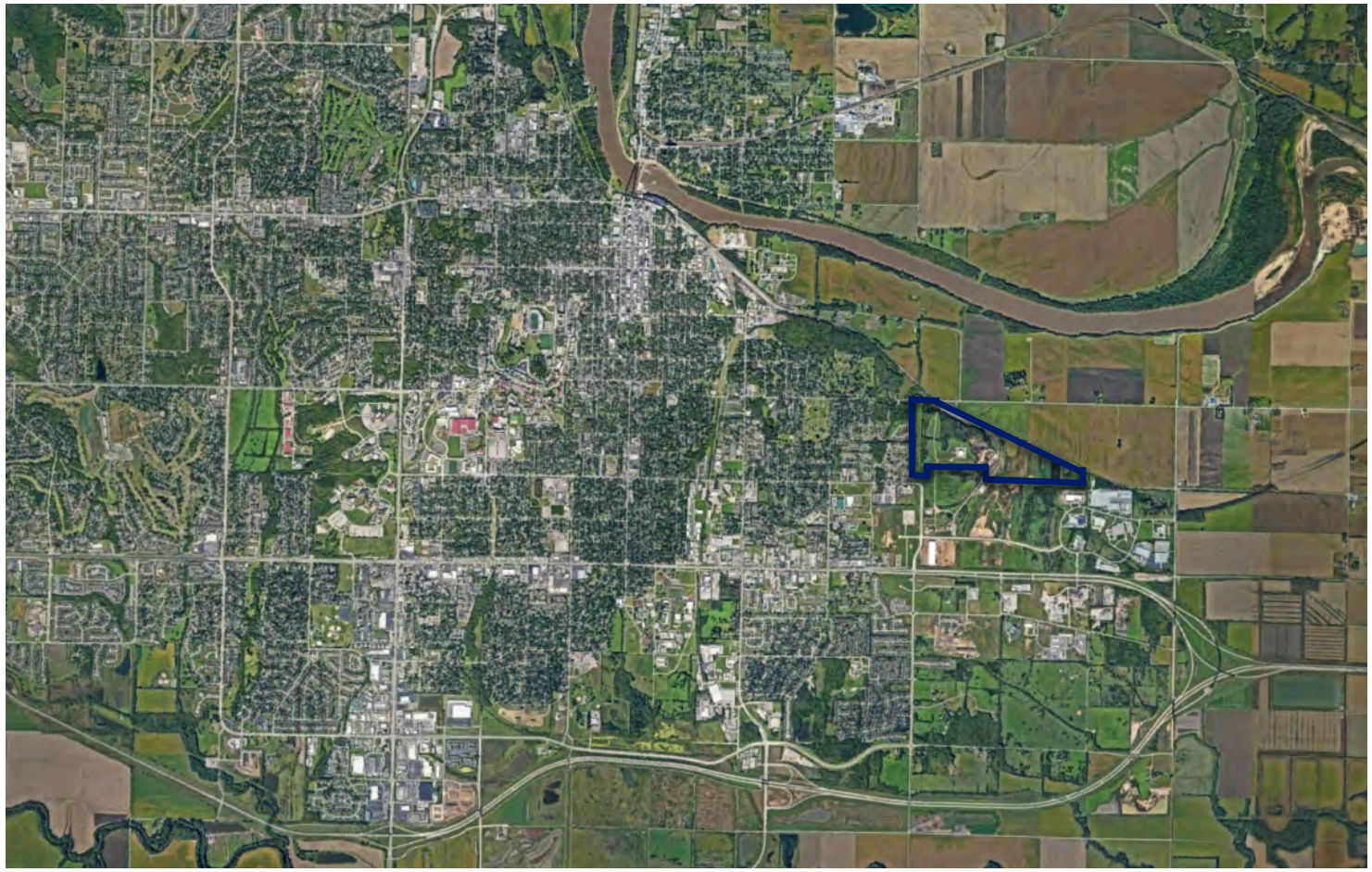
- Lawrence MSO Field Operations staff are considered essential workers by the State of Kansas.

Strategic Plan Alignment

The City Commission is updating the strategic plan. The new plan will build on the 2017 Strategic Plan, which include key measures summarized below:

- Address deferred facility needs
- Support community growth with future oriented strategies
- Improve service efficiency and resiliency
- Employ environmental stewardship, compliance and sustainability
- Prioritize employee safety, well being and morale

Site Selection Process

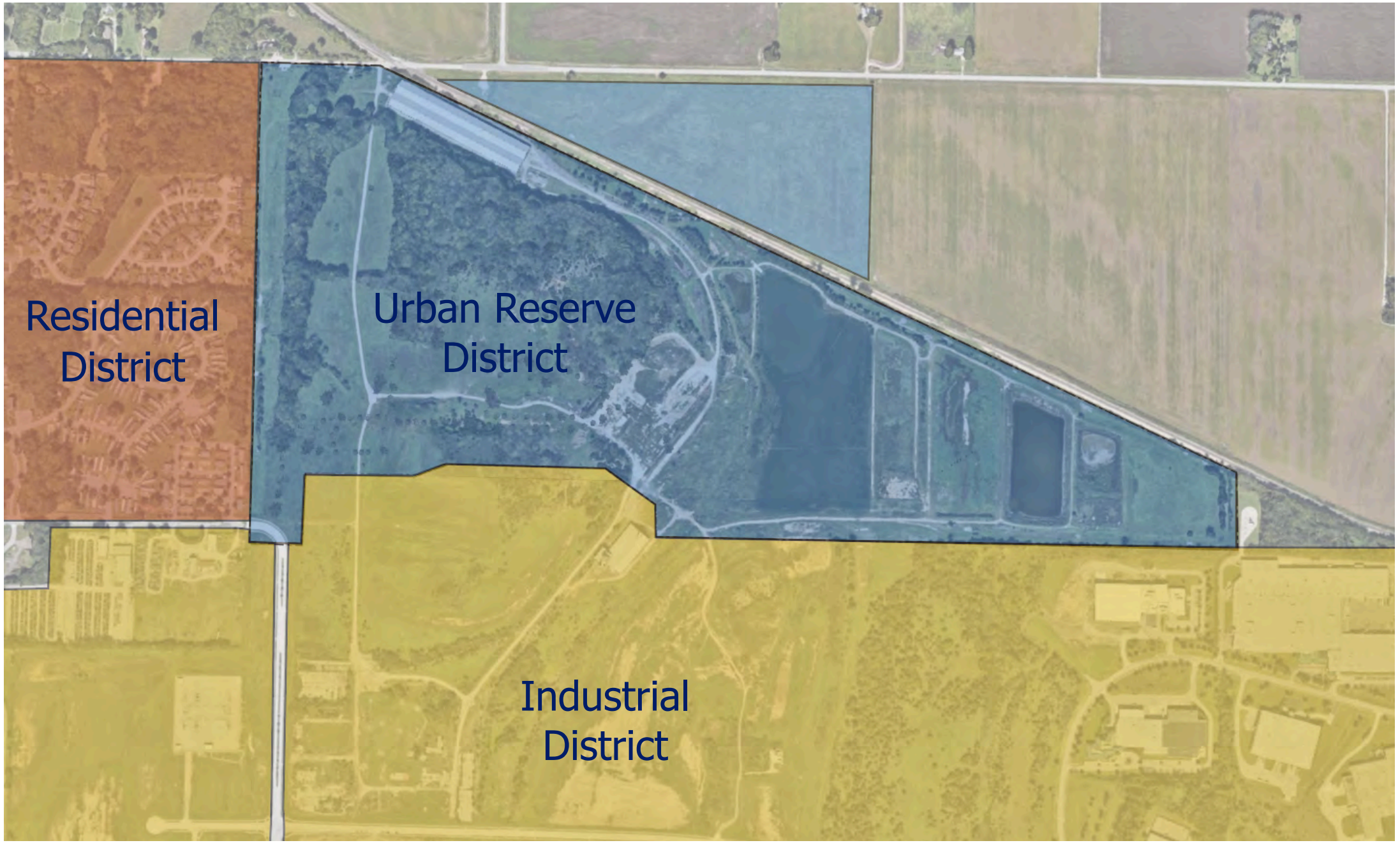


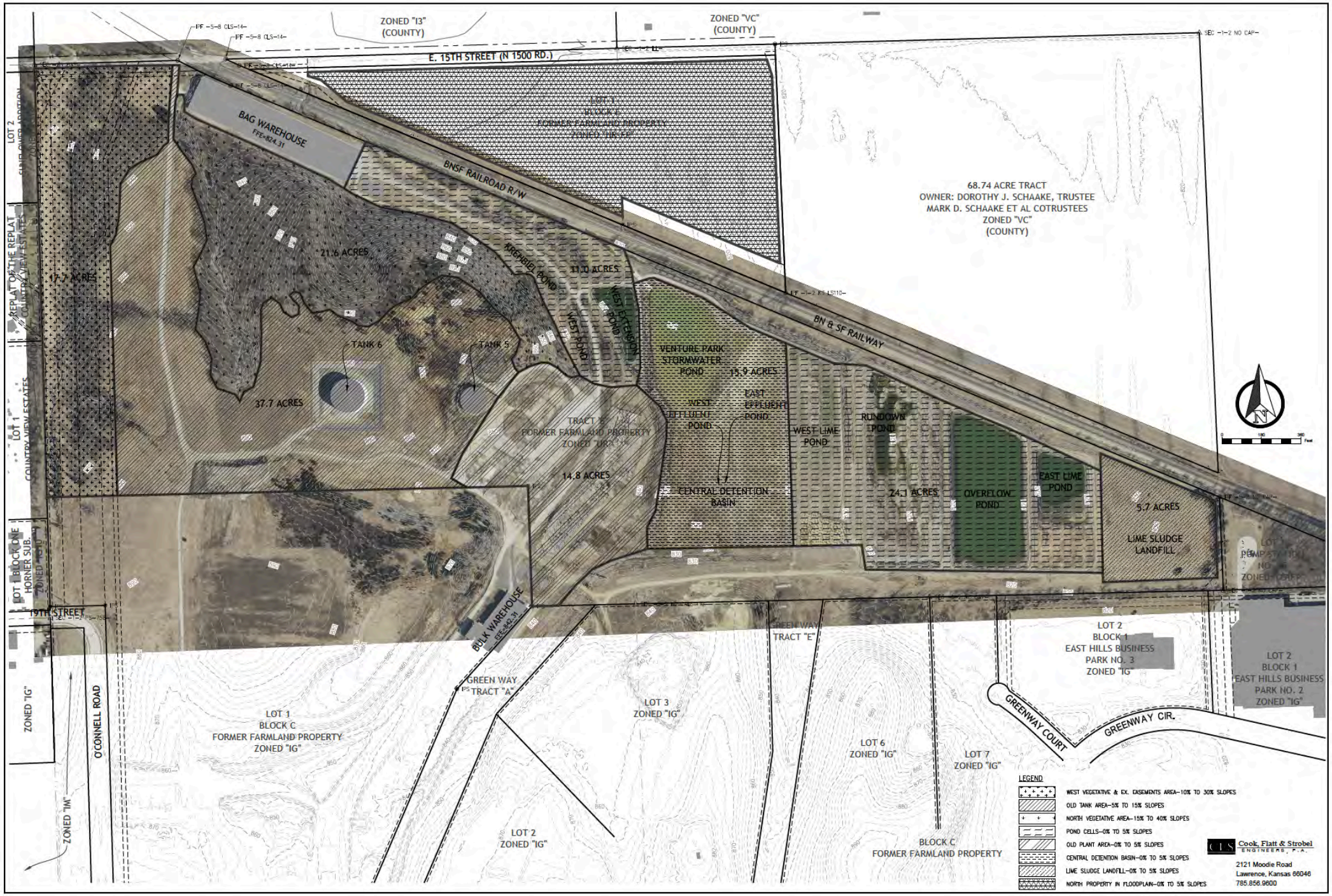
- 4/11/17 – City Commission Meeting presentation to discuss conditions of existing facilities resulted in Departmental space needs analysis and early stages of this project
- 75 acre site minimum
- 11/2018 – Site selection evaluation process -- 12 sites were evaluated based on weighted scoring criteria: Size, location, infrastructure, ownership, availability, accessibility, zoning, cost, public acceptance, operational risk

Farmland Site History

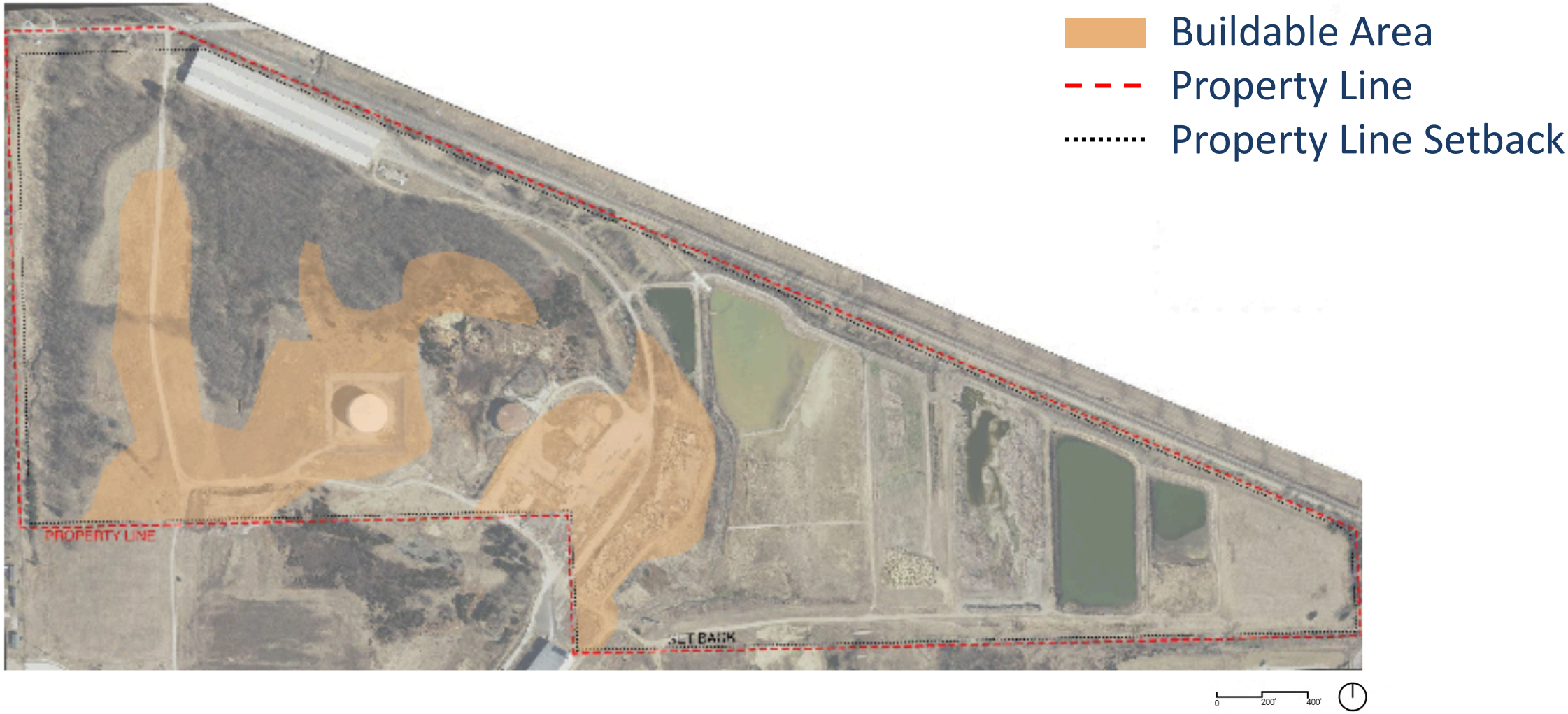
The former Farmland Industries Nitrogen Plant began operations in 1954 and produced a variety of fertilizer products. When the City of Lawrence acquired the 467-acre former Farmland Industries site in 2010 after Farmland filed for bankruptcy, a commitment was made to manage nitrogen-laden water on the property.


15th St
E 19th St
O'Connell Rd
E 23rd St
0
200'
400'


Residential District
Urban Reserve District
Industrial District
0
200'
400'


ZONED "I3" (COUNTY)
ZONED "VC" (COUNTY)
E. 15TH STREET (N 1500 RD.)
BAG WAREHOUSE FFE=824.31
BNSF RAILROAD R/W
BN & SF RAILWAY
LOT 1 BLOCK C FORMER FARMLAND PROPERTY ZONED "UR"
68.74 ACRE TRACT
OWNER: DOROTHY J. SCHAAKE, TRUSTEE
MARK D. SCHAAKE ET AL COTRUSTEES
ZONED "VC"
(COUNTY)
REPLAT OF THE REPLAT COUNTRY VIEW ESTATES
LOT 1 COUNTRY VIEW ESTATES
LOT 2 CLINTON'S ADDITION
21.6 ACRES
17.7 ACRES
37.7 ACRES
11.0 ACRES
KREHBIEL POND
WEST POND
WEST EXTENSION POND
TANK 6
TANK 5
VENTURE PARK STORMWATER POND
15.9 ACRES
WEST EFFLUENT POND
EAST EFFLUENT POND
WEST LIME POND
RUNDOWN POND
TRACT B FORMER FARMLAND PROPERTY ZONED "UR"
14.8 ACRES
1.7 CENTRAL DETENTION BASIN
24.1 ACRES
OVERFLOW POND
EAST LIME POND
5.7 ACRES
LIME SLUDGE LANDFILL
LOT 1 BLOCK ONE HORNER SUB. ZONED "IG"
19TH STREET
BULK WAREHOUSE FFE=840.31
GREEN WAY TRACT "A"
GREEN WAY TRACT "E"
LOT 1 BLOCK C FORMER FARMLAND PROPERTY ZONED "IG"
LOT 3 ZONED "IG"
LOT 6 ZONED "IG"
LOT 7 ZONED "IG"
LOT 2 ZONED "IG"
BLOCK C FORMER FARMLAND PROPERTY
LOT 2 BLOCK 1 EAST HILLS BUSINESS PARK NO. 3 ZONED "IG"
LOT 2 BLOCK 1 EAST HILLS BUSINESS PARK NO. 2 ZONED "IG"
GREENWAY COURT
GREENWAY CIR.
ZONED "IG"
O'CONNELL ROAD
ZONED "IM"
LEGEND
WEST VEGETATIVE & EX. EASEMENTS AREA–10% TO 30% SLOPES
OLD TANK AREA–5% TO 15% SLOPES
NORTH VEGETATIVE AREA–15% TO 40% SLOPES
POND CELLS–0% TO 5% SLOPES
OLD PLANT AREA–0% TO 5% SLOPES
CENTRAL DETENTION BASIN–0% TO 5% SLOPES
LIME SLUDGE LANDFILL–0% TO 5% SLOPES
NORTH PROPERTY IN FLOODPLAIN–0% TO 5% SLOPES
Cook, Flatt & Strobel ENGINEERS, P.A.
2121 Moodie Road
Lawrence, Kansas 66046
785.856.9600

Buildable Area



Site Images





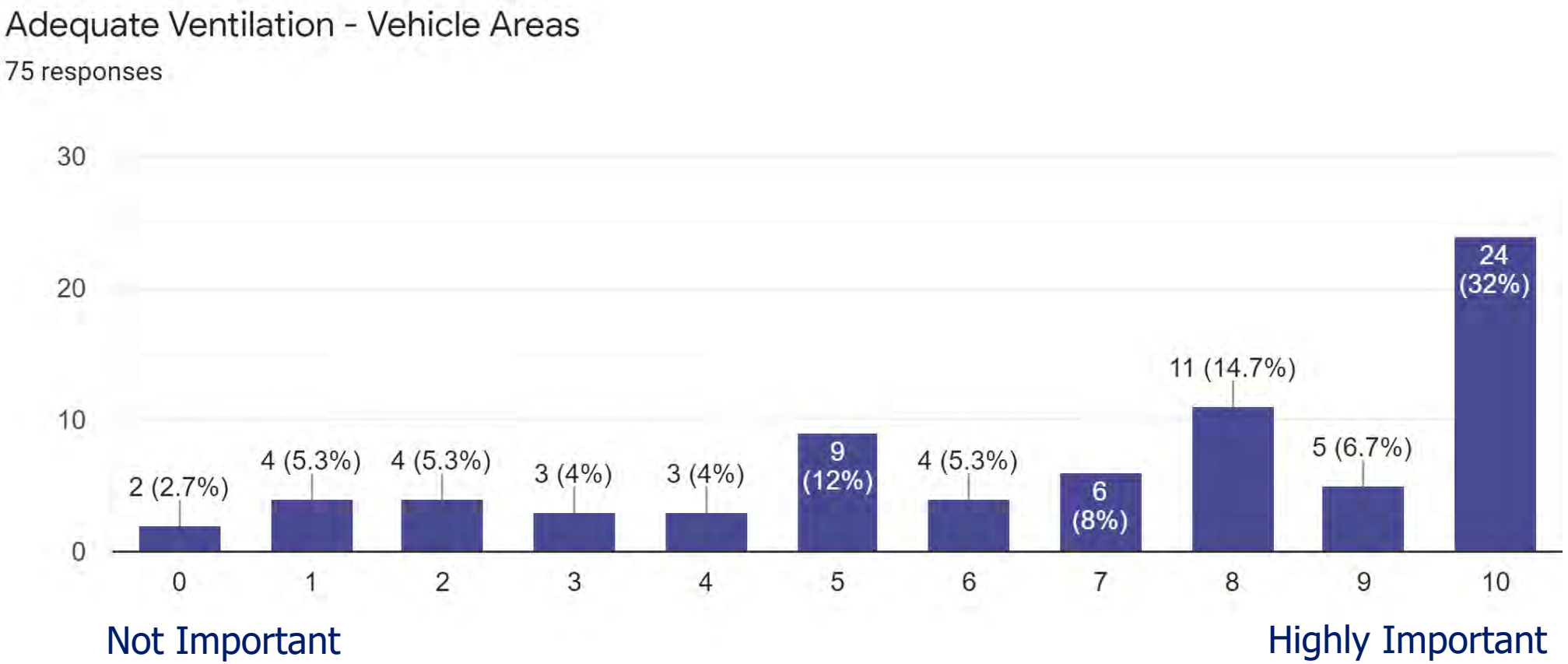

Programming Process

- Interviewed departmental leadership and staff
- Toured existing facilities
- Developed and administered surveys
- Weekly progress check-ins

- Current FTE Staff Counts: 292
- Future FTE Staff Counts: 475

- Current Vehicular Counts: 223
- Future Vehicular Counts: 312

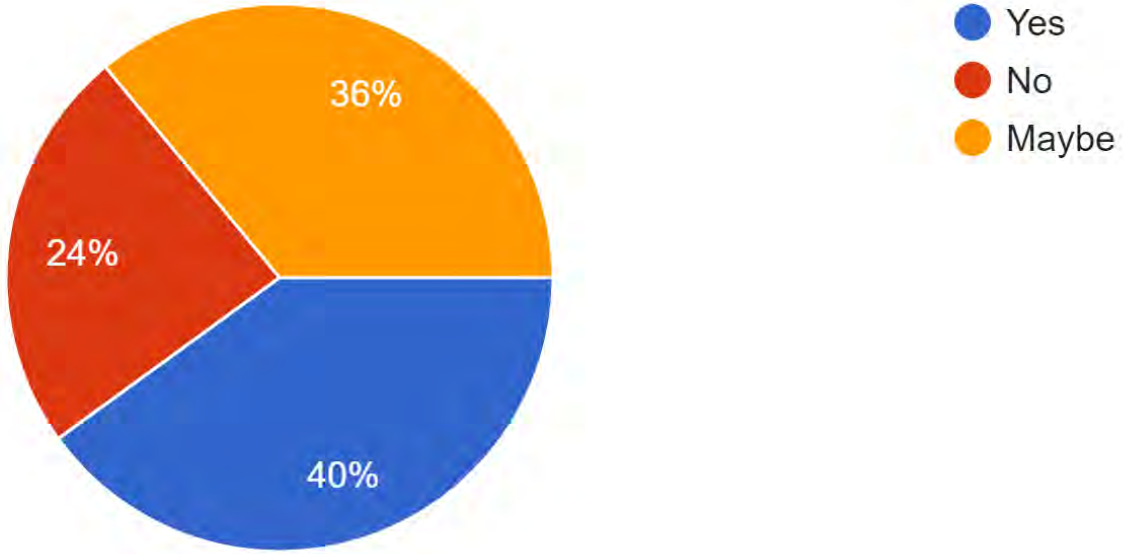
Programming Process



Programming Process

Are there industry related operations that are not possible given existing facility limitations / resources?

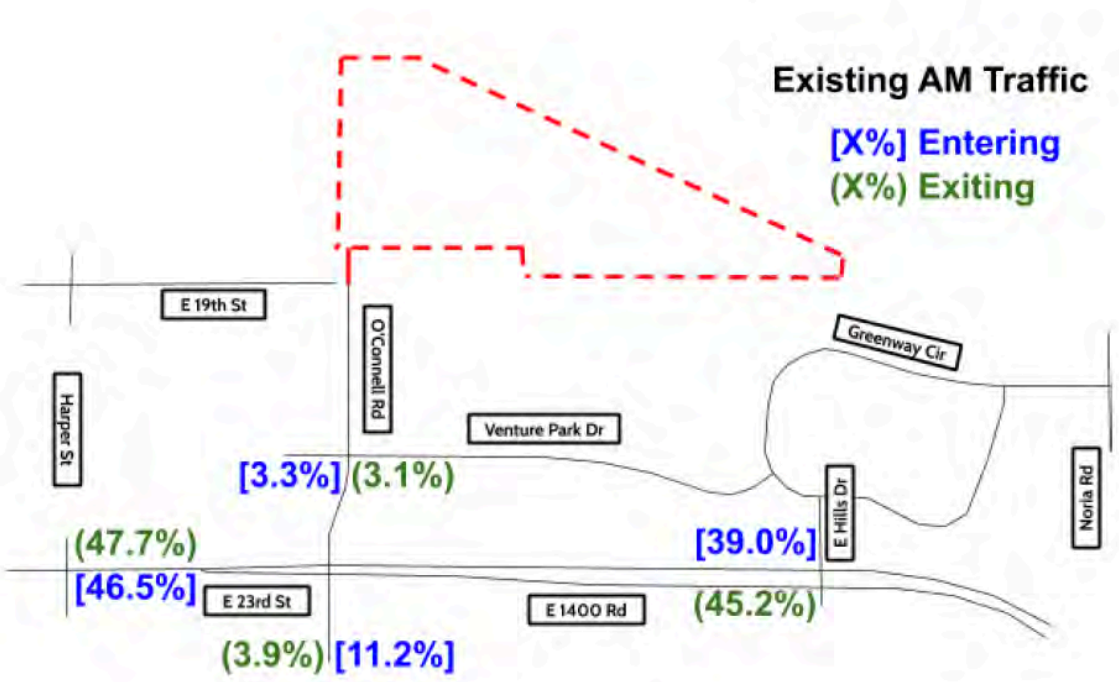
75 responses

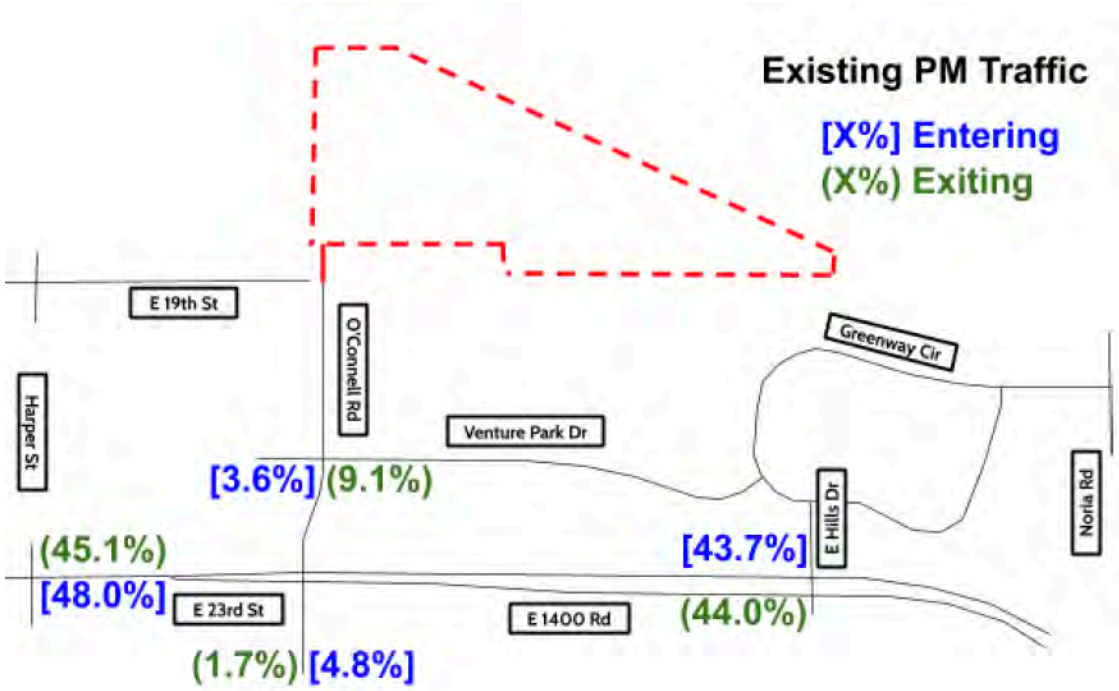


Fleet Circulation

- Fleet traffic to circulate down O'Connell Road to East 23rd Street
- No general Fleet traffic on East 19th St.
- 15th Street to serve as secondary emergency access point; not intended for fleet usage

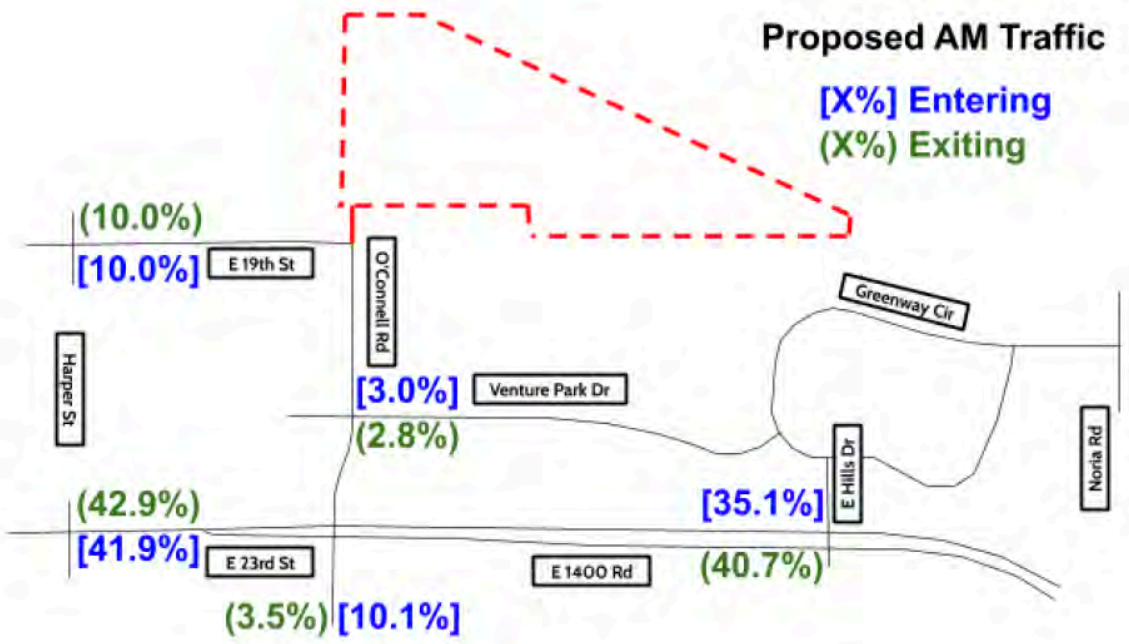
Existing Traffic

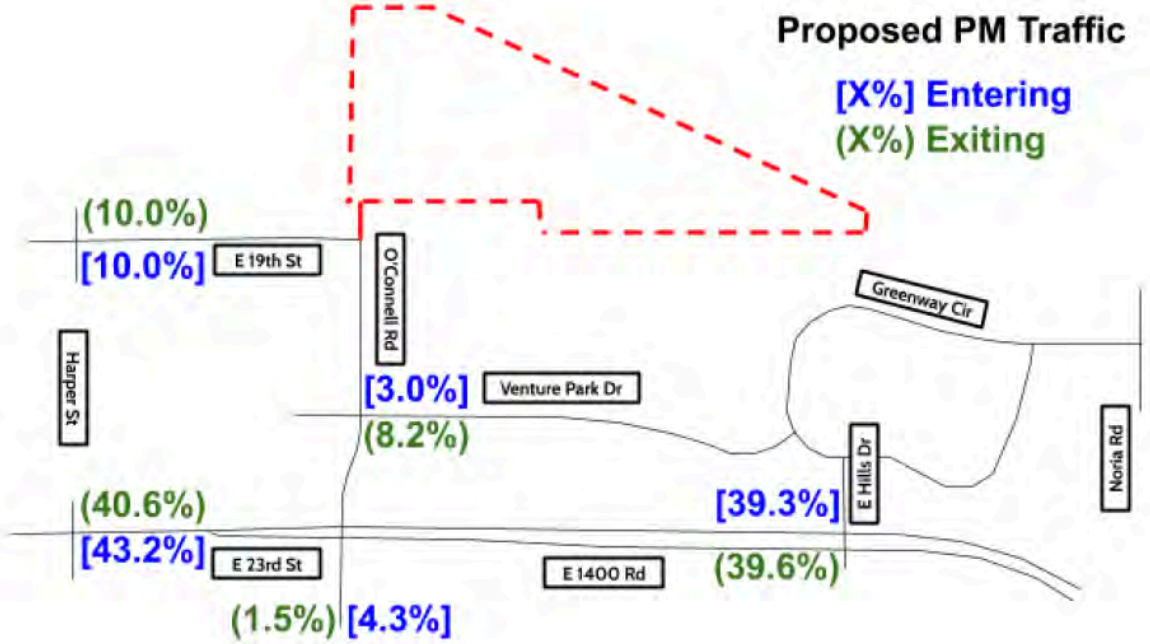




City of Lawrence

Proposed Traffic





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Noise Control

- Buildings to provide acoustic buffering
- Operational activity to occur primarily in the center of the campus
- Distance, vegetation and structures will all be utilized to mitigate sounds of operational activity

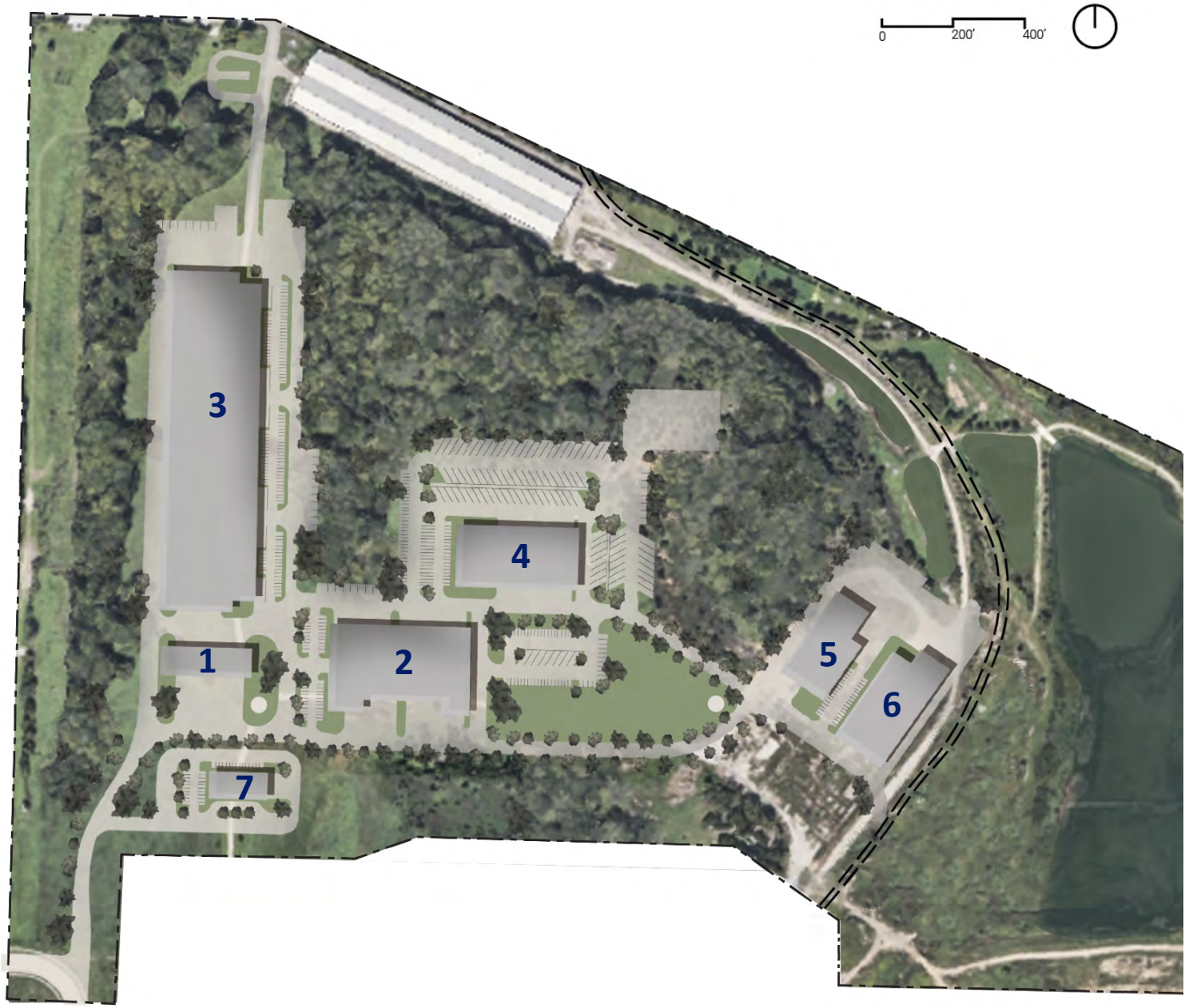
= Berm Location

Light Pollution

- <u>Goal:</u> eliminate unnecessary artificial light while no humans are present
- Install lighting with proper cutoff to mitigate light pollution outside of areas of operational activity
- Photometric analysis will be performed during the design each phase

Master Plan

1. Fuel Island
2. Central Maintenance Garage
3. MSO Building: Streets, Stormwater, Water, Wastewater, Traffic and Inspections Divisions
4. Solid Waste Division
5. Facility Maintenance Division
6. Forestry and Horticulture Divisions
7. Household Hazardous Waste



City of Lawrence

Field Operations Campus

View looking Northwest

Field Operations Campus

View looking North

Central Maintenance Garage

View looking East

Central Maintenance Garage

View looking West


MSO Building
View looking North

Sustainability Objectives

Design for Integration

Design for Community

Design for Ecology

Design for Water

Design for Economy

Design for Energy

Design for Wellness

Design for Resources

Design for Change

Design for Discovery

City of Lawrence

(Based on AIA COTE top 10)

Sustainability - Water Collection

- Roof runoff rainwater collection potential: 11,897,015 gallons
- Collected rainwater is proposed to be used in wash bays and for landscaping on site
- Goal: reduce water usage by 50%

Sustainability - Vegetation

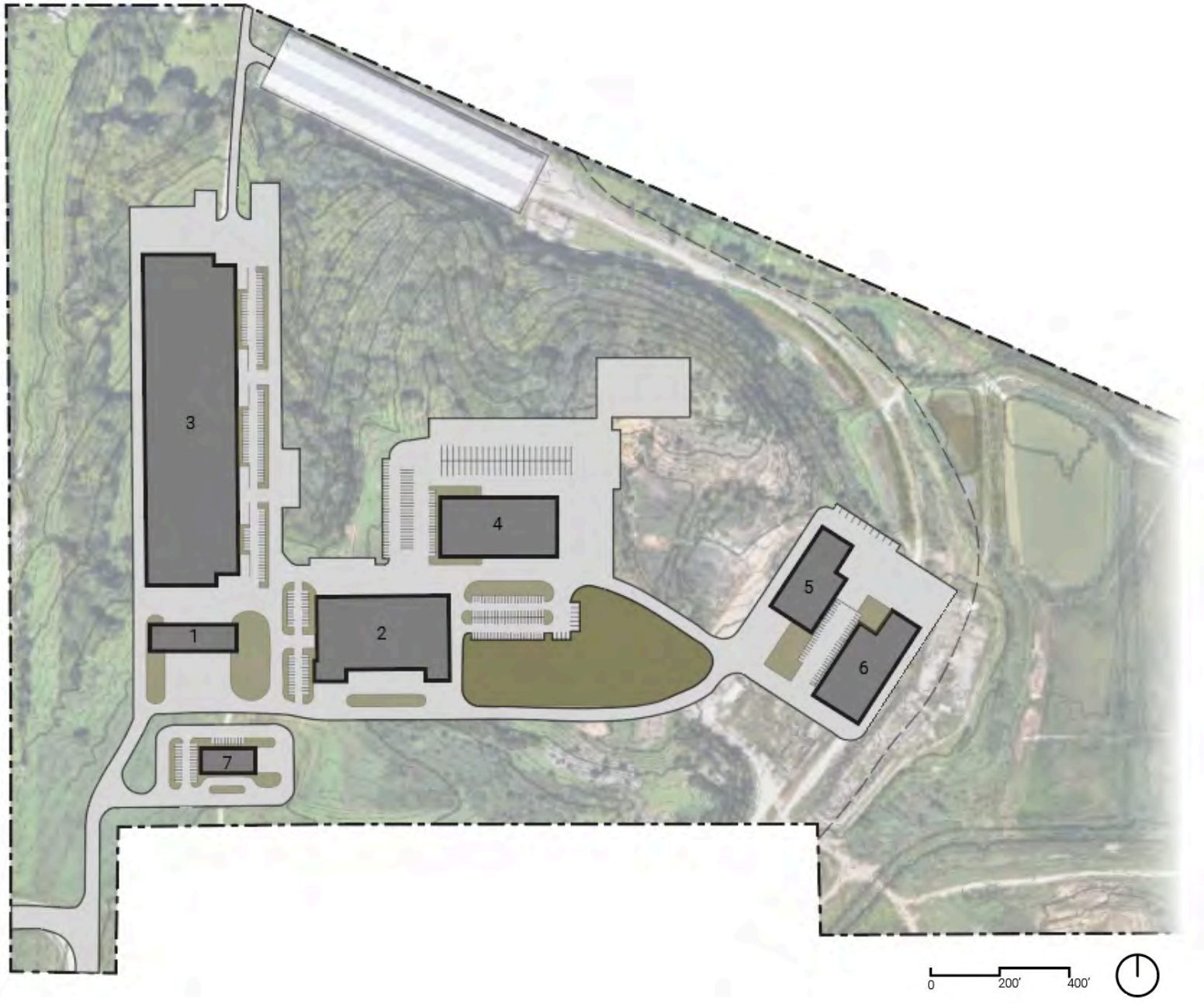
- The master plan works to maintain existing vegetation.
- The existing tree line to the West will be used as a buffer between the Field Operations Campus and the surrounding neighborhoods.
- Goal: plant three new trees for every one mature tree that is removed during construction.

Sustainability - Energy

- Ensure that all buildings are PV ready and well daylit
- Goal: Offset lighting energy usage by 100%

Phasing

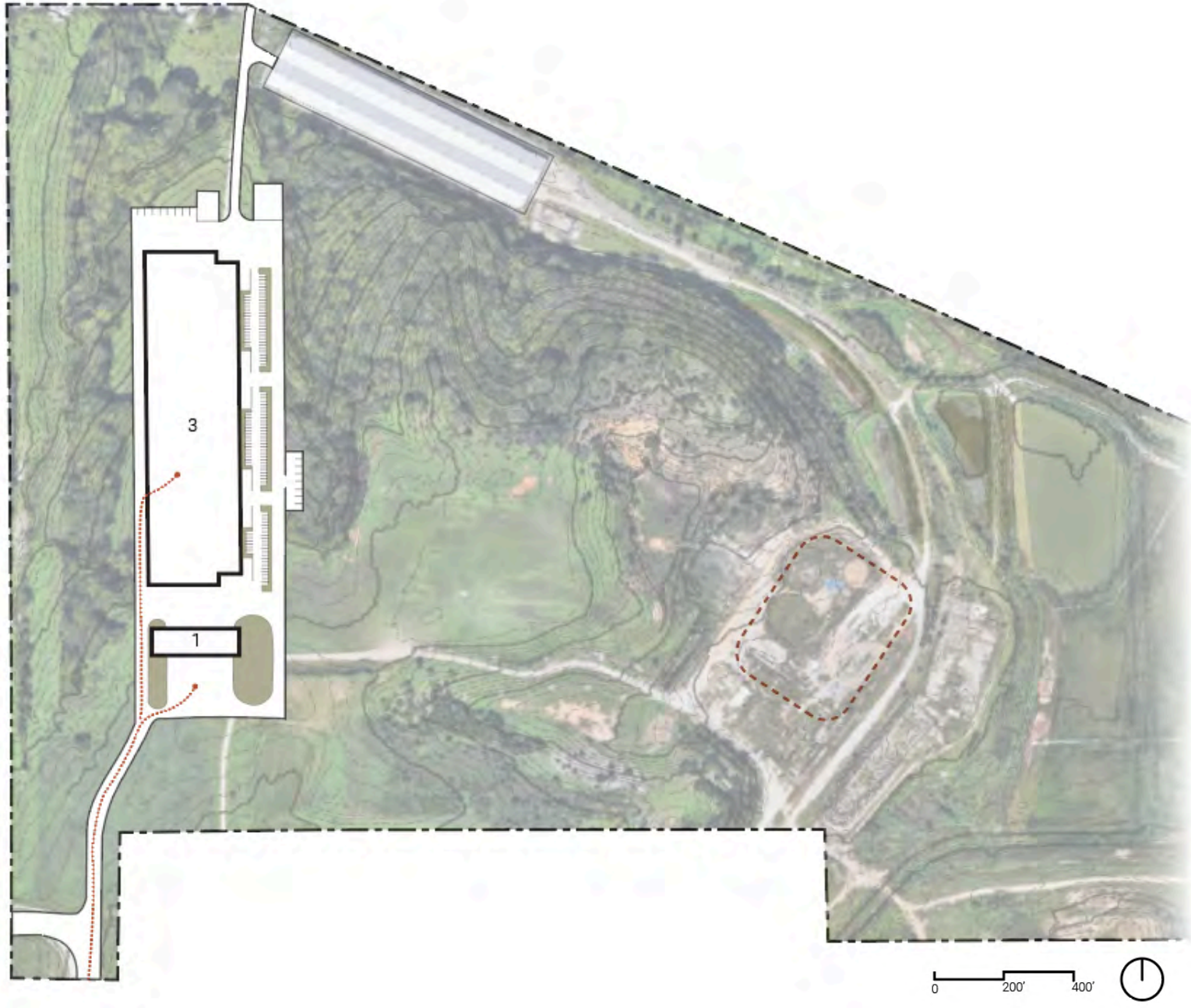
- Final phasing is still being determined; this is one scenario being explored.



City of Lawrence

Phase 1

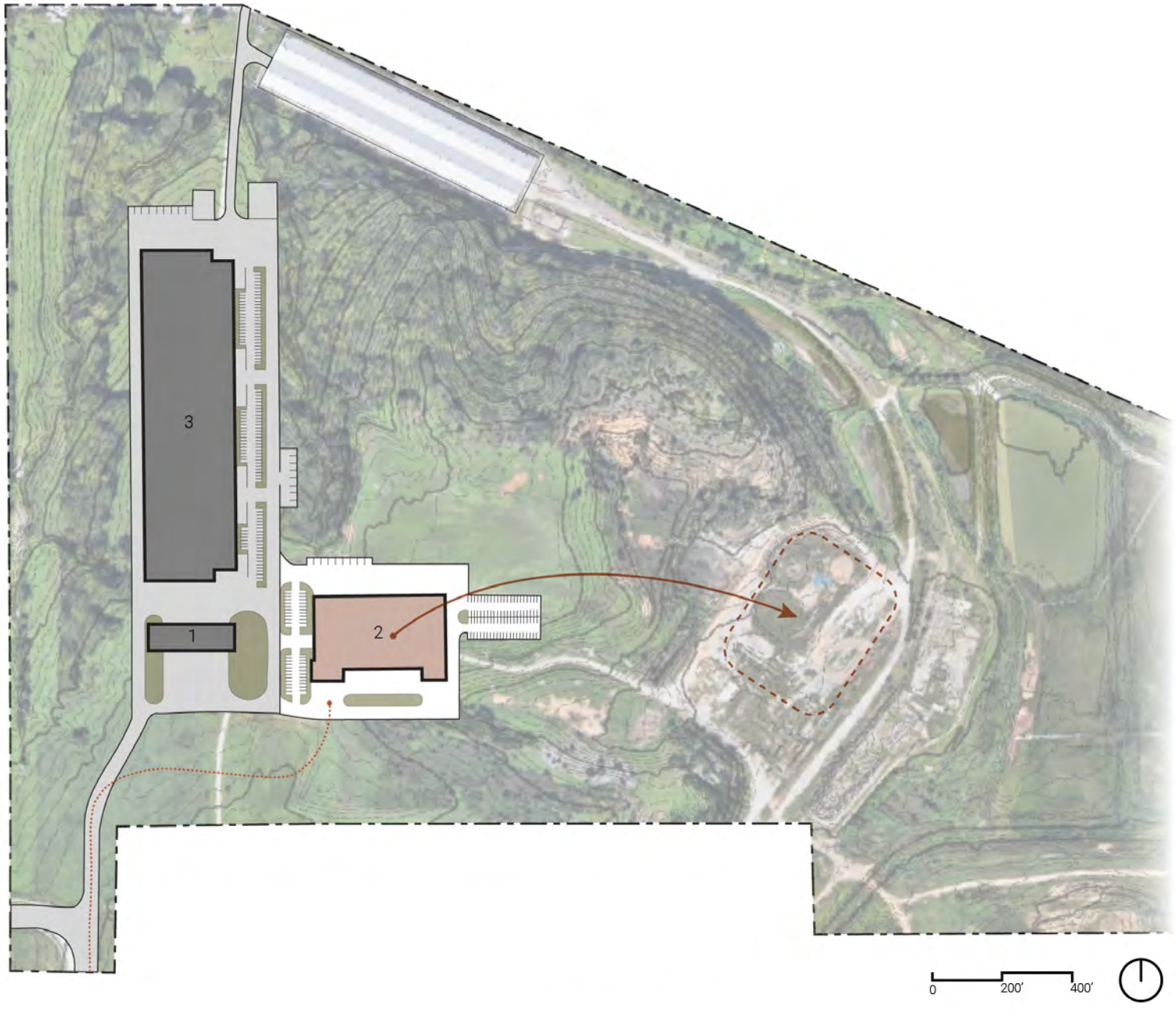
- Entry road
- Fuel Island
- MSO Building: Water, Wastewater, Streets, Stormwater, Traffic & Inspections Divisions



City of Lawrence

Phase 2

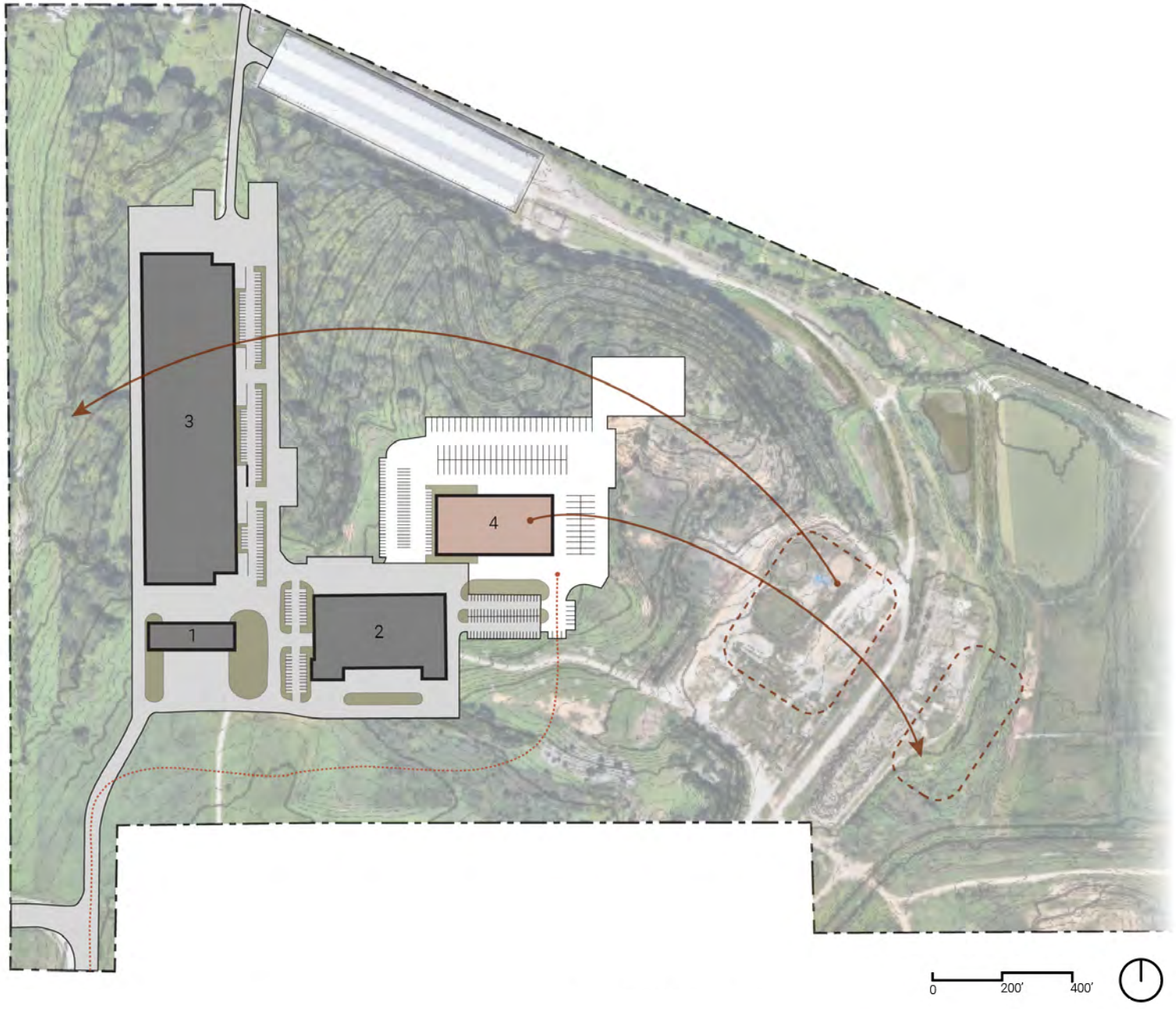
- Central Maintenance Garage
- Construction includes moving contaminated soil to soil remediation area
- Remediated soil will be used for landscaping on site



City of Lawrence

Phase 3

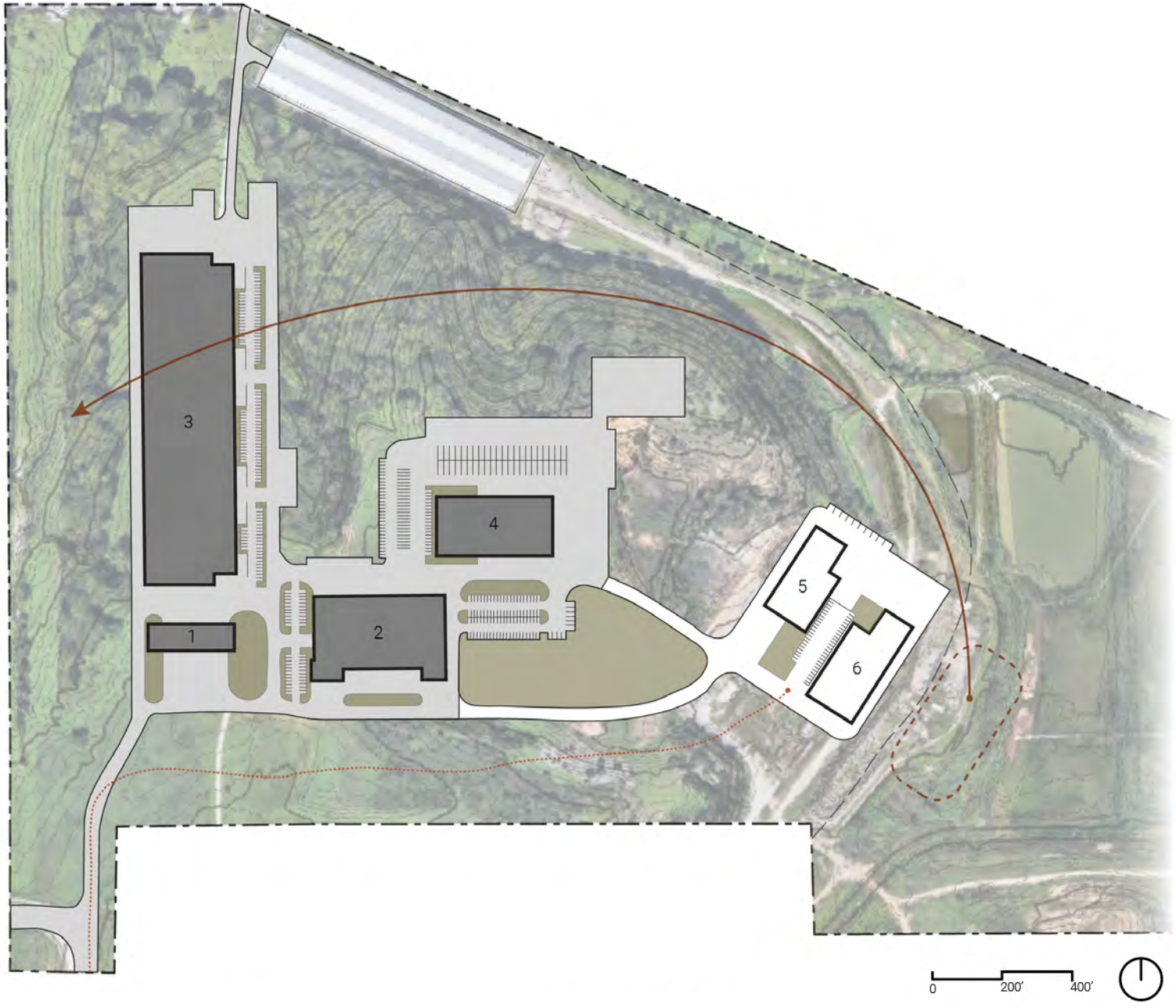
- Solid Waste Division
- Construction includes moving contaminated soil to soil remediation area
- Remediated soil will be used for landscaping on site



City of Lawrence

Phase 4

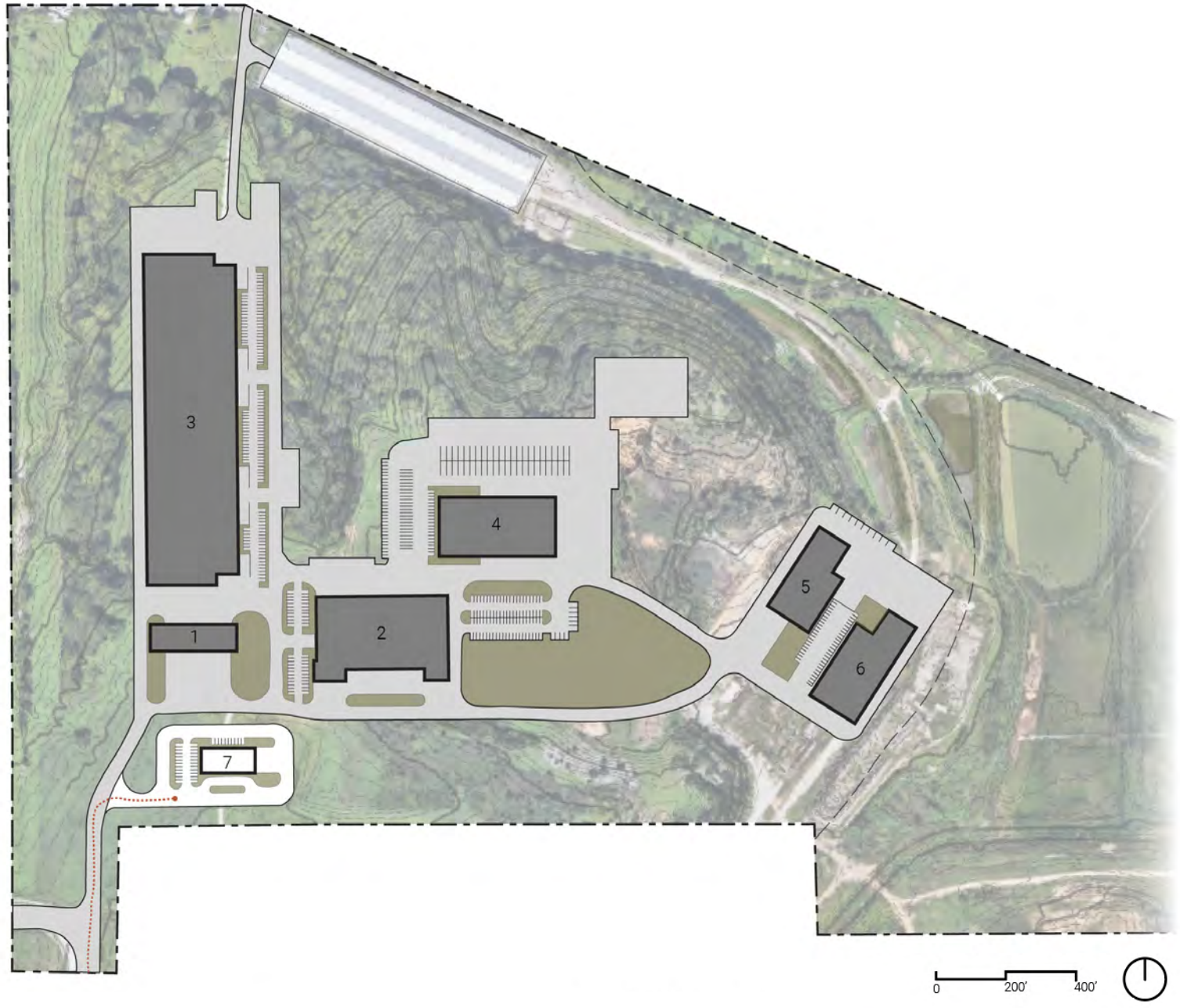
- Facilities Maintenance Division
- Forestry and Horticulture Divisions
- Loop Road



City of Lawrence

Phase 5

- Household Hazardous Waste Division



City of Lawrence

Project Funding

	2019*	2020*	2021	2024**
Utilities	$590,000	$780,000	$6,030,000	
Solid Waste			$4,500,000	
Stormwater			$3,900,000	
GO Debt				$14,520,000

- * Revised CIP
- ** Projected CIP - future CIP funding will be based on estimates from preliminary design

Project Imperatives

1. Consolidate municipal operations onto a single campus.

Create a Master Plan for an efficient campus environment, encouraging spaces shared by multiple Divisions.

Project Imperatives

2. Remediate the Farmland site through phased construction.

Develop a phasing strategy that allows for the site to be methodically remediated over time.

Project Imperatives

3. Improve working conditions and safety.

Conditions in some existing facilities do not meet current standards with regard to operation, ventilation, safety and flood mitigation. It is imperative that the staff that provide critical services are allowed to work in an efficient, safe facility.

Project Imperatives

4. Be a great neighbor.

The Farmland site is adjacent to a residential neighborhood. Carefully study impacts and design to control traffic, sound, visual and light impacts on this community through careful design.

Project Imperatives

5. Contribute to the surrounding ecosystem.

Plant three new trees for every mature tree removed during construction. Remediate site to establish 5 feet of fertile soil over 50% of the buildable site within 5 years, and fully remediate the soil on the entire site within 50 years.

Project Imperatives

6. Reduce water usage.

Benchmark indoor water use and develop strategies to reduce by 20%, without reducing functionality. Explore capturing water from roofs, and using it to wash vehicles and irrigate landscaped areas.

Project Imperatives

7. Reduce stormwater impacts.

Design the site to capture stormwater run-off so as to not burden the municipal stormwater system, and to not allow contaminated run-off to flow beyond site perimeter.

Project Imperatives

8. Design for the present…and the future.

Consider current needs in context of predicted future industry trends, and design to create facilities that are flexible enough to adapt. Use Life Cycle Analysis tools to balance initial construction costs with longer term operational costs. LCA also includes understanding the costs and benefits of protecting vehicles from the elements.

Project Imperatives

9. Show leadership in energy efficient design.

Use energy modelling and analysis in early stages to make wise decisions on energy HVAC systems, daylighting strategies and insulation levels. Use 100% renewable energy and ensure that all buildings contribute to renewable energy goal, or at a minimum are "PV ready".

Project Imperatives

10. Promote the health and well being of staff.

Focus on glare free daylighting, acoustic controls, access to ventilation and fresh air, soil vapor intrusion and other environmental components that contribute to workers feeling healthy and productive.

Project Imperatives

11. Be resilient.

Design to maintain continuous operation in the midst of and aftermath of disasters. Design to adapt, should future emergencies dictate temporary uses for the project. Design to meet typical social distancing requirements of future pandemics. Additionally--address resiliency of some existing facilities. Although some are obsolete and located in flood-prone areas, some have the potential to be repurposed to address community needs.

Questions?

(https://lawrenceks.org/mso/field-ops-campus/)