

# Capital Appropriation Proposal

Budget: 2017 SW NE Transfer Station/Demand Mgt, Scenario: Executive Proposed, Agency: All, Fund: All, Project: All, Cap Status:All

## SW NORTHEAST RECYCLING & TRANSFER STATION (SW NORTHEAST RECYCLING & TS)

1033498

MPA Reporting, Green Building Reporting, Art Eligible

<b>Department</b>	NATURAL RESOURCES AND PARKS
<b>Council District(s)</b>	6
<b>Fund</b>	3901 SOLID WASTE CONSTRUCTION
<b>Class Code</b>	STANDALONE
<b>Substantial Completion</b>	
<b>Location</b>	This is a test. The site will be located in the northeast area of King County; the specific location has yet to be determined.
<b>Cap Status</b>	Approved



### BUDGET (Appropriation)

Capital Phase	ITD Budget thru 06/2017	FY17-18	FY19-20	FY21-22	Total Budget
<b>1 Planning</b>	\$0	\$2,020,241	\$2,748,909	\$0	\$4,769,150
<b>2 Preliminary Design</b>	\$0	\$0	\$0	\$6,079,458	\$6,079,458
<b>3 Final Design</b>	\$76,376	\$0	\$0	\$2,791,532	\$2,867,908
<b>4 Implementation</b>	\$836,000	\$0	\$0	\$0	\$836,000
<b>5 Closeout</b>	\$0	\$0	\$0	\$0	\$0
<b>6 Acquisition</b>	\$111,000	\$15,000	\$35,115,788	\$58,526	\$35,300,314
<b>Total Budget</b>	<b>\$1,023,376</b>	<b>\$2,035,241</b>	<b>\$37,864,697</b>	<b>\$8,929,516</b>	<b>\$49,852,830</b>

ART	FY17-18	FY19-20	FY21-22	Total 6-Year Art Budget
Art	\$20,202	\$27,489	\$88,710	\$136,401

### REVENUE

Account	FY17-18	FY19-20	FY21-22	Total 6-Year Revenue
<b>39113 - GENERAL OBLIGATION BONDS</b>	\$0	\$37,864,697	\$8,929,515	\$46,794,212
<b>39797 - CONTRIB SOLID WASTE</b>	\$2,035,241	\$0	\$0	\$2,035,241
<b>Total Revenue</b>	<b>\$2,035,241</b>	<b>\$37,864,697</b>	<b>\$8,929,515</b>	<b>\$48,829,453</b>

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EXPENSE		SW NORTHEAST RECYCLING & TS					1033498
Capital Phase	ITD Actuals thru 12/2016	Not Applicable	FY 17-18	FY 19-20	FY 21-22	Total Expense	
1 Planning	\$548,762	N/A	\$2,020,241	\$2,748,909	\$0	\$5,317,912	
2 Prelim Design	\$945	N/A	\$0	\$0	\$6,079,458	\$6,080,403	
3 Final Design	\$61,610	N/A	\$0	\$0	\$2,791,532	\$2,853,142	
4 Implementation	\$249,574	N/A	\$0	\$0	\$0	\$249,574	
5 Closeout	\$7,708	N/A	\$0	\$0	\$0	\$7,708	
6 Acquisition	\$5,734	N/A	\$15,000	\$35,115,788	\$58,526	\$35,195,048	
<b>Total Expense</b>	<b>\$874,333</b>	<b>N/A</b>	<b>\$2,035,241</b>	<b>\$37,864,697</b>	<b>\$8,929,516</b>	<b>\$49,703,787</b>	

## BUDGET ANALYSIS

Capital Phase	Baseline	Estimate At Completion	ITD Actuals thru 06/2017	ITD Budget thru 06/2017	Not Applicable
1 Planning	\$0	\$5,317,912	\$548,762	\$0	N/A
2 Preliminary Design	\$0	\$6,080,403	\$945	\$0	N/A
3 Final Design	\$0	\$2,853,142	\$61,610	\$76,376	N/A
4 Implementation	\$0	\$249,574	\$249,574	\$836,000	N/A
5 Closeout	\$0	\$7,708	\$7,708	\$0	N/A
6 Acquisition	\$0	\$35,195,048	\$5,734	\$111,000	N/A
<b>Total</b>	<b>\$0</b>	<b>\$49,703,787</b>	<b>\$874,333</b>	<b>\$1,023,376</b>	<b>N/A</b>

Capital Phase	2017-2018 Current Balance	2017-2018 Budget Request	2017-2018 Expense	2017-2018 Ending Balance
1 Planning	(\$548,762)	\$2,020,241	\$2,020,241	(\$548,762)
2 Preliminary Design	(\$945)	\$0	\$0	(\$945)
3 Final Design	\$14,766	\$0	\$0	\$14,766
4 Implementation	\$586,426	\$0	\$0	\$586,426
5 Closeout	(\$7,708)	\$0	\$0	(\$7,708)
6 Acquisition	\$105,266	\$15,000	\$15,000	\$105,266
<b>Total</b>	<b>\$149,043</b>	<b>\$2,035,241</b>	<b>\$2,035,241</b>	<b>\$149,043</b>

## NARRATIVES SW NORTHEAST RECYCLING & TS 1033498

### Current Scope

This project will site, permit, design and construct a new transfer and waste processing facility to replace the Houghton Transfer Station. Although transfer station design on this project will not begin until after site selection in accordance with Ordinance 17437, the Solid Waste Division (SWD) has extensive recent experience constructing and operating modern solid waste recycling and transfer stations. SWD has completed three such facilities during the last decade including Shoreline, Bow Lake and Factoria. These facilities will serve as models for improving facility operation and reducing impacts on surrounding communities by including features like a fully enclosed transfer building, rainwater collection and other water conservation measures, maximizing use of natural lighting and other energy conservation strategies, and dust/odor management systems.

### Project Justification

The 2006 Solid Waste Transfer and Waste Management Plan (Transfer Plan) identified the replacement of Houghton Transfer Station with a new solid waste transfer and recycling station located in the Northeast portion of the urbanized area of the county.

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## NARRATIVES

SW NORTHEAST RECYCLING & TS

1033498

### Budget Request Basis

The recent Factoria Recycling and Transfer station project was used as a basis for cost estimates and schedule. These were adjusted for inflation and aligned with this project's schedule to determine cashflow and budget needs.

### Project Status

The NERTS project was placed on "hold" status in 2014. This supplemental appropriation request will allow planning and siting activities to resume.

### Alternatives Analysis

The division has explored the alternative of not building a new station through modeling where Houghton customers would likely go for transfer services and the impact on commercial haulers. With emphasis now returning to siting a new station, potential candidate sites for the project will be identified through a siting study. If the siting study identifies multiple viable locations the division will assess environmental, equity and social justice, and economic impacts to help the division finalize site selection.

### Funding and Revenue Discussion

Revenues from the Solid Waste Operating Fund transfer to the Solid Waste Construction Fund will support planning activities for 2017-2018 as described above. Future bond issuances will be required to complete the project.

### Other Agency Involvement

Solid Waste regulatory agencies include the state Department of Ecology and Public Health - Seattle and King County. The Department of Executive Services, Facilities Management Division, Real Estate Services section would be enlisted to acquire property for the new station. Depending on site selected, several host city agencies would be involved.

### Art Eligibility

Yes.

### Equity and Social Justice Impact

As part of siting the new facility an Equity Impact Analysis will be required that will document the Economic and Equity and Social Justice impacts of the project on the surrounding community. The report will look at the service area and its associated demographic data, and evaluate economic development, construction and operational effects.

### Strategic Climate Action Plan Alignment

This project will address Strategic Climate Action Plan (SCAP) Goal Area 3: Green Building, Measure 1: Percentage of King County-owned capital projects achieving a Platinum level certification using LEED, the Sustainable Infrastructure Scorecard, or an alternative green building rating system that demonstrates the same performance. The project will also explore achieving a Living Building Challenge certification. The target rating level required for this project is LEED Platinum; the additional cost associated with to achieving LEED is to be determined. The specific green building and sustainable development strategies employed in this project are to be determined.

### Operating Budget Impacts

SWD is proposing to repurpose the Demand Management appropriation (paid with tipping fees) in its 2017-2018 budget to pay for the planning activities this biennia. During construction, costs to the SWD Operating Fund will be limited to debt service on the bonds used to design and construct the new station. Assuming a 4.5% interest rate and 20 year term, this results in a \$375,000 annual payment for each \$5 million borrowed. Once construction has been completed, the new station will require staff for the new services offered at the station.