SCHEMATIC GENERAL NOTES:

Break out separate costs for Base Costs and Alternate. Alternate cost to also have an option of removing east wall of existing Council Room and replacing with 30 foot wide flange and column at window
Estimator to break out these incremental costs below as well as byspecification division similar to the Feasibility Study estimate, as a shopping list for the Building Committee. Besides the notes within the drawings, the following is a list deliniating some differences between base cost and alternate:

Base Cost Estimate vs. Alternate Items:
1. Base: only replacing cooling coil and condensing unit for the existing air handling unit. Alternate: entire new air handling unit.
2. Base: two video screens in Council. Alternate: add one large video screen in the second floor Conference Room with AV feed from Council.
3. Base: CAT-6 for Police only. Alternate: telecommunications CAT-6 cabline other than the CAT-6 in Police
4. Base: unenclosed exterior egress stair on east side of building. Alternate: Sally port/stair enclosure with expanded Council Room.
5. Base: re-gasketing and re-caulking existing windows. Alternate: Replacement of all windows and spandrel glass to double pane.
6. Base: besides ADA upgrades and finishes, modify existing single bottom cylinder for safety with "cushion" alternative if cylindar fails. Alternate: Completely replaced elevator.
7. Base: City will move out of building during construction

Costs of upgrades to Primary Functions break-out
To determine the minimum expenditures under the "20% rule" ADA requirement the estimator should ascertain the portions of the Base and Alternate spent on the "primary function areas" as separate from all other. This work would not include electrical, hvac, fire-protection, non-police toilets, elevator mechanical upgrades or staff and police areas where the public would never go such as locker rooms. This would include Interview rooms, Holding cells, booking, Sally Port, Chief's office Prosecutor Office, Court Room, all lobbies, elevator finishes and the entire east side of the second floor.

ADA break-out
For the calculation above, we will also want a cost break out of specifically the ADA upgrades, such as parking drop-off and leveling, new accessible stalls and related regrading and paving, all toilet rooms including finishes and fixtures, drinking fountains, accessible door hardware and newly widened accessible doors (toilet doors).

Section 1 (Administration):
Phasing of Work: Contractor to figure that the Police will move out during construction, but that the City Staff will not. Also, the Third floor east side tenants will move to the west side prior to construction. The Third Floor east must be completed prior to the Police moving out so they may use the storage.
Work Time: Contractor may work during regular working hours, but do their best to keep the noise down.
Third Floor West: Other than adding sprinkler piping, no work is to be included in the third floor west tenant space, including the entry door, except new lever hardware to match the building standard.

Section 2 (Site Work and Demolition):
Demolition:
Doors and Hardware: Contractor to remove, salvage and store existing doors and hardware as shown on plans, and store on site or demolish at owners request.
Floors: Remove all floor coverings, including carpet and tile.
Ceilings: Remove all ceiling tile and grid (except 3rd Floor west if they can be retained with new sprinkler work)
Walls: All existing wall covering and base to be removed (except 3rd Floor west), and walls prepared for paint or new wall coverings.

Section 3 (Concrete):
Re: Structural

Section 4 (Masonry):
Re: Structural. New Sally Port to have 8" Concrete Masonry Unit (CMU) walls with exterior insulation finish system on the exterior.

Section 5 (Metals):
New Sally Port roof to be framed in 12" light gage sections (not bar joists) at 16" on center. The new exterior stairs will be 12" steel channels with metal risers and treads (solid not grates).

SECTION 6 (Carpentry):
New Council dias to be wood panel high-end construction with new AV equipment. Each Council Person and the Mayor to have embedded screens. Re: Audio Visual drawings. New countertops in kitchen and toilet rooms and all cabinets to be laminate.

SECTION 7 (Thermal):
The Alternate Sally Port and Stair roofs to be EPDM rubber roofing over rigid insulation. Batt insulation to be used in stud sound walls where new

SECTION 8 (Doors and Windows):
Doors:
Reuse existing doors where possible. Replace existing knob hardware with lever hardware. New key card controls as shown on security drawings. Metal keys may be used elsewhere (owner understands that metal keys are not accessible per the ADA).

Windows:
Windows Kawneer 451T for new south entry enclosure plus vestibule and south canopy doors and glass, use Kawneer System 1600 system 1 for vertical windows and related spandral glass

Section 9 (Finishes):
See Finish Notes this sheet.

Section 10 (Specialties):
All accessible toilets to have 36" and 42" horizontal bars and an 18" vertical bar. All lavatories to have protected pipes underneath. All mirrors to be replaced.

Division 11 (Equipment):
No equipment to be included in the cost estimates (such as refrigerators, microwaves, phones, etc.) unless specifically required for AV systems.

Division 12 (Furnishings):
No furnishings to be included in the cost estimates. This includes coffe tables, conference tables, chairs and desks.

Division 13

Division 14 (Conveying Systems):
The elevator will have all new finishes and be fully ADA compliant. In the base cost, estimator to figure installing the breaking device which will cushion the elevator from a hard fall in the event of the single bottom cylindar failing. In the alternate, the estimator is to figure a new elevator. In either case the leevator needs new jamb signage, a hall indicator light, audible and visual signals, new cab controls and new lowered hallway controls. Existing lighting and lens to be replaced in the base cost estimate.

Section 15 (Mechanical):
Reuse all urinals. Replace all toilets, lavatories and drinking fountains.

Section 16 (Electrical)
15 Replace lighting in drive-through canopy with same

FIRST FLOOR
1. Elevator - Replace

A1 Schematic General Notes
1 1/2" = 1'-0"

GENERAL

Building: Roeland Park City Hall

Address: 4600 W 51st Street
Roeland Park, KS 66205

ZONING

Lot Area: 0.9747 acres (42,460.5080 square feet)

Zoned: Office Building District

Building Setbacks:
South Front Yard: 35.47' provided, 35' minimum required
West Side Yard: 35.55' provided, none required for building
(the sidewalk is not on the property, 15' minimum required)
East Side Yard: 50.34' provided, 20' where abuts residential property
Rear Yard: 146' +/-, none required (30' where abuts residential property, 20' where residential is separated by a street) residential property

Parking: Total Number of Spaces _____(including 9 "head-in" parks stalls off Granada St. to west); 63 spaces required (4 spaces/1000sf Sec. 16-215).
Total Number of Accessible Spaces: 3, 3 required.
Shared parking: "may be allowed in office park" per Sec. 16-312. Code Official Mike Flickinger has agreed to using Granada head-in parking in count

Drive Aisles: Existing appear to be above the 24'-0" wide minimum

Setbacks: West 4'+/-South 9'+/-; no parking within 30' of a right-of-way (Sec. 16-305)
North 2'+/-, East 4'+/-; no parking within 6' of a lot line (Sec.16-305)

Lighting: Regular street light heads in parking area do not appear to be screened from street or residential as required (Sec. 16-306).

Screening: Virtually none provided; 6'-0" high minimum parking screening required on all 4 sides (Sec. 16-307)

Landscaping: No parking landscaping; none required. (Sec. 16-308/ 16-324)

Landscaping and Screening: Specie required: *It is unlikely that the existing landscaping is compliant specie requirements. We recommend that the City Forester review this area, or hire a professional to determine compliance. (Sec. 16-318).*

Number required: It appears that the number of trees and shrubs is deficient; one tree per 40' of street frontage in the right-of-way setback (Sec. 16-322, 323).
HVAC screening: The ground mounted cooling towers are screened by a wood fence. It is assumed that the screening requirement for rooftop equipment does not pertain to exhaust fans, HVAC intakes and signal towers.

BUILDING

Building Codes
Applicable Building Codes:

Existing Building Construction:	2003 International Existing Building Code (IEBC)
Energy:	2003 International Energy Conservation Code (IECC)
New Construction:	2003 International Building Code (IBC)
Mechanical:	2003 International Mechanical Code (IMC)
Plumbing:	2003 International Plumbing Code (IPC)
Electrical:	2002 National Electric Code (NEC)
Fire Safety:	2003 International Fire Code (IFC)

Building Height: 3 stories (3 allowable due to sprinkled building per Section 504.2)

Height: 34'-11" +/-, 40'-0" maximum allowed (height to parapet, antenna and rooftop equipment exceed this)

Building Construction Type: IIB

Building Area: 16,672 square feet; (Existing: 15,600 square feet)
Allowable Area: 26,125 square feet (275% area increase - 200 due to sprinklered building, 75 due to frontage on all sides)

Sprinkler System: Yes (none existing)

Occupancy: # of people... to be reviewed

Occupancy Types: Assembly A-3 (classroom, City Council, Court)
Business B (all other except armory, sally port and assembly spaces above)
Storage S-2 - Sally Port
Hazardous H... *(Armory? - yet to be defined with the Chief of Police)*
Holding Cell/Booking

Occupancy Separations:

S-2 to A-3:	2-hour (2003 IBC, Table 302.3.2)	0-hour (2006 IBC Table 508.3)
S-2 to B:	2-hour	1-hour
A-3 to B:	2-hour	1-hour

Construction Type: IIB, IIIB, VA or VB
The code analysis construction type used on the original project is unknown, but it appears that many construction types could be used (types IIB, IIIB or VA or VB) on a future renovation depending on the size of expansion, potential hazardous materials stored (munitions, etc.) and possible addition of a sprinkler system.

Fire Ratings: Corridors: 0-hour with sprinkled building (Table 1016.1)
New Stair: 2-hour as required by area separations

Dead End Corridors: 50 feet (1016.3, Exception 2)

Maximum Exit Access Travel Distance: 300 feet (Table 1015.1)

Stairway and Corridor Widths: 36" minimum where 50 persons or less occupancy (1016.2, Exception 3, 1009.1 Exc. 1))
44" minimum elsewhere (1016.2, 1009.1)

Plumbing Counts: Toilets Men: 3 or 4 required, 5.5 provided
Women: 4 required; 5.5 provided
Lavatories Men and Women: 3 required; 3.5 Men, 5.5 Women provided
Drinking Fountain: 4 required (1 per 100 people); 6 provided
Janitor's Sink: 1 in building, required

A9 Code Information
1 1/2" = 1'-0"

Schematic Plans Sheet List

Architectural:
SD - A0 Codes Information and Notes
SD - A1 Site Plan
SD - A2 Demolition Plans
SD - A3 Floor Plans

Mechanical, Electrical, Plumbing
MP1 First /Second Floor Mechanical/Plumbing Plan
MP2 Third Floor Mechanical/Plumbing Plan
E1 First /Second Floor Electrical Plan
E2 Third Floor Plan Electrical

Technology Plans
T1 First Floor Plan Technology
TY0 Security Legend and Schedules
TY1 Security Floor Plans

N17 Schematic Sheet List
1 1/2" = 1'-0"

Finish Notes
General: All ceiling tile and grid to be replaced, if necessary for new sprinkler system and HVAC. Ideally no new ceilings for Third Floor west if only sprinkler work

FIRST FLOOR

Lobby, Open Stairs
Floor: Wood
Walls: Wood panel (and/or artistic design)

Police Offices
Floor: Carpet tile, wood in Waiting
Walls: Paint
Break Room: laminate cabinets, vinyl enhanced floor tile
Squad Room: vinyl enhanced floor tile

Court
Floor: Wood
Walls: Very good quality wall covering, 1 wall acoustical wall panel
Ceiling: 3' gypsum soffit dropped 2" around perimeter
Judges Bench: Wood panel 1/2 wall with laminate counter desktop

Booking
Floor: Sealed Concrete
Walls: Painted CMU
Ceilings: Gypsum over plywood

Sally Port
Floor: Sealed Concrete
Walls: Painted CMU
Ceiling: None

Enclosed Stair
Floor: VCT existing to remain
Walls: Paint

Toilets (Typical all floors)
Floor: Vinyl enhanced tile in Base; Ceramic Tile in Alternate
Walls: Epoxy paint in Base: Ceramic Tile in Alternate

SECOND FLOOR

Lobby, Open Stairs
Floor: Wood
Walls: Wood panel (and/or artistic design)

Staff Offices
Floor: Carpet tile
Walls: Paint

Reception
Floor: Carpet tile
Walls: Wall covering

Waiting
Floor: Wood
Walls: Wall covering

Council and Corridor
Floor: Wood
Wall: 1/3 wood paneling (lower), 2/3 Acoustic panel (upper)
Crown/Picture molding for hanging art
Ceiling: 3' gypsum soffit around back and sides with gypsum over council dais
Dais: Wood panel

Conference Room
Walls: Wall covering
Floor: Carpet tile

Mayor
Floor: Carpet tile
Walls: One wall wall covering, three walls paint

Break Room
Floor: Vinyl Enhanced tile
Walls: Paint
Cabinets: Wood

THIRD FLOOR

Lobby, Open Stairs
Floor: Carpet tile
Wall: Paint

West side offices
All: Existing to remain, see general note for ceilings

Police Locker Rooms
Floor: Rubber tile
Walls: Paint

All other storage
Floors: Sealed concrete
Walls: Paint
Ceilings: None

A17 Finish Notes
1 1/2" = 1'-0"

Roeland Park City Hall Building and Site Improvements

City of Roeland Park, Kansas

4600 West 51st Street
Roeland Park, KS 66205

ISSUED FOR:

Schematic Design Progress	24 November 2009

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816 421 1262 f
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Contact: Steve Carroll 816-531-4144

Mechanical Electrical Plumbing Engineer
BGR Consulting Engineers
908 Broadway Blvd
Kansas City, MO 64105-1538
Contact: Katrina Gerber 816-842-2800

Security/Audio-Visual Engineer
Henderson Engineers Inc.
8325 Lenexa Drive
Lenexa, KS 66214
Contact: Mark Mauer 913-742-5000

Civil Engineer

Landscape Architect

KEY PLAN

Drawn By Author
Checked By Checker

Codes Information and Notes

SD-A0

Project Number: Project Number

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