

PRIORITY/ACTION TITLE: Facility Planning

Branch/Division: DWW

Executive Sponsor: Andrew Lee

Project Manage/Lead: Facilities Manager TBD

Priority/Action Type:

- 2018-2023 Existing Action Plan with continued funding for 2021-2026
- 2018-2023 Existing Action Plan with increased funding for 2021-2026
- New Priority requiring new funding
- Priority with existing Funding

Summary of the Priority or Action Plan:

This action plan update continues the facilities projects previously funded as part of the 2018-2023 SBP; schedule and resource requirements have been revised and reflect preliminary estimates.

The 2018-2023 SBP included preliminary concepts for development of the north and south facilities. After additional analysis and planning, several issues were identified that delayed these projects and altered the initial conceptual scope of the projects. One of the most significant issues, the lack of a viable building site, increased estimated costs substantially. Increased estimated costs, site availability and a need to evaluate the overall scope of what the utility needs from operational facilities has created three new objectives for this work.

1. Update the facility master plan to provide a new delivery strategy for overall utility facility needs based on current conditions.
2. Support completion of facility projects in areas that need to be accomplished before master planning is completed.
3. Create a capital and funding phased plan that achieves the lowest possible rate impact while delivering necessary facility assets.

Original Summary of Project (from the original 2018 write-up).

This action plan was composed of four discrete large projects:

10A: North Operations Complex

- **North Operations Complex “Must Do”** – Construct bathroom, shower, and locker facilities at Haller Lake; replace two office trailers that are in a state of disrepair; repair the pavement and roof at the North Operations Center (NOC); and design and build a dewatering facility.
- **North Operations Complex Phase 1** – Purchase property adjacent to the NOC; permit, design, and construct storage for warehouse items, vehicles, and materials.
- **North Operations Complex Phase 2** – Plan, design, and begin constructing the balance of the campus which includes tearing down the old NOC building and finishing the yard. Most construction costs occur after 2023.

10B: DWW South Operations Center

- **Drainage & Wastewater South Operations Complex** – Remediate contaminated soil, remodel the existing building, and relocate the crews.

10C: Cedar Falls Phase 2 – Permit, plan, and design replacement of deficient shop space, fleet maintenance bays, equipment storage, materials and tool storage buildings.

10D: Seattle Municipal Tower (SMT) – Consolidate the floors that SPU occupies in the SMT by implementing the new space standards. The result is smaller, but more collaborative spaces, ergonomic workstations, co-location of related work groups, and eventually less O&M lease costs.

1. 2021-2026 Funding Recommendation

What is the funding recommendation for this existing investment? Specify:

- Continue program investments and move funding to a more realistic timeframe.
- There is a level of uncertainty in the numbers based on current project phase.
- Provide more accurate estimates for some projects during 2023 SBP update after capital plan updates are made based on facility master plan guidance.

Table 1: Continued Funding Recommendation Summary for 2021-2026

Action Plan	2021-2026 Recommendations
10A North Operations Complex	No increase in investment over current plan
10B DWW South Operations Center	Reduction in investment from current plan
10C Cedar Falls Phase 2	Reduction in investment from current plan
10D SMT Space Utilization	Increase in investment from current plan

Project	2020 Plan	2021 Plan	2022 Plan	2023 Plan	2024 Plan	2025 Plan	2026 Plan	total
South Operations - DWW	3,200,000	8,500,000	18,200,000	1,000,000	-	-	-	30,900,000
North Operations - Water	1,000,000	1,000,000	-	-	5,000,000	10,000,000	9,600,000	26,600,000
SMT Utilization	3,100,000	*3,800,000	-	-	-	-	-	6,900,000
Cedar Falls Phase 2	200,000	200,000	500,000	1,800,000	15,000,000	8,000,000	4,000,000	29,700,000
Total	7,500,000	13,500,000	20,700,000	9,800,000	20,000,000	18,000,000	13,600,000	92,100,000

*SMT second floor in 2021 may be delayed until 2023 update based on design, scope and ongoing workspace study

2. Alternatives Considered

What alternatives were considered in addition to what is being recommended (if any)? How would these alternatives impact service levels?

- We have the option to proceed now with large capital projects on existing property based on aspects of outdated facility plan that still apply to utility operations.
- We can utilize current facilities without major investment.
- Impacts of failing to complete facility upgrades will be seen in safety, production, resilience, morale, and environmental impacts.

3. Capacity plan to Deliver (Capital Only)

- Delivery model for major above ground facility construction and associated SPU resource plan will be a primary outcome of the facility master plan. Current projects in flight are fully staffed and will be using a combination of SPU and contracted resources to complete each phase.

4. Milestones/performance metrics

Facility Master Strategy Update:

Project initiation in Q2 of 2020

Delivery of Strategy by Q4 2021

Completion of ongoing major facility projects

Project	Anticipated completion
South Operations Complex Remodel and Dewatering	Q4 2023
Cedar Falls Phase 2	Q2 2025
SMT Space Utilization	Q3 2021
North Water Operations	Q4 2026