



Finance Committee

Maintenance Center Feasibility Study Update

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Title

Maintenance Center Feasibility Study Update

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Receive a briefing and provide feedback to staff on: 1) the use of three City owned properties for Public Works and Parks maintenance operations, 2) phasing and financing options for a move of Waste ReSources to the City's Carpenter Road property, and 3) funding of additional environmental assessment work at the Maintenance Center.

Report

Issue:

Whether to receive an update on the Maintenance Center Feasibility Study.

Staff Contact:

Rich Hoey, P.E., Public Works Director, 360.753.8495

Paul Simmons, Parks, Arts and Recreation Director, 360.753.8462

Presenter(s):

Rich Hoey

Background and Analysis:

In July 2015, the City Council received a briefing on the function and status of the City's Public Works Maintenance Center at 1401 Eastside Street. The Maintenance Center was originally constructed in 1976 as a Public Works/Intercity Transit Facility. Since that time Public Works operations and maintenance programs have continued to occupy the facility. It is accessed 24 hours a day, seven days a week; serves as a critical facility during small and large-scale emergencies; and houses 107 full-time employees. Currently the building and major systems are near the end of their useful lives. More than \$10 million of projects have been identified to repair the building and major systems. These repairs do not address capacity, functionality, or seismic upgrades.

The Parks maintenance headquarters at Priest Point Park is similarly inadequate to meet the

department's needs. It is comprised of wooden structures built in the 1940's and 1950's that were never originally intended to be a maintenance facility. The facility is significantly undersized, well beyond its useful life, and does not meet the operational needs of the parks maintenance staff.

In response, as part of the 2016 budget, City Council included funding for a feasibility study to explore renovating/rebuilding a new facility on the existing site or on a different site and expressed interest in exploring the viability of co-locating Parks and Public Works maintenance functions.

On September 14, 2016, staff briefed Finance Committee on the preliminary findings of the Maintenance Center Feasibility Study. The study calculated that 18.5 acres would be needed to co-locate all Parks and Public Works functions on one site. After an extensive property search, staff concluded that one location of this size was unavailable within the City Limits. Staff then moved forward with exploring the use of three City-owned properties in combination. These properties include the existing Maintenance Center on Eastside Street, the former Fire Training Pad off Eastside Street (part of the Lee Creighton Justice Center property), and the Police Firing Range site located on Carpenter Road in Thurston County.

Staff has identified the City-owned property on Carpenter Road as an ideal location for Waste ReSources given the proximity to the Thurston County Waste and Recovery Center. Moving Waste ReSources in the nearer term would also free up needed space for both Public Works and Parks at the Maintenance Center. At the Finance Committee meeting, staff will share the preliminary cost estimates to develop the Carpenter Road site for Waste ReSources, along with financing and phasing options.

Staff will also share the schedule and work efforts needed to continue assessing the Maintenance Center and Justice Center sites. Additional assessment of wetlands, soils, groundwater and contamination is needed in order to determine feasibility of future site improvements. Staff estimates the cost of of this work to be \$250,000.

Neighborhood/Community Interests (if known):

None identified at this early phase related to the Maintenance Center property. Due to the location of the Carpenter Road property in the Lacey Urban Growth Area, City of Lacey officials have requested a briefing on the City's plans at the appropriate time.

Options:

1. Receive a briefing and provide feedback to staff on: 1) the use of three City owned properties for Public Works and Parks maintenance operations, 2) phasing and financing options for a move of Waste ReSources to the City's Carpenter Road property, and 3) funding of additional environmental assessment work at the Maintenance Center.
2. Do not receive the briefing.

Financial Impact:

Staff to provide an initial cost estimate for the move of Waste ReSources to the Carpenter Road site, along with financing and phasing options. More detailed environmental assessment work needed at the Maintenance Center is expected to cost approximately \$250,000.

Attachments:

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None