



**Lewiston City Council
WORK SESSION AGENDA
February 3, 2025 - 3:00 PM
Lewiston Bell Building – Second Floor Conference Room – 215 D Street
Lewiston, Idaho 83501**

Seating will be available on a first-come, first-served basis. All others who wish to observe this meeting may watch and listen to the livestream on their own device(s) by visiting the City of Lewiston's website at cityoflewiston.org.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZENS COMMENTS

This is an opportunity for citizens to address the Council on agenda items or other items they wish to bring to the attention of the Council. Citizens are encouraged to discuss operational issues in advance with the Mayor. In consideration of others wishing to speak, please limit your remarks to three minutes.

IV. DISCUSSION ITEMS

Please note that identifying an item as an "Action Item" does not require the City Council to vote on that item.

- A. DEFERRED MAINTENANCE UPDATE:** Update on deferred maintenance from staff as requested at the December 2, 2024 City Council meeting - Action Item (Councilor Forsmann)

V. UNFINISHED AND NEW BUSINESS

- A. CITY COUNCILOR COMMENTS:** Comments shall not be related to an item currently before the City Council or an item that may come before the City Council in the foreseeable future, and shall be limited to comments, not discussion.

B. CITY BOARDS AND COMMISSIONS LIAISON UPDATES

C. MAYOR COMMENTS

D. AGENDA TOPICS: Action Item

VI. ADJOURNMENT - Action Item

The City of Lewiston is committed to providing access and reasonable accommodation in its services, programs, and activities and encourages qualified persons with disabilities to participate. If you anticipate needing any type of accommodation or have questions about the physical access provided at this meeting, please contact Nikki Province, ADA Coordinator, at least forty-eight (48) hours in advance of the meeting at 208-746-3671 x 6211.



CITY COUNCIL MEETING AGENDA ITEM SUMMARY

ITEM TITLE DEFERRED MAINTENANCE UPDATE	AGENDA NO. IV. A. AGENDA DATE: February 3, 2025
ITEM SUMMARY (Background, Discussion, Key Points, Recommendations, etc.) The annual facilities capital improvement budget is \$130,000. In the last couple of years, Council has allocated an additional \$250,000 for total available of \$380,000. As we discussed at the January 27, 2025 Council meeting, the HVAC replacement project at the Community Center totaled \$242,000. This illustrates that one project can utilize a substantial portion of the annual budget. This limits the ability to address additional deferred maintenance needs. With Council assistance, work completed to date totals \$1,522,712. However, the total amount of deferred maintenance needs are currently at \$12,445,499. Staff has identified projects that are in urgent and high priority need on the following table. Staff has labeled each project with a rating 1, 2, or 3. A rating of 1 is an urgent need, a rating of 2 is a high need, and a rating of 3 is an identified need that should be taken care of in the next 1 to 2 years. Also included is a column for Construction (CN) Estimates and DN (Design) Estimates. Where a construction estimate is unknown, the recommendation is to obtain a design professional to design the project, give cost estimates, and recommend phasing of each of these projects. Projects for Fire Stations 1, 2 and 4 were identified in the 2020 Mitigation Plan. The construction of these projects are unknown, but there were high-level estimates in the plan. These estimates were used to estimate the design costs for these projects. However, it may be possible to focus on the HVAC, Dedicated Outside Air Supply (DOAS) units and exhaust fans as separate projects. Staff would need to consult with a HVAC Engineer to get estimates on that project.	
BUDGET IMPACT (Identify any or all impacts this proposed action would have on the City budget and/or personnel resources) As reported from the City Treasurer at the December work session, there is approximately \$5.3 million unallocated in the assigned building fund. Council will look at deferred maintenance items and give direction on moving forward with some or all of these items.	
ACTION PROPOSED Consider and discuss the projects identified by staff. Authorize funding for construction and/or design of identified projects.	

Table 1: Deferred Maintenance; Urgent and High Priority Needs Feb 2025

Building	Project	Rating	Description	CN Estimate	DN Estimate	Notes
Community Center	HVAC units		Re-Engineer and replace multi zone unit. Other 4 units replaced already Original cost \$500,000.	\$212,000.00	\$30,000.00	In Progress
Fire Station 1	Renovations/Repairs	1	Update dorm and bathrooms to accommodate both male and female employees, add transition vestibules, code required fire separations, and sleeping room egress. Add automatic fire suppression system and upgrade the existing building ventilation system with the addition of a Dedicated Outside Air Supply Unit (DOAS).	unknown	\$267,000.00	Design Professional needed
Fire Station 2	Renovations/Repairs	1	Expand dorm wing of building to accommodate code compliant egress paths, warm zone vestibule, and additional dorms to eliminate non-compliant sleeping spaces. Rearrange spaces for gender-neutrality. Add clean side laundry space. Will involve relocating generator further west. Upgrade the existing building ventilation system with the addition of a Dedicated Outside Air Supply Unit (DOAS).	unknown	\$193,000.00	Design Professional needed
Fire Station 4	Renovations/Repairs	1	Separated public lobby separated from apparatus bays; divide bathroom into 2 spaces to provide separate warm-zone; fire separations around dorms; move non-porous finishings from kitchen; upgrade HVAC and add Dedicated Outside Air Supply (DOAS) unit; upgrade exhaust fans; install IP Fire Station Alerting System with	unknown	\$93,000.00	Design Professional needed
Fire Station 4	Sink hole	1	Sink hole under the concrete driveway. It needs to be filled in with concrete.	\$20,000.00	\$0.00	Need bids
Library	Roof leaking , roof drain	1	New roof is leaking. Getting abatement and roof patch. add roof drain under roof ladder on West wall to avoid damage.	unknown	\$50,000.00	Design Professional needed
Service Center	Cold Mix Shed	1	Cold Mix structure is compromised. Could be combined with other department needs.	unknown	\$20,000.00	Design Professional needed
Community Center	Exterior Wall Repair (Rot)	1	Repair wood rot in wall on SE corner and west side.	unknown	\$5,000.00	Design in progress. Engineering cost is \$4,900
Carnegie Library	HVAC Unit	1	New HVAC needed. Current one is 50 year old boiler.	unknown	\$50,000.00	Design in progress. Working on getting Engineering proposal now.
Orchards pool	Pool Liner	1	Liner for pool.	\$195,000.00	\$0.00	Have proposals.
Fenton Gym	Metal Roof	1	Metal roof needs replaced. Currently leaking.	\$350,000.00	\$0.00	Needs bids.
Fenton Gym	HVAC Unit	2	Installed in 1987. Needs replaced to include heat and A/C.	\$30,000.00	\$0.00	Needs bids
Fenton Gym	Concrete Chinking	3	Seal between wall slabs needs replaced as well as eroded areas in the concrete walls.	unknown	\$0.00	Needs bids; project after roof is complete.
Cemetery	HVAC Unit	2	HVAC needs replaced.	\$25,000.00	\$0.00	Needs bids
City Hall	HVAC Unit	2	Chiller, Boiler and back room HVAC replacement .	unknown	\$50,000.00	Design Professional.
LPD	HVAC Unit	3	Radio server room AC installed 2014, 54,000 hours and Basement Furnaces Installed 1996 need replaced.	\$75,000.00	\$0.00	Needs bids
				\$907,000.00	\$758,000.00	