



## INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Committee  
FROM: Henry Hash, Public Works Director *H.H.*  
BY: Hari Ponnekanti, City Engineer  
CC: Mayor Allan Ekberg  
DATE: October 4, 2019 (revised 10/18/19)  
SUBJECT: Public Safety Plan – Public Works Shops First-Phase 1  
Project No. 91630601  
Master Plan Next Steps

### ISSUE

Approve the Public Works Shops Master Plan and funding for Public Works Shops Phase 1. Update on the Public Works Shops Master Plan and seek approval for financing the improvements to the Heiser property.

### BACKGROUND

The City hired SHKS Architects to conduct a Master Planning and Programming effort for the City's Public Works Maintenance Shops facilities in September 2018. Master Planning efforts are a good tool to logically implement overall facility improvements. The Public Works Master Plan envisions the redevelopment of over 13 acres of land, which will serve the Public Works Department into the future with planned growth through the year 2045.

SHKS conducted several meetings with PW staff, visited the existing facilities, toured similar PW facilities in the region and developed a Master Planning and Programming Report. Several options were discussed and the selected Master Plan and the proposed tenant improvements to the Heiser site are the most practical and least expensive option.

The current George Long building lacks sufficient spacing for routine maintenance and is also one of the most seismically deficient City building. The new site will be much safer for our employees and provides more space, therefore increasing operation efficiency. In addition, some of the equipment from Minkler Shops can also be moved to Heiser, allowing more space at Minkler Shops for maneuverability and productivity.

### ANALYSIS

The findings from the Public Works Shops Master Plan are summarized in the attached updated PowerPoint presentation. The City took possession of the Heiser properties in July 2019 and will take possession of the UPS site in 2023.

### Master Plan Summary

- The Public Works Shops First Phase 1 of the Master Plan focuses on relocating the PW Fleet Maintenance and Facilities divisions from George Long Shops to the Heiser property after seismic retrofitting and upgrades. The First Phase 1 will also include moving the Police vehicle evidence storage and spoils from the Longacres site.
- The Longacres site will need to be vacated and moved to the Heiser site by 2021. To meet federal NPDES regulations, spoils need to be stored in a covered site.
- Public Works staff agree that the best option is to move George Long and Longacres operations to the Heiser Building.
- George Long was chosen to move to the Heiser Building, after necessary renovations, as the George Long Building is seismically and environmentally deficient and is hazardous to City employees.
- The Fleet mechanics work full-time in George Long as opposed to other Public Works employees that are mainly in the field. The George Long facility does not have an adequate exhaust system and does not meet regulatory requirements.
- As George Long is seismically deficient, if there is an earthquake and the building is destroyed, the entire City would be without the facilities and fleet divisions to assist with Police, Fire and other emergency operations.

- With the table below, George Long's square footage needs will be covered in Phase 1. If Minkler were to move to Heiser at this time, their needs would not be met and would have to move twice (see page 53 of Master Plan).

<u>Facilities</u>	<u>Current Square Footage</u>	<u>Phase 1 Square Footage</u>
<u>George Long Shops</u> Facilities, Fleet, Spoils and Police Impound Yard	<u>57,770</u>	<u>55,670</u>
<u>Longacres site (need covered spoils)</u>	<u>13,215</u>	<u>15,460</u>
<u>Subtotal</u>	<u>70,985</u>	<u>71,130</u>

<u>Minkler Shops</u> Streets, Water, Sewer, Surface Water New Decant facility, New Fleet Parking	<u>100,618</u>	
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<u>Heiser Program Area</u>	<u>73,925</u>
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**Next Steps**

- Approval of \$4.4 million for funding the PW Shops First-Phase 1 (to move forward with Heiser improvements)
  - Demolition of two outbuildings at the Heiser site. Oct/Nov 2019
  - Heiser design for seismic retrofitting and interior and exterior improvements. Upgrades to HVAC, mechanical, electrical, and storm drainage. Nov 2019 – April 2020
  - Advertise and award seismic retrofitting and improvements. April 2020
  - Project completion. December 2020
- Staff will return to Council for financing of Phase 2.

Phase 2 - Possession of UPS site in 2023. Build Administrative offices and relocate Minkler. Cost estimate of \$33 million. At the completion of Phase 2, all Public Works employees will be relocated to safe and efficient facilities.

Phase 3 – Build new Fleet Maintenance Building, demolish Heiser Building, and install covered storage for \$37 million. At the end of Phase 3, all future needs will be met with the entire buildout of the Heiser and UPS sites.

**PHASE 1 FINANCIAL IMPACT**

	<u>Expenditures</u>	<u>2019 Budget</u>	<u>Budget Request</u>
Land Purchases	\$ 25,334,123.00	\$ 30,000,000.00	
Contracts & Demolition	856,928.88		
PW Shops First Phase			
General Fund			\$ 2,200,000.00
Utilities			2,200,000.00
Total	<u>\$ 26,191,051.88</u>	<u>\$ 30,000,000.00</u>	<u>\$ 4,400,000.00</u>
<b>Budget Balance</b>		<b><u>\$ 3,808,948.12</u></b>	

SHKS estimates that the PW Shops First-Phase 1's costs will be \$5.8 million and soft costs at \$2.4 million, for an estimated total project cost of \$8.2 million. Project soft costs include design fees, construction management fees, construction contingency, and sales tax.

The 2019 CIP's PW Shops budget is \$30 million and to date \$26,191,051.88 is estimated to be spent, which leaves a balance of \$3.809 million. To complete the PW Shops First Phase 1 at an estimated cost of \$8.2 million, additional funding of \$4.4 million is needed. The current funding has the PW Shops split 50/50 between the General fund (Streets, Facilities, & Fleet) and the Enterprise funds (Water, Sewer, & Surface Water). To continue with this 50/50 division, the General fund will need to budget \$2.2 million and the Utilities would fund the remaining \$2.2 million.

Both Water and Sewer Utilities appear to have sufficient unreserved fund balance to absorb the additional costs, further analysis is needed to determine if the Surface Water utility can absorb the additional costs with the current rate model. There is funding available in all three of the Water/Sewer/Surface Water Utilities to fund the \$2.2 million that will not impact utility rates or capital improvement projects.

### **FINANCING PLAN**

To fund the gap of \$2.2 million in the General fund, funds can come from two sources. A transfer of \$1 million from the general fund to the arterial street fund is currently budgeted in 2020. Because there is currently a healthy fund balance due to impact fees exceeding budget, the budgeted transfer can be redirected to the PW Shops project fund. Additionally, the 2020 general fund budget has a budgeted surplus of \$1.4 million and could be utilized to fund the remaining request of \$1.2 million. Staff will walk through the entire financing plan at the meeting on October 8, 2019.

Due to favorable interest rates in the bond market, coupled with the City's upgrade in rating from AA to AA+, total debt service for the 2019 LTGO bond issue was \$3.6 million less than budgeted (attached in updated financing schedule). The resulting savings will be realized in the general fund and utility funds over the life of the bonds, which is 20 years. The general fund will realize savings of approximately \$2.8 million and the utility funds will realize a combined savings of \$800,000.

### **Minkler Shops Interim Improvements**

Until we take possession of the UPS site in 2023, Minkler Shops will require some improvements in the interim. Currently there are limited bathroom facilities, only one shower, and the locker room does not have adequate space. Proposed improvements include an expansion of the men's restroom, relocating the locker room and building a new mud room. Also proposed are safety and security upgrades that include additional yard lighting and main gate improvements. The existing gate is currently not automated and left open during the day as staff come and go. The cost estimate for the Minkler Shops Interim Improvements are \$500,000 and would be included in a new CIP project with funding from the Utility Enterprise funds.

### **RECOMMENDATION**

~~Council is being asked to approve project funding of \$8.2 million for the Public Works Shops First Phase and allow staff to move forward with the negotiation of the design contract of the Heiser improvements and to consider this item at October 14, 2019 Committee of the Whole.~~

Council is being asked to approve one or both of the following options and to consider these items at the October 28, 2019 Committee of the Whole and subsequent November 4, 2019 Regular Meeting:

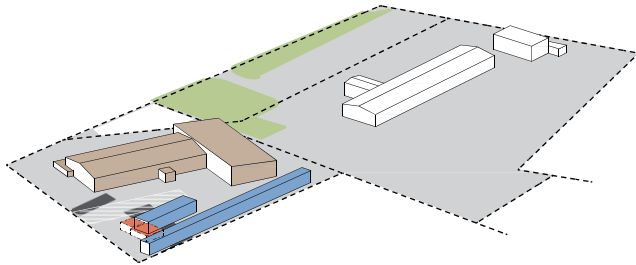
- Option A) Approve the Public Works Shops Master Plan and fund an additional \$4.4 million for Public Works Shops Phase 1 (Heiser) and,
- Option B) Approve the Minkler Shops Interim Improvements that would be funded by utility enterprise funds for \$500,000.

attachments: Financial Framework Summary (updated 10/16/19)  
PW Shops Master Plan PowerPoint (updated 10/18/19)  
Link to PW Shops Master Plan <https://shksarchitects.sharefile.com/d-s563380e59a6467c8>

	A	B	C	D	E	F	G
1	<b>Public Safety Plan - Financial Framework Summary</b>						
2							
3				<b>Current Plan w/19-20 budget</b>	<b>Net Changes</b>	<b>Revised as of 10/16/19</b>	
4	<b>Public Works Shops</b>						
5	<b>Revenues</b>						
6	LTGO Bond Proceeds			27,674,036	(2,000,000)	25,674,036	(A)
7	Transfer Fund 301			3,000,000		3,000,000	
8	Interfund transfer in (out)			(2,033,709)	2,033,709	-	(B)
9	Investment Earnings			243,426		243,426	
10	General Fund Contributions			141,854	2,200,000	2,341,854	
11	Utility Fund Contributions			3,141,854		3,141,854	
12							
13	<b>Total Revenues</b>			<b>32,167,461</b>	<b>2,233,709</b>	<b>34,401,170</b>	
14							
15	<b>Project Expenses</b>						
16	Public Works Shops			30,000,000		30,000,000	
17	Add'l Tenant Improvements			-	4,400,000	4,400,000	(C)
18							
19	<b>Total Expenses</b>			<b>30,000,000</b>	<b>4,400,000</b>	<b>34,400,000</b>	
20							
21	<b>Increase/(Decrease)</b>			<b>2,167,461</b>	<b>(2,166,291)</b>	<b>1,170</b>	
22							
23	<b>Debt Service</b>						
24	2018 LTGO			28,720,676		28,720,676	
25	2019 LTGO			10,734,241	(3,671,701)	7,062,540	(D)
26							
27							
28	<b>General Fund Debt Service</b>			<b>19,727,459</b>	<b>(2,935,851)</b>	<b>16,791,608</b>	
29	Utility Fund Debt Service			19,727,459	(735,850)	18,991,608	
30							
31	(A)	Reduce PW Shops 2019 LTGO Bond allocation from \$7.5M to \$5.5M. Increase PSP 2019 LTGO Bond allocation from \$17.5M to \$19.5M.					
32	(B)	Budget included \$2.033M transfer from PW Shops to PSP. Remove budget transfer in/out of \$2.033M from PW Shops to PSP. Settlement Costs not eligible for bond proceeds.					
33	(C)	Increase PW Shops project budget by \$4.4M to complete Phase 1 (estimate).					
34	(D)	Debt Service updated to <u>actual for 2019 LTGO</u> ; GF/Utility contributions adjusted to maintain 50/50 split. Cost of debt is less due to lower interest rates, conservative budgetting, and the City's improved debt rating of AA+.					
35	(E)	Combined General Fund contributions to PSP plan decreases by \$236k; \$2.2M increase to operating transfer plus a reduction of \$2.436M for debt service.					
36							

	A	B	C	D	E	F	G	
37	<b>Public Safety Plan - Justice Center and Fire Stations/Eq/APP</b>							
38	<b>Project Revenues</b>							
39		UTGO Bond Proceeds		77,385,000		77,385,000		
40		LTGO Bond Proceeds		17,500,000	2,000,000	19,500,000	(A)	
41		Fire Impact - Segale		4,750,000		4,750,000		
42		Fire Impact - Other		8,017,000		8,017,000		
43		Property/Land Sales		13,053,090		13,053,090		
44		REET 1		10,000,000		10,000,000		
45		Sales Tax Mitigation pmts		4,017,452		4,017,452		
46		Interfund transfer in (out)		2,033,709	(2,033,709)	-	(B)	
47		Investment Earnings		1,227,398		1,227,398		
48		General Fund Contributions		-		-		
49								
50		<b>Total Revenues</b>		<b>137,983,649</b>	<b>(33,709)</b>	<b>137,949,940</b>		
51								
52	<b>Project Expenses</b>							
53		Justice Center		66,994,711		66,994,711		
54		Fire Station 51		14,814,632		14,814,632		
55		Fire Station 52		23,490,000		23,490,000		
56		Fire Station 54		1,502,000		1,502,000		
57		App/Eq		15,825,796		15,825,796		
58								
59		<b>Total Expenses</b>		<b>122,627,139</b>	<b>-</b>	<b>122,627,139</b>		
60								
61		<b>Increase/(Decrease)</b>		<b>15,356,510</b>		<b>15,322,801</b>		
62								
63	<b>Debt Service</b>							
64		2019 LTGO		25,046,585	(6,671)	25,039,914	(D)	
65								
66		General Fund Debt Service		25,046,585	(6,671)	25,039,914		
67								
68	<b>Combined Project Summary</b>							
69		General Fund Project Costs		141,854	2,200,000	2,341,854		
70		General Fund Debt Service		44,774,044	(2,942,522)	41,831,522		
71				<b>44,915,898</b>	<b>(742,522)</b>	<b>44,173,376</b>	(E)	
72								
73	(A)	Reduce PW Shops 2019 LTGO Bond allocation from \$7.5M to \$5.5M. Increase PSP 2019 LTGO Bond allocation from \$17.5M to \$19.5M.						
74	(B)	Budget included \$2.033M transfer from PW Shops to PSP. Remove budget transfer in/out of \$2.033M from PW Shops to PSP. Settlement Costs not eligible for bond proceeds.						
75	(C)	Increase PW Shops project budget by \$4.4M to complete Phase 1 (estimate).						
76	(D)	Debt Service updated to <b>actual for 2019 LTGO</b> ; GF/Utility contributions adjusted to maintain 50/50 split. Cost of debt is less due to lower interest rates, conservative budgetting, and the City's improved debt rating of AA+.						
77	(E)	Combined General Fund contributions to PSP plan decreases by \$236k; \$2.2M increase to operating transfer plus a reduction of \$2.436M for debt service.						
78								

 **TUKWILA PUBLIC WORKS FACILITY: MASTER PLAN - PHASING**



**PHASE 1**  
**HEISER RENOVATION | DEMOLISH LANDSCAPE + COFFEE SHOP**  
**POLICE IMPOUND | SITE WORK | COVERED SPOILS**

**ROM - ESTIMATED COSTS - PHASE 1**

**CONSTRUCTION COSTS:**

**\$5,800,000**

**SOFT COSTS:**

**\$2,400,000**

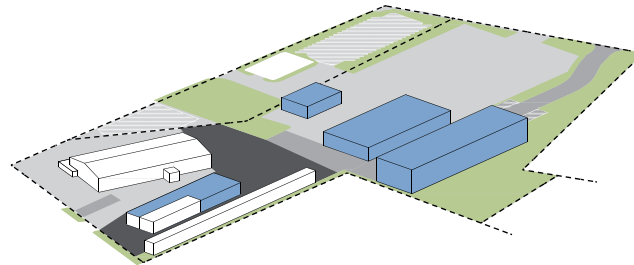
**TOTAL PROJECT COST:**

**\$8,200,000**

**ANTICIPATED CONSTRUCTION START: MID - 2020**

**AFTER COMPLETION OF PHASE 1, THE HEISER SITE WILL MEET THE NEEDS OF THE FLEET AND FACILITIES DIVISIONS AND BE SEISMICALLY SAFE.**

**NOTE: ALL PHASES ARE FUNDED BY A 50/50 FUNDING MODEL BETWEEN THE GENERAL FUND AND WATER/SEWER/SURFACE WATER ENTERPRISE FUNDS.**



**PHASE 2**  
**ADMIN + MINKLER SHOPS BUILDING | COVERED MATERIAL STORAGE |**  
**INTERIOR + COVERED PARKING | POLICE IMPOUND | SITE WORK**

**ROM - ESTIMATED COSTS - PHASE 2**

**CONSTRUCTION COSTS:**

**\$22,600,000**

**SOFT COSTS:**

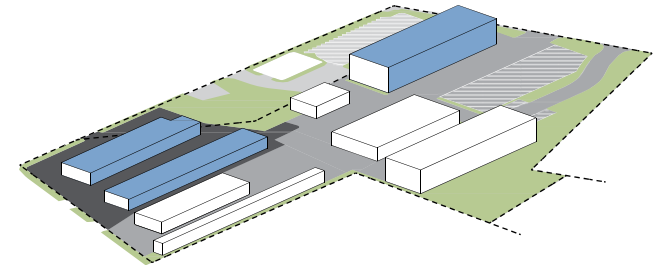
**\$10,400,000**

**TOTAL PROJECT COST:**

**\$33,000,000**

**OCCUPANCY DATE: OCT 2023**

**AFTER COMPLETION OF PHASE 2, BOTH GEORGE LONG AND MINKLER STAFF WILL HAVE A SAFE AND FUNCTIONAL FACILITY THAT MEETS FUTURE NEEDS.**



**PHASE 3**  
**FLEET MAINTENANCE BUILDING | SITE WORK | DECANT + BRINE TANKS |**  
**COVERED STORAGE | SPOILS | SITE WORK**

**ROM - ESTIMATED COSTS - PHASE 3**

**CONSTRUCTION COSTS:**

**\$24,400,000**

**SOFT COSTS:**

**\$13,000,000**

**TOTAL PROJECT COST:**

**\$37,400,000**

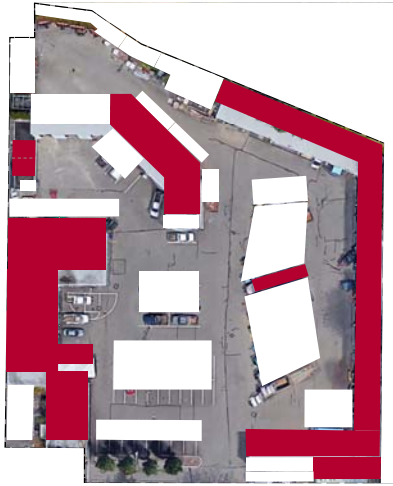
**DATES: TO BE DETERMINED**

**AFTER COMPLETION OF PHASE 3, THE ENTIRE SITE WILL BE BUILTOUT WITH ALL FUTURE SPACE NEEDS.**

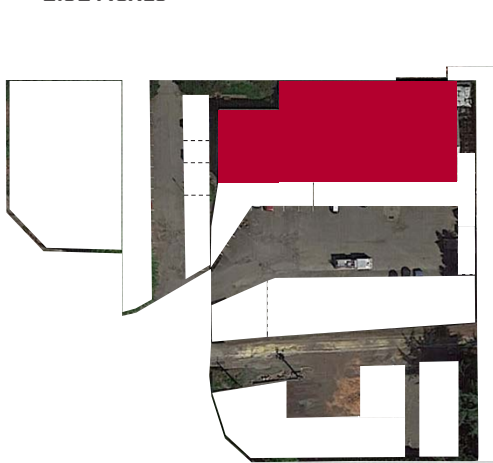




# TUKWILA PUBLIC WORKS FACILITY: EXISTING FACILITIES vs HEISER SITE - AREA



**MINKLER**  
2.52 ACRES



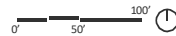
**GEORGE LONG**  
3.62 ACRES



**SHKS** ARCHIT



**LONGACRES**  
.25 ACRES



**HEISER +  
LANDSCAPE**  
SITE 4 ACRES





## TUKWILA PUBLIC WORKS FACILITY: MINKLER vs GEORGE LONG AND LONGACRES

### MINKLER SHOPS

“It is recommended that the [Minkler] buildings be seismically retrofitted.”

“Seismic improvements, while inconvenient, can likely be performed without vacating the facility.”

*City of Tukwila Seismic Screenings & Evaluations (Reid Middleton 2008)*

### GEORGE LONG SHOPS

“Given the age, condition, construction type, and potential cost associated with retrofitting the [George Long] building, it is recommended that the building be replaced.”

*City of Tukwila Seismic Screenings & Evaluations (Reid Middleton 2008)*

Issues:

- Employee Health and Wellbeing
  - Building is occupied/operational 6:30 am -4:00 pm M-F and 24 hrs during city emergencies to keep fleet and equipment operational
  - George Long Shops currently lacks a vehicle exhaust system and does not meet building regulations
- Stormwater Pollution Prevention
  - Currently all storage of materials / spoils are uncovered
- Operations Deficiencies
  - Undersized maintenance bays for size of vehicles needing to be maintained, including emergency vehicles

### LONGACRES SITE:

Currently used for storage of spoil and this is not meeting NPDES requirements. Most of these spoils are required to be stored under covered storage to meet federal regulations.





## FACILITIES SCORE CARD RATING

1 TO 5 (1=BEST, 5=WORST)

	<u>OCCUPANCY RISK</u>	<u>SEISMIC</u>	<u>AESTHETICS</u>	<u>FUNCTIONALITY</u>	<u>FUTURE SPACES</u>	<u>IMPROVEMENTS</u>	<u>TOTALS</u>
CITY HALL	3	3	2	3	3	3	17
6300 BUILDING	4	5	4	4	5	4	26
FIRE STATION 51	2	4	2	3	4	4	19
FIRE STATION 52	3	2	4	4	5	5	23
FIRE STATION 53	0	0	0	0	0	0	0
FIRE STATION 54	2	3	4	3	4	4	20
MINKLER SHOPS	3	4	4	4	4	4	23
GEORGE LONG SHOPS	4	5	5	5	5	5	29
TUKWILA COMMUNITY CENTER	3	4	1	1	0	1	10

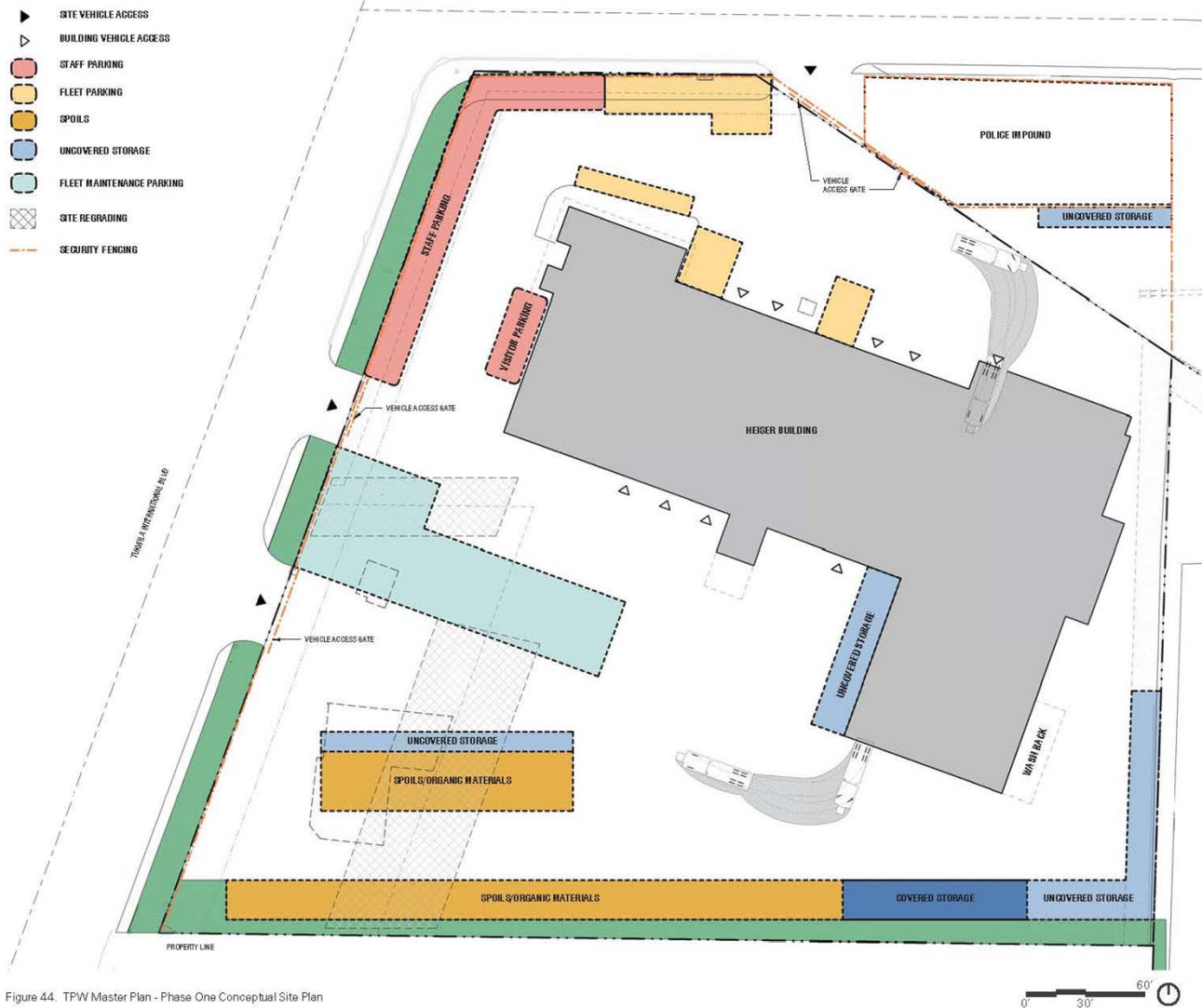


Figure 44. TPW Master Plan - Phase One Conceptual Site Plan

**PHASE 1 PROGRAM SUMMARY**

INTERIOR PROGRAM (FLEET & FACILITIES)	EXISTING AREA (GEORGE LONG)	EXISTING AREA (LONG ACRES)	REQUIRED AREA	PROVIDED AREA (HEISER)	DELTA
OFFICE	2,845 SF	-	1,810 SF	1,885 SF	+3%
HEALTH & WELLBEING (BREAKROOM / RECOVERY)	780 SF	-	900 SF	905 SF	+1%
MEETINGS SPACE	240 SF	-	375 SF	375 SF	0%
SHOP	8,110 SF	-	10,695 SF	11,760 SF	+10%
OPERATIONS STORAGE	3,450 SF	-	4,770 SF	5,420 SF	+14%
BUILDING SUPPORT (LOCKER ROOM / BUILDING UTILITIES)	995 SF	-	2,070 SF	2,320 SF	+12%
<b>SUBTOTAL</b>	<b>16,220 SF</b>	<b>-</b>	<b>20,620 SF</b>	<b>22,645 SF</b>	<b>+10%</b>

EXTERIOR PROGRAM (FLEET & FACILITIES)	EXISTING AREA (GEORGE LONG)	EXISTING AREA (LONG ACRES)	REQUIRED AREA	PROVIDED AREA (HEISER)	DELTA
UNCOVERED STORAGE	1,695 SF	-	1,695 SF	1,695 SF	0%
UNCOVERED FLEET PARKING	12,380 SF	-	12,380 SF	12,380 SF	0%
STAFF PARKING	8,610 SF	-	4,355 SF	4,355 SF	0%
POLICE IMPOUND	10,400 SF	-	10,400 SF	10,400 SF	0%
<b>SUBTOTAL</b>	<b>33,085 SF</b>	<b>-</b>	<b>28,830 SF</b>	<b>28,830 SF</b>	<b>+0%</b>

EXTERIOR PROGRAM (WATER, SEWER, STREET)	EXISTING AREA (GEORGE LONG)	EXISTING AREA (LONG ACRES)	REQUIRED AREA	PROVIDED AREA (HEISER)	DELTA
UNCOVERED STORAGE	565 SF	5,655 SF	6,220 SF	6,290 SF	0%
SPOILS/ORGANICS	7,900 SF	7,560 SF	15,460 SF	16,160 SF*	+5%
<b>SUBTOTAL</b>	<b>8,465 SF</b>	<b>13,215 SF</b>	<b>21,680 SF</b>	<b>22,450 SF</b>	<b>+4%</b>

TOTAL	57,770 SF	13,215 SF	71,130 SF	73,925 SF	+4%
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\*PORTION OF SPOILS/ORGANICS PROVIDED INSIDE HEISER BUILDING, SEE SHEET P01.2

PARKING (FLEET & FACILITIES)	EXISTING STALLS (GEORGE LONG)	PROVIDED STALLS (HEISER)	DELTA
UNCOVERED FLEET			
9x20	6	6	+0
10x30	9	9	+0
15x45	1	1	+0
FLEET MAINTENANCE PARKING	35	35	+0
STAFF	26	26	+0
<b>TOTAL</b>	<b>77</b>	<b>77</b>	<b>+0</b>



# TUKWILA PUBLIC WORKS FACILITY: MINKLER INTERIM IMPROVEMENTS – Rough Order of Costs



**MAIN GATE SECURITY UPGRADE  
CONSTRUCTION COST - \$20,000**



**EXPANSION OF MENS RESTROOM AND  
RELOCATION OF LOCKER ROOM  
CONSTRUCTION COST - \$150,000**

## **ESTIMATED COSTS - MINKLER UPGRADES**

**CONSTRUCTION COSTS: \$400,000**

**MISCELLANEOUS: \$20,000**

**TAX + CONTINGENCY: \$80,000**

**TOTAL ROM PROJECT COST: \$500,000**

*ANTICIPATED CONSTRUCTION START: MID - 2020*



**YARD LIGHTING UPGRADE  
CONSTRUCTION COST - \$150,000**



**ADDITIONAL STORAGE FOR CREW'S GEAR/  
MUD ROOM  
CONSTRUCTION COST - \$60,000**

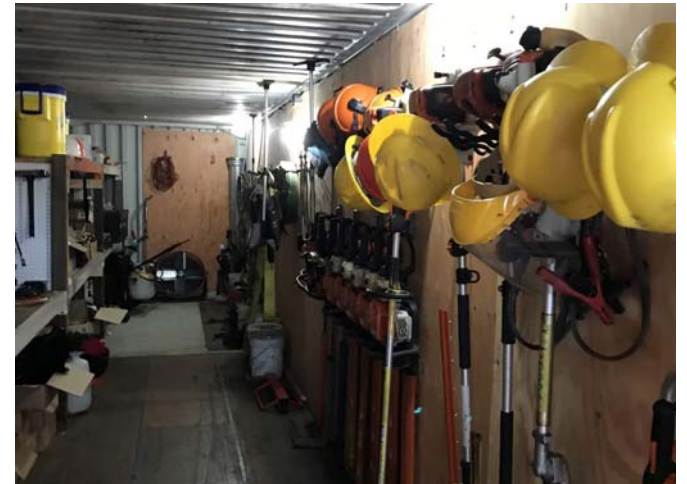


 TUKWILA PUBLIC WORKS FACILITY: CURRENT FACILITIES

GEORGE LONG



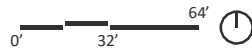
MINKLER



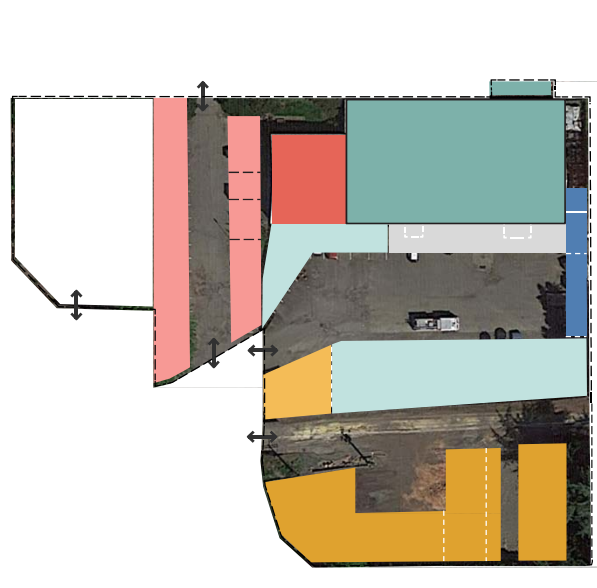
 TUKWILA PUBLIC WORKS FACILITY: EXISTING PROGRAM



**MINKLER**  
Street, Water, Sewer, Surface Water



- FLEET MAINTENANCE
- ADMIN + SHOPS
- COVERED STORAGE
- UNCOVERED STORAGE
- SPOILS



**GEORGE LONG**  
Facilities, Fleet Maintenance



- FLEET PARKING
- FLEET MAINTENANCE PARKING
- STAFF PARKING



**LONG ACRES**  
Spoils



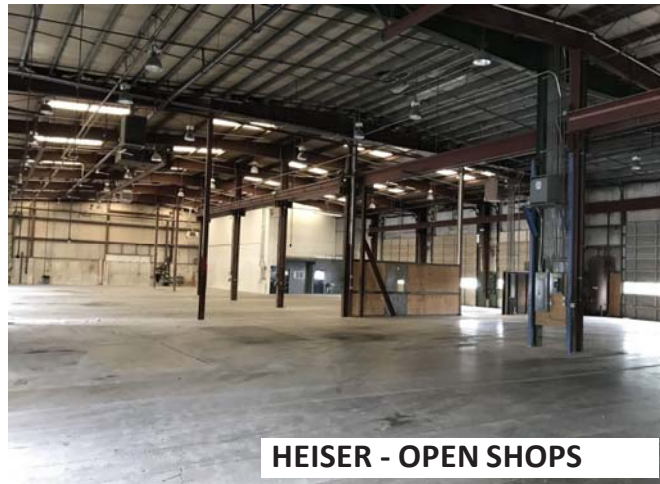
 TUKWILA PUBLIC WORKS FACILITY: NEW SITES



**HEISER**



**HEISER - OFFICE**



**HEISER - OPEN SHOPS**

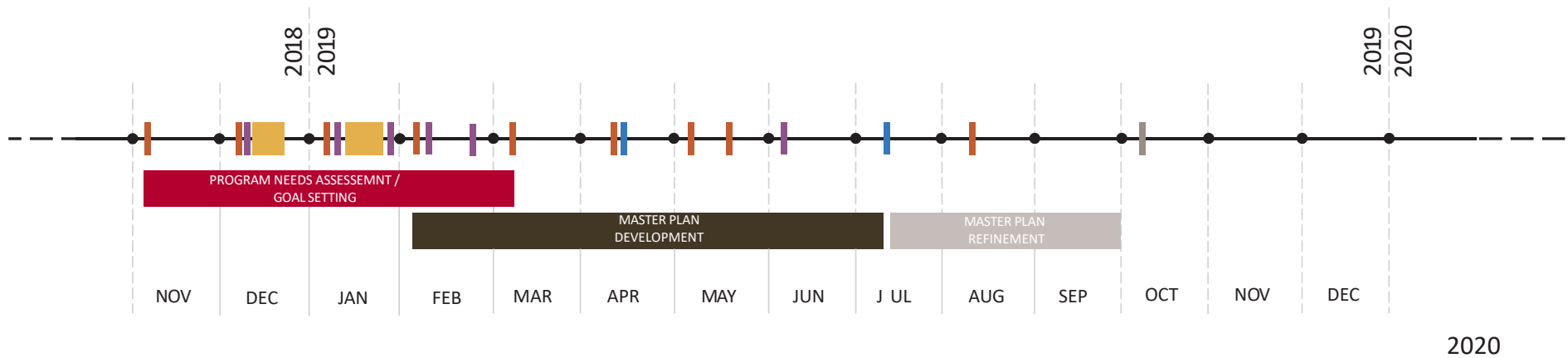


**HEISER - OPEN SHOPS**

 TUKWILA PUBLIC WORKS FACILITY: **WHAT WE HAVE DONE**

- KICKOFF MEETINGS AND GOALS EXERCISE
- SITE VISITS OF EXISTING FACILITIES
- 2-3 ROUNDS OF INTERVIEWS
- JOB SHADOW OF OPERATIONS
- TOURS OF LOCAL PUBLIC WORKS FACILITIES
- ALL-HANDS MEETING PRESENTED (2) TEST - TO - FIT OPTIONS
- SHARED FINALIZED MASTER PLANNING OPTION AT ALL-HANDS MEETING

- STAFF INTERVIEWS
- TEAM MEETINGS SITE
- VISITS
- ALL - HANDS MEETING
- PUBLIC WORKS TOURS
- COUNCIL MEETING







## TUKWILA PUBLIC WORKS FACILITY: **GUIDING PRINCIPLES FROM GOAL SETTING**

### **SAFE**

The facility provides a safe environment for workers and visitors and improves employee health and wellness.

### **FUNCTIONAL**

The facility houses a collaborative Public Works Department with the capacity and flexibility to support the operations of tomorrow efficiently and effectively.

### **FORWARD LOOKING**

The facility conveys the Department's values to its customers and employees. It supports a long-term investment strategy to raise existing facility standards and plans for technological advancements that improve service to the public.

### **STEWARDS OF THE ENVIRONMENT**

The facility will exemplify environmental and regulatory standards for a sustainable future. It promotes human and environmental health.

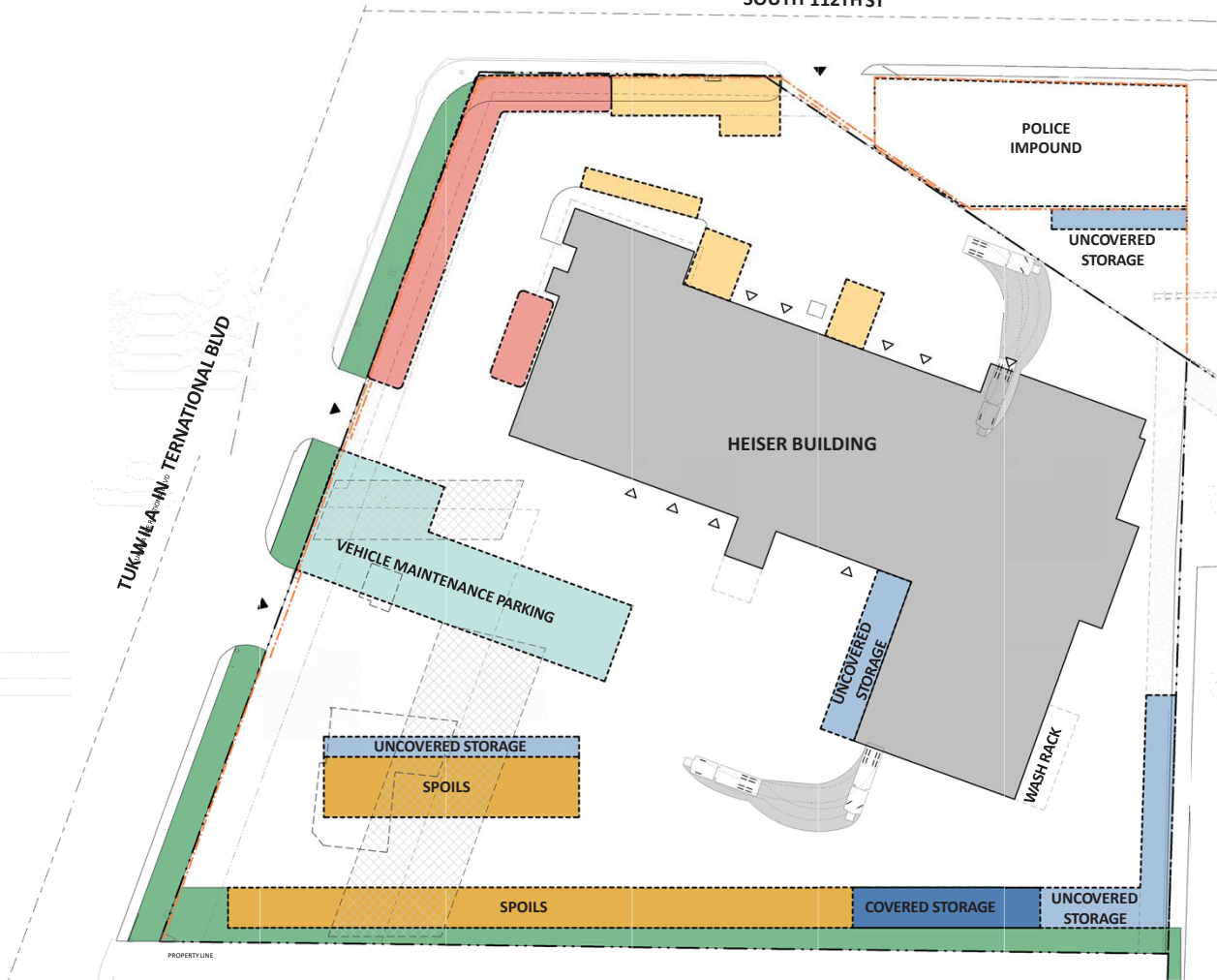


# TUKWILA PUBLIC WORKS FACILITY: NEXT STEPS, FIRST PHASE

## TENANT IMPROVEMENT AND SPOILS STORAGE

SOUTH 112TH ST

TUKWILA INTERNATIONAL BLVD

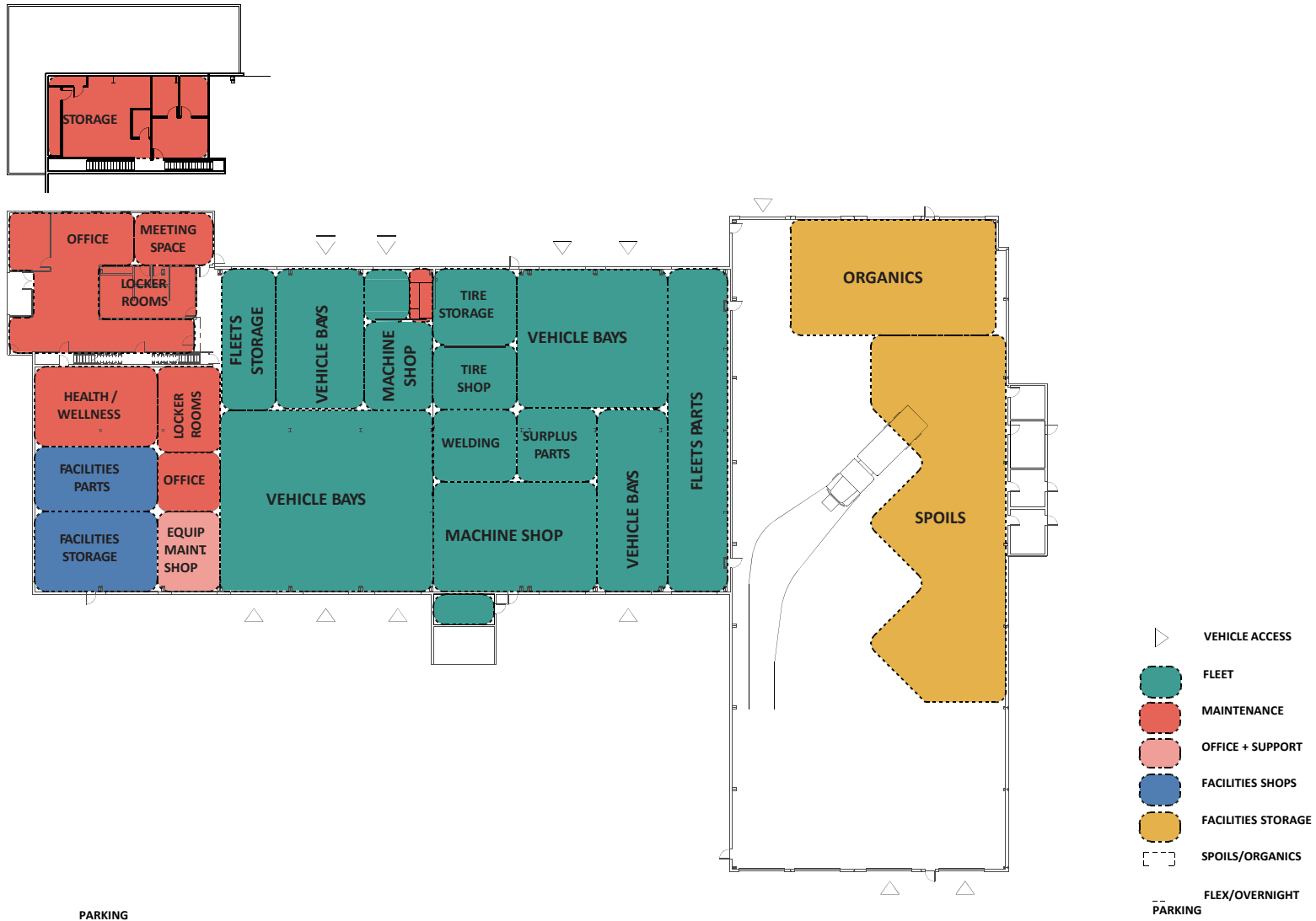


- SITE VEHICLE ACCESS
- BUILDING VEHICLE ACCESS
- STAFF PARKING
- FLEET PARKING
- SPOILS
- UNCOVERED STORAGE
- FLEET MAINTENANCE PARKING
- SITE REGRADING
- SECURITY FENCING



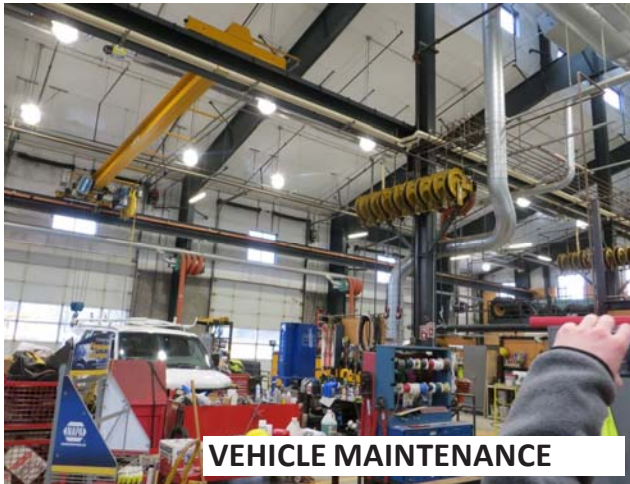
# TUKWILA PUBLIC WORKS FACILITY: TENANT IMPROVEMENT FOR HEISERBUILDING

## TEST-TO-FIT



 **TUKWILA PUBLIC WORKS FACILITY: NEXT STEPS**

EXAMPLES OF COMPLETED FACILITIES





## TUKWILA PUBLIC WORKS FACILITY: NEXT STEPS COST SUMMARY

### **ESTIMATED CONSTRUCTION COST - \$ 5,800,000**

### **ESTIMATED SOFT COSTS - \$ 2,400,000**

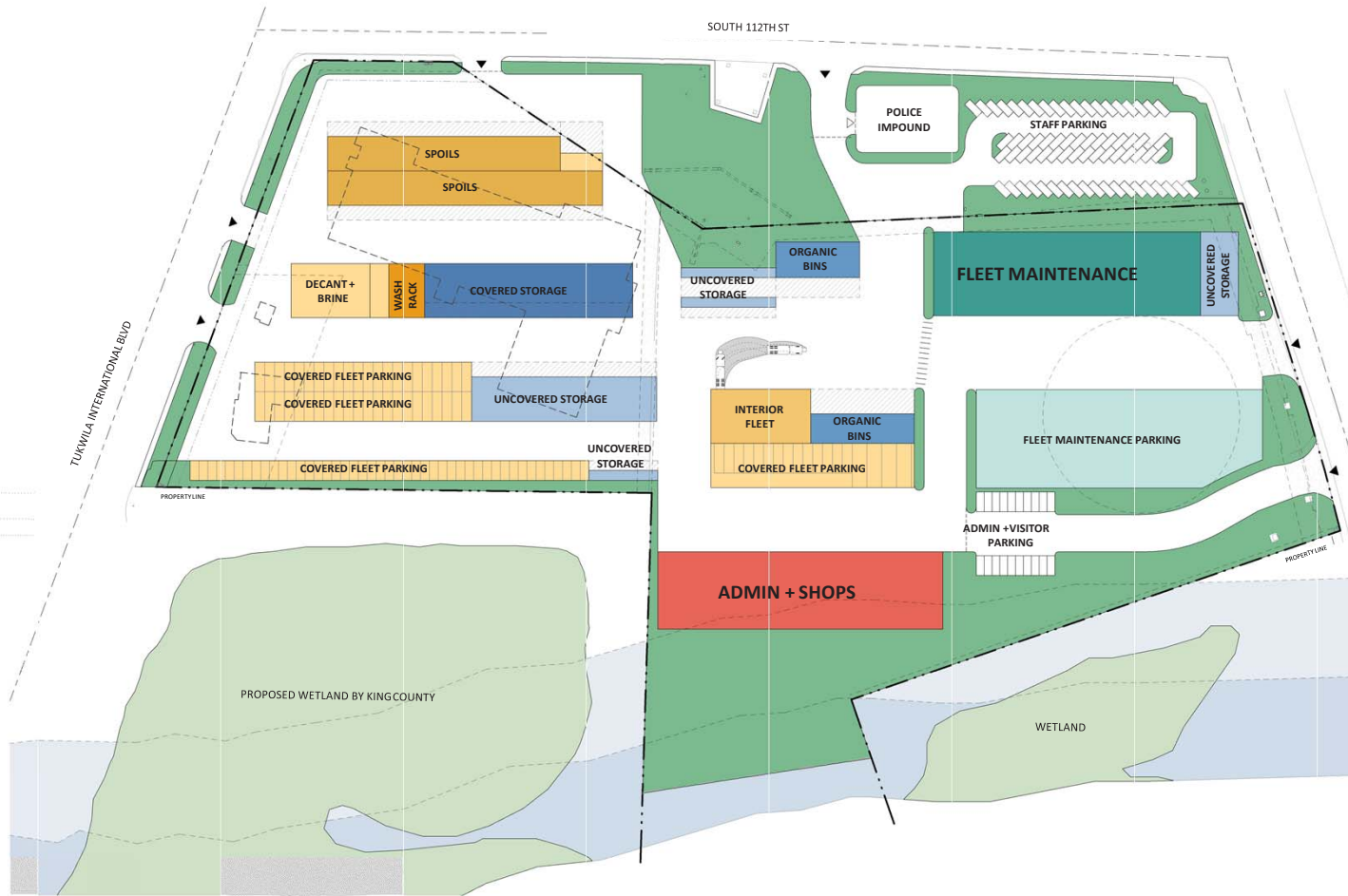
THESE COSTS ARE TYPICALLY PAID FOR BY THE OWNER AND ARE IN ADDITION TO THE CONTRACTOR'S COSTS. THESE COSTS INCLUDE:

- A/ E FEES- ARCHITECT AND CONSULTANTS UNDER THE ARCHITECT'S CONTRACT. (11.5%)
- ENGINEERING FEES AND STUDIES - OTHER PROJECT SPECIFIC CONSULTANTS NOT UNDER THE ARCHITECT'S CONTRACT (EX: ENVIRONMENTAL IMPACT, GEOTECH, SURVEY, LOCATION WORK, ETC). (3.5%)
- PERMITS AND FEES- INCLUDES MUP, BUILDING PERMITS, FIRE DEPARTMENT REVIEW, ETC. (2%)
- COMMISSIONING- THIRD PARTY SYSTEM COMMISSIONING. (1%)
- WA STATE SALES TAX. (10%)
- FURNITURE, FIXTURES AND EQUIPMENT ALLOWANCE. (1.5%)
- OWNER'S CONTINGENCY. (10%)

### **ESTIMATED TOTAL PROJECT COST - \$ 8, 200,000**

NOTE: CONSTRUCTION COSTS AND SOFT COSTS WILL BE MORE ACCURATE ONCE DESIGN PROGRESSES

 TUKWILA PUBLIC WORKS FACILITY: MASTER PLAN



PROGRAM LEGEND

- ADMIN + SHOPS
- FLEET MAINTENANCE
- FLEET MAINTENANCE PARKING
- INTERIOR FLEET PARKING
- COVERED FLEET PARKING
- UNCOVERED FLEET PARKING
- DECANT + BRINE
- SPOILS
- COVERED STORAGE
- BULK BINS
- UNCOVERED STORAGE

ROM - ESTIMATED COSTS

CONSTRUCTION COSTS:

\$53,000,000

SOFT COSTS:

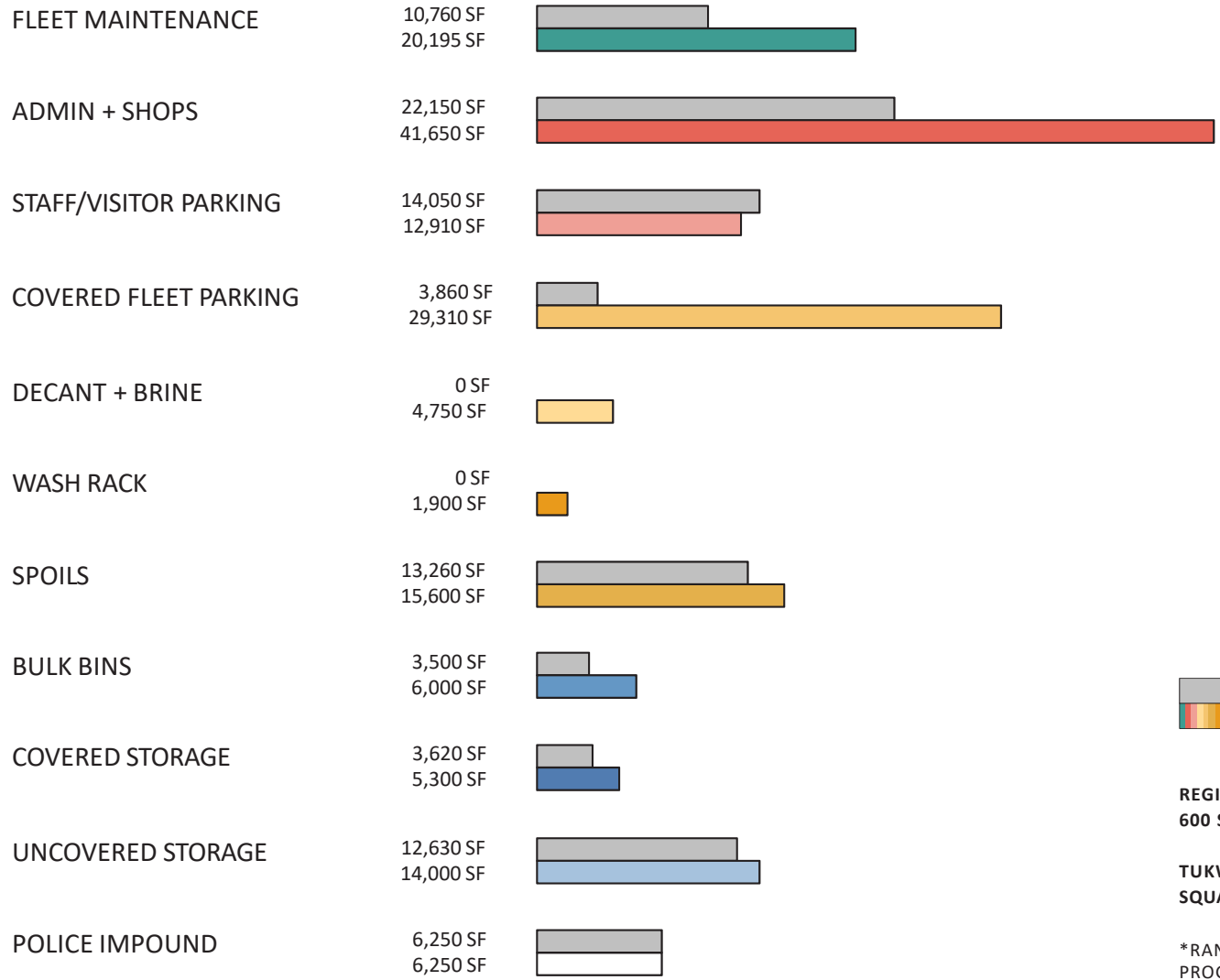
\$21,000,000

TOTAL PROJECT COST:

\$74,000,000



# TUKWILA PUBLIC WORKS FACILITY: EXISTING VS 2045 PROJECTED PROGRAM AREAS



EXISTING  
NEW

REGIONAL PUBLIC WORKS PROGRAM SIZES 300 - 600 SQUARE FEET PER PERSON\*

TUKWILA PUBLIC WORKS PROGRAM 560 SQUARE FEET PER PERSON

\*RANGE OF PROGRAM SIZES DUE TO VARYING PROGRAM REQUIREMENTS

# QUESTIONS?