

Department of Utilities

Proposed Field Shop Building

Background Information

The Utilities Department collection and distribution crews' existing field shop and inventory warehouse is currently located at the Kaw Water Treatment Plant. The existing field shop crew quarters are inadequate for the number of crew workstations and lockers and the size of the break room. The field shop is limited on space for equipment and inventory and does not provide adequate climate control for all of the existing equipment. Some of the inventory is housed off site because of lack of available space. The only available area to expand the existing field shop is in between the existing shop and the primary/secondary water treatment basins. If the field shop expanded in this space, it would conflict with any expansion of the Kaw Water Treatment Plant, which will be required for additional production demand or treatment requirements. It would also require more material storage to be moved off site.

The Utilities Department contracted with Treanor Architects in 2014 to deliver a space needs study based upon the Department's current facilities and projections for future growth. This space study provided recommendations for relocating the field operations staff to a new facility that can accommodate needs for vehicle and equipment storage, parts and inventory storage, and Department staff.

The Utilities Department contracted with BG Consultants (BG) in 2015 to propose building options and develop the recommendations discussed in the 2014 Treanor space needs study. BG also prepared a preliminary site layout and opinion of probable costs for the proposed Utilities Department Field Shop building.

The proposed Utilities Department Field Shop building shows seven drive-thru bays for field operations equipment storage and maintenance, three additional bays for inventory materials, a breakroom, locker rooms, and office space.

Staffing and Parking

The proposed Utilities Department Field Shop building was modeled to accommodate approximately 50 Utilities Department staff. The Utilities Department has acquired additional staff and the Department Meter Readers since this site layout was developed, and currently there would need to be space for at least 58 employees.

The preliminary site layout shows 90 parking spots for employees, visitors, fleet vehicles as well as equipment.

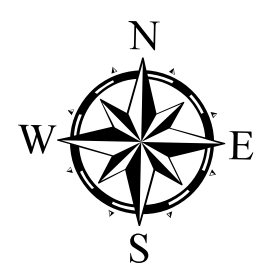
Area

The required area for the footprint of the proposed field shop and parking is approximately 4.3 acres. This area includes 7,200 sf for the distribution inventory and 2,430 sf of covered storage for stockpiled materials. The required area for the footprint of the laydown area is approximately 2.4 acres. The laydown area holds pipe, fire hydrants, equipment attachments and other appurtenances. This preliminary layout is shown on Exhibit A.

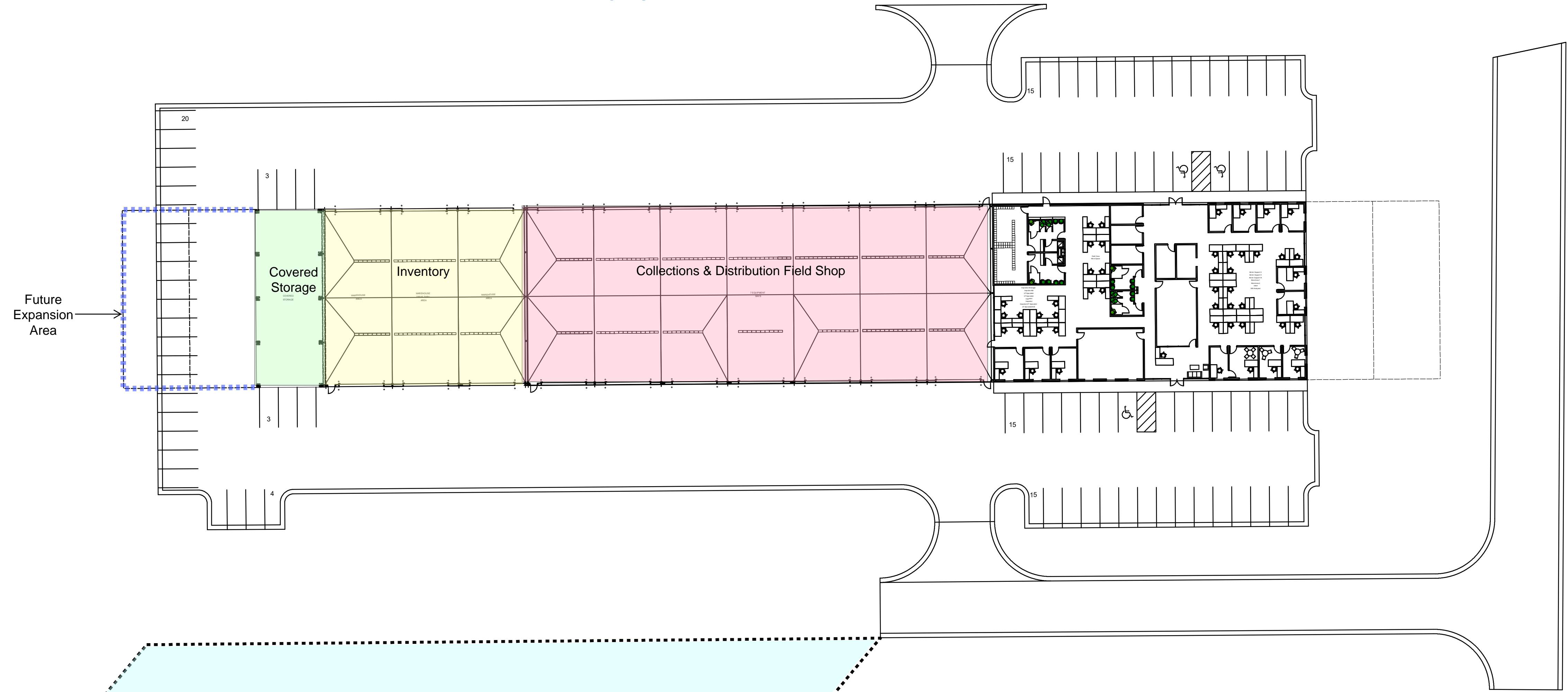
The total required space for the proposed field shop, inventory warehouse, and material laydown area is approximately 9 acres. This includes adequate access and turnaround space for large equipment, laydown area, as well as the proposed facilities. This does not include area for future expansion of parking and laydown areas.

Cost

The total cost for the proposed Utilities Department Field Shop is estimated to be \$7,360,000. This cost is shown in the Utilities Department recommended 2018 - 2022 Capital Improvements Program budget.



Field Operations Site Layout with Inventory Warehouse Exhibit A



Laydown Area

2.4 ACRE
STORAGE YARD

Laydown Area