

North Maintenance Facility

October 24, 2016

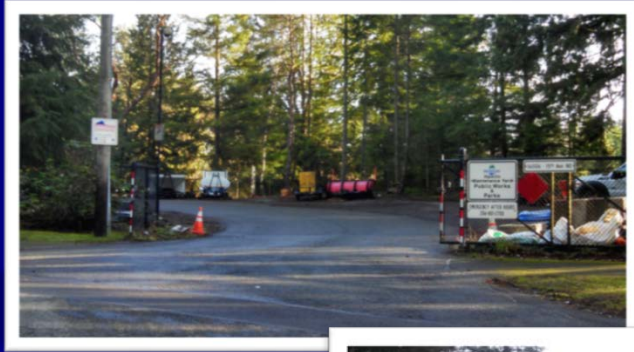
Randy Witt , Director of Public Works

Lance Newkirk, Utility and Operations Manager



North Maintenance Facility

Current Facility at
Hamlin Yard



North Maintenance Facility

- Existing facilities are deteriorated and inefficient
- In 2002 the City and the Ronald Wastewater District (RWD) agreed to an assumption of RWD by the City in 2017



North Maintenance Facility

In 2013 the City acquired the old County Road maintenance property

...and renamed it the North Maintenance Facility



North Maintenance Facility

In October 2015 work started on the Design Criteria, Space Program and Conceptual Designs.



North Maintenance Facility

Council presentation in February 2016

- Facility master plan
- Public input process
- Preliminary design and site layout alternatives
- Areas of design (and cost) risk



North Maintenance Facility

For Alternatives B and B.1

- The preliminary estimated cost ranged from \$16.2 million to \$17.7 million
- Areas of high uncertainty and cost risk are wetland delineation, soil condition, storm water management and contaminated soils.
- TCF retained to further design and to explore high risk areas
- Funding for construction needs further exploration



North Maintenance Facility



Alternate B

North Maintenance Facility



Alternate B.1

North Maintenance Facility

Further Design Effort

- Estimated costs ranged from \$21.8M for Alternative B to \$23.4M for Alternative B.1
- Wetland buffers in February design are appropriate
- High ground water throughout the site
- Building costs relatively constant



North Maintenance Facility

Further Design Effort

- Test pits found high ground water, a peat layer and material reminiscent of “digging in a dump” impacting pavement and building foundation
- Two test pits had hydrocarbon odor
- One boring in SR104 provided information on walls



North Maintenance Facility

Financial Information

- In 2013 Council issued \$3.6M in GO bonds
- Approximately \$300,000 remains available for this project
- There remains \$3.3 M in outstanding debt
- No existing revenue stream for the project to move into construction phase. Before the City could move to that phase, a new revenue stream would need to be identified.



North Maintenance Facility

Challenges

- Site constraints
- Estimated project costs
- Ability to finance the work

The project remains important to the City as a whole and the Public Works Department.



North Maintenance Facility

Alternatives

- Move Forward with Redevelopment
- Pause Redevelopment
- Partially Redevelop



North Maintenance Facility

Staff recommendation

- Pause the development of NMF at the current location
- Use the programing information developed in Phase 1 of the project to identify alternative properties in the City that can meet the Public Works maintenance facility needs:
 - Identify a location that meets the Public Works maintenance facility functions at a lower cost, or
 - Confirm the NMF site is the best location and value.



North Maintenance Facility

Currently there is no existing revenue stream for the project to move to the construction phase (regardless of its location) and as such, before the City could move to that phase, a new revenue stream would need to be identified.



North Maintenance Facility

