



MSO CAMPUS

The City of Lawrence is constructing a new Municipal Services & Operations (MSO) Campus to bring multiple divisions to one consolidated location.

The project will replace outdated, flood-prone facilities with a modern, sustainable campus that supports efficiency, safety, and long-term resilience.

Facilities that Serve the City

+ Better Service Through Consolidation

Bringing all MSO field divisions together means faster response times, smoother coordination between teams, and improved customer service for the community.

+ Built to Save, Year After Year

The new campus is designed to reduce annual operations and maintenance costs while minimizing the risk of catastrophic loss.

+ Sustainable by Design

The MSO Campus is targeting LEED Gold certification, with features like solar-ready infrastructure, native landscaping, high-efficiency systems, and responsible construction waste management.

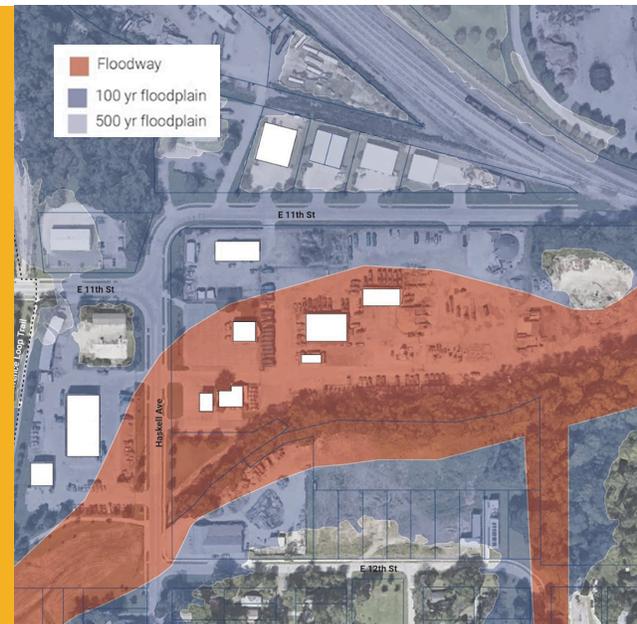
Why Now?

+ Barriers to Efficient Service

Many MSO facilities are undersized, unsafe, and in disrepair. These far-spread buildings slow our emergency response time and provide poor working conditions for Staff. Additionally, several of these facilities are in high risk flood zones and cannot legally be rebuilt or improved at their current locations.

+ Facilities We're Saying Goodbye To

- Field Operations, Solid Waste, and Fuel Island - 1110 Haskell Ave.
- Central Maintenance Garage - 1101 Haskell Ave.
- Traffic Operations - 445 Mississippi St.
- Solid Waste and MSO Administration - 320 NE Industrial Ln.



Big Impact for Lawrence

- + Faster Emergency Response
- + Secured, Consolidated Facilities
- + Healthier Space for Essential Workers
- + Reduced Maintenance/Operation Costs





MSO CAMPUS

This project is a strategic investment in the future of Lawrence and the safety of our essential workers.

By consolidating operations into one efficient, purpose-built campus, we're reducing long-term maintenance costs, decreasing travel time between sites, and improving service response across the city.



Cost & Funding Breakdown

+ Funding the Project

The MSO Campus is funded through a mix of general fund and enterprise funds—meaning the cost is shared across relevant City services. This approach allows the City to complete the project without raising the mill levy.

+ Flexible, Efficient Construction

We're using a Construction Manager at Risk (CMR) model, which brings the contractor into the process early. This allows us to explore cost-saving options and design efficiencies as the project progresses.

PHASE 1 -

Total Cost of Construction + \$55.3M

Soft Costs + \$9.5M

Phase 1 Total **\$64.8M**

PHASE 2 -

Total Cost of Construction + \$54.8M

Soft Costs + \$10.5M

Phase 2 Total **\$65.3M**

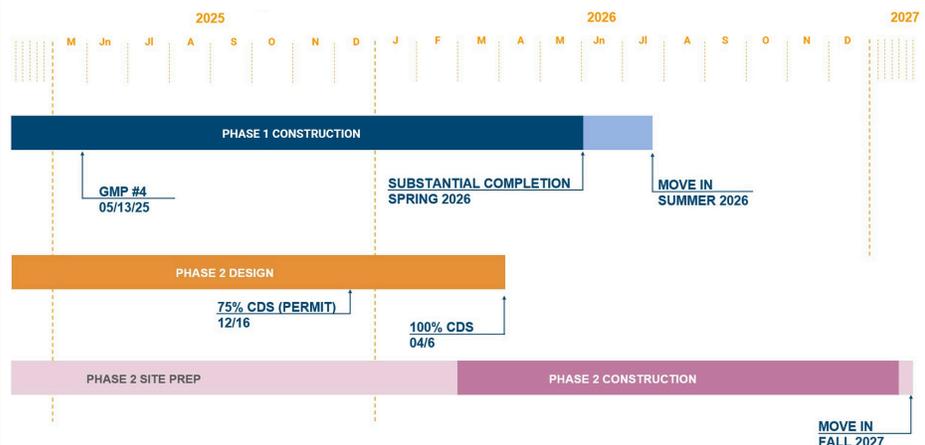
Total Cost for All Phases **\$130.1M**

Project Phasing & Timeline

The MSO Campus is being built in two phases.

Phase 1 includes Streets, Stormwater, Traffic, Wastewater, Water Distribution, Inspections, Construction Management, Engineering, Development, and Administration divisions.

Phase 2 includes the Central Maintenance Garage and Solid Waste divisions.



Phase 1 construction is underway, with move-in planned for Summer 2026.

Phase 2 design is expected to wrap up in April 2026.