



## Finance Committee

### Waste ReSources Facility Program Update

**Agenda Date:** 7/15/2020  
**Agenda Item Number:** 6.C  
**File Number:**20-0445

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**Type:** information   **Version:** 1   **Status:** Filed

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**Title**

Waste ReSources Facility Program Update

**Recommended Action**

**Committee Recommendation:**

Information Only. No Action Requested.

**City Manager Recommendation:**

Information only. No action requested.

**Report**

**Issue:**

Whether to brief the Finance 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, Waste ReSources Director, Public Works Department

**Background and Analysis:**

The City's Public Works Maintenance Center, located at 1401 Eastside Street, 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 and serves as a critical facility during small and large-scale emergencies. The facility houses approximately 107 full-time and seasonal employees. Currently the building and major systems are near the end of their useful lives.

As part of the 2019 Building Condition Assessment (BCA), \$14 million of deficiencies were identified to repair the building and major systems at the Maintenance Center. It's important to note that these repairs do not address capacity, functionality, or seismic upgrades. The BCA consultant recommended the City plan for "full replacement of the facility." This is due to the cost and extent of deficiencies noted, the many systems failing or no longer serving the facility and needing replacement, and the age of the building.

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 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 park's 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 Public Works Maintenance Center 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 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 City Limits. Staff then moved forward 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 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. As part of the 2018 budget process, City Council approved a rate increase of 4% to begin raising money for design of the new facility and refine cost estimates.

In October of 2019 Council authorized the City Manager to sign a professional service agreement with KPFF Consulting Engineers. The Professional Services Agreement is to 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.

KPFF's work is nearly complete and staff will share preliminary findings at the July 15<sup>th</sup> Finance Committee meeting.

**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, staff plans to brief City of Lacey on the City's plans at the appropriate time.

**Options:**

1. Receive the presentation.
2. Do not receive the presentation.
3. Reschedule the presentation.

**Financial Impact:**

Waste Resources utility is using existing capital funds to cover the cost of design work. This design work will inform the development of a funding strategy and rate implications over the coming year.

**Attachments:**

None.