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COPY: Infrastructure, Planning, and Sustainability Committee; Katie Johnston, Budget Officer; Mike Slevin, Director, Environmental Services
PRESENTER: Hayes Alexander, III, Facility Advisory Committee Member; Ashley Brewster, Facility Advisory Committee Member; Maricres Castro, Facility Advisory Committee Member; Nathe Lawver, Facility Advisory Committee Member; Lydia Zepeda, Facility Advisory Committee Member; Nick Anderson, Financial Services Analyst, Principal, Office of Management and Budget
SUBJECT: Facility Advisory Committee Final Report
DATE: September 27, 2023

PRESENTATION TYPE:
Informational Briefing

SUMMARY:

The City of Tacoma's general government facilities are aging, the services they provide has evolved, and the community context has changed. These three factors suggest that the City is overdue in investments in its building portfolio. To develop a greater understanding of the issue, incorporate more voices and perspectives, and consider alternatives to address the City's general government facility portfolio, City staff has engaged City Council and formed a Facility Advisory Committee (FAC). This presentation will provide an update on the FAC and provide a look ahead to a final report provided by the group.

BACKGROUND:

City staff has worked on various service areas to understand the current conditions of general government facilities. The work that staff has conducted indicates that the condition of general government facilities is not sufficient for current services and a higher level of investment is likely required. Yet, the issue of facility condition and service levels cuts across several different City departments. Thus, the organization requires a community perspective in determining where it should begin any potential investment strategy.

Staff has engaged City Council in this topic at several points, but this most recent effort, which began in the fall of 2022, has been sustained. Councilmembers were invited on tours of City facilities and helped to recommend the members of the Facility Advisory Committee. Staff formed the committee in February 2023 and has worked with the group over the past several months. This presentation represents the culmination of the FAC's work and analysis of this issue over the past several months. Members of the FAC will present their findings and recommendations.

ISSUE:

The topic of facility investments is deceptively complex. Staff therefore seeks to update IPS on the topics and information staff has shared with the FAC. Equally, the FAC evaluated and discussed over 65 facilities in the City's general government portfolio. Some facilities required more discussion than others. This issue is surprisingly complex, and members were very engaged in understanding the various issues effecting different City service areas. Members of the FAC will present on the process, their analysis, their findings and their recommendations and share their experience with the Committee.

The FAC reached the following broad conclusions: First, the safety of City staff and the public is paramount and must be prioritized when considering future facility investments. In particular, the FAC voiced a strong



concern with the working conditions of many of the City's employees. Second, there has been under-investment in City-owned facilities. Third, facility inadequacies cut across many different service areas. Based on these findings, the FAC has several recommendations, which are explored in the final report and this presentation.

ALTERNATIVES:

This is an information briefing only. There are no alternatives presented.

FISCAL IMPACT:

This is an information briefing only. There is no fiscal impact.

RECOMMENDATION:

Staff recommends the Committee forward the recommendations of the Facility Advisory Committee on to the full City Council. Study session on these recommendations is scheduled for October 24, 2023.

ATTACHMENTS:

- Facility Advisory Committee Final Report
- List of Facility Advisory Committee Members
- Facility Advisory Committee Scoring Tables
 - Combined List (Scores from High to Low)
 - FAC Recommended List
 - FAC Scores by Service Area
 - Tacoma Fire Department
 - Tacoma Venues and Events & Tacoma Public Libraries
 - Other General Government Facilities