



AGENDA
Special Meeting
December 20, 2019 at 9-11 AM
Legion Hall - McCall City Hall
(Lower Level)
216 East Park Street

OPEN SESSION

WORK SESSION

AB 19-280 Public Works Facility Master Plan – Plan Development Work Session with City Council

AB 19-284 Library and other Capital Improvements Discussion Follow-up from the November 22, 2019 Work Session

ADJOURN

American with Disabilities Act Notice: The City Council Meeting room is accessible to persons with disabilities. If you need assistance, please contact City Hall at 634-7142 at least 48 hours prior to the meeting.

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

**Number AB 19-280
Meeting Date December 20, 2019**

AGENDA ITEM INFORMATION

SUBJECT: <i>Public Works Facility Master Plan – Plan Development Work Session with City Council</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager		
		Clerk		
		Treasurer		
		Community Development		
		Police Department		
		Public Works	<i>NTS</i>	Originator
		Golf Course		
COST IMPACT:	N/A	Parks and Recreation		
FUNDING SOURCE:	N/A	Airport		
		Library		
TIMELINE:	ASAP	Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:

The City of McCall, Idaho, has commissioned the preparation of a Master Plan to evaluate the existing Public Works facilities and make recommendations for modifications and improvements to those facilities in support the short- and long-term operations of the Department. The Master Plan will discuss three basic issues. The first is an evaluative description of the existing facilities and the operations they support. The second is a current and look-ahead evaluation of operational patterns and needs, and the degree to which they are currently satisfied by the existing site and facilities. The third identifies and prioritizes individual potential projects which can be implemented either incrementally as multiple projects over time, or as a single, large project, for upgrades to existing facilities, new facilities, and other investments necessary to support current and anticipated future operational requirements.

The City Council has requested that the project team complete a work session to discuss the status of the Master Plan. The purpose of this work session is to present the current plan work to date, review the list of critical priorities and needs, and discuss the City’s funding modality which will dictate the pace and strategy for implementing improvements. Input from Council and concurrence on plan direction will help the project/staff team more efficiently complete the final phase of plan development and drafting the final report. Attached is a memorandum summarizing principal findings of the data analysis to date.

RECOMMENDED ACTION:

For Information Only.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION

MEMORANDUM

TO: McCall City Council

FROM: Nathan Stewart, Public Works Director; David Triplett, CRSA Architecture,
Scott Duffin, Horrocks Engineers

DATE: 12/13/19

RE: Public Works Facility Master Plan – Plan Development Update

The City of McCall has commissioned Horrocks Engineers and CRSA to review the existing Public Works facilities, evaluate current and future facility needs, and prepare a Master Plan for ongoing improvements and expansions of the existing Public Works facilities to meet these needs. While still in development, the draft Master Plan has established a number of critical and significant issues, which will be more fully addressed in the full report. These issues include, but are not limited to the following:

1. The existing shop/office building has exceeded its useful life, and requires extensive financial investment in order to continue to meet even the most minimal functional requirements of the Department. Items of concern include, but are not limited to accessibility, air quality, vulnerability to earthquake damage, old and deteriorated infrastructure, parking to be displaced by planned road improvements, non-conforming zoning, and a variety of lesser issues.
2. The Department has a number of operational requirements which are not met at this time, and new construction is needed to accommodate these un-met needs including:
 - a. 3,000 sq. ft. of heated additional shop and storage space in excess of that provided by the existing vehicle shops.
 - b. 300% increase in the area of covered, unheated storage, as compared to the 7,500 SF of existing space available.

The lack of covered storage means that vehicles are left out in the weather, and are subject to accelerated wear and tear, are less available for response to urgent issues, and excessive time is required to prep vehicles and equipment for each day's operations, particularly in deep winter. Overall efficiency is significantly impeded by the fact that the vast majority of vehicles and equipment must be stored outside.

3. The City is planning to add a Fiber-Optic utility in the near future. Currently there is zero space available to accommodate the anticipated need for an office and materials storage for this activity. Defined space needs, consisting of a heated office area and unheated, but covered and secured storage, can only be provided by new construction or by displacing existing personnel and/or operations.
4. The existing site cannot be fully utilized due to a lack of development. While the property is sufficient to accommodate most, if not all critical operations, it cannot be fully utilized nor meet its maximum potential without investment in additional improvements. Minimally, these would

include a security fence around the entire property, grading and paving to improve drainage, and security site lighting. Further improvements would include construction of the needed storage and shop facilities, and, ultimately, a new administrative building. (The new admin building could potentially be located off-site.)

5. The existing site property is very tight, but may be adequate to accommodate the needs of the Public Utilities Department. Making all of the needed facilities and operations to fit will require careful planning, coordination, and sequencing of improvements.
6. The Water Department has needs for additional shop and storage facilities. Given the space limitations at the current public works property, options to construct and locate new water facilities an alternate location (such as at the water treatment plant) should be explored. Removing the Water Department's operations from the PWD site would enhance the capacity of the site to meet all other needs.

The Master Plan is intended to contain a number of options and recommendations for means to address these issues. A baseline consideration is cost and funding modality. It is understood that the probability of a single, large investment is very unlikely within the next 10-15 years. Therefore, the assumption is made that any improvements, repairs, or new construction will be executed over a long period of time, on an incremental basis, on the existing site. Nevertheless, the Master Plan will contain approaches by which the prioritized issues can be addressed with incremental funding.

The Plan will contain a list of individual projects which can be executed independent of one another, based on funding availability. These individual projects have been organized into a hierarchy of priorities, with life safety, operationally-critical, and code-critical items first, followed by projects to meet non-critical but urgent operational needs, and, lastly, longer-term wants and needs. The priority rank of any individual project is based on perceived importance, not cost.

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 19-284
Meeting Date December 20, 2019

AGENDA ITEM INFORMATION

SUBJECT: <i>Library and other Capital Improvements Discussion Follow-up</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager	ABS	Supporter
		Clerk		
		Treasurer	JS	Supporter
		Community Development		
		Police Department		
		Public Works		
		Golf Course		
COST IMPACT:	N/A	Parks and Recreation	KW	Supporter
FUNDING SOURCE:	N/A	Airport		
		Library	Meg	Originator
TIMELINE:	Preparation for bond initiative May 2020	Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:
Staff will follow up on specific Council questions that arose after the 11-22-19 work session with the library team.

Background: Library and Parks departments continue to develop a comprehensive plan for capital improvements. This update will include several pieces. Linda Stokes, Treasurer, will present a financial update on the project from the library perspective. Kurt Wolf will inform the Council regarding the new Parks building. Library Director Meg Lojek will give library specific operational and energy efficiency information from library consultants. Erin Greaves will discuss her City plan and approach to communications regarding the possible ballot initiative.

RECOMMENDED ACTION:
Council should continue to let staff and consultants know what other information they need to proceed with this project and funding options.

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION



McCall Public Library

SUMMARY OF POSSIBLE ENERGY MODELLING FOR PROPOSED LIBRARY EXPANSION Humphries Poli, presented by Meg Lojek 12-19-19

McCall Public Library Board of Trustees, Building Committee, Humphries Poli and CM Company are all committed to the application of design and building techniques that promote reduced energy consumption and decreased environmental footprints. In addition to being a conscious choice, sustainable design applications are expected to enable realization of immediate and long-term economic benefits.

Because libraries consume large amounts of energy and resources, and because they affect the quality of lives in their communities, this project is highly appropriate for green building principles. According to Humphries Poli, the biggest misconception about green architecture is the assumption that it is more expensive. Often the tendency is to add things like a green roof or solar panels. But there are ways to reconfigure the guts of a building without spending more than traditional construction costs. The following tools and techniques are employed at the McCall Library project to ensure it will continue to perform well in the future:

- Sustainable site strategies
- Passive solar building design
- Daylighting
- Recycled materials
- Rapidly renewable / low maintenance building materials
- Xeriscaping

Energy modeling of design alternates and review of cost/benefits on energy use systems will ensure this project is “cheap to keep.” Humphries Poli is engaging an energy systems consultant. The proposal includes:


1. Establishing preliminary building performance goals
2. Developing a whole building energy model
3. Evaluation of passive design strategies such as thermal mass, shading, natural ventilation
4. Evaluation of thermal enclosure specifications
5. Providing optimal performance targets and recommended assemblies/systems (roofs, wall, windows/doors, floors and air-barrier to minimize heating and cooling loads
6. Evaluation of low-energy mechanical systems (cold climate heat pumps and high efficiency E/HRVs)
7. Recommendation of best practices and targets to minimize indoor lighting loads, plug/process loads, DHW distribution losses, fan/pump energy, and outdoor lighting loads
8. Guidance for renewable energy systems sizing and costs
9. Recommendations for HVAC and building performance monitoring
10. Providing economic comparison of code/design baseline and ‘optimal’ high-performance design option
11. Providing hygrothermal analysis of unconventional building enclosure assemblies for long-term durability

Carbon Estimator





Results

V Volume of wood products used (ft³):
4,146 ft³ (66,337 board feet) of lumber and sheathing


 U.S. and Canadians forests grow this much wood in:
20 seconds


C Carbon stored in the wood:
90 metric tons of CO₂

 Avoided greenhouse gas emissions:
190 metric tons of CO₂

 Total potential carbon benefit:
290 metric tons of CO₂

Equivalent to:

 **55** cars off the road for a year

 Energy to operate **24** homes for a year



NEW McCALL PUBLIC LIBRARY
ENTRANCE PERSPECTIVE
14 NOVEMBER 2019



Humphries Poli and CM Company will use a scorecard like this one. Because the Library building is not seeking LEED Certification, the consultants will have their own spreadsheet working alongside this to provide space for reasoning the amount of points assigned to each section. 12-19-19 ML/BN



LEED v4 for BD+C: New Construction and Major Renovation

Project Checklist

Project Name:

Date:

Y	?	N

0	0	0	Location and Transportation		16
			Credit	LEED for Neighborhood Development Location	16
			Credit	Sensitive Land Protection	1
			Credit	High Priority Site	2
			Credit	Surrounding Density and Diverse Uses	5
			Credit	Access to Quality Transit	5
			Credit	Bicycle Facilities	1
			Credit	Reduced Parking Footprint	1
			Credit	Green Vehicles	1

0	0	0	Sustainable Sites		10
Y			Prereq	Construction Activity Pollution Prevention	Required
			Credit	Site Assessment	1
			Credit	Site Development - Protect or Restore Habitat	2
			Credit	Open Space	1
			Credit	Rainwater Management	3
			Credit	Heat Island Reduction	2
			Credit	Light Pollution Reduction	1

0	0	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
			Credit	Outdoor Water Use Reduction	2
			Credit	Indoor Water Use Reduction	6
			Credit	Cooling Tower Water Use	2
			Credit	Water Metering	1

0	0	0	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
			Credit	Enhanced Commissioning	6
			Credit	Optimize Energy Performance	18
			Credit	Advanced Energy Metering	1
			Credit	Demand Response	2
			Credit	Renewable Energy Production	3
			Credit	Enhanced Refrigerant Management	1
			Credit	Green Power and Carbon Offsets	2

0	0	0	Materials and Resources		13
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
			Credit	Building Life-Cycle Impact Reduction	5
			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
			Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
			Credit	Construction and Demolition Waste Management	2

0	0	0	Indoor Environmental Quality		16
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
			Credit	Enhanced Indoor Air Quality Strategies	2
			Credit	Low-Emitting Materials	3
			Credit	Construction Indoor Air Quality Management Plan	1
			Credit	Indoor Air Quality Assessment	2
			Credit	Thermal Comfort	1
			Credit	Interior Lighting	2
			Credit	Daylight	3
			Credit	Quality Views	1
			Credit	Acoustic Performance	1

0	0	0	Innovation		6
			Credit	Innovation	5
			Credit	LEED Accredited Professional	1

0	0	0	Regional Priority		4
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1
			Credit	Regional Priority: Specific Credit	1

0	0	0	TOTALS		Possible Points: 110
					Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

