

TO: Public Works Committee
FROM: Don Carney, Capital Projects Manager
DATE: February 17, 2022
SUBJECT: Third Amendment to Service Provider Agreement for City of Tumwater Maintenance & Operations Facility

1) Recommended Action:

Staff requests the Public Works Committee recommend the City Council approve and make a motion authorizing the Mayor to sign the Third Amendment to the Service Provider Agreement with TCF Architecture extending the term of the agreement to December 31, 2022, and increasing the not-to-exceed contract amount to \$162,042.69.

2) Background:

In 2014, the City acquired property at 79th Avenue and Trails End Drive (former Trails End Arena) for the purpose of locating a future Public Works Operations and Maintenance Facility. In 2016, the City entered into a Service Provider Agreement with TCF Architecture for development of a Master Plan for the site and the pre-design work necessary to determine space needs, a preferred site alternative including identification of potential park opportunities, conceptual building designs, project estimates and community engagement.

The master plan, pre-design, and community engagement work has been completed, most of the buildings on the site have been demolished, a habitat conservation plan for the project has been prepared and is being reviewed by United States Fish and Wildlife Service, mitigation for habitat impacts has been established and paid for, and planning for transportation impacts is nearly complete. The next steps are to solidify a financial plan and begin formal design of the facilities.

Staff presented a financial plan for design and construction of the facilities at the December 9, 2021 City Council Worksession. Staff were directed to re-engage the community given significant time has passed since the original efforts. This third Amendment provides for additional work, which includes 3-D renderings of buildings, modeling of vehicular maneuvers within the site, and preparation of exhibits for follow-up discussion and engagement.

3) Policy Support:

Build a Community Recognized for Quality, Compassion and Humanity

- Provide high quality municipal facilities and parks

Refine and Sustain a Great Organization.

- Develop and implement strategy for construction of a new public works operations and maintenance facility.
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4) Alternatives:

- ☐ Request changes to the scope of work and budget.
- ☐ Pursue an alternative approach to discussion and engagement.

5) Fiscal Notes:

This project and the funding necessary to complete this work is included in the 2020-2025 CFP.

6) Attachments:

- A. Third Amendment to Service Provider Agreement for City of Tumwater Maintenance & Operations Facility.