

**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

1 **TOPIC**  
2 Capital Improvement Program 2021-2026 Minor Amendment, Appendix G of the  
3 Thurston County Comprehensive Plan.

4  
5 **BACKGROUND AND ANALYSIS**

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

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

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

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

1 **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

2 Per County policy, the addition of new projects to the CIP must follow a Comprehensive  
3 Plan amendment process (Chapter 6- Capital Facilities, Objective 1-F, Policy 5). Chapter  
4 6-Capital Facilities of the Thurston County Comprehensive Plan describes space needs  
5 for County administrative offices.

6  
7 **FINANCIAL IMPACT**

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

12  
13 **SEPA**

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

19  
20 **NOTIFICATION**

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

23  
24 **PUBLIC COMMENT**

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

26  
27 **ATTACHMENTS**

28 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**

<b>Revenue Sources</b>	<b>Parks and Open Space</b>	<b>Solid Waste</b>	<b>Storm and Surface Water Utility</b>	<b>Water and Sewer Utility</b>	<b>Transportation</b>	<b>County Buildings</b>	<b>Totals by Revenue Source</b>
<b>Existing Revenues</b>							
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
<b>Existing Revenues Totals</b>	<b>\$4,700,000</b>	<b>\$24,043,454</b>	<b>\$8,758,685</b>	<b>\$11,395,000</b>	<b>\$89,791,927</b>	<b>\$63,852,000</b>	<b>\$202,541,066</b>

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

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%
<b>Total</b>	<b>\$40,632,046</b>	<b>\$43,240,500</b>	<b>\$84,164,500</b>	<b>\$25,304,000</b>	<b>\$25,145,000</b>	<b>\$32,560,000</b>	<b>\$259,281,066</b>	<b>100.00%</b>

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

<b>REVENUES FOR PROJECTS</b> <b>Fund Source</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>6-Yr. Total</b>
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
<b>TOTALS</b>	<b>\$21,792,000</b>	<b>\$22,160,000</b>	<b>\$51,800,000</b>	<b>\$800,000</b>	<b>\$1,900,000</b>	<b>\$21,900,000</b>	<b>\$120,352,000</b>

<b>EXPENDITURES FOR PROJECTS</b>		<b>Urban Growth Area</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>6 Yr. Total</b>
<b>Project Name</b>	<b>Fund Source</b>								
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
<b>TOTALS</b>			<b>\$21,792,000</b>	<b>\$22,160,000</b>	<b>\$51,800,000</b>	<b>\$800,000</b>	<b>\$1,900,000</b>	<b>\$21,900,000</b>	<b>\$120,352,000</b>

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

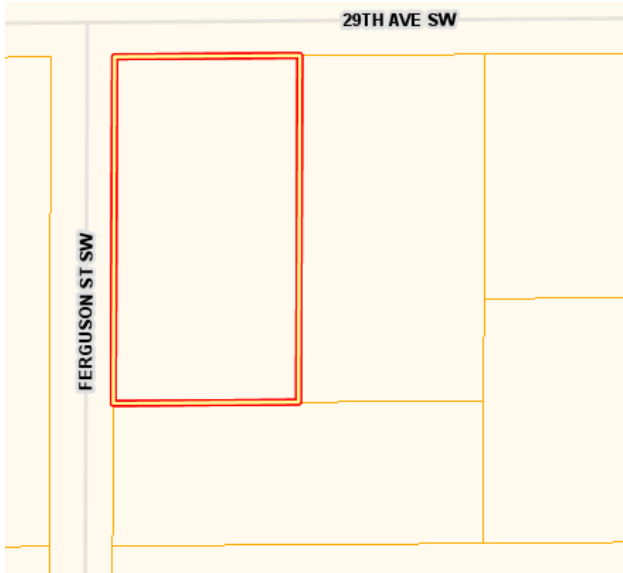
Grant - State Department of Commerce Long Term Behavioral Health Grant

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 29<sup>th</sup> Avenue SW, 2915 29<sup>th</sup> 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.