



City Council

Approval of a Resolution Authorizing a Professional Services Agreement for the Waste ReSources Carpenter Road Facility

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Title

Approval of a Resolution Authorizing a Professional Services Agreement for the Waste ReSources Carpenter Road Facility

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve the resolution approving the Professional Services Agreement and authorizing the City Manager to sign the Professional Services Agreement with KPFF Consulting Engineers, in the amount of \$569,000, for preliminary design of the Waste ReSources Carpenter Road Facility.

Report

Issue:

Whether to approve a Professional Services Agreement with KPFF Consulting Engineers for preliminary design of the Waste ReSources Carpenter Road Facility.

Staff Contact:

Jeff Johnstone, P.E., Senior Engineer, Public Works Engineering, 360.753.8290

Presenter(s):

None - Consent Calendar Item.

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 built 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 never originally was 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. Council also expressed interest in exploring the viability of co-locating Parks and Public Works maintenance functions.

On September 14, 2016, staff briefed the 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 Parks and Public Works functions on a site. After an extensive property search, staff concluded that one location of this size was unavailable within the City. Staff then moved forward exploring the use to 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 Public Works and Parks at the Maintenance Center.

On June 22, 2017, staff shared preliminary cost estimates to develop the Carpenter Road site for Waste ReSources, along with potential financing and phasing options. Then, as part of the 2018 budget process, Council approved a Waste ReSources utility rate increase of 4 percent to raise money to begin design of the new facility and refine cost estimates to determine funding options.

This Professional Services Agreement will refine and supplement the work completed in the 2017 feasibility study to ensure feasibility of developing a new Waste ReSources facility at the Carpenter Road site. The scope of work includes refining the site plan and floor plans, developing a list of equipment needs for the facility, geotechnical engineering, schematic designs, and cost estimations.

Neighborhood/Community Interests (if known):

None identified at this early phase related to the Carpenter Road site. However, 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. Approve a resolution authorizing the City Manager to sign the Professional Services Agreement with KPFF Consulting Engineers, in the amount of \$569,000, for preliminary design of the Waste ReSources Carpenter Road Facility. This allows the project to move forward to determine feasibility and costs associated with developing a new Waste ReSources facility at the Carpenter Road site.
2. Do not approve the resolution and direct staff to advertise for a different engineering consulting firm. This would result in delays to the project and cost additional staff time to select a new consultant.

Financial Impact:

Existing Waste ReSources utility funds are available to cover the cost of the proposed design work. Consultant work will help the City determine specific costs, so Waste ReSources staff can develop utility rates and effective financing options.

Attachments:

Resolution
Agreement