Proposed New Regional Office Building

for the

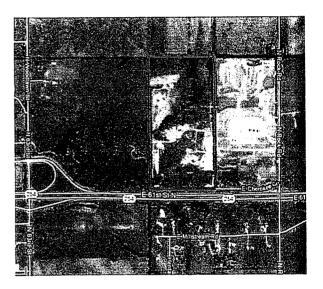
Kansas Highway Patrol & Kansas Bureau of Investigation





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Site is 80 acres located in the city of Kechi, just north of K254 and between Rock Road and Woodlawn. Site is currently owned by KDOT and was previously used as a borrow pit for construction of K254. Site is presently vacant and has been platted for development.

Study completed April 2012

Prepared by Emig and Associates, Architects

with assistance from

Schwab-Eaton, P.A.

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Executive Summary

A proposed building for the Kansas Highway Patrol and Kansas Bureau of Investigation has been programmed to contain approximately 22,000 SF. The proposed conceptual design is slightly under the programmed area at 19,987 SF, yet meets the programmed allocation of space and functionality for the two agencies.

The site development includes preparing a pad for the proposed building, parking lot, and access roads, along with mass grading to create road embankments for the frontage road and water retention ponds with spillway and culvert structures. Site development also includes extension of gas, water, sewer, electrical, and telephone utilities to the proposed building and to a future proposed KDOT building.

The estimated cost for site development is \$1,323,432 and has been estimated as if the work was contracted through the State's normal bid process. Alternatively, the mass grading for the road embankments and water retention pond could possibly be performed by KDOT which could significantly reduce the cost of the project by approximately \$892,642.

The estimated cost for the building construction is approximately \$2,351,635. Estimated cost for the building construction does not include interior furnishings or office equipment.

The estimated cost of design fees, Office of Facilities and Property Management Fees, and a 10% contingency for design is approximately \$716,639.

Total cost of the site development, building construction, fees and contingencies is \$4,391,705, assuming there is no contribution of work by KDOT.

All estimated costs are 2012 values and should be adjusted for inflation as time dictates.

This project should allow approximately two months to advertise and contract for architectural and engineering design, six months for design, two months for review and bidding, and fourteen months for construction.

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Introduction

The Kansas Highway Patrol F Troop Regional Headquarters is presently located in a building at 45th and Hillside, just south of Kansas Highway 254 in north Wichita. The building is located on property owned by KDOT and is part of a complex that includes KDOT maintenance shops and offices. The KHP also has administrative and trooper offices in a building in Valley Center. The KHP has outgrown both buildings and believes their agency would be more productive and efficient in a new building designed specifically for their use. KDOT has tentative plans to occupy the building at 43rd and Hillside for KDOT offices if vacated by the KHP.

In October of 2011, the KHP, through the Division of Facilities Management hired the architectural firm of Emig and Associates to assist the KHP with space programming, conceptual design, and cost estimates for a proposed new regional headquarters building for F Troop, located in Sedgwick County. The Wichita Readiness Center was identified as the proposed site to locate the proposed building, however it was learned that the Readiness Center did not have available ground reserved for this project. Ground that had been assumed to be available was in fact, reserved for a large storm-water detention pond that has been excavated and completed.

Identification of an available site quickly focused on 80 acres owned by KDOT that is located just north of Kansas Highway 254, between Rock Road and Woodlawn, inside the city limits of Kechi. This parcel was purchased by KDOT with the idea of potentially housing the regional headquarters building for F Troop, along with KDOT offices and maintenance facilities.

The proposed site is bounded on the east by agricultural ground that is being developed into residential housing and possibly commercial development along the frontage road that runs generally east and west on the north side of Highway 254. The proposed site is bounded on the west by agricultural land that is slated for residential development. The proposed site has ground that is in the 100 year flood plain, and there is a portion of the site that was previously used as a landfill.

The proposed site has an area that was used as a borrow pit for the construction of Highway 254, and this area is currently being used as a waste area for wood chips from tree trimming operations. A small portion of the site is also used as a stockpile area for highway materials. Surface water drainage that flows from NE to SW has been considered in the design proposal, along with retention of water that will be generated by impervious surfaces that will include roofs and paving.

In general, the site is an excellent location for both the proposed KHP and KDOT facilities, with good visibility from Highway 254 and easy access to Highway 254 from the Rock Road exit. There is sufficient ground that is available for development and public utilities are generally available to the site.

The firm of Schwab-Eaton was contracted through the architect to prepare a conceptual grading concept for building and paved surfaces, along with general drainage and storm water retention, so that the infrastructure development of the site could be included in the project cost estimate.

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Introduction, cont.

The drainage design of the site proved to be a challenging issue because there is surface water draining onto this site from two adjoining properties (east and south), and the pass-through of this drainage goes onto a third adjoining property (west). Also requiring study was the location and size of a storm water detention pond that dictated what area of the site would be available for a building pad for both the KHP/KBI building project and the future KDOT building project. The study of the site drainage issues were important because it identified development cost associated with the land parcel that could have otherwise been overlooked without the information presented by this preliminary study.

In mid-December of 2011, the KHP was approached by the KBI to determine if the project could also house the KBI Wichita Regional Offices, since the KBI is presently housed in inadequate facilities in Wichita and there could be some beneficial sharing of space and site amenities in a new facility for allied state agencies. The architect was requested to meet with the KBI and determine their space requirements and how those spaces would interact with the KHP in a building where agencies could share common space yet retain the security and separation of operations and records. In December of 2011 the architect met with both the KBI and KHP to gather information about the KBI space needs.

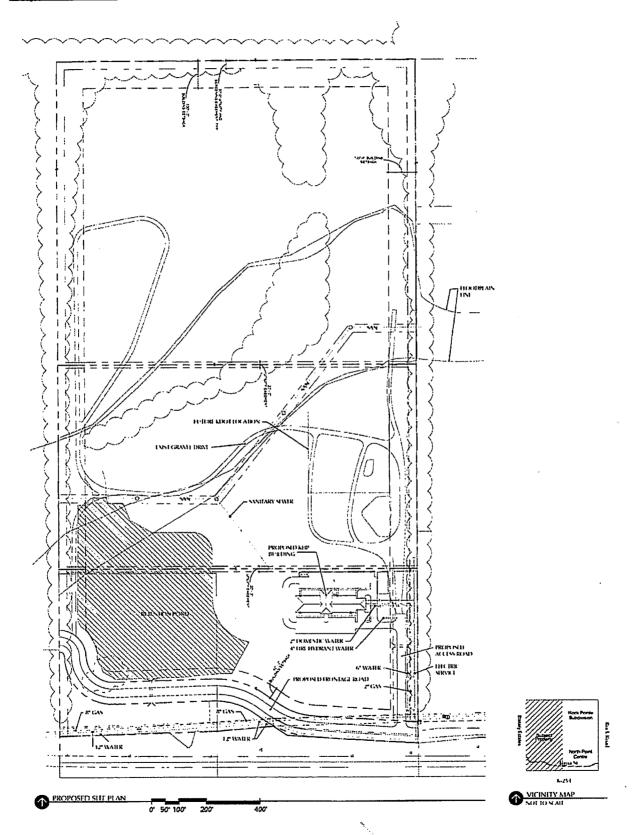
The architect worked simultaneously to develop the proposed square footage requirements, conceptual building design, and cost estimate for the proposed KHP & KBI Regional Headquarters Building. Drawings that illustrate the proposed site development and a conceptual design of the proposed building are included in this report, along with a cost estimate and summary of space needs.

Cost estimates are based on the construction market in the Spring of 2012, and should be adjusted for inflation as time dictates. The Kansas Office of Facilities and Property Management is projecting construction cost increases as follows:

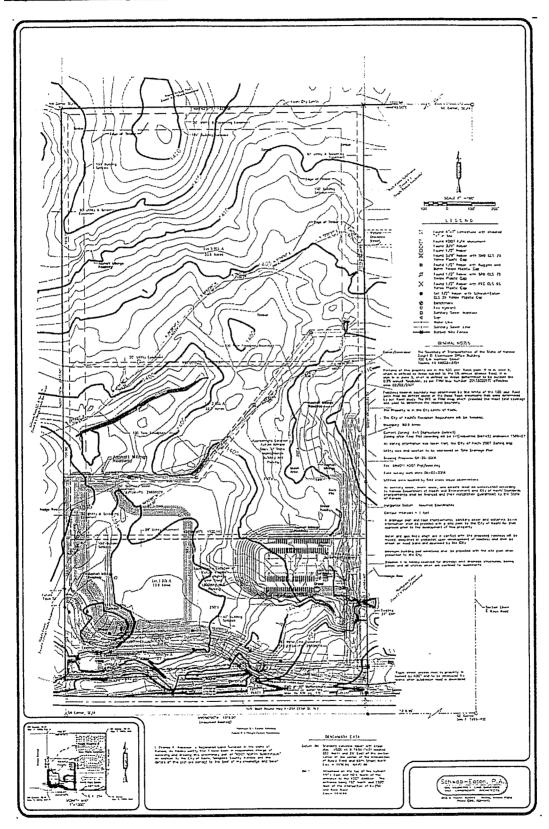
	Yearly Cost Projections From FY11
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FY 2013	4.0 %
FY 2014	7.0 %
FY 2015	10.0%
FY 2016	12.0 %

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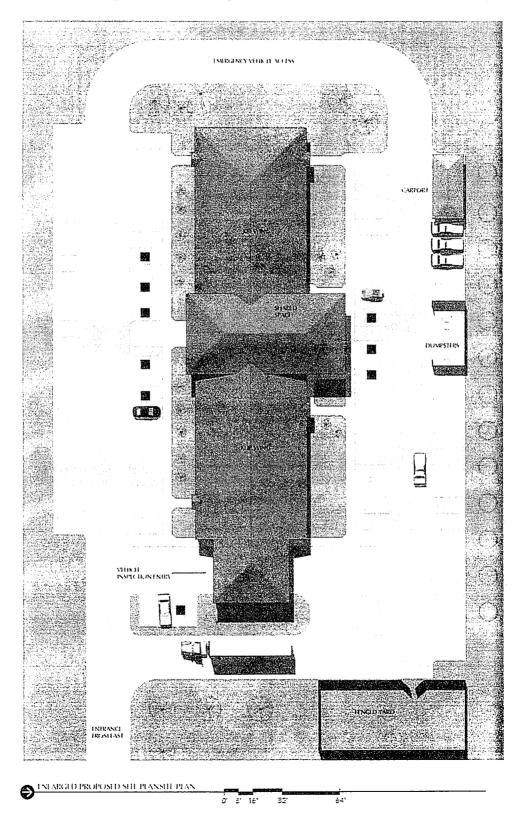
Proposed Site Plan



Proposed Site Drainage Plan

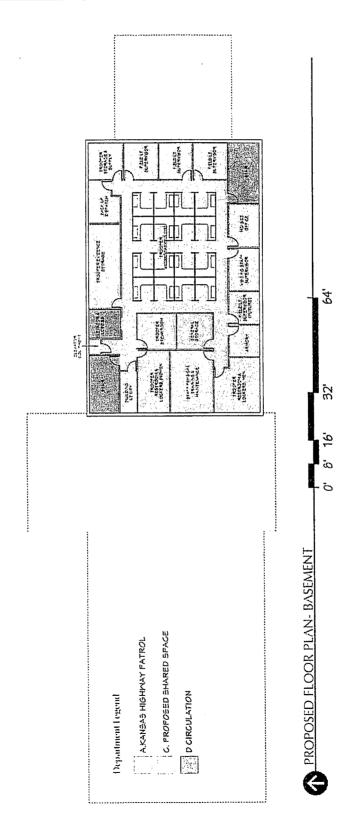


Enlarged Site Plan for Proposed KHP Building

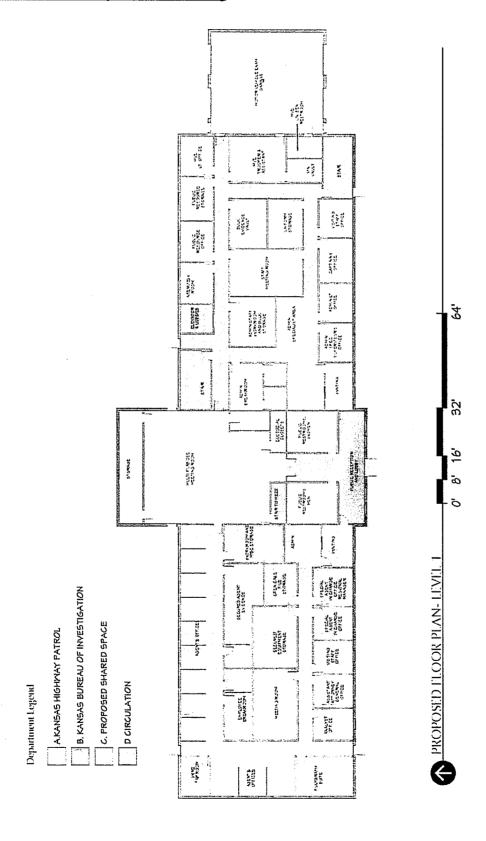


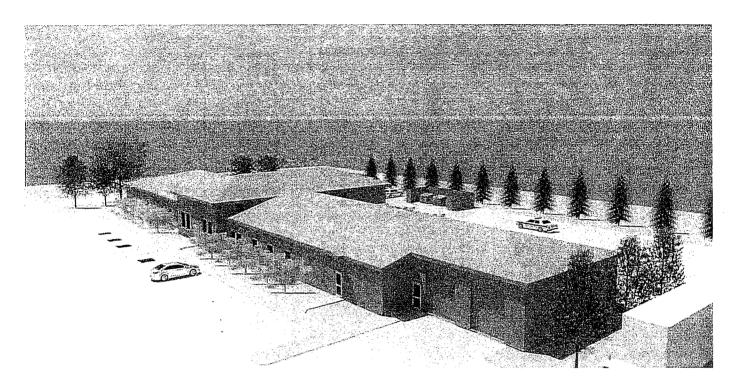
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Basement Plan for Proposed KHP Building

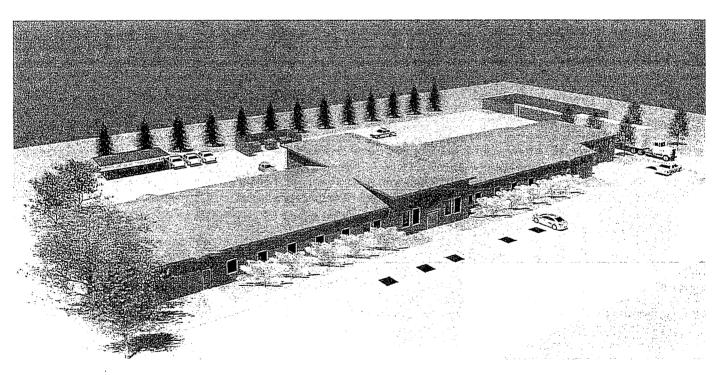


First Floor Plan for Proposed KHP Building





Conceptual View from Southeast for Proposed KHP & KBI Building



Conceptual View from Southwest for Proposed KHP & KBI Building

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Space Square Footage Summary

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67 Tervator and lobbles 160	200 ACC ACC ACC ACC ACC ACC ACC ACC ACC A	KANSAS BUREAU OF INVESTIGATION Reception & Lideby Administrative Available Administrative Available Works command Miscs, Storage Social Agent in Overge Office, Regional Manager Social Agent in Overge Office, Regional Manager Social Agent in Overge Office Assistant Amoney General Office Visiting Staff Office Polygraph Suite Willie Lip Room Open Case File Storage Secured Regional Manager Visiting Room Visit	120 180 250 168 144 1440 120 120 250 120 250 150 150 150 150 150 150 150 150 150 1	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 1 1 3 3 3 3 2 2 3 3 3 3 5 5 2 2 7 7 7 15 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
63 Elevator Equipment 100 0 0 200 500 500 500 500 500 500 500 5	299 400 444 444 455 469 469 469 551 552 563 564 565 565 566 566 566 566 566 566 566	KANSAS BUREAU OF INVESTIGATION Reception & Lidiby Adminibutable Aviduant Workson and Miss., Storage Special Agent in Orange Office Regional Manager Special Agent in Orange Office Regional Manager Special Agent in Orange Office Agent's Officer (12) Analyse Office (12) Analyse Office Aviduant Amoney General Office Visiting Statt Office Polygroph Salte Wife Lipi Room Open Case File Storage Secured Agent Evidence Secured Security Storage Meeting Room Vishide Storage States confident & walls @ 25% of net sub-total General Security Room Public Rest owns Men Public Rest owns Women Custodial Govers Sudfi Thysical Finding & Muniterance Incerner, Telecom, Computer & Security Room	120 180 188 144 1440 120 120 120 200 150 360 179 4270 1088 5328 200 200 1088 1088 1088 1088 1088 1088	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 3 3 3 3 2 2 3 3 3 3 3 5 5 2 7 7 7 1 1 5 1 5 1 5 1 4 4 4 4 4 4 4 4 4 4 4 4
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Stairs Considers Stairs Stairs	299 400 414 424 434 445 445 446 447 447 448 449 449 449 449 449 449 449 449 449	KANSAS BUREAU OF INVESTIGATION Reception & Lideby Administrative Available Administrative Available Works command Misc., Storage Social Agent in Overge Office, Regional Manager Social Agent in Overge Office, Regional Manager Social Agent in Overge Office, Regional Manager Social Agent in Overge Office Available Analyst Office; (12) Analyst Office; (12) Analyst Office Polygraph Suite Willie Lap Room Open Case If ile Storage Secured Laphanest Storage Secured Laphanest Storage Secured Laphanest Storage Naming Room Vahide Storage Social Control Suite Storage Social Control PROPOSED SHARED SPACE Multi Durpook Medical Room Public Restrooms Men Public Restrooms Men Public Restrooms Men Public Restrooms Men Public Restrooms Women Curacidal Clovets Suid If hypoid I triving & Mulnitariane Insender, Telecom, Computer & Security Room Building Utilky Terester and lobbies	120 180 250 168 144 1440 120 120 120 200 200 200 200 200 200 20	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 4 4 4 4 4
Sub-total gross St for Shared Space 4775 105	299 400 414 424 434 445 445 446 446 447 447 448 448 449 449 449 449 449 449 449 449	KANSAS BUREAU OF INVESTIGATION Reception & Lidiby Adminibutable Available Adminibutable Available Works on Miker, Storage Special Agent in Charge Office Regional Manager Special Agent in Charge Office Regional Manager Special Agent in Charge Office (12) Analyse Offices (12) Analyse Office (12) Available Office Available Office Polygraph Sate Wife Lap Room Renak Room Chen Case File Storage Senated Agent Evidence Secured Agent	120 1880 2500 188 1444 1440 120 120 200 360 155 360 179 4270 200 200 200 200 360 155 360 155 360 155 360 155 155 155 155 155 155 155 155 155 15	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 4 1 1 3 3 3 3 3 3 3 3 3 5 5 2 2 7 7 15 5 4 6 0 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
64 SUMMARY Sub-total gross ST for KBI 5338, 540 total gross ST for KBI 5418, 5415	299 400 414 424 434 445 445 446 446 447 447 448 448 449 449 449 449 449 449 449 449	KANSAS BUREAU OF INVESTIGATION Reception & Lichty Administrative Available More from and Mire. Storage Social Agent in Charge Office Regional Manager Social Agent in Charge Office Regional Manager Social Agent in Charge Office Assistant Amoning General Office Visiting Staff Office Polygraph Suite Will a lap Room Open Case File Storage Secured Agent Puldence Secured Agent Puldence Secured Agent Puldence Secured Social Storage Will also Boom Social Storage Section Control Storage Section Control Storage Meeting Room Visition Storage Section Control Storage Meeting Room Visition Storage Section Control Storage Meeting Room Visition Storage Section Control Storage Section Control Storage Noted Theory Section Storage Noted Theory Section Storage Noted Theory Section Storage Noted Theory Section Storage Storage Office Storage Storage Office Storage Noted Theory Section Storage Storage Office Storage Storage Office Storage Noted Theory Section Storage Storage Office Storage Storage Office Storage Noted Theory Section Storage Storage Office Storage Stora	1200 1888 2500 1444 1444 1200 1200 1200 1200 1200 12	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 4 1 1 3 3 3 3 3 3 3 3 3 5 5 2 2 7 7 15 5 4 6 0 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
64 SUMMARY Sub-total gross SF for KBI 5338, sub-total gross SF for KBI 5338, sub-total gross SF for Shared Space 4775	299 400 414 424 434 445 445 446 446 447 447 448 448 449 449 449 449 449 449 449 449	KANSAS BUREAU OF INVESTIGATION Reception & Lideby Administrative Available Administrative Available Works command Misc., Storage Social Agent in Overge Office, Regional Manager Social Agent in Overge Office, Regional Manager Social Agent in Overge Office, Regional Manager Social Agent in Overge Office Availant Amoney General Office Volding Staff Office Polygraph Suite Willie Lip Room Open Case File Storage Secured Legislant Manage Meeting Room Vehilde Storage Secured Legislant Manage Meeting Room Vehilde Storage Social Agent Fuldence Social S	120 180 250 168 144 1440 120 120 250 200 200 200 200 200 200 200 200 2	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
64 SUMMARY Sub-total gross SF for KBI 5338, sub-total gross SF for KBI 5338, sub-total gross SF for Shared Space 4775	299 400 414 424 434 445 445 446 446 447 447 448 448 449 449 449 449 449 449 449 449	KANSAS BUREAU OF INVESTIGATION Reception & Lideby Administrative Available Administrative Available Works command Misc., Storage Social Agent in Overge Office, Regional Manager Social Agent in Overge Office, Regional Manager Social Agent in Overge Office, Regional Manager Social Agent in Overge Office Availant Amoney General Office Volding Staff Office Polygraph Suite Willie Lip Room Open Case File Storage Secured Legislant Manage Meeting Room Vehilde Storage Secured Legislant Manage Meeting Room Vehilde Storage Social Agent Fuldence Social S	120 180 250 168 144 1440 120 120 250 200 200 200 200 200 200 200 200 2	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Sub-total gross SI for GIP 11.790	299 400 414 414 415 414 415 414 415 415 415 415	KANSAS BUREAU OF INVESTIGATION Reception & Lichty Administrative Available Administrative Available Works command Wars. Storage Social Agent in Charge Office Regional Manager Social Agent in Charge Office Agent of Office Availant Amoning General Office Visiting Staff Office Polygraph Suite Will of Just Office Polygraph Suite Will of Just Office Polygraph Suite Will of Just Office Social Agent Foldence Secured Legisland Storage Secured Legisland Storage Meeting Room Visitide Storage Secured Legisland Storage Secured Legisland Storage Secured Legisland Storage Meeting Room Visitide Storage Secured Legisland Storage Social Conference Social Conference Social Conference Social Conference Nutl Trapport Meeting Room Public Restrooms Wen Public Restrooms Wen Public Restrooms Wene Staff Hysical Fraining & Mulmtenance Incenser, Telecom, Computer & Security Room Bailding Utilis Devator and Jobbie Flewator Equipment Sub total net usable shared social Social Conference Social Conference Social Staff of the device Staff of the sub-total Sout total grows SF for Shared Social Sout total grows SF for Shared Social Sout total grows SF for Shared Social	120 180 250 168 144 1440 120 120 250 200 200 200 200 200 200 200 200 2	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
sub-total gross T for IBI 533B sub-total gross SF for Shared Space 47/5	299 400 414 414 415 414 415 414 415 415 415 415	RANSAS BUREAU OF INVESTIGATION Reception & Lobby Adminibutable Availabilit Workson and Miss., Storage Special Agent in Charge Office Regional Manager Special Agent in Charge Office Regional Manager Special Agent in Charge Office Agent's Officer (2) Analyst Office (2) Analyst Office Wife I gath Office Polygraph Salte Wife I gath Office Polygraph Salte Wife I gath Office Polygraph Salte Wife I gath Comm Chen Case File Storage Senared Agent Evidence Senared Agent Evidence Senared Agent Evidence Sub-total gross Senared Agent Evidence Sub-total gross Senared Wife I gath Descript Scales Confidence Sub-total net usable KBI space Scales Confidence Sub-total gross Senared Wife I varyone Sub-total gross Senare Sub-total gross Senare Fine Storage Sub-total gross Senare Sub-total gross Senare Fine Storage Incomer, Telecom, Computer & Senarity Room Building Utility Investor and lobble Fine Storage Senared Space Sub-total gross Senared	120 180 250 168 144 1440 120 120 250 200 200 200 200 200 200 200 200 2	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
oub total gross SF for Shared Space 4775	299 400 414 414 415 414 415 414 415 415 415 415	KANSAS BUREAU OF INVESTIGATION Reception & Lideby Administrative Available Administrative Available Works command Miscs, Storage Social Agent in Overge Office, Regional Manager Social Agent in Overge Office, Regional Manager Social Agent in Overge Office, Regional Manager Social Agent in Overge Office Available Analyst Office; (12) Analyst Office; (12) Analyst Office; (12) Analyst Office; (12) Analyst Office Polygraph Suite Willie Lip Room Open Case I'lle Storage Social Agent Fulderice Social Agent Social Agent Agent Social Agent Agent Social Agen	120 180 250 168 144 1440 120 120 120 200 200 200 200 200 200 20	4 6 6 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
	299 400 414 414 415 414 415 414 415 415 415 415	KANSAS BURBAU OF INVESTIGATION Reception & Lobby Administrative Available More from and Marc. Storage Special Agent in Charge Office. Reported Manager Special Agent in Charge Office. Reported Manager Special Agent in Charge Office. Reported Manager Special Agent in Charge Office. Report Office (12) Analyst Office Assistant Amoney General Office Visiting Staff Office Polygroph Suite Willie Lap Recen Renak Room Open Case File Storage Secured Leptonent Storage America (14) America Room Vehicle Storage Scalins. Confident Storage More of Special Storage Scalins. Confident Storage More of Special Storage Scalins. Confident Storage More of Special Storage Supplied Restrooms Men Public Restrooms Men Public Restrooms Men Supfiff Popular Training & Maintenance Incomerc. Telecom. Computer & Security Room Building Utilky Devator and lobbins Stead of Contral Special Storage Special Spec	1200 1888 1444 1440 120 120 120 120 120 120 120 120 120 12	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
Trainer data rate rate trainers a stocker Local (Mg.) 675/3	299 400 414 414 415 414 415 414 415 415 415 415	RANSAS BURBAU OF INVESTIGATION Reception & Linkby Administrative Available Administrative Available Works command Miser. Storage Social Agent in Charge Office Regional Manager Social Agent in Charge Office Agent of Office Assistant Amoning General Office Visiting Staff Office Polygraph Suite Will of Just Office Secured Agent Puldence Secured Agent Puldence Secured Agent Puldence Secured Agent Puldence Secured Supplement Storage Secured Agent Puldence Secured Supplement Storage Maenting Room Visitide Storage Secured Supplement Storage PROPOSED SHARED SPACE NUIL Transpose Meeting Room Public Restrooms Mee Public Restrooms Meeting Room Public Restrooms Women Cutted Suit Coerts Sulf Thysical Training & Maintenance Incerner, Telecom, Computer & Security Room Building Willing Devator and Jobites Flewator Equipment Sub total net usable shared space Sub total gross SF for Shared Social Sub-total gross SF for Shared Social SUMMARY Sub-total gross SF for SDIP Sub-total gross SF for SDIP	1200 1880 1880 1884 1444 1444 1444 1250 1200 1500 1500 1066 1066 1066 1066 1066 10	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
	299 400 414 414 415 414 415 414 415 415 415 415	RANSAS BUREAU OF INVESTIGATION Reception 8 in obty Administrative Available More from and Mise. Storage Social Agent in Ourge Office. Regional Manager Social Agent in Ourge Office. Regional Manager Social Agent in Ourge Office. Assistant Amoney General Office Visiting Staff Office Polygraph Suite Willie Lip Room Open Case File Storage Seated Agent Fulderice Sourced Leaphyment Storage Needing Room Visiting Staff Source Sourced Leaphyment Storage Seated Agent Fulderice Sourced Leaphyment Storage Needing Room Visiting Staff Source Staff Control of Source Staff Source Staff Source Staff Control of Source Staff Control of Source Staff Control of Source Staff Source	120 180 188 144 1440 120 120 120 200 200 200 200 200 200 20	4 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4

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Estimate of Project Cost

Proposed Building for KHP and KBI March 2012

Summary

<u>Description</u>	Price w/c	KDOT Participation	Price	e w/ KDOT Participation
General Site Development*	\$	892,642		-
Utilities	\$	138,325	\$	138,325
Building Dirt Work, Paving, Landscaping	\$	292,465	\$	292,465
Building	\$	2,351,635	\$	2,351,635
Subtotal	\$	3,675,067	\$	2,782,425
Design Contingency @ 10%	\$	367,507	\$	367,507
AEC Design Fees @ 8.5%	\$	312,381	\$	312,381
OFPM Fees @ 1%	\$	36,751	\$	36,751
Total Project Cost March 201	2 \$	4,391,705	\$	3,499,063

All cost are based on 2012 values and should be adjusted for inflation as time dictates

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^{*}this work could be possibly be done 100% by KDOT

Proposed Building for KHP and KBI March 2012						
General Site Development				Base		
Description	Quanity	<u>Unit</u>	Unit Price	<u>Total</u>		
Site Drainage, Mass Grading, & Roadway	<u>/S</u>					
Mobilization	1	ls	\$15,000.00	\$15,000		
Clearing and Grubbing	1	ls	\$35,000.00	\$35,000		
Embankment for KHP Site	41,533	су	\$2.00	\$83,066		
Excavation for KHP Site	207	су	\$6.00	\$1,242		
Embankment for all Roadways	23,137	су	\$2.00	\$46,274		
Excavation for all Roadways	1,653	су	\$6.00	\$9,918		
Embankment for Retention Pond	5,324	су	\$2.00	\$10,648		
Excavation for Retention Pond	72,335	су	\$6.00	\$434,010		
Embankment for Future KDOT Site	4,256	су	\$2.00	\$8,512	_	
Excavation for Future KDOT Site	9	су	\$6.00	\$54		
Embankment for Future KDOT Roadway	7,035	су	\$2.00	\$14,070		
Excavation for Future KDOT Roadway	6		\$6.00	\$36		
8.5" asphalt pavement KHP Roadway	1,900	sy	\$30.00	\$57,000		
6" crushed rock base KHP Roadway	2,140	sy	\$8.00	\$17,120		
8.5' x 4' x 52' RCB w/wingwalls	1	ea	\$20,000.00	\$20,000		
8' x 3' x 81' RCB w/wingwalls	1	ea	\$20,000.00	\$20,000		
Retention pond spillway	1	ea	\$10,000.00	\$10,000		
Erosion control	1	ls	\$50,000.00	\$50,000		
Seeding/surface restoration	19	ac	\$2,500.00			
Bonds and Insurance	1	Is	\$13,191.75	\$13,192		
			Total	\$892,642		
Not included above:						
8.5" asphalt pavement Frontage Road	4,700	sy	\$30.00	\$141,000		
6" crushed rock base Frontage Road	5,310		\$8.00			

Proposed Building for KHP and KBI March 2012							
Site Utilities							
Description	Quantity	<u>Unit</u>	\$/Unit	Total Price			
Electricity	1	each	\$70,000.00	\$70,000.00	\$70,000		
Sewer	-				\$20,075		
Install 6" PVC (9' ave. deep)	500	lf		\$17,500.00			
4" Cleanout		each	\$75.00				
Tap existing	1	each	\$2,500.00	\$2,500.00			
Gas					\$10,000		
Install 2" plastic line	500	lf	\$12.00	\$6,000.00			
Meter	1	each	\$1,500.00				
Tap existing	1	each	\$2,500.00	\$2,500.00			
Fire & Water Line					\$38,250		
6" PVC (6' deep)	500		\$30.00				
6" PVC (6' deep)	500	lf	\$30.00				
DI pipe into bldg to flange	1	each	\$1,250.00				
Fire Hydrant	1	each	\$2,500.00				
Meter	1	each	\$1,500.00				
Tap & inspection	2	each	\$1,500.00	\$3,000.00			
Storm Sewer							
Connect to existing		Isum	\$250.00				
15" HDPE pipe		lf	\$11.00				
15" HDPE pipe install (4' deep)		If	\$30.00	\$0.00			
				Total	\$138,325		
		<u> </u>		IOTAL	φ130,325		
		-			•		
Kechi Supt. Of Utilities is Larry K	allenberger	316-74	4-9287				

Proposed Building for KHP and KBI March 2012								
Site Demo & Dirtwork				Base				
<u>Description</u>	Quanity	Unit	Unit Price	<u>Total</u>				
Dirtwork:								
Strip black dirt	0	су	\$6.50	\$0				
Strip black dirt / Put back/fine grade	900	су	\$6.50	\$5,850				
Dig basement and haul off	4242	су	\$7.50	\$31,815				
Backfill basement wall	1,000	су	\$15.00	\$15,000				
20" stone fill under building	1,250	ton	\$19.00	\$23,750				
Stone backfill at basement wall	430	ton	\$20.00	\$8,600				
Compact and grade for sidewalks	4,500	sf	\$0.20	\$900				
Mass excavation		су	\$5.00	\$0				
Mass fill		су	\$10.00	\$0				
			Total	\$85,915				

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Proposed Building for KHP and KBI March 2012							
Site Concrete				Base			
Description	Quanity	Unit	Price/Unit	Total			
2' curb and gutter	1650	lf	\$23.00	\$37,950			
Turndown edge at sidewalk	740	lf	\$7.50	\$5,550			
4" Sidewalk	4506	sf	\$4.50	\$20,277			
HC Ramp	5	ea	\$650.00	\$3,250			
HC post and footing, sign	9	ea	\$200.00	\$1,800			
8" sog at dumpster	700	sf	\$6.00	\$4,200			
Transformer pad	1	ea	\$1,000.00	\$1,000			
Generator Pad	1	ea	\$2,000.00	\$2,000			
AC pads	10	ea	\$250.00	\$2,500			
			Total	\$78,527			

Proposed Building for KHP and KBI March 2012								
Building Concrete				Base				
Description	Quantity	<u>Unit</u>	<u>Unit Price</u>	Total Price				
Concrete:								
Elevator Pit sog, walls	100	sf	\$60.00	\$6,000				
Basement walls, footings	5520	sf	\$13.00	\$71,760				
16" x 48" trench footing	542	lf	\$65.00	\$35,230				
4" SOG at building and basement	14,400	sf	\$4.55	\$65,520				
6" SOG at garage	1,400	sf	\$4.75	\$6,650				
4" Slab on deck	5520	sf	\$3.60	\$19,872				
Pan stairs	405	sf	\$12.00	\$4,860				
6" elevated slab above elevator	104	sf	\$23.00	\$2,392				
Mechanical pads	1	ls	\$2,500.00	\$2,500				
Trench drain	20	lf	\$300.00	\$6,000				
Pipe bollards	20	ea	\$250.00	\$5,000				
			Total	\$225,784				

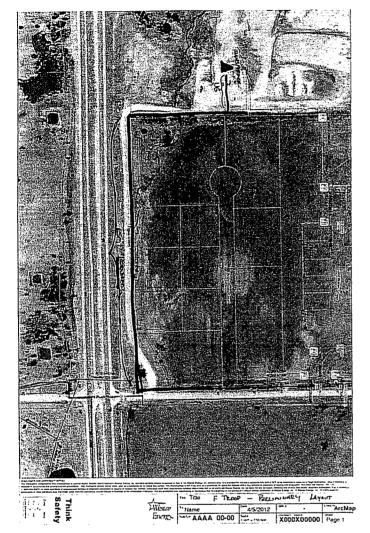
Proposed Building for KHP and KBI March 2012						
<u>Description</u>	Quantity	<u>Unit</u>	Unit Price	Total Price	Sub Totals	
General Conditions:					\$123,890	
Jobsite Trailor	12	mth	\$500.00	\$6,000		
Temporary Toilet	12	mth	\$350.00	\$4,200		
Temp Power	12	mth	\$350.00	\$4,200		
Temp Heat	1	Isum	\$15,000.00	\$15,000		
Temp Water	3	mth	\$1,000.00	\$3,000		
Material Testing	1	Isum	\$20,000.00	\$20,000		
Surveying	1	Isum	\$10,000.00	\$10,000		
Trash Disposal	12	mth	\$600.00	\$7,200		
Jobsite Sign	1	ea	\$650.00	\$650		
Jobsite Clean-up	19,920	sf	\$0.75	\$14,940		
Temp gravel surfacing	1	Isum	\$3,500.00	\$3,500		
Temp. Chain link fence	1,200	lf	\$8.50	\$10,200		
Builders Risk Insurance	20,000	sf	\$1.250	\$25,000		
Building Dirtwork & Misc. Site Amenities						
Dirt work	1	Isum	\$85,915.00	\$85,915	\$124,215	
Utilities	1	Isum	\$0.00	\$0		
Carport	1	ea	\$15,000.00	\$15,000		
Dumpster cedar fence	1	ea	\$3,500.00	\$3,500		
Fenced Yard	240	lf	\$20.00	\$4,800		
Parking Lot Striping	1	Isum	\$5,000.00	\$5,000		
Erosion Control	1	Isum	\$10,000.00	\$10,000		
		<u> </u>				
Seeding:						
Seed	20,000	sf	\$0.35	\$7,000	\$7,000	
Landscape:	1	Isum	\$15,000.00	\$15,000	\$15,000	
Termite Control:	14,400	sf	\$0.35	\$5,040	\$5,040	
Asphalt Parking and Drives with stone base:	45,000	sf	\$3.25	\$146,250	\$146,250	
				•		
Basement waterproofing, drain tile	3,848	sf	\$5.00	\$19,240	\$19,240	
	<u> </u>					
Site and Building Concrete:					\$304,311	
Site Concrete	1	ls	\$78,527.00	\$78,527		
Building Concrete	1	Is	\$225,784.00			
Brick and Masonry:		1			\$118,480	
Exterior Brick	7,232	sf	\$15.00	\$108,480		
8" CMU	1,000		\$10.00			
Structural Steel:						
SS, Joist, and Deck at basement. Stairs	5,520	sf	\$12.50	\$69,000	\$69,000	
Stucco:						
Stucco	1,188	sf	\$13.00	\$15,444	\$15,444	

Kansas Highway Patrol Building					
Description			Unit Price	Total Price	Sub Totals
Metal Stud, Drywall, Misc Insulation:					\$192,329
6 ms 12', gw 1 side, osb ext - exterior	598	lf	\$65.00	\$38,870	
Fur out, gw one side, insulation - basement	354	lf	\$32.00	\$11,328	
3-5/8 ms 10', gw both sides - basement interior	460	If	\$40.00	\$18,400	
3-5/8 stud 12', gw both sides, R-11 - interior	1,030	If	\$54.00	\$55,620	
6 stud 18', gw 1 side, osb ext	248	If	\$106.50	\$26,412	······
6 stud 18', gw both sides	180	If	\$108.50	\$19,530	
3-5/8 stud 8', gw both sides - draft stop	420	sf	\$4.00	\$1,680	
1-1/2" Insulation at basement wall	2,928	sf	\$0.85	\$2,489	
5/8" drywall on ceiling	14,400		\$1.25	\$18,000	
Wood Truss, Wood Framing:					\$103,916
Wood Trusses	17,532	sf	\$2.75	\$48,213	
Over build roof	360	sf	\$5.00	\$1,800	
Overhang at doors - framing, metal roof	4	ea	\$750.00	\$3,000	
Frame soffit	810	If	\$7.50	\$6,075	
2' interior soffit framing	150	If	\$7.50	\$1,125	
Wood mezzanine over restrooms	642	sf	\$5.00	\$3,210	
Wood stairs	1	ea	\$2,500.00	\$2,500	
Misc. blocking	2,500	If	\$4.00	\$10,000	
5/8" pw roof sheathing, felt paper, ice barrier	18,060	sf	\$1.55	\$27,993	
Standing Seam Roof, Gutter, Soffit, DS:					\$97,815
Standing Seam roof	18,060		\$4.25	\$76,755	
Gutter and downspout	810		\$11.00	\$8,910	
Metal Soffit and fascia	810	lf	\$15.00	\$12,150	
Icynene Sprayed Insulation: (open cell)					\$53,914
Wall insulation at 6" metal stud	8,420		\$1.70	\$14,314	
Ceiling insulation - R-38	14,400	sf	\$2.75	\$39,600	
Caulking, Fire Caulking:	19,920	sf	\$0.85	\$16,932	\$16,932
Doors:			· ·		\$70,150
Al. 3x7 Door, frame, and hardware	8	ea	\$2,500.00	\$20,000	
Al. 6x7 Door, frame, and hardware	1	ea	\$4,000.00	\$4,000	
SC Door, Wd frame and hardware	64		\$550.00	\$35,200	
Double doors, frame and hardware	1	ea	\$750.00	\$750	
Carder readers	6		\$1,200.00	\$7,200	
Borrow lite complete (small)	10		\$250.00	\$2,500	
Access Doors	1	ls	\$500.00	\$500	
Overhead Doors:		-			\$10,000
Overhead door	4	ea	\$2,500.00	\$10,000	
Wood Clad Windows with blinds:					\$25,500
5' x 4'	6	1	\$750.00	\$4,500	
3' x 3'	35	ea	\$600.00	\$21,000	

Kansas Highway Patrol Building					
Description	Quantity	Unit	Unit Price	Total Price	Sub Totals
Acoustical Ceiling:		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			\$48,131
Acoustical Ceiling	17,502	sf	\$2.75	\$48,131	
Floor Covering:					\$90,066
Carpet	13,945	sf	\$3.50	\$48,808	400,000
VCT	2,095	sf	\$3.00	\$6,285	
CT	1,462	sf	\$6.50	\$9,503	
Ceramic on walls	2,160	sf	\$7.00	\$15,120	
vinyl base	4,600	If	\$2.25	\$10,350	
Painting:					\$39,844
Paint drywall	62,240	sf	\$0.60	\$37,344	
Misc. paint	1	ls	\$2,500.00	\$2,500	
Casework, Countertops, Shelving:					\$39,420
Plam base cabinets, SS Tops	50	If	\$300.00	\$15,000	ΨΟΟ, ΤΕΟ
Plam upper cabinets	50	if	\$120.00	\$6,000	
Closet shelving with rod	28	lf	\$15.00	\$420	
Shelving at storage rooms	520	ır İf	\$7.50	\$3,900	
SS vanity with bowl	5	ea	\$1,300.00	\$6,500	
Window sills	41	ea	\$100.00	\$4,100	
Window casing	580	If	\$5.00	\$2,900	
Hand rail	40	if	\$15.00	\$600	
Traing (will			7.000		
TP, TA, Signage, and Lockers:					\$50,035
Toilet partitions - plastic	13	ea	\$1,250.00	\$16,250	
Grab bars	10	ea	\$125.00	\$1,250	
Towel bar	4	ea	\$85.00	\$340	
30"x46" mirror	5	ea	\$250.00	\$1,250	
TPH	13	ea	\$65.00	\$845	
Curtain Rod	4	ea	\$100.00	\$400	
Mop sink	2	ea	\$200.00	\$400	
Shower bench	2	ea	\$550.00	\$1,100	
FEC, FE	4	ea	\$300.00	\$1,200	
Lockers	20	ea	\$350.00	\$7,000	
Signage	1	Is	\$5,000.00	\$5,000	
Exterior Signage	1	ls	\$15,000.00	\$15,000	

Kansas Highway Patrol Building							
Description	Quantity	Unit	Unit Price	Total Price	Sub Totals		
	· · · · · · · · · · · · · · · · · · ·						
Plumbing:	19,920	sf	\$8.00	\$159,360	\$159,360		
HVAC:	19,920	sf	\$12.00	\$239,040	\$239,040		
Electrical, Fire alarm:	19,920	sf	\$14.00	\$278,880	\$278,880		
Fire sprinkler:	19,920	sf	\$2.75	\$54,780	\$54,780		
			Sub Total	\$2,517,981	\$2,517,981		
Superintendent:	52	wks	\$1,600.00	\$83,200	\$83,200		
Contingency:	10.00%	total	\$2,601,181	\$260,118	\$260,118		
Bond:	1.50%	total	\$2,861,299	\$42,919	\$42,919		
1.00	Tota	Cont	ract Amount	\$2,904,218	\$2,904,218		
less contingency	included in Summary Sheet			\$260,118			
less Building Dirtwork & Misc. Site Amenities				\$124,215			
	included in Summary Sheet			\$7,000			
	included in Summary Sheet			\$15,000			
less parking lot	included in Summary Sheet \$146,25						
				\$552,583	\$552,583		
					\$2,351,635		

Appendix C— Westar Electrical Service Sketch & Estimate



Page 1 of 1

From: "Reed Hobros Quantitatinetty, certifiate: Trunds, Arra 65, 2012 11 00 AM
To: semantification point of the Attach: http://doi.org/10.1006/10.1007

F Troop - Prelim OH Design

(See attached file img-405110155-0001.pdf)

If you have any questions, please call or e-mail

Reed Holbrook 03/30/2012 12:19 PM

To "Dave Emip" <emigarch@stroublat net>

cc Subject: Re: Kansas Highway Patrol (Document link: Reed Holbrook)

Good afternoon Dave - The cost to provide (underground) UG distribution to site mark on provided site plan is estimated to be \$95,000. Ben Kernan from KDOT has requested Westar provide an (overhead) OH cost for this project as well. After I receive electrical toads for this project, they can be applied to the initial cost as a credit. If you have any questions, please call or e-mail.

tnanks. reh

250-8144 - cell