Facility Advisory Committee: Final Report

Infrastructure, Planning, and Sustainability Committee
September 27, 2023
OUTLINE

• Problem Statement
• FAC Overview
  • Process Direction
  • Scope
  • Calendar
• Criteria and Scoring System
• Prioritized Project List
• Noteworthy Facilities
• Additional Recommendations
• Accountability Mechanism
• Conclusion
• Next Steps
Problem Statement:
"A majority of General Government Facilities are aging beyond their useful life, and many do not meet operational or level-of-service requirements."
FAC PROCESS OVERVIEW

- Share Prioritized List with Infrastructure Planning and Sustainability Committee
- IPS Submits Recommendations to Full Council
- City Council to Consider Funding Options and Implementation Approach
- Strategic Implementation—includes design, final site selection, and Construction and Operations approach
FAC SCOPE

In Scope
• Creation of a prioritized list
• Where should City start with its investments?
• Consideration of Council resolutions and City regulations
• Compare across services
• Cost estimates

Out of Scope
• Detailed design of projects
• Strategic implementation
• Funding mechanisms
MEETING CALENDAR DETAIL

• February 9, 2023 - Setting Expectations, Meet and Greet, Calendar Discussion
• March 9, 2023 - Tour Debrief, Meeting Expectations, Review of Building Portfolio, City regulations (e.g., decarbonization)
• March 23, 2023 - How Did We Get Here?, General Government Facilities
• April 6, 2023 - Breakouts from March 23, Equity Discussion
• April 13, 2023 - Library Current Portfolio and Brief Library Studies Preview
• April 27, 2023 - Fire Stations
• May 11, 2023 - Prioritization Criteria
• May 25, 2023 - Refinement of Studies, Budget/Financing Considerations, Prioritization Criteria, Draft List, Draft List Debate,
• June 8, 2023 – Continuation of List Discussion, Final List
• June 22, 2023 (If needed) – Additional Deliberation Time, Final List
• August 2023 – Review Final Report
• **September 2023 – FAC Report to Infrastructure, Planning, and Sustainability Committee**
CRITERIA AND SCORING SYSTEM

• Scoring System Method
  • Develop Criteria
  • Score based on influence on criteria
  • Weighting score

• Criteria
  • Public and User Safety
  • Emergency Services
  • Equity
  • Community Value
  • City Vision and Goals
  • Condition
PRIORITIZED PROJECT LIST

• Safety is Paramount
• Public Safety Facilities Scored Highly
  • Street Operations Campus
  • Fire Stations and Other Fire Facilities
• Emergency Service Facilities in Need
• Investment in Community Space Essential
  • Ensure inclusion of additional facilities
  • New TPL Locations, Historic Rialto Theater
  • Operating Impacts
• Council Must Continue Repair and Replacement Program Funding
NOTEWORTHY FACILITIES

• Tacoma Municipal Complex
  • Lack of consensus about the future of the facility
  • Study about the future of the building recommended
  • Exterior repair needed

• Senior Centers, Community Centers, and City-Owned Parks – Work with Partners

• Shared Fire Facilities
  • Engage with Fife, Fircrest, Appropriate Fire Districts
  • Fire Stations #12 & #17
• Leverage Additional Funding
  • Other Levels of Government
  • Private Sector Partners
  • Be Creative!

• Continued Investment in Deferred Repair and Replacement Projects

• Implementation Process Considerations
  • Design for Adaptive Reuse
  • Consider Life Cycle Costs
  • Local Economic Considerations
  • Climate Change and Decarbonization
  • Reducing Exposure, Ensuring Safety
ACCOUNTABILITY MECHANISM

• Provide Updates on Project Progress
• Create Reporting Similar to Streets Initiative Online, Publicly Accessible
• Regular Reports to Council AND Community Group
  • Community Group Could be:
    • Planning Commission
    • Customized Group
CONCLUSIONS

• Successful FAC Process and Group Engagement
• Focus on Safety, First City Staff and Then Public
• Recommended List
  • Community Safety Facilities
  • Community Space Also Essential
• Need to Fund Adequate Repair and Replacement Program
• Provide Transparent Access to Program Progress and Implementation
• Need to Plan Regular, Debt Replacement, and Comprehensive Capital Funding Program
• Ensure Local Benefits to Local Investments
• Seeking IPS Approval of FAC Recommendations for full Council Consideration
  • Study Session: October 24, 2023
• Council Discussion of Funding Mechanism
• Council Approval of Funding Mechanism and Resolution for Voter Consideration
• Develop and Implement Public Campaign
  • November 2023-April 2024
• File Required Documents with Washington State
  • February 2024
• Initiative Proposed to Voters
  • April 2024