

Marquette



the Superior location

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To: Honorable Mayor & City Commission
From: Public Works Advisory Board
Subject: Public Works Service Center Project
Date: July 7, 1989

At the joint work session held May 24, 1989 we discussed in some detail the proposed new Public Works Service Center.

To insure that we are in agreement on conclusions reached and designated assignments, it is the understanding of the Advisory Board that:

1. Commission members agree that the new facility should be progressed.
2. Time table for the facility would be geared to a May 1991 start-up of construction.
3. Proposed site on Baraga Avenue will be the established location.
4. Site preparation and engineering plans will be progressed during the interim period (1989-1991) on a "funds available basis" at the discretion of the Commission.
5. Advisory Board will evaluate possibilities and desirability of consolidating all Engineering Department functions into the new facility, thus "freeing-up" space in City Hall for other users. *2 explore keeping all Offices in City Hall*
6. Advisory Board will evaluate plans and layout with involved departments to insure that all needs are met.
7. Advisory Board will evaluate plans from standpoint of maximizing construction and operating efficiency and with minimizing expenditures.

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AGENDA

5-24-89
Worksession

CITY COMMISSION / PUBLIC WORKS ADVISORY BOARD WORK SESSION
ON THE
PUBLIC WORKS SERVICE CENTER PROJECT
MAY 24, 1989
7:00 P.M., COMMISSION CHAMBERS, CITY HALL

1. Review of the project history.
2. Current facility deficiencies.
3. Comparison of proposed facility sites.
 - a. Advantages / Disadvantages chart.
 - b. Travel distances.
 - c. GBKB report.
4. Scope of the project.
5. Project financing options.
6. Schedule - Where do we go from here?

1989-90
CAPITAL OUTLAY REQUEST
FOR CONSTRUCTION PROJECT

DEPARTMENT & ACTIVITY Public Works DATE PREPARED 2/89

ACCT. NO. 101-441-975 CONTACT PERSON Steve Lawry

- 1) PROJECT TITLE P.W. Service Center 2) REFERENCE # _____
- 3) PROJECT LOCATION W. Baraga Avenue 4) SINGLE OR MULT. YR M
- 5) **PROJECT DESCRIPTION:** Construction of new Public Works Service Center including new shops, repair bays, warehouse and vehicle storage and office, locker room, shower and meeting room space to serve as base of operations for street, water, sewer, property and vehicle maint. engineering and park facilities maintenance.
- 6) **PROJECT JUSTIFICATION:** The long term annual O & M costs of present or renovated facility will be more than for a new facility. Existing facilities suffer from major inadequacies of space, layout, lighting and energy conservation. There are many safety hazards built into this structure.
- 7) **PROJECT STATUS:** Design development complete. Preparation of construction documents required prior to bidding.
- 8) **LAND STATUS:** Land purchased.

PROJECT SUMMARY:

- a) Engineering/Legal/Professional
- b) Land acquisition
- c) Site preparation
- d) Construction
- e) Construction Engineering
- f) Landscaping
- g) Fixtures & Equipment
- h) Contingencies (5%)
- i)

AMOUNT	YEAR	SOURCE OF FUNDS	CITY OR CONTRACT
121,000	89-91		Contracted
686,500	89-91		Contracted
3,365,000	90-91		Contracted
243,000	89-91		Contracted
			Contracted
183,000	90-92		City
202,500	90-92		Contracted
4,801,000			

TOTAL

DEFICIENCIES OF THE PUBLIC WORKS FACILITY, 1200 WRIGHT ST.

1. Warehouse design inconsistent with use as equipment maintenance shop and offices.
2. Four separate structures or additions comprising main building were not effectively merged as one building.
3. Buildings on site do not provide sufficient storage space.
4. Shape of site and placement of buildings is inefficient, restricts use of the land and traffic patterns.
5. Portions of the site are not adequately served by water and sanitary sewer utilities.
6. On-site control of drainage is inadequate and most of site is not servicable with existing storm sewers.
7. Site contains insufficient space for on-site storage of snow from parking and driving areas.
8. Site is not screened from major street in compliance with City Zoning Ordinance.
9. Material and equipment storage areas are not secured.
10. Perimeter fence restricts vision of equipment operators entering Wright Street.
11. Travel distances from this site to major work areas are excessive restricting productivity, placing undue wear on equipment and increasing fuel requirements
12. Use of two-lane access roads with high traffic volumes by heavy equipment hinders normal traffic flow and leads to unsafe passing.
13. Salt storage capacity is inadequate.
14. Salt storage areas do not comply with existing environmental regulations.
15. Inadequate area for bulk materials storage leads to contamination and waste.
16. Employee and visitor parking is not properly isolated from equipment movements and materials storage.

17. Bathroom, locker room, and lunchroom facilities, mechanical systems, communication systems, utility accounts, and even some job duties are duplicated because of piecemeal construction for separate departments on the site. Facilities for some work groups are inadequate and do not meet existing building code requirements.
18. Existing structures are not in full compliance with the barrier free requirements for continued federal funding.
19. Gravel floor in storage building presents maintenance and security problems.
20. Lighting in many work areas and particularly the maintenance shop is insufficient and energy inefficient.
21. Heating and ventilating systems are inadequate and energy inefficient.
22. Most building areas are not adequately insulated.
23. Floor drainage systems are inadequate and do not comply with requirements for oil and sediment separation.
24. Fuel storage tanks are not in compliance with new EPA monitoring and corrosion control requirements.
25. Storage for flammables and hazardous materials is inadequate and does not comply with fire code and Department of Labor regulations.
26. Building space and dimensions do not provide sufficient covered parking and promote crowded and stacked parking. This results in equipment damage, wasted time, inadequate pedestrian aisles, and injuries.
27. Electrical supply and distribution in the building is less than adequate. No emergency power or lighting is available.
28. The buildings have suffered from deferred maintenance practices for several years including delays in replacing a seriously leaking roof.
29. The buildings lack equipment for energy conservation such as circulating fans and air curtains.
30. Interior building surfaces, primarily exposed insulation, were not designed for routine maintenance and cleaning.
31. The equipment maintenance shop lacks easily accessible and

well-defined work bays, work stations equipped with benches and tools, separate facilities for operator maintenance such as washing and lubing, hoists, overhead cranes, and other lift equipment, and a segregated welding area for protection from flash and toxic gasses.

32. The facility lacks properly equipped and protected areas for sandblasting and painting.
33. Locker and shower facilities are not available for all employees at the site.
34. The proximity of offices to equipment storage and repair combined with the type of construction used to partition the offices leads to noise and dirt problems that interfere with computers and other office equipment and operations.