



Facility Advisory Committee: Final Report

Infrastructure, Planning, and Sustainability Committee
September 27, 2023



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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



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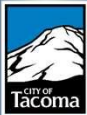
GENERAL GOVERNMENT FACILITIES

Problem Statement:

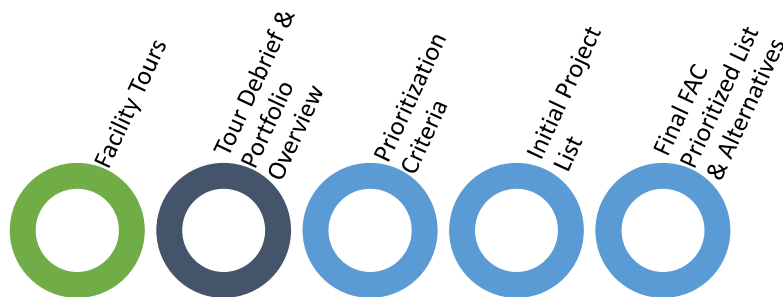
"A majority of General Government Facilities are aging beyond their useful life, and many do not meet operational or level-of-service requirements."

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FAC PROCESS OVERVIEW



City Council and Implementation

- 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

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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

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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

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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

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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

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NOTEWORTH 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

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ADDITIONAL RECOMMENDATIONS

- 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

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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

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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

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NEXT STEPS

- 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

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