

# O&M BUILDING

## Improvements Project

• **Frequently Asked Questions** •

### Who is the MWMC?

The Metropolitan Wastewater Management Commission (MWMC) is a partnership that protects the community's health and local environment by providing high-quality wastewater treatment service to the Eugene-Springfield metro area. The partnership is made up of the cities of Springfield and Eugene, and Lane County Government.

### Why upgrade and increase support facility space?

The current MWMC Operations & Maintenance (O&M) buildings, including portions of the Water Quality Lab, were constructed in the late 1970s and early 1980s and do not provide needed flexibility to treat wastewater due to limited space. The current facilities also present a near-future challenge of meeting increased demand from our growing community.

Providing the metro area with wastewater treatment is an important, and highly regulated, service. Making sure wastewater is treated effectively, now and into the future, requires adequate support space to allow staff to continue meeting water quality regulations.

### What does the project include?

The O&M Building Improvements Project includes: additions and renovations to the O&M buildings; construction of a new Water Quality Lab, relocating industrial source control and operations functions; and providing additional common and meeting rooms, and staff locker space.

### What is the total project cost and how is it funded?

The project budget is \$14.9 million. Total construction costs are estimated to be \$12.3 million and depend on the final design and bidding environment. Design and construction support costs are estimated at \$1.5 million, and other soft costs, such as permits and temporary trailers, are estimated to be \$1.1 million. The project is funded through Capital Improvement Program (CIP) funding, which is currently held in reserves.

### Will this increase user rates?

Not directly though rates support capital improvement projects. The 2016 financial forecast assumes moderate and incremental rate increases annually. For example, a 2% user fee rate increase became effective July 1, 2016. User fee rate adjustments take into account many factors including: ongoing operating expenses, the level of investments in capital assets, debt service obligations, maintaining environmental standards, and continuing to meet increasing regulatory requirements. This project is included in the 2016 financial and rate forecast.

### When will construction start?

Construction of the O&M buildings will begin in 2017. The project will be conducted in phases over 3 years to allow for the necessary day-to-day operations. The Maintenance Building and the new Water Quality Lab will be constructed starting in early 2017 followed by the Administrative & Operations Building.

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### How will this affect access to the treatment facility?

Construction work is anticipated from 7 a.m. to 6 p.m. daily. Traffic flow around the site will be changing but public access will be maintained. During upgrades to the Administrative Building, signage will direct visitors to the check in area located in a temporary trailer.

### How was the design option selected?

The MWMC project team worked with MWA Architects staff to review and score three different design options. The design alternatives were reviewed and scored against the following criteria: 1) How well the alternative met programming requirements 2) Cost 3) Safety 4) the Environmental Impact 5) the Operational Impact

### Why not consolidate support facilities into one building?

The architectural consultant reviewed three different options during the programming exercise. Choices for consolidating certain functions into a new structure were evaluated. However, consolidation into one new building was not cost effective. The selected option keeps separate structures for different functions.

### Will upgrades to the facilities be LEED certified?

The upgrades will not be LEED certified; however, it is the intent of the project to design the upgrades to a level that would meet a LEED Silver standard.

### Will the upgraded facilities meet seismic standards?

Yes, the upgrades will meet current Oregon Structural Specialty Code for a Wastewater Treatment Facility. This relates to a risk category III occupancy, which is one level below a category IV (essential facility).

### Where can I find out more?

Community members interested in the O&M Building project can find additional information and resources at [www.mwmcpartners.org](http://www.mwmcpartners.org)