



INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Services Committee
FROM: Brandon Miles, Business Relations Manager
CC: Mayor Ekberg
DATE: September 30, 2022
SUBJECT: Public Works Shops, Phase 2
Project No. 92230601
Project Update

ISSUE

Update on the City of Tukwila Public Works Shops, Phase 2.

BACKGROUND

On September 19 the City Council authorized the Mayor to execute an agreement with Miller Hayashi Architects to conduct a “Test-to-Fit Analysis” for Phase 2 of the Public Works Shops project.

The City’s project team, which includes City staff, SOJ, and Miller Hayashi held a project kick off meeting on September 21, 2022. The following were major outcomes of the meeting:

1. Proposed City Council engagement plan (see attached). Staff would appreciate any feedback from the Committee.
2. Scheduling site visits and onsite meetings with Public Works Operation’s staff to understand/confirm/update functional and operational needs that are included in the Program Documents completed in 2019. Many of these meetings occurred last week.
3. Touring the City’s current, temporary vehicle evidence storage space.
4. Discussion and review of past materials regarding the feasibility of reusing the existing structures on the UPS site.

The UPS site includes two buildings, which are currently being used by the T-Force Freight. Building #1 was constructed in 1975 and was built specifically to be used as a cross dock loading/unloading facility. Building #2 is a smaller maintenance building located along East Marginal Way and was also constructed in 1975. After review of previous studies for the site and discussing the condition of the buildings with staff from Miller Hayashi, it was determined that it is not feasible to attempt to repurpose Building #1 due to the following:

- A. The building floor level is raised in order to accommodate the loading height of semi-trucks. The City would need to provide access to the raised floor in order for it to meet City operational requirements (this will require substantial use of the square footage around the building).
- B. There is no lateral bracing to withstand earthquake forces.
- C. All 56 bay doors are inoperable and cannot be closed.
- D. The building would need a new roof, insulation, and exterior envelope material.
- E. The building would need complete new Heating Ventilation and Air Conditioning (HVAC) system.
- F. Any significant work would trigger “substantial alteration” definition of the building code, which requires the building’s seismic energy and fire code upgrades.
- G. The building’s location hinders the operational efficiency of the City in how it layouts the circulation and other buildings on the site.

The work outlined above could cost the same (or possibly more) as constructing a new building.

City staff is still working to examine if Building #2 can be repurposed for any of the City's needs.

Staff will keep the City Council's PMQA consultant informed and involved. Mr. Palewicz will continue to be invited to key meetings and be provided all written material in advance of Council consideration. Staff will be available to answer any questions he may need in the preparation of his quarterly reports to the City Council.

FINANCIAL IMPACT

The City Council has already authorized the test to fit work. There is no immediate funding request at this time.

RECOMMENDATION

Discussion only.

ATTACHMENTS

- Draft Council Calendar (subject to change).

City of Tukwila Public Works Administration Building

Work Planning Calendar 9/22/22 DRAFT

SEPTEMBER						
SUN	MON	TUE	WED	THURS	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12 Committee of the Whole	13	14	15	16	17
18	19 Transportation & Infrastructure Committee Meeting	20	21 Kick Off Meeting	22	23	24
25	26 Committee of the Whole	27	28 Weekly Meeting <i>review program summary</i>	29 Site Visits Vehicle Evidence PW Facilities	30	1

OCTOBER						
SUN	MON	TUE	WED	THURS	FRI	SAT
2	3 Council Update Transportation & Infrastructure Committee Meeting	4 Site Visit Decant Facility (tbd)	5 Weekly Meeting <i>review agenda for all staff meeting</i>	6	7	8
9	10 Committee of the Whole	11 PW All Staff Meeting for Stakeholder Input	12 Weekly Meeting <i>program updates</i>	13	14	15
16	17 Council Update Transportation & Infrastructure Committee Meeting	18	19 Weekly Meeting <i>review program & site plan concepts</i>	20	21	22
23	24 Council Update Committee of the Whole	25	26 Weekly Meeting <i>present test-to-fit options</i>	27	28	29
30	31					

City of Tukwila Public Works Administration Building

Work Planning Calendar 9/22/22 DRAFT

NOVEMBER						
SUN	MON	TUE	WED	THURS	FRI	SAT
	31	1	2 Weekly Meeting <i>refine test-to-fit options</i>	3	4	5
6	7 Council Update Transportation & Infrastructure Committee Meeting	8	9 Weekly Meeting <i>refine test-to-fit options</i>	10	11 Veteran's Day	12
13	14 Committee of the Whole	15	16 Weekly Meeting <i>Finalize Site Plan Test-fit Options</i>	17	18 Start Cost Estimates	19
20	21 Council Update Transportation & Infrastructure Committee Meeting	22	23 Weekly Meeting	24 Thanksgiving Day	25 Day After Thanksgiving	26
27	28 Council Update Committee of the Whole	29	30 Weekly Meeting	1	2 Draft Cost Estimates Prepared	3

DECEMBER						
SUN	MON	TUE	WED	THURS	FRI	SAT
						3
4	5 Council Update Transportation & Infrastructure Committee Meeting	6	7 Weekly Meeting <i>Review cost estimates</i>	8	9	10
11	12 Report to Council Committee of the Whole	13	14 Weekly Meeting	15	16	17
18	19	20	21 Weekly Meeting	22	23	24
25	26 Christmas Day (Observed)	27	28	29	30	31