## AB 6420: City Facilities Discussion

Mercer Island City Council Planning Session March 1, 2024





### Discussion Items

- Long-Range Facility Planning Overview
- City Hall Campus Snapshot
- Facilities Discussion

## Long Range Facility 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 Facility 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 FCA

- 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.
- This information was presented to the City Council on February 6, 2024.
- 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.

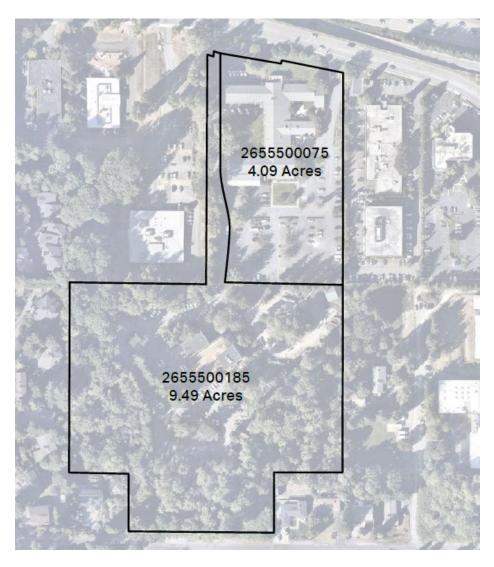




# City Hall Campus Snapshot

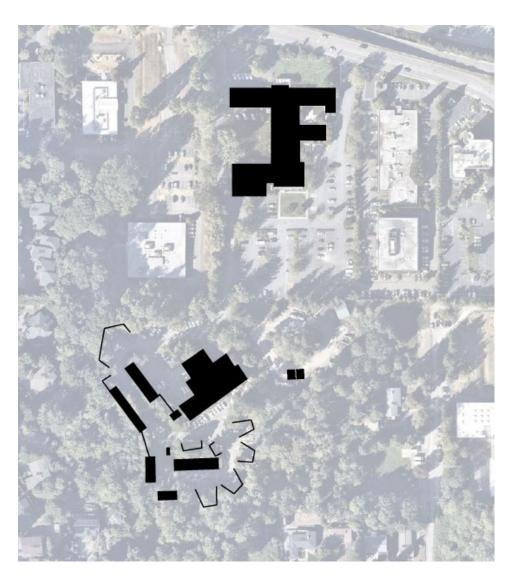


## City Hall Campus



- The existing City Hall Campus is composed of two parcels:
  - City Hall 4.09 acres
  - Public Works 9.49 acres

## City Hall Campus



#### Structures:

- City Hall
- Public Works Building
- Numerous Public Works yard structures that are an extension of the Public Works Building Program

## City Hall Building



- Approximately 35,000 SF
- Served as City Hall for over 35 years, the last renovation was in 1988.
- Permanently Closed in October 2023.
- Housed the following teams:
  - Administrative Departments and Divisions
  - Police
  - Municipal Court
  - Council Chambers

## 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.



# Preliminary Forecasted Space Needs

- Staff and consulting teams met during the fall to begin planning for building replacements.
- The summary at the right describes <u>preliminary</u> forecasted space needs for various work groups.
  - 65,000 to 85,000 sf
- Only considers City Hall and Public Works staff teams.

Forecasted space needs (2030)

City Hall Functions

Administrative group: 25,000 - 32,500 gsf

Courts: 5,000 - 7,500 gsf

Council: 5,000 - 7,500 gsf

Police Department: 10,000 - 12,500 gsf

Total: 45,000 - 60,000 gsf

**Public Works Functions** 

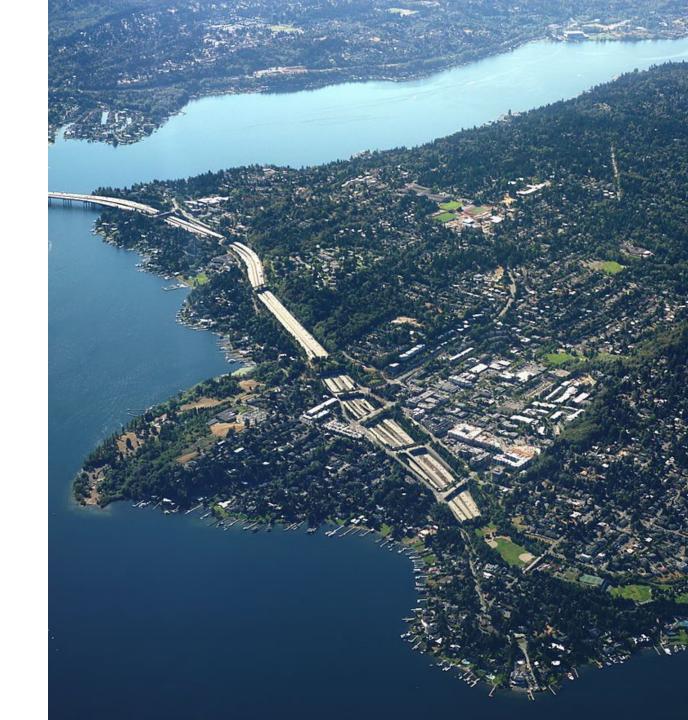
Public works group: 20,000 - 25,000 gsf

Yard structures/ services: TBD gsf

Preliminary Total: 20,000 - 25,000 gsf

# Essential Public Facilities

- We must prioritize a replacement facility for the Police Department, Public Works, and the Emergency Operations Center in a first phase.
- It is possible that these teams can be co-located, given then overlap in facility needs.





# Long Range Facilities Planning Discussion



### Long-Range Facilities Discussion

- Location: Where should future City facilities be located? Should some City services be located in the Town Center? How should the existing City Hall property be used?
- Co-Location Strategy: What City teams and services should be located together? Where can operational efficiencies be gained?
- **Future Needs:** Are there services and teams occupying other facilities that should be considered for relocation as part of this process (e.g. YFS at the Luther Burbank Building)?
- Funding: How will the replacement buildings be funded?
- Prioritization and Phasing: How will the work be prioritized and phased?

### Long-Range Facilities Outlook: Discussion

- Short-Term/Medium Term Needs: What additional short-term and medium-term measures need to be taken to stabilize City services?
- Public Works Building Operating Stability: Should short-term reinvestments be made in the Public Works Building to extend the service life? Or should alternatives be explored, and the Public Works Building be permanently closed? What additional information is needed to inform this decision?