

City Field Operations Facility

May 7, 2019 City Commission Meeting



City of Lawrence

Overview

- Background
- Existing Facilities
- Existing Facility Challenges
- New Facility Goals
- Preliminary Site Selection
- Proposed Site
- RFP Scope of Work
- Next Steps



City of Lawrence

Background

- April 11, 2017 Presentation to CC
- Departmental space needs analysis – 75 acres minimum
- Site selection team formed
- Funding included in CIP
 - 2019–2023 CIP: \$7.16 Million in 2019/2020
 - Future CIP funding will be based on preliminary design



City of Lawrence

Existing Facilities

- 20 maintenance-oriented facilities
- Divisions
 - Street Maintenance
 - Traffic Operations
 - Stormwater Management
 - Solid Waste
 - Household Hazardous Waste / Waste Reduction



Existing Facilities

- Divisions
 - Central Maintenance Garage
 - Facilities Maintenance
 - Water Distribution
 - Wastewater Collection
 - Horticulture
 - Forestry





City Field Operations Facilities

Legend

City Field Operations Facilities

Department

- Municipal Services & Operations
- Parks & Recreation
- Solid Waste (MSO)

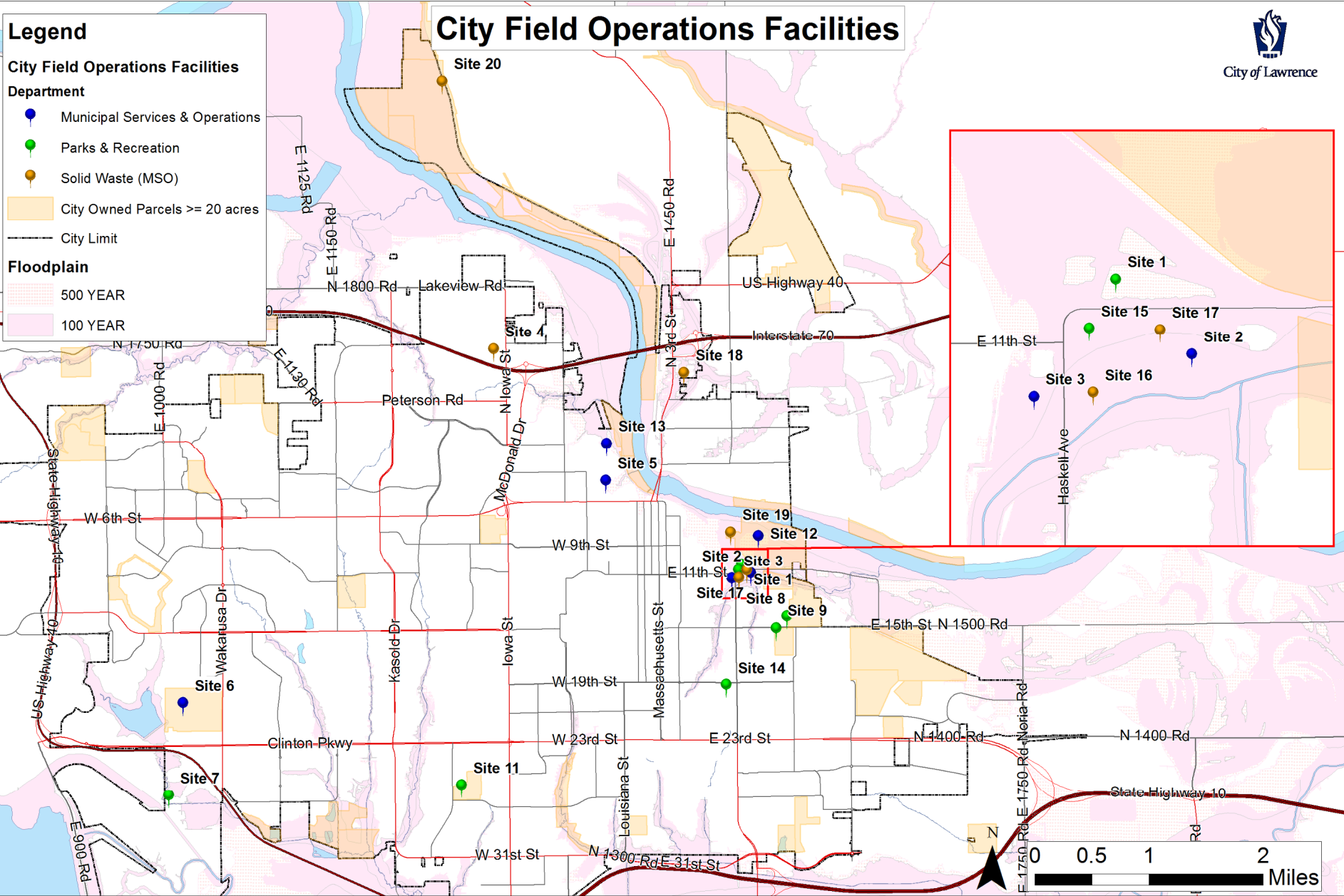
City Owned Parcels \geq 20 acres

City Limit

Floodplain

500 YEAR

100 YEAR



Existing Facility Challenges

- Employee safety
- Decentralized locations, drive time
- Duplication of facilities, function, roles
- Insufficient and inadequate storage for equipment, materials and inventory
- Insufficient technology and systems
- Lack of security
- Located in a floodplain/floodway



City of Lawrence

New Facility Goals

- Consolidated campus that centralizes staff and facilities
- Minimize duplication of facilities, functions and staff roles
- Address storage and facility needs
- Improve cooperation and functionality
- Utilize multiple funding sources through a multi-year phased approach



City of Lawrence

Preliminary Site Selection

- 9 City staff from multiple departments
- 12 sites evaluated
- Weighted scoring matrix with 10 criteria
 - Size, location, infrastructure, ownership, availability, accessibility, zoning, cost, public acceptance, operational risk
 - Highest weight on size and ownership



City of Lawrence

Preliminary Site Selection

- Top 3
 - 2400 VenturePark Dr (Site 1)
 - 2425 E 15th St (Site 11, Farmland)
 - 2800 & 2000 VenturePark Dr (Site 2)



City of Lawrence

Field Operations Facility Site Selection



City of Lawrence

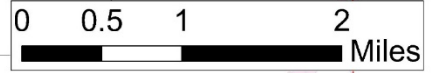
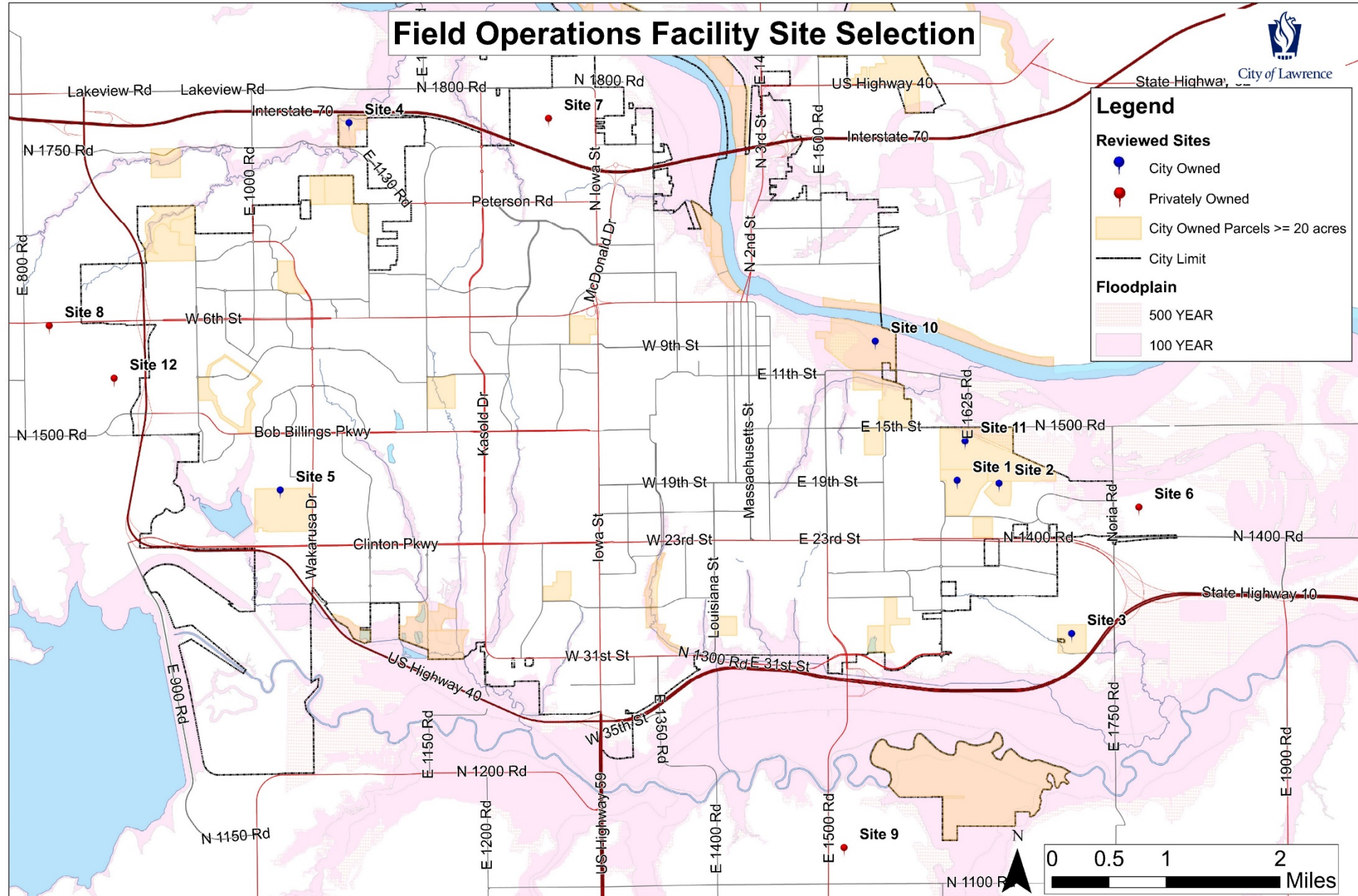
Legend

Reviewed Sites

- City Owned
- Privately Owned
- City Owned Parcels >= 20 acres
- City Limit

Floodplain

- 500 YEAR
- 100 YEAR



Proposed Site – 2425 E 15th St (Farmland)

- Pros
 - City-owned
 - Size (167 acres)
 - Surrounding land use
 - Beneficial reuse of remediation site
- Cons
 - Remediation alternatives unknown
 - Topography



City of Lawrence

RFP Scope of Work

- Conduct space needs analysis
- Refine functions and facilities for consolidation
- Verify the Farmland Remediation site is adequate
- Coordinate with GHD
- Determine infrastructure requirements



City of Lawrence

RFP Scope of Work (Cont.)

- Develop concept plan for Phase 1 Facility and future expansion
- Evaluate phasing of construction and field staff relocation
- Assess options for existing City facilities



City of Lawrence

Next Steps

- Contract with Dr. Brian Lines to use Expertise-Driven Project Delivery (XPD)
- Issue RFP for preliminary design services – June 5, 2019
- Notice of award – October 2019
- Continued coordination with GHD on Farmland remediation



City of Lawrence

Action Requested

- Authorize City staff to issue RFP #R1905 for preliminary design services for the City Field Operations Facility, Project (CIP# UT1884 and CIP# PW18B7).
- Provide direction to City staff for consideration of the Farmland Remediation Site for location of the Field Operations Facility.



City of Lawrence

Questions and Discussion