


COUNCIL AGENDA SYNOPSIS

-----Initials-----				ITEM No. 4.D.
Meeting Date	Prepared by	Mayor's review	Council review	
05/22/17	BG		DLR	

ITEM INFORMATION

		STAFF SPONSOR: BOB GIBERSON			ORIGINAL AGENDA DATE: 05/22/17							
AGENDA ITEM TITLE		Public Safety Plan Facilities Final Siting Criteria.										
CATEGORY		<input checked="" type="checkbox"/> <i>Discussion</i> <i>Mtg Date 05/22/17</i>	<input type="checkbox"/> <i>Motion</i> <i>Mtg Date</i>	<input type="checkbox"/> <i>Resolution</i> <i>Mtg Date</i>	<input type="checkbox"/> <i>Ordinance</i> <i>Mtg Date</i>	<input type="checkbox"/> <i>Bid Award</i> <i>Mtg Date</i>	<input type="checkbox"/> <i>Public Hearing</i> <i>Mtg Date</i>	<input type="checkbox"/> <i>Other</i> <i>Mtg Date</i>				
SPONSOR		<input type="checkbox"/> <i>Council</i>	<input type="checkbox"/> <i>Mayor</i>	<input type="checkbox"/> <i>HR</i>	<input type="checkbox"/> <i>DCD</i>	<input type="checkbox"/> <i>Finance</i>	<input type="checkbox"/> <i>Fire</i>	<input type="checkbox"/> <i>TS</i>	<input type="checkbox"/> <i>P&R</i>	<input type="checkbox"/> <i>Police</i>	<input checked="" type="checkbox"/> <i>PW</i>	<input type="checkbox"/> <i>Court</i>
SPONSOR'S SUMMARY		The Council is being asked to provide consensus on the final siting criteria.										
REVIEWED BY		<input type="checkbox"/> C.O.W. Mtg.			<input type="checkbox"/> CDN Comm		<input type="checkbox"/> Finance Comm.		<input checked="" type="checkbox"/> Public Safety Comm.			
		<input type="checkbox"/> Trans &Infrastructure			<input type="checkbox"/> Arts Comm.		<input type="checkbox"/> Parks Comm.		<input type="checkbox"/> Planning Comm.			
		DATE: 5/15/17					COMMITTEE CHAIR: McLEOD					
RECOMMENDATIONS:												
SPONSOR/ADMIN. Public Works												
COMMITTEE Unanimous approval; Forward to Committee of the Whole for consensus												
COST IMPACT / FUND SOURCE												
EXPENDITURE REQUIRED				AMOUNT BUDGETED				APPROPRIATION REQUIRED				
\$				\$				\$				
Fund Source:												
Comments:												
MTG. DATE		RECORD OF COUNCIL ACTION										
05/22/17												
MTG. DATE		ATTACHMENTS										
05/22/17		Informational Memorandum dated 5/12/17, amended after PS meeting										
		Final Siting Criteria, amended after PS meeting										
		Minutes from the Public Safety Committee meeting of 5/15/17										



INFORMATIONAL MEMORANDUM

TO: Public Safety Committee

FROM: Bob Giberson, Public Works Director

CC: Mayor Ekberg

DATE: May 12, 2017

SUBJECT: **Public Safety Plan Facilities Final Siting Criteria**
Revised at May 15, 2017 Public Safety Committee

ISSUE

Staff is seeking consensus from the Committee and Council on the final siting criteria matrix associated with the Public Safety Plan buildings program.

BACKGROUND

The draft siting criteria was presented to the Committee on February 21, 2017 and at the Open House on March 18, 2017. In addition, Heartland LLC, the selected real estate brokerage consultant, has reviewed and concurred with this final siting criteria matrix.

RECOMMENDATION

Staff is asking for the Committee's consensus on the final siting criteria matrix and forward this to the May 22, 2017 Committee of the Whole meeting for consensus.

ATTACHMENTS

Final Siting Criteria Matrix- committee concurrence to:

- Remove Duplicate # 3.vii "Accessibility to Tukwila Community Center" from Justice Center sheet
- Remove #3.vii "Consider proximity to schools for training oppys" from PW Facility sheet
- Modify scoring scale to 0-5-10 instead of 0-1-2 for Operational Requirements

Site Selection Criteria, v.6

Public Safety Plan Facilities

Justice Center Criteria

15-May-17

Red Indicates Essential Component

	Site Address	Site Alternatives - Justice Center								
		#1	#2	#3	#4	#5	#6	#7	#8	#9
	For Illustration Only Example Site 3900 S Example Street									
EVALUATION CRITERIA - JUSTICE CENTER										
1. City Operational Requirements - Must Have	Illustration									
a. Police Requirements	Only									
i. Parcel accommodates building footprint, space requirements, environmental conditions										
ii. Secure parking for 80 PD vehicles										
iii. Secure parking for PD equipment	5									
iv. Secure parking for evidence vehicles (optional)	5									
v. Outdoor training area	0									
vi. EOC Requirement: microwave communications equip	5									
vii. EOC Requirement: seismic, flood plain	10									
viii. EOC Req: fuel storage for emergency generator	10									
ix. Multiple access points, min 2 streets	10									
x. Proximity of high frequency transit										
b. Court Requirements										
i. Parcel accommodates building footprint & requirements	5									
ii. Public parking needs: 150 spaces	0									
iii. Secure parking for staff/judge: 15 spaces	5									
iv. Community/meeting room for 50, flex configuration	10									
v. High Frequency Transit - scored above	above	above	above	above	above	above	above	above	above	above
Subtotal out of possible 28:	65	0	0	0	0	0	0	0	0	0
2. City Policy Requirements/Guidance										
a. Benefit to Public Safety										
b. Commitment to Customer Service										
c. Ensuring the Efficient Delivery of Customer Service										
d. Containing Development Costs										
- Ensure ability to deliver all promised facilities										
e. Mindfulness of Ongoing Operations Expenses										
f. Importance of Location										
g. Significance of Flexibility										
h. Opportunity to catalyze private developments										
i. Opportunities for future expansion										
j. Location of utilities and infrastructure										
k. Ongoing operating expenses										
l. Opportunities for innovation										
Subtotal:	0	0	0	0	0	0	0	0	0	0
3. Public Desires										
i. Expandability to accommodate future needs										
ii. Security for the public and the staff										
iii. Nearby transit access										
iv. Opportunity to enhance a neighborhood										
v. Cost of the overall facility										
vi. Sustainability/environmental concerns										
vii. Conference rooms available to the public										
viii. Close to roadways, city buildings, businesses										
ix. Far from residential areas										
Subtotal:	0	0	0	0	0	0	0	0	0	0
Total Score	65	0	0	0	0	0	0	0	0	0
4. Site Details										
a. Existing Building?	YES									
b. Parcel Size	120,000									
c. Building size	45,000									
d. Parking capacity - public	175									
e. Parking capacity - secure	20									
f. Walking distance to transit (feet)	675									
g. Transit frequency (every xx minutes)	15									
5. Costs										
a. Purchase Option - applied to purch price, not in total										
b. Purchase Price	\$5,699,000									
c. Due Diligence										
d. Site Modifications										
e. Building Modifications										
f. New Construction										
Total Costs	\$5,699,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Legend:

Requirements

0NO

5Acceptable

10Optimal

Policy/Public

1-3Unfavorable

4-6Neutral

7-9Favorable

Site Selection Criteria, v.6

Public Safety Plan Facilities

Fire Station Criteria

15-May-17

Red Indicates Essential Component

Site Alternatives - Fire Stations						
Site Address	Station 52			Station 54		
	#1	#2	#3	#4	#5	#6
	For Illustration Only Example Site 3900 S Example Street					
EVALUATION CRITERIA - FIRE STATIONS						
1. City Operational Requirements - Must Have	Illustration					
a. Location within Response Time Polygon	Only					
b. Parcel Size, Environmental Conditions	5					
c. Parking Needs	5					
d. Multiple Entry Points	0					
e. Site meets same standards required for an EOC	5					
f. Neighborhood Considerations	10					
g. Location of utilities and infrastructure	10					
h. Ongoing operating expenses	10					
Subtotal out of possible 16:	45	0	0	0	0	0
2. City Policy Requirements/Guidance						
a. Benefit to Public Safety						
b. Commitment to Customer Service						
c. Ensuring the Efficient Delivery of Customer Service						
d. Containing Development Costs						
- Ensure ability to deliver all promised facilities						
e. Mindfulness of Ongoing Operations Expenses						
f. Importance of Location						
g. Significance of Flexibility						
h. Opportunities for innovation						
Subtotal:	0	0	0	0	0	0
3. Public Desires						
a. Include meeting rooms available to community						
b. Make fire stations easier to find						
Subtotal:	0	0	0	0	0	0
Total Score	45	0	0	0	0	0
4. Site Details						
a. Parcel Size	43,560					
b. Building size	12,500					
c. Parking capacity - public	15					
d. Parking capacity - equipment	4					
5. Costs						
a. Purchase Option - applied to purch price, not in total						
b. Purchase Price	\$1,500,000					
c. Due Diligence						
d. Site Modifications						
e. Building Modifications						
f. New Construction						
Total Costs	\$1,500,000	\$0	\$0	\$0	\$0	\$0

Legend:

Requirements

0

NO

5

Acceptable

10

Optimal

Policy/Public

1-3

Unfavorable

4-6

Neutral

7-9

Site Selection Criteria, v.6

Public Safety Plan Facilities

Public Works Facility Criteria

15-May-17

Red Indicates Essential Component

		Site Alternatives - Public Works Facility					
		#1	#2	#3	#4	#5	#6
Site Address	For Illustration Only						
	Example Site						
3900 S Example Street							
EVALUATION CRITERIA - PUBLIC WORKS FACILITY							
1. City Operational Requirements - Must Have		Illustration					
a. Parcel accommodates building footprint, space requirements, environmental conditions		Only					
b. Location		5					
c. Reserve power, fuel storage		0					
d. Expansion capability		4					
e. Location of utilities and infrastructure		10					
f. Ongoing operating expenses		10					
g. Site meets same standards required for an EOC		10					
h. Adequate Parking							
Subtotal out of possible 14:		39	0	0	0	0	0
2. City Policy Requirements/Guidance							
a. Benefit to Public Safety							
b. Commitment to Customer Service							
c. Ensuring the Efficient Delivery of Customer Service							
d. Containing Development Costs							
- Ensure ability to deliver all promised facilities							
e. Mindfulness of Ongoing Operations Expenses							
f. Importance of Location							
g. Significance of Flexibility							
h. Opportunities for innovation							
Subtotal:		0	0	0	0	0	0
3. Public Desires							
i. Expandability to accommodate future needs							
ii. Sustainability/environmental concerns							
iii. Opportunity to enhance a neighborhood							
iv. Central location							
v. Access to new public spaces							
vi. Facilities sharing a site							
Subtotal:		0	0	0	0	0	0
Total Score		39	0	0	0	0	0
4. Site Details							
a. Parcel Size		225,000					
b. Building size		n/a					
c. Parking capacity - public		27					
d. Parking capacity - equipment		13					
5. Costs							
a. Purchase Option - applied to purch price, not in total							
b. Purchase Price		\$2,600,000					
c. Due Diligence							
d. Site Modifications							
e. Building Modifications							
f. New Construction							
Total Costs		\$2,600,000	\$0	\$0	\$0	\$0	\$0

Legend:

Requirements

0

NO

5

Acceptable

10

Optimal

Policy/Public

1-3

Unfavorable

4-6

Neutral

7-9

Favorable



City of Tukwila

City Council Public Safety Committee

PUBLIC SAFETY COMMITTEE

Meeting Minutes

May 15, 2017 – 5:30 p.m. – Hazelnut Conference Room, City Hall

Councilmembers: Thomas McLeod, Chair; Joe Duffie, De'Sean Quinn
Staff: David Cline, Chris Flores, Rachel Bianchi, Bob Giberson, Mike Villa, Laurel Humphrey
Guests: Justine Kim and D.J. Baxter, Shiels Obletz Johnson; Matt Anderson and Matt Hoffman, Heartland; Emma Nowinski, Weinstein A+U

CALL TO ORDER: Committee Chair McLeod called the meeting to order at 5:30 p.m.

I. ANNOUNCEMENT

II. BUSINESS AGENDA

A. Public Safety Plan Facilities Siting Criteria

Staff is seeking Council approval of a final siting criteria matrix to be used for the Public Safety Plan buildings program. The Committee previously provided input into draft criteria, and this version incorporates additions received at the public Open House in March. Mr. Baxter went over the additions since the Committee last reviewed the criteria. Chair McLeod inquired about next steps after the criteria is approved, and representatives from Heartland, the City's contractor for brokerage services, indicated that they would start with parcel data and run through the essential components of the siting criteria. From there, individual properties would be scored according to the other components. Committee members asked clarifying questions and decided to remove "accessibility to Tukwila Community Center" from criteria for the Justice Center because that would conflict with the "high frequency transit" need which they deemed more important. They also requested that "proximity to schools" be removed from the Public Works facility criteria as that is not realistic. **UNANIMOUS APPROVAL AS AMENDED. FORWARD TO MAY 22, 2017 COMMITTEE OF THE WHOLE.**

B. Public Safety Plan Local Hiring and Disadvantaged Business Enterprise Pilot Policy Proposal

As follow up to discussions held in March at the Public Safety and Community Development and Neighborhoods Committees, staff proposed two pilot policies regarding local and disadvantaged business enterprise (DBE) hiring for the Public Safety Plan construction projects. Councilmembers have expressed strong support for encouraging local hiring/apprenticeships and DBE participation on these large projects. Staff believes that formal labor agreements such as those in place at Sound Transit and City of Seattle would require dedicated City staff to oversee, monitor and audit. Those large agencies have that capacity, while the City of Tukwila does not have funding for such a position. With these proposed policies, the burden of tracking