

# MINUTES

## Edmonds Public Facilities District Board of Directors Special Meeting May 21, 2024

The Edmonds Public Facilities District Board hybrid meeting convened at 2 p.m. in the Edmonds Center for the Arts Center Classroom, 410 4<sup>th</sup> Avenue North, Edmonds, and via Zoom.

### **EPFD Board Members Present**

Ray Liaw, President  
Bill Willcock, Vice President  
David Brewster  
Wayne Grotheer

### **EPFD Board Members Absent**

Suzy Maloney

### **ECA Board Members Present**

Lindsay Geyer, President  
David Schaefer, Immed. Past President  
Matt Cox, Vice President  
Rick Canning, Secretary/Treasurer  
Laura Ellis  
Jeanne Thorsen  
Corbitt Loch  
Norm Brown  
Tanya Sharp  
Jeff Lewis  
Courtney Wooten

### **Emeritus Board Members Present**

Sally Ralston  
Steve Shelton  
John McGibbon  
Allan Lawrence

### **ECA Staff Present**

Kathy Liu, Executive Director  
Lori Meagher, Associate Executive Director  
Sandra Nestorovic, Operations Manager  
John Dougall, Maintenance Coordinator  
Kramer Kales, Tech Lead  
Beck Cote, Rental Events & Logistics Coord.  
Gracelynn Shibayama, Events Planner and  
Stewardship Asst. Mgr.  
Amy Stago, Director of Major Gifts  
Brent Gibbs, Development Assistant  
Liz Dawson, Director of Programming & Comm.  
Nick Williamson, Education & Outreach Coord.  
Lexie Marsters, Executive Assistant

### **Guests**

Walt Schact, Mithun  
Jamie Elderkin, Mithun  
Evan Bourquard, Mithun  
Todd Tatum, City of Edmonds  
Lindsey Echelbarger, Cascadia Art Museum  
Frances Chapin, City of Edmonds  
Mark Everson, Abbott Construction  
Scott Chelgren, Facilities and Operations Comm.  
Brian Boone, CCF  
Bob Gregg, Facilities and Operations Comm.  
Doug Larson  
James Eldred, CCF  
Marc D  
Stevan Johnson

## 1. **Call to Order**

Board President Liaw called the special meeting to order.

## 2. **Land Acknowledgement & Equity Statement**

Board President Liaw read the Land Acknowledgement & Equity Statement.

## 3. **PFD Board Business**

- **Seismic/Envelop Study Presentation**

Ms. Liu introduced herself, key ECA staff, EPFD Board Member Wayne Grotheer, and ECA Board Member & Facilities & Operations Committee Chair Norm Brown. Jamie Elderkin, Evan Bourquard, and Walt Schact, Mithun, introduced themselves.

Board President Liaw reviewed:

- ECA Campus History
  - Building history pre-ECA
  - 2005-2006 renovation to become ECA
  - ECA + Partner?
  - 2019-2022 discussions with the Boys and Girls Club of Snohomish County
  - Mithun conceptual master plan (first phase paid for by B&GC). Paused to complete the building envelope condition assessment

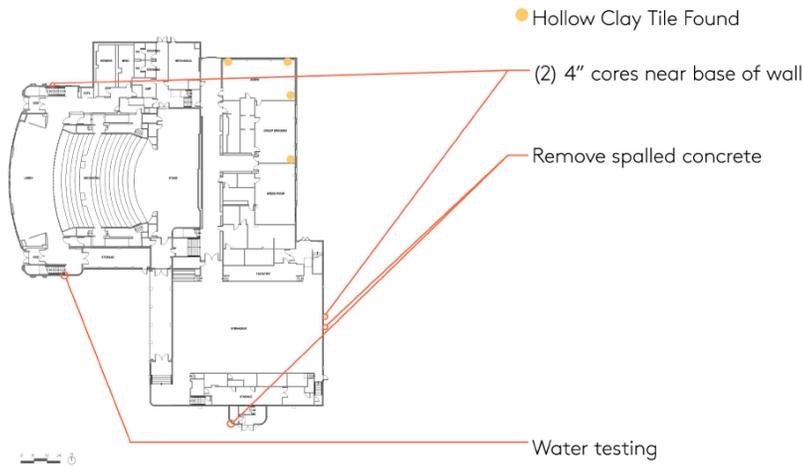
Mr. Brown reviewed:

- Building Issues
  - Building envelope deficiencies recently noted
  - Potential seismic vulnerabilities
  - Engage professional services to perform focused assessments
- Focus of the Building Envelope and Seismic Study
  - Assess condition/deficiencies of exterior walls and recommend corrective action
  - Assess structural vulnerability of the building(s) in event of significant earthquake
  - Determine historic significance of building for regulatory opportunities and constraints for construction
  - Determine actual energy performance for ECA building and compare to the performance of existing buildings defined in the state Clean Building Act
  - Develop cost models to compare refurbishment or demolish/rebuild of the 1921 Building Provide construction scheduling options

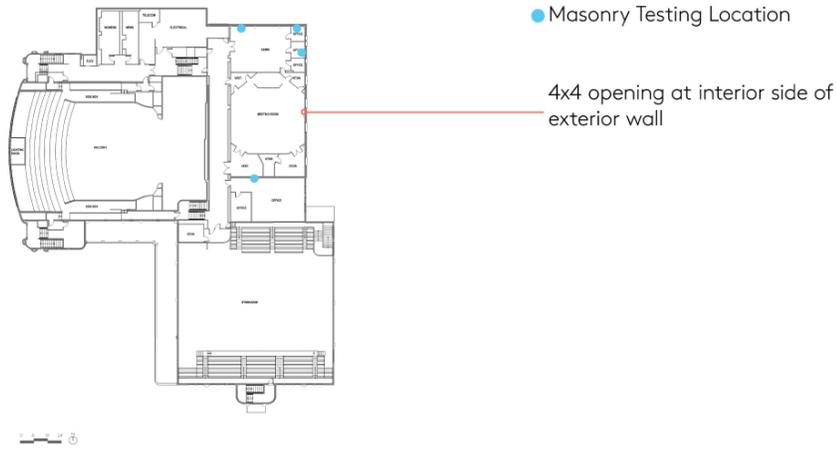
Mr. Bourquard provided an introduction to the ECA Building Envelope & Seismic Study.

Ms. Elderkin reviewed:

- Methodology
  - Process
    - Project Goal: Understand envelope conditions, seismic vulnerabilities, and historical status of the ECA Auditorium, Gym, and 192 Back-of-House buildings and establish a baseline scope of work to address deficiencies.
    - Discovery
      - Researched existing documentation
      - Participated in site walk-throughs & prepared a diagrammatic 3D Revit model
      - Completed a code and historical analysis
      - Performed tests on the facility to gather information about its conditions
    - Alternatives Analysis
      - Developed and assessed renewal options and budget
      - Assessed Clean Building Act compliance
      - Proposed building improvement options
    - Documentation
      - Producing a report including preliminary budgets for proposed actions
  - First Floor Testing locations



- Second Floor Testing locations



- Findings

- Development Chronology
  - 1921 Back-of House (School) Building
  - 1939 Gymnasium & Auditorium
  - 1954 Music Building (not included in study)
  - 2006 Addition



- Initial Key Findings

- Structure
  - Auditorium meets collapse prevention per 2005 requirements
  - Fly loft roof exposed wood framing is deteriorated
  - Gym requires connecting roof structure to walls and improving diaphragm to meet 20023 collapse prevention requirements
  - 1921 Back-of-House Building has URM and HCT walls; substantial structural intervention required to meet collapse prevention requirements
- Envelope
  - Concrete has sporadic cracks and spalls
  - Paint is not holding well at masonry; cracking and leaking present
  - Windows – condensation, thermal comfort, energy loss, and frame deterioration concerns
  - Older roofs are beyond service life; skylights causing heat loss
  - Prior leaks have occurred in below grade spaces
- Historical Preservation
  - Not a landmark building – no restrictions
  - 1939 Art Deco façade is character-defining element worth preserving
- Auditorium
  - Minimum recommended scope
    - Targeted concrete repair/patching
    - Elastomeric anti-carbonation concrete coating
    - Fly tower repair
    - Roofing replacement at areas beyond useful life
  - Additional recommended scop
    - Replace windows
    - Soil drainage landscape improvements
    - Auditorium meets collapse prevention per 2005 requirements – no seismic scope recommendations
- Gymnasium
  - Minimum recommended scope
    - Targeted concrete repair
    - Elastomeric anti-carbonation concrete coating
    - Tie wall to roof
    - Improve diaphragm – add ½” plywood overlay/reroof
  - Additional recommended scope
    - Replace windows
    - Landscape improvements to improve soil drainage
- 1921 Back-of-House Building
  - Renovation Option Recommendations
    - Phase 1: Roof-level structural & envelope interventions (voluntary)
    - Phase 2: Second floor level interventions – wall anchorage (voluntary)
    - Phase 3: Remaining comprehensive building renovation (full existing building code compliance)
- Replacement Option Recommendations
  - Replacement will provide the highest level of safety, functionality and longevity of the building
  - Base Scope
    - Demolish 1921 Back-of-House Building
    - Replace in kind: two story, ~ 13,600 GSF structure at its current floor level
    - Does not include additional modifications to existing walls or stairs within the auditorium or gym
  - Value Add

- Align floor level of replacement building with the existing stage level
- Additional budget for earthwork/excavation, re-building stairs, adding lift for accessible access to gym

Mr. Bourquard reviewed Target Budgets

- Target Budget Assumptions
  - All budget figures are in February 2024 dollars
  - Additional cost will accrue due to escalation, driving by project schedule
  - Construction cost includes seismic and envelope repairs only, no program improvements/interior renovations
  - Project budgets include figure for sales tax, consultant services, furniture & equipment, project management, contingency, etc.
  - Budgets do not include detailed consideration of operational impacts/disruption
- Auditorium Target Budget

**BASE STRUCTURAL & ENVELOPE SCOPE**

SCAFFOLDING	\$312,700
DEMOLITION	\$27,100
STRUCTURAL WOOD FRAMING	\$157,800
EXTERIOR WALL CONSTRUCTION	\$451,500
EXTERIOR WINDOWS	\$20,600
ROOFING	\$93,100
CONTINGENCY	\$212,600
MARKUPS	\$89,300
GENERAL CONDITIONS	\$220,000
<b>CONSTRUCTION BUDGET</b>	<b>\$1,585,000</b>
<b>PROJECT BUDGET</b>	<b>\$3,000,000</b>

**BASE + RECOMMENDED STRUCTURAL & ENVELOPE SCOPE**

<b>STRUCTURAL &amp; ENVEL. PROJECT BUDGET</b>	<b>\$3,600,000</b>
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**ADDITIONAL RECOMMENDED ENVELOPE SCOPE**

WINDOW REPLACEMENT	\$223,700
LANDSCAPE DRAINAGE IMPROVEMENTS	\$37,400
<b>ADD. SCOPE CONSTRUCTION BUDGET</b>	<b>\$261,100</b>
<b>ADDITIONAL SCOPE PROJECT BUDGET</b>	<b>\$600,000</b>

- Gymnasium Target Budget

**BASE STRUCTURAL & ENVELOPE SCOPE**

SCAFFOLDING	\$211,300
DEMOLITION	\$111,300
STRUCTURAL STEEL / WOOD	\$46,200
EXTERIOR WALL CONSTRUCTION	\$401,100
EXTERIOR WINDOWS	\$25,600
ROOFING	\$313,200
CONTINGENCY	\$221,700
MARKUPS	\$93,100
GENERAL CONDITIONS	\$165,000
<b>CONSTRUCTION BUDGET</b>	<b>\$1,590,000</b>
<b>PROJECT BUDGET</b>	<b>\$3,000,000</b>

**BASE + RECOMMENDED STRUCTURAL & ENVELOPE SCOPE**

<b>STRUCTURAL &amp; ENVEL. PROJECT BUDGET</b>	<b>\$3,700,000</b>
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**ADDITIONAL RECOMMENDED ENVELOPE SCOPE**

WINDOW REPLACEMENT	\$229,000
LANDSCAPE DRAINAGE IMPROVEMENTS	\$69,400
<b>ADD. SCOPE CONSTRUCTION BUDGET</b>	<b>\$298,400</b>
<b>ADDITIONAL SCOPE PROJECT BUDGET</b>	<b>\$700,000</b>

- 1921 Back-of-House Building Renovation

**PHASE 1: ROOF**

MOBILIZATION	\$2,500
DEMOLITION & ABATEMENT	\$74,700
SCAFFOLDING	\$132,000
STRUCTURAL STEEL / WOOD	\$86,100
EXTERIOR WALL CONSTRUCTION	\$15,000
ROOF	\$257,800
CONTINGENCY	\$113,600
MARKUPS	\$47,800
GENERAL CONDITIONS	\$120,000
<b>CONSTRUCTION BUDGET</b>	<b>\$849,500</b>
<b>PROJECT BUDGET</b>	<b>\$1,700,000</b>

**PHASE 2: LEVEL 2**

MOBILIZATION	\$2,500
DEMOLITION & ABATEMENT	\$107,100
STRUCTURAL STEEL / WOOD	\$31,400
CONTINGENCY	\$28,200
MARKUPS	\$11,900
GENERAL CONDITIONS	\$60,000
<b>ADD. SCOPE CONSTRUCTION BUDGET</b>	<b>\$241,100</b>
<b>ADDITIONAL SCOPE PROJECT BUDGET</b>	<b>\$600,000</b>

**PHASE 3: REMAINING COMPREHENSIVE RENOVATION**

FOUNDATIONS	\$79,900
SUPERSTRUCTURE	\$447,100
EXTERIOR ENCLOSURE	\$583,600
INTERIOR CONSTRUCTION	\$362,600
INTERIOR FINISHES	\$656,400
PLUMBING	\$333,800
HVAC	\$882,000
FIRE PROTECTION	\$81,300
ELECTRICAL	\$874,500
EQUIPMENT	\$30,000
CASEWORK & FURNISHINGS	\$126,300
SPECIAL CONSTRUCTION	\$161,300
SELECTIVE DEMOLITION	\$413,100
SITE	\$35,000
CONTINGENCY	\$978,300
MARKUPS	\$410,900
GENERAL CONDITIONS	\$750,000
<b>CONSTRUCTION BUDGET*</b>	<b>\$7,255,900</b>
<b>PROJECT BUDGET*</b>	<b>\$14,700,000</b>

**TOTAL COST OF ALL PHASES**

<b>PHASE 1 - ROOF LEVEL INTERVENTIONS</b>	\$1,700,000
<b>PHASE 2 - LEVEL 2 INTERVENTIONS</b>	\$600,000
<b>PHASE 3 - REMAINING RENOVATION SCOPE*</b>	\$14,700,000
<b>PROJECT BUDGET*</b>	<b>\$17,000,000</b>

\*In a comprehensive renovation, program / interior renovation improvements become embedded in project

- **1921 Back-of-House Building Replacement**

**BASE SCOPE**

FOUNDATIONS	\$340,500
SUPERSTRUCTURE	\$997,600
EXTERIOR ENCLOSURE	\$829,600
ROOFING	\$236,900
INTERIOR CONSTRUCTION	\$593,200
INTERIOR FINISHES	\$643,500
CONVEYING SYSTEMS	\$130,000
PLUMBING	\$333,800
HVAC	\$882,000
FIRE PROTECTION	\$81,300
ELECTRICAL	\$874,500
EQUIPMENT	\$25,000
CASEWORK & FURNISHINGS	\$130,800
SPECIAL CONSTRUCTION	\$141,800
SITE (INCL. BUILDING DEMO)	\$677,200
CONTINGENCY	\$1,383,500
MARKUPS	\$581,100
GENERAL CONDITIONS	\$900,000
<b>CONSTRUCTION BUDGET*</b>	<b>\$9,800,000</b>
<b>PROJECT BUDGET*</b>	<b>\$19,200,000</b>

**VALUE ADD: ALIGN FIRST FLOOR WITH EXISTING STAGE**

FIRST FLOOR ALIGNMENT	\$713,700
<b>CONSTRUCTION BUDGET OF VALUE ADD</b>	<b>\$713,700</b>
<b>PROJECT BUDGET OF VALUE ADD</b>	<b>\$1,100,000</b>

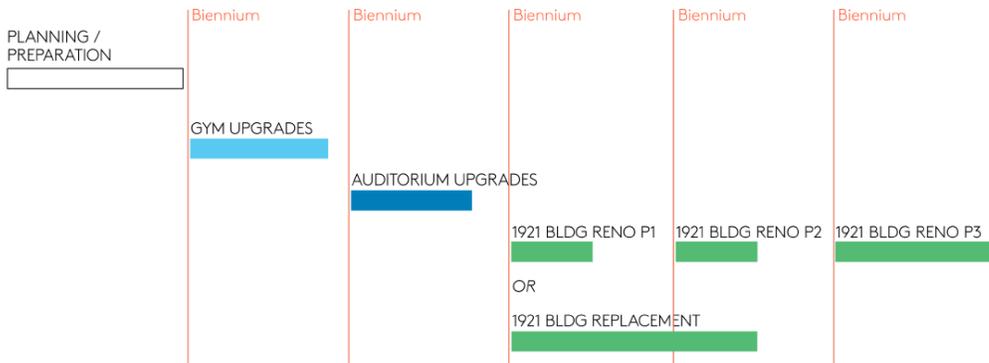
**TOTAL REPLACEMENT W/ VALUE ADD**

<b>TOTAL PROJECT BUDGET*</b>	<b>\$20,200,000</b>
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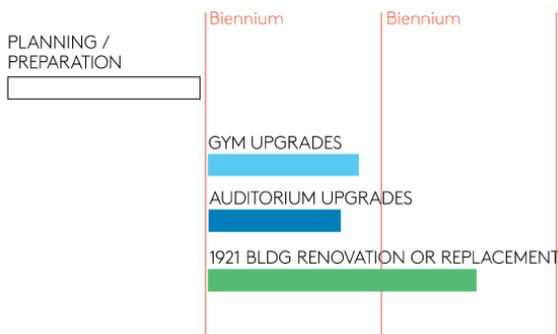
\*In a building replacement, program improvements become embedded in project

- **Schedule**
  - **Concept Schedule Example**

## MULTIPLE PHASES



## SINGLE PHASE



Mr. Schact highlighted technical support on the team including by Swenson Say Fagét, structural engineering; 4EA, envelope and clean energy consultant; Building Works, historic preservation consultant; and Roen Associates, cost estimating. He reviewed risks and opportunities

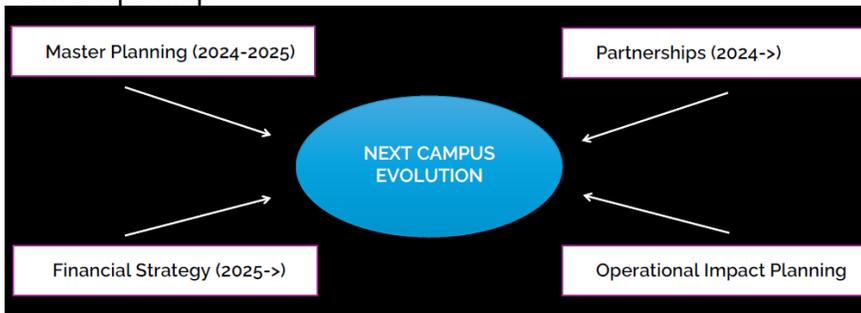
- Risks
  - 1921 Back-of-House Building and 1939 Gymnasium do not meet current collapse prevention requirements
  - Envelope conditions will continue to deteriorate and may require more extensive/intensive repairs if left unaddressed
- Opportunities
  - Maximize the value of capital projects by understanding their relationship to ECA's vision, mission, and strategic plan

Ms. Liu and Board President Liaw reviewed considerations and next steps:

- Study gives us "State of the Campus", technical considerations, and opportunities for the future
- NEXT:
  - Master Planning
    - Match external facilities to internal activities and strategic mission/vision
    - Developing 5-year Strategic Plan (2025) in parallel with a building/campus plan
    - Extend Mithun's scope to consider programmatic and structural options for replacement of 1921 building and other structures
    - Consider City entitlement process
  - Partnerships
    - Resume potential partnership discussions
    - Current funding for design phase with Boys & Girls Club (state capital grant)
    - Other potential partnership opportunities in our community

EPFD Board Member Grotheer, Ms. Nestorovic Ms. Meagher and Ms. Liu reviewed:

- Operational Impacts of Construction
  - Phasing Options
  - Operational limitations; impact on programs and clients
  - Revenue, expense, and staffing implications
- Financial Strategy
  - Combining Mithun recommendations with known existing capital deficiencies and additional capital needs within the building + previously budgeted improvement (e.g., accessibility initiatives)
  - Cost Reassessment (project scope, timing, and inflation)
  - Project sequencing/cashflow
  - Bonding Capacity (through 2041 and beyond via legislative extension)
  - Fundraising/Capital Campaign
- Next Steps Map



- **Questions and Answer Session**

The team responded to questions regarding whether the report will be available online, whether upgrades to the auditorium could occur without disrupting the schedule, whether inspection of the gymnasium roof included assessment of the structure under the roof, the strategic plan, similar projects Mithun has done, Boys & Girls Club’s interest in the ECA building and their time constraints, whether a B&GC teen center would be housed on the ECA campus, scope of renovation of 1921 building, assumptions for the interior with renovation of the back-of-house building, whether lowering the floor of the back-of-house building would allow three stories, why the Music Building was not included in the study, and suggestions for maintenance.

EPFD Board Members relayed their appreciation to the individuals and teams involved in the study.

#### 4. **Adjourn**

The meeting was adjourned at 3:20 p.m.

**Next EPFD Board Meeting: Thursday, May 23, 2024 - 7:30 AM**