

# Additional/Revised Information

<b>Agenda Item #</b>	3
<b>Meeting Date</b>	November 23, 2009
<b>Prepared By</b>	Barbara B. Matthews City Manager
<b>Approved By</b>	

<b>Discussion Item</b>	Public Works Renovation Project Update
<b>Background</b>	<p>This Additional/Revised Information is intended to recap the various stages of the design process for the Public Works facility renovation. The project architect (Bignell, Watkins and Hasser) was tasked with developing a design that addressed the following list of future facility needs:</p> <ul style="list-style-type: none"> <li>• Truck Washing Facility</li> <li>• Additional covered space for vehicles, equipment and material storage</li> <li>• Improved heating, cooling and ventilation</li> <li>• Updated locker rooms, bathroom and shower facilities</li> <li>• Improved energy efficiency to reduce use and increase occupant comfort</li> <li>• Identify potential for incorporating LEED principles and green or sustainable systems or technology</li> <li>• Automated gate and security locks</li> <li>• Security features</li> <li>• Analyze options for maximizing use of the Ritchie Avenue driveway for ingress and egress to the site</li> </ul> <p>In addition to the future facility needs set forth by the City in its Request for Proposal, the project architect identified a number of issues during its assessment, as outlined below.</p> <ul style="list-style-type: none"> <li>• All plumbing and electrical systems are at or beyond their useful life and should be replaced.</li> <li>• The fuel storage tanks are substandard and, while not currently presenting a problem, should be replaced with double walled fiberglass tanks per current code.</li> <li>• The multiple bay building used for Sanitation storage and Equipment Maintenance parts and equipment storage has extensive structural damage to the support beams and roof beams. The building structure requires extensive repair. Since the bays are not currently long enough to fully house the vehicles, replacement of the entire building is recommended.</li> <li>• The roof and back corner of the Right-of-Way storage building requires replacement. Previous salt storage in the corner of the building has caused the CMU block to erode and requires replacement. The roof shows extensive leaking and as a result the roof and roof deck should be replaced.</li> </ul>

- The equipment repair bays allow only one vehicle to be in each bay. If the bays were extended approximately ten feet, it would provide enough interior space to allow two vehicles to be worked on in each bay.

On July 6, 2009, Bignell, Watkins and Hasser presented its proposed Master Plan for renovation of the Public Works facility. The report prepared by the firm, a copy of which is attached, outlined the existing conditions of the various buildings, noting areas that were not ADA accessible or otherwise not code compliant.

The Council held another worksession on July 27, 2009 to further review and discuss the various components of the proposed Master Plan. An updated cost estimate was provided, reflecting the cost of paving the facility site and an adjustment made to the anticipated cost of the HVAC systems. At the conclusion of the July 27 discussion, staff was requested to work with the project architect to develop a plan with a construction budget not to exceed \$3.0 million.

Following the July 27 meeting, Bignell Watkins Hasser revised the scope of work for Phase I of the Public Works Facility Renovation. As directed by the City Council, the revised plan incorporated the regrading of the Ritchie Avenue driveway and the installation of geothermal heat pumps to heat and cool a portion of the renovated facility.

In order to meet the construction budget target of \$3.0 million, a number of desirable project elements were removed from Phase One of the Public Works facility renovation. Work that is not part of Phase One base bid is noted below:

- Truck washing facility
- Extension of mechanic bay
- Covered storage for materials
- Replacement of fuel tanks and relocation of pumps
- Replacement of HVAC system, windows, or doors in the mechanic storage area.
- Renovation of Mechanic Supervisor's office and staff bathroom.

The cost estimate for Phase One, as scaled back, is \$2,998,374.

Staff recommends that the following alternates be included in the construction bid documents in the event that the current favorable bidding climate would allow for additional work to be done as part of Phase One: The proposed add alternates are:

- Renovation of maintenance building for mechanic part and equipment storage, supervisor office, and staff restroom, as well as replacement of

	<p>HVAC system</p> <ul style="list-style-type: none"> <li>• Pervious pavement in the visitor parking area along Oswego Avenue and the staff parking area adjacent to the Ritchie Avenue driveway</li> <li>• Addition of a sprinkler system in the Administration and Sanitation buildings, which is not required by building code but is a desirable safety feature</li> <li>• Above ground cistern for rain water harvesting to provide educational or modeling opportunity.</li> </ul>
<b>Policy</b>	In accordance with Section 401(b)(41), the City Council has the responsibility for public buildings.
<b>Fiscal Impact</b>	
<b>Attachments</b>	Proposed Master Plan for Renovation dated July 6, 2009 prepared by Bignell, Watkins and Hasser
<b>Recommendation</b>	
<b>Special Consideration</b>	