

**Capital Improvement Program 2021-
2026 Minor Amendment, Appendix G
of the Thurston County
Comprehensive Plan**

Date: May 25, 2021

Public Hearing Date: June 2, 2021

Prepared by: Jennifer Davis, Community Planning
Manager

Proponent/Applicant: Thurston County

Action Requested: Amend the 2021-2026 CIP with updated
financial information and project
descriptions for two capital facilities
necessary to support County
administrative functions.

☐ Map Changes ☒ Text Changes ☐ Both
☒ Plans/documents ☐ Affected Jurisdictions ☒ Affects Comprehensive

TOPIC

Capital Improvement Program 2021-2026 Minor Amendment, Appendix G of the
Thurston County Comprehensive Plan.

BACKGROUND AND ANALYSIS

The Growth Management Act requires the County to maintain a capital facilities element that includes a 6-year financing plan for all capital facilities that identifies sources of funding (RCW 36.70A.070(3)). The Capital Improvement Plan (CIP) is that 6-year financing plan.

The CIP was last updated in December 2020, for the 2021-2026 timeframe. The County is currently amending its budget, which includes anticipated spending for two new facilities that were not specifically described in the CIP adopted last December. The capital facilities element may be amended concurrently the amendment of a county budget (RCW 36.70A.130(2)(a)(iv)).

Two new facilities are proposed to be added to the CIP. These facilities are intended to support county administrative offices. They involve the lease of a building and associated tenant improvements to house county administrative offices and the purchase of buildings to house county elections, facilities, and records functions.

Note: The attached strike-through financial tables state that these facilities are in the Olympia UGA and Tumwater UGA, but they are actually within the city limits of those respective jurisdictions. Table will be corrected.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Per County policy, the addition of new projects to the CIP must follow a Comprehensive Plan amendment process (Chapter 6- Capital Facilities, Objective 1-F, Policy 5). Chapter 6-Capital Facilities of the Thurston County Comprehensive Plan describes space needs for County administrative offices.

FINANCIAL IMPACT

This action, amending the CIP, does not have an immediate financial impact. The amendment enables Real Estate Excise Tax funds to be spent in 2021 toward the facilities whose descriptions are being added to the plan. Estimated costs are included in the attached, amended financial tables.

SEPA

A non-project SEPA determination has been issued for this amendment, pursuant to WAC 197-11-704. A Determination of Nonsignificance was published in The Olympian on May 18, 2021 and routed to jurisdictions, state agencies, and other interested parties, and posted to the web page. This determination incorporates by reference previous environmental analysis for the 2021-2026 CIP adoption in December 2020.

NOTIFICATION

A public hearing notice was published May 11, 2021 for the Planning Commission hearing and posted to the web page.

PUBLIC COMMENT

No public comment on this item has been received to date.

ATTACHMENTS

Proposed amendments to Comprehensive Plan Appendix G.

ATTACHMENT

Thurston County Comprehensive Plan, Appendix G, 2021-2026 Capital Improvement Program

FINANCIAL TABLE AMENDMENTS

Table 1-1 Summary by Revenue Source

Revenue Sources	Parks and Open Space	Solid Waste	Storm and Surface Water Utility	Water and Sewer Utility	Transportation	County Buildings	Totals by Revenue Source
Existing Revenues							
Central Services Building Reserve						\$6,882,000	\$6,882,000
Grants Committed					\$14,072,143	\$1,500,000	\$15,572,143
Other, Federal/State/Local Agency					\$19,574,854		\$19,574,854
Parks Impact Fees	\$2,955,750				\$10,000		\$2,965,750
Real Estate Excise Tax	\$1,744,250			\$3,443,914	\$18,266,000	\$52,835,000	\$76,289,164
Road Fund					\$34,559,930	\$1,335,000	\$35,894,930
Solid Waste Tipping Fees, Rates and Charges		\$24,043,454					\$24,043,454
Stormwater Utility Rates			\$8,758,685				\$8,758,685
Transportation Impact Fees					\$3,309,000		\$3,309,000
Trial Court Improvement Fund						\$1,300,000	\$1,300,000
Utility Revenue				\$7,951,086			\$7,951,086
Existing Revenues Totals	\$4,700,000	\$24,043,454	\$8,758,685	\$11,395,000	\$89,791,927	\$63,852,000	\$202,541,066

Revenue Sources	Parks and Open Space	Solid Waste	Storm and Surface Water Utility	Water and Sewer Utility	Transportation	County Buildings	Totals by Revenue Source
Proposed New Revenues or Increased Rates							
Bonds - Future						\$56,500,000	\$56,500,000
Utility Loans/Grants				\$240,000			\$240,000
Proposed Totals	\$0	\$0	\$0	\$240,000	\$0	\$56,500,000	\$56,740,000
REVENUE TOTALS	\$4,700,000	\$24,043,454	\$8,758,685	\$11,635,000	\$89,791,927	\$120,352,000	\$259,281,066

Table 1-2 Summary by Division and Year

Divisions	2021	2022	2023	2024	2025	2026	Total	% of Total Cost (rounded)
Parks	\$2,175,000	\$1,527,500	\$687,500	\$185,000	\$75,000	\$50,000	\$4,700,000	2%
Solid Waste	\$4,993,434	\$650,000	\$4,720,000	\$7,290,000	\$5,350,000	\$1,100,000	\$24,043,454	9%
Storm & Surface Water	\$2,488,685	\$3,195,000	\$947,000	\$1,479,000	\$599,000	\$50,000	\$8,758,685	3%

Transportation	\$21,055,927	\$12,507,000	\$23,351,000	\$13,834,000	\$10,874,000	\$8,170,000	\$89,791,927	35%
Water & Sewer	\$1,412,000	\$3,201,000	\$2,659,000	\$1,557,000	\$1,506,000	\$1,290,000	\$11,635,000	5%
General Government Facilities	\$8,507,000	\$22,160,000	\$51,800,000	\$800,000	\$1,900,000	\$21,900,000	\$120,352,000	46%
Total	\$40,632,046	\$43,240,500	\$84,164,500	\$25,304,000	\$25,145,000	\$32,560,000	\$259,281,066	100.00%

Table 7-2 General County Government Facilities Proposed Projects and Funding

REVENUES FOR PROJECTS Fund Source	2021	2022	2023	2024	2025	2026	6-Yr. Total
Bond-Future	\$500,000	\$5,000,000	\$51,000,000	\$0	\$0	\$0	\$56,500,000
Real Estate Excise Tax	\$16,835,000	\$16,000,000	\$0	\$0	\$0	\$20,000,000	\$52,835,000
Central Service Building Reserve	\$1,622,000	\$1,160,000	\$800,000	\$700,000	\$1,900,000	\$700,000	\$6,882,000
Trial Court Improvement Fund	\$0	\$0	\$0	\$100,000	\$0	\$1,200,000	\$1,300,000
Grant	\$1,500,000						\$1,500,000
Road Fund	\$1,335,000	\$0	\$0	\$0	\$0	\$0	\$1,335,000
TOTALS	\$21,792,000	\$22,160,000	\$51,800,000	\$800,000	\$1,900,000	\$21,900,000	\$120,352,000

EXPENDITURES FOR PROJECTS Project Name	Fund Source	Urban Growth Area	2021	2022	2023	2024	2025	2026	6 Yr. Total
Tilley Campus Sand & Material Shed	CRF	Rural Thurston County	\$1,080,000						\$1,080,000
Tilley South Parking Lot	CRF	Rural Thurston County	\$255,000						\$255,000
Bldg 5 Parking Lot	CSRF	Olympia UGA	\$150,000						\$150,000
Tilley Bld E HVAC improvements	CSRF	Rural Thurston County	\$150,000						\$150,000
Tilley Power System Improvements	CSRF	Rural Thurston County	\$147,000						\$147,000
Courthouse Building 3 Secured Entrance	CSRF	Olympia UGA	\$225,000	\$10,000					\$235,000
County Wide Security Improvements	REET	Rural Thurston County	\$800,000						\$800,000
TCCF Roofing & Stucco Repair	CSRF	Tumwater UGA	\$350,000						\$350,000
Fairgrounds Bld Infrastructure Improvements	REET	Lacey UGA	\$250,000						\$250,000

Appendix G – Six Year Capital Improvement Program 2021-2026

TCCF Recreation Yard	CSRF	Tumwater UGA	\$200,000						\$200,000
Jail Flex Unit Construction	REET	Tumwater UGA	\$2,500,000	\$16,000,000	\$6,000,000				\$24,500,000
Family and Juvenile Court Hydronic Repairs	CSRF	Tumwater UGA	\$50,000	\$450,000					\$500,000
Bldg 6 Roof Repair	CSRF	Olympia UGA	\$50,000	\$300,000					\$350,000
CSA Expansion	Grant	Tumwater UGA	\$1,500,000						\$1,500,000
Thurston County Courthouse Infrastructure Upgrades	BF	Olympia UGA	\$500,000	\$5,000,000	\$45,000,000				\$50,500,000
TCCF IT Room AC Upgrades	CSRF	Tumwater UGA		\$50,000	\$250,000				\$300,000
Bldg 4 Sewer Repair	CSRF	Olympia UGA		\$50,000	\$100,000				\$150,000
TCCF Camera Upgrade	CSRF	Tumwater UGA					\$1,600,000		\$1,600,000
Family and Juvenile Court Improvements	TCI	Tumwater UGA						\$1,200,000	\$1,200,000
Emergency Services Center Roof Replacement	CSRF	Olympia UGA				\$400,000			\$400,000
Bldg 6 HVAC Replacement	CSRF	Olympia UGA						\$400,000	\$400,000
Bldg 3 Courtroom Improvements	TCI	Olympia UGA				\$100,000			\$100,000
Land Acquisition	REET	Olympia UGA						\$20,000,000	\$20,000,000
Tilley Pump House Improvements	CSRF	Rural Thurston County			\$150,000				\$150,000
Bldg 4 Resource Room	REET	Olympia UGA	100,000						\$100,000
Family and Juvenile Court Camera Controls	REET	Tumwater UGA	185,000						\$185,000
Mottman Complex Purchase	REET	Tumwater UGA	\$6,000,000						\$6,000,000
3000 Pacific Avenue Lease & Tenant Improvements	REET	Olympia UGA	\$7,000,000						\$7,000,000
Major Maintenance	CSRF	LOT Urban	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,800,000
TOTALS			\$21,792,000	\$22,160,000	\$51,800,000	\$800,000	\$1,900,000	\$21,900,000	\$120,352,000

Light grey shading, normal font - closeout project

Medium grey shading, bold font - construction project

Black shading, white font - engineering project

Legend:

CRF - County Road Fund

CSRF - County Service Building Reserve

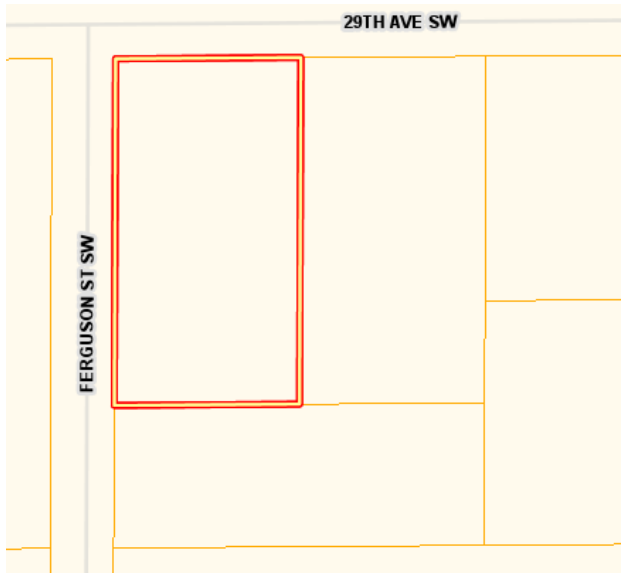
REET- Real Estate Excise Tax

Grant - State Department of Commerce Long Term Behavioral Health Grant

TCI - Trial Court Improvement Fund

PROJECT DESCRIPTIONS TO BE ADDED TO CHAPTER 7- GENERAL GOVERNMENT FACILITIES

Mottman Complex Purchase



DESCRIPTION: The County intends to purchase and renovate the Mottman Complex. Upon purchase the site would be renovated to include the Elections division of the Auditor Office, Facilities, and the Records center.

PROJECT SCOPE: The purchase would include three buildings on three separate parcels on the same campus. Parcel numbers are 63050002200, 63050002202, 63050002203. Future renovations of the 3 buildings would be completed to fit the needs of the Elections, Facilities and Records.

JUSTIFICATION (Need/Demand): The Auditor Elections division of the Auditors office has needed more space with which to run elections. The Presidential elections cycle and the increase in voter

involvement in recent elections has created a need for more space to run operations and make sure that the County has a safe and secure elections. The purchase of the property will secure the area that is now leased by Elections and secure a facility that has room for expansion for Auditor Elections. It would also allow Facilities and Records to move from currently leased buildings into County owned properties.

LOCATION: 2905 29th Avenue SW, 2915 29th Avenue SW, and 2918 Fergusons Street SW, Tumwater, Washington, 98512.

IMPLICATION OF NOT DOING THE PROJECT(S): If the properties are not purchased the Auditor Elections will not have the need space to properly run the next Presidential election in a safe and secure manor. The leases of Facilities and Records would also need to be extended.

LINKS TO OTHER PROJECTS OR FACILITIES: Facilities division of Central Services, Building 1 & 4.

3000 Pacific Ave. S.E. Lease and Tenant Improvements



DESCRIPTION: The County intends to enter into a Lease contract for the building located at 3000 Pacific Avenue SE, Olympia. Tenants that will occupy the facility are: Auditor, Community Planning and Economic Development, Board of County Commissioners, Information Technology, Board of Equalization, Human Resources, Geodata, Central Services Administration and Treasurer.

PROJECT SCOPE: Design and construction for build-out of all Tenant Improvements for County Departments listed above.

JUSTIFICATION: Obtain leased space to house administrative County functions and allow renovation and use of 2000 Lakeridge Dr. campus for Justice center and associated functions.

LOCATION: 3000 Pacific Avenue SE, Olympia, WA 98501.

IMPLICATION OF NOT DOING PROJECT: Challenges with expansion/growth of court functions and expansion/growth of administrative departments are constrained at current location. Renovation of current campus facilities would be limited and difficult in occupied facilities.

LINKS TO OTHER PROJECTS OR FACILITIES: Expansion of courts functions. Renovation of 2000 Lakeridge Dr. Campus.