

## Exhibit 1: City Facility Descriptions & Map

---

### **Public Works Building**

Constructed primarily as a mechanic and workshop facility in 1981, the Public Works building has been repurposed to meet the changing needs of City operations. Among the issues identified in the preliminary FCA as requiring repair or reinvestment, several major systems need 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.

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 most 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.

### **Luther Burbank Administrative Building**

The Luther Burbank Administrative Building, located in Luther Burbank Park, is a brick building that was constructed as a dormitory in 1928. The 9,400 square foot building, which housed the Parks and Recreation and YFS departments for many years, continues to serve as the home base for the YFS department, as well as the Police department and other staff who were displaced by the closure of City Hall. The structure was designated as a historic building by the City Council in 2002.

This facility does not have an elevator and is inaccessible. The masonry walls need cleaning, sealing and mortar repairs. Many areas of the building lack mechanical ventilation and power to ensure proper working conditions. While the building is currently supporting essential City operations, it does not have a generator back up and limited data system support.

### **Caretaker's House**

While not included in the scope of the FCA, the Caretaker's House, located in Luther Burbank Park south of the main parking lot, is a hub for Parks Operations. This 1,800 square foot former residence, constructed in 1977, is two levels: the lower level is a large garage and small workshop area, and the upper level consists of one large common area, three small rooms, a kitchen, bathroom, and dining area. Currently the building is used as the home base for the Natural Resources Team, and one to two members of the Parks Maintenance Team, whose primary responsibilities are the care and maintenance

of Luther Burbank Park. The common area on the upper level is currently being used by the MI Historical Society for storage.

### **Mercer Island Community & Events Center (MICEC)**

The Mercer Island Community & Event Center was constructed in 2004-2005. The 42,000 square foot building serves as a community gathering space and is used as a venue for City recreation programs and classes, private events and meetings, and drop-in sports programs. The structure contains a 3,335 square foot multi-purpose room, a 10,500 square foot gymnasium, a full-service commercial kitchen, five meeting rooms, a fitness center, locker and shower rooms, and an outdoor terraced patio. The MICEC houses Recreation Team staff and is open to the public Monday-Saturday.

Given the building's current age and condition, the centralized air and HVAC system is likely in need of replacement. It is also anticipated that other building improvements will be needed to sustain operations and meet the demands of the facility including flooring, paint, and other general site improvements. Further analysis will be included as part of the FCA.

### **MICEC Annex Building**

The Annex Building is located on the north side of the Mercer Island Community & Event Center. This building, which is currently leased to two childcare programs, is a single-story building constructed in 1960. The 4,800 square foot structure is made up of four classrooms with kitchenettes and restrooms.

Identified needs include plumbing modifications, improved ventilation to meet building code requirements, as well as other general site improvements such as paint, lighting, and flooring. Future considerations should include potential use by the City or as a continued leased space.

### **Mercer Island Thrift Shop**

The Mercer Island Thrift Shop has been operating since 1975 with proceeds supporting community services provided by the Mercer Island Youth and Family Services (YFS) Department.

In 2013, the City Council considered a potential capital project to expand the Thrift Shop, but the project did not move forward. In 2018, a consultant was hired to update the scope of work and cost estimate for the expansion project, but the project was not considered any further.

In 2020-2021, the City Council discussed funding for a capital project to remodel the Thrift Shop and the former Recycle Center (in the northwest corner of Mercerdale Park). The proposed project included a minor remodel of the Thrift Shop, for expanded retail floor space, restroom relocation, and addressed other facility needs. The project also included a remodel and activation of the former Recycle Center to support donation processing; the project was not pursued.

In addition to the limited retail space, the building currently needs roof repairs, flooring improvements, and other general improvements to sustain operations. Further analysis will be completed as part of the FCA.

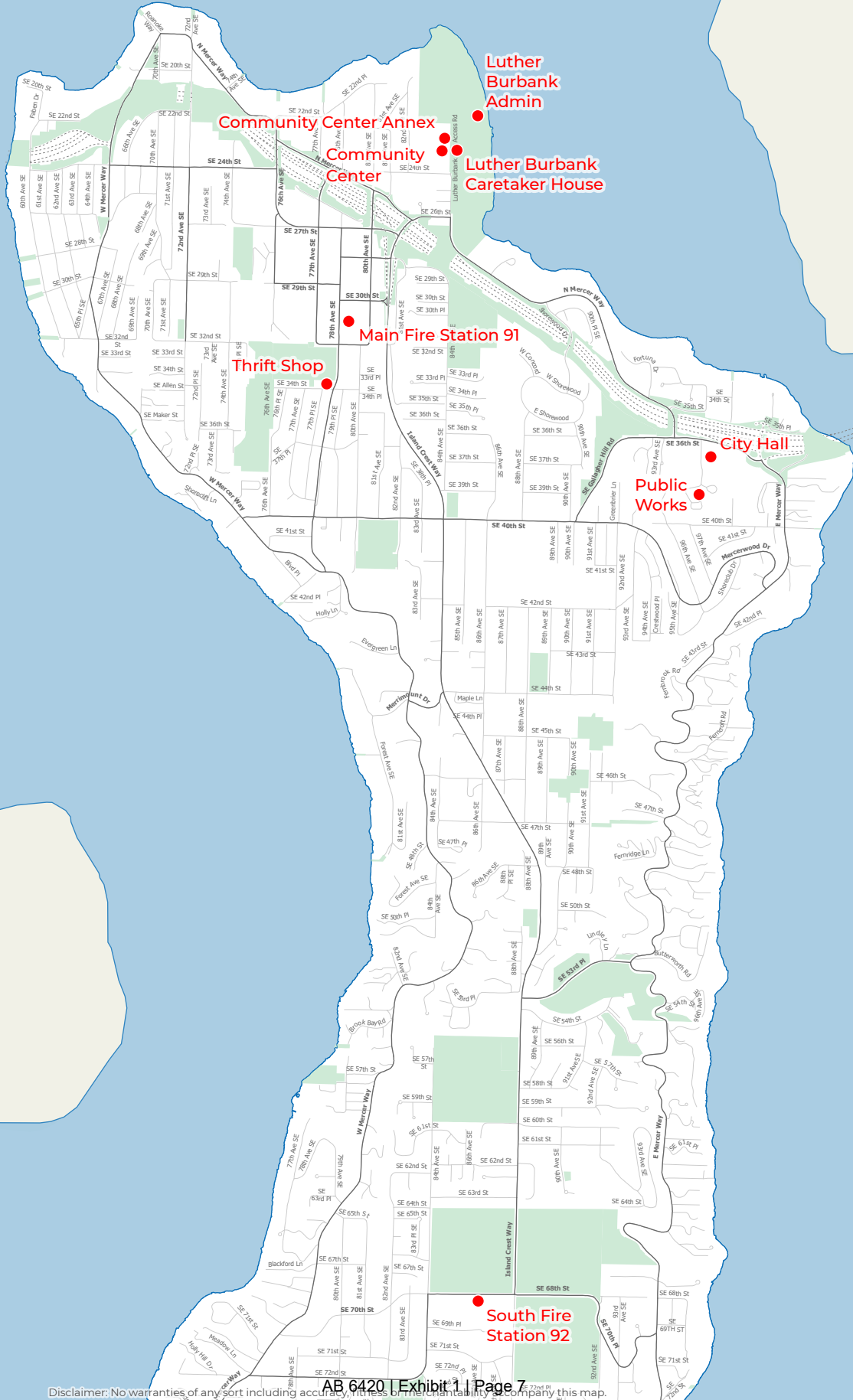
### **Fire Station 91**

Renovated in the early 2000s, this facility serves as the primary Fire Station for the island. Anticipated improvements for this facility include the removal of the underground fuel tanks and associated remediation as well as central HVAC system upgrades. Further analysis of this facility will be completed in Phase 2 of the FCA.

**Fire Station 92**

Construction of the south Fire Station facility began in December 2013 following the demolition of the old building. The project was closed out in 2017. Given the current age and condition of the facility, anticipated upgrades or modifications are minimal at this time. Further analysis will be completed in Phase 2 of the FCA.

# City Facilities Map



Disclaimer: No warranties of any sort including accuracy, fitness or merchantability or company this map.

