



City of Tukwila

Facilities Needs Assessment and Feasibility Study

Phase 2 Facilities Assessment

City Council Work Session

May 12, 2014



Today's Presentation

- ▶ Process Refresher
- ▶ Phase 1 Refresher
- ▶ Phase 2 Process & Conclusions
 - Evaluation of Current Facilities
 - Evaluation Matrix
 - Staff Engagement
 - Square Footage Reconciliation
- ▶ Phase 3 Preview
- ▶ Review Project Workplan/Timeline



PHASE ONE

What are the facilities needs?

- Identify current use
- Estimate current space needs
- Project future space needs

PHASE TWO

How suitable are our current facilities?

- Inventory existing facilities
- Assess suitability for use
- Assess condition

PHASE THREE

What's the best plan for Tukwila?

- Identify alternatives (buy, build, lease)
- Assess alternatives
- Identify the preferred approach

PHASE FOUR

How do we get there?

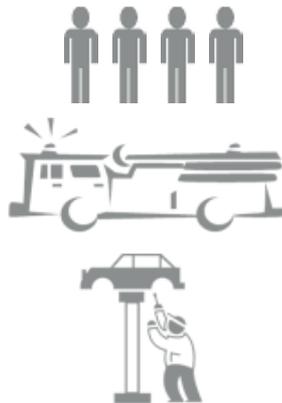
- Phasing and Funding Plan

Phase 1

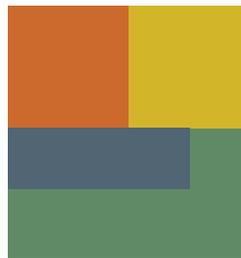


PHASE ONE: ASSESSING NEEDS

Identify
current use



Estimate
current space
needs (2014)

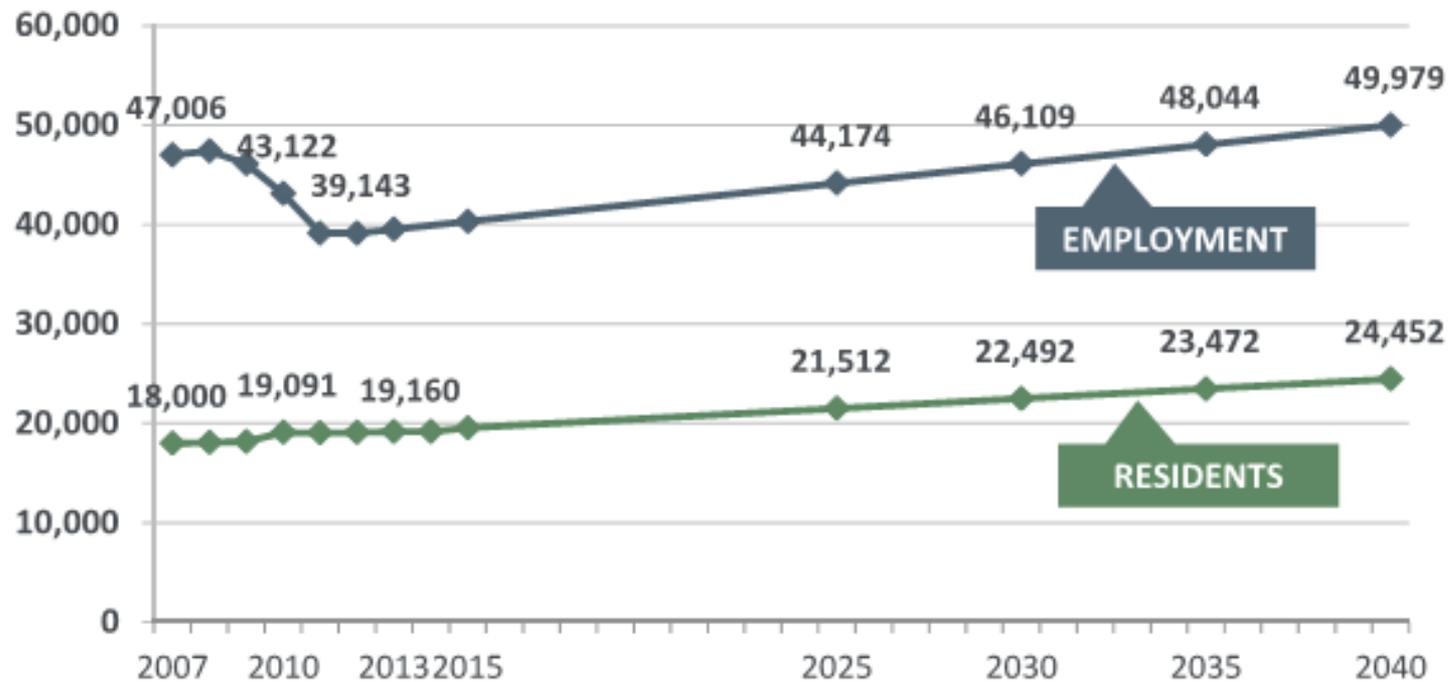


Facilities
Planning
Target (2040)



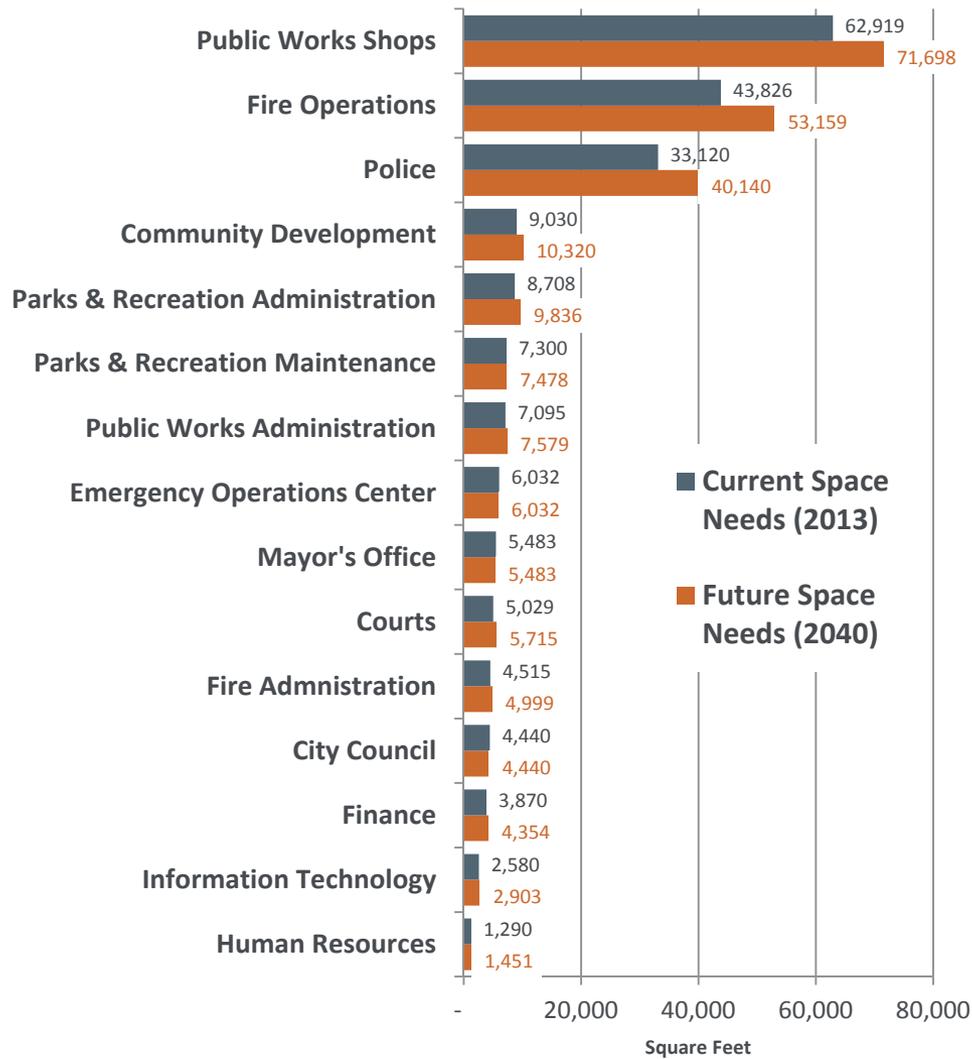


Projected Growth Trends, 2013 - 2040



Phase 1

DRAFT 5-6-2014





Evaluation of Current Facilities

- ✓ Operating and Maintenance Costs
- ✓ Property Value
- ✓ Work Place Efficiency
- ✓ Facility Quality
- ✓ Location
- ✓ Public Image
- ✓ Customer Service
- ✓ Quality of Work Life
- ✓ Seismic Deficiencies
- ✓ Operational Flexibility
- ✓ Expansion Potential
- ✓ ADA Deficiencies
- ✓ Acoustics

City of Tukwila Needs Analysis and Feasibility Study
Rice Fergus Miller



Facility Evaluation Criteria

1. Property Marketability

Operating and Maintenance Costs

The operating costs of a building are significantly affected by the energy expenses incurred to heat, cool and illuminate the building. These expenses typically correlate to the thermal efficiency of the building envelope and efficiency of its lighting and HVAC systems.

The costs to maintain a building includes preventive and routine maintenance, corrective repairs, deferred maintenance, trouble calls, and replacement of equipment, fixtures, and furnishings as they wear out or become obsolete.

Facilities that cost more to operate and maintain are less valuable than those that are more efficient. In general, operating and maintenance costs rise with the age of the building. This necessitates reinvestment in the structure until those reinvestments are no longer cost effective.

Property Value

Property value is the sum of both the structure (building) and the property value.

Value of the structure is affected by the original quality of construction, level of on-going maintenance, and its current condition.

Value of the property is affected by its size, shape, location, visibility, and road access, as well as the utilities and any infrastructure that serves it.

Consideration of property value becomes relevant if and when consideration arises to surplus a subject property. If the resale value of a property is high, the decision to replace instead of remodel is often the more cost-effective approach.

2. Property Attributes

Work Process Efficiency

Consideration is given to the physical design and layout of the building floor plan and how the site is configured. How accommodating the property is in facilitating the nature of the work performed has been evaluated, as well the magnitude of improvements required to improve the overall efficiency.

Weight is given to work process efficiency since efficient delivery of service equates to lower costs in providing it.

Facility Quality

Consideration is given to the level of construction quality utilized when the facility was initially built. Higher quality materials almost always have higher durability and last longer, which means routine maintenance costs are less and replacement of worn out materials less frequent.



Facility Evaluation Matrix

Tukwila Facility Needs Assessment and Feasibility Study Facility Evaluation Matrix

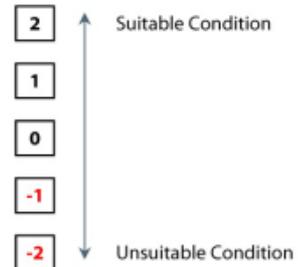


	Property Marketability		Property Attributes			Public & Staff Experience			Facility Specifics					Evaluation Totals
	Operating/Maint. Cost	Property Value	Work Process Efficiency	Facility Quality	Location	Public Image & Reputation	Customer Service	Quality of Work Life	Seismic Deficiencies	Operational flexibility	Expansion Potential	ADA Deficiencies	Acoustics	
City Hall (1977)	-2	2	-1	2	2	2	1	-1	1	-1	-1	-1	-2	1
6300 Building (1978)	-2	2	-1	-2	2	-1	-2	-2	-2	0	-2	-1	-1	-12
Community Center (1995)	0	0	2	2	1	2	2	1	-2	0	0	1	0	9
Parks & Golf Maintenance	1	-1	1	1	1	1	0	1	1	0	-1	1	-1	5
Minkler Building (1972)	-2	1	-2	-2	-1	-2	0	-2	-2	-2	-2	-2	0	-18
George Long Shops Building (1965)	-2	-1	-2	-2	-1	-1	0	-2	-2	-2	-2	-2	0	-19
Fire Station 51 (1973)	-1	2	-2	-1	-2	0	0	-2	-2	-2	-2	-1	0	-13
Fire Station 52 (1971)	-1	-2	-1	0	1	-1	0	-2	-1	-2	-2	-1	-1	-13
Fire Station 53 (1995)	1	-1	1	1	1	1	0	1	1	0	0	1	0	7
Fire Station 54 (1961)	-1	-1	-2	0	1	-1	0	-2	-1	-2	-2	-1	0	-12

Purpose

As part of the needs assessment, we have assessed the suitability and condition of these City facilities. This assessment will help determine the City's plan for each of the facilities such as remodeling, selling, repurposing, or redeveloping.

Key





Staff Engagement

- ✓ **Strategy**
 - *Drop-in workshops*
 - *On-line tools*
 - *Posted materials*
- ✓ **Staff comments and recommendations**
- ✓ **Additional feedback**

4 Evaluation Criteria

As part of the Needs Assessment, we must assess the suitability and condition of all City facilities. This assessment will help determine the City's plan for each of the facilities such as remodeling, selling, repurposing, or redeveloping. Please review the draft analysis and let us know if you would rate anything differently and why.

all in the floor plan *agreement* *Records etc?* *rel. det?*

Key	Fire Station 54 (1981)	Fire Station 53 (1986)	Fire Station 52 (1977)	Fire Station 51 (1979)	George Long Shops Building (1980)	Market Building (1972)	Parks & Golf Maintenance (1972)	Community Center (1978)	6300 Building (1978)	City Hall (1977)
Property Attributes										
Operating/maint. cost Cost to heat, cool and illuminate the building.	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green
Resale value of property Market value of the building and the land.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Property Attributes										
Work process efficiency Suitability for work process such as floor plan and site condition.	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green
Facility quality Quality of construction including durability of materials.	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green
Location Accessibility of site and desired proximity. <i>Make Publicly Inadequate</i>	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Public & Staff Experience										
Public image and reputation The civic image the building presents as a seat of city government.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Customer Service Convenience, navigability and personal safety for the public.	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Quality of work life Ambiance and sense of personal safety. <i>Make not design for different in building change as to quality for staff + equipment</i>	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green
Facility Specifics										
Seismic Deficiencies Ability to support staff efficiency.	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green
Operational flexibility Ability to accommodate a change in use.	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green
Expansion potential Ability to facilitate expansion including site size, topography and access.	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green
ADA Deficiencies The degree to which building follows current ADA regulations.	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green
Acoustics Degree of noise transmission within the building. <i>Air quality / Ventilation</i>	Red	Red	Red	Red	Red	Green	Green	Green	Green	Green

Too many Red Boxes!!



Updated Current Space Analysis

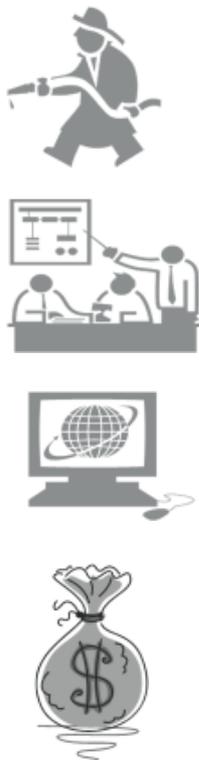
	Existing <u>Sq. Ft.</u>	2013 <u>Needs</u>	2040 <u>Needs</u>
Essential Government Services <i>Fire, Police, Finance, Mayor's Office Council, Courts, City Clerk, DCD, HR, IT, Public Works, City Attorney</i>	144,044	205,237	235,567
Community Supporting Facilities <i>Cultural and Community Centers, Park Restrooms and Shelters, Golf Course Associated Structures, etc.</i>	88,248	88,248	88,248
Total	232,292	293,485	323,815



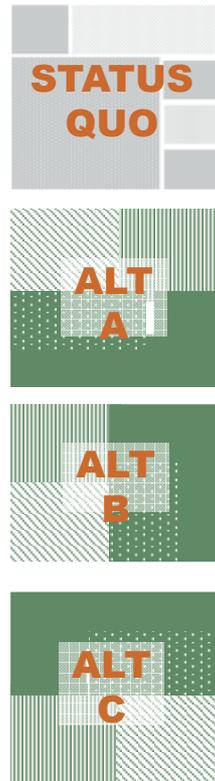
What's the best plan for Tukwila?

PHASE 3: ASSESSING ALTERNATIVES

Establish evaluation criteria



Identify Alternatives



Assess Alternatives

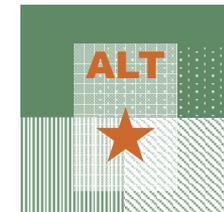
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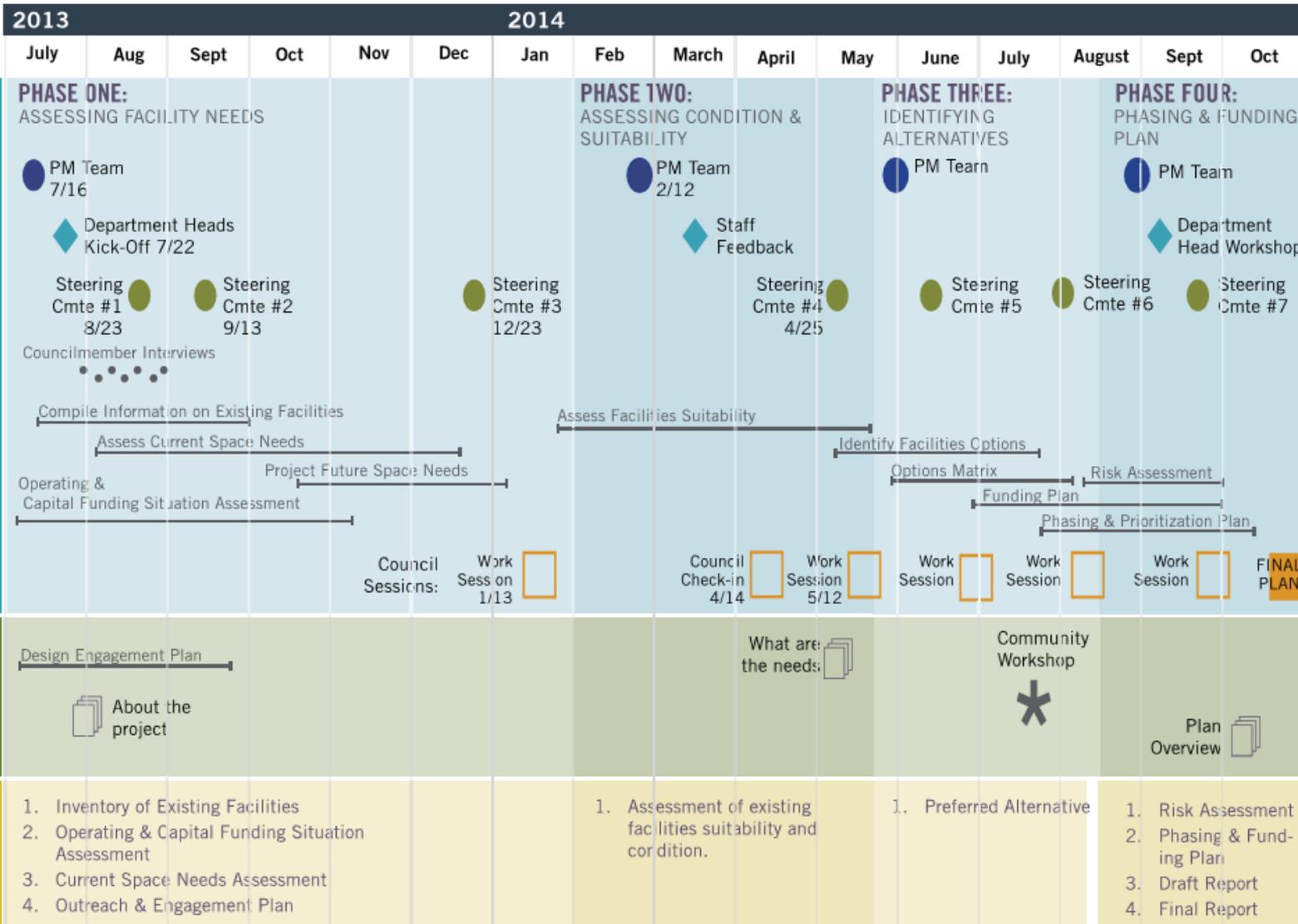
Preferred
Development
Option



Community Outreach

Workplan

PHASE 2 WORKSESSION



Updated Council Meeting Plan



Questions? Guidance?