City of Tukwila Capital Facities Planning
Implementation Plan
April 22, 2015

Option 'B'

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Public Safety Facilities																										
Police Department, Courts, (1/2) Information Technology, City Emergency Operations Center																										
Square Footage Req' (2015): 45,471 sf																										
Square Footage Req' (2040): 53,339 sf																										
Land Area Required: 5 to 8 Acres																										
Public Safety Building																										
Adopt Capital Improvement Plan																										
Public Engagement and Community Outreach																										
Property Search & Acquisition																										
Design and Preparation of Construction Plans																										
Construction (46,000 sf)																										
Move-in!																										
Police Precinct																										
Evaluate Needs for South Central Precinct																										
Public Engagement and Community Outreach																										
Property Search & Acquisition																										
Design and Preparation of Construction Plans																										
Construction (8,000 sf)																										
Move-in!																										
Anticipated Outlay (in $Million): *	$ -		$ 7.7		$ 17.7												$ 1.0		$ 3.4		$ -					
Public Works																										
City shops, repair, and maintenance facilities (replacement and consolidation of both George Long and Minkler Shops)																										
Square Footage Req' (2015): 62,919 sf																										
Square Footage Req' (2040): 71,698 sf																										
Land Area Required: 15 to 20 Acres																										
City Shops Facility																										
Adopt Capital Improvement Plan																										
Public Engagement and Community Outreach																										
Property Search & Acquisition																										
Design and Preparation of Construction Plans																										
Construction (62,000 sf)																										
Move-in!																										
Surplus George Long and Minkler Shops																										
Facility Addition																										
Public Engagement and Community Outreach																										
Design and Preparation of Construction Plans																										
Construction (10,000 sf)																										
Move-in!																										
Anticipated Outlay (in $Million): *	$ -		$ 6.3		$ 1.5		$ 18.4		$ -										$ -		$ 3.2		$ -			
City Hall																										
DCD, Finance, Human Resources, (1/2) Information Technology, Mayor's Office, Council, Public Works (Admin), Parks and Recreation (Admin)																										
Square Footage Req' (2015): 41,206																										
Square Footage Req' (2040): 44,915																										
Existing City Hall Building																										
Police and Courts relocate to new Public Safety Bldg																										
Reconfigure Lower Floor vacated by Police																										
Existing 6300 Building																										
Police relocate to new Public Safety Bldg																										
Minor renovation/reconfiguration to accommodate City Services																										
Interim Improvements to 6300 Building																										
Design and Preparation of Construction Plans																										
City Services vacated from 6300 Building																										
Construction (Seismic Upgrades only; 25,000 sf)																										
Move-in!																										
City Hall Seismic Upgrade																										
Design and Preparation of Construction Plans																										
City Services vacated from City Hall																										
Construction (Seismic Upgrades only; 25,000 sf)																										
Move-in!																										
City Hall Renovation & Expansion																										
Design and Preparation of Construction Plans																										
City Services vacated from City Hall and 6300 Building																										
Construction (25,000 sf renovation; 20,000 sf addition)																										
6300 Building demolished and parking built in its place																										
Move-in!																										
Anticipated Outlay (in $Million): *					$ -		$ 1.4		$ 0.5		$ 6.9		$ 0.4		$ 5.1								$ 0.3		$ 17.7	
Community Supporting Facilities																										
Cultural and Community Centers, Park Restrooms and Shelters, Golf Course Associated Structures, Houses, Former Water District Facilities																										
Square Footage Req' (2015): 88,248																										
Square Footage Req' (2040): 88,248																										
Adopt Capital Improvement Plan																										
Design and permitting for improvements and upgrades																										
Capital Improvements																										
Anticipated Outlay (in $Million): *					$ 1.0				$ 1.0				$ 1.0				$ 1.0				$ 1.0				$ 1.0	
	$-		**$ 14.0**		**$ 20.2**		**$ 19.8**		**$ 1.5**		**$ 6.9**		**$ 1.4**		**$ 5.1**		**$ 2.0**		**$ 3.4**		**$ 4.2**		**$ 0.3**		**$ 18.7**	

* All estimates reflect a 2015 Cost Basis.