

# Watch List Projects

# Construct Emergency Medical Services Garage Facility

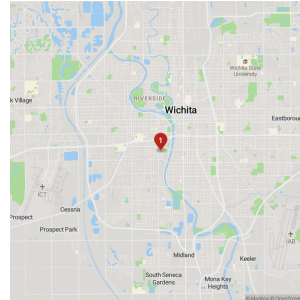
## Overview

Request Owner	Sandy Anguelov, Sr. Construction Project Manager
Department	Facility
Type	Capital Improvement
Project Number	167

## Details

Requestor	Russell Leeds, Assistant County Manager, Public Safety
GIS Coordinate - Latitude:	37.6705
GIS Coordinate - Longitude:	-97.3513
Project Address	Area of 1015 W. Stillwell St., Wichita, KS 67213
Type of Request	New
Department	Emergency Medical Services

## Location



## Scope

The project is for the construction of a new Emergency Medical Services (EMS) facility to store ready surge units in compliance with State regulations. The facility will include eight ambulance bays as well as space for storage, training, and equipment maintenance. Request = \$1,716,988

## Justification

The reserve ready fleet has increased and future call demand will create a need for a place for a shift to start and end while being moved to higher volume as the deployment plan will suggest. Furthermore, additions to the ambulance fleet for surge ability has increased and the Department has outgrown the current facility's capacity. Kansas State Regulations are explicit and mandate how ambulances are stored and housed; K.A.R. 109-2-5 (g) reads: Each operator shall park all ground ambulances in a completely enclosed building with a solid concrete floor. Each operator shall maintain the interior heat at no less than 50 degrees Fahrenheit. Each operator shall ensure that the interior of the building is kept clean and has adequate lighting. Each operator shall store all supplies and equipment in a safe manner. The facility would also be used to store surge supplies, provide a training area for ambulance operations, and serve as a maintenance area for equipment repair.

## Consequences

Delaying or not completing this project would increase the risk of the Department being out of compliance with State Regulations, which could potentially jeopardize the Department's Ambulance Service Permit. Additionally, competing for space with other departments to stay in regulatory compliance could interfere with the effective functioning of the Department. Finally, not being able to properly store ambulances by regulation (parking them outside) creates a potential for wind or hail damage. On November 17, 2020, the Kansas Board of EMS found Sedgwick County EMS non-compliant, requiring submission of a mitigation plan.

## Future Impact

EMS will be responsible for operating costs of the new facility, including utilities and upkeep.

# Replace Three Floating Docks at Sedgwick County Park

## Overview

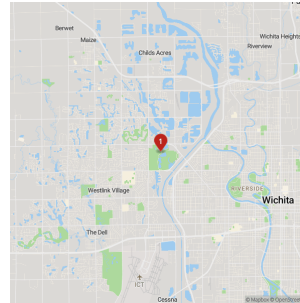
Request Owner	Sandy Anguelov, Sr. Construction Project Manager
Department	Facility
Type	Capital Improvement
Project Number	498

## Details

Requestor	Tim Kaufman, Deputy County Manager
Type of Request	Improvement
Department	Parks Department

## Location

Address: 6501 W. 21st Street, Wichita, KS 67205



## Scope

To replace three self-built, wooden docks with modern aluminum docks with a 50-year life expectancy. Request = \$428,938

## Justification

These docks are 25+ years old. They were built using treated lumber and plastic floats. Over the years, the lumber has deteriorated, and all three docks are in poor condition and have safety issues. The Parks Department has received multiple complaints from the public regarding the condition of these docks.

## Consequences

If these docks are not replaced, they will all need to be removed from service.

## Future Impact

The manufactured docks used today have aluminum frames with aluminum decking and hand rails, the flotation is made of heavy duty plastic. Life expectancy is 50 years or more. There are no anticipated impacts to the operating budget for this project.

# New Dog Park, Fitness Course, & Disc Golf at Sedgwick County Park

## Overview

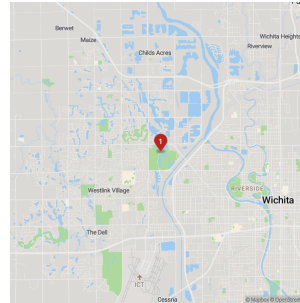
Request Owner	Sandy Anguelov, Sr. Construction Project Manager
Department	Facility
Type	Capital Improvement
Project Number	372

## Details

Requestor	Tim Kaufman, Deputy County Manager
GIS Coordinate - Latitude:	37.719587
GIS Coordinate - Longitude:	-97.414801
Project Address	6501 W. 21st N., Wichita, KS 67205
Type of Request	New
Department	Parks Department

## Location

Address:  
Sedgwick County Park - 6501 W. 21st N., Wichita, KS 67205



## Scope

This project would add a new one-acre dog park, fitness course/trail, and a nine-hole disc golf course at Sedgwick County Park. Request = \$357,952

## Justification

The parks are well utilized by citizens and there have been increasing demands to provide additional activity options at the Sedgwick County Park. Local requests and studies of "best used park amenities" have led to the request for the addition of the dog park, fitness area, and disc golf.

## Consequences

Consequences for not doing this project include disappointment for thousands of park users, a lack of activities, and a lack of future growth for this well-used County asset.

## Future Impact

There are no impacts to future operating costs with this project.

# Space Development of the former Judge Riddel Boys Ranch

## Overview

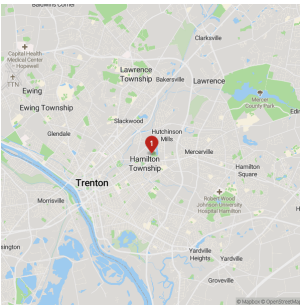
Request Owner	Sandy Anguelov, Sr. Construction Project Manager
Department	Facility
Type	Capital Improvement
Project Number	370

## Details

Requestor	Tim Kaufman, Deputy County Manager
GIS Coordinate - Latitude:	37.602695
GIS Coordinate - Longitude:	-97.632028
Project Address	25313 W. 39th St. S. Goddard, KS 67052
Type of Request	Improvement
Department	Parks Department

## Location

Address: JRBR Grounds



## Scope

This project would develop the grounds from the Judge Riddel Boys Ranch (JRBR) into usable park land. This will consist of a vault toilet, fitness trail/course, and disc golf course. Request = \$430,645

## Justification

This project will provide a fitness course/trail, disc golf course, and a restroom facility to go along with the existing backstop/ball field that was not removed as part of the JRBR demolition. New parking will not be needed as current parking areas were not removed as part of the demolition. The new amenities will provide an opportunity for people to get out and exercise, play ball, and play disc golf. Park staff has received requests from the public for these types amenities at the County's parks.

## Consequences

The JRBR grounds will sit vacant and unused.

## Future Impact

Once the project is complete, there would be no annual costs other than keeping the grounds mowed and trimmed, which have been done since JRBR closed.

# BAS Replacement & ADF HVAC Retrofit

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## Overview

Request Owner	Robert Lawrence, Sr. Construction Project Manager
Department	Facility
Type	Capital Improvement
Project Number	502

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## Details

Requestor	Andrew Dilts, Director, Facilities Department
Project Address	Various County Facilities
Type of Request	Maintenance
Department	Facilities Department

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## Scope

The work includes various energy reduction measures throughout various facilities in the County. These measures include replacing controls for heating, ventilation, and air conditioning (HVAC) systems and modernizing HVAC equipment in portions of the Adult Detention Facility (ADF). Request = \$11,553,242

## Justification

The Building Automation Systems (BAS) for multiple County-owned facilities are beyond end of life, almost 20 years old. These systems are computer based and control the HVAC systems, to include the operation and diagnostic troubleshooting of cooling towers, chillers, boilers, closed and open loop systems, circulation pumps, air handlers, roof top units, and more. Replacing the building controls will discard obsolete equipment no longer available for system repairs, provide utility efficiencies, and identify problematic equipment that may not be operating correctly.

The ADF has inefficient HVAC equipment in need of repair. A retrofit of multizone to variable volume boxes converts an existing constant volume multizone HVAC system (MZ-CV) to a variable volume (MZ-VV) system for increased energy efficiency and resolves a large portion of equipment that is not operating as designed. The technique makes limited changes in instrumentation and uses a novel control scheme to reduce fan speed and coil use when not needed. The retrofit is significantly less expensive and less disruptive than a full system change-out (to VAV).

## Consequences

If this project is not approved, building efficiencies will remain low and HVAC equipment will fall into disrepair. Additional staff time will be consumed diagnosing and repairing equipment that is obsolete.

## Future Impact

There are no anticipated impacts to the operating budget with this project.

# District Attorney Child In Need of Care File Storage Conversion

## Overview

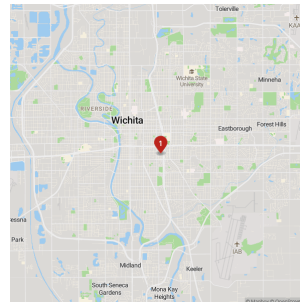
Request Owner	Sandy Anguelov, Sr. Construction Project Manager
Department	Facility
Type	Capital Improvement
Project Number	463

## Details

Requestor	Marc Bennett, District Attorney
Project Address	1900 E. Morris St., Wichita, KS 67211
Type of Request	New
Department	District Attorney

## Location

Address: 1900 E. Morris, Wichita, KS 67211



## Scope

This project involves a partial remodel of the District Attorney's Juvenile Division building to create additional storage space on the second floor for case file folders used in Child in Need of Care (CINC) cases. After a structural evaluation, it was determined the existing floor structure would not be adequate to support the anticipated weight of the new shelving and files to be stored in this area. As a result, additional floor beams need to be added under the proposed file storage area. This would include selective demolition of walls and ceiling structures as well as removal and relocation of ductwork, electrical wiring/junctions, and plumbing. Construction areas would be repaired, patched, and repainted. The newly established file room would be painted and new flooring installed. The project would included removal/relocation of existing workstations, purchase/installation of new workstations, new shelving units, and new light fixtures. Request = \$496,887

## Justification

This project would create an additional storage area for CINC case files. The CINC Department currently uses physical file folders for current cases and these files grow very large. A small file storage area was designed for these files when the building was remodeled, but it was determined that the area was not large enough for the needs of the CINC Department. As a result, most CINC files are stored in the main records area of the juvenile office, which is located downstairs and on the opposite side of the building from CINC staff work areas on the second floor. This main file storage area also has a limited capacity and houses both Juvenile Offender and CINC case files. As a result, older files have historically been sent to an outside vendor for long-term retention, which is expensive. Staff now scan older closed files for long-term retention, rather than sending them to the vendor for storage, so files have not been sent to the storage vendor for several years.

## Consequences

Delay or denial of this project will result in staff continuing to use an inefficient process for storing files. The files will continue to be moved across the building and between floors. The physical demands of this process increase the risk of accidents and workers' compensation issues. Delay of the project also would mean high annual costs will continue to be paid to an outside vendor for long-term file storage.

## Future Impact

Due to the reasons previously stated, approval and completion of this project would result in a reduction in annual costs associated with long-term storage of case files. The long-term plan is for the Juvenile Division of the District Attorney's Office to remain in the current building for the foreseeable future. If approved, this project could eventually result in the elimination of all costs associated with long-term retention of juvenile case file folders.

# Main Courthouse Stairwell Door Assembly Updates

## Overview

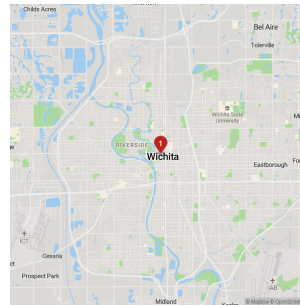
Request Owner	Sandy Anguelov, Sr. Construction Project Manager
Department	Facility
Type	Capital Improvement
Project Number	468

## Details

Requestor	Andrew Dilts, Director of Facilities
Project Address	525 N. Main St., Wichita, KS 67203
Type of Request	Maintenance
Department	Facilities Department

## Location

Address: 525 N. Main, Wichita, KS 67203 - Main Courthouse



## Scope

This project involves the removal and replacement of doors and door hardware as well as fittings as needed to update the fire door assemblies of the Main Courthouse egress stairwells. Request = \$443,773

## Justification

The National Fire Protection Association (NFPA), International Fire Code (IFC), and International Building Code (IBC) require rated fire assemblies (1.5 hour doors and emergency hardware) in all emergency egress stairwells of high-rise buildings. These fire rated door assemblies protect the vertical space from heat, flame, and smoke exposure for a minimum time frame to allow occupants safer egress and refuge in the event of a fire emergency, as well as, providing safer passage for first responders.

## Consequences

Improper modifications or lack of maintenance and updates to the stairwell fire door assemblies poses the risk that these stairwells will not protect occupants from smoke, fire, or heat spread during a fire event. Replacing and/or repairing the existing fire assemblies can mitigate the risk and liability of having fire doors that will not function properly when needed.

## Future Impact

There is no anticipated impact to the operating budget for this project.



# Main Courthouse Renovations

## Overview

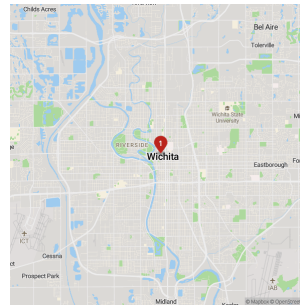
Request Owner	Paul Cavanaugh, Project Services Manager
Department	Facility
Type	Capital Improvement
Project Number	512

## Details

Requestor	Joni Wilson-Colby, Court Administrator, 18th Judicial District
Project Address	525 N. Main St., Wichita, KS 67203
Type of Request	Improvement
Department	18th Judicial District Court

## Location

Address: 525 North Main Street



## Scope

This project upgrades finishes (carpet, paint, and millwork) throughout eight floors of the Courthouse. It includes remodeling four Courtrooms, Judges' chambers and Clerks' offices, conference rooms, and offices on several floors. Request = \$5,615,818

## Justification

Much of the upgrades are deferred maintenance issues as well as making the Courtrooms more functional and representative of the judicial atmosphere in the Courthouse. Judges' and Clerks' offices upgrades have also been deferred and need to be upgraded as a matter of providing a comfortable environment for staff.

## Consequences

If this project is not undertaken soon, the cost will balloon due to inflation and supply chain issues which will increase the cost exponentially.

## Future Impact

There are no anticipated impacts to the operating budget with this project.

# Main Courthouse Exterior Brick

## Overview

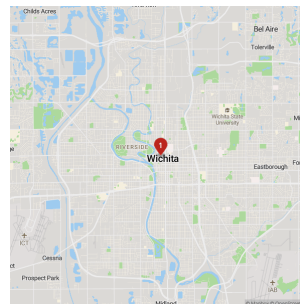
Request Owner	Sandy Anguelov, Sr. Construction Project Manager
Department	Facility
Type	Capital Improvement
Project Number	445

## Details

Requestor	Andrew Dilts, Director of Facilities
Project Address	525 N. Main St., Wichita, KS 67203
Type of Request	Maintenance
Department	Facilities Department

## Location

Address: 525 N. Main, Wichita, KS 67203 - Main Courthouse



## Scope

The glazed brick on the exterior of the Main Courthouse is spalling and will continue to degrade each time it is exposed to a freeze/thaw cycle. This project will repair the brick and seal all openings around the marble/stone installed at the top of the courthouse preventing further water penetration. Request = \$120,780

## Justification

The exterior of the building is the first defense against the weather elements. The spalled brick and openings in the building envelope will continue to absorb moisture and compound the effects of the damage.

## Consequences

More damage will occur over time, increasing the project time and cost.

## Future Impact

There is no current impacts to the operating budget, but these costs could arise if Facilities Maintenance discovers mold or water damage on the interior of the building.

# Remodel Appraiser's Suite

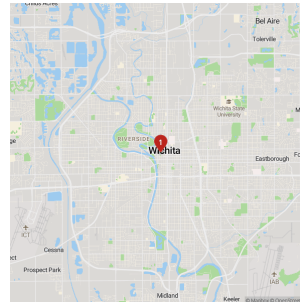
## Overview

Request Owner	Robert Lawrence, Sr. Construction Project Manager
Department	Facility
Type	Capital Improvement
Project Number	511

## Details

Requestor	Ronald Tidwell, Chief Deputy Appraiser
GIS Coordinate - Latitude:	37.691273
GIS Coordinate - Longitude:	-97.340100
Project Address	271 W. 3rd St. N., Wichita, KS 67202
Type of Request	Improvement
Department	County Appraiser

## Location



## Scope

This project will selectively demolish and rebuild walls in two different areas of the Appraiser's suite in the Ronald Reagan Building to accommodate new staff. It will also re-use existing doors and create an employee-only area which will utilize proximity card access. Request = \$117,000

## Justification

The International Association of Assessing Officers (IAAO) conducted an Operational Audit of the Appraiser's Office in 2019. Per the audit, the Appraiser's Office is not meeting industry standards and best practices for staffing levels. The office remodel is necessary to allow for adequate placement of new staff in designated departments.

## Consequences

Without the remodel, the Appraiser's Office would be unable to provide reasonable accommodation and office workspace for new staff.

## Future Impact

There are no anticipated impacts to the operating budget with this project.

# Replace Emergency Medical Services Post 4

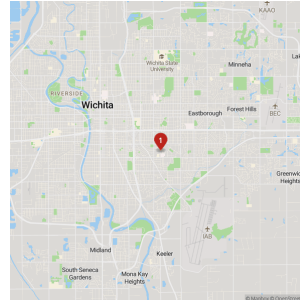
## Overview

Request Owner	Sandy Anguelov, Sr. Construction Project Manager
Department	Facility
Type	Capital Improvement
Project Number	456

## Details

Requestor	Russell Leeds, Assistant County Manager, Public Safety
GIS Coordinate - Latitude:	37.667845
GIS Coordinate - Longitude:	-97.294223
Project Address	1100 S. Clifton Ave., Wichita, KS 67218
Type of Request	Improvement
Department	Emergency Medical Services

## Location



## Scope

Construct a new Emergency Medical Services (EMS) facility with two bays, adequate work space, and quarters for two ambulances and staff on land owned by Sedgwick County. This project will also remodel the interior of the existing post, to be used as a storage facility for EMS equipment and vehicles, as well as a location for a future street supervisor position.  
Request = \$1,811,414

## Justification

The current 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 work space. 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 or to house the new vehicle chassis that are currently replacing existing ambulances.

## Consequences

The current Post is functional, but this is a key location for EMS and failure to expand will result in ambulance crews lacking adequate work space and storage space when double posted.

## Future Impact

EMS will be responsible for operating costs of the new facility, including utilities and upkeep.