



INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Committee
FROM: Hari Ponnekanti, Interim Public Works Director
CC: Allan Ekberg, Mayor
DATE: August 28, 2020
SUBJECT: Public Safety Plan
Focus on Public Works Shop – Part 2 of 2

Issue

This memo serves as a comprehensive effort to highlight the budget of the Tukwila Public Safety Plan with a focus on the Public Works Shop. This memo is Part 2 of a two-part process, providing background to the City Council in preparation for reviewing bids in October 2020 for the Phase 1 Tenant Improvements of the Public Works Shop.

The Part 1 memo focused on the history and timeline of the Public Works Shop and was discussed at the August 17, 2020 Transportation and Infrastructure Committee meeting and is included as an attachment.

The Part 2 memo is focused on the budget, financing, options, and other Council questions.

Project Scope

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.

From October 2018 through September 2019, SHKS worked closely with the Public Works staff to create a preferred option for a comprehensive master plan. SHKS has formulated several phasing plans that start with the tenant improvement and Seismic Upgrade scope of work for the Fleet and Facilities operations, facilitating their move into the Heiser building, in Fall 2021 of next year. In November 2019, the City began Phase 1 by demolishing the former Lifestyle Landscape Building on this site.

- The 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.
- The Master Plan comprises roughly 66,000 sf of interior program space, roughly 58,000 sf of exterior program space, parking for 285 vehicles, and facilities for 67 employees.
- The Public Works Shops First Phase 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 will also include moving all the program elements from the George Long Shops, (Police vehicle evidence storage, spoils for PW and Parks) as well as all the program elements from the Longacres site (spoils, materials, and large equipment storage, such as light poles and pipe).

- The Public Works Final Phase will include the entire buildout of the Heiser and UPS sites.

This first phase of improvements to the former Heiser building includes the safe, functional, forward looking and stewards of environment items identified by Fleet and Facility staff (such as floor drains, site lighting and locker rooms), and seismic improvements for life safety. City Public Works staff have been an integral collaborator in this portion of the Public Safety Plan's design and implementation. Public Works staff have been working out of three facilities, all of which were not optimally designed for the work they house now, nor with an eye toward future needs. Relocating to the seismically improved Heiser building allows the City of Tukwila to make progress toward its ultimate goal of consolidating all of its Public Works functions on a single site as different funding sources become available over the next decade or more.

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

Phase I commenced in December 2019 with approval of the updated project budget and the design contract.

The Phase I Tenant Improvement (TI) and Seismic Upgrade scope of work (seismic, building systems and functional upgrades) allows the Fleet and Facilities group's use of the Heiser property, relocating activities from the George Long Shop and soils and equipment storage from the Longacres Site. This will enable the Fleet and Facilities group to operate more efficiently and safely. The seismically updated facility has much more space for daily operations, helping the department meet today's workload and giving it future capacity. This move will create a significant improvement of the work environment for staff, enhance their ability to work efficiently, and boost their morale particularly for the Fleet division. Some of the improvements to be included in this Tenant Improvement and Seismic Upgrade project scope are:

- The facility provides a safe environment for workers and visitors and improves employee health and wellness
- The facility houses a collaborative Public Works Department with the capacity and flexibility to support the operations of tomorrow efficiently and effectively
- The facility conveys the Department's values to its customers and employees
- The facility will exemplify environmental and regulatory standards for a sustainable future
- Higher code required seismic retrofit for staff safety and building stability, allowing staff to start providing fleet services to the first responders including police, fire and other public works crews
- All new HVAC equipment for better air quality and health, including vehicle exhaust system, welding exhaust system, and increased ventilation
- New locker rooms with showers, additional handwash sinks and emergency shower and eye-wash fixtures to meet OSHA requirements
- New LED lighting will be provided throughout the facility, designed to provide adequate light for vehicle maintenance functions
- A new generator to provide back-up power in case of power outage

- Trench drains and an Oil and Water separator to meet the National Pollutant Discharge Elimination System (NPDES) requirements
- All automatic roll up doors for efficient operation
- Covered spoils area to store material currently stored on Longacres property and which needs to be stored inside to meet the NPDES permit requirements
- Some of the covered storage area can be used by the Streets crew and sewer utilities crew to free up space in current Minkler Shop facilities

See attachment A2 for Phase 1 schematic.

Project Schedule

We have provided this committee 30% and 60% project updates on March 2 and June 15, 2020, respectively. The project is proceeding on the target schedule as shown in the previous estimates.

SHKS has received the 90% design document. Project team is expecting to complete the bid documents and advertise for bids in September, which will result in reporting back to council with the bid pricing sometime in late October or early November 2020 - See attached project schedule in Attachment A2. Construction is scheduled for 6-7 months once the contract is approved.

This project is on time to the anticipated occupancy of the building scheduled for 2nd quarter of 2021.

See attachment A2 for current Project Schedule.

Project Funding

The Public Works facility was originally funded at \$30M as part of the Public Safety Plan funding model commonly known as D-20 and based on estimates derived during the pre-design phase. Half of the funds for the Public Works facility comes from the General Fund and the other half comes from the Enterprise Funds. The General Fund resources for the funding Public Safety Plan, including the Public Works Shops, are dependent on several other sources such as land sales from the George Long, Longacres and Minkler Shops, and the issuance of councilmanic bonds (LTGO). This funding plan has been shown throughout the Public Safety Plan approval process, the bond package's public information materials and in subsequent long-term financial plans and City budgets. The King County Flood Control District is actively pursuing purchasing the George Long and Minkler Shops from the City.

In December 2019, Council updated the D-20 Model for the Public Works Shops Phase 1 plan and approved a contract for design of the Public Works Shops tenant improvements and Seismic Upgrades. The updated budget for the Public Works Shop is now \$35.7 million. The \$35.7 million budget includes additional seismic improvements to the original Heiser building along with \$500,000 for specified improvements to the Minkler facility. The transfer was approved at the November 11, 2019 Regular Council Meeting. A budgeted transfer of \$1 million from the general fund to the arterial street fund was redirected to the PW Shops fund.

Additionally, the 2020 budget was adopted with a \$1.4 million surplus. The surplus was allocated to this project at the same time that Council redirected the \$1 million transfer. The remaining balance of \$450,000 was realized through debt service budget savings. Due to favorable interest rates in the bond market, coupled with the City's upgrade in bond rating from AA to AA+, the City realized substantial savings in total debt service for both the PW Shops project and the Public Safety Plan projects (Justice Center, Fire Stations, and Fire Apparatus/Equipment).

SHKS has received the 90% design document estimates and the project is within the currently approved budget.

After these uses have been relocated, the George Long Shops and Longacres properties will be sold as part of the funding plan for Public Safety Plan, including the Public Works Shop, per the adopted D-20 Financing Model.

COUNCIL REPORTING SUMMARY - PUBLIC WORKS	<i>Original Budget</i>	<i>Current Budget</i>	<i>Committed Budget</i>	<i>Life to Date Costs</i>	<i>Remain'g Committed</i>	<i>Remaining Budget</i>
A/E Services (Design & CA)	\$ 670,768	\$ 670,768	\$ 572,268	\$ 263,537	\$ 308,731	\$ 98,500
Permits/Fees	\$ 130,000	\$ 130,000	\$ 20,730	\$ 20,730	\$ -	\$ 109,270
Construction	\$ 6,715,000	\$ 6,715,000	\$ 308,055	\$ 185,743	\$ 122,313	\$ 6,406,945
Construction (Tax)	\$ 662,618	\$ 662,618	\$ 21,924	\$ 21,924	\$ -	\$ 640,694
Construction Related Costs	\$ 378,186	\$ 378,186	\$ 200,643	\$ 148,378	\$ 52,266	\$ 177,543
PM Services (incl Other Professional Svcs)	\$ 350,000	\$ 350,000	\$ 280,545	\$ 177,282	\$ 103,263	\$ 69,455
Contingency (incl Construction & Project)	\$ 843,437	\$ 843,437	\$ -	\$ -	\$ -	\$ 843,437
SUBTOTAL-CURRENT MANAGED PROJECT	\$ 9,750,009	\$ 9,750,009	\$ 1,404,165	\$ 817,593	\$ 586,572	\$ 8,345,843
Previously Managed Svcs (Land,A/E,Bond,Demo)	\$ 25,949,992	\$ 25,949,992	\$ 25,949,265	\$ 25,949,265	\$ -	\$ 727
TOTAL-COMBINED PROJECT	\$ 35,700,000	\$ 35,700,000	\$ 27,353,431	\$ 26,766,858	\$ 586,572	\$ 8,346,570

Issues to be Addressed

Shoreline

The property just to the south of the Heiser building, commonly known as the former Riverside Residences, was purchased by King County for a mitigation effort. The County will develop this property into a side channel/wetland to assist migrating salmon in the Duwamish River. This project is expected to begin in April 2020. As part of the City's workplan for the Public Works Shops, and concurrent with the design work that is underway, City staff have been working with their consultants, the State's Department of Ecology(DOE) and the City's Department of Community Development (DCD) to ensure that the full extent of the City's property can be leveraged as intended for the Public Works facility. City staff have anticipated that King County's project will move the shoreline closer to the new Public Works facility and is

managing potential implications of that change. In addition, because King County's project will create new wetlands, other regulations may apply in the future.

Near-term Council action will be updated on our conversations with DOE to ensure that the City's project continues to move forward.

This issue is time-sensitive and a delay in construction will have significant impacts to leverage the full extent of the City's property and the overall masterplan.

Next Steps

There are several additional Committee and City Council meetings planned for further review, input, and review of options moving forward.

September 14, 2020– COW - the information presented at Transportation and Infrastructure Committee on August 17th and 31st will be presented to the Committee of the Whole for information. This will include the Part 1 and 2 info memos providing the history, scope, budget and financing options.

September 21, 2020 – T&I Committee review (if needed)

November 2, 2020 – T&I – The Transportation and Infrastructure Committee is scheduled to review and approve the tenant improvement and seismic upgrade construction contract award, which then would be sent to the C.O.W. on November 9, 2020 and Regular Council meeting on November 16, 2020.

There will also be additional updates to the Transportation and Infrastructure Committee and the Council on the shoreline and wetland related agreements and DOE responses.

Financing Plan

The Council's approved budget for the \$35.7 million Public Works Shop in 2020 includes a planned transfer from the General Fund to the Public Works Shops project of \$2.85 million. As mentioned earlier, this was originally adopted and planned for in November 2019 using a General Fund transfer from funds planned for the arterial street fund, surplus planned in 2020, and debt service savings. However, since this is a long-term capital project with an expected useful life of more than five years, it would be appropriate for the Council to finance these improvements rather than using a general fund transfer. The Council has already authorized financing, using LTGO bonds, for the initial \$30 million of the Public Works Shop recognizing this fact. The reasons for financing this would include the following:

- this is an appropriate capital project with a useful life of more than five years
- excellent interest rates at this time (estimated to be around 1.5% or lower)
- provides the Council more options for using general fund balances for other current needs
- the City has an excellent and upgraded bond rating,
- allows the Council to stay on schedule and use the current good construction bidding environment.

Total debt issuance costs would likely be approximately \$50k. With a ten-year repayment schedule, total estimated interest costs would be roughly \$216k, and result in an annual debt service obligation of \$309k. A twenty-year repayment schedule would result in total interest costs of approximately \$442k and an annual debt service obligation of \$166k.

Closing

The current George Long facility was built in 1965. This project is very important to the residents of Tukwila who depend on Public Works employees as first responders for major disasters and emergencies. This Phase 1 Tenant Improvements and Seismic Upgrade is a long-term investment for the future of the City as well as the Public Works Department, its employees, and the residents that we serve. It will make the department's operations efficient, safe, and meet our City's vision.

Recommendation

City staff and its consultants recommend allowing the project to go to bid and have a high degree of confidence in the current budget's ability to provide for the project's costs. This appears to be a favorable time to bid projects; estimators are utilizing a 0% cost inflation factor for the next six months.

The administration recommends changing the funding plan from the general fund to a bond funded project. This is estimated to free up \$2.85 million in general fund resources in 2020.

Attachments

A1 Masterplan programming Powerpoint Presentation from COW 10-18-19

A2 Powerpoint Presentation (90% design, cost estimate, schedule, past and future facilities graphics)

A3 PW Memo Part 1 of 2 – Public Safety Plan

A4 Facility Study Final Report – 12-14-15 and Public Safety Plan Fact Sheet - Sept. 2016

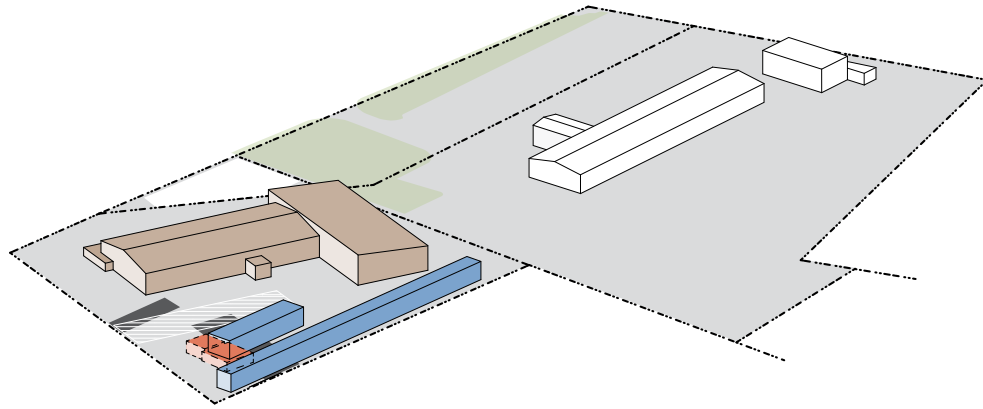
A5 <http://www.tukwilawa.gov/wp-content/uploads/PW-Project-FS-Facilities-Study-12-14-15-Exec-Summary.pdf>





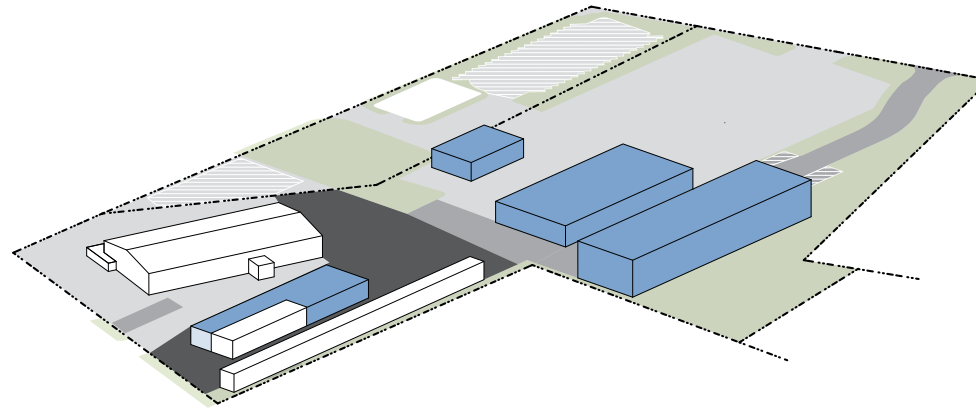
TUKWILA PUBLIC WORKS FACILITY: MASTER PLAN RECOMMENDATION - 3 PHASES

PHASE 1



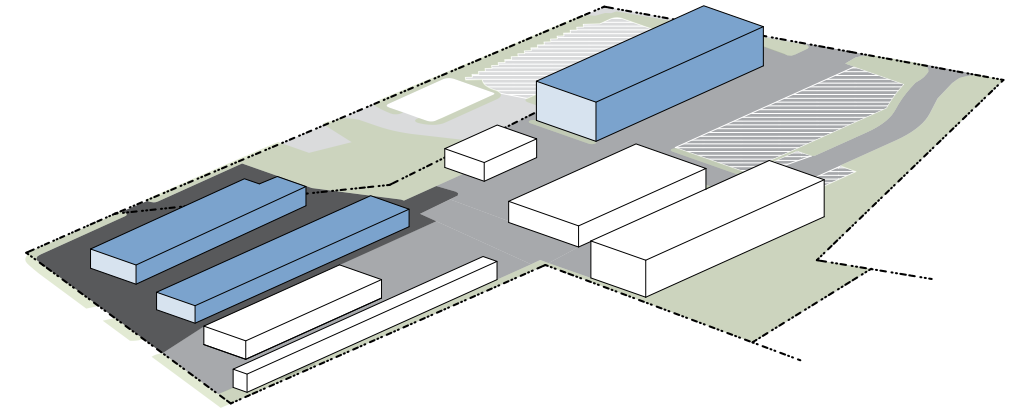
HEISER RENOVATION | DEMOLISH LANDSCAPE + COFFEE SHOP | POLICE IMPOUND | SITE WORK | COVERED SPOILS

PHASE 2

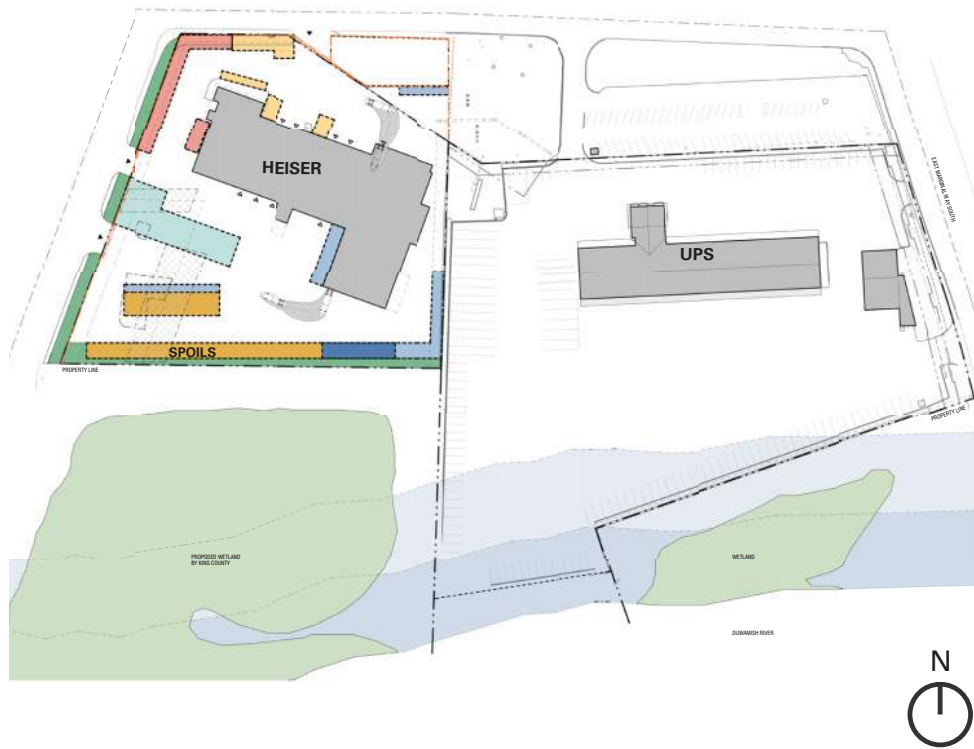


ADMIN + SHOPS BUILDING | COVERED MATERIAL STORAGE | INTERIOR + COVERED PARKING | POLICE IMPOUND | SITE WORK

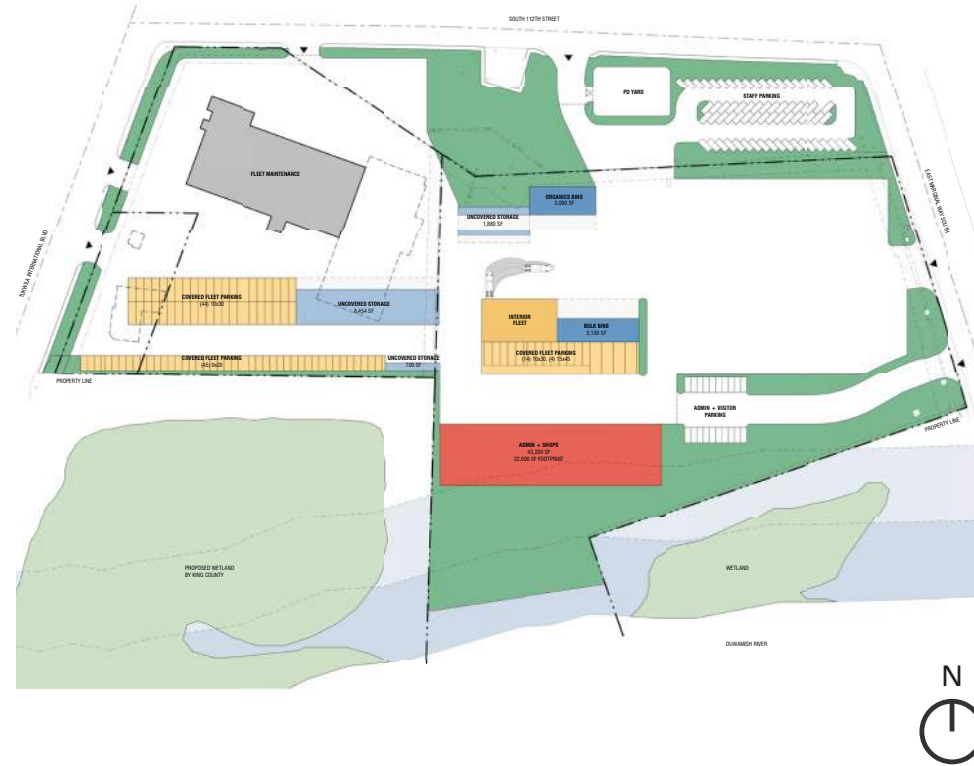
PHASE 3



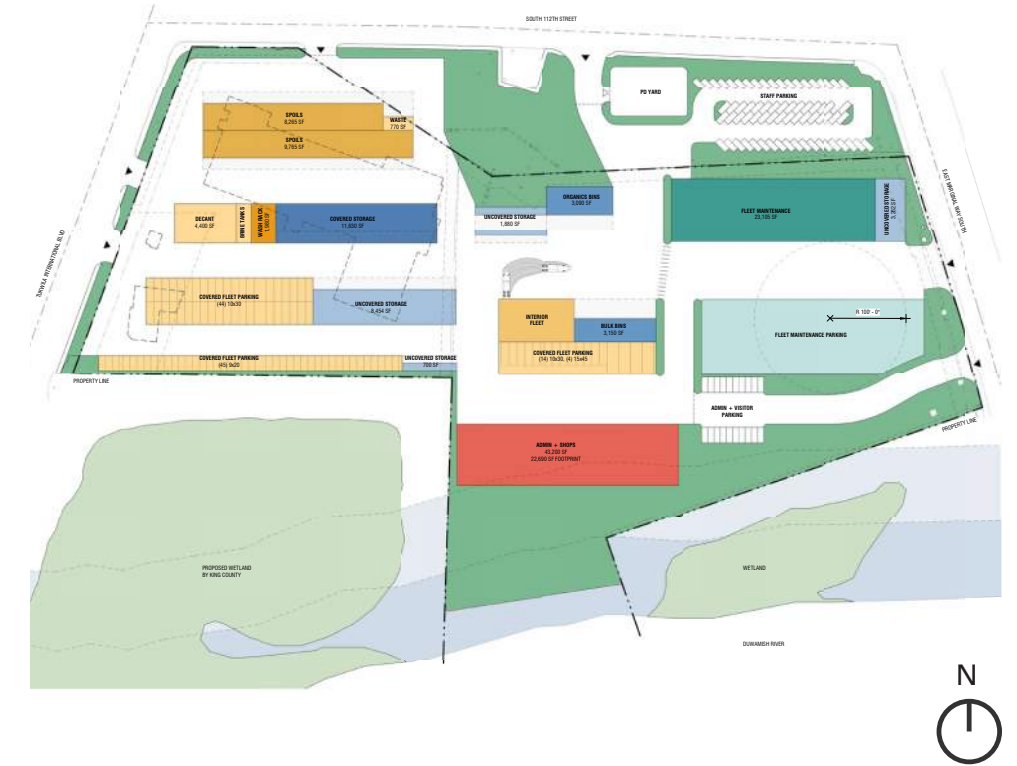
FLEET MAINTENANCE BUILDING | SITE WORK | DECANT + BRINE TANKS | COVERED STORAGE | SPOILS | SITE WORK



GEORGE LONG SHOPS + LONG ACRES RELOCATES IN SPRING 2021
UPS SITE REMAINS OCCUPIED BY UPS THROUGH OCT 2023



MINKLER RELOCATES IN 2024



NEW FLEET MAINTENANCE SHOP, COVERED SPOILS, AND DECANT IN 2029 TO COMPLETE CONSOLIDATED PUBLIC WORKS FACILITY



TUKWILA PUBLIC WORKS FACILITY: **GOAL SETTING EXERCISE** - 4 PRIORITY GOALS

FUNCTIONAL

FORWARD LOOKING

ADAPTABLE

CUTTING EDGE

WELCOMING TO PUBLIC

SAFE

EFFICIENT

STEWARDS OF ENVIRONMENT

AWARD WINNING

RESILIENT

INDUSTRY LEADER

PROUD TO GO TO WORK

TECHNOLOGICALLY ADVANCED

SUSTAINABLE

BETTER SERVICE TO PUBLIC



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

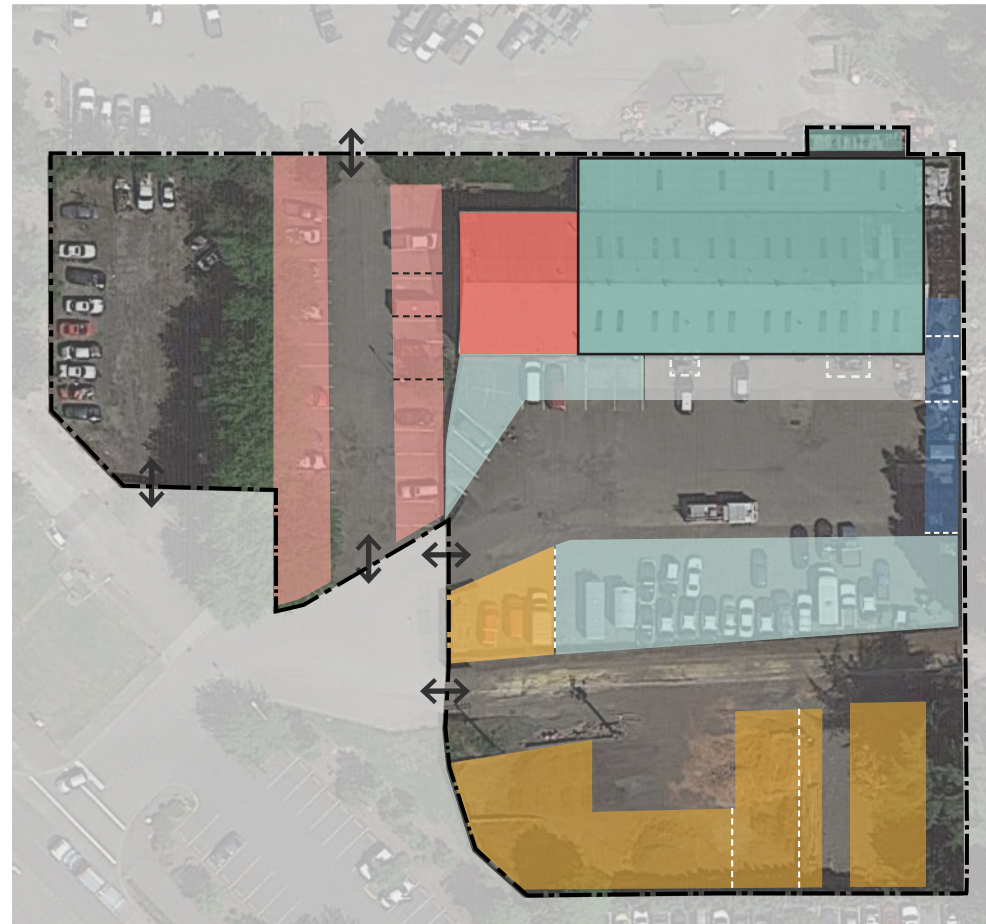
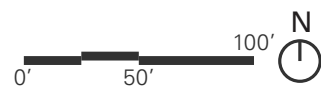
The facility will exemplify environmental and regulatory standards for a sustainable future. It promotes human and environmental health.



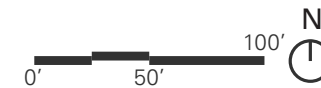
TUKWILA PUBLIC WORKS FACILITY: **ASSESSMENT** - EXISTING PROGRAM ANALYSIS



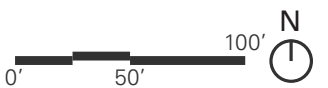
MINKLER
2.3 ACRES GROSS ACTIVE SITE AREA



GEORGE LONG
2.2 ACRES GROSS ACTIVE SITE AREA



LONG ACRES
1.0 ACRE GROSS ACTIVE SITE AREA





TUKWILA PUBLIC WORKS FACILITY: **ASSESSMENT** - EXISTING CONDITIONS

MINKLER



GEORGE LONG

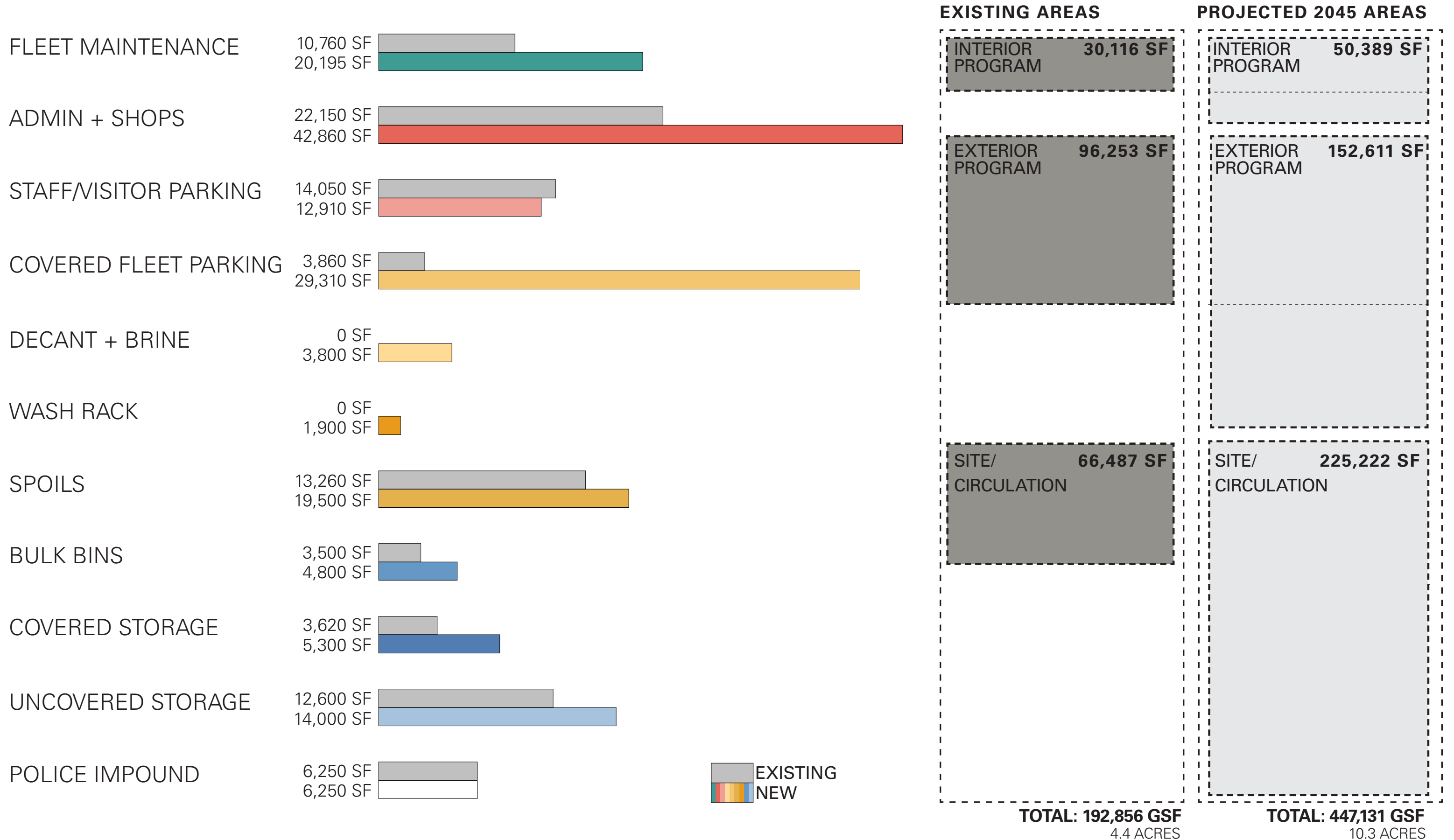


LONG ACRES





TUKWILA PUBLIC WORKS FACILITY: **ASSESSMENT** - CURRENT AND FUTURE PROGRAM ANALYSIS

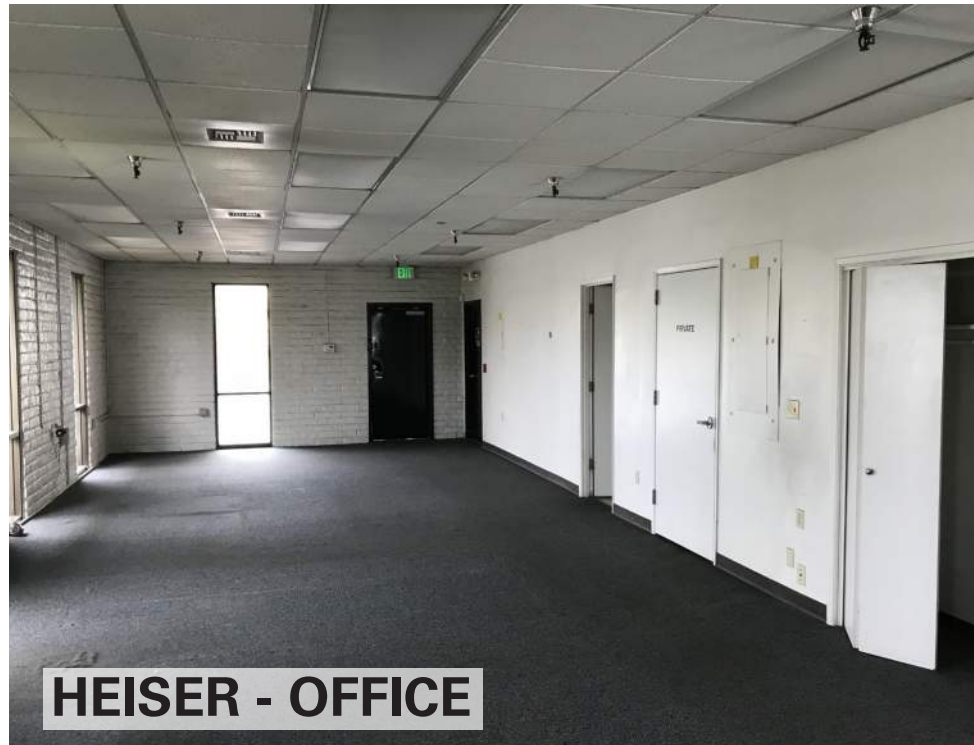




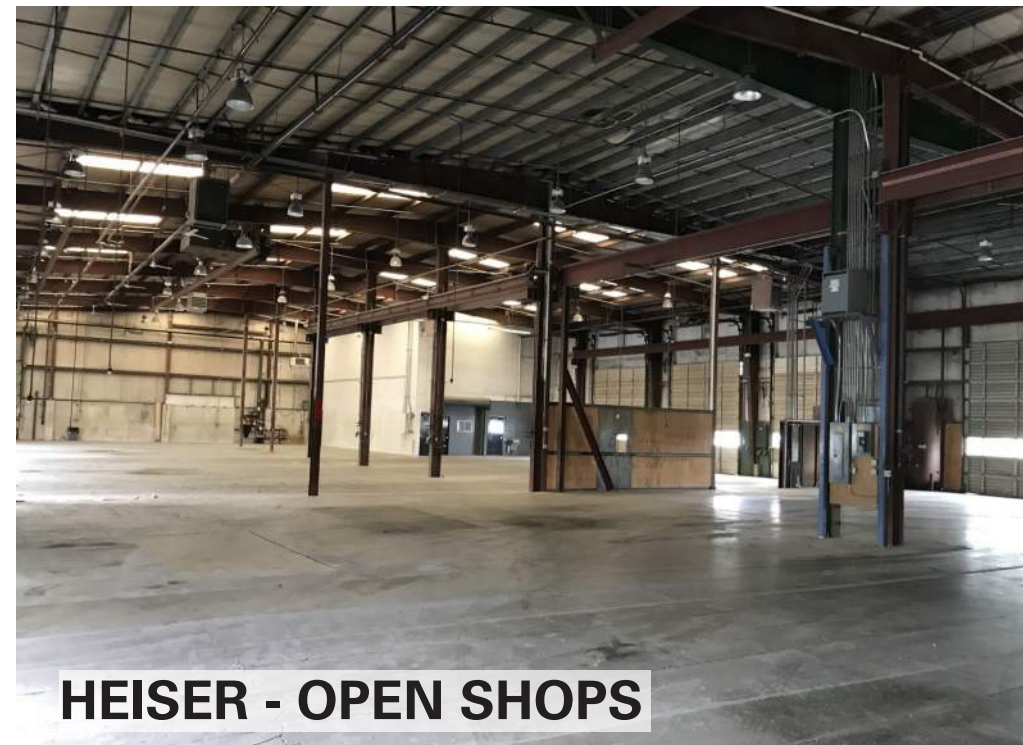
TUKWILA PUBLIC WORKS FACILITY: **ASSESSMENT** - NEW SITE ANALYSIS



HEISER



HEISER - OFFICE



HEISER - OPEN SHOPS



HEISER - OPEN SHOPS

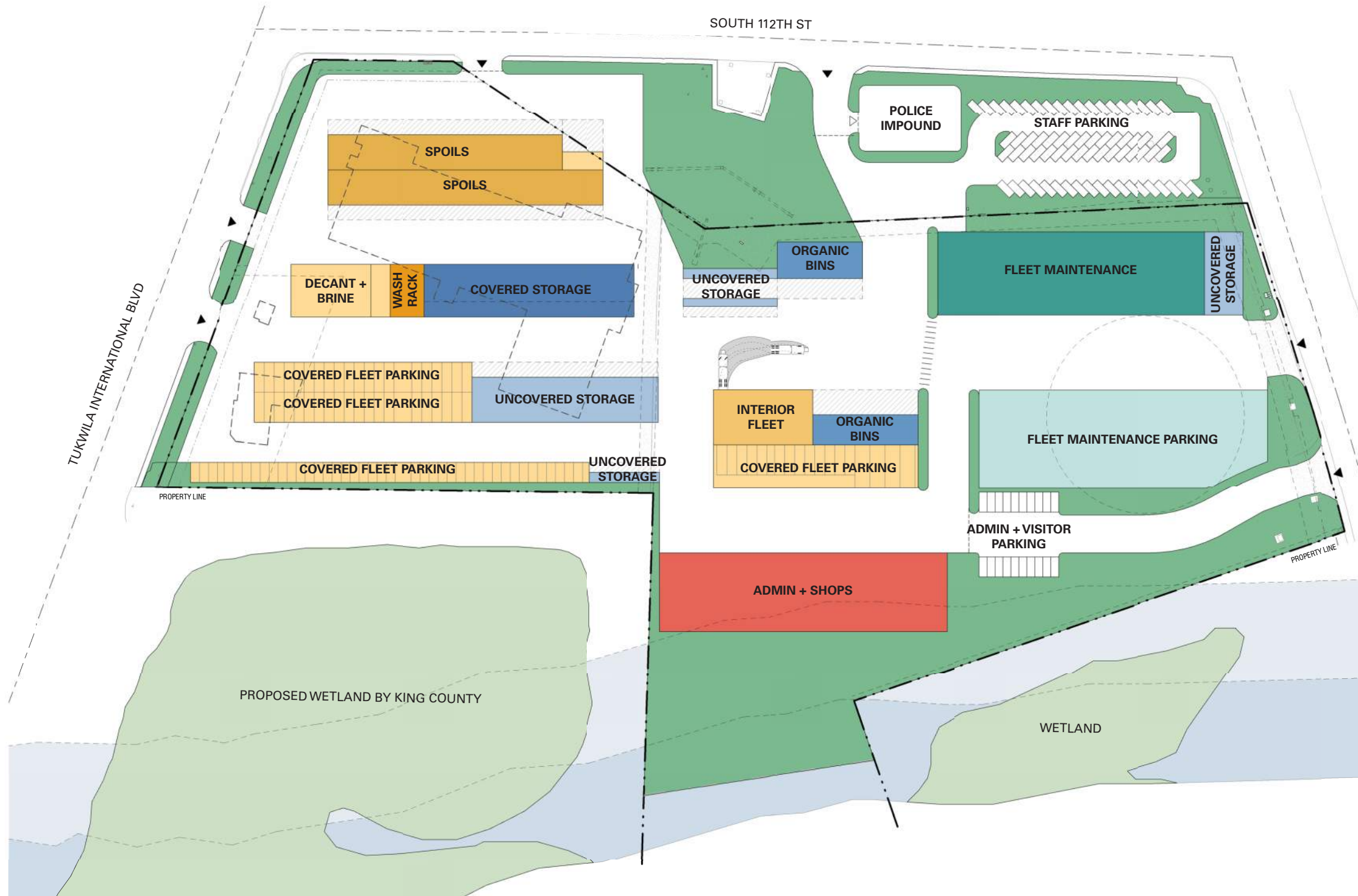


TUKWILA PUBLIC WORKS FACILITY: **OPTIONS STUDY** - FINAL MASTER PLAN

MEETS 2045 PROGRAM REQUIREMENTS
MEETS GUIDING PRINCIPLES

PROVIDED NET PROGRAM AREA: 211,000 NSF
REQUIRED NET PROGRAM AREA: 203,000 NSF

PROGRAMMED GROSS AREA: ~470,000 GSF
DEVELOPABLE SITE AREA: ~503,000 SF



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

COST: \$78,600,000*

*per proposed phasing



TUKWILA PUBLIC WORKS FACILITY: PHASING - CONSIDERATIONS



MINKLER



GEORGE LONG



LONG ACRES



HEISER + LANDSCAPE SITE AVAILABLE 2019



UPS SITE AVAILABLE OCT 2023

EXISTING AREAS

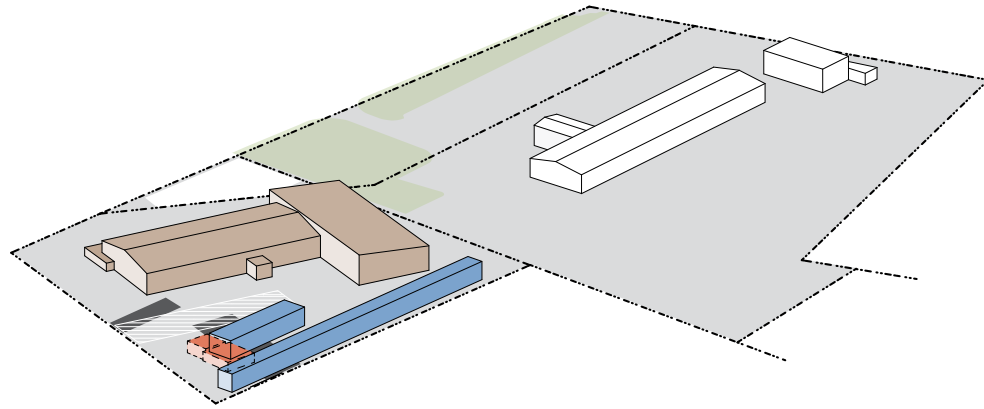
	MINKLER	GEORGE LONG	LONG ACRES	TOTAL
INTERIOR	13,897 nsf	16,219 nsf	0 sf	30,116 nsf
EXTERIOR	42,926 nsf	40,112 nsf	13,215 nsf	96,252 nsf
CIRCULATION	43,795 nsf	22,692 nsf	0 sf	66,487 nsf
				192,856 gsf

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*



TUKWILA PUBLIC WORKS FACILITY: PHASING - MASTER PLAN



PHASE 1

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

ROM - ESTIMATED COSTS - PHASE 1

CONSTRUCTION COSTS:

\$6,700,000

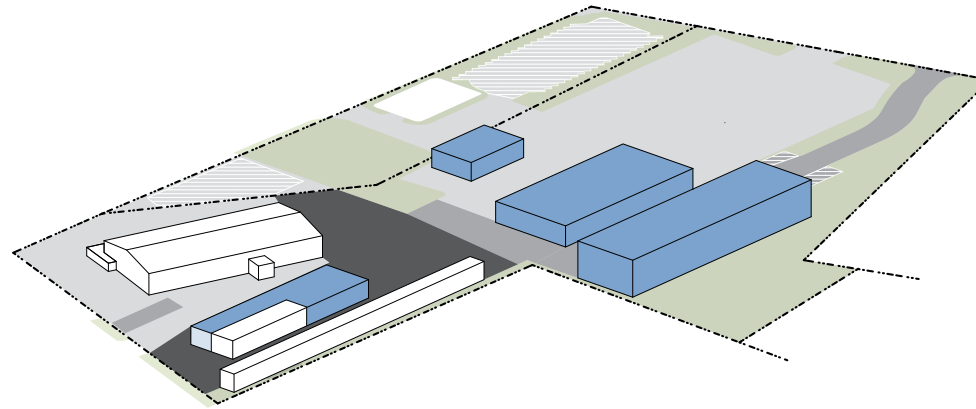
SOFT COSTS:

\$2,800,000

TOTAL PROJECT COST:

\$9,500,000

ANTICIPATED CONSTRUCTION START: MID - 2020



PHASE 2

ADMIN + SHOPS BUILDING | COVERED MATERIAL STORAGE |
INTERIOR + COVERED PARKING | POLICE IMPOUND | SITE WORK

ROM - ESTIMATED COSTS - PHASE 2

CONSTRUCTION COSTS:

\$22,600,000

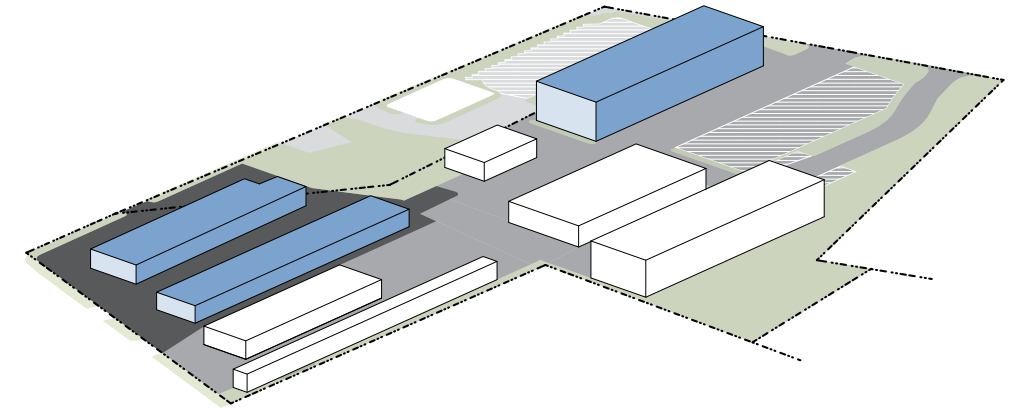
SOFT COSTS:

\$10,400,000

TOTAL PROJECT COST:

\$33,000,000

ANTICIPATED CONSTRUCTION START: OCT 2023



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

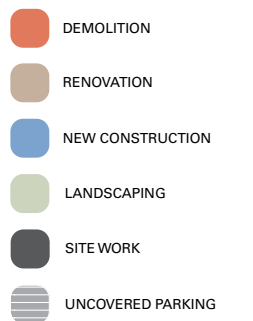
SOFT COSTS:

\$13,000,000

TOTAL PROJECT COST:

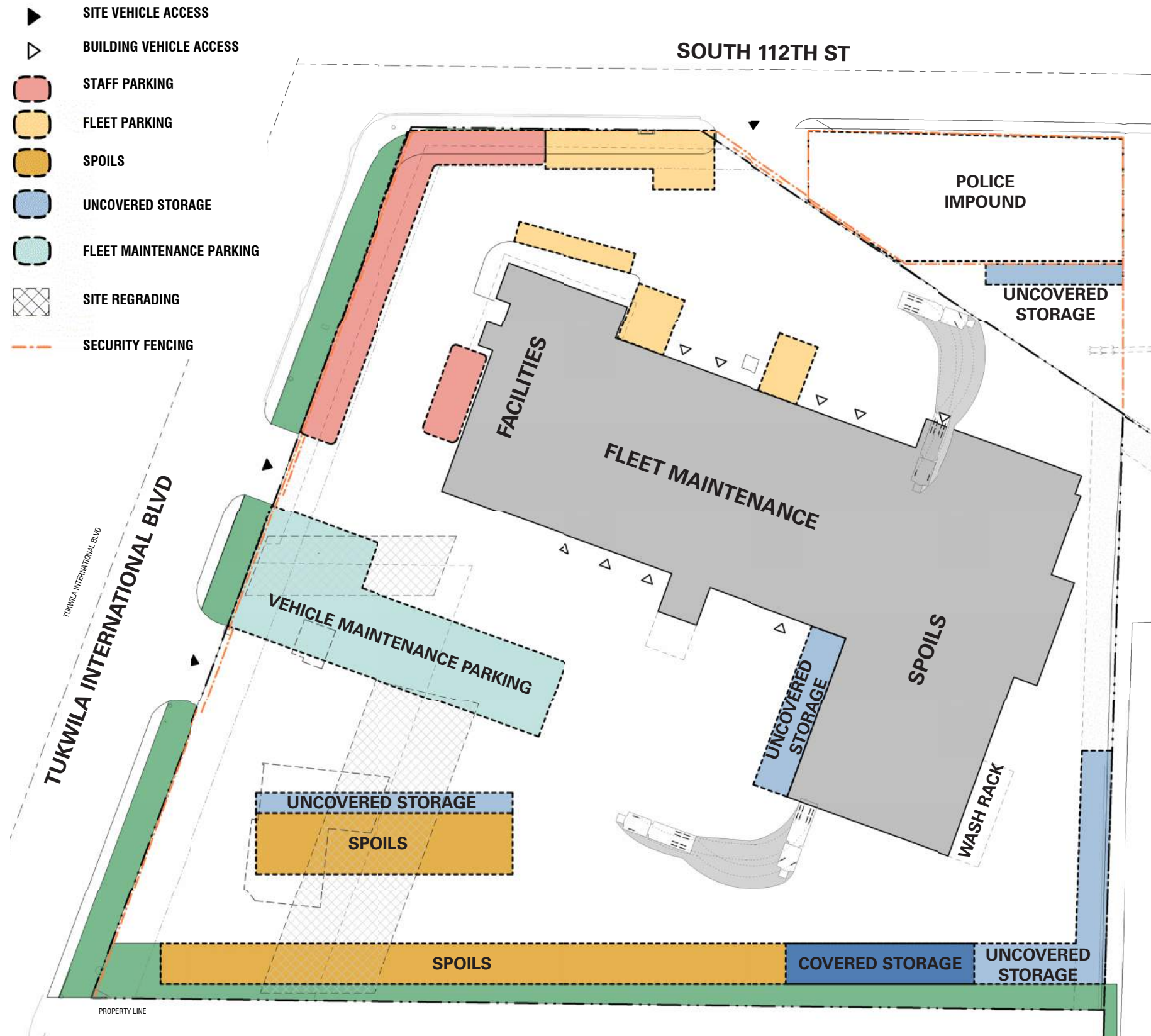
\$37,400,000

ANTICIPATED CONSTRUCTION START: OCT 2029





TUKWILA PUBLIC WORKS FACILITY: PHASING - PHASE 1 SITE TEST-TO-FIT



ESTIMATED CONSTRUCTION COST - \$5,800,000

- HEISER BUILDING T.I. - \$4.4 MILLION
- PERMANENT SITE STRUCTURES - \$1.5 MILLION
- SITE IMPROVEMENTS - \$800K

ESTIMATED SOFT COSTS - \$2,800,000

THESE COSTS ARE TYPICALLY PAID FOR BY THE OWNER AND ARE IN ADDITION TO THE

CONTRACTOR'S COSTS. THESE COSTS INCLUDE:

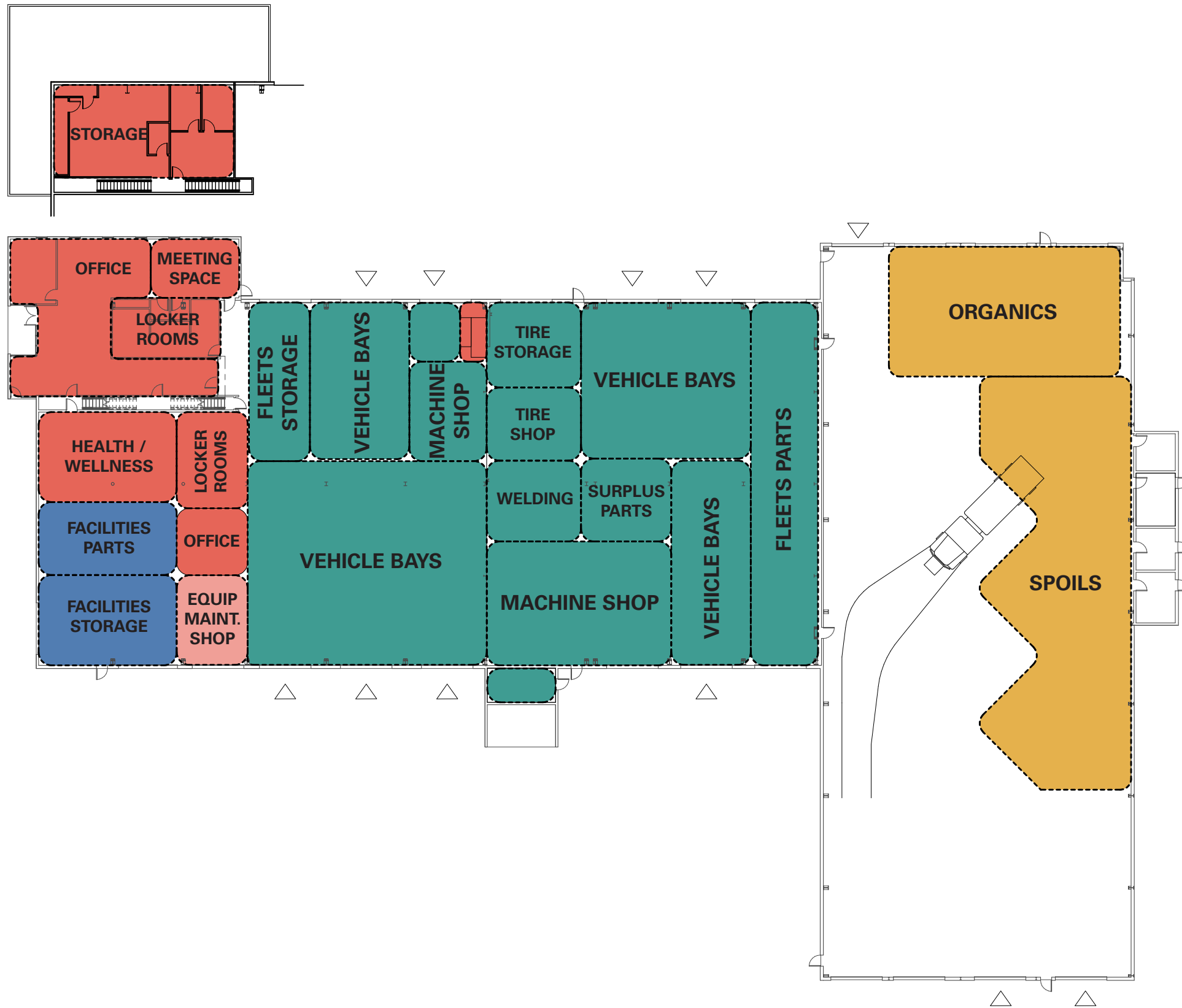
- A/E FEES- ARCHITECT AND CONSULTANTS UNDER THE ARCHITECT'S CONTRACT. (11.5%)
- ENGINEERING FEES AND STUDIES - OTHER PROJECT SPECIFIC CONSULTANTS NOT UNDER THE
- ARCHITECT'S CONTRACT (EX: ENVIRONMENTAL IMPACT, GEOTECH, SURVEY, LOCATION WORK, ETC). (3.5%)
- PERMITS AND FEES- INCLUDES MUP, BUILDING PERMITS, 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 - \$9,500,000

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



TUKWILA PUBLIC WORKS FACILITY: PHASING - PHASE 1 TEST-TO-FIT



TENANT IMPROVEMENT TO RELOCATE GEORGE LONG SHOPS INTO THE HEISER BUILDING

HEISER T.I. ESTIMATED CONSTRUCTION COST - \$4.4 MILLION

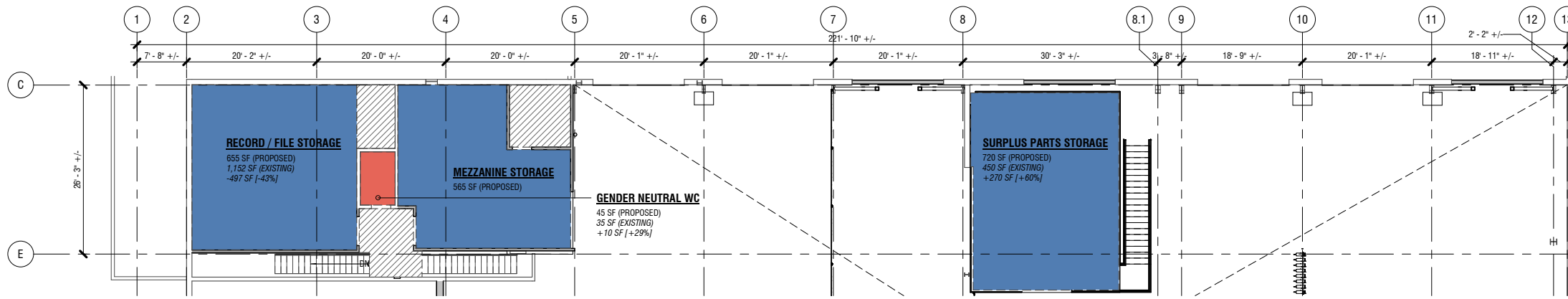
- SEISMIC UPGRADES
- HVAC UPGRADES
- REQUIRED REPAIRS (ROOF, WALLS)
- LOCKER ROOMS/OFFICES/MEETING
- SHOP BUILD OUT
- FIRE PROTECTION MODIFICATIONS
- PLUMBING UPGRADES

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

- ▷ VEHICLE ACCESS
- FLEET MAINTENANCE
- OFFICE + SUPPORT
- FACILITIES SHOPS
- FACILITIES STORAGE
- SPOILS/ORGANICS
- FLEX/OVERNIGHT PARKING

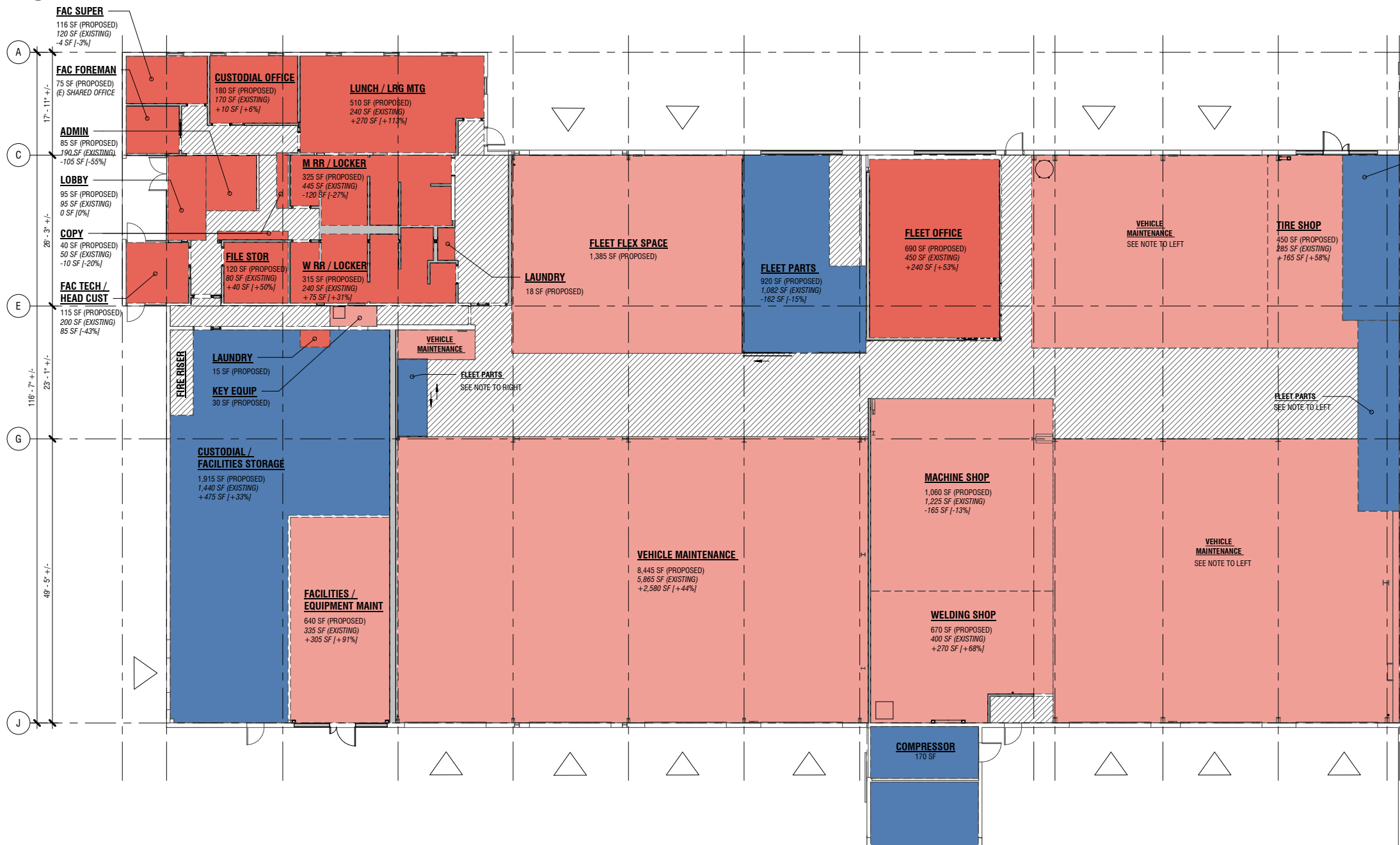


TUKWILA PUBLIC WORKS FACILITY: PHASE 1 TI - 60% DESIGN PROGRAM/PLAN



FLEETS & FACILITIES BUILDING PROGRAM SUMMARY

	EXISTING AREA (GEORGE LONG)	PROPOSED AREA
FLEETS	10,322 SF	15,053 SF
FACILITIES / CUSTODIAL	2,345 SF	3,206 SF
SHARED (MEETING / LOCKER ROOM / MEZZANINE STORAGE)	2,463 SF	2,630 SF
CIRCULATION / MECHANICAL	1,744 SF	3,630 SF
TOTAL	16,874 SF	24,519 SF



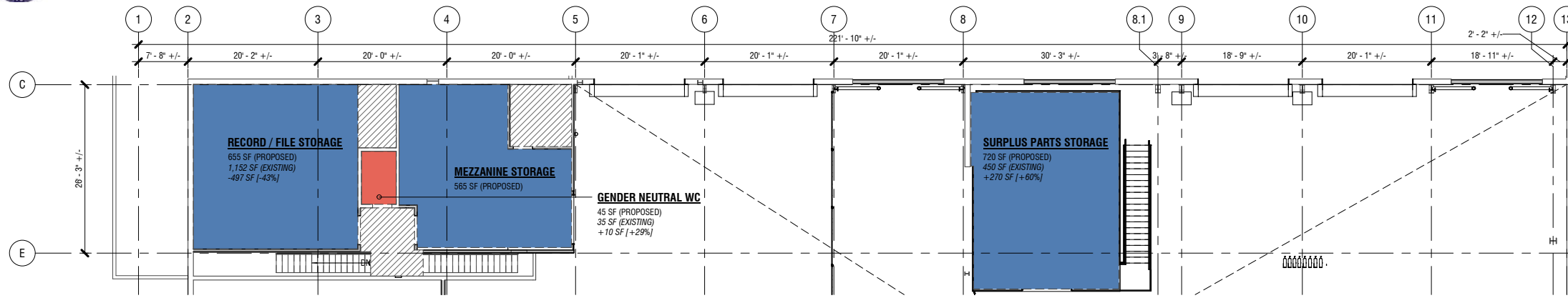
LEGEND

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

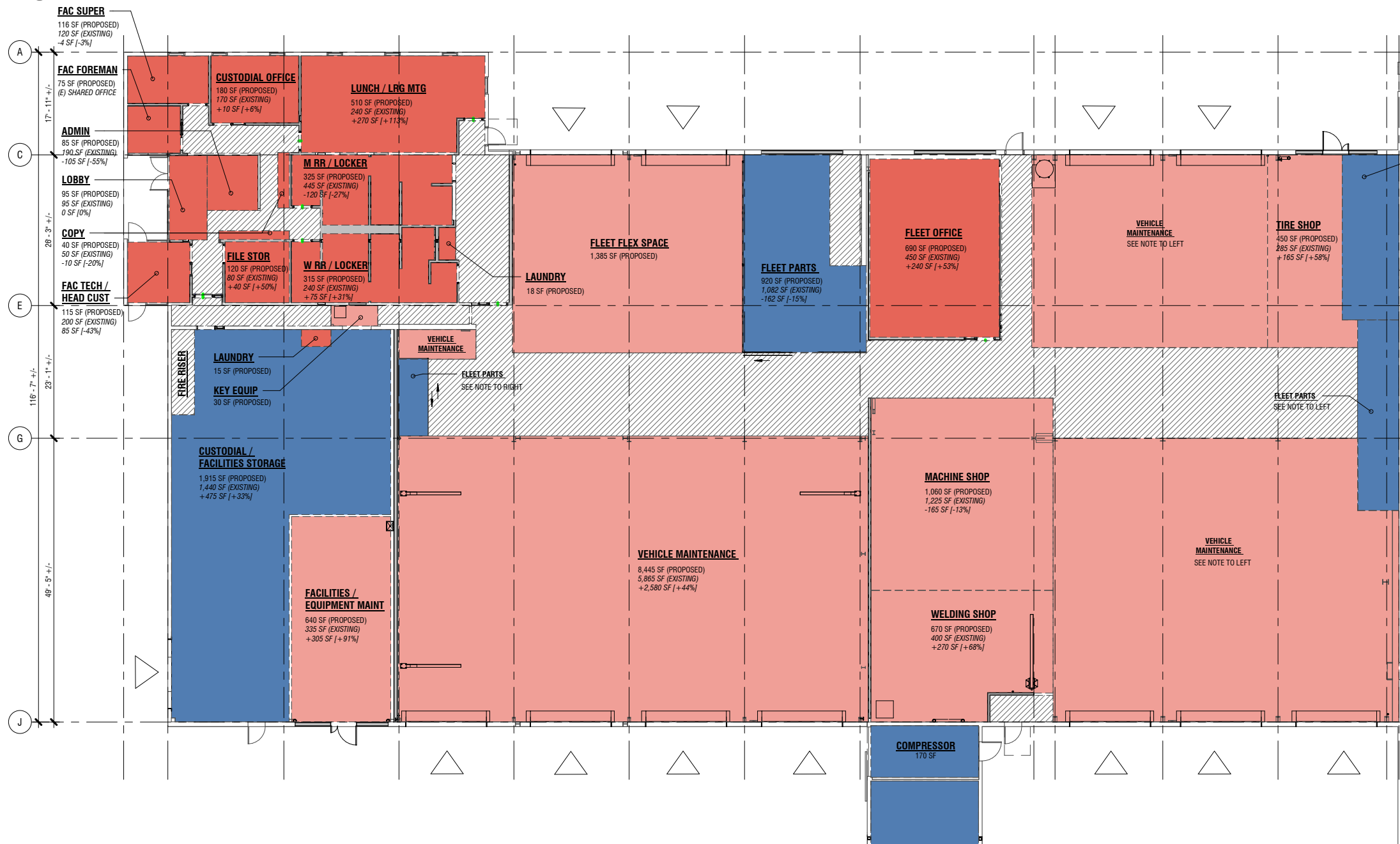


TUKWILA PUBLIC WORKS FACILITY: PHASE 1 TI - 90% DESIGN PROGRAM/PLAN

FLEETS & FACILITIES BUILDING PROGRAM SUMMARY



	EXISTING AREA (GEORGE LONG)	PROPOSED AREA
FLEETS	10,322 SF	15,053 SF
FACILITIES / CUSTODIAL	2,345 SF	3,206 SF
SHARED (MEETING / LOCKER ROOM / MEZZANINE STORAGE)	2,463 SF	2,630 SF
CIRCULATION / MECHANICAL	1,744 SF	3,630 SF
TOTAL	16,874 SF	24,519 SF



LEGEND

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



TUKWILA PUBLIC WORKS FACILITY: **PHASE 1 TI** - LOCKER ROOM





TUKWILA PUBLIC WORKS FACILITY: **PHASE 1 TI** - BREAK ROOM/CONFERENCE





TUKWILA PUBLIC WORKS FACILITY: : **PHASE 1 TI** - VEHICLE MAINTENANCE





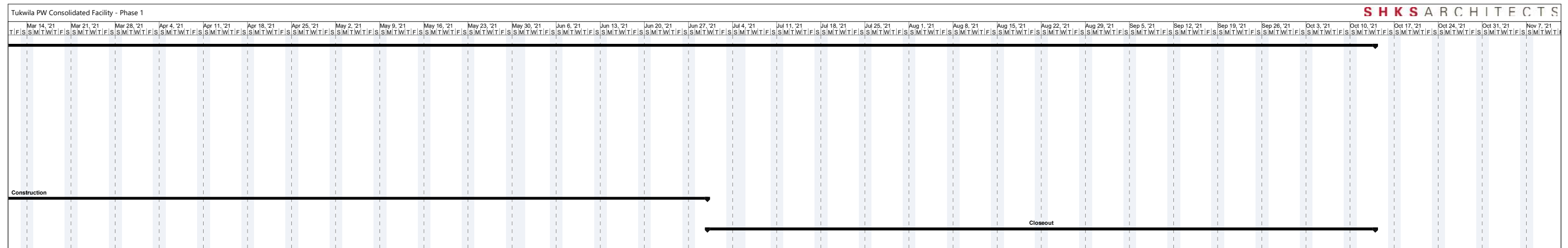
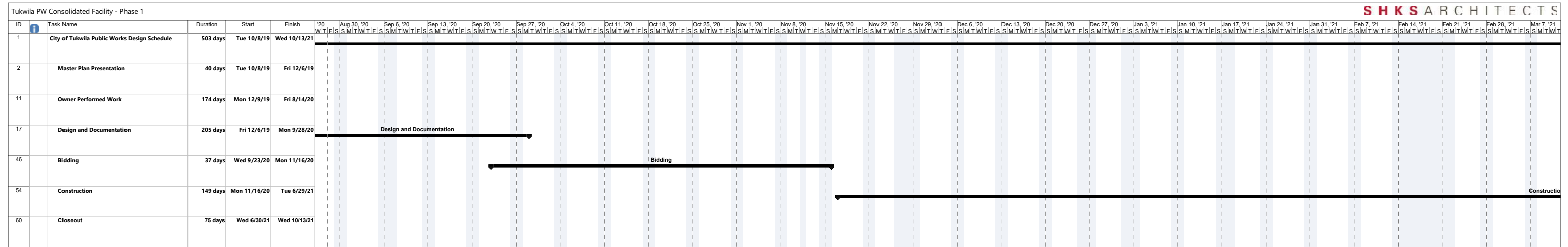
TUKWILA PUBLIC WORKS FACILITY: PHASE 1 TI - COST PLAN UPDATE

		Scope Description			Budget Classification			Construction Cost
Base Scope	TI Project	+ Seismic upgrades to existing building to meet Life Safety occupancy + HVAC upgrades, Vehicle Exhaust, Weld Exhaust, Controls + Plumbing, Trench Drains, Oil/Water separator, Emergency Eye/Shower + Interior Offices/Locker Rooms/Showers + Electrical: Fire alarm, lighting, outlets + Fire Protection	Cost	\$4,928,268	60% Design	Required	x	\$4,928,268
			Why	Improved seismic performance, upgrades for occupant and environmental health & safety				
Scope Additions	OVERHEAD DOORS	+ Replace existing overhead doors in poor condition + Provide motorized openers at all OH doors	Cost	\$278,613	Previously budgeted as "Operations and Maintenance" expense	Required	x	\$278,613
	WATER LINE REPLACE	+ Provide new backflow preventer at water line entry + Provide overhead pipe from water service entry to reduce pressure valve in paint booth addition. + Provide new piping to hose bibs, abandon (e) below grade water pipes	Cost	\$32,180	Scope add/revision during design.	Required	x	\$32,180
	SANITARY SEWER	+ Replace below slab sanitary sewer line from locker rooms to exterior 'Y' connection north of existing building below asphalt + Sawcut existing concrete slab, excavate, and pour back concrete	Cost	\$43,010	Scope add/revision during design.	Required	x	\$43,010
Alternate	EMERGENCY GENERATOR	+ Provide 450kw emergency generator to provide backup power for building operations	Cost	\$596,160	Previously budgeted as "Operations and Maintenance" expense	Required	x	\$596,160
			Why	Ensure building is fully functional and operational to support Emergency Operations				
Construction Costs								\$5,878,230

SHKS ARCHITECTS



TUKWILA PUBLIC WORKS FACILITY: PHASE 1 TI - SCHEDULE





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



City of Tukwila Facilities Needs Assessment and Feasibility Study

Phase 4

Steering Committee Recommendations

December 14, 2015

Committee of the Whole

December 14, 2015



Introduction

Tonight's Presentation

- ▶ **Process Refresher**
- ▶ **Phase 1 Refresher**
- ▶ **Phase 2 Refresher**
- ▶ **Phase 3 – Steering Committee Recommended Alternatives**
- ▶ **Phase 4**
 - ▶ **Steering Committee Recommended Funding and Phasing**
 - ▶ **Community Outreach and Engagement**
- ▶ **What's next?**

December 14, 2015



Phase One

What are the facilities needs?

- Identify current use
- Estimate current space needs
- Project future space needs

Phase Two

How suitable are our current facilities?

- Inventory existing facilities
- Assess suitability for use
- Assess condition

★ All Staff Feedback

Phase Three

What's the best plan for Tukwila?

- Identify alternatives (buy, build, lease)
- Assess alternatives
- Identify the preferred approach

★ Community Outreach and Engagement

Phase Four

How do we get there?

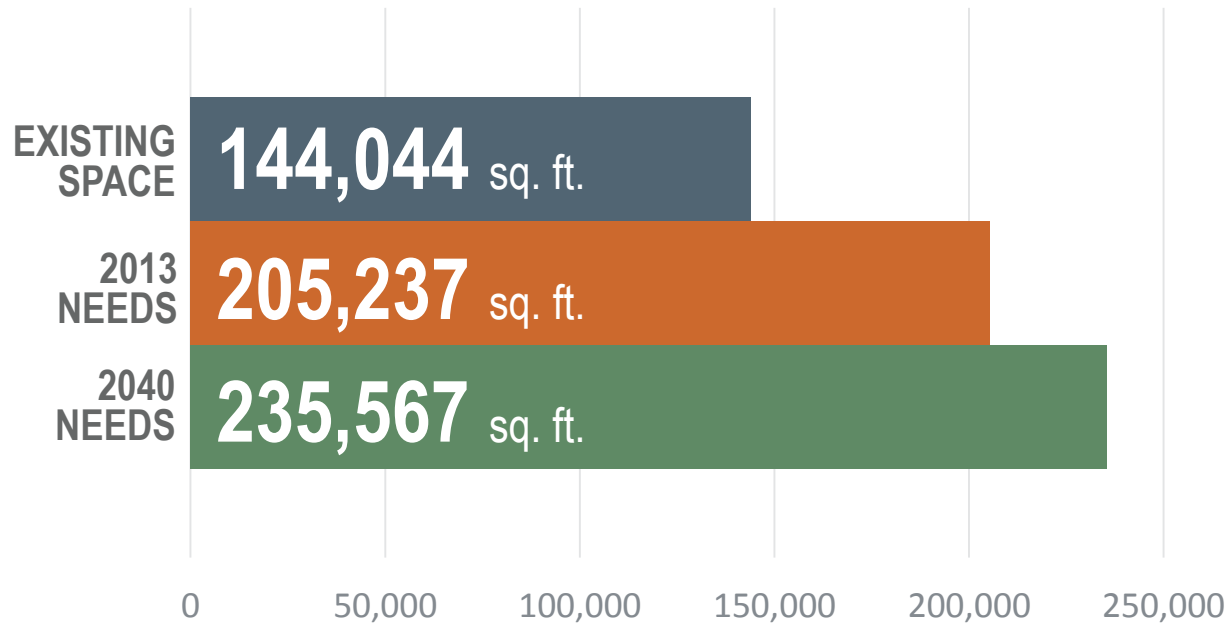
- Phasing and Funding Plan

★ Staff Feedback

December 14, 2015

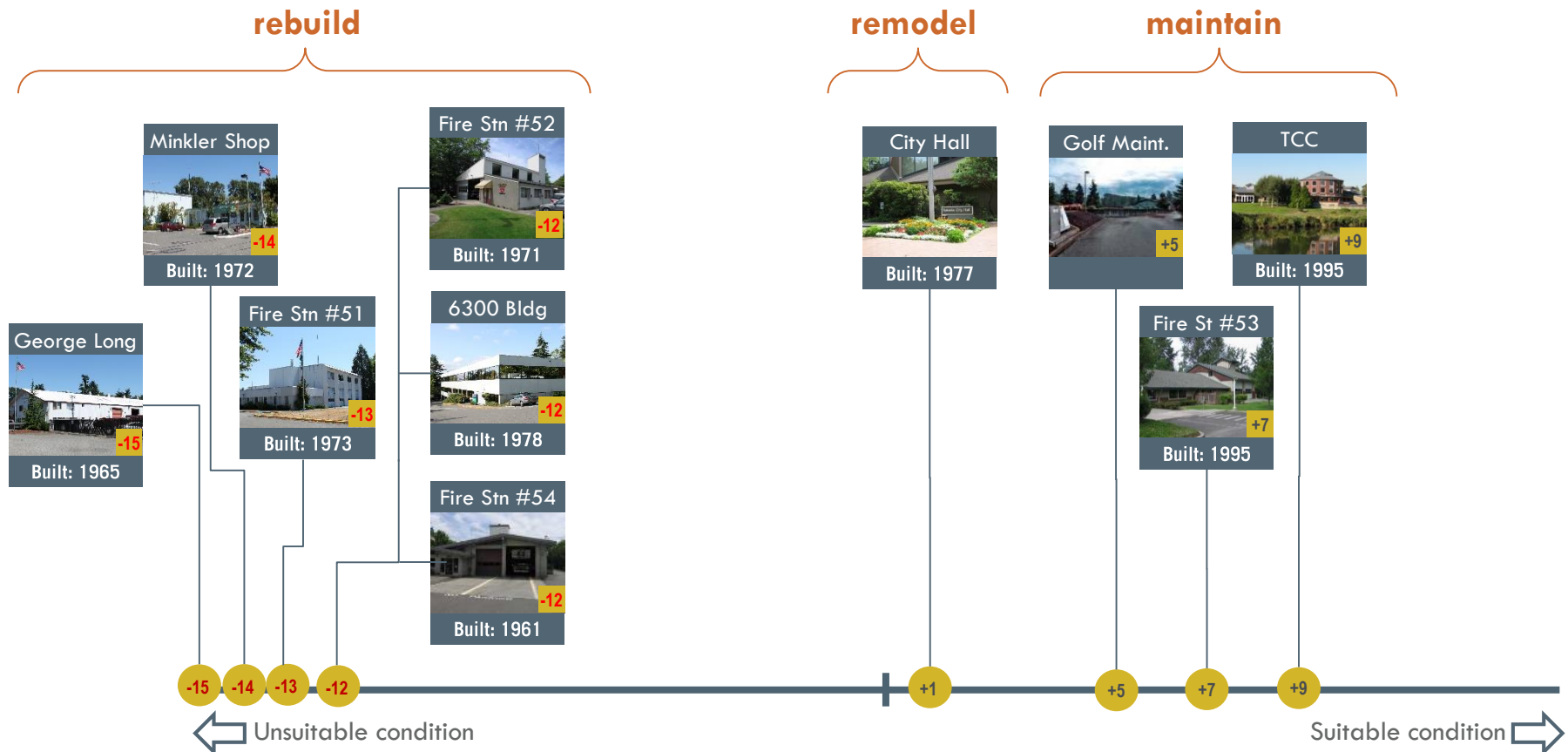


Facility Space Needs





Assessment of Existing Facilities



December 14, 2015



Steering Committee Recommended Alternatives



Public Safety Building \$25.5 M

Police & Courts combined in a new location.

● 2019 move-in

● 2034 move-in



City Shops Facility \$26.2 M

Both current shops demolished and new shops combined on a new location, either concurrently with or after the Public Safety Building

● 2019 move-in

● 2036 move-in



City Hall Campus \$18.1 M

6300 to be demolished and City Hall expanded on current location after move-in to new Public Safety Building.

● 2022 move-in

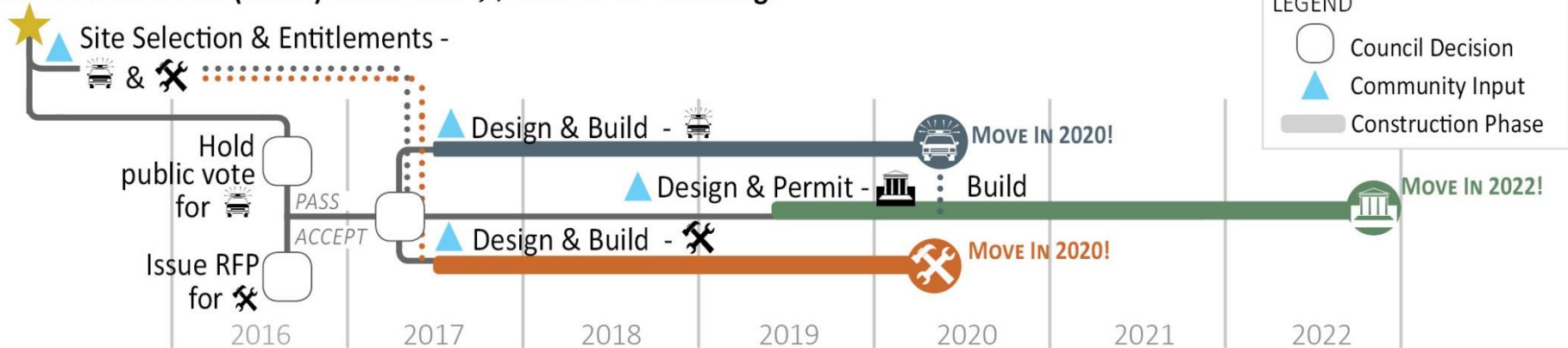


December 14, 2015



Steering Committee Recommended Funding and Financing

Fund with UTGO (voted) bonds and with 63-20 financing.



December 14, 2015



Recommended Community Outreach

► Road Show

TIBAC, COPCAB, Tukwila Rotary, Southcenter Rotary, Southwest King Chamber of Commerce, Tukwila Historical Society, Equity and Diversity Commission, Library Advisory Board, Arts Commission, Parks Commission and Sustain the Pool

► Other

Draft Report and Summary on website
Narrated video of Road Show on website and TukTV
TukTV *Tukwila, Your Community* episode
Reporter – *City Pages*
E-Hazelnut
Mailing
Open House
Social media
Internal communications

December 14, 2015



What's next?

NEXT STEP	TARGET DATE
Council review of Steering Committee Recommendations	December 14, 2015
Public Outreach	January/February 2016
Council Plan Adoption	March 2016
Council Selection of Funding Program	March 2016
Pursue Funding Program	April 2016

December 14, 2015



Questions?



CITY OF TUKWILA



About Tukwila's Public Safety Plan

The City of Tukwila has developed the Public Safety Plan to address the needs of the City's first responders. The Public Safety Plan consists of:

- A voter-approved **Public Safety Bond** to pay for critical needs of first responders.
- A **consolidated shops facility**, paid for through an equal contribution of existing General and Utility Funds.

Public Safety Bond

On the November 8, 2016 General Election ballot, the voters of Tukwila will be asked to approve a bond to pay for:

- **Replacement of three seismically-deficient fire stations** (Stations 51, 52 and 54);
- **Guaranteed funding for fire equipment and apparatus** – such as fire trucks and other life/safety tools – for the life of the 20-year bond; and
- **Construction of a Justice Center** to house the Tukwila Police Department and Tukwila Municipal Court.

Sixty percent of the votes cast must be in favor of the measure for it to pass.

The Public Safety Bond would cost a homeowner \$0.47 per \$1,000 of assessed value. (Your home's assessed value can be found on the King County Assessor's home page.) As an example, for an owner of a home assessed at \$250,000, the bond would cost an average of \$116 per year (250 X \$0.47). To calculate the cost per your assessed value, do the following computation:

$$\text{Divided by } \frac{\text{Assessed value}}{1,000} = X \quad X \text{ times } \$0.47 = \underline{\hspace{2cm}}$$

Your average cost per year for the Public Safety Bond

Consolidated Shops Facility

Public Works provides critical first response to a variety of issues. When roads need to be closed, water mains break, and Police and Fire need help with emergencies, Public Works staff are who is called upon. Currently, the City shops are housed in two locations, both of which are in the flood plain and seismically unsafe. As such, the Public Safety Plan calls for the construction of a new, consolidated Public Works shops facility, paid for equally by the General Fund through efficiencies, as well as the Utility Funds within the existing rate structure.

FREQUENTLY ASKED QUESTIONS

Why does the City need this Public Safety Plan?

The City has been investigating how to ensure full funding for fire service in the City of Tukwila, as well as replacing the seismically unsound and inefficient public safety facilities that include three fire stations and the two Public Works shops. In the event of a major earthquake, flood or other disaster, it is critical that these first responders are able to deploy throughout the City. Additionally, these aging facilities were constructed at a time when the City had less than one-fifth of its current population and required significantly less services and employees to meet the community's needs. Finally, modern standards and mandates have made the existing fire stations, City shops, Municipal Court and Police Department obsolete.

What are the proposed levels of service in the public safety plan?

The plan sustains the current level of services for Police, Fire and Public Works for the near term, and allows for growth over the life of the bond. For instance, additional fire apparatus is included in future years to address expected growth in the community. Facilities will be constructed in such a way that they can be easily and economically expanded when the need arises.

What is the cost of the different components of the Public Safety Plan?

Fire Station 51	\$10 million
Fire Station 52	\$5 million
Fire Station 54	\$6 million
Fire Equipment & Apparatus	\$21 million
Justice Center	\$26 million
Consolidated City Shops.....	\$26 million

Detailed cost breakdowns – including pricing information on land acquisition, engineering, construction, contingency and more – can be found at TukwilaWA.gov/PublicSafetyPlan.

Who pays for the Public Safety Plan?

The City will use equal contributions of existing General Fund and utility funds within the existing rate structure to pay for the cost associated with the consolidated Public Works shops. The Public Safety Bond will be paid by property owners and, just like the current breakdown of existing property taxes, more than 80% will be paid by commercial/industrial property owners. Homeowners will pay less than 20% of the overall cost of the bond.

Where can I get more information?

Visit TukwilaWA.gov/PublicSafetyPlan to read more details about the plan. You can also email PublicSafetyPlan@TukwilaWA.gov with any questions. Tours of Tukwila's public safety buildings can be scheduled by calling 206-433-1850.

Why fund fire apparatus and equipment in the bond?

Fire trucks and equipment are expensive and must be purchased on a regular schedule to provide the most benefit to the community and be outfitted with key technologies. Including these critical life/safety components in a public safety bond ensures they are fully-funded for twenty years and are not subject to downturns in the economy similar to what the region faced in 2008. The total cost of fire equipment and apparatus is \$21 million over the next twenty years. The full purchase schedule can be found at TukwilaWA.gov/PublicSafetyPlan.

Have locations been determined for these new public safety facilities?

The only determination for the siting of a new facility is that we know that Fire Station 51 will move to a location at Southcenter Parkway & South 180th, per the Tukwila South Development Agreement. No other decisions have been made regarding siting of the other public safety facilities. The City will engage in a community siting process at the appropriate time.

How is the Public Works Shops being funded?

Half of the funding comes from the Water, Sewer and Surface Water funds, which must be spent on utility-related issues. These costs can be absorbed within the existing rate structure as reserves in the funds rise and other bonds from previous projects are paid back. Debt service payments for the shops represents less than 6% of all funds on an annual basis. The other half of the funding for the shops will come from the City's General Fund, achieved through efficiencies and continuing today's level of service.

What guarantees are in place to ensure that the City will use this funding for what it says it will?

State law RCW 84.52.056 restricts how voter-approved bonds can be spent. They can only be spent on what is included in the ballot. Should the City for some reason not need the full amount listed in the ballot title, the City Council has the ability to either not bond the full amount, or use any excess bond funds to payoff (redeem) the bonds early (before the maturity date). In addition, the City Council created a bond oversight committee that will assist the City Council in its oversight role.

What role will the community have in the siting and design of these buildings?

The City Council and Administration share a desire for robust public engagement around siting and design of the three fire stations, the Justice Center housing the Tukwila Police Department and Municipal Court, and the Public Works Shops. The City will create a community advisory council on siting and design, and hold meetings, charettes and other visioning events.



City of Tukwila

INVESTING IN TUKWILA: ESSENTIAL GOVERNMENT SERVICES FACILITIES PLAN 2015-2040

This Facilities Plan for Essential Government Services provides a roadmap for the City of Tukwila to build the necessary facilities to ensure long-term financial sustainability, optimize organizational efficiencies, and maximize public safety. The process was led by a Steering Committee comprised of community volunteers, City Council members, and City administrators, with architectural and public finance consulting support.

The resulting plan is based on a robust facility needs assessment including an estimate of current and future facility needs and a defensible assessment of current facility condition and suitability. It includes a *destination*, that is, a planning-level description of the City’s facilities needs to 2040 as well as potential funding pathways the City can pursue. The report provides an important knowledge basis and flexible planning tools to help the City and the community move forward to address the facility needs for essential government services in a manner that reflects Tukwila’s vision and goals.

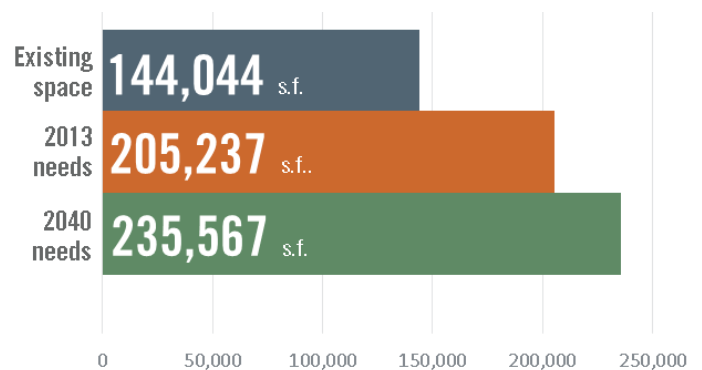
PHASE 1: FACILITY SPACE NEEDS

Using contemporary space assumptions, Tukwila’s current essential government services need roughly 205,237 square feet of space to support efficient operations. This includes general office space, shops, fire stations, and public safety facilities.

Using a conservative estimate of future population and employment growth, Tukwila is projected to need 235,567 square feet of space by 2040, with the greatest growth occurring in public safety, fire stations, and shops.

Current facilities are undersized for current needs, and projected to be even more undersized in the future.

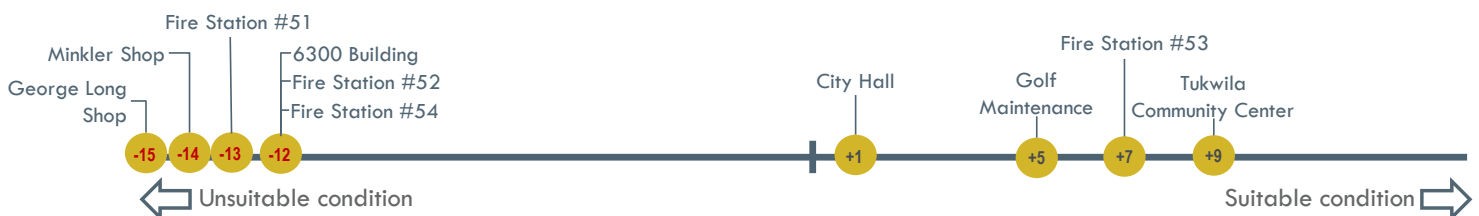
FIGURE 1: TUKWILA SPACE NEEDS



PHASE 2: ASSESSMENT OF EXISTING FACILITIES

The City’s existing facilities were evaluated by outside experts according to criteria established by the Steering Committee and staff, and reflecting the priorities set out in the City’s Strategic Plan. Based on the cumulative scores across the criteria the Steering Committee made recommendations on whether the facilities should be replaced, remodeled, or maintained for continued City use.

FIGURE 2: FACILITY ASSESSMENT OF SUITABILITY RESULTS

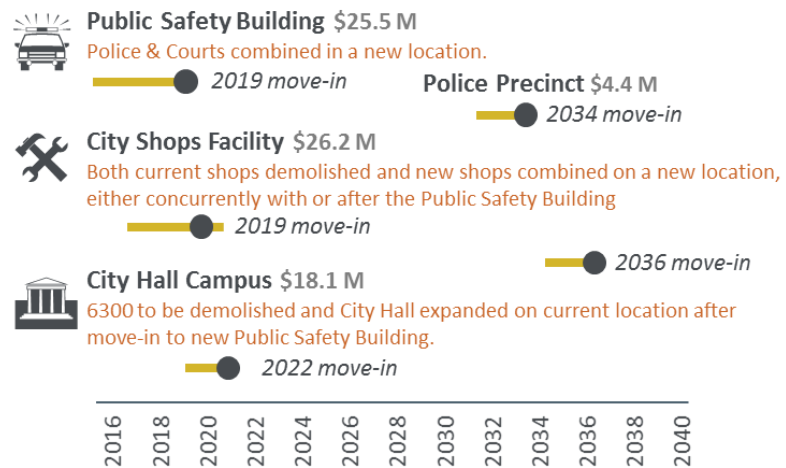


Based on the cumulative scores across the criteria, the Parks and Golf Maintenance building, the Tukwila Community Center, and Fire Station #53 all had attributes and strengths that outweighed any deficiencies, making these facilities suitable for maintaining. Both shops (Minkler and George Long), the 6300 Building, and the other three Fire Stations all had deficiencies that outweighed their attributes, making these facilities candidates for demolition and replacement. City Hall had both deficiencies and attributes that balanced one another. The analysis demonstrated a number of significant deficiencies in City Hall’s design and systems, however the high quality of original construction, familiarity of the public with its location, and the distinctive architectural character led the Committee to recommend City Hall be remodeled rather than demolished and replaced.

PHASE 3: RECOMMENDATIONS

Alternatives were developed based on the condition and suitability of existing buildings, a study of the ideal adjacencies among workgroups, and additional criteria set forth in discussions with the public, City Council, the Steering Committee, and staff. The Steering Committee recommendations prioritize public safety functions early in the project phasing and keep City Hall functions at the existing site. Siting considerations are recommended to preserve the long-term ability for expansion. The Steering Committee also favors a schedule that is as quick as possible, provided effective managerial oversight and financial feasibility, to minimize risk associated with rising construction costs and interest rates

FIGURE 3: PREFERRED ALTERNATIVE



PHASE 4: FUNDING AND FINANCING

The Plan represents a 25 year strategy for meeting the City’s facility needs for essential government services. The Plan offers funding and financing options, and is flexible enough to accommodate changes in city services and circumstances. Four funding and financing alternatives were explored for their overall impact to the City’s planned capital facility projects, impact on debt capacity, impacts to rate payers, and overall costs. The financial analysis demonstrates the need for debt to finance some or all of the major facility projects, and likely additional revenue generation to cover debt obligations. 63-20 financing is also a feasible option for the Public Safety Building or City Shops Facility. The final Plan provides a funding decision tree to guide the City’s implementation of this facilities plan. Staff recommend funding and financing this Facilities Plan through a mix of UTGO (voted) bonds for the public safety building, 63-20 financing for the city shops facility, and LTGO (councilmanic) bonds for the City Hall improvements.

FIGURE 4: STEERING COMMITTEE RECOMMENDED FUNDING PLAN

