



## Utility Advisory Committee

### Waste ReSources Facility Update

**Agenda Date:** 6/4/2020  
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#### **Title**

Waste ReSources Facility Update

#### **Recommended Action**

##### **Committee Recommendation:**

No action required - briefing only

#### **Report**

##### **Issue:**

Briefing Utility Advisory Committee on preliminary design of a new maintenance facility on the City's Carpenter Road property

##### **Staff Contact:**

Gary Franks, Waste ReSources Director, Public Works Department, 360.753.8780

##### **Presenters:**

Gary Franks

#### **Background and Analysis:**

Waste Resources staff are currently housed in the Public Works Maintenance Center at 1401 Eastside Street. The City purchased 11.7 acres in 1973 for \$102,500 to build *The City of Olympia - Intercity Transit Maintenance Center*. It was constructed in 1976 for a total cost of \$1.6 million. It was designed to house the City's Street, Equipment Rental, Sanitation and Water/Sewer Departments, and served as the HQ for the Intercity Transit Commission. It was dedicated on August 14, 1976. In 1985 Intercity Transit was established and they moved to their current location on Pattison Street. The main two-story building is approximately 38,000 sq. ft. and has 13,400 in out buildings bringing total campus square footage to 51,400.

Almost 45 years later, the Public Works Operations and Maintenance staff has outgrown the space and the building is no longer operationally efficient for the City. Major systems and buildings are deficient or at the end of their useful life. The property has challenging environmental conditions that exist on the premises including steep slopes between wetlands hindering the usable space. The maintenance center property is classified as an industrial site and the City operates under an NPDES (National Pollution Discharge Elimination System) permit. As part of that permit the City is required to upgrade the wash rack, cover loose materials, and install adequate water quality treatment systems

when the City renovates the buildings.

Another major concern is the building does not meet seismic requirements. When catastrophes occur (i.e. snow and ice, flooding, water main breaks) the City must deliver 24-hour services from the building safely, efficiently, and consistently. In 2019 a building condition assessment identified approximately 9.7 million in deficiencies on the campus that require repair or replacement and another \$3 to \$4 million to address stormwater concerns. For reasons listed above, the City has a goal to build a new maintenance facility on the Carpenter Road property.

On June 22, 2017 staff met with Finance Committee to share preliminary cost estimates to develop the Carpenter Road site for Waste Resources, along with the potential financing and phasing options as a result of a feasibility assessment through a professional services agreement by Opsis Architecture. Then, as part of the 2018 budget process Council approved a rate increase of 4%. The revenue generated is being allocated in the Capital Facilities Plan to begin design of the new facility and refine cost estimates to determine funding options.

On October 29, 2019, City Council authorized the City Manager to sign a Professional Services Agreement with KPFF Consulting Engineers, in the amount of \$569,000 to determine costs associated with developing a new Waste ReSources facility at the Carpenter Road Site. The professional Services Agreement is to refine and supplement the work completed in the 2017 feasibility study to ensure viability 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.

KPFF's work is nearly complete and staff will share preliminary findings at the June 4<sup>th</sup> UAC meeting related to development of the property. Preliminary findings are intended to provide context as City staff work to develop long term financial options and strategies in order to develop the property.

**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 requesting a briefing on the City's plans at the appropriate time.

**Options:**

None at this time

**Financial Impact:**

Waste Resources utility is using existing funds to cover the cost of design work. Consultant work will ultimately help the City determine specific costs, so Waste Resources staff can develop utility rates and effective financing options.

**Attachments:**

None