

# Operations and Maintenance Facility Update

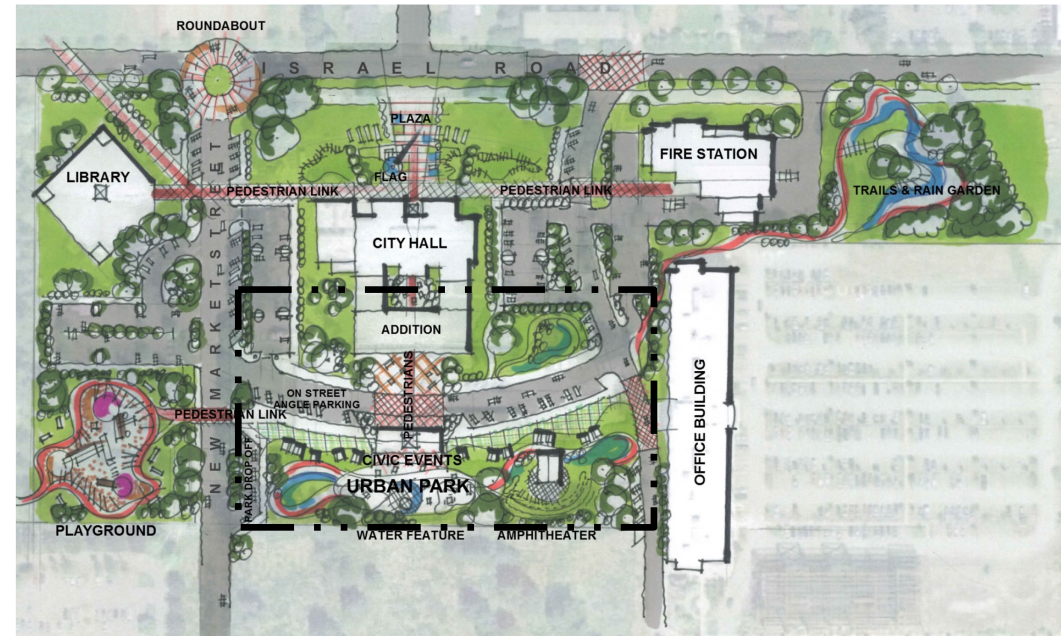
Brandon Hicks, Transportation & Engineering Director

City Council Work Session | February 27, 2024



# Current Facilities

- Opened in 1988
- Use
  - Utilities, Streets, and Fleet: offices, equipment and materials storage, lunchroom, operations, parking on 3 acres
  - Police & Parks: storage
- Facility is outgrown and antiquated for all the uses
- Precluding redevelopment: Envisioned as parks and open space in Town Center Plan and Campus Master Plan



# Project History

- 2011 - Began search for new site.
- 2014 - Purchased Trails End Arena.
- 2016 to 2022 - Master planning (TCF Architecture):
  - Final site location
  - Facility programming (staff and operational needs)
  - Building and site size and layout
  - Cost estimate
  - Community engagement (resulted in 40% staff reduction)
  - Add park
- 2018 – Demolition project
- 2020 to 2024 – HCP and mitigation work
- 2021- Legislature approves funding for meeting space
- 2021 – Reduce staffing another 11% and add Old 99 / 79<sup>th</sup> Roundabout
- 2022 - Community update
- 2023 to 2024 – Facility design (TCF Architecture) park planning, and Old Hwy 99 / 79th Ave Roundabout design



# Costs

- Property - \$ 807,000
- Planning - \$ 259,000
- Demolition - \$ 490,000
- Mitigation - \$ 609,000
- Facility design - \$ 2,450,000
- ***Costs to Date*** \$ ***4,615,000***
  
- Offsite improvements - \$ 3,000,000 est.
- Construction - \$ 30,000,000 to \$35,000,000 est.

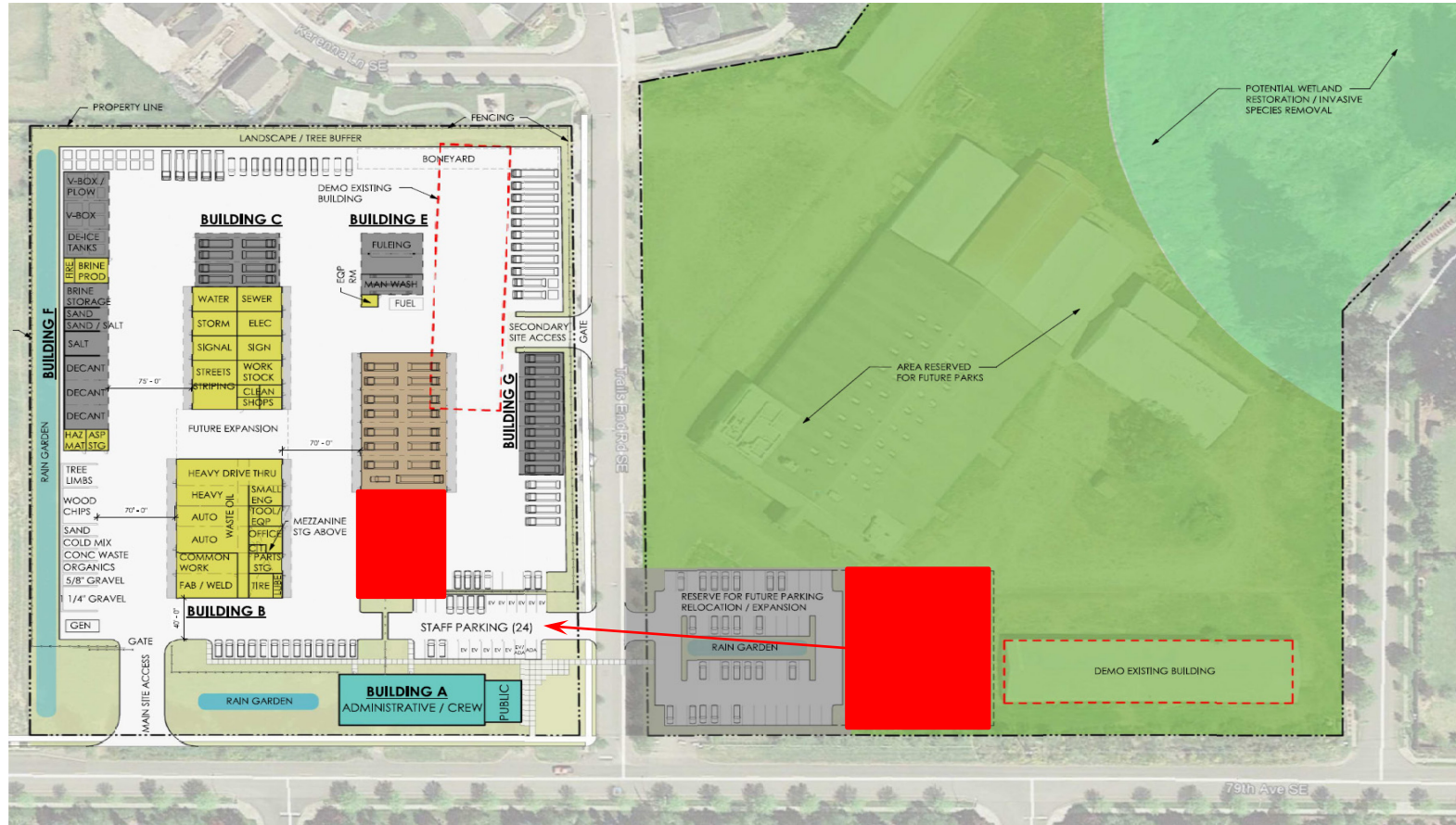


# Implications of No Action

- Approx. \$4.6M in-part wasted
- Need to look for alternative storage
- Significant investment needed in current facilities
- Park and Facilities Maintenance unable to move to existing Public Works Operations Facility
- Public space opportunity lost, return Legislative funding
- Cost for parks at Trails End will exceed budget
- 79th/99 roundabout delayed for additional funding and City-wide HCP
- “Cost of money” could increase significantly



# Site Concept from Planning



# Site Rendering from Design



# Project Features

- Site
  - Enhanced buffer and sound screening on north property line
  - Layout to reduce backing up
  - Approx. 25 vehicle charging stations with infrastructure for more in future
- Buildings
  - Exceeds current energy codes (designing for upcoming energy code)
  - All electric facility
  - Heat pumps
  - Solar, 20 kW from (44) 460 W panels . (same amount what we have on the City Hall building)
  - Public space,
  - “Expandable” for 30-year staff projections
- Project Benefits
  - Replace outdated facility
  - Relocate Parks and Facilities Maintenance to existing PW Operations Facility
  - Gain public space opportunity at current Parks and Facilities Maintenance building
  - Trails End Park
  - Old Hwy 99 and 79<sup>th</sup> Ave roundabout





# Building A - Administration Building

- Approx. 9,000 SF
- Features
  - Lobby
  - Public meeting space, 800 SF
  - Locker rooms
  - Kitchen
  - Break and Dispatch Room
  - Staff Resource Room
  - Supervisor Offices



BUILDING A - NORTHEAST VIEW



BUILDING A - NORTHWEST VIEW



BUILDING A - SOUTHEAST VIEW



BUILDING A - SOUTHWEST VIEW

# Building B - Fleet Building

- Approx. 13,100 SF
- Features
  - Fleet Technician offices
  - Parts and tool room
  - Large vehicle pass through bay
  - Heavy vehicle bay
  - (4) standard vehicle bays
  - Crane
- Serves approximately
  - 150 vehicles
  - 50 pieces of equipment



# Building C – Enclosed Shops

- Approx. 9,700 SF enclosed
- Approx. 4,300 SF canopy
- Features
  - Crew spaces / shops
    - Streets
    - Signals
    - Water
    - Sewer
    - Storm



# Building D – Enclosed Vehicle Storage

- Approx. 10,900 SF
- Features
  - Heated vehicle storage for vehicles that store water
    - Vactor trucks
    - Sweepers
    - Snow and ice response vehicles



# Building F – Covered Material Storage

- Approx. 11,000 SF
- Features
  - Covered storage and stockpile
  - Decant
  - Sand
  - Salt
  - Brine (anti-icer)
  - Snow response equipment



# Building G – Covered Vehicle Storage

- Approx. 4,800 SF
- Features
  - Additional covered, unheated vehicle storage
  - Add alternate



# Remaining Schedule

- Operations and Maintenance Facility
  - Design – complete late Spring 2024
  - HCP – early Summer 2024?
  - **Construction** – late 2024 through 2025 pending Council approval to solicit bids
  - Public Works Relocation – Early 2026
- Trails End Park
  - Design – complete late 2024
  - **Construction** – 2025 or 2026
- Old Highway 99 and 79<sup>th</sup> Avenue Roundabout
  - Design – complete Spring 2024
  - Right of Way – complete 2025
  - **Construction** – complete 2026





Questions?