

SCOPE OF WORK

KANSAS DEPARTMENT OF TRANSPORTATION

Osborne Subarea Shop Modernization

Building Number 27600-31035

KANSAS TRANSPORTATION AT A GLANCE

Kansas Ranks #15 in land area with 81,823 square miles with just under 3,000,000 people but is #4 in the number of public road miles following Texas, California and Illinois. Kansas has approximately 286,606 miles of roads. This includes 140,372 miles of public roads under the jurisdiction of KDOT, KTA and various Kansas cities and counties and includes 21,948 state and local bridges.

HISTORY OF THE WORK

The subarea work unit is the most important unit in KDOT. Over the years, due to changes in policies, technology and equipment, the number of facilities and employees within each work unit has declined, thereby requiring each work unit to do more work with fewer resources.

Due to the reduction in resources, KDOT has been successful in continuing to meet the agency's mission by detecting and making improvements to inefficiencies in highway maintenance operations. Such improvements include, but are not limited to, new technologies and procedures and more expensive and sophisticated equipment.

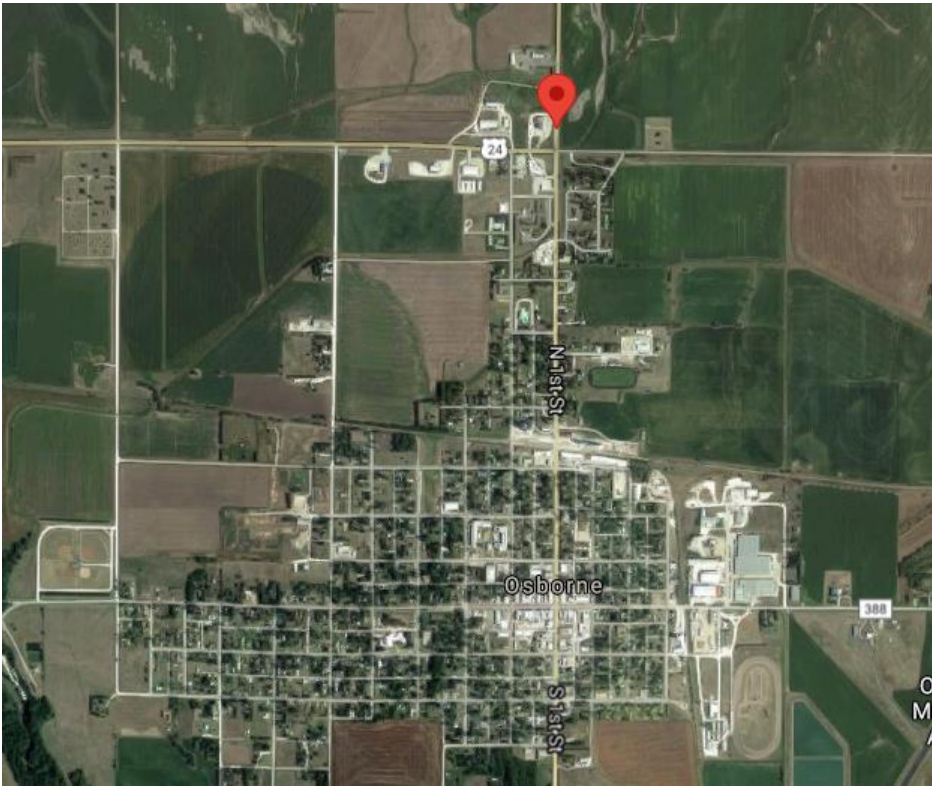
Currently the vehicle storage bays are not of sufficient depth to house agency dump trucks when they are equipped with a salt/sand spreader and a snow plow. This requires the dump trucks to be parked outside, not loaded with salt/sand materials, and/or the snow plows to be unattached prior to a snow/ice event. Delayed response time is experienced due to cleaning the windshield of snow/ice covered truck, loading it with salt/sand material and attaching the snow plows before deployment to the highways. This extra time could be eliminated if the dump truck could be parked inside an adequately sized bay, so it was loaded and equipped before the storm.

KDOT subarea facilities were constructed in the late 1950's and 1960's. The current projections for these buildings are to use them for many more years. This project will focus on the vehicle storage bays. The agency will address subarea office needs and, in many cases, it is more economical to replace the entire structure, adding new office space as well as new vehicle storage space.

OSBORNE SITE

The Osborne Subarea shop is located at 775 South US Highway 24, Osborne, Ks The existing 4-bay Osborne Subarea Shop is situated north of the juncture of U.S. 281 Highway and U.S. 24 Highway. It is part of KDOT District 3, Area 1.

The current subarea building houses a small office, crew room, restrooms, tool storage and 4-bays for trucks. The standard modernization project includes demolition of the bays and the addition is added back in their place. The truck storage bays may be drive through or may be drive in-back out. At some subarea locations, due to site constraints, the entire shop and office have been replaced. Site configuration will determine which of the options are used for this site.



NEW WORK

Depending on site layout it may be prudent to demolish the office area along with the vehicle bays. The vehicle bays may be drive through or drive-in / back-out depending on site layout.

In the office portion of the building, if a new one is constructed will include an office for the subarea supervisor, a crew room/break room for the remainder of the staff, restrooms, janitor’s closer and mechanical rooms as required, office storage, tool storage open to the vehicle bays and a computer station in the crew area. Windows should be operable. KDOT uses the Best cylinders and the mortise locksets should be able to accommodate these cores. One area in the office space, should be hardened space for a storm shelter.

The vehicle bays include infrared heating, ceiling fans, adequate electrical receptacles, lockers, ice machine, work sink, eye wash station with floor drain, trench drains, a location for the Owner provided compressor and related hose reels, piping and equipment. Overhead doors are typically 14’ x 14’ with motorized openers and vision windows. Hose bibs are required both inside and out.

PROCESS

Design and construction are to follow requirements of the OFPM Building Design and Construction Manual. The BDCM may be found on our website at <https://admin.ks.gov/offices/ofpm/dcc/bdcm>. This project will bid though OFPM and construction administration will be administered by the design team.

Forms required to complete this project may be found at <https://www.admin.ks.gov/offices/ofpm/dcc/f-and-d>.

OFPM will provide full services to the agency and will therefore be involved in the design of the facility, approval of fees, invoices, change orders and payment applications.

The Project architect/engineer will provide full scope services, including where necessary, geotechnical and survey services, code and accessibility analysis and compliance, full construction administration services and project closeout services. This project must be compliant with the codes listed at the end of this document.

Projects will be designed to applicable building codes, accessibility laws and guidelines and energy codes for Capital Improvement Projects in State Buildings are available on Form 110 – List of Applicable Codes at <http://admin.ks.gov/offices/ofpm/dcc/f-and-d> or as listed in their contract with the State of Kansas.

SCHEDULE

Advertisement for Design Services	June 2021
Commencement of Design Work	August 2021
Released to Bidders	January 2022
Construction begins	March 2022
Occupancy	January 2023

BUDGET

Construction Budget	\$1, 000,000
Soft Costs including AE Fee, IT, Owner Supplied Equipment	\$200,000

TOTAL PROJECT BUDGET\$1,200,000