



INFORMATIONAL MEMORANDUM

TO: City Council

CC: Mayor Ekberg

FROM: Rachel Bianchi, Deputy City Administrator

DATE: October 23, 2020

SUBJECT: Planning for a Multigenerational Center in the TIB Neighborhood

ISSUE

Staff wishes to be responsive to the Council's direction to develop a process to plan and construct a multigenerational center in the Tukwila International Boulevard neighborhood to serve Tukwila's teen and senior communities.

DISCUSSION

At the October 20, 2020 budget workshop the City Council indicated that the Council's budget priority for the 2021/2022 budget is the development of a multigenerational center to serve teens, youth, families, and seniors in Tukwila. Further, the Council indicated that the center should be located in the TIB neighborhood in proximity to Foster High School, Showalter Middle School the senior community and existing multi-family neighborhoods in the area. Staff is excited to propose a draft process, funding for the initial planning phase, share the short- and medium-term bonding capacity of the City and the proposed City project team. Staff further looks forward to the Council's thoughts and feedback on this proposal in order to ensure it centers the Council's expectations and produces the best outcome for the City.

Planning – RFP Process

Staff suggests the development of a Request for Proposals (RFP) process to engage an architectural firm for the initial planning of a multigenerational facility that includes programming (identifying the key components needed in such a facility), site selection, estimating the cost for the facility and providing "test to fits" on a chosen site to understand the orientation of such a facility on the chosen site. Staff envisions this effort having a significant community engagement effort to solicit input from a wide variety of teens, families, seniors, and service providers to ensure the new facility is inclusive and meets the needs of the diverse community. At the October 20 budget workshop, the Council consistently used the word "innovative" when discussing this new facility, and staff believes this should start with the community engagement and RFP process and continue through the entire project.

Proposed RFP Timeline:

- November – Research other similar centers across the country to gain a better understanding of opportunities, lessons learned and key firms in this space
- December – Draft RFP, allow for opportunity for Council input on draft
- January 4, 2021 – Publish RFP
- January 29, 2021 – Close RFP
- Week February 1, 2021 – Panel, including Council participation, scores RFP
- February 8, 2021 – Panel, including Council participation, interviews three first with top scores
- Early March – Contract Award

Funding

Staff proposes funding the programming and initial planning process up to \$600 thousand. This funding is available from savings associated with the Justice Center project.

The Justice Center project team has been able to reserve \$1.2 million from the owner's contingency and will return it to the Public Safety Plan D.20 funding model. Staff proposes using half of these savings to fund the programming and community engagement effort and keeping the other half in the Public Safety Plan D.20 model in order to reduce the long-term general fund contribution. (It is important to note that repurposing this \$600 thousand for this project is allowable because there are multiple funding sources for the Justice Center that are not restricted for Public Safety Plan projects. The additional funding sources include land sales, REET funds, investment earnings and Streamlined Sales Tax Mitigation payments. The \$600 thousand transfer to the new multigenerational center will come from these funding sources and not the voter-approved Public Safety Bond nor current councilmanic debt.)

As to the funding for the final design and construction of the facility, staff believes there are a number of options that can be examined during the project planning phase. There are potential partnerships that could be investigated, such as the YMCA/YWCA and Boys and Girls Club, as examples. It is also possible that this center would be of interest to members of the philanthropic and business community for financial support. In addition, the City's 2021 remaining debt capacity will be \$49.7M, forecast to raise to \$81M in 2024 and \$146.6M in 2030 (this forecast assumes an annual 4.5% increase in assessed value, which is actually less of an increase than what the City has experienced over the last several years). Staff is confident that the City can identify a funding program for this new City facility.

City Team

The City has learned many recent lessons from the construction of two new fire stations and the Tukwila Justice Center. It is staff's intention to take these lessons learned and build on them, with a keen eye toward innovation, to make the new multigenerational center the newest community asset in the City of Tukwila. As such, Rachel Bianchi, who has served as the City's program manager for the Public Safety Plan will lead this effort on behalf of the City. While we expect that staff members from across the City will be greatly interested in being a part of this effort, we also recognize that we have key staff who work with the community that can take other leadership roles in this effort, including:

- Nate Robinson – Teen Programming Lead & Project Management Support
- Sheri McConnaughey – Senior Programming Lead
- Darren Hawkins – Youth & Family Programming Lead
- Niesha Fort-Brooks – Community Engagement

Draft Timeline for a Stand-Alone Facility

2021 – First Quarter – RFP Process complete, architectural firm selected
2021 – Second Quarter – Programming, site selection review, community engagement, partnership and philanthropic development, funding options vetted
2021 – Third Quarter – Programming, site selection review, community engagement, partnership and philanthropic development, funding options vetted
2021 – Fourth Quarter – Recommendations to Council on final facility program, site selection, partnerships and funding options
2022 – First Quarter – Schematic Design phase (30% design complete)
2022 – Second Quarter – Design Development (60% design complete)
2022 – Third Quarter – Contract Documents (90% design complete)
2022 – Fourth Quarter – Contract Documents (90% design complete)
2023 – First Quarter – Construction begins

RECOMMENDATION

Staff is seeking the Council's input on this initial draft process and recommendation to move forward to ensure alignment with the Council's expressed priority to plan, design and construct a new multigenerational facility for the Tukwila community.