



The City of opportunity, the community of choice

TO: **Mayor Ekberg
Councilmembers**

FROM: **David Cline, City Administrator**

DATE: **August 29, 2018**

SUBJECT: **Report for September 4, 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

- **Teachers Extern at City:** Highline School District teachers Christina Kalu (Chinook Middle School) and Robbie Furtado (Pacific Middle School) joined the City of Tukwila August 13-15 as part of the district's summer externship program. The goal of these externships is to help educators gain professional development and learn current industry standards that they can then take back and apply in the classroom. Both teachers wanted to learn more about civics, the workings of local government, and build a broader understanding of the role of various city departments. They plan to use what they learned in their lesson plans in the upcoming school year.
- **Washington City/County Management Association Summer Conference:** City Administrator David Cline attended the Washington City/County Management Association Summer Conference in Winthrop August 15 – 17. Police Chief Linton gave a presentation on unmanned aircraft systems at the conference.

II. Community Events

- **Impact Schools Ribbon Cutting:** On August 23 Mayor Ekberg participated in the Ribbon Cutting ceremony for Impact Schools.
- **Family Fest Postponed:** Family Fest at Cascade View Community Park was rescheduled from August 22 to September 19 due to extremely poor air quality.

III. Staff Updates

Public Safety

- **Law Enforcement Delegation from Mexico:** On August 14 Mayor Ekberg, Police Chief Linton, Sergeant Zack Anderson and Community Liaison Officer Matt Valdez met with a delegation of law enforcement officials from Mexico organized by the State Department to discuss

community policing and outreach to minority groups and immigrants. Officer Valdez gave a presentation on the department's work in these areas, the history of our community liaison program and detailed the specific methods and philosophies employed for targeted outreach.

Project Updates

- **42nd Ave Phase III:** Estimated Completion: November 2018
Seattle City Light (SCL) continues their undergrounding on 42nd Ave S, including pulling and splicing the wires for their new underground system. Once SCL's undergrounding work is completed, the private power service connections by our contractor (ACI) with SCL's inspection will begin. However, with the current equipment operator union being on strike, the upcoming private power service connection work progress could be impacted. There is minimal road construction at this time to make way for the utility cutover work.
- **53rd Ave S:** Estimated Completion: March 2019
Final water line work and paving of the utility trench was completed from S 137th St to Interurban on 8/17/18. After completion; sewer, water, and new underground electrical joint trench work will continue on 53rd Ave S between S 144th St and S 137th St. Periodic one lane traffic control should be expected with minimal delays.
- **BAR Bridge Rehabilitation:** Estimated Completion: February 2019
Contractor continues to work on the southern two lanes to prepare the area to be widened. The work below deck continues to proceed on schedule. The crews are carbon-fiber wrapping the girders, installing column jackets, and finalizing the western support abutment and pier extensions
- **Labor and Industries Annual Employee Safety and Wellness Fair:** Recreation Coordinator Marlus Francis and Recreation Specialist Steve Batz attended the Labor and Industries (Tukwila Office) annual Employee Safety and Wellness Fair on August 23. They met one on one with over 60 employees and were able to share information about the services and programs at the Tukwila Community Center available to Tukwila residents, employees, and visitors. Labor and Industries will be setting up a Group Fitness Membership Plan for their employees.
- **Summer Playground Program:** During the eight-week Summer Playground Program at Cascade View Community Park over 1500 lunches were served through the Free Summer Sack Lunch program. The program provided a safe place for kids to play Monday - Friday from 11:00am - 2:00pm. The highlights of the summer included a weekly visit from the King County Library System (STEM activities), a visit from the Museum of Flight, and art projects such as oil pastels and rock painting.
- **Free Summer Sack Lunch Program:** In addition to the lunches distributed at the Summer Playground Program, staff distributed over 2,500 lunches at the Tukwila Community Center during the nine weeks of service.

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 Position: Student Representative.
- Human Services Advisory Board: No vacancies.
- 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
August 20, 2018 Council Meeting	During citizen comments a Tukwila resident requested that Tukwila panhandling regulations be updated.	These suggestions were shared with the City Attorney for further review.
	During citizen comment a Tukwila resident requested that the 53rd Avenue S improvements should include traffic calming measures.	The TIS Committee is considering traffic calming citywide.

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

August 30, 2018

Overall Plan

Outreach

- The City will hold a second open house for the year in the fall.

Financial Oversight Committee

- The Committee is scheduled to report to council on September 4, 2018.

Siting Advisory Committee

- The Siting Advisory Committee voted to defer regular meetings as the major decisions have been made. They will meet on an as-needed basis.

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 own any building associated with the Public Safety Plan that has a current tenant.

Near-term Council Decisions and Key Dates

- Fire Station 51 design development cost estimate to Public Safety Committee and Council
- Fire Station 52 conceptual site design and cost estimate to Public Safety Committee and Council

Fire Stations

Siting

- The team is working to demolish the single-family home on the 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 met meeting weekly. Design Development effort wrapped up in June, 2018 with Design Development pricing effort in July.
- Construction Documents phase for Station 51 began late August following Design Development estimate approval by council.
- Schematic Design phase scheduled to begin for 52 in early September, 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. MCCM method for mechanical subcontractor will provide for a consistent mechanical subcontractor for all three 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. The project team is hoping to begin demolition of the building on August 13, 2018, assuming it receives Council approval on August 6, 2018.

- 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. Staff continues to have good conversations and deferred the Public Use and Necessity trial to September in order to continue to make agreements with affected parties.
- Most owners and tenants have been very cooperative with granting access for due diligence activities.
- BNBuilders started the hazardous material removal of the existing structure on JC9 site to prepare for demolition.

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 architects have 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.
- DLR architects are making good progress toward completing the Design Development phase toward the end of August, 2018. BNBuilders and the architect's estimator will follow by estimating the documents to confirm pricing.

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 City was granted its request.

Architecture and Programming

- Team is currently soliciting for Architectural services and intend to 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.

Schedule

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
- Fire Station 52 schematic design begins
- 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

October 2018

- Site acquisition activities
- Additional consultant services contracts for Justice Center, Fire Station 51 and 52 to Public Safety Committee and Council

November 2018

- Public Works master planning and programming begins
- Open House #5 (2 of 2 open house 2018)
- Site acquisition activities

- Target month for Fire Station 52 schematic design cost estimate to Public Safety Committee and Council

December 2018

- Fire Station 51 subcontractor bid procurement begins
- Fire Station 51 construction documentation complete
- Public Works master plan complete

January 2019

- Fire Station 51 subcontractor bidding
- Fire Station 51 building permit issued
- Public Works master plan present to Public Safety Committee

February 2019

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

March 2019

- Fire Station 51 construction begins

April 2019

- Justice Center construction begins (building demolition and hazardous materials abatement)
- Fire Station 52 design development cost estimating complete with GCCM involvement

May 2019

- Fire Station 52 design development cost estimating to Public Safety Committee

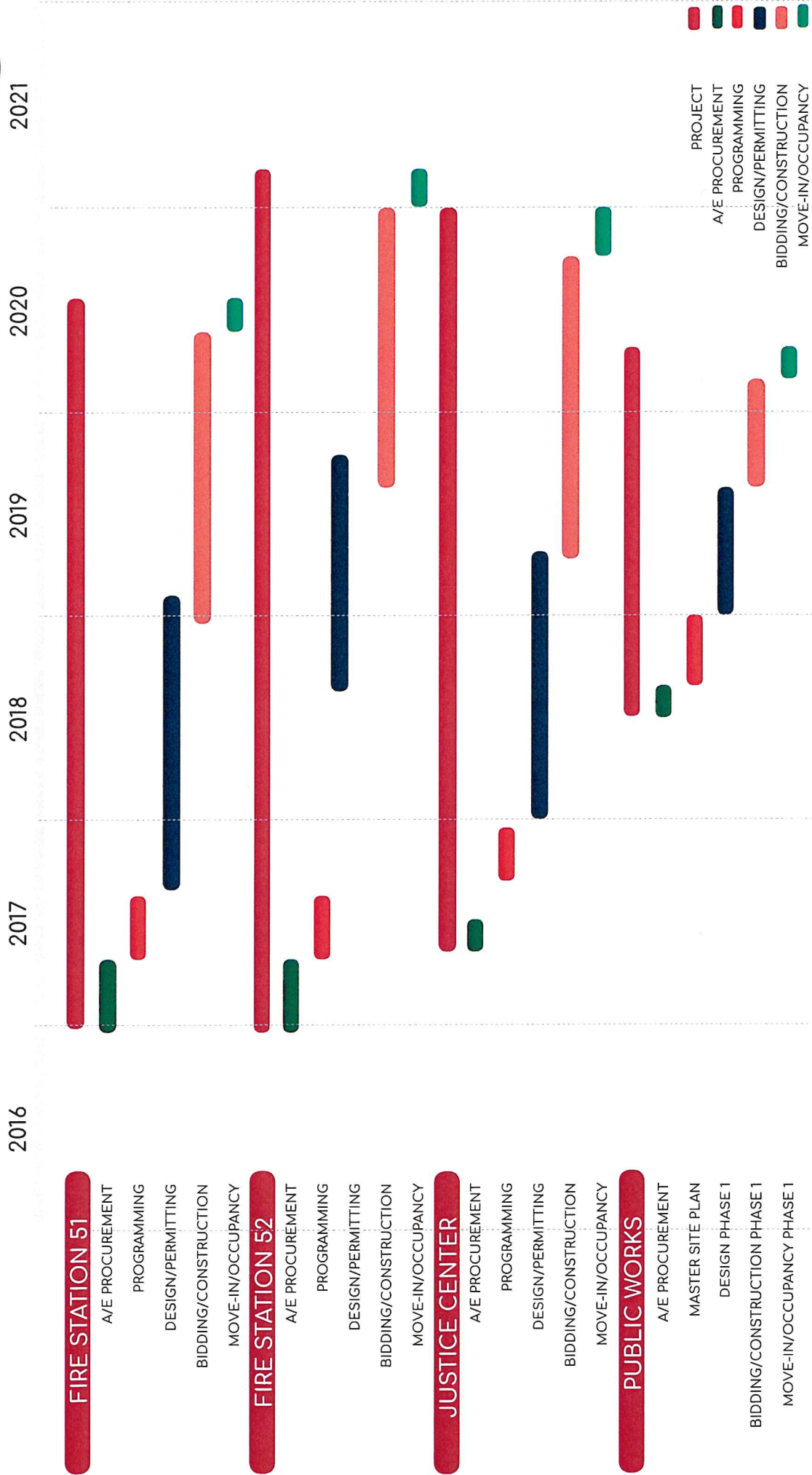
August 2019

- Public Works Phase I design complete and presented to Public Safety Committee and Council
- Fire Station 52 construction documents begin

Attachments

Monthly Budget Report
Schedule

TUKWILA PUBLIC SAFETY PLAN





City of Tukwila - Facilities Plan
TOTAL PROJECT

MONTHLY Budget Report
(REVISED Budgets as of July 2018)

Life to Date Costs
as of August 15, 2018 (reconciled w/acccts thru Aug 01 2018 GL)

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
COUNCIL REPORTING SUMMARY - JUSTICE CENTER							
A/E Services (both Design & CA)	\$ 3,500,000	\$(243,270)	\$ 3,256,730	\$ 3,099,914	\$ 650,093	\$ 156,816	\$ -
Land Acquisition	\$ 15,383,295	-	\$ 15,383,295	\$ 1,016,075	\$ 968,803	\$ 14,367,220	\$ -
Permits/Fees	\$ 700,000	-	\$ 700,000	\$ 2,355	-	\$ 697,645	\$ -
Construction (Pre-Con, Const. & Tax)	\$ 38,738,678	-	\$ 38,738,678	\$ 264,000	\$ 77,130	\$ 38,474,678	\$ -
Construction Related Costs (incl Bond)	\$ 2,112,639	-	\$ 2,112,639	\$ 246,655	\$ 205,662	\$ 1,865,984	\$ -
PM Services (incl Other Professional Svcs)	\$ 1,594,000	\$ 243,270	\$ 1,837,270	\$ 1,663,647	\$ 403,259	\$ 173,623	\$ -
Contingency (incl Construction & Project)	\$ 6,507,731	-	\$ 6,507,731	\$ -	\$ -	\$ 6,507,731	\$ -
TOTAL	\$ 68,536,343	\$ -	\$ 68,536,343	\$ 6,292,646	\$ 2,307,303	\$ 3,985,343	\$ 62,243,697

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
COUNCIL REPORTING SUMMARY - FIRE STATION 51							
A/E Services (both Design & CA)	\$ 1,070,000	-	\$ 1,070,000	\$ 579,505	\$ 114,862	\$ 490,496	\$ -
Land Acquisition	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Fees	\$ 234,000	-	\$ 234,000	\$ 529	\$ 529	\$ 233,471	\$ -
Construction (Pre-Con, Const. & Tax)	\$ 9,396,000	-	\$ 9,396,000	\$ 150,000	\$ -	\$ 9,246,000	\$ -
Construction Related Costs (incl Bond)	\$ 931,000	-	\$ 931,000	\$ 83,987	\$ 75,697	\$ 847,013	\$ -
PM Services (incl Other Professional Svcs)	\$ 526,000	-	\$ 526,000	\$ 342,928	\$ 85,363	\$ 257,565	\$ -
Contingency (incl Construction & Project)	\$ 1,116,000	-	\$ 1,116,000	\$ -	\$ -	\$ 1,116,000	\$ -
TOTAL	\$ 13,273,000	\$ -	\$ 13,273,000	\$ 1,156,948	\$ 276,451	\$ 880,497	\$ 12,116,051

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
COUNCIL REPORTING SUMMARY - FIRE STATION 52							
A/E Services (both Design & CA)	\$ 1,415,000	-	\$ 1,415,000	\$ 966,708	\$ 377,063	\$ 448,292	\$ -
Land Acquisition	\$ 16,000	-	\$ 16,000	\$ 15,800	\$ 15,993	\$ 200	\$ -
Permits/Fees	\$ 353,000	-	\$ 353,000	\$ -	\$ -	\$ 353,000	\$ -
Construction (Pre-Con, Const. & Tax)	\$ 13,298,000	-	\$ 13,298,000	\$ 125,000	\$ -	\$ 13,173,000	\$ -
Construction Related Costs (incl Bond)	\$ 1,398,000	-	\$ 1,398,000	\$ 29,963	\$ 16,178	\$ 1,368,037	\$ -
PM Services (incl Other Professional Svcs)	\$ 787,000	-	\$ 787,000	\$ 530,536	\$ 135,298	\$ 395,238	\$ -
Contingency (incl Construction & Project)	\$ 1,343,000	-	\$ 1,343,000	\$ -	\$ -	\$ 1,343,000	\$ -
TOTAL	\$ 18,610,000	\$ -	\$ 18,610,000	\$ 1,668,007	\$ 544,531	\$ 1,123,476	\$ 16,941,993

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
COUNCIL REPORTING SUMMARY - FIRE STATION 54							
A/E Services (both Design & CA)	\$ 1,003,000	\$(853,000)	\$ 150,000	\$ 137,000	\$ 114,862	\$ 22,137	\$ 13,001
Land Acquisition	\$ 902,668	\$ 10,300	\$ 912,968	\$ 913,249	\$ 901,456	\$ 11,792	\$ (281)
Permits/Fees	\$ 262,000	\$(242,000)	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000
Construction (Pre-Con, Const. & Tax)	\$ 10,068,001	\$(9,838,001)	\$ 230,000	\$ 97,000	\$ -	\$ 97,000	\$ 133,000
Construction Related Costs (incl Bond)	\$ 697,550	\$(647,550)	\$ 50,000	\$ 33,582	\$ 19,150	\$ 14,432	\$ 16,418
PM Services (incl Other Professional Svcs)	\$ 476,000	\$(368,500)	\$ 107,500	\$ 105,873	\$ 78,463	\$ 27,410	\$ 1,627
Contingency (incl Construction & Project)	\$ 1,428,437	\$(889,546)	\$ 538,891	\$ 31,532	\$ -	\$ -	\$ 31,532
TOTAL	\$ 14,837,656	\$(12,828,297)	\$ 1,502,000	\$ 1,286,703	\$ 1,113,931	\$ 172,772	\$ 215,297

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
COUNCIL REPORTING SUMMARY - PUBLIC WORKS							
A/E Services (both Design & CA)	\$ 1,527,996	\$(760,611)	\$ 767,385	\$ 17,385	\$ 17,385	\$ -	\$ 750,000
Land Acquisition	\$ 6,000,000	\$ 16,000,046	\$ 22,000,046	\$ 7,119,943	\$ 7,057,035	\$ 14,880,103	\$ -
Permits/Fees	\$ 425,250	\$(315,250)	\$ 110,000	\$ -	\$ -	\$ 110,000	\$ -
Construction (Pre-Con, Const. & Tax)	\$ 17,680,750	\$(12,730,750)	\$ 4,950,000	\$ -	\$ -	\$ 4,950,000	\$ -
Construction Related Costs (incl Bond)	\$ 425,250	\$ 103,786	\$ 529,036	\$ 64,744	\$ 13,576	\$ 464,292	\$ -
PM Services (incl Other Professional Svcs)	\$ 1,307,504	\$(639,078)	\$ 668,426	\$ 568,426	\$ 393,160	\$ 175,266	\$ 100,000
Contingency (incl Construction & Project)	\$ 2,126,250	\$(530,000)	\$ 1,596,250	\$ 975,107	\$ -	\$ 975,107	\$ -
TOTAL	\$ 29,493,000	\$ 1,108,143	\$ 30,000,000	\$ 7,770,497	\$ 7,481,157	\$ 22,229,503	\$ -