City of Tukwila
Facilities Needs Assessment and Feasibility Study

Phase 4
Steering Committee Recommendations
December 14, 2015
Committee of the Whole
Introduction

Tonight’s Presentation

► Process Refresher
► Phase 1 Refresher
► Phase 2 Refresher
► Phase 3 – Steering Committee Recommended Alternatives
► Phase 4
  ► Steering Committee Recommended Funding and Phasing
  ► Community Outreach and Engagement
► What’s next?
Process

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

Community Outreach and Engagement
Staff Feedback

STEERING COMMITTEE RECOMMENDATIONS
December 14, 2015
Phase 1

Facility Space Needs

- **EXISTING SPACE**: 144,044 sq. ft.
- **2013 NEEDS**: 205,237 sq. ft.
- **2040 NEEDS**: 235,567 sq. ft.
Assessment of Existing Facilities

- **rebuild**
  - Minkler Shop: Built 1972
  - Fire Stn #51: Built 1973
  - Fire Stn #52: Built 1971
  - 6300 Bldg: Built 1978
  - Fire Stn #54: Built 1961

- **remodel**
  - City Hall: Built 1977
  - Golf Maint.: Built 1995
  - TCC: Built 1995

- **maintain**
  - George Long: Built 1965
  - Fire Stn #53: Built 1995

Unsuitable condition

Suitable condition
Steering Committee Recommended Alternatives

**Public Safety Building** $25.5 M
Police & Courts combined in a new location.
- 2019 move-in
- 2034 move-in

**City Shops Facility** $26.2 M
Both current shops demolished and new shops combined on a new location, either concurrently with or after the Public Safety Building
- 2019 move-in
- 2036 move-in

**City Hall Campus** $18.1 M
6300 to be demolished and City Hall expanded on current location after move-in to new Public Safety Building.
- 2022 move-in
Phase 4

Steering Committee Recommended Funding and Financing

Fund 🏠 with UTGO (voted) bonds and 🏍️ with 63-20 financing.

- Site Selection & Entitlements - 🌟 & 🔍
- Hold public vote for 🚗
- Issue RFP for 🤝

LEGEND
- Council Decision
- Community Input
- Construction Phase

- Design & Build - 🚗
- Design & Permit - 🛠️: Build
- Move In 2020!
- Move In 2022!

Recommended Community Outreach

► **Road Show**
  TIBAC, COPCAB, Tukwila Rotary, Southcenter Rotary, Southwest King Chamber of Commerce, Tukwila Historical Society, Equity and Diversity Commission, Library Advisory Board, Arts Commission, Parks Commission and Sustain the Pool

► **Other**
  Draft Report and Summary on website
  Narrated video of Road Show on website and TukTV
  TukTV *Tukwila, Your Community* episode
  Reporter – *City Pages*
  E-Hazelnut
  Mailing
  Open House
  Social media
  Internal communications
## Phase 4

### What’s next?

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<th>NEXT STEP</th>
<th>TARGET DATE</th>
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<td>Council review of Steering Committee Recommendations</td>
<td>December 14, 2015</td>
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<tr>
<td>Public Outreach</td>
<td>January/February 2016</td>
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<tr>
<td>Council Plan Adoption</td>
<td>March 2016</td>
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<tr>
<td>Council Selection of Funding Program</td>
<td>March 2016</td>
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<td>April 2016</td>
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Questions?