



The City of opportunity, the community of choice

TO: **Mayor Ekberg
Councilmembers**

FROM: **David Cline, City Administrator**

DATE: **June 27, 2018**

SUBJECT: **Report for July 2, 2018 Regular Council Meeting**

The City Administrator Report is meant to provide the Council, staff and community an update on the activities of the City and on issues that concern Tukwila. Please let me know if you have any questions or need additional information about any of the following items.

I. Intergovernmental Update

- **SCATBrd Meeting**: Community Development staff attended the monthly SCATBrd Meeting on June 19. The Port of Seattle provided an update on their Sustainable Airport Master Plan (SAMP) Update and Sound Transit provided a presentation on the I-405 BRT project.
- **King County Regional Transit Committee Meeting**: Councilmember Hougardy and Community Development staff attended the monthly King County Regional Transit Committee meeting. The group received its biannual update on the Metro Connects Development Program and an update on the process to develop the request for proposals for the Access Paratransit Program.
- **I-405 Bus Rapid Transit Interagency Meeting**: The City of Tukwila hosted the monthly I-405 Bus Rapid Transit Interagency Group meeting at Embassy Suites on June 13. Staff provided a presentation on the vision the City has for the Tukwila Urban Center (TUC) and the public and private investments that are currently being made to implement the TUC vision. The I-405 BRT route proposes a stop at Tukwila International Blvd. Station (TIBS).
- **Outreach at SeaTac Airport**: Transportation Demand Management staff concluded a series of three June outreach events to employees at the SeaTac Airport. The events are part of a transportation program funded by a regional grant designed to reduce single occupancy vehicle demand on regional roadways from the airports' 19,000+ employees.

II. Community Events

- **Green Tukwila Work Party**: Parks & Recreation Specialist Olena Perry and Green Tukwila Forest Steward Heidi Watters facilitated a work party at the 128th St Parcel on June 14. More than 30 volunteers and staff members from Tukwila's Target store attended the work party and removed Himalayan blackberry.

- **Teen Summer Kick-off Event:** Approximately 600 teens from Foster High School and Showalter Middle School attended the Teen Summer Kick Off Festival on June 20. 20 vendors were present and handed out information about local community groups, colleges, and employment opportunities. The Transportation Demand Management team hosted a table at the event where King County Public Health provided ORCA cards to 92 students which the TDM Program loaded with \$20 to help students get around this summer. They also distributed LED Slap bands to promote pedestrian and cyclist visibility.
- **Southcenter District New Projects Dedication Event:** On June 23 the City held a ribbon cutting event for the new pedestrian and bicycle bridge over the Green River. The Deputy Secretary for WSDOT participated. The City then participated in a ground-breaking event for the Marvelle apartment building under construction on Baker Boulevard and a ribbon cutting for Hotel Interurban/Airmark Apartments.
- **Public Safety Plan Open House:** On June 23 the City held an open house to provide the community with an update on the Public Safety Plan. The event, held at Fire Station 54, was well attended, with more than 80 people in attendance. City staff, project architects and the City's two GC/CM firms were in attendance to answer questions and provide additional information on the project. Renderings and site plans were displayed for both Fire Station 51 and the Justice Center.
- **NO BBQ Grills at Family Fourth at Fort Dent:** NEW this year is a rule that restricts the use of BBQ grills on park grounds. This is not a new rule to the parks system, however it is a new rule for this special event. The rule was established because of several incidents of hot coals in garbage cans, hot coals thrown in bushes along the trail, hot coals left on the field, smoke in and around the park, pathways being blocked by grills, people leaving grills onsite after the event ends and several incidents of small fires.
- **Tukwila Village Community Celebration:** The Tukwila Village Community Celebration is scheduled for July 21 at 1:00 PM with a ribbon cutting ceremony at 2:00 PM.

III. Staff Updates

Public Safety

- **D.A.R.E. Graduation:** On June 12 Deputy Chief Mitchell, Sergeant Mettlin, Officer Schutt, Officer Harrison and Detective Valdez participated in the D.A.R.E. graduation at Foster High School.
- **South 148th Street Community Meeting:** On June 13 Chief Linton and the Traffic Unit participated in a community meeting on South 148th Street regarding traffic and parking concerns.
- **Chamber of Commerce Meeting:** On June 14 Chief Linton and Police Chiefs from neighboring communities attended a meeting with the Chamber of Commerce to discuss crime prevention in the business areas.
- **Duwamish Curve Community Meeting:** Chief Linton as well as the Community Policing Team Officers and Community Orientated Policing Coordinator attended a community meeting for the Duwamish Curve residents on June 19.

Project Updates

- **42nd Ave Phase III:** Estimated Completion: November 2018
On June 15 the Contractor finished placing curbs and gutters throughout the project. Grinding and grading is in process and base lift asphalt paving is scheduled for the week of June 25. Contractor continues to work on the joint utility trench work, private service connections for power and communication, pouring concrete sidewalks, water service tie-in, fire hydrant removal and storm drainage installation.
- **Major Maintenance on 3 Bridges:** Estimated Completion: June 2018
All work is substantially complete. Project was completed on time and under budget.
- **53rd Ave S:** Estimated Completion: June 2019
Sewer, water, and new underground electrical vaults continue through the end of June. Periodic one lane traffic control should be expected with minimal delays.
- **BAR Bridge Rehabilitation:** Estimated Completion: December 2018
Contractor continues to work on the substructure and has completed the paving of the two west bound, north drive lanes. The concrete barrier is being placed on the north side of the structure and then the work will shift to the south two lanes.
- **2018 Overlay & Repair:** Estimated Completion: July 2018
Overlay work has been completed on Southcenter Blvd. Permanent striping is scheduled for early July. Work has started at 58th Ave S and then S 133rd Street.
- **Tukwila Village:** Namaste Garden will continue to host a food stand on the Tukwila Village plaza on Wednesdays from 4 to 7 PM selling fresh, local produce throughout the summer. On June 26 SHAG hosted a job fair at the Sullivan Center for hiring people who work in property management jobs. SHAG is managing the Sullivan Center through July 31. SHAG and the City continue to work together to form the community organization which will manage the Sullivan Center in the future.

Boards and Commissions

- Arts Commission: No vacancies.
- Civil Service Commission: No vacancies.
- Community-Oriented Policing Citizens Advisory Board: Vacant Position: Student Representative.
- Equity & Social Justice Commission: Vacant Positions: Position #2 Education Representative and Student Representative. Application received.
- Human Services Advisory Board: Vacant Positions: Position #4 Resident and Position #6 Business Representative. *Appointment recommendations scheduled for August 6, 2018.*
- Landmark Commission: No vacancies.
- Library Advisory Board: Vacant Positions: Position #7 Resident and Student Representative.
- Lodging Tax Advisory Committee: Vacant Positions: No vacancies.
- Park Commission: Vacant Positions: Position #4 Resident and Student Representative.
- Planning Commission: No vacancies.

IV. Responses to Council/Citizen Inquiries

Date of Inquiry	Inquiry	Response
June 11, 2018 Council Workshop	Council inquired about the percentage of total construction costs represented by the impact fees.	Fire and Park Impact Fees combined represent approximately 1% of the total construction costs of a typical retail development.
June 18, 2018 Council Meeting	Public comment was made expressing concern about a large, dead tree in a neighbor's yard; poor alley maintenance by City causing inability to get RV out of yard; erroneous code enforcement citation re RV being lived in.	Community Development Director Jack Pace has been in contact with the resident and is working to resolve the issues.

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

June 30, 2018

Overall Plan

Outreach

- On June 23 from 10 am – 12 pm, the City conducted the first open house of 2018, at Fire Station 54. The event was well-attended, with more than 80 people in attendance.

Financial Oversight Committee

- The Committee met on April 19 and is scheduled to meet again later this year.

Siting Advisory Committee

- The Siting Advisory met June 27 to review the modified Public Safety Plan, per Council's motion on June 18 and review the outreach around the June 23 open house.

Acquisition Lease Updates

- City Economic Development staff is leading discussions with current tenants who may want to remain on properties after City acquisition. There are no leases between the City and businesses as the City does not yet own any building associated with the Public Safety Plan that has a current tenant.

Near-term Council Decisions and Key Dates

- Contract reconciliations based on June Council direction to Public Safety Committee and Council

Fire Stations

Siting

- The team is working to demolish the single-family home on the Fire Station 54 site as soon as possible. Team is working with a consultant to provide a building conditions assessment of the current FS54.

Architecture and Programming

- Architectural program has been reviewed and approved by the team.
- Concurrent review and pricing of the Schematic Design by GCCM Contractor, Lydig, and estimating consultant has been completed and was shared with Council in February. Council gave approval to begin Design Development for Station 51.

Design and Permitting

- Schematic Design phase began for Station 51 in late August and completed December 2017.
- Pre-application meeting with City permit staff was held in December. Design team is following up on items identified by City permit staff.
- Design Development for Station 51 began mid-February; the team is meeting weekly. Design Development effort wrapped up in June, 2018 with Design Development pricing effort in July.
- Construction Documents phase for Station 51 anticipated to begin in August following Design Development estimating.
- Schematic Design phase scheduled to begin for 52 in August, 2018.

Bidding and Construction

- Pre-construction services starting for Station 51 Design Development are underway.
- Lydig completed the selection of mechanical and electrical subcontractors through the Electric Contractor/Construction Management (ECCM) and Mechanical Contractor Construction Management (MCCM) selection process. Valley Electric and Johansen Mechanical Inc. were selected. With Council decision to not move forward with FS54, we cannot move forward with ECCM, due to that fact that the GCCM RCW does not allow utilization for M/E CCM for project scope of less than \$3M.
- The project can move forward with the MCCM method for mechanical subcontractor, which will provide for a consistent mechanical subcontractor for the two remaining stations and will be able to provide critical expertise during the Design Development phase. This contract is managed by the GCCM under the pre-construction phase.
- Bidding and construction phases scheduled to begin for 51 in February, 2019.
- Bidding and construction phases scheduled to begin for 52 in August, 2019.

Justice Center

Siting

- Team is working on additional due diligence items to help with site acquisition including but not limited to site surveys, environmental reports, geotechnical reports, and revised appraisals. As expected, initial environmental analysis is showing some contamination due to the prior presence of gas stations and dry cleaners. Team will soon be issuing RFPs for Hazardous Materials Surveys for existing buildings and making arrangements to ensure SEPA compliance.
- Economic Development is working closely with affected businesses to identify their operational needs and potential strategies for assistance.
- The City has taken ownership of one of the properties, the abandoned former restaurant space between Church by the Side of the Road and the Travelodge. Closing

has been extended for 30 days on another property; the City is now expected to take title in late July.

- Eminent domain petitions have been filed on all of the Justice Center properties where the City does not have a signed purchase and sale agreement, though the goal remains to have voluntary agreements. The Public Use and Necessity hearing has been moved to July 13.
- Most owners and tenants have been very cooperative with granting access for due diligence activities.

Architecture and Programming

- DLR Group's Building Program Report was submitted December 8. Program and Estimate was presented to Public Safety Committee in December and Council in January.

Design and Permitting

- DLR Group completed the Schematic Design phase of the project. BNBuilders and Roen (the architect's estimating consultant) compared their estimates and the project is within the revised budget. The Schematic Design and budget were presented to the Council in May and the Council provided consensus to proceed into the Design Development phase.
- Design Development phase began in June and will conclude in September.

Bidding and Construction

- BNBuilders, the selected GC/CM, started pre-construction services following Council approval of their contract on March 19.
- BNBuilders will continue to work with the team on design development, constructability, cost estimating and scheduling during the DD phase.
- Construction scheduled to begin in April, 2019.

Public Works Facility

Siting

- Team is working on additional due diligence items to help with site acquisition including but not limited to site surveys, environmental reports, geotechnical reports, and updated appraisals. The assessment of existing structures is complete.
- Economic Development is working closely with affected businesses to identify their operational needs and potential strategies for assistance.
- Eminent domain petitions have been filed on all three of the Public Works properties, though the goal remains to have voluntary agreements. The Public Use and Necessity trial was held Friday, May 25 and the judge entered an order adjudicating Public Use & Necessity in the City's favor.

Architecture and Programming

- Team intends to solicit for Architectural services in July and execute architectural contract with Council approval in October. Master planning and programming phase to begin in late 2018.

Design and Permitting

- Phases scheduled to begin late in 2018.

Bidding and Construction

- Phases scheduled to begin in late 2019.

Budget

- Based on Council direction to move forward with FS51, FS52, Justice Center and Public Works Facility (\$30M), team is reviewing and updating budgets.
- An updated comprehensive budget will be provided with the next monthly update.

Schedule

July 2018

- Fire Station 51 design development cost estimate with GCCM involvement
- Public Works Facility Architect RFP solicitation
- Contract reconciliations based on June Council direction to Public Safety Committee and Council
- Site acquisition activities

August 2018

- Fire Station 51 construction document phase begins
- Fire Station 52 schematic design begins
- Target month for Fire Station 51 design development cost estimate to Public Safety Committee and Council
- Finance Committee and staff working to address funding gap
- Site acquisition activities

September 2018

- Fire Station 52 GCCM pre-construction services begin
- Justice Center design development and cost estimate complete
- Target month for Justice Center design development estimate to Public Safety Committee and Council

- Justice Center construction documentation begins
- Finance Committee and staff working to address funding gap
- Public Works Architect Contract to Public Safety Committee and Council
- Site acquisition activities
- Additional consultant services contracts for Justice Center, Fire Station 51 and 52 to Public Safety Committee and Council

October 2018

- Site acquisition activities
- Public Works master planning and programming begins

November 2018

- Open House #5 (2 of 2 open house 2018)
- Site acquisition activities

December 2018

- Fire Station 51 subcontractor bid procurement begins
- Fire Station 51 construction documentation complete
- Fire Station 52 schematic design cost estimate update with GCCM involvement

January 2019

- Fire Station 51 subcontractor bidding
- Fire Station 51 building permit issued
- Target month for Fire Station 52 schematic design cost estimate to Public Safety Committee and Council

February 2019

- Fire Station 51 Construction Contract Approval to Public Safety Committee and Council
- Fire Station 52 design development begins

March 2019

- Fire Station 51 construction begins

April 2019

- Justice Center construction begins (building demolition and hazardous materials abatement)

TUKWILA PUBLIC SAFETY PLAN

