



Public Works Building Facility Conditions Assessment

AB6402 | February 6, 2024



Presentation Overview

- Long-Range Facilities Planning
- Public Works Building Background
- Virtual Tour of the Public Works Facility
- Significant Findings from Preliminary Facility Conditions Assessment
- Next Steps

Long Range Facilities Planning

- In early 2023 the City began work on a Long-Range Facilities Plan to guide decisions about use and improvements to City facilities.
- The first phase of the project included Facilities Conditions Assessments for the following buildings:
 - City Hall
 - **Public Works Building**
 - MICEC Annex Building
 - Luther Burbank Administration Building
 - Mercer Island Thrift Shop
 - Former Tully's Building
- 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.



Long Range Facilities Planning

- The facility assessment work was interrupted by the closure of City Hall in April 2023 after asbestos was detected in several locations in the building.
- City staff and outside experts worked extensively to identify solutions to address the asbestos contamination, but the costs to re-occupy City Hall exceeded the benefits due to the age and condition of the building.
- On October 2, 2023, the City Council approved Resolution No. 1650, permanently ceasing operations at City Hall.
- The unexpected closure of City Hall has been very disruptive - impacting work teams and the 2023-2024 work plan, including Long-Range facility planning work.
- In the fall of 2023, the City Manager directed facilities assessment work to proceed for the Public Works Building, while pausing FCAs for other facilities.



Public Works Building Summary

- A preliminary 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.
- 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 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.

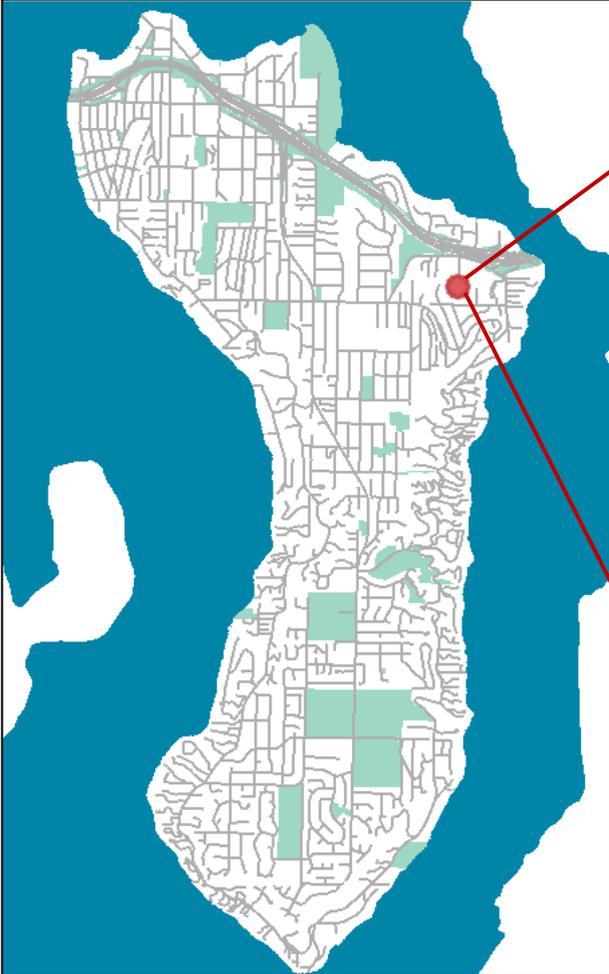




Virtual Tour



Public Works Building



- Located directly south of City Hall
- 9.49 acre parcel
- Zoned R-8.4 (Residential)
- Operates under 1979 Conditional Use Permit
- Public Works area:
 - PW Building
 - Mechanic Shop & Warehouse
 - Outbuildings/storage
 - Materials yard

Public Works Building

- Constructed in 1981 as a workshop and mechanic facility
- Approximately 15,350 sq feet
- The building houses Public Works operations and administration.
- 64 year-round employees (FTE and LTE staff) and 15 to 20 seasonal employees.
- The building has been repurposed as City operation needs have expanded and changed over the last four decades.



Main Entrances



Primary lower entry:
operations areas



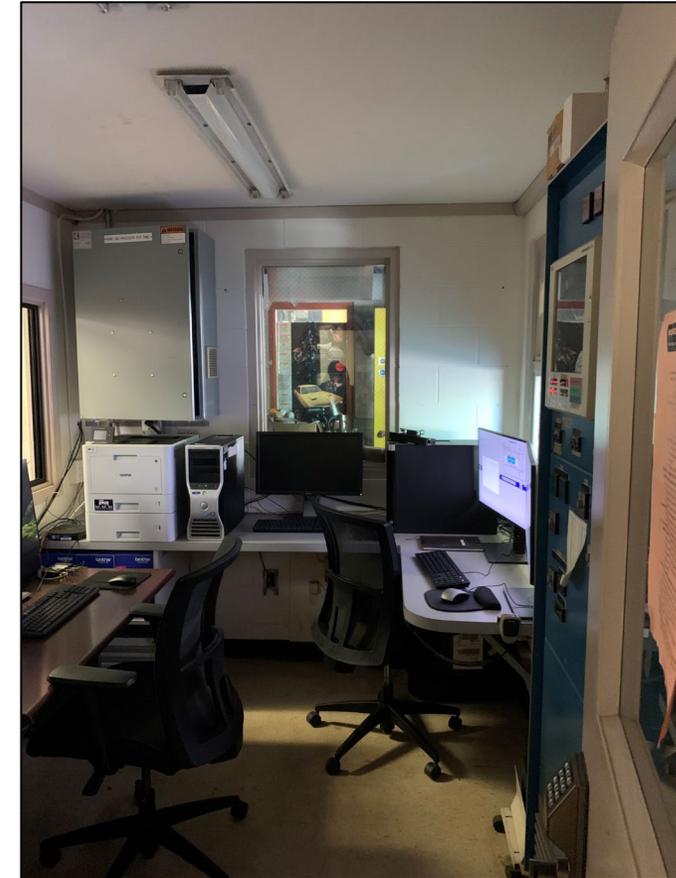
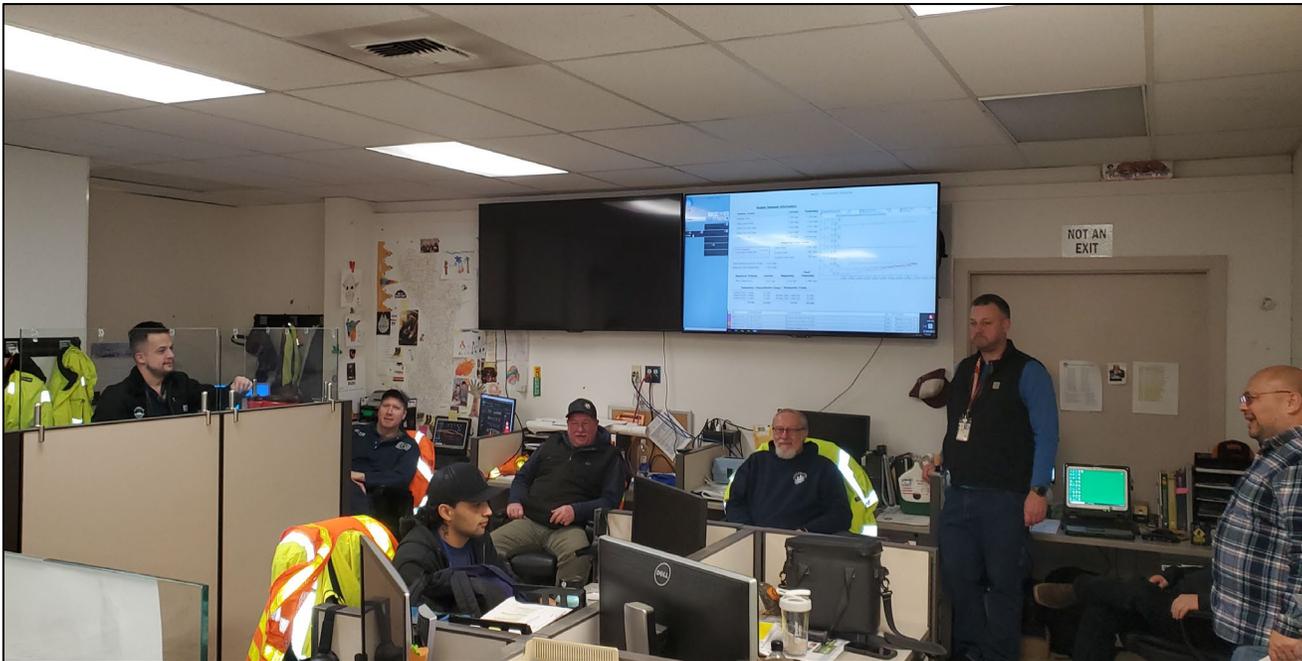
Secondary lower
entry and warehouse



Upper level entry:
administrative area

Utility Team Workspace

- Approximately 940 square feet
- 18 full-time staff:
 - Manager
 - 11 Water FTE/LTE
 - 6 Sewer FTE



SCADA
Monitoring Room

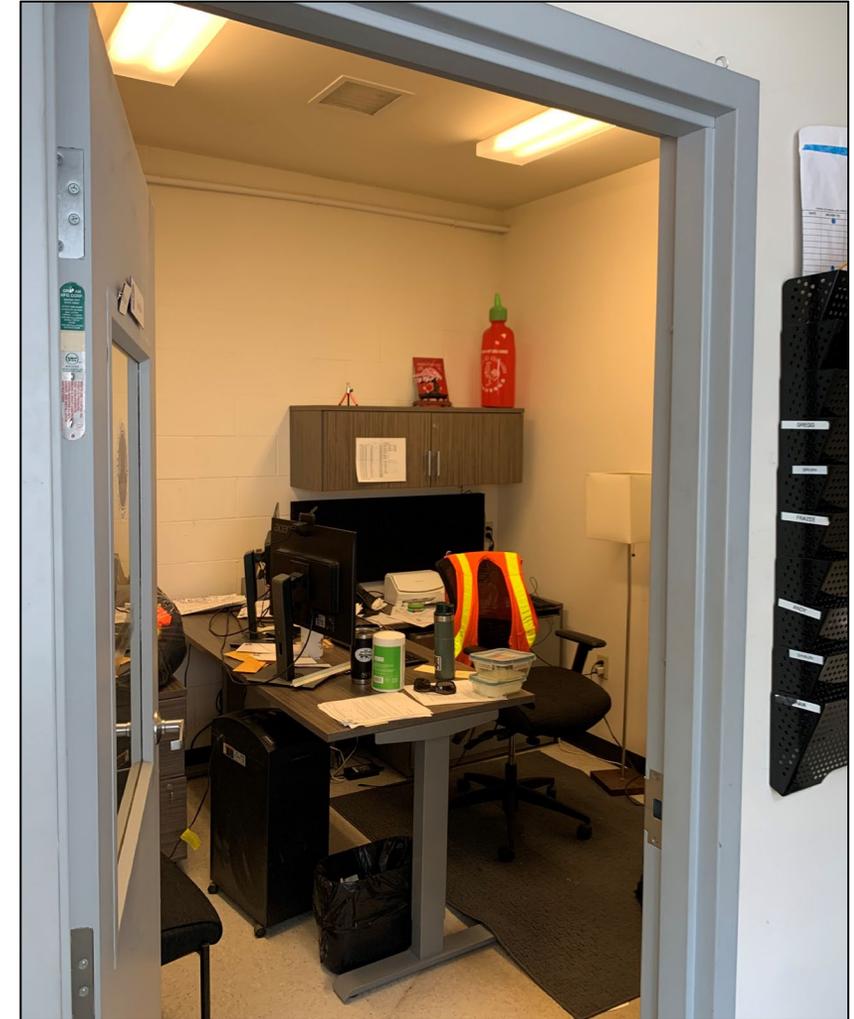
Right-of-Way & Stormwater Team Workspace

- Approximately 800 sq ft
- 10 full-time staff:
 - Manager
 - 6 Right-of-Way FTE
 - 3 Stormwater FTE



Parks Operations

- Approximately 690 square feet
- 10 full-time staff:
 - Manager
 - 9 Parks Maintenance FTE



Mechanic's Shop

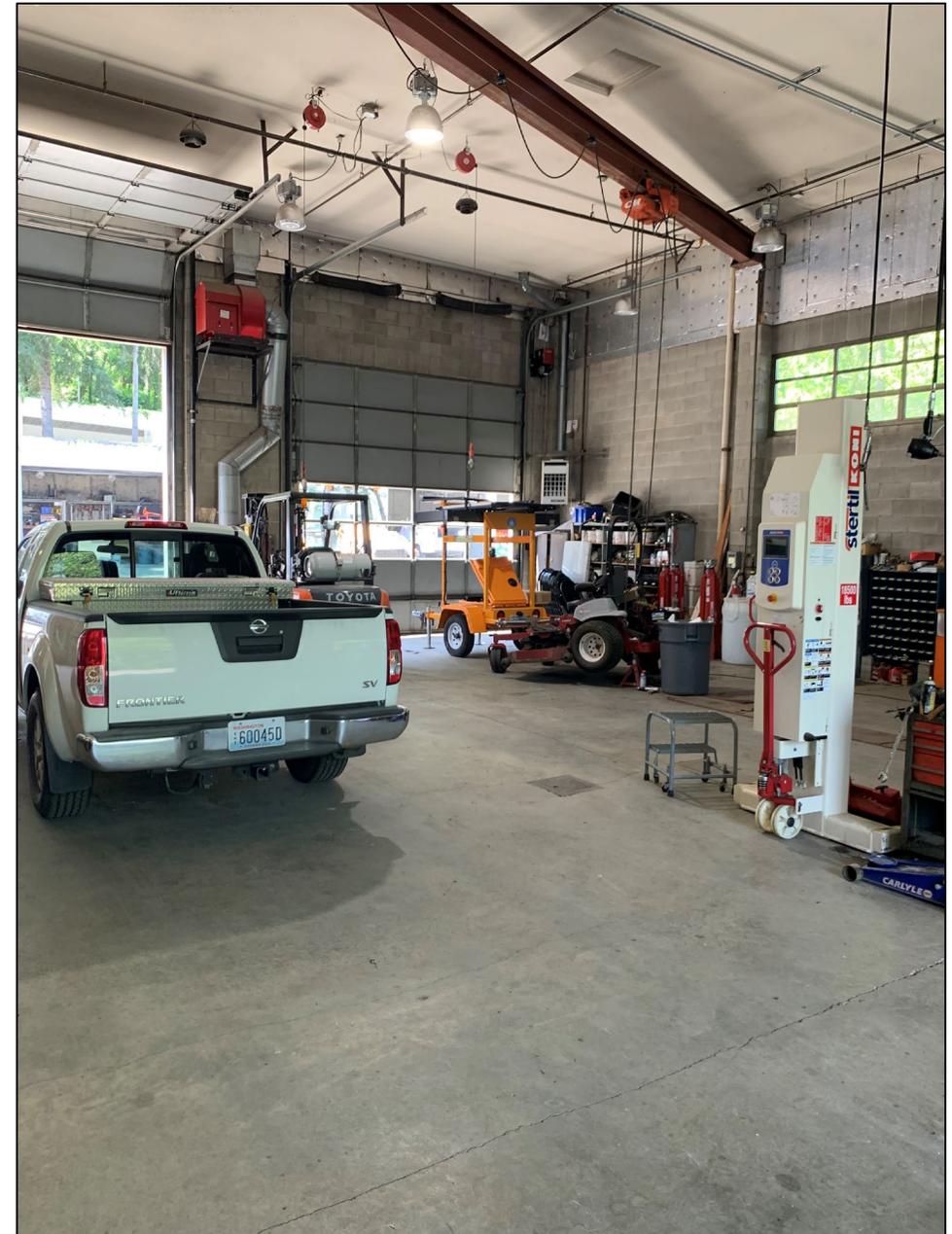
- 1 full-time staff member
- 94 vehicles serviced regularly



Tool & parts storage

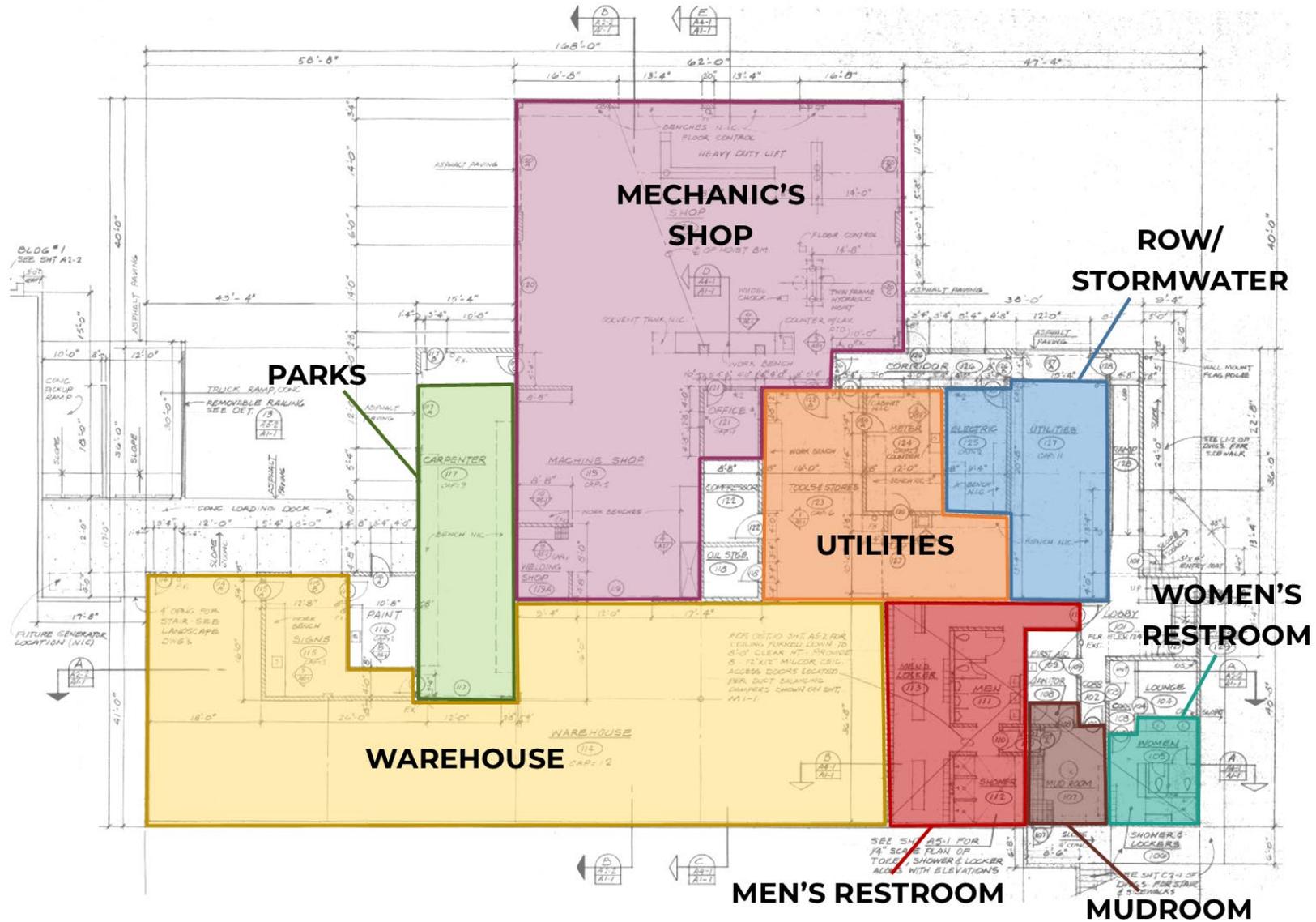


Vehicle lift



4 vehicle bays

Floor Plan



Warehouse



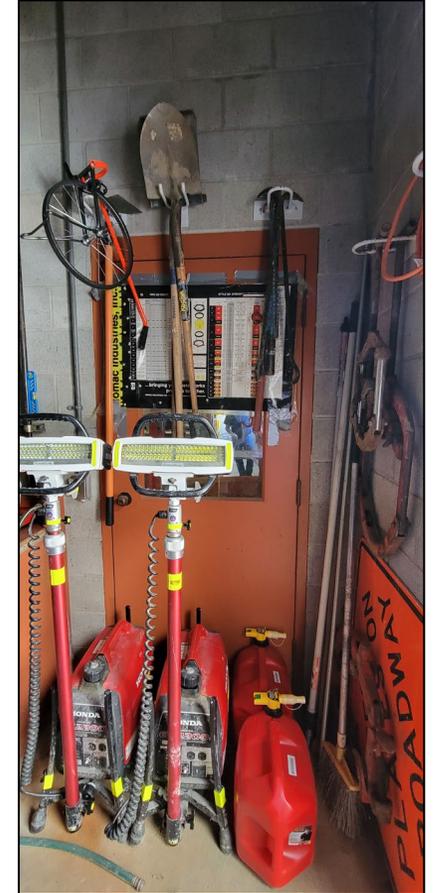
Storage areas



Storage in hallway



Server room

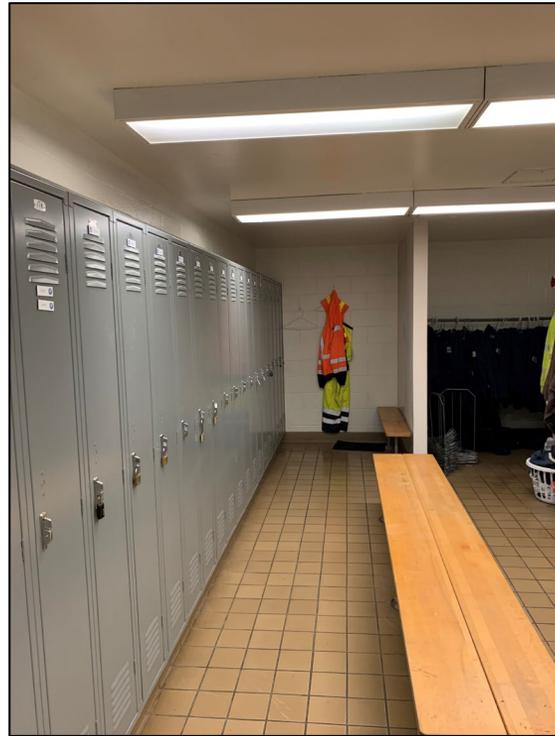


Utility equipment storage

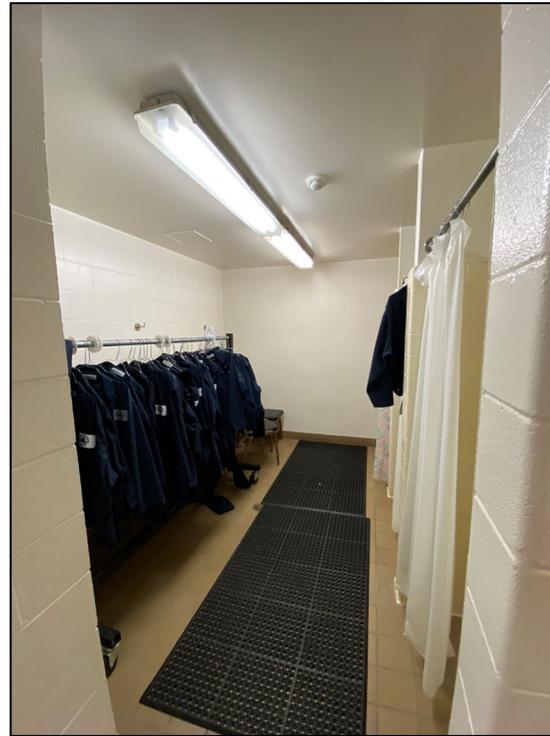
Men's Restroom and Locker Room



Entrance



Locker Room:
52 lockers



Shower Room:
3 stalls



Restroom:
2 stalls & 3 urinals

Women's Restroom and Locker Room



Restroom: 2 stalls & 12 lockers



Mudroom & Laundry



- Mudroom showers
- Washers and dryers for contaminated clothing
- Custodial equipment and supplies storage
- Utility sink

Administration & Engineering



- Approximately 1715 square feet
- 19 full-time staff
- Following closure of City Hall, Utility Billing moved to Public Works Building (3 full time staff)
- Conference room (seats 6-8)



Administrative Workspace & Kitchen



Yard: Vehicle & Equipment Parking



Yard: Vehicle & Equipment Parking



Yard: Tool & Equipment Storage



Yard: Materials & Waste Storage





Public Works Building: Facility Conditions Assessment Findings



Roofing and Water Intrusion

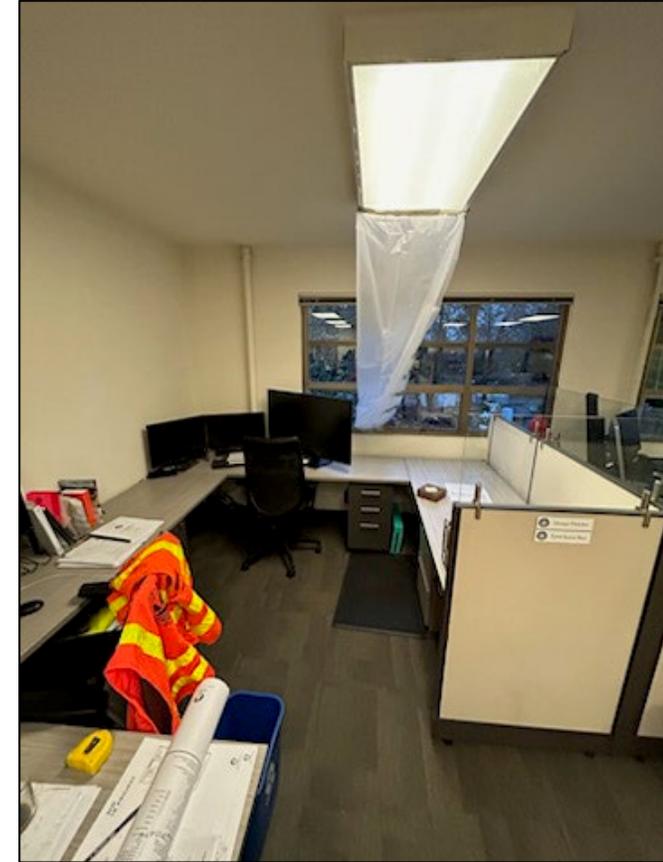


- The roofing membrane under the green roof is compromised and failing. This covers the warehouse and operations spaces.
- The flat roofs over the administrative offices and the mechanic's shop are not properly drained, resulting in standing water.

Roofing and Water Intrusion



Leak collection system in warehouse



Leak above desks in administration offices

Heating, Cooling & Ventilation

- There is no cooling in the lower level of the building, where the operations teams work.
- The HVAC system on the upper level is at the end of its useful life.
- There is lack of adequate ventilation to address vehicle exhaust, the welding hood, and the fluid storage room.
- The exterior walls are concrete block with minimal insulation value.
- The aluminum-framed windows are not insulated and the double panes are unsealing.



Electrical Service & Distribution



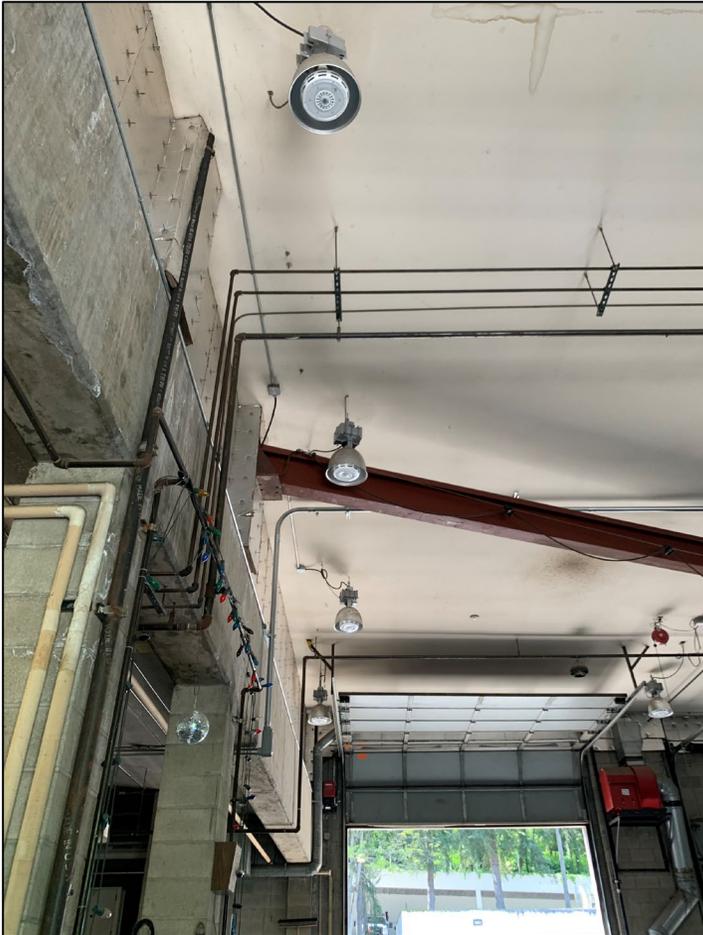
- The electrical panels and distribution system must be replaced to meet code and current uses (planned for 2025-2026).
- There is not enough electrical capacity currently, circuits are tripping regularly.
- Before the HVAC and lighting system improvements can be undertaken, the electrical system must be addressed.

Structural Deficiencies



- The Public Works Building was not designed to meet the seismic resilience required for a building that must operate as an essential facility following an earthquake.
- ASCE 41-17 seismic evaluation found that existing building structure is inadequate to remain operational as a Seismic Risk Category II building.
- Public Works' operations facility should meet Seismic Risk Category III or IV to ensure that it can perform essential functions following a seismic event.

Structural Deficiencies



- Initial recommendations:
 - The connection between the wood-framed roofs and the exterior walls is inadequate and must be retrofitted now, even with short-term occupancy.
 - The green roof area overlay (soil, vegetation) should be removed as soon as possible to reduce weight on structure and allow for membrane replacement.
- The full structural analysis is currently underway and will be available late spring 2024.

Insufficient Restroom Capacity



- The Public Works Building only has 5 restroom stalls, which is insufficient for current staffing needs. Two portable toilets are on-site to meet needs.
- There are no restrooms on the second floor of the building.

Fire Suppression System



- The building does not have a fire suppression system.
- The existing system is comprised of fire/heat **detection** only.
- This is of particular concern in the Mechanic's Shop and Warehouse where flammable materials and liquids are stored.



Fall Protection Railings



- Accessible roofs on top of the Public Works Building and outbuildings have no railing system to protect against falls.
- Several of these areas are used for material storage (benches, holiday displays, plants, etc.)
- A railing system must be installed on all edges to meet code requirements (to be installed in 2024).

Wired Glass



- The glass installed on the interior windows and doors includes wired glass, which is now considered a potential safety hazard.
- Wire mesh weakens the glass and creates jagged glass shards when broken.
- The windows will be covered with a protective film to contain glass if broken (to be installed in 2024).



Next Steps



What Now?

- The staff and consulting team will finalize the Public Works FCA and associated cost estimates for the by June 2024.
- Staff will identify critical system repairs needed to extend the building life by 5-10 years. Reinvestment projects will be presented for City Council consideration as part of the 2025-2026 CIP budget development process.
- Council will begin discussing replacement strategies for City Hall and Public Works Building at the March 1 Planning Session.
- The consulting team will resume work on the other facility conditions assessment later this year, with the goal of completing all of them by the end of 2026.

