



Thrift Shop & Recycling Center Remodel Update

AB5753

September 22, 2020

Presentation Overview

- Thrift Shop Operations Update
- Presentation of Conceptual Options & Cost Estimates
- Next Steps



Thrift Shop Operations Update

- Partially Re-Opened –
 - Sundays Only due to COVID Requirements
 - Online Sales continue
- Additional Safety Measures
 - 30% occupancy of building – limiting to no more than 21 customers
 - Social distancing, facial covering and customer traffic management required
- Donation Processing Update
 - No donations since February 2020
 - Quarantine and collection requirements will require more processing space
 - Staff evaluating a 2-building model while beginning donation collection



Thrift Shop Operations Update

- Staff continue to prioritize additional re-opening of Thrift Shop in expanded role (i.e. more days)
 - Anticipate increasing operational hours in mid-October. Assuming no further changes in Covid-19 requirements or guidance.
- Volunteers are needed:
 - Current volunteer numbers are significantly reduced– a combination of shut-down, limited operations, and Pandemic related apprehension.
 - Volunteers will be critical to increasing retail hours, processing donations, expanding online sales, and enhancing the efficiency of operations.
- Staff evaluating 2-building Operation:
 - Donations will be accepted in an event style format at a secondary City facility. (monthly-weekly)
 - Some restrictions may be necessary (i.e. no large or bulky items/furniture due to space limitations)
 - Emergency Operation Team will evaluate the Operational Plan and ensure compliance with COVID Requirement Measures



Project Scope & Approach

- Project Goals:
 - Expand retail area of Thrift Shop with goal of additional floor space
 - Relocate reception and processing of donations to Recycling Center. Decommission existing production spaces (donation processing areas) in the Thrift Shop
 - Create new office Area & ADA restrooms
- Developed Two Options for Consideration:
 - Option A – Closely resembles the conceptual design presented early in the process
 - Option B – Smaller remodel of the existing Thrift Shop; additional processing space at Recycle Center
 - Costs related to each facility are estimated separately so options can be combined or modified (e.g. either Thrift Shop option could be combined with a different processing location)

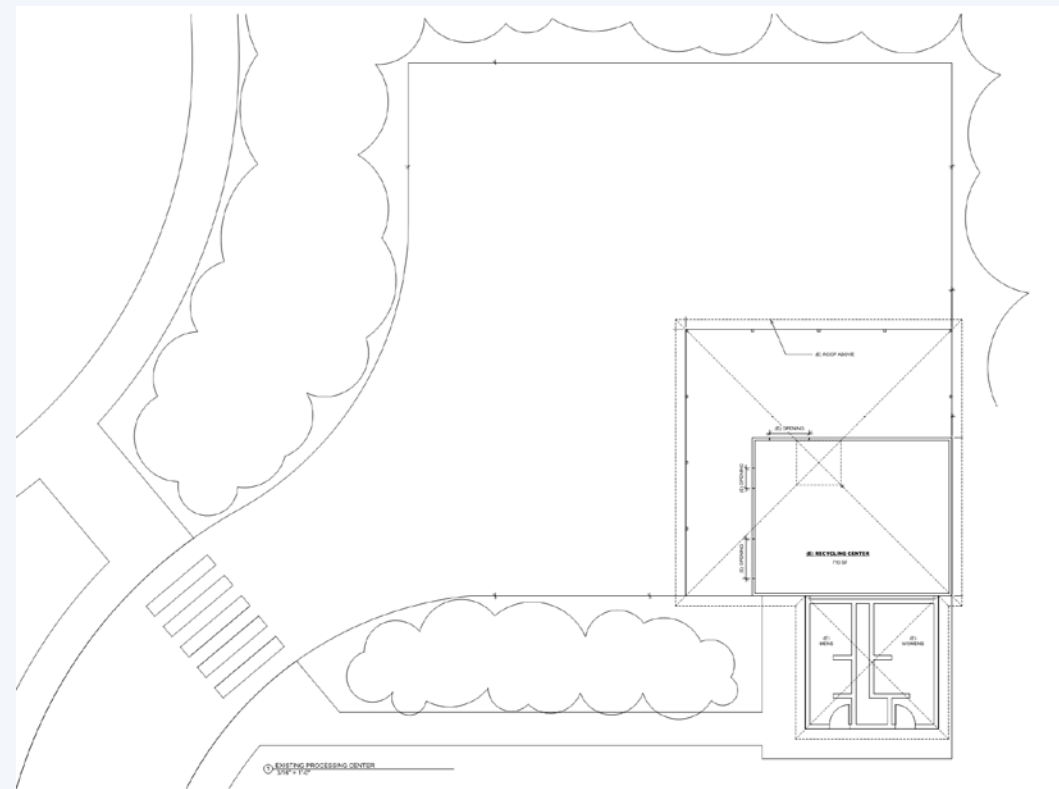


Review of Existing Facilities

Thrift Store



Recycling Center



RETAIL



PROCESSING



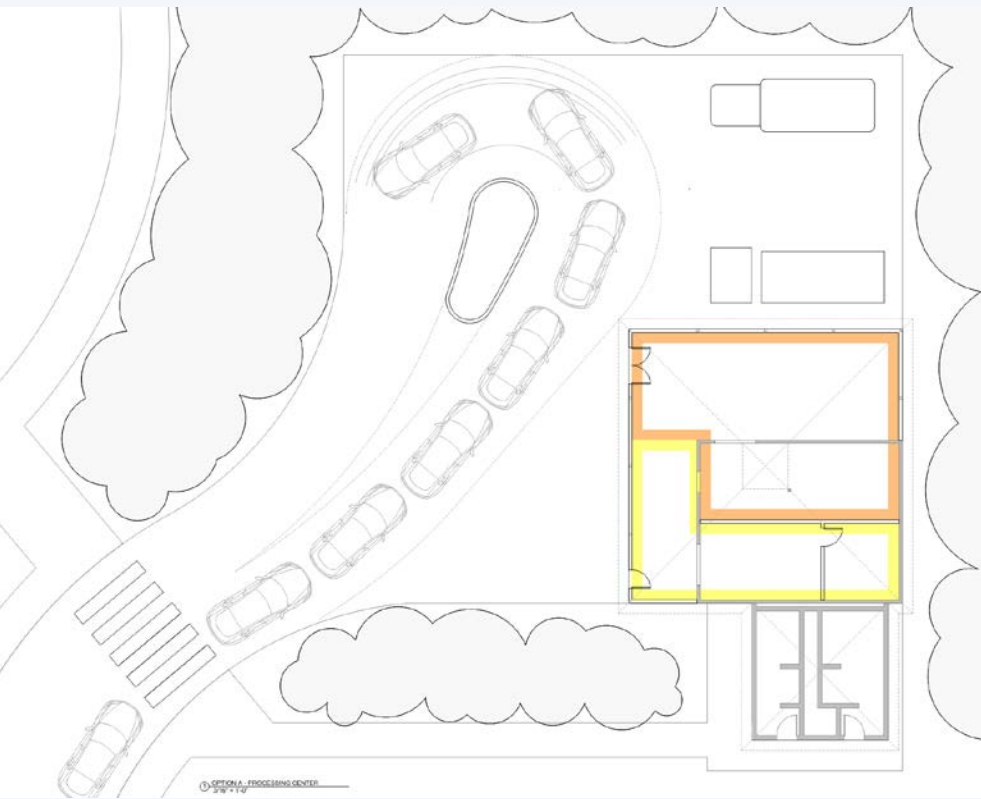
MISC BOH



Option A – Retail Emphasis

Thrift Store

Donations Center



RETAIL

PROCESSING

MISC BOH

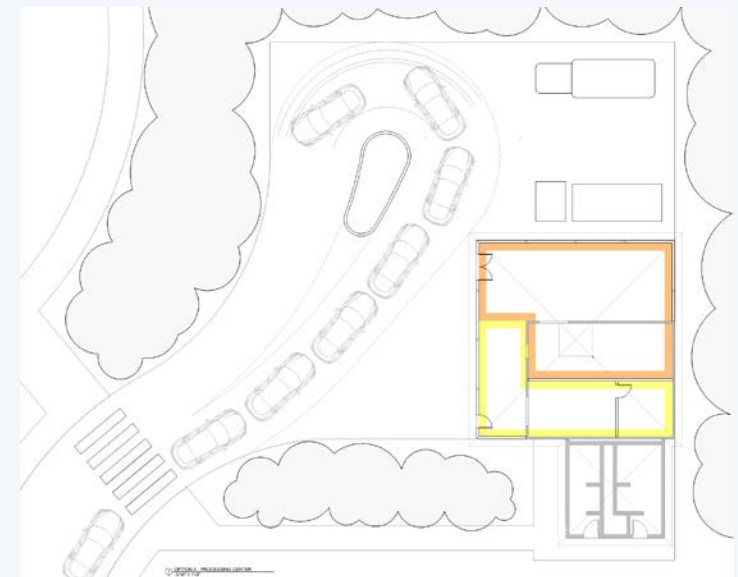


Option A – Retail Emphasis

- Expands retail space by approximately 1,920 square feet
- Opens floor space to reduce interruption of retail area
- Relocates processing to the existing Recycling Center location
- Processing remains within existing roof overhang of Recycle Center – approximately 2,000 square feet

Design Considerations:

- Thrift Shop has been remodeled on at least 3 occasions;
 - Walls anticipated to be removed will require additional engineering
- Substantial Alteration Permit required as well as full structural and seismic upgrade and full energy upgrade
- Processing Center is constructed with pre-manufactured tilt-up concrete panels, limiting the removal of these walls
- 30% Construction Contingency used
- Estimated Cost for Construction is \$1,370,000

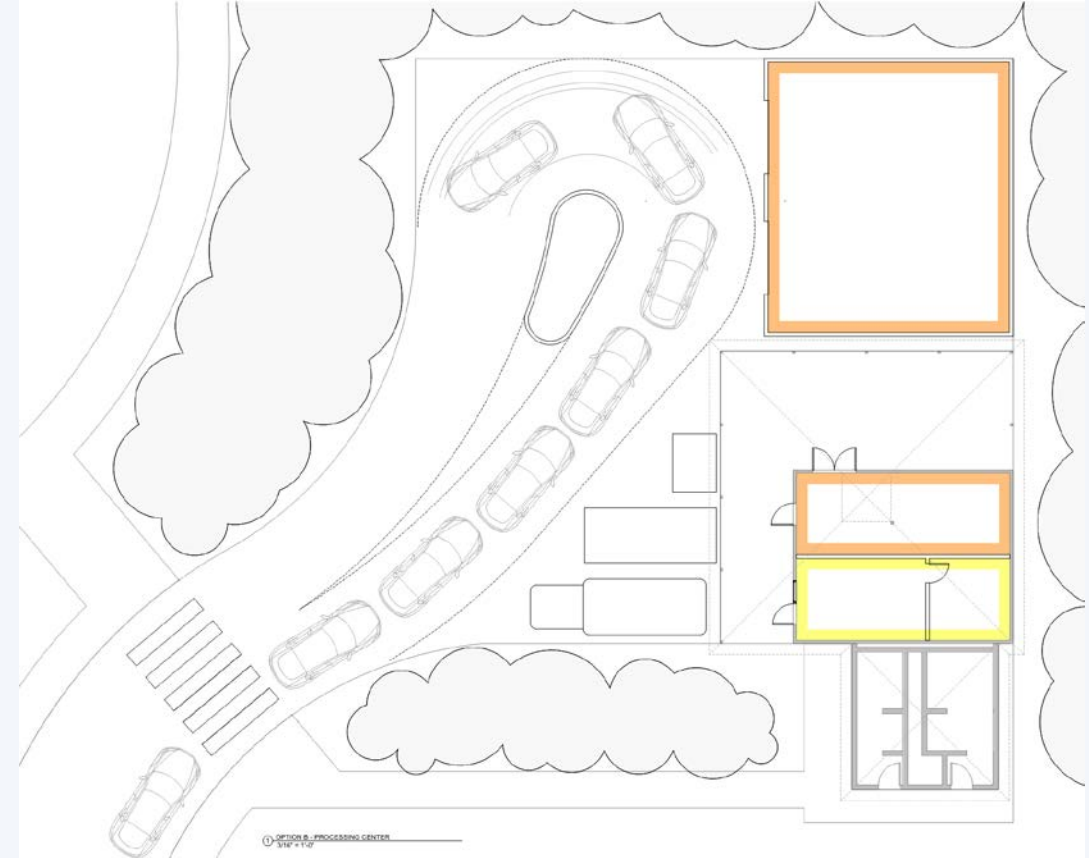


Option B – Production Emphasis

Thrift Store



Donations Center



RETAIL



PROCESSING



MISC BOH

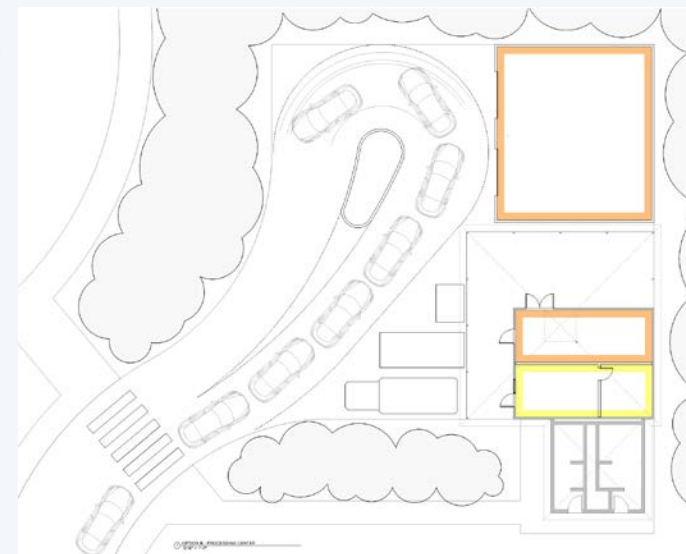


Option B – Production Emphasis

- Slightly smaller interior remodel of the Thrift Shop
 - Structural walls remain reducing the scope of work and permit requirements
 - Approximately 1,790 square feet in additional retail floor space
 - Processing is also moved to the Recycle Center site

Design Considerations:

- Optimize processing and storage to expand thrift operation capabilities
 - Product turnover and fresh retail space is instrumental in Thrift retail
- Recycle Center building itself remains largely unchanged
- Option B includes the addition of pre-manufactured building adjacent to the Center
 - Facility remains within the existing footprint of the site
 - Increases total production area by approximately 250 sqft.
- 15% Construction Contingency used
- Estimated Cost for Construction is \$1,200,000



Option Costs at a Glance:

The full cost estimate for each is included in the agenda packet (Exhibit 1).

Option A – Retail Emphasis

- \$1,420,000 total estimate
- Includes 30% contingency
- Retail Floor Space square footage = 6,840 sf
- Processing Space square footage = 1,362 sf
- Estimated Construction Timeframe is 9 months

Option B – Production Emphasis

- \$1,200,000 total estimate
 - Includes 15% contingency
 - Retail Floor Space square footage = 6,513 sf
 - Processing Space square footage = 2,322 sf
 - Estimated Construction Timeframe is 5 months
- These estimates are similar when the contingencies are excluded, but both exceed the anticipated project budget from the early analysis.
 - Total available funding due to the suspension/modification of CIP projects is \$807,274
 - BOH calculation for existing condition doesn't include recycling center currently being used for storage.

	Existing	Area	Option A Change	% Change	Area	Option B Change	% Change
Retail	4,783 sf	6,840 sf	2,057 sf	43%	6,513 sf	1,730 sf	36%
Processing	2,148 sf	1,362 sf	(786 sf)	(37%)	2,322 sf	174 sf	8%
Misc BOH	1,255 sf	1,583 sf	328 sf	26%	1,354 sf	99 sf	8%
Total	8,186 sf	9,785 sf	1,599 sf	20%	10,189 sf	2,003 sf	24%



Next Steps

- Thrift Staff reviewing both concepts and are working to develop donation processing, and retail workflows to inform estimates of retail revenue
- Production spaces will be different
 - Staff will need to work thru some of the nuisances (i.e. moving product between two facilities, volunteer levels needed to sustain operations)
- Donation collection will begin utilizing a second City facility for processing, allowing Thrift Staff to pilot a two-building operation – A volunteer survey is being developed to organize this effort
- Staff working to expand Thrift Shop operational hours, including evaluating needs to begin collecting donations
- Staff will be evaluating the ROI and anticipate returning to Council in October.



Questions







Introduction to Structural Impacts

- At a high level, the approach in the IEBC is “do no harm.”
- Three separate methods are provided for alterations to existing buildings:
 - Prescriptive (Chapter 4)
 - Work Area Compliance (Chapters 5-13)
 - Performance Compliance (Chapter 14)
- Each method can be applied separately, but the effect is similar
 - All new components must conform to current construction standards
 - Existing components may be re-used, but with limits on any increase in load or decrease in strength



National Museum of Natural History, 1908 (Smithsonian Archives)



Introduction to Structural Impacts

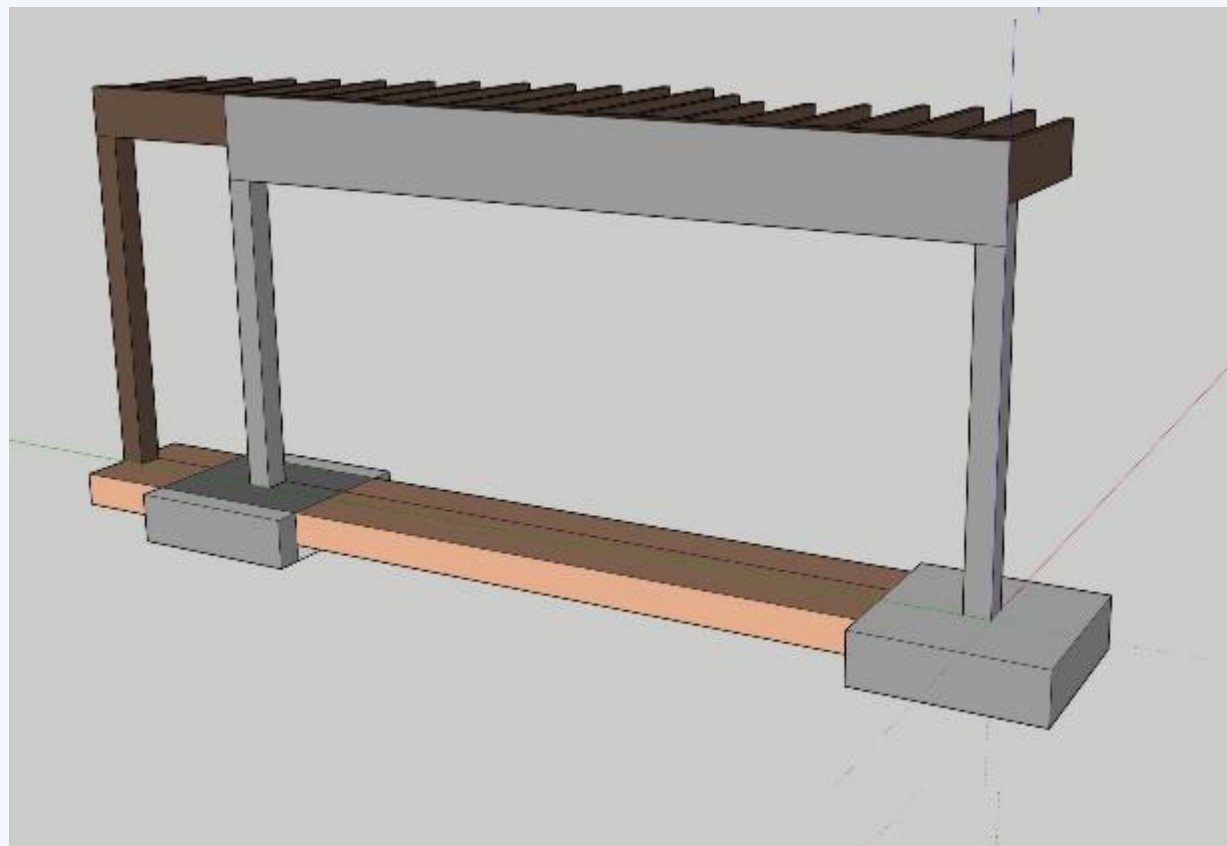
- The International Existing Building Code is a national model code intended for local adoption addressing repair, alteration, addition, or change of occupancy in existing buildings, published by ICC
- Washington State adopts the ICC model codes and amends them with as part of a code cycle maintained by the State Building Code Council
- Mercer Island has adopted these codes as part of MICC Title 17. Local Municipalities are authorized to further amend these codes, but not in any way that diminishes the performance standard (RCW 19.27.040)
- The IEBC is specifically written to address modifications to existing buildings which very likely do not conform to current construction codes



Introduction to Structural Impacts

Gravity Systems

- Floor Sheeting
- Joists or Trusses
- Beams or Girders
- Walls or posts
- Foundations



Introduction to Structural Impacts

Lateral Systems

- Floor Sheeting
- Collectors
- Walls or Frames
- Foundations

