



Public Works Operations Center

July 24, 2023

Background

- From incorporation through 2018: Contract with Lake Forest Park for Public Works maintenance services
- Over time, the arrangement became unworkable and untenable:
 - Cost vs Value
 - Lack of local control; lack of ability to deploy resources to best serve our residents
 - Growth in both cities resulted in inability to meet both cities' needs

Background, continued

- In May of 2018, the City of Lake Forest Park gave notice to terminate the interlocal agreement
- On January 1, 2019, we went “in-house”: Immediate and dramatic change—a huge jump in quality, value, and level of service
- Temporary maintenance yard: The old Shell property
- Temporary operations: The backside of the Post Office building
- The search for a permanent site

Permanent Site Search & Acquisition

- Comprehensive search
- Among the search criteria: size, location, cost, and “willing seller”
- Final selection: Acreage on 202nd next to Kenmore Middle School--\$6.1 million
- Rezone and Conditional Use Permit

Why do we need a Public Works Operations Center Now?

- Termination of the agreement with Lake Forest Park and the need to go in-house—*inevitable and long overdue*
- Inadequacy of the temporary location
- Accumulation of new infrastructure to maintain (both from City and private development projects)
- Increases in population served and customer service requests
- New programs to operate and support
- More state-mandated stormwater permit (NPDES) requirements

What's in a Public Works Operations Building?

- Turnout space for the maintenance workers to receive daily work orders, coordinate work, and produce daily logs and reports
- Water quality testing lab and equipment
- Lunch room and kitchen
- Locker rooms, restrooms, and showers
- Meeting space
- Storage
- Offices for Environmental Services, Parks & Recreation, and administrative support staff

What else happens on the site?

Equipment/Vehicle Parking and Storage

- Maintenance Vehicles – small and large trucks
- Specialized Vehicles and Equipment
 - Street sweeper
 - Dump Truck
 - Loader/Backhoe & accessories (buckets, forks, etc.)
 - Snowplows & sanders
 - Trailers – utility, dump, and enclosed trailers
 - Mow/trim Equipment – lawn mowers, small engine equipment & fuel storage (blowers, line trimmers, chainsaws, hedge trimmers, etc.)
 - Tools & Specialized hardware (variety of tools for maintenance and repair for indoor/outdoor work)
 - Ladders, message boards, arrow boards, etc.
 - Safety Equipment (PPE, fall protection, confined spaces equipment, etc.)
 - Temporary Lay Down Areas Open area for delivery of project specific materials (surface water facility cartridges, specialized mulch, gravel, pipe, catch basins, etc.)
 - Space for rental equipment delivery and storage – Internal operations and events

Materials & Supplies Storage

- **Temporary Traffic Control** – Cones, barricades, construction fencing, and signage (road closed, detour, lane closure, water over roadways, events, no parking, etc.)
- **Snow & Ice Response** – sand, salt, and liquid de-icer
- **Streets Maintenance** – sand, gravel, concrete forms, roadway features (guardrail, fencing, handrails, street signs, regulatory signs, tree grates, et.)
- **Surface Water Maintenance** – gravel, compost, pvc pipe, couplers, catch basins, and grates
- **Park & Landscape Maintenance** - compost, sand, mulch, playground surfacing, fertilizer, paint and hardware & repair parts for parks amenities (furniture, picnic shelters, BBQs, and trash receptacles, etc.) restroom supplies (cleaning supplies, toilet paper, soap, etc.)
- **Irrigation Maintenance** – pvc pipe, valves, valve boxes, heads, nozzles, etc.
- **Facilities Maintenance** – surplus supplies and replacement parts repair area, office furniture (parts, surfaces, shelving, file cabinets, plumbing, electrical, light fixtures and bulbs, carpet tiles, paint, cleaning supplies, and hardware, etc.
- **Garbage, Recycling & Green Waste Storage**
- **Events Storage**

Where are we in the process?

- Currently in design and permitting phase
- Tonight: Seeking City Council feedback and direction on updated budget and funding strategy. Formal approval of the project budget and funding in the fall.
- Finalize design and obtain permits in the first half of 2024
- Go out to bid and begin construction in the second half of 2024
- Project completion: second half of 2025

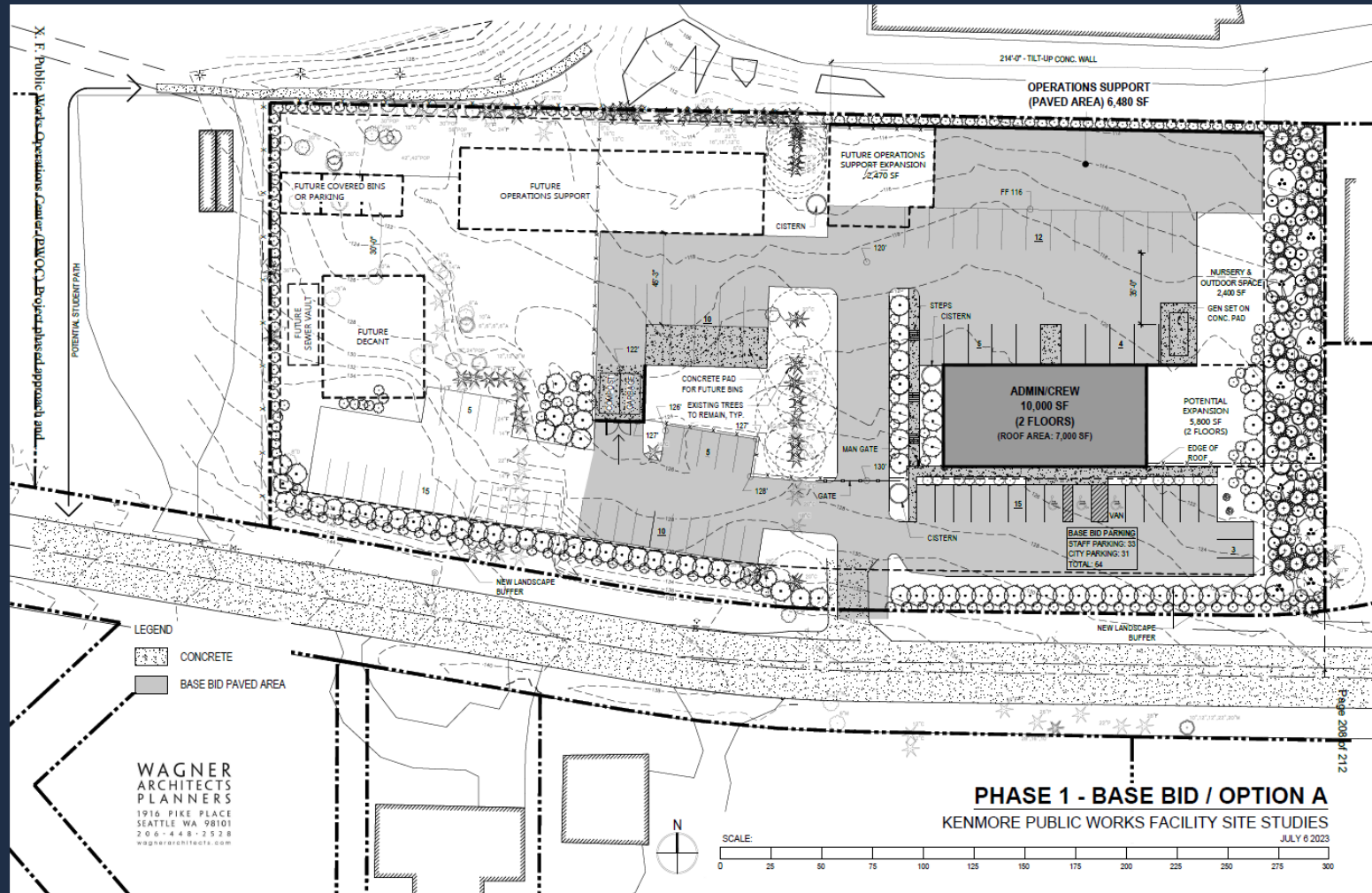
The Proposed Plan: A Phased Approach

- Responsive to Council's direction last year to reduce costs
- Instead of full build out now, construct the site in phases as we can afford it
- This first phase:
 - Develop about two-thirds of the site
 - Construct the operations building only
 - Include environmental elements, including cisterns, solar/solar-ready, EV charging, and low impact development methods and materials

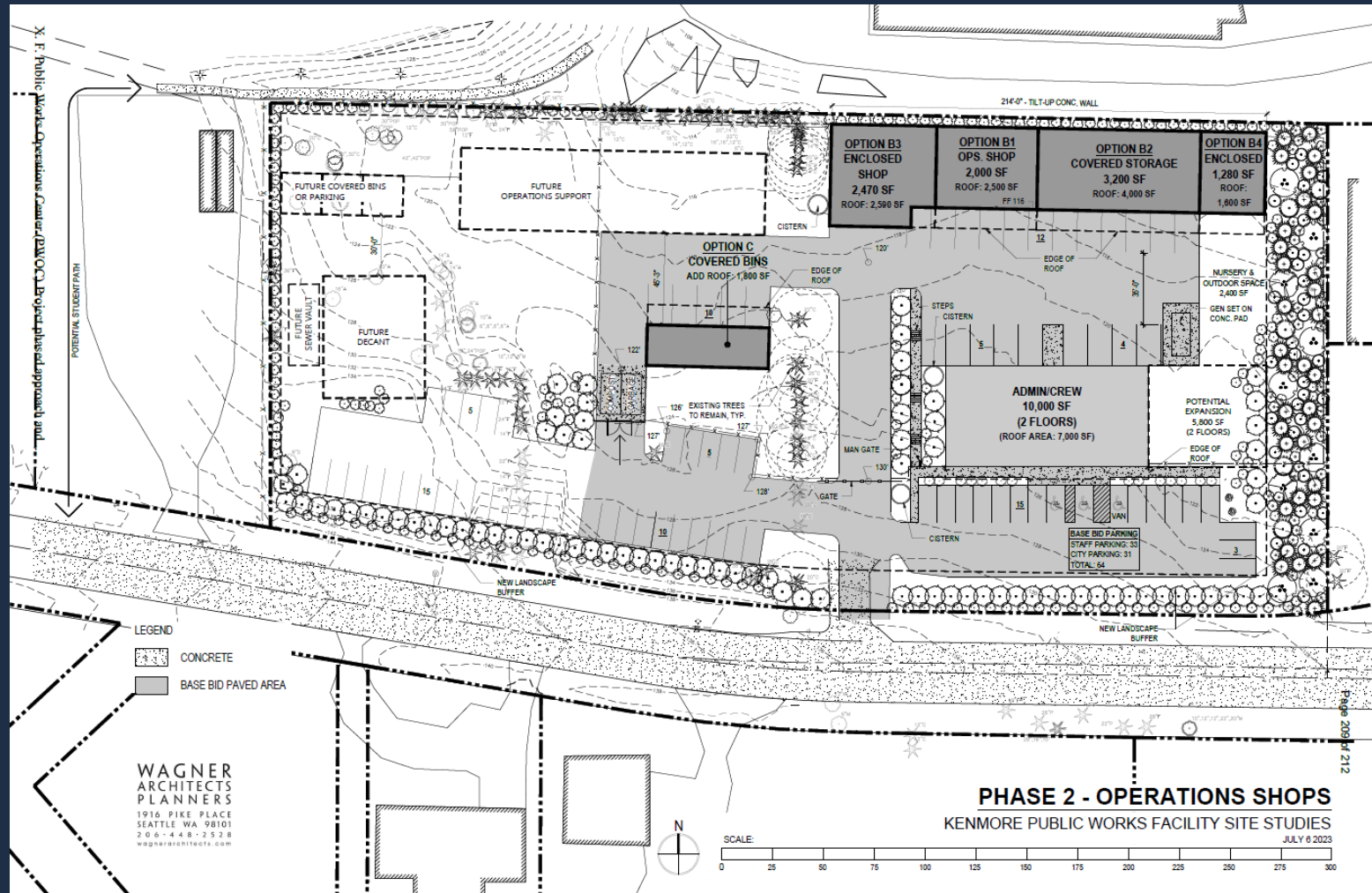
The Proposed Plan: What are we Sacrificing or Delaying?

- Shops buildings and vehicle storage bays. Will use containers and awnings for now
- Full build out of solar panels dependent on additional funding (grants)
- Covered material storage. Will use tarps instead
- Geothermal heating and cooling. Will install above-ground, energy efficient heat pumps instead
- Smaller operations building—room for future expansion
- Decant facility for filtering of street sweeping and vector waste—will continue to dispose of it in Cathcart.

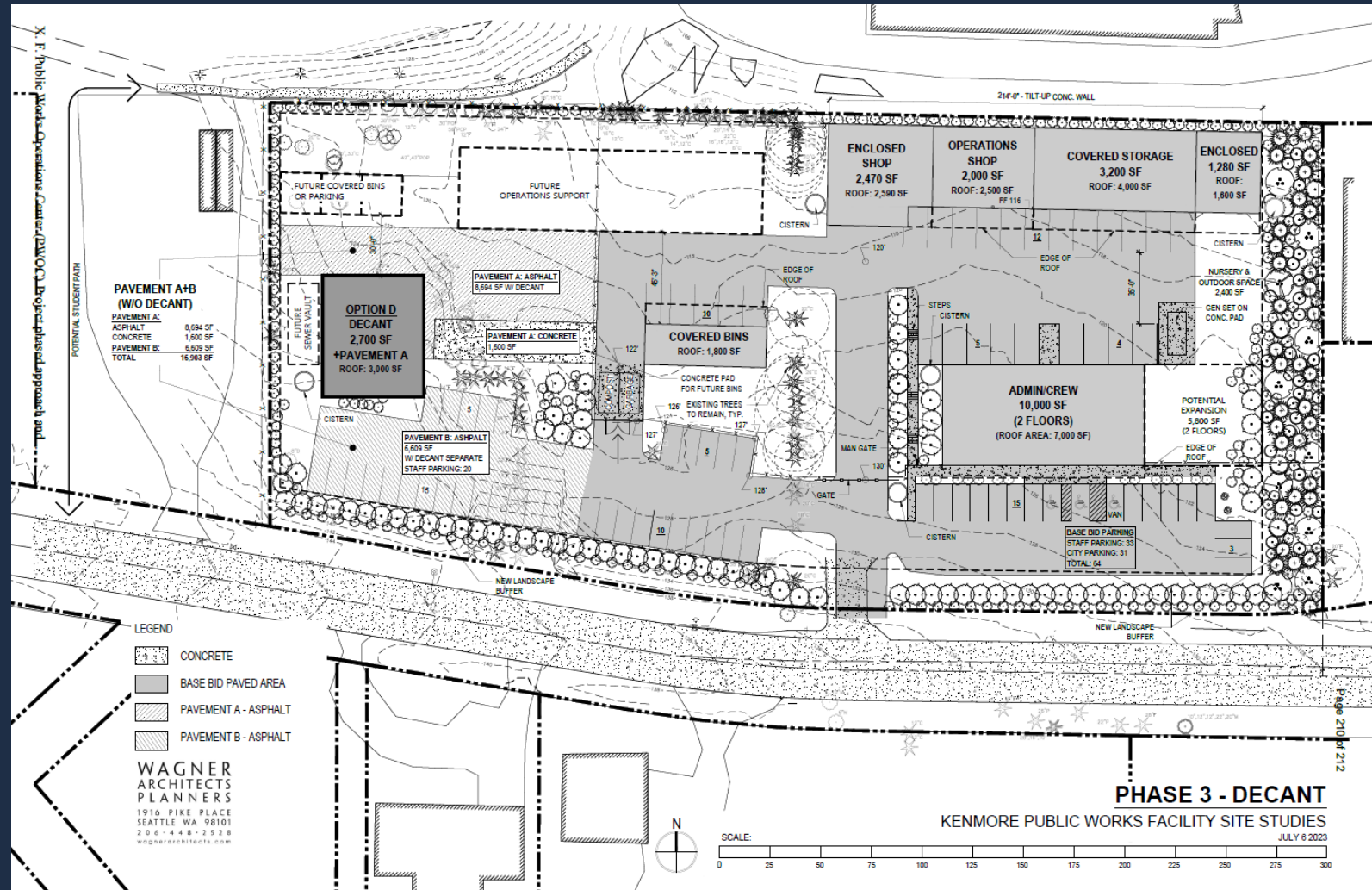
Proposed Phase 1 Site Plan – Gray Shaded Area



Future Phase 2: Operations Shops



Future Phase 3 Decant



X. F. F. Public Works Operations Center (PWOC) Project phased approach and ...



Conceptual Site View – Full Buildout



Conceptual Site View—Full Buildout



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MASSING STUDY LOOKING SOUTHEAST - WITHOUT VEGETATION

PUBLIC WORKS & ENVIRONMENTAL SERVICES FACILITY SITE STUDIES

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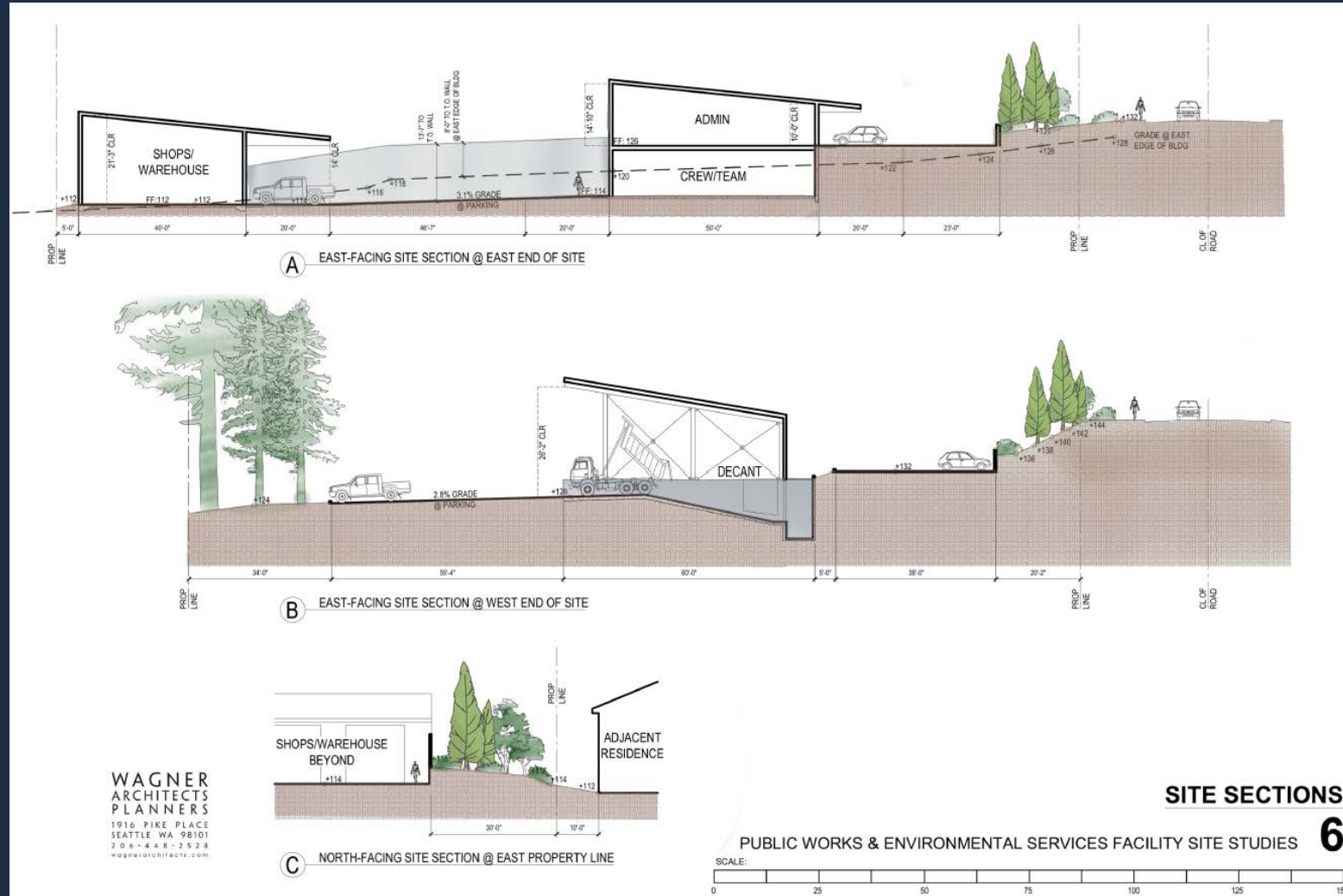
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Conceptual Views at Elevation (full buildout)



Proposed Budget Update and Funding Strategy

Phase One Development Costs

| | |
|--|--------------|
| Site Acquisition (2021) | \$ 6,100,000 |
| Design, Permitting, Art, & Other Costs | \$ 3,356,849 |
| Construction | \$11,869,008 |
| 10% Contingency | \$ 1,186,901 |
| Total | \$22,512,758 |

| | |
|-------------------------------|--------------|
| Current Adopted Budget | \$20,000,000 |
| Additional Budget Proposed | \$ 2,500,000 |
| Total Proposed Revised Budget | \$22,500,000 |

Proposed Additive Bid Alternate if Low Bid is Below Budget:

| | |
|--------------------|--------------|
| Add Shops Building | \$ 1,728,452 |
|--------------------|--------------|

- Current approved project budget (total cost to complete, including land acquisition): \$20 million
- Proposed budget for Phase one, including land acquisition: \$22.5 million
- Full buildout total cost to complete: \$35.6 million

Proposed Budget Update and Funding Strategy, continued

Proposed Funding Strategy:

- \$22.5 million bond to be paid back over 20 years.
- Estimated annual bond payment: \$1.8 million
- Proposed revenue sources for annual bond payment:
 - Current (not new) Real Estate Excise Tax: \$900,00
 - Surface Water Utility Fee Revenue: \$900,000

Proposed Budget Update and Funding Strategy, continued

Real Estate Excise Tax (REET):

- \$2.2 million in annual revenue (conservative)
- Capital restricted: REET cannot be spent on operations—only on one-time capital
- After \$900k share of annual debt service payment, approximately \$1.3 million will still be available for other capital projects

Proposed Budget Update and Funding Strategy, continued

Surface Water Utility Fees:

- Surface water utility rate study is currently in progress—report due in September
- \$900k share of annual debt service will result in a surface water utility fee increase of about \$75 per year per household (\$6.25 per month). The current household fee is \$249.03 per year.
- Exemption for low-income seniors and disabled residents

Public Works Operations Center: Conclusion

- Going in-house was long overdue and inevitable
- Dramatic jump in quality and level of service resulted from going in-house
- A Public Works Operations Center is essential for serving our residents and maintaining our infrastructure
- Current temporary site is woefully inadequate
- Increases in new infrastructure, population, service requests, programs, and NPDES requirements further reinforce the need for a Public Works Operations Center

Public Works Operations Center: Conclusion

This proposal:

- Complies with the City Council's direction last year to cut project costs
- Takes a prudent approach to build only the first phase now
- Sacrifices significant project elements, including the shops buildings and storage bays
- Includes climate- and earth-friendly components
- Takes the long view and allows for future expansion for future generations