

Shop One Interior Renovations



Project Proposer/Champion: Martin Griffin, Kathy Lake, and the Pollution Prevention Team

Project Purpose: Facing a rapidly changing world in which increasing uncertainty, aging infrastructure, and new wastewater challenges are prevalent, the district continues to seek solutions that respect ratepayer money, maximize resource recovery, improve the community and foster a culture of innovation. There are many opportunities, through education and outreach, to empower local community members to be stewards of our common water resources.

Through the physical space that is Shop One, and the community outreach and education programs that are launched from it, community partnerships will be strengthened, the district will be able to grow community presence and perhaps most importantly, increase trust and transparency. The purpose of this project is to continue designing and building improvements to Shop One that advance the flexibility and dynamic nature of the space. Improvements will build capacity with the goal of expanding public use and developing programming.

Project History and Status: Initial renovations of the Shop One interior were completed in 2016-2017. These renovations created a large group, 80 person capacity, meeting room that is available for district staff to use as a meeting space and also as a space for tour groups. This space is planned to have an expanded use beyond just a meeting room to eventually house educational programming which will focus on promoting One Water concepts throughout the region.

Continued development of educational goals for programming is being done in 2019, using a systematic method for approaching design and implementation of effective community programs. Taking time to identify broad educational goals will serve as a guide to later identifying programs which will best engage the public to meet these goals. Establishing educational goals first will help guide additional capital project level retrofits to the Shop One site beginning in 2021, allowing the Shop building to adapt and grow based on needs of the educational programs as we move into different phases of development.

Work done in 2019 will improve the interior acoustics. Improving the interior acoustics will increase the usability of the space and play a key role in achieving commission goals for improved community partnerships and increased public support. To fulfill this role and accommodate district needs as one of the largest meeting spaces available to the district, its poor acoustics are being addressed.

Using the educational goals as a guide, work in 2020 will utilize capacity in the district operating budget for expenditures related to additional interior site improvements. The goal of these improvements is to create a

‘wow’ factor to activate our stated educational goals. Examples of these improvements include, but are not limited to, additional wall treatments, window shade/treatments, artistic educational messaging and permanent educational programming around the exterior walls, windows, etc. leaving a flexible area for future programming. Focusing on additional educational elements in the space will continue to strengthen the base message related to district educational goals by refining the existing interior meeting space to fit with the anticipated educational program needs. No capital expenses are anticipated for Shop One in 2020.

Work in 2021 and 2022 will be dedicated to planning, design, and construction. It is anticipated that a consultant will be retained in 2021 to develop a comprehensive space needs analysis for the utilization of the whole first floor of shop one (not just the existing renovated space). This includes the former purchasing office room and the former mechanic workshop space. Once the space needs analysis is completed, work on a conceptual design for the first floor unfinished spaces will be undertaken. The final design and construction will be undertaken in 2022. The construction costs anticipated in 2022 will be further refined as the planning process progresses in 2021.

Economic Analysis: The overall scope of this project for the first few years will be limited to internal building site improvements. The preliminary estimate has been prepared based on only this limited scope of the project. It should be noted that future phases of the project may look at external improvements and also be eligible for grant funding or other external funding partners. Eligibility and possible funding levels will be investigated as the level of funding needed to create and implement programming is better defined.

Project Schedule: The following project schedule for interior improvements is included in the Capital Improvements Plan (CIP) for planning purposes only. The schedule will be modified as initial phases are undertaken and completed.

Fiscal Year Allocation (2019 dollars):

	2019 Acoustics⁽¹⁾	2020	2021 Planning & Design	2022 Design & Construction
Total	\$200,000	\$0	\$50,000	\$200,000

Notes:

(1). Acoustics work was included in the 2019 Capital Budget under the line item “Shop One Improvements” (Project ID A02).