

Building Design and Construction Manual

CHAPTER 1 - OFFICE OF FACILITIES AND PROPERTY MANAGEMENT

1.0 Overview

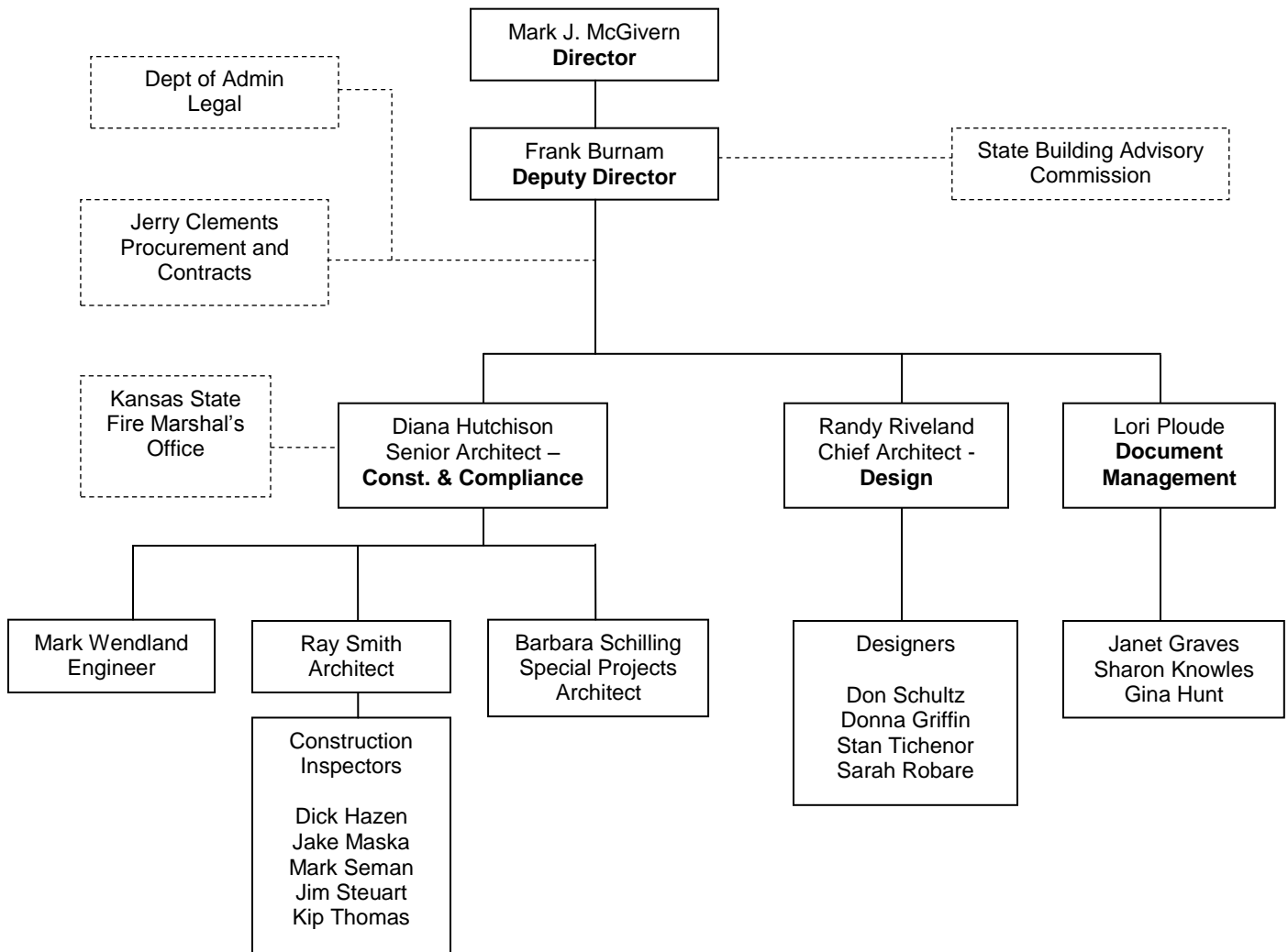
- 1.1 The Office of Facilities and Property Management (OFPM) – Design and Construction provides professional design and construction related services to state agencies.
- 1.2 Design and Construction’s primary objective is to assist state agencies in the delivery of safe, high-quality facilities within established programs, budgets, and schedules. OFPM provides the following services:
 - 1.2.1 Coordination of the nomination and selection of project architects and engineers ([K.S.A. 75-1253](#)).
 - 1.2.2 architectural and engineering design services on designated projects ([K.S.A. 75-1254](#)),
 - 1.2.3 assistance in the “administration of contracts for professional services and contracts for construction” ([K.S.A. 75-1259](#) and [75-1262](#)),
 - 1.2.4 contracts for ancillary services ([K.S.A. 75-3784](#)),
 - 1.2.5 interpretation and enforcement of building codes, accessibility laws and construction standards for the protection of health and safety in buildings, ([K.S.A. 75-3783](#), [76-757](#) and [58-1304](#)),
 - 1.2.6 prepare and send to the Joint Committee on State Building Construction, monthly change order and construction status reports ([K.S.A. 75-1264](#))
 - 1.2.7 consistent and equitable bidding phase services,
 - 1.2.8 maintenance of archival records of state buildings ([K.S.A. 75-1267](#)),
 - 1.2.9 technical and administrative support for the State Building Advisory Commission (SBAC) ([K.S.A. 75-3780](#)),
 - 1.2.10 technical studies and reports as requested.

2.0 Sections

- 2.1 Construction & Compliance section assists in the management of projects when fees are negotiated to do so, reviews all projects prior to bidding, and assists in construction administration when fees are negotiated for requested observation. This section also conducts building code and accessibility (ADAAG/UFAS) reviews, issues project acceptance of code footprints, inspects projects under construction for code compliance, and issues the Certificate of Occupancy for each project.
- 2.2 The Design section consists of architectural and engineering designers, who serve under a licensed architect/engineer and completes design work for agencies statewide as well as the Capitol Complex. Services include but are not limited to design, code compliance, construction documents, bid analysis, and construction administration.
- 2.3 The Space and Document Management Section provides space planning and leasing of space in the Capitol Complex, Finney State Office Building in Wichita and Cedar Crest. This section provides bidding phase services, standardized front end specifications including general conditions, manages the on-line plan room, and maintains the agency archives and the state’s historical archive of construction documents.

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2.4 The Office of Facilities and Property Management – Design & Construction organizational chart appears below.



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4.0 Contact List for Design & Construction

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END OF CHAPTER 1