



**BUSINESS OF THE CITY COUNCIL  
CITY OF MERCER ISLAND, WA**

**AB 4326  
July 7, 2008  
Consent Calendar**

<b>COMMUNITY CENTER PARKING LOT REPAIR</b>	<b>Proposed Council Action:</b> Appropriate repair funds to address parking lot safety concerns.
--	---

<b>DEPARTMENT OF</b>	Parks and Recreation (Mike Elde, Parks Superintendent)
<b>COUNCIL LIAISON</b>	El Jahncke Dan Grausz Bruce Bassett
<b>EXHIBITS</b>	1. Photos of parking lot drainage issue
<b>APPROVED BY CITY MANAGER</b>	

<b>AMOUNT OF EXPENDITURE</b>	\$	43,570
<b>AMOUNT BUDGETED</b>	\$	0
<b>APPROPRIATION REQUIRED</b>	\$	43,570

**SUMMARY**

On August 2, 2004, Council authorized construction of the Community Center at Mercer View, awarded the construction contract to Swinerton Builders, Inc. and approved a total project budget of \$12,404,183. This budget reflected a fairly significant reduction from the initial project budget of \$13.1 million the project team was working with at the time the project went to bid. In December 2005, after two months of abatement and demolition and seventeen months of construction, the new Community Center at Mercer View opened its doors.

In 2006 and 2007, final punch list items were addressed and a final settlement agreement was reached with Swinerton Builders, Inc. In addition, Council approved the upsizing of the building's generator in early 2008 to provide maximum emergency shelter capabilities.

An item not identified during building and site inspections relates to parking lot drainage. Last winter, staff was made aware of a safety concern in the parking lot. During periods of rain, the upper parking lot does not drain properly, despite the proper location of catch basins. Existing contours direct water away from the catch basin installed to collect it and takes surface water from the upper parking lot area to the disabled parking stalls. The water pools up in this area as well as around the accessible sidewalk ramp and main parking lot entrance area where the majority of CCMV ingress/egress occurs.

Staff was not aware of the severity of this drainage issue until we experienced a stretch of extremely cold weather last winter. During cold and freezing weather, a sheet of ice forms from water flowing from the upper parking lot. Water travels down the hill, through the disabled parking stalls and pools where the ADA accessible ramp is located in front of the Center entrance. This ice creates a significant safety hazard for all of our facility users. In spite of diligent maintenance by staff attempting to keep this area sanded and de-iced, the parking lot remains a continued safety concern through the cold and stormy season (Exhibit 1).

The City Attorney's office has investigated all possible options of recovery from other sources. Unfortunately, given that this item was not identified during inspections and only became known last year, those other sources are no longer an option.

Staff has sought and received bids to repair the drainage in this area. This proposed repair project will involve cutting-out a large section of asphalt, lowering the asphalt to channel the water towards an existing catch basin and re-patching the area with new asphalt. The estimated cost (including a 10% contingency) is \$43,570.

Staff reported to Council on June 16, 2008 (AB 4321 – 2007 Year End Transfer) that there is a remaining balance of \$155,272 in the Community Center Building Construction Fund. Staff recommends using \$43,570 of these funds for the parking lot repair. The balance of funds remaining after the parking lot repair is completed will be transferred to the CIP Fund.

## **RECOMMENDATION**

*Parks Superintendent and Facilities Coordinator*

MOVE TO: Move to appropriate 43,570 from the Community Center Building Construction Fund to make repairs to the Community Center parking lot.

# Drainage Issues at the Community Center at Mercer View

