

**M E M O R A N D U M**

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DATE: August 12, 2013

TO: Randy Corman, Council President  
Members of Renton City Council

VIA: Denis Law, Mayor 

FROM: Terry Higashiyama, Community Services Administrator

STAFF CONTACT: Peter Renner, Facilities Director, Ext. 6605

SUBJECT: **Council Referral C-13016, Responding to inquiries by Paul Ouellette and Dave Beedon, both of Renton, regarding the Cedar River Library on status of City conveying a request to KCLS to add a door, receiving a revised budget, receiving a redesigned drawing and hiring an audit consultant.**

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On May 21, 2013, the Administration was directed to prepare a letter(s) or email to Mr. Ouellette via the above-referenced Council Referral C-13016, submitting same to the Mayor. The Administration was to mail the letter to Mr. Ouellette with a copy to the Council and City Clerk. A copy of that letter is attached.

On July 16, 2013, Council requested Administration to also provide a response to Dave Beedon via the City Clerk and post to the City website.

The specific request to add a door is a reference to Council President Corman's April 29, 2013, Council Meeting Amendment to a Motion that accepted the schematic design and associated project budget for the Renton Library over the Cedar River. This motion, which was carried after being amended, also directed the Administration to retain consultants to "conduct an independent review of the preliminary project budget; perform a project cost audit during the construction phase and report results back to the Committee of the Whole".

Mr. Corman's amendment asked "the King County Library System architecture team consider adding an additional door that opens from the entrance airlock area directly onto the bridge as part of the design". The pertinent sections of the Renton City Council Minutes for April 29, 2013 are attached.

The letters to Mr. Ouellette and Mr. Beedon include as attachments the letters you received late last week via the Mayor from Bill Ptacek, the KCLS Library Director, and

Ruth Baleiko, the Miller Hull Partnership Principal responsible for this project. These letters are in direct response to Council President Corman's Amendment.

Regarding an auditor for the project budget and cost reviews, we recently received proposals from three experienced auditing companies and one firm will be selected to perform the work in two phases before the end of August.

Enclosures

cc: Jay Covington, Chief Administrative Officer  
Iwen Wang, Administrative Services Administrator  
Chip Vincent, Community and Economic Development Administrator

Denis Law  
Mayor

# City of Renton



August 12, 2013

Community Services - Terry Higashiyama, Administrator  
*Nationally Accredited Agency*

Mr. Paul Ouellette  
1918 Rolling Hills Avenue SE  
Renton, WA 98055-3715

Dear Mr. Ouellette:

On May 21, 2013, the Renton City Council made a referral to the Administration to respond to your inquiry regarding the Cedar River Library and the status of the City conveying a request to King County Library System (KCLS) to add a door, receiving a revised budget and redesigned drawings, and on hiring an audit consultant.

The door consideration issue has been addressed in a separate email. Regarding redesigned drawing and revised budget, there will be continuous refinements of the drawings post-schematic-design, which will provide even greater levels of detail and improvement to the drawings that the City Council approved on April 29, 2013. At the same time the budget for the project was set at \$10,400,000.00 through Council approval. This has not changed but there will certainly be adjustments to the various categories and line items as part of the design review and value engineering that the architectural team will go through.

The City Design Review Committee will receive an update at the completion of the Design Development phase and as they become available, they will be posted to the City website.

On the topic of an audit consultant, you may recall that after disappointing responses from a number of consultants, the Finance Administrator produced and sent out a Request for Proposals (RFP) that went to a shared procurement portal where 99 audit consultants participated. Approximately 30 consultants reviewed the RFP and by the deadline, the City received three qualified proposals. These responses are being reviewed by City staff and we expect a consultant will be hired near the end of August.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Higashiyama".

Terry Higashiyama  
Community Services Administrator

cc: Denis Law, Mayor  
Jay Covington, Chief Administrative Officer  
Peter Renner, Facilities Director  
Chip Vincent, Community and Economic Development Administrator  
Iwen Wang, Administrative Services Administrator

Denis Law  
Mayor

City of  
**Renton**



Community Services - Terry Higashiyama, Administrator  
*Nationally Accredited Agency*

August 12, 2013

Mr. Dave Beedon  
1725 Pierce Avenue SE  
Renton, WA 98058-4747

Dear Mr. Beedon:

On July 16, 2013, the Renton City Council made a referral to the Administration to respond to your inquiry regarding the Cedar River Library and the status of the City conveying a request to King County Library System (KCLS) to consider adding a second door to the airlock area.

The Renton City Council approved a Motion on April 29, 2013, to accept the Schematic Design and Budget that was presented to them by the KCLS architectural team. That motion paved the way for Miller Hull Partnership to submit the plan to the City for permitting and to proceed with the Design Development phase. During the course of design development, the architectural team gave consideration and had in-depth discussions of the request of the City Council, per the April 29<sup>th</sup> Motion Amendment of Council President Corman, "to have the KCLS architecture team consider adding an additional door that opens from the entrance airlock area directly onto the bridge as part of the design".

The result of those considerations is contained in the attached letters from Bill Ptacek, King County Library System Director, and Ruth Baleiko, Miller Hull Partnership, Principal Architect in charge of design of the Renton Library over the Cedar River. These letters will be posted on the City's website within a week.

Sincerely,

A handwritten signature in black ink, appearing to read "Terry Higashiyama".

Terry Higashiyama  
Community Services Administrator

Enclosures

cc: Denis Law, Mayor  
Jay Covington, Chief Administrative Officer  
Peter Renner, Facilities Director  
Chip Vincent, Community and Economic Development Administrator  
Iwen Wang, Administrative Services Administrator



Algonia-Pacific  
Auburn  
Bellevue  
Black Diamond  
Bothell  
Boulevard Park  
Burien  
Carnation  
Covington  
Des Moines  
Duvall  
Enumclaw  
Fairwood  
Fall City  
Federal Way  
Federal Way 320th  
Foster  
Greenbridge  
Issaquah  
Kenmore  
Kent  
Kingsgate  
Kirkland  
Lake Forest Park  
Lake Hills  
Library Connection @ Crossroads  
Library Connection @ Southcenter  
Maple Valley  
Mercer Island  
Muckleshoot  
Newcastle  
Newport Way  
North Bend  
Redmond  
Renton  
Renton Highlands  
Richmond Beach  
Sammamish  
Shoreline  
Skykomish  
Skyway  
Snoqualmie  
Valley View  
Vashon  
White Center  
Woodinville  
Woodmont

August 6, 2013

Mayor Denis Law  
Renton City Hall  
1055 S. Grady Way  
Renton, WA 98057

Mayor Law,

In a letter dated June 12, 2013, King County Library System responded to a request by the Renton City Council to look into the possibility of placing an entry door on the south side of the Renton Library. Based on the professional expertise of KCLS' consultant team from The Miller | Hull Partnership, it was determined that a single entry on the south side of the vestibule was not feasible. This letter is in response to the further request to look at the possibility of adding a second door on the south side of the vestibule. KCLS' architects site the following issues with a second door.

**Space Utilization:** Incorporating a second entry along the south façade will decrease square footage devoted to circulation space and obstruct areas created for river viewing. The community was vocal in identifying both issues as critical to the building's design. An entry on the south side greatly diminishes these objectives.

**Security and Monitoring:** One point of entry allows staff members to monitor visitors entering and leaving the building. This is an important aspect for maintaining patron safety and minimizing materials theft.

**Renovation Tolerances:** Miller | Hull architects typically approach renovations with the expectation that structures will inevitably be out-of-plumb and not built exactly as documented in original drawings. With that in mind, renovation designs are typically detailed with ample tolerances to absorb imperfections of existing conditions. As mentioned previously, structural upgrades to the building will require cross-bracing along the exterior column line and introduction of an entry door on the south façade encroaches on the tolerances the architects feel are appropriate. Adding a door to the existing airlock would also be a tight fit under the required bracing.

**Code Compliance:** Egress doors must also comply with a number of code requirements, which include:

- ADA maneuvering clearances (for side and front approach) which would require significantly enlarging the airlock space.
- Path of travel requirements which becomes an issue if a new south door and interior airlock door are placed too close together.
- A door in the south façade of the airlock will create perpendicular paths of travel without appropriate separation distances. The code requirements are minimum, not maximum standards. As such, two airlock doors would not be recommended based on the inability to achieve appropriate distances between two perpendicular doors.

KCLS and the project architects conclude that a second entry door on the south side of the building is not feasible.

Sincerely,

Bill Ptacek  
Library Director



08/05/2013

Attn: Greg Smith  
King County Library System  
960 Newport Way NW  
Issaquah, WA 98027

**RE: Entry Location at Renton Library**

Dear Greg,

As part of the April 29, 2013 city Council meeting, there was a motion to have "...the architectural team consider adding a second door that opens from the entrance airlock area directly onto the bridge as part of the design." During our Design Development Phase, we have investigated the feasibility of this option; and our team's recommendation is for the library design to include one parking lot-facing entry, with no additional entry on the bridge side.

At the City Council meeting, we addressed the advantages behind locating the main entry on the parking lot side of the building:

**Functionality:** The entry facing the parking lot remains the best location for library functionality. This position allows for the staff workroom to be adjacent to the patron entry—and therefore the book drop. By enabling the majority of materials to be returned directly to the work room (and AMH), the library is able to increase the rate of material processing and improve staff ergonomics.

**Safety and Accessibility:** Locating the entry facing the parking lot improves the visibility of the entry from the parking lot (and vice versa). It also makes the building approach to be closer to the ADA parking stalls.

During the Council meeting we also noted the reasons why we would not recommend adding a second entry to the south façade:

**Space utilization:** Incorporation of a second entry along the south façade will add additional square footage devoted to circulation and vestibules. We agree with the community that gaining as much space as possible for library function is critical; and that maintaining views to the river is essential. As such, using this south-facing frontage for additional entry vestibule space would decrease the area usable for library space.

**Security and monitoring:** To help staff supervise the building one point of entry/exit is preferred. This allows staff members to keep an eye on visitors—as well as materials leaving the building. As the KCLS buildings do not have a security system per se, this is an important aspect of maintaining a safe building and minimizing material theft.

**Lighting:** Typically an entry is a well-lit area to provide safe and accessible access. If we locate the entry on the south façade, any light serving the entry is subject to the requirements for lighting over aquatic habitat per the Shoreline Master Program Regulations (*"iii. Lighting requirements: Nighttime lighting shall be designed to avoid or minimize interference with aquatic life cycles through avoidance of light sources that shine directly onto the water. Exterior lighting fixtures shall include full cut-off devices such that glare or direct illumination does not extend into water bodies. Lighting shall include timers or*

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other switches to ensure that lights are extinguished when not in use.”). We feel these requirements do not support the type of illumination that would be safe and appropriate for a main entry to a civic building.

The Council’s motion specifically stated the team was to research the addition of a second door to the proposed entry airlock. In reviewing this option, we identified the following issues:

**Code Compliance:** Egress doors must comply with a number of code requirements, two of which are:

- ADA maneuvering clearances: Doors in a sequence must maintain specific separation distances. To be code compliant, doors must also provide code required ADA clearances for side and or front approach. We looked at a number of ways to maintain these clearances, however, they resulted in significantly enlarging the airlock space.

- Path of travel requirements: projections into the path of travel (items such as doors, drinking fountains, wall mounted devices, etc) may not encroach into the path more than 50% of the required egress width. If the new south door and the interior airlock door are placed too close together, this becomes an issue.

**Safe Access:** A door in the south face of the airlock will create perpendicular paths of travel for users. This sets up the opportunity for traffic to be awkward--and potentially dangerous--if doors open into the opposing traffic flow without appropriate separation distances. While the code requirements mentioned above are necessary, they are also understood to be minimum standards rather than maximums. For this reason we also feel that two airlock doors would not be recommended based on the inability to achieve responsible distances between two perpendicular doors.

**Renovation Tolerances:** We typically approach renovations to existing structures knowing that building elements will inevitably be out-of-plumb, out-of-level, or not built exactly as documented in the original drawings. With this in mind, we typically detail renovations with ample tolerances to absorb the normal imperfections of existing conditions. Since doors that provide egress for more than 50 occupants must open in the same direction as exit access., these doors must open outward—meaning that the door panel and closer hardware would need to clear the underside of the steel bracing. As such, locating an entry door to slip under the south façade’s required cross-bracing encroaches on the tolerances we feel are appropriate given our experience with renovation projects. Adding a door to the existing airlock, would be a tight fit under the required bracing.

For these reasons we recommend maintaining the proposed entry on the parking lot side of the building, and not pursuing an entry on the south-facing side. Please consider this our response to the council motion requesting our investigation of a south entry.

Please feel free to call with any questions.

Sincerely,



Ruth Baleiko, AIA  
Principal, The Miller Hull Partnership, LLP

Ms. Palmer requested that the motion be amended so that the results of the audit are reported back to the Committee of the Whole instead of the Finance Committee.

\*At Council's request City Clerk Walton re-read the motion as follows: "MOVED BY PERSSON, SECONDED BY ZWICKER, COUNCIL APPROVE THE SCHEMATIC DESIGN FOR A RENOVATED REPLACEMENT LIBRARY OVER THE CEDAR RIVER, APPROXIMATELY 19,500 GROSS SQUARE FEET IN SIZE, FOR A MAXIMUM CITY CONTRIBUTION AMOUNT NOT TO EXCEED TEN MILLION FOUR HUNDRED THOUSAND DOLLARS (\$10,400,000); DEEM THAT THE GUIDING PRINCIPLES ESTABLISHED FOR THE PRELIMINARY DESIGN PHASE HAVE BEEN FULFILLED; DIRECT THE ADMINISTRATION TO PROCEED WITH RETAINING CONSULTANT(S) TO CONDUCT AN INDEPENDENT REVIEW OF THE PRELIMINARY PROJECT BUDGET; PERFORM A PROJECT COST AUDIT DURING THE CONSTRUCTION PHASE AND REPORT RESULTS BACK TO THE COMMITTEE OF THE WHOLE."\*

Mr. Corman requested that an amendment to the motion be made to have the KCLS architecture team consider adding an additional door that opens from the entrance airlock area directly onto the bridge as part of the design.

MOVED BY CORMAN, SECONDED BY PALMER, COUNCIL AMEND THE MOTION IN ORDER TO ASK THE KING COUNTY LIBRARY SYSTEM ARCHITECTURE TEAM TO CONSIDER ADDING A SECOND DOOR THAT OPENS FROM THE ENTRANCE AIRLOCK AREA DIRECTLY ONTO THE BRIDGE AS PART OF THE DESIGN.\*\*

Discussion ensued regarding the justification for the additional door; the fact that it was just a recommendation to consider adding the additional door; clarification on where exactly the additional door would be located in relation to the current design under consideration for approval; and concern that this motion could be done as a separate motion that included other items Council deemed necessary to add to the proposed design.

Community Services Administrator Terry Higashiyama invited King County Library System Director Bill Ptacek to speak about the impacts of this request. Mr. Ptacek stated that KCLS would consider the request, but noted that a large cross beam is located in the area where the new door is being proposed.

Ms. Briere called for the question.

\*\*AMENDMENT TO MOTION CARRIED.

Mayor Law asked for further discussion on the first motion.

Mr. Taylor reiterated his concern that he believed voting to approve the schematic design was premature. Mr. Corman remarked that he did not believe waiting an additional week would change the outcome of the vote. Ms. Palmer agreed with both Mr. Taylor and Mr. Corman and remarked that she felt better knowing that there would be an independent audit.

\*MOTION CARRIED.