

CITY OF COOS BAY JOINT WORK SESSION

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
May 26, 2026	2.b

TO: Mayor Benetti, Council President DiNovo, and City Councilors

FROM: Jennifer Wirsing, Public Works Director

THROUGH: Nichole Rutherford, City Manager

ISSUE: Discussion Regarding the Structural Observation of the Library

SUMMARY:

Staff will review the findings from the recent structural observation of the Library facility completed by ZCS Engineering & Architecture.

ACTION REQUESTED:

If it pleases Council, authorize staff to work with ZCS Engineering & Architecture to develop a building settlement monitoring plan for the Coos Bay Library and implement that plan using City staff resources for an amount not to exceed \$5,000.

BACKGROUND:

ZCS Engineering & Architecture conducted a structural observation of the Coos Bay Library, located at 525 Anderson Avenue, on January 13, 2026. The purpose of this assessment was to evaluate observed building settlement and compare current conditions with previous structural findings documented in 2014.

The assessment confirms that settlement of the library building is ongoing. Key findings include:

- Survey data indicates up to 1.5 inches of additional settlement in localized areas since 2014, with an average of approximately $\frac{3}{4}$ inch throughout the building.
- The northeast portion of the original structure exhibits the most pronounced signs of settlement.
- Observed conditions throughout the building include:
 - Cracking and separation in walls and ceilings
 - Gaps between structural and finish elements
 - Distortion of interior features (e.g., shelving)
 - Settlement impacts at exterior sidewalks and entry points
- Structural framing elements, particularly in the roof system, were observed to be in generally good condition with no immediate signs of structural failure.

ZCS concluded that:

- The building is currently safe for occupancy based on observed conditions.
- There are no immediate indicators of imminent collapse.
- Continued settlement will require ongoing maintenance to address finishes, floor elevations, and door thresholds.
- Structural stabilization using micro-piles is not considered cost-effective, due to:
 - Extensive demolition requirements

- Disruption to library operations
- Inability to address existing floor irregularities and aging building systems
- Given the building's age and condition, the City should continue to evaluate replacement of the facility at an alternate location.

ZCS recommends implementing a monthly monitoring program to track settlement progression. This program would:

- Document and track changes in cracking and building movement
- Provide early identification of accelerating settlement or structural concerns
- Support informed decision-making regarding building use and future investments

The monitoring program can be conducted by City staff, with ZCS providing technical guidance to develop the initial plan and train staff. Staff is recommending Council authorize \$5,000 to contract with ZCS to develop this plan and train staff.

BUDGET IMPLICATIONS:

Funds for this monitoring plan will come from the Non-Departmental Fund 01-190-520-2320.

ATTACHMENT(S):

- Coos Bay Library Observations Report_3-27-26.pdf