



INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Committee
FROM: Hari Ponnekanti, Interim Public Works Director
David Cline, City Administrator
CC: Allan Ekberg, Mayor
DATE: August 14, 2020
SUBJECT: Public Safety Plan
Focus on Public Works Shop – Part 1 of 2

Issue

This memo serves as a comprehensive effort to highlight the history of the Tukwila Public Safety Plan with a focus on the Public Works Shop. This memo is part one of a two-part process to provide background to the City Council in preparation for reviewing the bids in October 2020 for the Phase 1 Tenant Improvements of the Public Works Shop.

This Part 1 memo is focused on the history and timeline of the Public Works Shop and will be discussed at the August 17 Transportation and Infrastructure Committee.

The Part 2 memo will be focused on the budget, financing, options and other Council questions and will be presented at a possible special meeting of the Transportation and Infrastructure Committee between August 31 to September 11, or at its September 21 meeting.

History and Timeline

The need for a new, safe, and efficient Public Works Shop Facility has been recognized and studied for several years. This includes the 2007 Seismic Study of all City Facilities and the 2014 Facility Need Study. In 2016, City Council adopted the Public Safety Plan, which included a new combined Public Works Shop. The City secured a location in 2018, created a master plan in 2019, and is currently on track to go out to bid for tenant improvements in September 2020. Council review of the tenant improvements will be in October/November 2020 and construction is planned to be completed by August 2021. (Appendix A highlights these studies)

It should be noted that a significant amount of history of the Public Safety Plan is preserved on the City's website and is a resource that goes back to the initial facilities plan, which is at TukwilaWA.gov/PublicSafetyPlan. In addition, all of Council's actions – and therefore staff reports and information that initiated them – are available at the City's digital records center.

Siting and Acquisition

As a part of the deliberation on the Public Safety Plan, the Council created a Siting Advisory Committee in 2017 to provide input and advice on the siting of all of the Public Safety Plan projects. The Siting Advisory Committee included two Councilmembers, four residents, and the

Public Works Director. Selection criteria was created and used to evaluate options for sites and open houses were held. The current site was selected as the preferred alternative.

The City began negotiations with the property owners and secured the current sites in 2018 and 2019. The City acquired Phase 1 sites, the Heiser and Lifestyle Landscape site in July 2019, and will be conveyed the Phase 2 site, the Amalfi/Temkin (UPS) site in November 2023 to allow the current tenant, UPS, to complete its lease.

Funding

The Public Works facility was originally funded at \$30M as part of funding model commonly known as D-20.1. Half of the funds for the Public Works facility comes from the General Fund and the other half from the Enterprise Funds. The General Fund resources include land sales from the George Long, Longacres and Minkler Shops, and issuing councilmanic bonds (LTGO). King County Flood Control District is actively pursuing purchasing the George Long and Minkler Shops from the City.

The current budget for the Public Works Shop is now \$35.7 million. Council most recently updated the D-20 Model in November 2019 for the Public Works Shops Phase 1 plan and a contract for design of the Public Works Shops tenant improvements in December 2019. The \$35.7M includes additional seismic improvements to the original Heiser building along with \$500,000 specified for improvements to the Minkler facility.

Masterplan

In October 2018, the City Council approved a contract with SHKS Architects to create a masterplan for the Public Works Facilities to be located on the former Heiser and UPS properties the consulting services contract with SHKS Architects.

From October of 2018 through September 2019, SHKS worked closely with the Public Works staff to create a preferred alternative for a comprehensive master plan. SHKS has formulated several phasing alternatives that starts with the tenant improvement scope of work for the Fleet and Facilities group to move into the Heiser building. In November 2019, the City demolished the former Landscape Building on site.

This first phase of improvements to the former Heiser building includes all of the “must haves” identified by Fleet and Facility staff (such as floor drains, site lighting and locker rooms, as examples). This results in an opportunity for City of Tukwila to keep moving forward with the Public Works Department’s ultimate goal of relocating all departments on one single site, as different funding sources become available over the next decade or more.

Phase 1 - Tenant Improvements & Seismic Upgrades for the Fleet and Facility Building

In December 2019, the Council approved moving forward on Phase 1 of the Master Plan and appropriated an overall budget of \$35.7 Million for the project and approved a design contract amendment with SKHS to move forward on design and construction of Phase 1.

The Phase I Tenant Improvement (TI) scope of work (seismic, building systems and functional upgrades) for the use of Heiser property for the Fleet and Facilities group and program on the current George Long Shop as well as the soils and equipment storage on the Longacres Site. This will allow the Fleets and Facilities group to relocate from the existing inefficient and seismically unsafe Long facility to a seismically updated facility with much more space for daily operations, not only for today's workload, but also serve future capacity. Moving the Fleet and Facilities functions to the former Heiser building will be a significant improvement of the work environment for staff and enhance their ability to work efficiently, particularly for the Fleet division.

After these uses have been relocated, the George Long Shops and Longacres Sites will be sold and used to finance the Public Safety Plan, including the Public Works Shop, per the Council adopted D20 Financing Model.

Major Activities in 2020

- Transportation and Infrastructure Committee regular monthly updates
- Seattle City Light easement signed – January 2020
- Contracts were approved for the following:
 - ❖ Removal of paint booths (work was completed in July 2020)
 - ❖ Geotech and other work on-site completed (work completed in spring 2020)
 - ❖ Install security fencing and gates (planned to be installed in fall 2020)
 - ❖ Minkler restrooms upgrade (modular facility planned for October 2020)
- 30% design update - March 2020
- 60% design update - June 2020
- Permits were applied for Covered Storage and parking – June 2020
- Tenant Improvement Building permit applied – August 2020

Next Steps

The next major step includes a review of the budget in a Part 2 Memo currently planned for the next Transportation and Infrastructure Committee meeting.

On September 21, 2020, Transportation and Infrastructure Committee is scheduled to review the 90% design update of the Fleet and Facility Building, which will include updated cost estimates. Public bid for construction of the tenant improvements will then be advertised.

In October 2020, the Transportation and Infrastructure Committee is scheduled to review and approve the tenant improvement construction contract award, which then would be sent to a C.O.W. and Regular Council meeting in November 2020.

Recommendation

Discussion only.

Appendix A

Facility Studies

Over the past ten years, the City has numerous facility studies that have detailed the facility history, analysis, and provided recommendations for facility updates and replacements.

- **2007 Reed Middleton Report** This report provided analysis and recommendations of the seismic concerns for all City facilities, including the Public Works buildings.
- **2014 Facility Need Study by Rice, Fergus, Miller** This plan was the basis and foundation for Public Safety Plan. In four main phases it identified the current and future needs, a review of the current facilities, an analysis of how needs matched current facility, and a recommendation for meeting needs for all facilities, including Public Works buildings. It was during this time that the plan for a combined Public Works Shop was identified along with the size, program, and costs that led to the final Public Safety Plan. At this time, the estimated costs of a new facility, including land, was estimated at \$30 million.
- **2016 Plan B Public Safety Plan** This plan identified Public Works as one of the Public Safety facilities that would be addressed (along with Police and Fire) during this phase of implementing the Facility Need Study. The Council adopted the full Public Safety Plan and chose to finance the Public Works Shop facilities through General Fund and Utility funds rather than including them in the Public Bond vote.
- **Wagner Report** In 2017, the City asked Wagner Architects to verify the actual space needs for a new Public Works facility, which originally was identified as needing up to 15 acres. The Wagner Report completed a quick survey of other Public Works facilities in the region and determined that an estimated 10 acres would most likely meet the current and future needs for Tukwila Public Works. This information was used during the siting process to narrow the selection of sites.
- **2018 Adopted D-20 Plan** In June 2018, the Council adopted a financing and implementation plan for the Public Safety Plan, which has been updated as progress has been made. During this process, the new estimated cost of a Public Works facility was shown as an option, approximately \$60 million for a new building and \$45 million for a refurbished building, to include land costs. The option of staying within the original \$30 million was what was adopted by the Council.

Attachments: Slideshow photos from 10/28/19 Committee of the Whole

 TUKWILA PUBLIC WORKS FACILITY: **ASSESSMENT** - JOB SHADOW

MINKLER



GEORGE LONG



LONG ACRES



 TUKWILA PUBLIC WORKS FACILITY: **PHASING** - CONSIDERATIONS



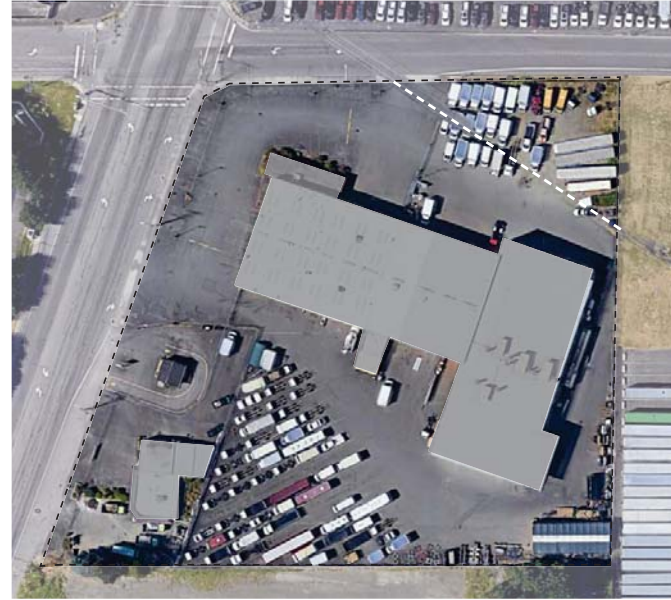
MINKLER 



GEORGE LONG 



LONG ACRES 



HEISER + LANDSCAPE SITE AVAILABLE 2019 

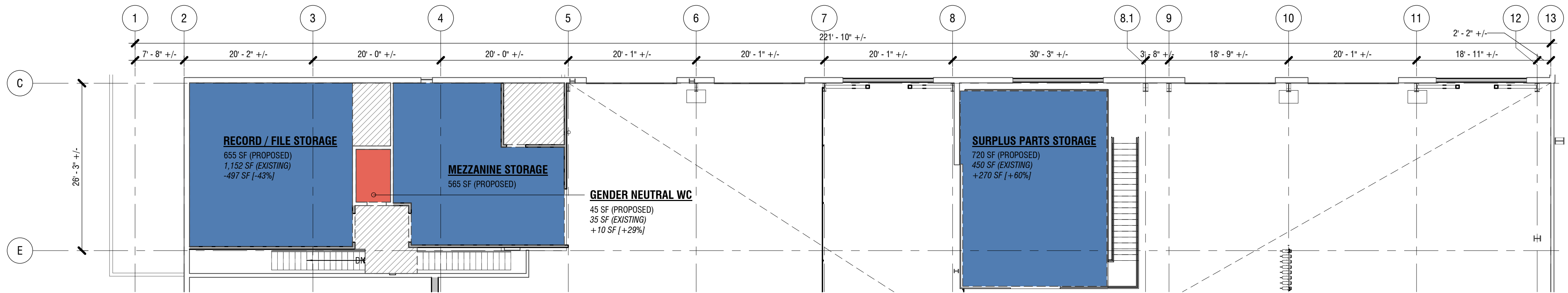
UPS SITE AVAILABLE OCT 2023

EXISTING AREAS

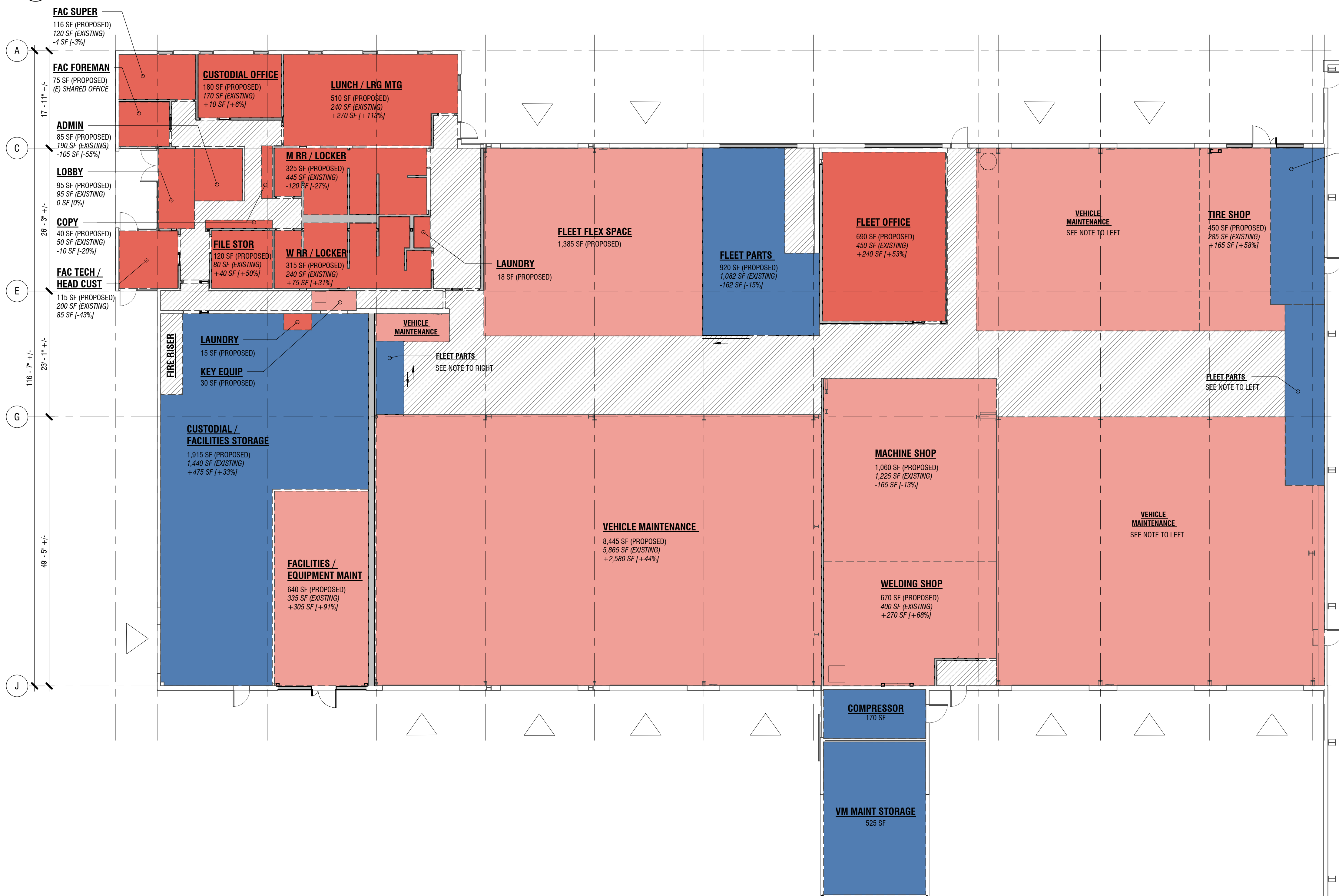
	MINKLER	GEORGE LONG	LONG ACRES	TOTAL
INTERIOR	13,897 nsf	16,219 nsf	0 sf	30,116 nsf
EXTERIOR	42,926 nsf	40,112 nsf	13,215 nsf	96,252 nsf
CIRCULATION	43,795 nsf	22,692 nsf	0 sf	66,487 nsf
				192,856 gsf

AVAILABLE AREAS

	HEISER + LANDSCAPE	SCL EASEMENT	TOTAL
INTERIOR	42,500 gsf	0 sf	42,500 gsf
EXTERIOR	129,800 gsf	14,750 sf*	144,550 gsf*
			187,050 gsf*



2 SECOND FLOOR PLAN - PROGRAM AREA
3/32" = 1'-0"



1 FIRST FLOOR PLAN - PROGRAM AREA
3/32" = 1'-0"

FLEETS & FACILITIES BUILDING PROGRAM SUMMARY

	EXISTING AREA (GEORGE LONG)	PROPOSED AREA	DELTA
FLEETS	10,322 SF	15,053 SF	+4,731 SF [+46%]
FACILITIES / CUSTODIAL	2,345 SF	3,206 SF	+861 SF [+37%]
SHARED (MEETING / LOCKER ROOM / MEZZANINE STORAGE)	2,463 SF	2,630 SF	+167 SF [+7%]
CIRCULATION / MECHANICAL	1,744 SF	3,630 SF	+1,886 SF [108%]
TOTAL	16,874 SF	24,519 SF	+7,645 SF [+45%]

LEGEND

- VEHICLE ACCESS
- OFFICE + SUPPORT
- SHOPS
- STORAGE
- CIRCULATION / MECHANICAL

TUKWILA
PUBLIC WORKS
FLEETS &
FACILITIES
BUILDING

60% DESIGN

11210 TUKWILA INTERNATIONAL BLVD
TUKWILA, WA 98168

Drawn by: MF
Checked: AH
Date: 05/01/20
Scale: As indicated

Revisions:
No. Date Remarks

NOT FOR CONSTRUCTION

PROGRAM
COMPARISON
A2.7