



INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Services Committee
FROM: Brandon Miles, Business Relations Manager
CC: Mayor Ekberg
DATE: November 4, 2022
SUBJECT: Public Works Campus, Phase 2
Project No. 92230601

ISSUE

Update on the City of Tukwila Public Works Campus, 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 Campus.

The following provides a brief update on the work since the Committee was last briefed on the Test to Fit on October 17, 2022:

- All hand meetings were held with the Public Works rank and file staff to solicit their input on site layout and functions. These meetings have provided significant data that the design team is using on proposed concepts for the layout. A word map showing some of the important goals and visions from staff regarding the facility is attached with this memo.
- King County provided a letter to the City (see attached) expressing interest in exploring a shared decant facility. King County currently operates a decant facility at its south Metro base, but this will be closed and King County is in need of a replacement. Staff is also reaching to adjacent cities and private companies to inquire about interest in using a decant facility. A shared facility will bring additional partners in who can help with capital costs and operational costs.
- Staff has had preliminary discussions with the City of SeaTac about the City of Tukwila providing fleet maintenance services. This could provide additional revenue for capital and operational costs.
- Staff is looking at ways to connect the community to the space. The location near the Duwamish River provides a possible opportunity to connect the community to the water. Staff would like to conduct an open house with the community in the area to solicit community feedback and input.

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

- All Hands Meeting Information on space, vision, and goals.
- Photos from All Hands Meeting of Shop Crews.
- Letter from King County (RE: Decant facility).

TUKWILA PUBLIC WORKS Maintenance and Engineering Building

Test-to-Fit Phase - Work Sessions

October 25-26, 2022



Introductions

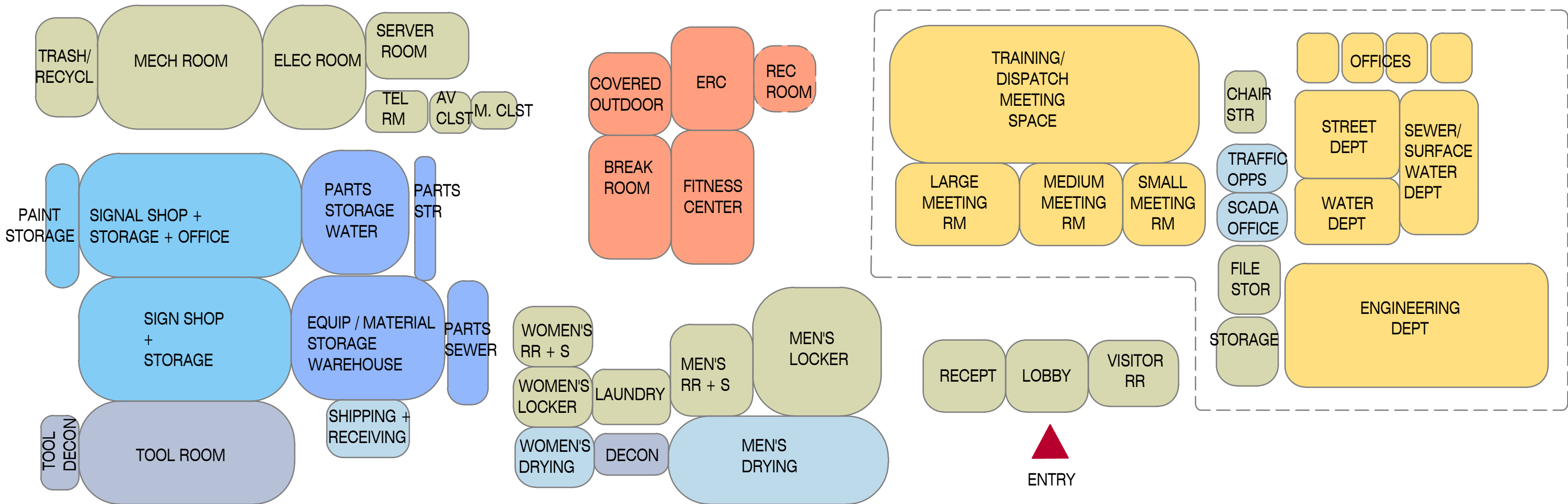
Visual Program Summary

Review Vision and Goals

Test-to-fit Concept Plans

Feedback and direction on refining schemes

VISUAL PROGRAM SUMMARY



- OFFICE
- HEALTH & WELLBEING
- SHOP
- EQUIPMENT/ STORAGE/ WAREHOUSE
- TOOL ROOM / DECON
- LAUNDRY / DRYING ROOM
- BUILDING SUPPORT
- SECOND STORY

Good Lighting

Secure Perimeter

Fence Height

Concerns about adjacency to trail
Support for connection to trail

Clear separation between work area
and public area

Reinforced Entrance Gate

Safety

Operations private from public view

Security Cameras

Signs and Pavement Markings

Secure Controlled Access

Yard Lighting, especially at snow / ice equipment

Natural Light

Large Training / Conference Room

Fresh Air

Functionality

Organized communications

Durable finishes

Sit Stand desks

Efficiency

Reliable Devices

Ergonomic Workstations

Visibility to Workstations

Privacy at Workstations

Informal meeting spaces

Cubicles for computers

Functional Work Flow Layout

Digital Reader Board

Storages areas for each department

Easy to maintain

Permeable pavement

EV charging

Low maintenance landscaping

Team Work

Public Works is the backbone of the City. This is an opportunity to highlight this to the public.

Forward Looking

Public Works keeps the City in good working order

Low-maintenance and long useful life

Flood protection from the river

Identity

Assign electric vehicles for staff

Making people happy and keeping people safe

Working as a team

Clearing the snow - when no one else is in the city, Public Works is on the job.

We keep public safety vehicles on the road

Incorporating the river and improving the shoreline is important and would be great to utilize

Too much differentiation between groups is not good, all part of the same team

Celebrate successes, sharing stories and pictures of past projects









King County

Capital Division – Capital Planning
Fixed Asset Program Management –
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Metro Transit Department
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Seattle, WA 98104-3856

October 24, 2022

Hari Ponnekanti, Public Works Director

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City of Tukwila

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Tukwila, WA 98188

RE: May 2, 2022 King County Metro and City of Tukwila meeting response. King County Metro review of interdepartmental interest in new decant facility

This letter includes information we pulled together this summer. Apologies we did not finalize our draft sooner to send to you.

We understand the City is moving forward with plans to design and build a vector decant facility at your new public works facility, and you are interested in King County Metro as a potential partner in sharing the cost of development. King County Metro has significant interest in exploring this option as we seek options to relocate our enviroshed facility currently housed at our South Annex Base site.

As discussed, the County contacted departments internally to solicit interest in King County using Tukwila's proposed new facility. Departments with interest are the Roads, Parks, and Airport Divisions. Most of our other departments use the King County Roads Division decant facility in Renton for stormwater solid waste treatment and disposal of other unsuitable waste, so there is minimal interest from other King County entities at this time.

King County Metro does not use the Roads Division facility in Renton due to our specific decanting needs, including contaminated solids that would not be permitted at the County facility. Our Environmental Scientist, Talon Swanson, estimates that Metro generates 260 tons of solids annually - this is comprised of 65% contaminated solids and 35% stormwater solids. Approximately 5% of this solid waste is highly contaminated and in need of specific contract disposal bypassing at our decant facility. These solids are a result of approximately 80,000 gallons we process annually. Depending on the specific load and the ability to decant, loads vary in contaminant level and range of free liquids (from 0-90%). These materials are collected by the same two trucks, servicing our entire system of bases and facilities.

King County Metro maintains its interest in the City of Tukwila's proposed decanting facility for its waste disposition needs. We propose further discussion with the City and its design consultants to assess how Metro's needs could be accommodated at the proposed facility. We can also share our current practices

for collecting, treating, and disposing of liquids and solids to explore what changes may make sense to implement while considering a new shared facility.

Our own planning to build a replacement facility is on hold while we work with you to explore this potential partnership agreement. Please let us know what additional information you may need. Your contact on this project is Ken Young, and Talon Swanson will be looped in as needed for expertise on current permits and practices at King County Metro.

Thanks for your interest in exploring this partnership.

Michelle Anderson

Michelle Anderson
Interim Supervisor, Capital Planning - Facilities and Fixed Assets

Cc:

Brandon Miles

Tina Rogers

Liz Krenzel

Jeff Arbuckle

Ken Young