

# Watch List Projects

**Project Name** Fire Station 37 Relocation  
**Requestor/Title/Department** Doug Williams, Fire Chief  
**Project Purpose** Replacement

**Project Description:**

**Location** 4343 N. Woodlawn Blvd., Bel Aire, KS 67220

**Scope of Work to be Performed:**

Replace existing, aging, and inadequate 8,200 square foot fire station facility located at 4343 N. Woodlawn. Built in 1973, this station is a six bay structure with a large basement (5,000 sq ft) previously housing Fire Administration. The station currently houses five crew members per shift. The station houses a total of five apparatus, including one engine, one squad, one mobile air, one tender, and one brush truck. A modern facility, similar in size and design to other Fire District #1 stations, enhances the capacity and capabilities of the fire service in northeast Sedgwick County, by allowing the assignments and storage of needed apparatus and personnel. Request = \$3,656,905.

**Project Need/Justification:**

Due to its age, Station 37 does not address contemporary concerns in the fire service for employee health and well-being. Separations of work space and living quarters, to address the exposure to carcinogens, are not possible in the current station. Modern cardiac friendly alerting systems and natural lighting is nearly non-existent. Due to its age, Station 37 has experienced a number of recurring maintenance issues which could be eliminated with the edition of a new station. With consideration for the relationship with the Wichita Fire Department, there needs to be consideration of relocation to an area to best serve both Sedgwick County and the City of Wichita, based on call density and other analytics. A new station in a strategic location enhances the public benefit for fire and life safety. Analytics including call density, population density, population growth models, and response time expectations are all considered. See attached documents for more detailed information.

**Consequences of Delaying or Not Performing the Work Outlined:**

Maintenance and repair costs to the aged station will continue to mount. Station 37 is not in an ideal location to maximize efficiency and effectiveness of emergency services in a system wide view.

**Describe Project's Impact on Operating Budget:**

The impact on future operating budget is negligible, as all assigned personnel would still operate out of new station.

**Financial Breakdown:**

Project Expenditure Breakdown:							
Expenditure	Prior Year	2023	2024	2025	2026	2027	5 Year Total
<b>Total</b>							
Project Funding:							
Funding Type	Prior Year	2023	2024	2025	2026	2027	5 Year Total
<b>Total</b>							

**Project Name** Historic Courthouse Exterior Stone Repair  
**Requestor/Title/Department** Andrew Dilts, Director of Facilities Maintenance and Project Services  
**Project Purpose** Maintenance

**Project Description:**

**Location** Historic Courthouse

**Scope of Work to be Performed:**

This project will replace or repair the following on the Historic Courthouse: deteriorated limestone foundation blocks and stone, window sills, decorative limestone elements, secure loose stone elements, and remove all biological matter. Request = \$865,850.

**Project Need/Justification:**

The Historic Courthouse's exterior was built nearly entirely of limestone in 1888. Limestone is vulnerable to the elements if not properly cared for and protected. The Historic Courthouse has been showing signs of weather and biological damage and wear in the form of staining, spalling, and broken stone window sills, cornices, lintels, etc. Inspection reports have also shown that the mass wall systems are not breathing properly, cavities are not draining well, and that barrier walls need to continue resisting moisture absorption. Performing this work will reduce the risk of falling debris hitting bystanders and aid in preserving this historic structure for future generations.

**Consequences of Delaying or Not Performing the Work Outlined:**

Failing to perform this work means the building will continue to struggle to ventilate itself. This will add to the moisture problems in the facility and will keep moisture trapped within the blocks, expediting their break-down. Continuing to forego cleaning and protecting the stones exterior will also allow degradation of distinctive hand carved features. These will continue to etch away and eventually will be lost and the large block massing that makes up the building's structure will continue to deteriorate, spall, and fall apart. Stone pieces will fall off the building onto the surrounding walkways and could potentially hit and injure a person; opening the County up to lawsuits.

**Describe Project's Impact on Operating Budget:**

Performing this project will relieve some recurring stress applied to the Facilities Maintenance budget as incremental attempts to accomplish this work will no longer be necessary. This project could result in operating budget savings.

**Financial Breakdown:**

**Project Expenditure Breakdown:**

Expenditure	Prior Year	2023	2024	2025	2026	2027	5 Year Total
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Total

**Project Funding:**

Funding Type	Prior Year	2023	2024	2025	2026	2027	5 Year Total
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Total

**Project Name** Emergency Preparedness Warehouse / Storage  
**Requestor/Title/Department** Julie Stimson, Emergency Management Director  
**Project Purpose** New

**Project Description:**

**Location** TBD

**Scope of Work to be Performed:**

Construct a facility designed and equipped to house the Emergency Operations Center (EOC), Emergency Management (EM) administrative offices, and a warehouse to receive, distribute, and store emergency preparedness and all-hazards equipment and supplies, including but not limited to, strategic reserves of medical protective equipment in support of current and future emergency disaster response and recovery. The EOC should be Federal Emergency Management Agency (FEMA) rated to withstand an EF-5 tornado. The facility needs overhead door access and either a dock or forklift availability to load/unload delivery trucks. The facility should be about 15,700 square feet total, temperature regulated, with County network connectivity, unisex restroom facilities, and an emergency shower and eye wash station. The warehouse portion should be around 8,000 square feet, the EOC an estimated 2,500 square feet, and administrative areas around 5,200 square feet. Request = \$5,590,929.

**Project Need/Justification:**

EM has limited storage space in the Public Safety Building, including disaster response equipment and supplies and no adequate storage. The coronavirus pandemic (COVID-19) demonstrated the need for a locally managed, controlled, and coordinated reserve of medical protective equipment, in addition to reserves of other types of equipment and supplies for other anticipated all-hazards risks identified for Sedgwick County and the region. EM occupies a warehouse of approximately 13,000 square feet of space to receive, store, and distribute protective equipment and supplies to as many as 130 qualified organization, agencies, and departments. Additionally, EM required additional square footage and utilized INTRUST Bank Arena on two separate occasions to receive and distribute supplemental protective equipment and supplies for businesses. It is ideal to have the EOC and EM administrative offices located near the preparedness warehouse.

**Consequences of Delaying or Not Performing the Work Outlined:**

Delay of, or electing to not do the project, effectively maintains the status quo of insufficient storage space for EM preparedness and response equipment, supplies, and strategic reserves. Maintaining the status quo creates a need to borrow or lease warehouse space, perhaps on short notice, based on availability. Utilizing borrowed space creates some level of instability. Leasing provides a contractual basis for occupancy, with a monthly cost per square foot, with a lease type variable. Leasing long-term is seemingly costly. Leasing on short notice results in delays in operations. Facility modifications in a lease situation may be necessary. If no action is taken, (i.e. no borrow, lease, or new build) the County's level of preparedness and ability to launch a timely response to an unanticipated or rapidly evolving disaster emergency situation will be delayed.

**Describe Project's Impact on Operating Budget:**

The impact on the future operating budget will increase the EM or Facilities budget for energy, utilities, internet service, security features (such as alarms, cameras, and security lighting), and facility and grounds upkeep/maintenance. No estimate yet established.

**Financial Breakdown:**

Project Expenditure Breakdown:							
Expenditure	Prior Year	2023	2024	2025	2026	2027	5 Year Total

**Total**

Project Funding:							
Funding Type	Prior Year	2023	2024	2025	2026	2027	5 Year Total

**Total**

**Project Name** Health Department: Drive Through Clinic, Training, and Storage  
**Requestor/Title/Department** Curtis Kirkpatrick, Operations & Performance Manager/Health  
**Project Purpose** Improvement

**Project Description:**

**Location** 1900 E. 9th Street North, Wichita, KS

**Scope of Work to be Performed:**

Build an 11,500 SF pre-engineered steel building to house the Public Health Emergency Preparedness (PHEP) program, equipment, supplies, and personnel that will respond in similar scenarios to the current pandemic response. Additionally, the building will provide 780 SF regional training space to prepare for any type of public health emergency that may develop. Request = \$6,646,988.

**Project Need/Justification:**

This building is needed for the storage of PHEP equipment and supplies. This building will have space to accommodate storage (temperature controlled and includes space and limited access for 10 refrigerators and freezers for vaccine and other supplies), work areas, and a 780 SF training/meeting room. There will be three drive-thru bays for servicing nine vehicles at a time for mass testing, vaccination, or other emergency distribution. The bays and office space could also be used for walk-in mass dispensing or the bays could be used as trailer and vehicle storage. There will be conference room and limited office space for use in planning incidents and exercises and during incidents and exercises. The conference room will meet Federal Emergency Management Agency (FEMA)-like shelter specifications. Additional needs include adequate parking for staff and equipment and a location to allow for traffic flow in and out in a one-direction system.

**Consequences of Delaying or Not Performing the Work Outlined:**

By not having a designated location, the Health Department had to find multiple mobile testing and vaccine clinics which caused unexpected expenditures and delays in scaling up the response. If the project is not completed, the Health Department would not have sufficient space to house the inventories required for testing and vaccine clinics, or sufficient space to house surge staff and related equipment which is stored for this type of response. Additional lease space would be required to accommodate this equipment and inventory as well as rent costs for storage for some of the PHEP inventory. The Health Department would not be able to provide training for staff or for volunteers without incurring cost and additional man hours to set up and provide the training.

**Describe Project's Impact on Operating Budget:**

Future impacts to the operating budget would include utility costs to run the building.

**Financial Breakdown:**

Project Expenditure Breakdown:							
Expenditure	Prior Year	2023	2024	2025	2026	2027	5 Year Total

**Total**

Project Funding:							
Funding Type	Prior Year	2023	2024	2025	2026	2027	5 Year Total

**Total**

**Project Name** Construct New Emergency Medical Services West Post  
**Requestor/Title/Department** Russell Leeds, Assistant County Manager, Public Safety  
**Project Purpose** New

**Project Description:**

**Location** West Wichita/Sedgwick County

**Scope of Work to be Performed:**

Construction of a new facility to be staffed with a crew 24-hours per day, seven-days per week to address the escalating call volume and expected growth of residential housing and commercial businesses in west Wichita and Sedgwick County. Request = \$1,746,344.

**Project Need/Justification:**

The West region of Wichita and Sedgwick County has experienced significant growth over the past few years. Recent projections indicate that the development and growth of this area will continue expanding with residential housing, businesses, and medical services such as doctors offices, out-patient clinics, assisted living facilities, and skilled nursing facilities. In addition to the 24-hours a day, seven-days a week ambulance at Emergency Medical Services (EMS) Post 5, a 12-hour, seven-day a week crew and ambulance was relocated in 2012 to assist in meeting this increase demand. In order to meet locally agreed upon and nationally accepted response time targets and to address critical public safety needs to the expanding west area of Wichita and Sedgwick County, a new facility that provides 24-hour staffing is needed.

**Consequences of Delaying or Not Performing the Work Outlined:**

Not approving, deferring, or delaying this project will result in further erosion of response times, service degradation, system-wide stress, and directly hinders the ability to respond within locally agreed upon measures and nationally accepted standards given the current and future demands for service in west Wichita/Sedgwick County. Most vulnerable will be those patients with time-critical illnesses and injuries and would manifest in decreased customer satisfaction, and increased morbidity and mortality rates.

**Describe Project's Impact on Operating Budget:**

Demand projections indicate that this new post would require 24-hour staffing and associated recurring personnel, commodities, and contractual costs. The project includes four additional positions.

**Financial Breakdown:**

Project Expenditure Breakdown:							
Expenditure	Prior Year	2023	2024	2025	2026	2027	5 Year Total
<b>Total</b>							
Project Funding:							
Funding Type	Prior Year	2023	2024	2025	2026	2027	5 Year Total
<b>Total</b>							

**Project Name** Replace Emergency Medical Services Post 4  
**Requestor/Title/Department** Russell Leeds, Assistant County Manager, Public Safety  
**Project Purpose** Improvement

**Project Description:**

**Location** 1100 S. Clifton, Wichita, KS 67218

**Scope of Work to be Performed:**

Post 4 is a facility provided by Via Christi St. Joseph since the late 1990's and currently provided by Ascension Via Christi. The Post houses one 24 hours/day, seven days/week crew and intermittently a second crew that serves south central and east Wichita. The current facility is a one bay garage with small crew quarters and office. The request is to acquire property and construct a new facility with two bays and adequate office space and crew quarters for two ambulances and staff. Request = \$1,780,957.

**Project Need/Justification:**

The call volume in the Post 4 area is the third busiest in Sedgwick County and continues to increase. The current facility has no capacity for expansion. In addition, a concern exists regarding the appearance of favoritism by occupying a hospital owned facility. No contract exists with Sedgwick County.

**Consequences of Delaying or Not Performing the Work Outlined:**

The current Post is functional but this is a key location for Emergency Medical Services (EMS) and failure to expand will result in ambulance crews lacking adequate office and storage space when double posted.

**Describe Project's Impact on Operating Budget:**

Ongoing utility and maintenance costs.

**Financial Breakdown:**

**Project Expenditure Breakdown:**

Expenditure	Prior Year	2023	2024	2025	2026	2027	5 Year Total
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**Total**

**Project Funding:**

Funding Type	Prior Year	2023	2024	2025	2026	2027	5 Year Total
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**Total**