

CITY OF COOS BAY CITY COUNCIL
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
May 20, 2014	

TO: Mayor Shoji and City Councilors

FROM: Rodger Craddock, City Manager *REC*

ISSUE: Next Steps In The Decision to Repair / Replace The Library

BACKGROUND:

Back in April 1, 2014, engineers from SHN and ZCS presented the results of their investigation related to the continued settling of the Coos Bay Library building. As reported, the investigation revealed that the existing foundation pilings are inadequate for support of the structure and that groundwater fluctuation could be deteriorating the top of the old timber pilings which could also be contributing to the observed settlement. In addition to identifying causation of the settling, SHN and ZCS advised that the best option for remediation of the settlement and to provide adequate support of the building is to have 207 cased micro-piles installed to a depth of approximately 120' at an estimated cost of \$6,337,000. This cost only includes fixing the foundation of the building, and it does not include replacement of the deteriorated roof, does not address the antiquated HVAC systems, nor the inadequate electrical system at the facility. The estimated cost does not include the cost involved to relocate the library operations to a temporary facility for the year to year and a half that it would take to install the micro-piles.

While the City doesn't currently have the necessary resources to undertake the repairs or to build a new library, we do find ourselves at some decision points which include the following:

- Once we have the resources, should we repair the existing library or use the funds to build a new library?
- If the desire of the Council is to build a new facility, the question is where and what type of facility do we need?

It should be noted that SHN and ZCS did not recommend repair the existing library. They "...believe the community of Coos Bay could benefit from a more modern public library facility, and the City may come out money-ahead by pursuing a newer, more efficient building." At a recent joint meeting of the Library Foundation and the Library Board, they concurred with recommendation of SHN and ZCS. Staff also agrees with SHN, ZCS, the Library Foundation, and the Library Board.

To aid in the discussion should the Council form consensus that a new facility is needed, the Library Director will provide the Council information on present use of the Coos Bay Library and the anticipated future needs of a public library.

ADVANTAGES:

While we don't have the resources necessary to undertake the recommended repairs nor to build a new public library facility, providing some direction will help focus the planning and steps needed to undertake this capital project.

DISADVANTAGES:

None identified.

BUDGET IMPLICATIONS:

None

RELATED CITY GOAL:

This matter is directly related to the City's goal "to maintain and improve the City's physical infrastructure and provide quality services for current and future citizens".

ACTION REQUESTED:

If it pleases the Council please provide staff direction on this matter.