COUNCIL AGENDA SYNOPSIS



Meeting Date	Prepared by	Mayor's review	Council review
05/22/17	BG	CO	DLR
			1

ITEM No.

4.D.

			ITEM INFO	ORMATION			
		STAFF SPO	NSOR: BOB GIBER	RSON	ORIGINA	L AGENDA DATE	05/22/17
AGENDA ITEM Tr	rle Pub	lic Safety P	lan Facilities Fi	nal Siting Crit	eria.		
_	Discussion ate 05/22/17	☐ Motion Mtg Date	Resolution Mtg Date	Ordinance Mtg Date	Bid Award Mtg Date	Public Hearing	Other Mtg Date
SPONSOR CO	uncil Ma	yor HR [DCD Finar	nce Fire	TS P&R [Police PW	Court
SUMMARY REVIEWED BY	C.O.W.		Sked to provid		ce Comm.	□ Public Safety (Comm
KEVIEWED B1		0	Arts Comm.	1.00 01.01	Comm.	☐ Planning Com	
		/15/17		COMMITT	EE CHAIR: MC		
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MTG. DATE			RECOR	D OF COU	NCIL ACTIO	N	
05/22/17							
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05/22/17			randum dated		ended after Ps	meeting	
			amended after blic Safety Con		ng of 5/15/1	7	

City of Tukwila

Allan Ekberg, Mayor

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

1										
### CANALIATION CRITERIA - JUSTICE CENTER 1. City Operational Requirements - Must Have ### A Problem Requirements - Must Have Have Have Have Have Have Have Have	15-May-17 Red Indicates Essential Component	#1	#2					#7	#x	#9
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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: Subtotal: O O O O O O O O O O O Total Score 65 O O O O O O O O O O O O O O O O O O O										
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a. Existing Building? 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) g. Transit frequency (every xx minutes) 5. Costs a. Purchase Option - applied to purch price, not in total b. Purchase Price c. Due Diligence d. Site Modifications e. Building Modifications f. New Construction		US	U	U	U	U	U	U	U	U
b. Parcel Size 120,000		VEC								
c. Building size 45,000										
d. Parking capacity - public 175		-								
f. Walking distance to transit (feet) g. Transit frequency (every xx minutes) 15 S. Costs a. Purchase Option - applied to purch price, not in total b. Purchase Price c. Due Diligence d. Site Modifications e. Building Modifications f. New Construction										
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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	g. Transit frequency (every xx minutes)	15								
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Legend: Requirements

0 NO
5 Acceptable
10 Optimal

Policy/Public

1-3 Unfavorable

4-6 Neutral

7-9 Favorable

Site Selection Criteria, v.6

Public Safety Plan Facilities Fire Station Criteria

15-May-17	Site Alternatives - Fire Stations					
	Station 52 Station 54					
Red Indicates Essential Component	#1	#2	#3	#4	#5	#6
	et <					
SS	For Illustration Only Example Site 3900 S Example Street					
Site Address	Illustration O Example Site S Example St					
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Site	ust ı am Exa					
•	r III Ex Ex 00 S					
EVALUATION CRITERIA. FIRE CTATIONS	Fo					
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 g. Location of utilities and infrastructure	10 10					
h. Ongoing operating expenses	10					
in origonia 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
Subtotal.						Ū
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
A City Data illustration						
4. Site Details a. Parcel Size	42 ECO					
b. Building size	43,560 12,500					
c. Parking capacity - public	12,300					
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						
	A			_	-	
Total Costs	\$1,500,000	\$0	\$0	\$0	\$0	\$0
	<u> </u>					
	 					

Legend:

Requirements		Policy/Public			
0	NO	1-3	Unfavorable		
5	Acceptable	4-6	Neutral		
10	Ontimal	7-9	Favorable		

Site Selection Criteria, v.6

Public Safety Plan Facilities Public Works Facility Criteria

15 May 17		Sito Alto	nativos Du	blic Works	Eacility	
15-May-17 Red Indicates Essential Component	#1	#2	<mark>natives - Pu</mark> #3	#4	#5	#6
ned indicates Essential Component		πΔ	πЭ	π4	#3	#0
	For Illustration Only Example Site 3900 S Example Street					
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Site Address	Illustration O Example Site S Example St					
e Ac	t rat Իրի am					
Sit	lus t xan					
	For Illustration Only Example Site 900 S Example Stree					
EVALUATION CRITERIA - PUBLIC WORKS FACILITY	Fc					
EVALUATION CRITERIA - FUBLIC WORKS FACILITY						
1. City Operational Requirements - Must Have	Illustration					
a. Parcel accommodates building footprint, space	Only					
requirements, environmental conditions						
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						
2		_	_	_	_	-
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		0	0	0	0	0
Total Score	39	U	U	U	U	U
4. Site Details						
a. Parcel Size	225,000					
b. Building size	n/a					
c. Parking capacity - public	27					
d. Parking capacity - equipment	13					
F. Courts						
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						
i. New Construction						
Total Casta	\$2,600,000	\$0	ćo	ćo	\$0	ćo
Total Costs	⊋∠,¤UU,UUU	\$0	\$0	\$0	\$0	\$0

Legend:

Requirem	ents	Policy/Public			
0	NO	1-3	Unfavorable		
5	Acceptable	4-6	Neutral		
10	Optimal	7-9	Favorable		



<u>City of Tukwila</u>

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

Justine Kim and D.J. Baxter, Shiels Obletz Johnson; Matt Anderson and Matt **Guests:**

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