

Mayor

David Allison

Council Members

Tom Bailer

Cathy Sherman

Kasey Kinsman

Melina Meyer

Anne Schaefer

Kristin Carpenter

Ken Jones

City Manager

Helen Howarth

City Clerk

Susan Bourgeois

Deputy Clerk

Tina Hammer

Student Council

Mhikee Gasmen

**City Council Work Session
April 19, 2023 @ 6:00 pm
Cordova Center Community Rooms
Agenda**

A. Call to order

B. Roll call

Mayor David Allison, Council members Tom Bailer, Cathy Sherman, Kasey Kinsman, Melina Meyer, Anne Schaefer, Kristin Carpenter, and Ken Jones

C. Work Session topics

1. City of Cordova Facility Condition Assessments

D. Adjournment

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Full City Council agendas and packets available online at www.cityofcordova.net

Memo

Date: April 12, 2023
TO: Mayor and City Council
FROM: Helen Howarth, City Manager
SUBJECT: CAPITAL WORKSESSION: FACILITY CONDITION ASSESSMENTS

City, under the leadership of Duncan Chisholm, Director of Parks and Recreation, engaged Coffman Engineers, Inc to conduct condition assessments of select City owned facilities. Duncan will present the findings of the report at the April 19 work session.

To help staff and Council determine how to plan for maintenance and replacement of City assets, City staff will assess department needs, evaluate the suitability of current buildings and equipment, and identify long-term needs. These studies will guide future investment in City facilities.

Coffman Engineers comprehensive assessment identifies the status of select City facilities and will serve as the basis for a long-term facilities plan which will identify both short-term and long-term priorities. The comprehensive report is posted to the City website. Go to the front page of city website <https://www.cityofcordova.net/> scroll to bottom, on bottom left are 13 different City assets and their individual assessment reports.

Coffman Engineers brought a team of engineers to Cordova to conduct the first-in-years structural and mechanical assessment of city-owned facilities. The Coffman report is not inclusive of every city owned building or asset but focuses on- parks and recreation department facilities, Streets Maintenance Shop, the Jr/Sr High School, the Chamber of Commerce building and the CVFD substation at Mile 4.

It is critical to note that the report's estimates of probable construction costs are based on a professional cost estimator's (HMS Inc.) experience and qualifications and represent their judgment as a professional generally familiar with the industry. These costs are not bids and therefore should be considered for planning purposes only.

There exists a tension between our ideals and the limitations of resources. Most of our buildings are over 50 years old: they were not designed to equitably accommodate the needs of the disabled community and have not kept pace with modern users' expectations.

The data from this study raises real questions about balancing strategic priorities with budget , resource and development preferences. Staff looks forward to Council discussion and direction.

The next capital work session will address Sewer/Water assets, Public Safety Building, Hospital, Coast Guard Dock, Ski-Hill. The final work session will address heavy equipment, department specific equipment, and vehicles.

Facility Condition Assessments

Department of Parks and Recreation

April 16, 2023

Overview

Understanding current condition and the cost of bringing buildings back to functionality will allow City Council to make cost-effective decisions on progressive, sustainable, and critical upgrades.

Commissioned Coffman Engineers Inc in 2022 to inspect a number of buildings and structures to gain baseline asset information.

Overview

- Addresses the current state of a number of building systems.
- Provides detailed cost estimates and priority for addressing repairs or replacements.
- Will guide long-range planning and CIP projects.

Objectives

Facility condition evaluation

- Document building and site conditions
- Inventory equipment

Prioritization

- Categorize repairs, rehab, and replacements

Maintenance costs over time

- Establish short-term and long-term capital and maintenance needs
- Enact systems to manage needs and budget with data

Methodology

- 5 to 10-year look ahead to identify assets in need of repair or replacement to preserve the existing facility and to enhance the safety and longevity of the facility.
- Visual, non-destructive inspections of the facilities.

Methodology

Assessment of existing developed building assets:

- Detailed assessment of all architectural, mechanical & electrical assets.

Architectural: Roofing, Exterior Walls, Windows, Doors, Interior Finishes

Mechanical: HVAC, Plumbing Fixtures, Visible waste & vent lines, pumps & motors

Electrical: Power Distribution, Lighting Systems

Observed Facility Condition

Determined by Engineers through a combination of factors:

Excellent

Good

Fair

Poor

Observed Facility Condition and Impact to Component Failure Risk and Staff

Common Implications of Observed Facility Condition to Asset Portfolios				
Observed Facility Condition	Impact to Facilities & Components	Examples of Component Issues	User Morale	Maintenance Staff impact
Excellent	Facilities will be clean and functional. Limited and manageable component and equipment failure may occur.	Repairs and replacement are more of an aesthetic or general nature such as wall painting.	User complaints will be low and manageable. User morale will be positive and evident.	Maintenance staff time will be devoted to regular scheduled maintenance.
Good	Facilities will begin to show signs of wear. More frequent component and equipment failure will occur.	Repairs and replacement of specific systems i.e. boiler, windows. Interior renovations are required.	User complaints will occur with higher levels of frequency. User morale may be affected.	Maintenance staff time may at times be diverted from regular scheduled maintenance.
Fair	Facilities will look worn with apparent and increasing deterioration. Frequent component and equipment failure may occur. Occasional building shut down will occur.	Replacement of specific major systems are required such as heating and plumbing systems, complete interior renovations, building envelope restorations. Shut down may affect users.	User complaints will be high with increased level of frequency. Concern about negative user morale will be raised and become evident.	Maintenance staff time will likely be diverted from regular scheduled maintenance and forced to “reactive” mode.
Poor	Facilities will look worn with obvious deterioration. Equipment failure will occur frequently Occasional building shut down will likely occur. Management risk is high. Health & safety issues figure predominately.	Replacement of multiple systems required (i.e. mechanical, electrical, architectural, structural), Building heating system failure. Evacuation due to unaddressed roof leakage. Structural issues including envelope replacement.	User complaints will be very high with an unmanageable level of frequency. Lack of maintenance will affect user attitudes and morale.	Maintenance staff will not be able to provide regular scheduled maintenance due to high levels of “reactive” calls.

Facilities Assessed

- Bidarki Recreation Center
- Bob Korn Memorial Swimming Pool
- City Maintenance Shop
- Cordova Jr/Sr High School
- Cordova Chamber of Commerce Building
- Cordova Municipal Park Restroom/Concession Stand
- Eyak Lake Skater's Cabin
- Flemning Spit Restroom
- Hollis Henreichs Park Restroom
- Odiak Camper Park Restroom
- Odiak Pond Boardwalk & Gazebo
- Parks Maintenance Shop

Bidarki Recreation Center - deficiencies

Key Findings	Overall Condition
<ul style="list-style-type: none">• Cracks in floor girders – repair with epoxy resin. \$31,900• Relocate Fuel Tank minimum 5ft from building. \$18,600• ADA Parking & entrance. \$68,300• Emergency Exit Door Replacement. \$21,800• Eliminate Exit Door in Weights Area. \$10,400• Basketball Court Emergency Exit Stairs – extend handrails & guard. \$3,900• ADA Exit landing (back of building). Replace wood landing with steel and concrete. \$75,000• Cardio Area Emergency Exit Stairs – extend handrails & guard to grade. \$29,000• Add exterior light fixtures to Emergency Exits. \$3,300• Interior Stairway Compliance. Stairs from 2nd floor to Cardio non-compliant. \$17,500	<p>Structure = GOOD Exterior = POOR Interior = FAIR Plumbing = GOOD Civil = POOR</p>

Estimated total cost for deficiencies = ~\$280k

Bidarki Recreation Center – future improvements 1/2

Improvement	Estimated Cost
Add ventilation - two Heat Recovery Ventilators (HRVs)	\$92,000
Replace Interior Gym Light Fixtures	\$30,400
Replace electrical distribution system	\$186,800
Siding Replacement	\$748,000
Roof Curb	\$19,100
Exterior Window Replacement	\$319,300

Bidarki Recreation Center – future improvements 2/2

Improvement	Estimated Cost
Locker Room Replacement	\$235,900
Entry and office re-fit	\$430,400
Hallways re-fit	\$52,100
Gymnasium Wall re-fit	\$90,300
Weights Area re-fit (flooring and wall finishes)	\$107,000
Telecom System Replacement	\$39,800

Estimated total cost for improvements = \$2.72m

Estimated total cost for building replacement = \$17 - \$18m

Bob Korn Memorial Swimming Pool – deficiencies 1/2

Key Findings	Overall Condition
<ul style="list-style-type: none"> • Fuel Tank Relocation. \$40,692 • CMU Joint Cracks. \$13,830 • Electrical Room Door Lock. COMPLETED • Sprinkler/Chemical Room Door Lock. COMPLETED • Pool Liner Replacement. \$165,000 • Pool Cover Replacement. \$123,084 • Roof Replacement. \$801,459 • Siding Repair. \$15,752 • *Bathroom Fan Replacement. \$23,092 *dependent on below projects • Ventilation Remodel. \$941, 447 or Full HVAC Remodel. \$1,850,249 • Replace all exterior light fixtures. \$13,042 • Replace all interior light fixtures. \$189,553 	<p>Structure = GOOD Exterior = FAIR Roof = POOR Interior = FAIR to POOR</p>

Bob Korn Memorial Swimming Pool – deficiencies 2/2

Key Findings	Overall Condition
<ul style="list-style-type: none">• Replace electrical distribution system. \$125,795• Parking Area Grade. \$631,768• Locker Room door replacement. \$12,066• ADA Accessible Entrance. \$23,878• ADA Shower Accessibility. \$72,667• ADA Accessible Restroom. \$41,672• GWB Replacement. \$23,911• Attic Space Separation. \$71,694• Entryway Carpet Replacement. \$8,841• New Service window at office. \$5,435	Structure = GOOD Exterior = FAIR Roof = POOR Interior = FAIR to POOR

Estimated total cost for deficiencies & improvements = \$5.2m

Estimated total building replacement cost = \$16m

Cordova Municipal Park Ballfield Restroom/Concession Stand - deficiencies

Key Findings	Overall Condition
<ul style="list-style-type: none">• Siding Replacement. \$23,493• Type 1 Kitchen Hood. \$4,085• ADA Accessible Ramp. \$600• ADA Accessibility – handrails & guardrails. \$10,417• Electrical Distribution Panel – replacement & wiring. \$15,070	GOOD

Cordova Municipal Park Ballfield Restroom/Concession Stand - improvements

Improvement	Estimated Cost
Lighting Replacement	\$14,936
Arc Flash Risk Assessment	\$2,084

Estimated total cost for deficiencies & improvements = \$72k

Estimated total building replacement cost = \$935k

Eyak Lake Skater's Cabin - deficiencies

Key Findings	Overall Condition
• Demolish & Replace. \$344,000	POOR

Remaining service life as a safe public facility is estimated at **5+ years** depending on maintenance and capital invested in the existing structure.

The nailed roof truss connections are **inadequate** to support the local code level snow load.

Flemning Spit Restroom - deficiencies

Key Findings	Overall Condition
<ul style="list-style-type: none">Building Replacement. \$153,000	POOR

Flemning Spit Restroom - improvements

Improvement	Estimated Cost
New facing, power wash, exterior painting, new door frames, interior paint	\$24,767

Hollis Heinrichs Park Restroom - deficiencies

Key Findings	Overall Condition
<ul style="list-style-type: none">• ADA Accessibility upgrades. \$2,054• Lighting Upgrade to LED. \$6,419• Arc Flash Risk Assessment. \$3,144	GOOD

Estimated total cost for deficiencies = \$11k

Estimated total replacement cost = \$156k

Odiak Camper Park Restroom - deficiencies

Key Findings	Overall Condition
<ul style="list-style-type: none">Fuel Tank Relocation. \$1,710ADA Access (Apron). \$3,882Mechanical Replacement (boiler, water heater, circulation pump, piping and components). \$152,682Vegetation & Grading. \$1,716Electrical Distribution Panel Replacement. \$39,750Lighting Upgrade. \$6,419Exterior Door Replacement. \$20,000	FAIR Interior = POOR

Estimated total cost for deficiencies = \$226k

Estimated total building replacement cost = \$1m

Odiak Pond Boardwalk & Gazebo – deficiencies

Key Findings	Overall Condition
<ul style="list-style-type: none">• Guardrails on Boardwalk ~ 525ft. \$51,463• Guardrails on Gazebo. \$440• Paved Walkway from Parking Lot – 300ft. \$46,355• Gazebo Power & Lighting. \$14,922• Boardwalk Re-level. \$29,775	FAIR

Estimated total cost for deficiencies = \$143k

Estimated total replacement cost = \$428k

Parks Maintenance Shop – deficiencies

Key Findings	Overall Condition
<ul style="list-style-type: none">Fuel Tank Relocation. \$12,967Building Ventilation. \$13,961Roof Leak. \$5,926Sanitary Lift Station. \$37,816Exterior Lighting Upgrade. \$11,969Trip Hazard on Mezzanine Floor. CORRECTEDVapor Barrier Repair. \$735Roller Door Corrosion. Prep & Repaint. \$664Interior Lighting Upgrade. \$11,049Add external power receptacles. \$5,198Arc Flash Risk Assessment. \$4,963	GOOD

Estimated total cost for deficiencies = \$116k

Estimated total building replacement cost = \$1.4m