

# **Jardine Apartments, Phase 3A Perimeter Roadways and Parking Construction**



**Prepared by Facilities Planning  
October 12, 2010**

## **Jardine Apartments, Phase 3A Perimeter Roadways and Parking Construction**

### **Introduction**

Kansas State University's Housing and Dining Services is continuing the renovation of the Jardine Apartment Complexes. The completed renovations have increased population density in the area. This increased student population requires additional road and parking infrastructure to manage the increase in vehicular traffic in the area.

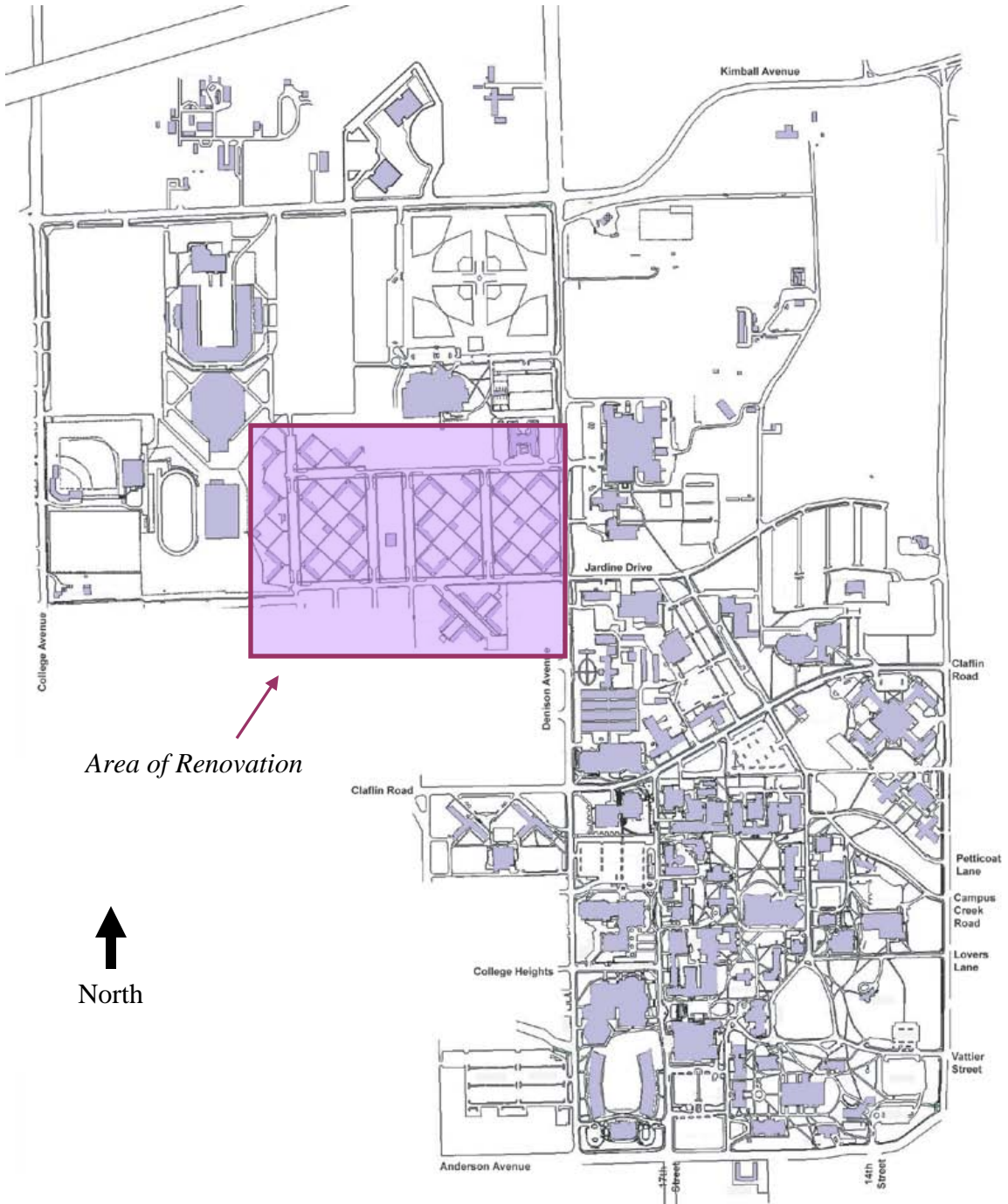
### **Project Description and Justification**

This project will complete new roadway construction by realigning Kerr Drive to the North and extending the road way along the west perimeter of the site tying to Jardine Drive on the South side of the complex. In addition to the roadway, parking spaces are to be constructed along side and adjacent to the road This site work will take place in conjunction with Phase 2 redevelopment new apartment construction and will require coordination on site as well as with neighboring project at the K-State Recreation center an the Bramlage Coliseum addition. The new roadway will create approximately 275 new parking stalls. This project is necessary to meet the needs of the additional new apartment construction on site and to address the current parking deficit. The ability to take traffic around the perimeter of the site will help promote pedestrian safety and allow for access for emergency vehicles to perimeter buildings.

### **Scope of Work**

All roadways and parking areas on 3.1 of the 2010 Jardine Apartments Redevelopment shown on the master plan wit the except of those on South Jardine Drive are to be completed. This work shall include the necessary retaining walls related to grade changes, sidewalks from Parking to residential areas, parking space striping, perimeter lighting, fire hydrant installation, replacement of perimeter fencing, wash house demolition, and storm water management. All work is to meet Kansas State University and Jardine Redevelopment standards. Although no landscaping is proposed in this program, the necessary sleeves to allow for future irrigation and site landscaping are to be planned for.

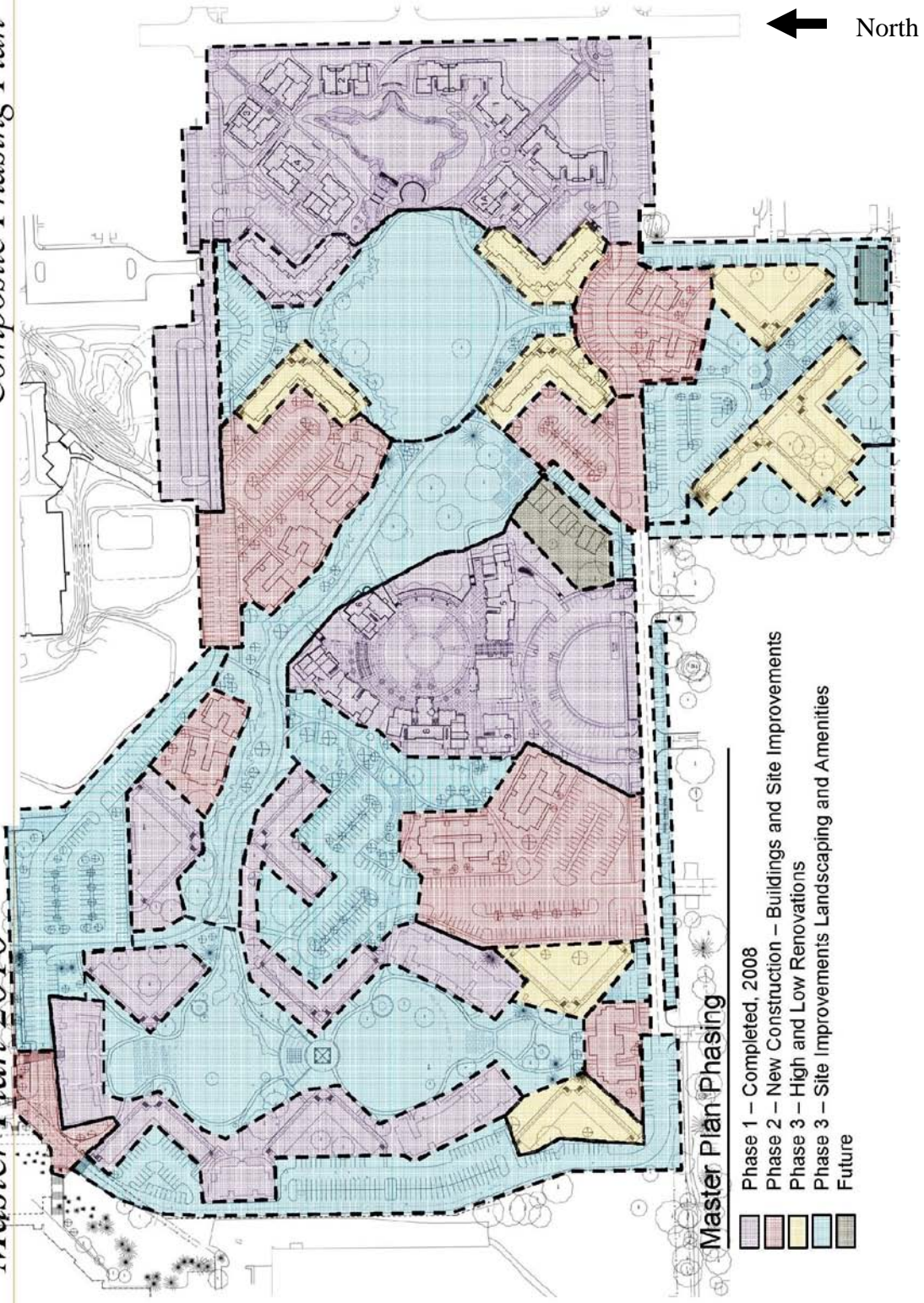
# Map





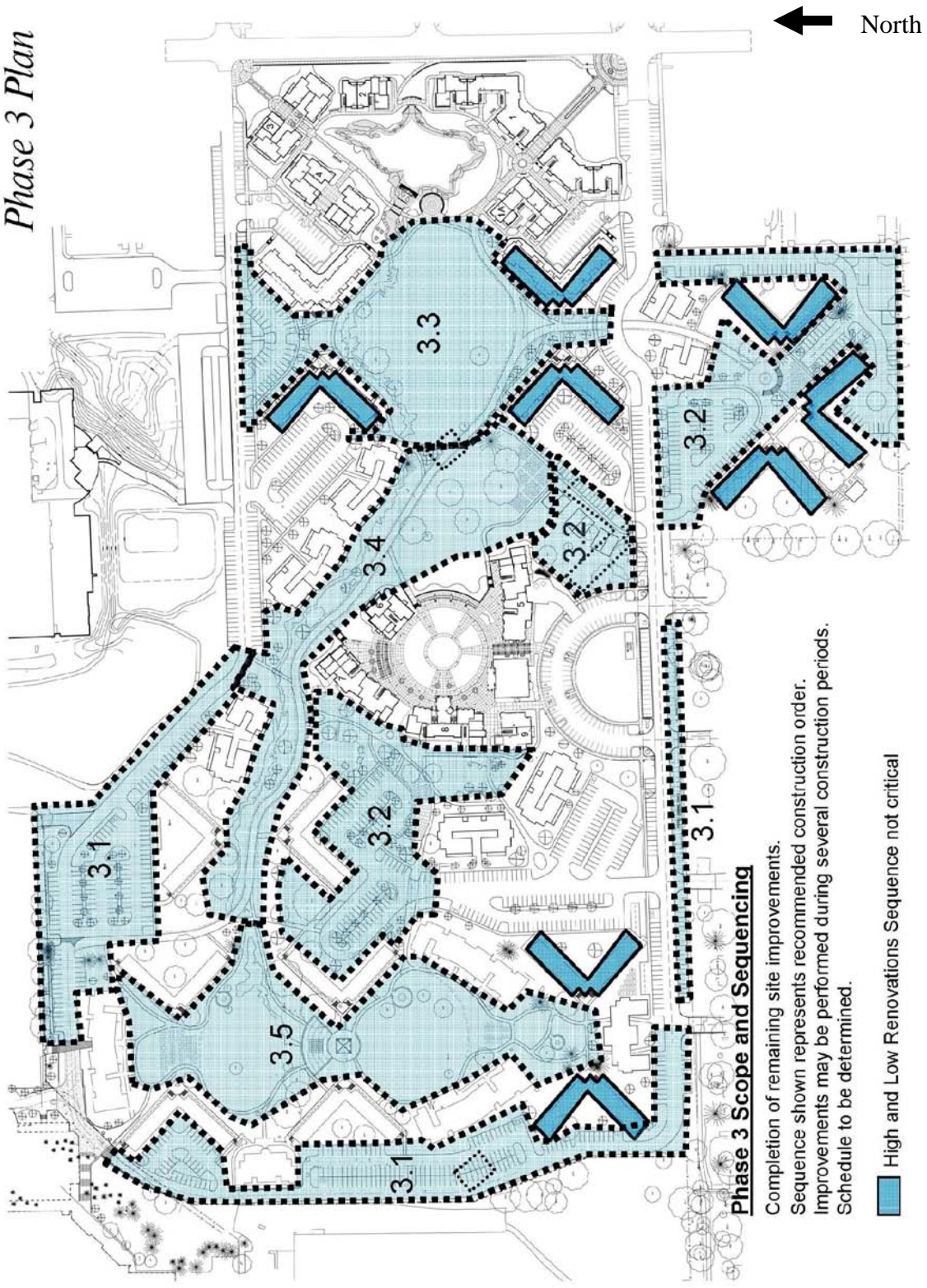
*Composite Phasing Plan*

*Master Plan 2010*





*Phase 3 Plan*



**Phase 3 Scope and Sequencing**

Completion of remaining site improvements.  
Sequence shown represents recommended construction order.  
Improvements may be performed during several construction periods.  
Schedule to be determined.

■ High and Low Renovations Sequence not critical

## Project Costs

Site Demolition	\$25,000
Site Preparation, cut & fill, excavation	500,000
Roadways, parking, Fire Lanes	700,000
Walkways	25,000
Utilities Extensions and Relocations	50,000
Retaining Wall and Fence Replacement	200,000
Site Lighting, Emergency Phones	100,000
Storm Water	100,000
Wash House Demolition	<u>20,000</u>
Subtotal	\$1,720,000
Fees and Contingencies (20%)	<u>430,000</u>
Total Project costs	\$2,150,000

## Funding

This project will be financed by the Kansas Development Finance Authority.

## Time Line

Advertising for Engineering Services	October 2010
Design Documentation	November 2010 – January 2011
Bidding	February 2011
Construction	March – August 2011
Completion	August 2011