



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6402
February 6, 2024
Regular Business**

AGENDA BILL INFORMATION

TITLE:	AB 6402: Public Works Building Facility Condition Assessment Presentation	<input checked="" type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Receive presentation. No action necessary.	

DEPARTMENT:	Public Works
STAFF:	Jessi Bon, City Manager Jason Kinter, Chief of Operations Alaine Sommargren, Deputy Public Works Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Preliminary Public Works Building Facility Conditions Assessment 2. Quantum Consulting Engineers Building Review
CITY COUNCIL PRIORITY:	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

AMOUNT OF EXPENDITURE	\$ n/a
AMOUNT BUDGETED	\$ n/a
APPROPRIATION REQUIRED	\$ n/a

EXECUTIVE SUMMARY

The purpose of this agenda bill is to introduce the preliminary findings from the Public Works Building Facility Conditions Assessment.

- In early 2023, the City began a planning process to complete a Facilities Conditions Assessment for various municipal buildings and to develop a Long-Range Facilities Plan for select City facilities.
- The facilities planning project was interrupted due to the unexpected closure of City Hall in April 2023. The City Manager paused assessment work on other buildings, but due to the age and condition of the Public Works Building, directed that assessment to proceed.
- A preliminary Facility Conditions Assessment (FCA) was recently completed for the Public Works Building and has identified multiple systems that are failing or in need of significant repair or investment (Exhibit 1 and 2).
- Based on these preliminary findings, the City Manager is recommending the City Council prioritize the Public Works Building for replacement.
- The Public Works Building houses many essential services and some short-term reinvestment may be needed to extend the life of the building until a replacement strategy is identified. Staff will present the capital reinvestment strategies to the City Council as part of the upcoming 2025-2026 Biennial Budget Development process.

- A second presentation and follow-up discussion is planned for the March 1, 2024 City Council Planning Session. This presentation and discussion will primarily focus on the replacement strategies for City Hall and the Public Works Building.

BACKGROUND

Long-Range Facility Planning

In early 2023, the City began a planning process to complete a Facilities Conditions Assessment for various municipal buildings and to develop a Long-Range Facilities Plan for select City facilities. The project scope included Mercer Island City Hall, the Public Works Building, the Mercer Island Community & Event Center Annex Building, the Luther Burbank Administrative Building, the Mercer Island Thrift Shop, and the former Tully's Building. A second phase will include Facility Conditions Assessments for Fire Station 91, Fire Station 92, and the Mercer Island Community and Event Center. Northwest Studio was selected as the consultant for this project and is supported by a variety of specialized consultants.

The Long-Range Facility Planning project was intended to be completed in two phases, the first phase focusing on comprehensive Facilities Conditions Assessment (FCAs) for each of the six buildings in 2023. The purpose of an FCA is to inventory and evaluate building and site infrastructure conditions, document observed deficiencies, and develop a recommended strategy for renovation or replacement to extend the life of the asset and ensure continuity of services.

The second phase of facilities planning work included the development of a Long-Range Facilities Plan for these six facilities based on assessment and data collected from the FCA process. The Long-Range Planning Work was intended to be completed in 2024 and anticipated an extensive public engagement process. Unfortunately, just as the facilities planning work was kicking off in early 2023, City Hall was closed due to asbestos contamination.

City Hall Closure

In April 2023 City Hall was closed after asbestos was detected in several locations in the building, including in the HVAC system. Although airborne asbestos was not detected during air quality tests, abatement at City Hall would be required to re-open the facility. City staff and outside experts worked extensively to identify solutions to address the asbestos contamination and evaluate the best path forward for City Hall. Two scenarios for re-occupying the City Hall building, either fully or partially, were evaluated for timeline, preliminary costs, and impact to City operations. Unfortunately, the cost of both scenarios to re-occupy City Hall exceeded the benefits due to the age and condition of the building.

On October 2, 2023, [Resolution No. 1650](#) was approved to cease City operations at City Hall and permanently close the building. The facility closure and the associated work items (both short-term and long-term) have had a significant impact on the 2023-2024 work plan, including redirecting staff resources and adding new work items and projects to the schedule. The Long-Range facility planning work anticipated for 2023-2024 was also impacted.

Facility Conditions Assessment – Partially Resumed for Public Works Building

Given the age and condition of the Public Works Building, the City Manager directed the staff and consulting teams to proceed with the FCA for this building, while pausing assessment work on the other buildings. The information included in this agenda packet presents the preliminary findings from the Public Works Building FCA.

Public Works Building

The Public Works building, located behind City Hall, was constructed primarily as a workshop and mechanic facility in 1981. The facility operates under an approved Conditional Use permit originally issued in 1979. The Public Works Building is 15,350 square feet and currently houses the following operational and administrative teams:

- Right-of-Way & Stormwater Team (10 FTEs)
- Water Utility (8.5 FTEs, 3 LTEs)
- Sewer Utility (6.5 FTEs)
- Parks Maintenance (10 FTEs)
- Support Services Team (3 FTEs, 1 LTE)
- Public Works Engineering and Administration Teams (19 FTEs).

Following the closure of City Hall in April 2023, the City's Utility Billing Team was re-located at the Public Works Building (3 FTEs). In total, there are 64 employees (FTE and LTE equivalents) and 15 to 20 seasonal employees who currently operate out of this facility.

In addition to the primary building, the site also includes the City warehouse and the "yard", which accommodates the storage of City vehicles, large equipment (plows, sanders, mowers, loaders, backhoes, etc.), small equipment and tools, and construction materials (gravel, pipe, waste, etc.).

ISSUE/DISCUSSION

At the City Council meeting, staff and consultants will present the findings from the preliminary Public Works Building FCA, which are summarized below.

Constructed primarily as a mechanic facility in 1981, the Public Works building has been repurposed to meet the changing needs of City operations. The City retained the services of Northwest Studio and MENG Analysis to complete the facility assessment and guide future capital investment decisions (Exhibit 1). Among the issues identified in the preliminary FCA as requiring some repair or reinvestment, several major systems are in need of immediate attention including the roof, the electrical service and distribution, and the HVAC system.

Roofing is at the end of its projected useful life and leaks are prevalent throughout the building. Exterior walls of the building are painted Concrete Masonry Unit (CMU) and cast-in-place concrete and have minimal insulation value. The building and related outbuildings, while identified by the project team as not in danger of collapse under normal building operation, do possess seismic vulnerabilities (Exhibit 2).

The current 150kVA electrical service is insufficient to support the current needs of the facility. The electrical distribution system is aged, with some critical components at the end-of-life. Numerous modifications have been made to meet the changing demands of the building, resulting in uncertainty of remaining capacity, if any. In its current state, the electrical system prohibits the significant alteration or expansion of the lighting, HVAC, and vehicle charging systems.

The original HVAC system is mostly obsolete throughout the building, delivering poor performance, high energy consumption, and marginal air quality. The lower level, where the majority of staff are housed, has no cooling, and efforts to install temporary cooling units in the summer months have been unsuccessful due to the lack of exterior ventilation and the limited duct distribution. While many of the operational teams

perform field work for a large portion of each shift, having adequate conditioned space for team meetings, engineering/administrative work, and rest areas is required. Plumbing is inadequate to meet the staffing levels for the building, requiring the use of portable toilets to meet sanitation requirements.

Based on the findings from the FCA and known operational deficiencies, the City Manager is recommending the Public Works Building be prioritized for replacement. Staff and consultants are currently working on preliminary replacement strategies for the City Hall Building and the recommendation is to combine the planning process to address replacement of both buildings.

NEXT STEPS

The Facility Conditions Assessment presented for the Public Works Building is preliminary, staff and consultants are finalizing the assessment and cost estimates and expect to have the work complete by June 2024. Upon completion of the assessment, the staff will identify critical system repairs needed to extend the life of the building for five to ten years while a replacement strategy is pursued. Staff will present the capital reinvestment strategies to the City Council as part of the upcoming 2025-2026 Biennial Budget Development process.

A follow-up discussion on City Facilities is planned for the March 1, 2024, City Council Planning Session. This presentation and discussion will primarily focus on the replacement strategies for City Hall and the Public Works Building.

Finally, the original scope of work for the City's long-range facility planning work included completion of FCAs for the Mercer Island Community & Event Center Annex Building, the Luther Burbank Administrative Building, the Mercer Island Thrift Shop, and the former Tully's Building. A second phase of work included FCAs for Fire Station 91, Fire Station 92, and the Mercer Island Community and Event Center. Completion of this work is still essential to inform long-range facility planning. The staff anticipate resuming this work in late 2024 given the other facility planning priorities that have emerged. Work on these FCAs will span the next two to three years, with the goal of completing them all by the end of 2026.

RECOMMENDED ACTION

Receive presentation. No action necessary.