



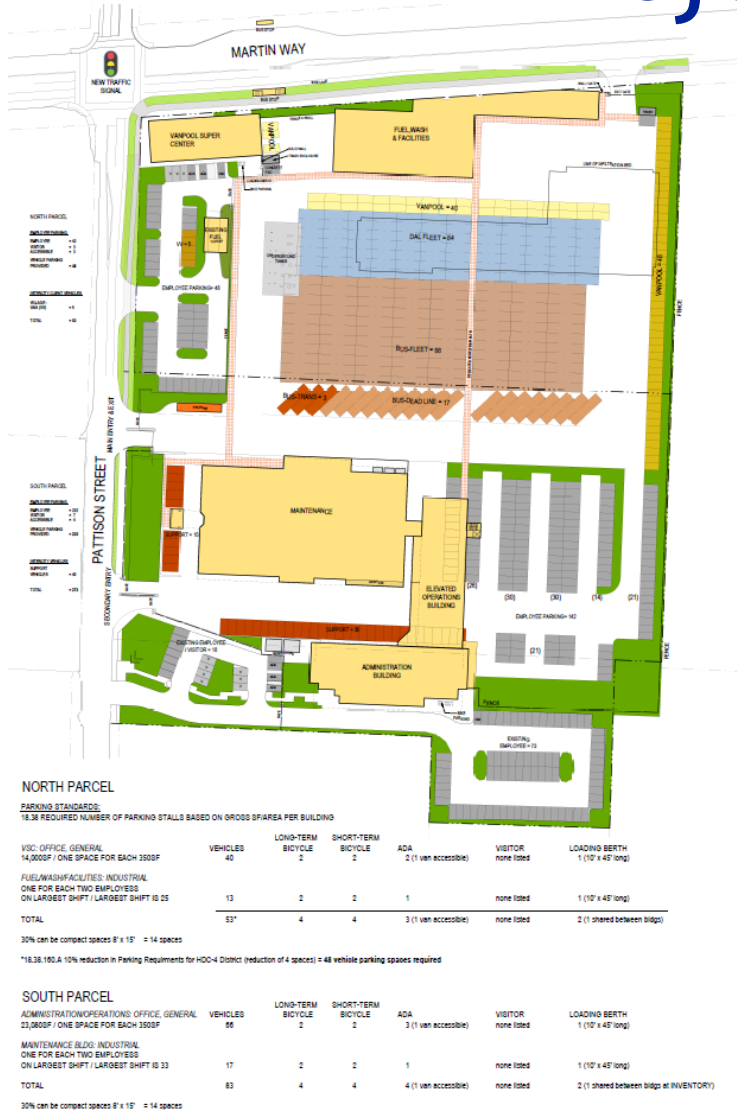
Pattison MOA Project - Update

March 6, 2019

Pattison MOA Project Update

- **Project Elements**
- **Breaking it down**
- **Schedule Updates**
- **Budget & Process**
- **Next steps**

Project Elements



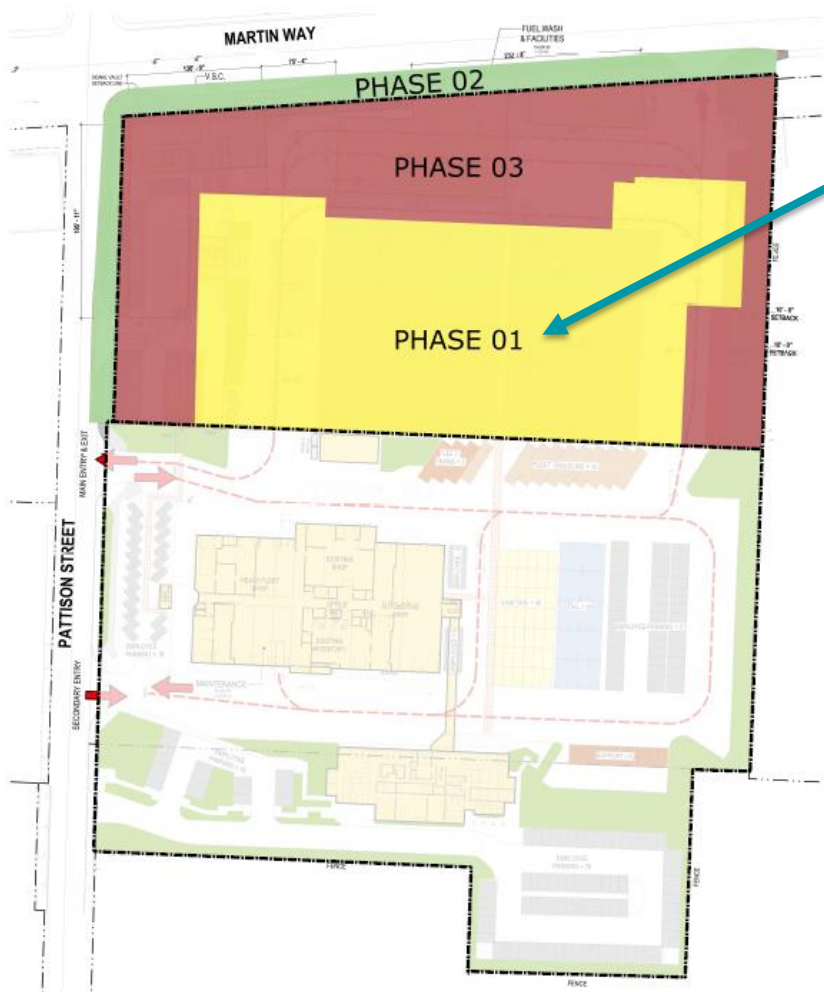
- Master Planning Process
- Phases of Project
 - North Site
 - Current Site
- Final Design Process
- Roles
- Process for delivery
- Funded vs. Unfunded

Master Planning Process

- **Last effort stopped around 2011 with Tetra Tech.**
- **UST replacement funding was secured and a Developer Agreement with Olympia was obtained in 2015.**
- Stantec team was selected via competitive process in 2018.
- Began this “refresh” process in Spring 2018
- Master Planning looks at full facility needs for lifecycle or 40 plus year - needs assessment.
- Considers challenges and opportunities for change and growth – space is limited
- Program space is a major component
- Major workshop in Fall 2018
- Due to be completed in April 2019

Project Phases

North Site



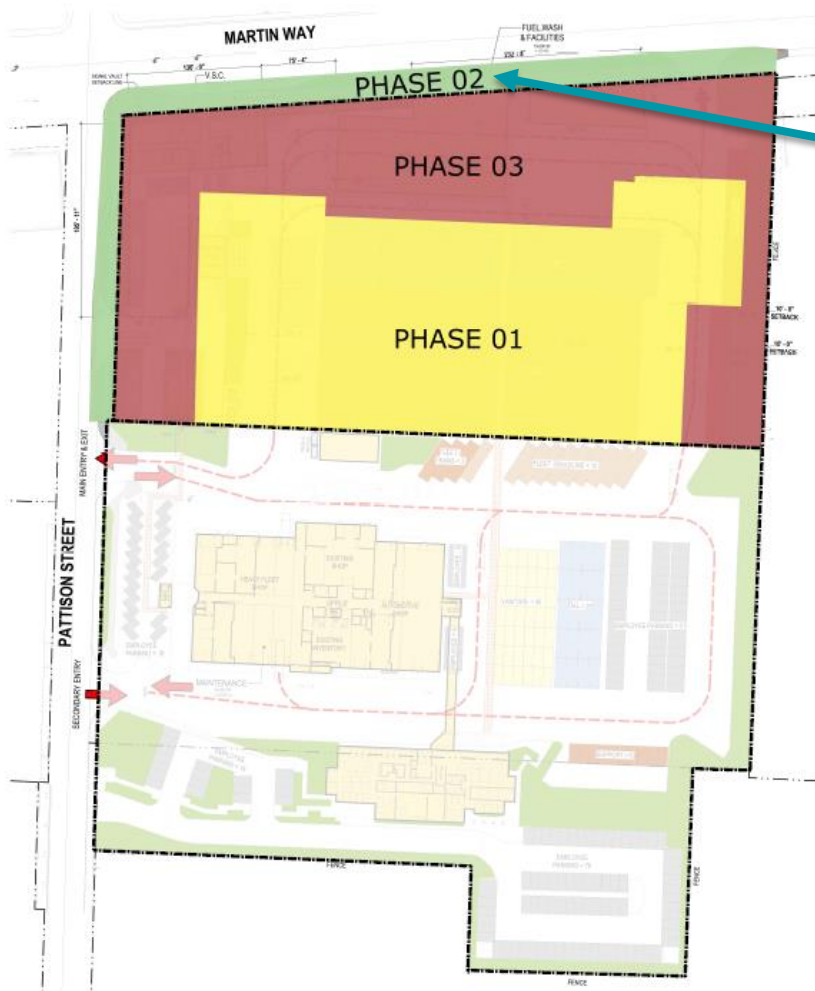
Phase 1 - **Completed**

Prior Work - Property Acquisition, Master planning, Value Engineering (\$1.6 M)

UST Construction & site infrastructure– Complete as of October 2018. (\$7M)

Project Phases

North Site



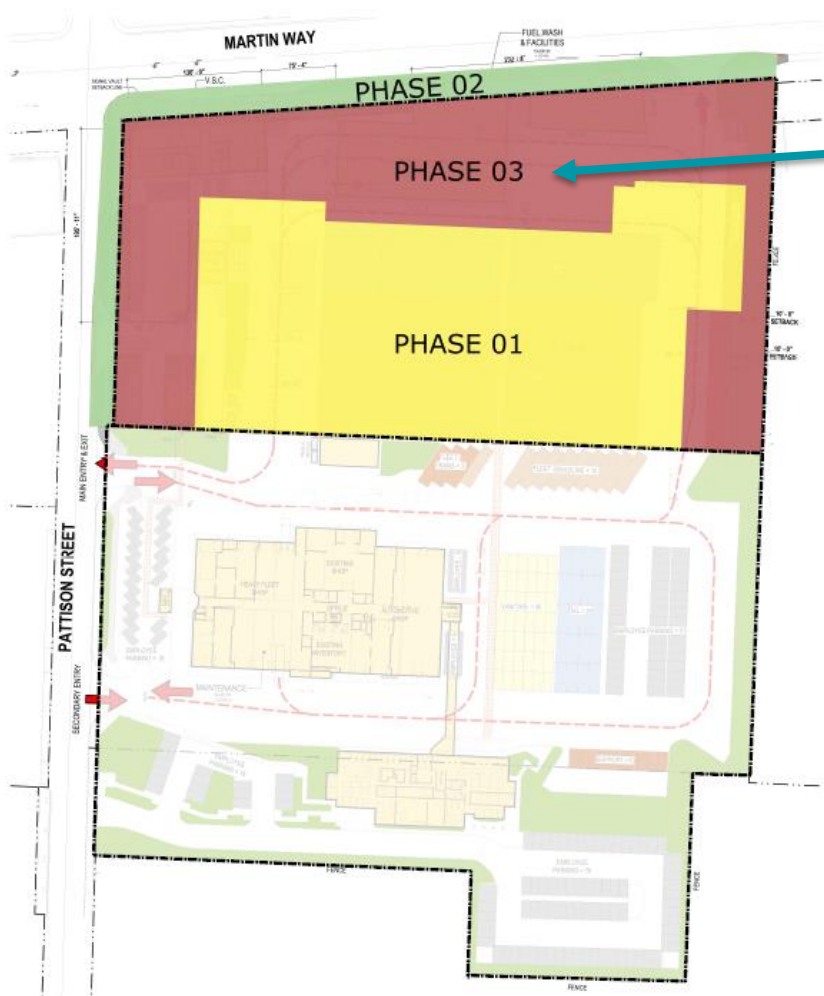
Phase 2 - **Underway**

Prior Work – Development Agreement with Olympia

- Final Design Completed for ROW improvements
- Funding Secured for construction (State RMG)
- Ready to Award for construction
- Phase complete by August 2019

Project Phases

North Site



Phase 3 - **Underway**

Prior Work – Development Agreement with Olympia

- Fuel Wash Facility – Ready for final Design.
- New Administrative Building (L-3 story option) ready for final design.
- Funding Secured (about \$29M of estimated \$44M)

Project Phases

Current Site

Phase 4 - **Pending**

Prior Work – Updated Master Planning

- Cost estimate for mid range rehabilitation \$9.3M.
- No funding secured – Phase 4 requires completion of new fuel and wash facility first.



Project Phases

Current Site



Phase 5 - Pending

Prior Work – Updated Master Planning in process. (Est. \$5M)
Project includes:

- Razing of existing Administrative building.
- No funding secured – Phase 5 requires completion of new administrative facility and completion of design of Phase 4 (Maint. Rehab).

Final Design & Engineering

Because some construction funds were secured our Final Design work is happening parallel to Master Planning effort.

- Stantec team was also selected via same competitive process in 2018.
- That process began last fall with the issuance of Design services to Stantec/ SCJ for ROW improvements.
- SD (partial) for North Site approved 1/2019

Final Design & Engineering

What comes next....

- Proceed with Schematic Design (SD) on the North Site (Phase 3 – Fuel/Wash and 3 Story-L Admin.)
- Supplemental SD (will add the SD fees for the larger 3 story admin. building)
- Proceed with Permitting with City of Olympia
- Solicit for GCCM to engage them at the preconstruction phase. 5/2019
- SD will drive the final project estimates (Final Design and MACC).

Final Design & Engineering

What comes next....

- Negotiate MACC with GCCM
- Expect late summer or fall 2019 for Final Cost and request to ITA.
- Final construction bid documents 4/2020
- If we can obtain permits and approvals for North Site improvements by Summer 2020 (between May and August).

Pattison: Funding Summary

Secured Project Fund Summary:

Local:

Committed in 2018 budget \$4,100,000
 Additional local to meet
 Federal Match requirements (\$4,341,908)

State:

Regional Mobility (2017-2019) \$2,000,000
 RMG Approved subject to
 2019-2021 budget \$3,900,000

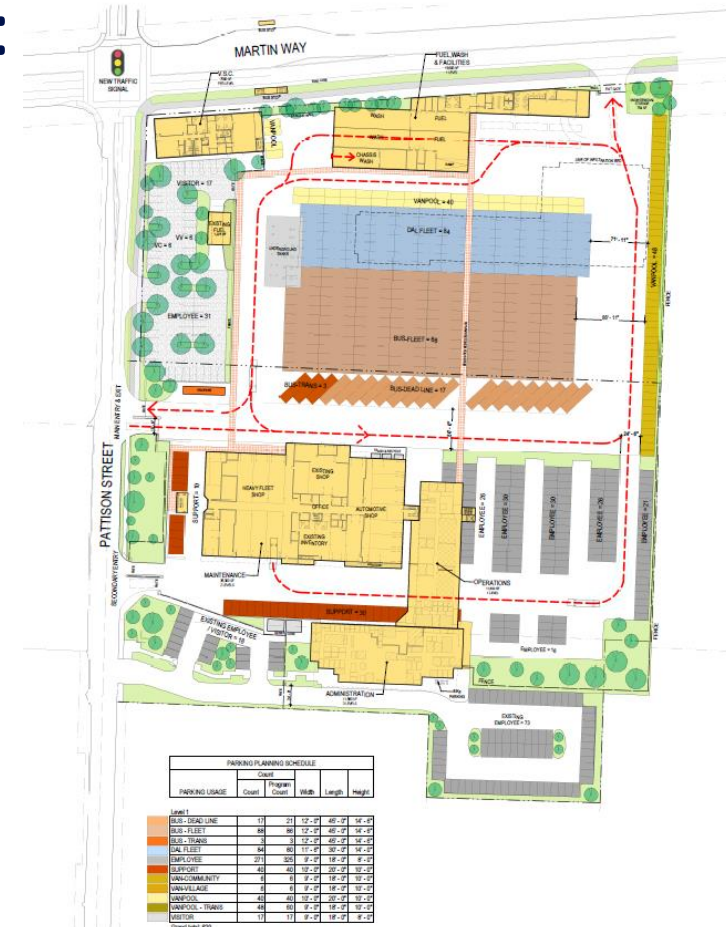
Regional:

TRPC (Federal – STP) \$922,846

Federal:

Earned Share 5307&5339 Formula \$6,289,630
 FFY 2017 5339 Competitive \$1,375,000
 FFY 2018 5339 Competitive \$9,703,000

Total Funds For Project: \$32,632,384



OPTION B4

Master Planning Estimates 1/19

Master Plan - Design Concepts Review				
Core Element Description	Initial Master Plan 29,963 SF	1 story Vanpool building 7000 SF Plus Rehab Admin (18,500 SF - Doesn't meet our space needs.)	2 story Vanpool and Ops building 32,910 SF	3 story Vanpool, Ops, & Admin building 34,620 SF
ROW and Signal Improvements	\$1,573,035	\$ 1,573,035	\$ 1,573,035	\$ 1,573,035
New Wash and Facilities along Martin Way	\$11,845,650	\$ 11,845,650	\$ 11,845,650	\$ 11,845,650
Vanpool Super Center (VSC)	5,689,594	\$ 5,689,594	\$ 16,064,089	\$ 25,702,384
New Operations (Ops)		N/A		
New Administration (Admin)		N/A	N/A	
Maintenance Improvements	9,246,967	\$ 9,246,967	\$ 9,246,967	\$ 9,246,967
Remodel Existing Administration & Operations		\$ 7,825,754	\$ 7,825,754	N/A
Expand and Remodel Existing Admin and Add New Operations	\$26,000,000			
TOTAL	54,355,246	\$ 36,181,000	\$ 46,555,496	\$ 48,368,035

Questions