

COUNCIL AGENDA SYNOPSIS



Meeting Date	Prepared by	Mayor's review	Council review	ITEM No.
09/10/18	CO	<i>CO</i>	<i>M</i>	3.C.

ITEM INFORMATION

STAFF SPONSOR: DAVID CLINE		ORIGINAL AGENDA DATE: 09/10/18
AGENDA ITEM TITLE Fire Station #52 Pre-Design Options and Estimates		
CATEGORY	<input checked="" type="checkbox"/> <i>Discussion</i>	<input type="checkbox"/> <i>Motion</i>
	<i>Mtg Date 9/10/18</i>	<i>Mtg Date</i>
	<input type="checkbox"/> <i>Resolution</i>	<input type="checkbox"/> <i>Ordinance</i>
	<i>Mtg Date</i>	<i>Mtg Date</i>
	<input type="checkbox"/> <i>Bid Award</i>	<input type="checkbox"/> <i>Public Hearing</i>
	<i>Mtg Date</i>	<i>Mtg Date</i>
	<input type="checkbox"/> <i>Other</i>	
	<i>Mtg Date</i>	<i>Mtg Date</i>
SPONSOR	<input type="checkbox"/> <i>Council</i> <input checked="" type="checkbox"/> <i>Mayor</i> <input type="checkbox"/> <i>HR</i> <input type="checkbox"/> <i>DCD</i> <input type="checkbox"/> <i>Finance</i> <input type="checkbox"/> <i>Fire</i> <input type="checkbox"/> <i>TS</i> <input type="checkbox"/> <i>P&R</i> <input type="checkbox"/> <i>Police</i> <input type="checkbox"/> <i>PW</i> <input type="checkbox"/> <i>Court</i>	
SPONSOR'S SUMMARY	<p>Council consensus is being requested on 2 options:</p> <p>1) Retain the current back-in station design, with the alternate bidding of the interior finishes as described above. This option will keep the City in budget moving forward.</p> <p>2) Design the drive-through site plan preferred by the Fire Department, with the understanding of the additional \$650,000 of funding required to complete the project.</p>	
REVIEWED BY	<input type="checkbox"/> C.O.W. Mtg. <input type="checkbox"/> CDN Comm <input type="checkbox"/> Finance Comm. <input checked="" type="checkbox"/> Public Safety Comm. <input type="checkbox"/> Trans & Infrastructure <input type="checkbox"/> Arts Comm. <input type="checkbox"/> Parks Comm. <input type="checkbox"/> Planning Comm.	
DATE: 09/04/18	COMMITTEE CHAIR: HOUGARDY	
RECOMMENDATIONS:	SPONSOR/ADMIN. Mayor's Office COMMITTEE Majority Approval on Option 2-drive through design; forward to C.O.W.	
COST IMPACT / FUND SOURCE		
EXPENDITURE REQUIRED	AMOUNT BUDGETED	APPROPRIATION REQUIRED
\$0.00	\$0.00	\$0.00
Fund Source: N/A		
Comments:		
MTG. DATE	RECORD OF COUNCIL ACTION	
9/10/18		
MTG. DATE	ATTACHMENTS	
09/10/18	Informational Memorandum dated 9/4/18, with 4 attachments	
	Minutes from the Public Safety Committee Meeting of 9/4/18	



INFORMATIONAL MEMORANDUM

TO: **Public Safety Committee**

FROM: **David Cline, City Administrator**

CC: **Mayor Ekberg**

DATE: **September 4, 2018**

SUBJECT: **Fire Stations #52 Pre-Design Options and Estimates**

ISSUE

The Project Team has updated the Pre-Design estimate for Fire Station #52 project, using the latest square footage costs recently generated for the Fire Station #51 Design Development estimate. Due to the high site development cost, storm detention cost and the current construction market, the project would only be within the currently approved construction budget of \$13,298,000 (including tax and preconstruction cost), if we can delay the interior finishes of the Fire Department's administrative offices, and the Training Room / back up EOC space.

In addition, the Project Team was requested by the Fire Department to explore an alternate site plan of being able to drive through the apparatus bays, in lieu of the currently designed back-in configuration. For long-term operational efficiency, this site plan is preferred by the Fire Department.

BACKGROUND

In November of 2016, the voters in Tukwila approved the City's Public Safety Bond as a part of the overall Public Safety Plan. Included in the bond is funding for building fire stations to reduce the risk of earthquake damage and provide equitable and improved response times.

In the past 2 months, the Project Team updated the Pre-Design phase estimate for FS #52 (from the 2017 estimate). Utilizing the current square foot cost derived from FS#51 DD estimate, and fine-tuning the site development cost with better geotechnical and storm infiltration test results, the GCCM was able to stay within budget with a strategy to bid the interior finishes for the administrative area including the Training Room / back-up EOC as an alternate. If we can bid this scope as an alternate (shown in Teal in attachments A2 & B2, with approximately \$800,000 in project value), the construction cost estimate of \$12,005,384 is \$5,384 over the budget, which is within an acceptable range of the target value to start the Schematic Design phase.

The project Team including the Fire Department agreed that the proximity of this station to the existing 6300 building (with the assumption of utilizing the vacancy after the Police Department's move into the new Justice Center), is a reasonable strategy to be able to keep moving forward with the project within the current schedule and budget. See Attachments A1 & A2 for details.

The Project Team also evaluated the drive-through station design. The additional paved area for the rear apron, combined with the expected higher cost of excavation and import of structural fill material resulted in \$650,000 above the current budget (this also assumes bidding the Teal areas as an alternate). See Attachments B1, B2 for details.

RECOMMENDATION

The Public Safety Committee is asked to make a recommendation to the full Council on whether to proceed into the Schematic Design phase between the following options:

- 1) Retain the current back-in station design, with the alternate bidding of the interior finishes as described above. This option will keep the City in budget moving forward.
- 2) Design the drive-through site plan preferred by the Fire Department, with the understanding of the additional \$650,000 of funding required to complete the project.

The time-sensitive decision to be made is to choose one of the two site plans. While there is still time for the Council to decide on whether or not to include finishing of the interior spaces, the decision to change the site plan to the drive-through option has to be made now. The design team can not proceed into the Schematic Design phase unless one option is selected by the Council.

The additional project funding required by these decisions would have to be identified to provide direction to City staff on moving forward. Some of the possible options for additional funding could come from one of the following sources; through additional debt financing, utilizing future apparatus and equipment funds, decreasing costs in other projects or repurposing of general funds.

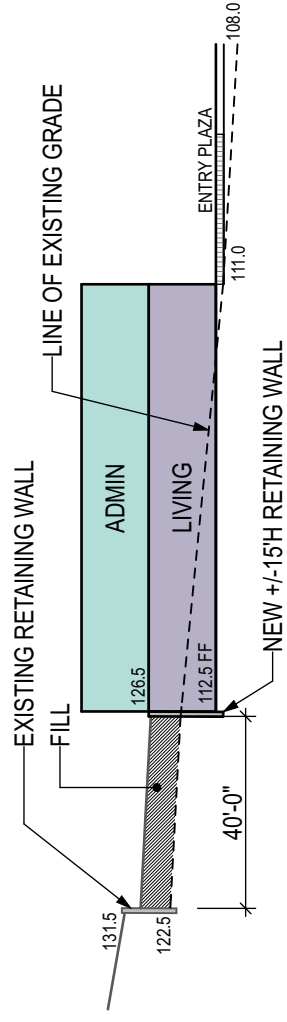
ATTACHMENTS

- A1 - Weinstein AU's site plan for back-in station
- A2 – Weinstein AU's pre-design floor plan for back-in station
- B1 - Weinstein AU's site plan for drive-through station
- B2 - Weinstein AU's pre-design floor plan for drive-through station

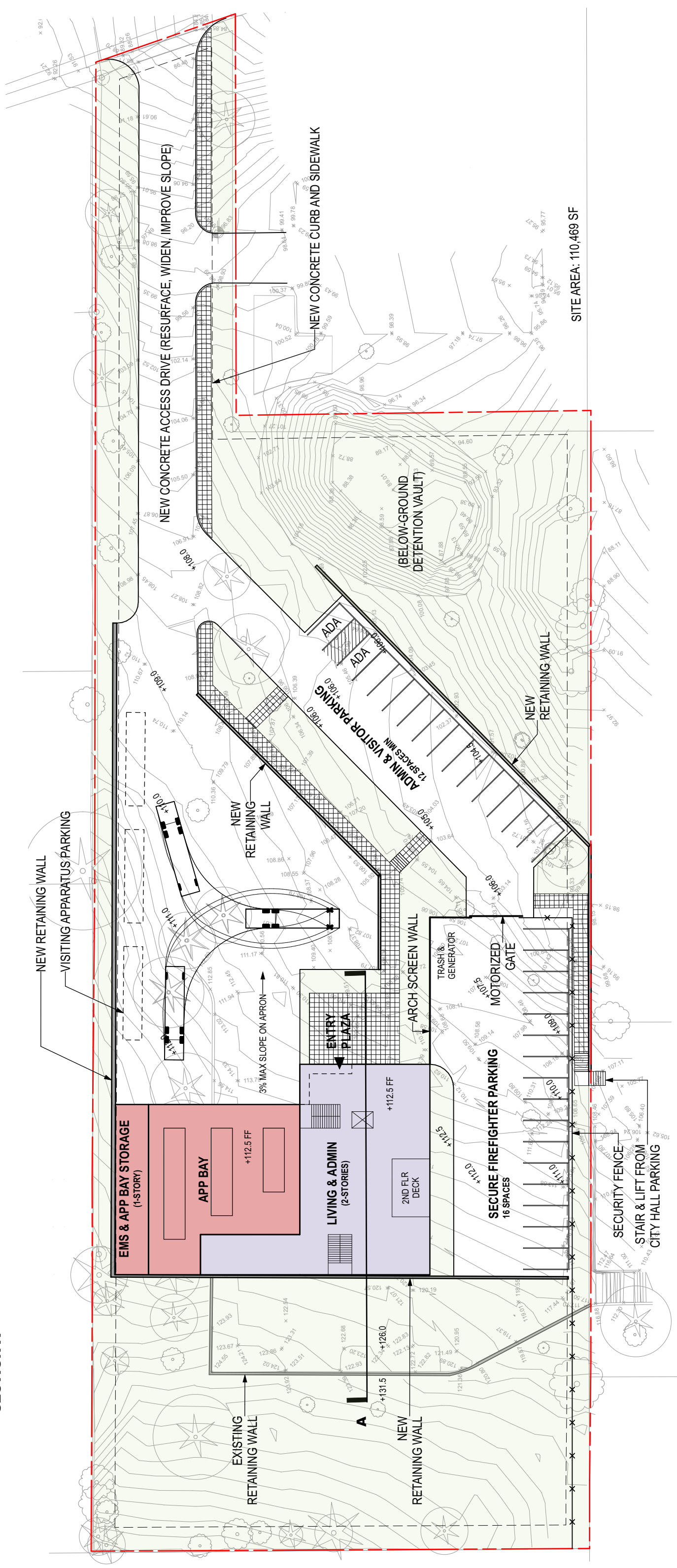
TFS52 BACK-IN

TOTAL BUILDING = APPROX 15,800 GSF

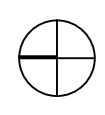
ADMIN = APPROX 3,000 SF



SECTION A



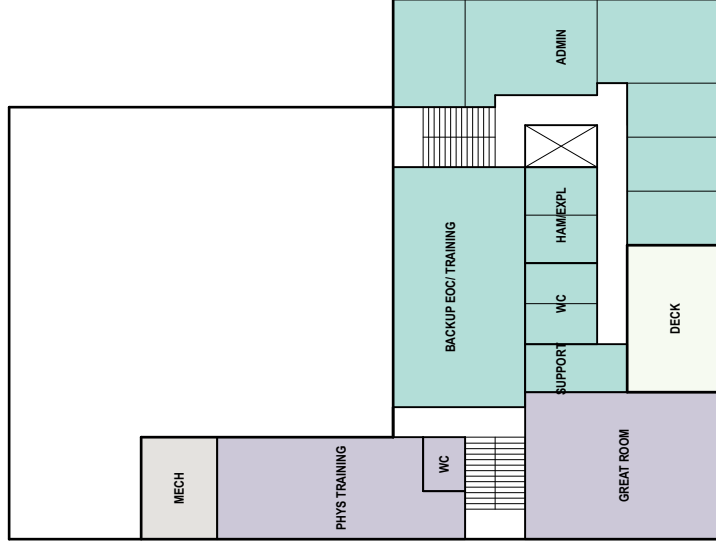
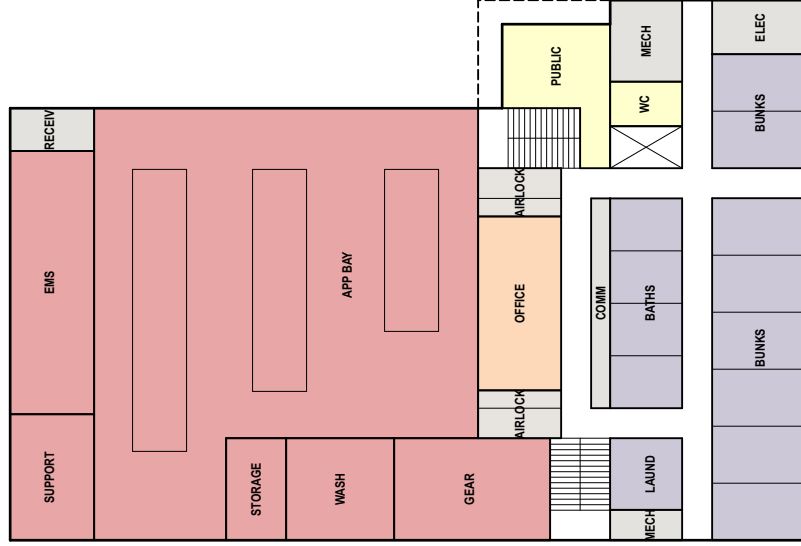
SITE AREA: 110,469 SF



TFS52 BACK-IN CONCEPTUAL LAYOUT

TOTAL BUILDING = APPROX 15,800 GSF

ADMIN (TEAL) = APPROX 3,000 SF

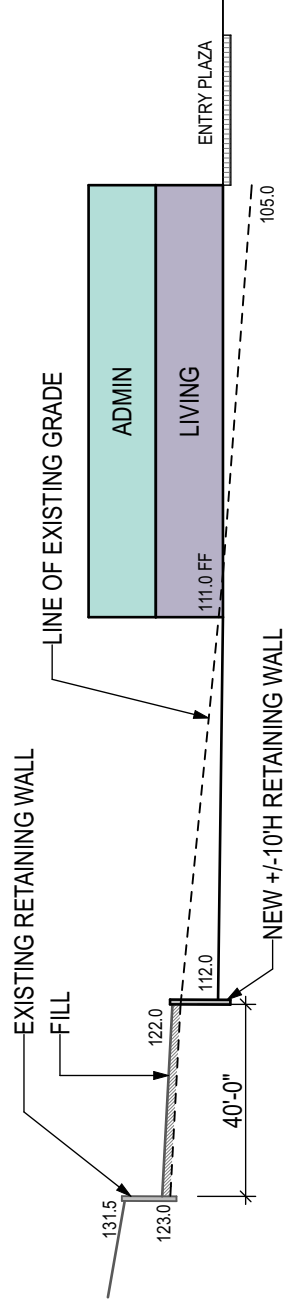


Attachment B1

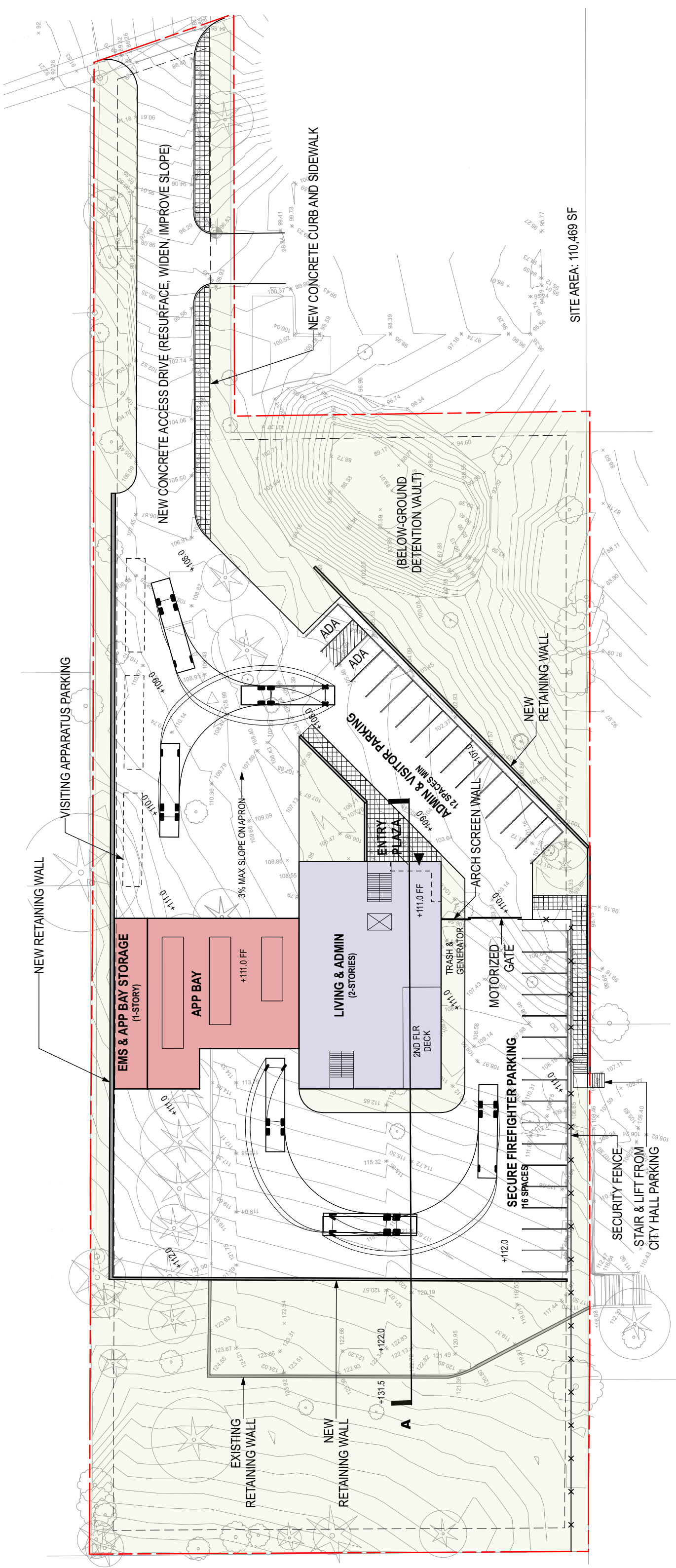
TFS52 DRIVE-THRU

TOTAL BUILDING = APPROX 15,800 GSF

ADMIN = APPROX 3,000 SF



SECTION A

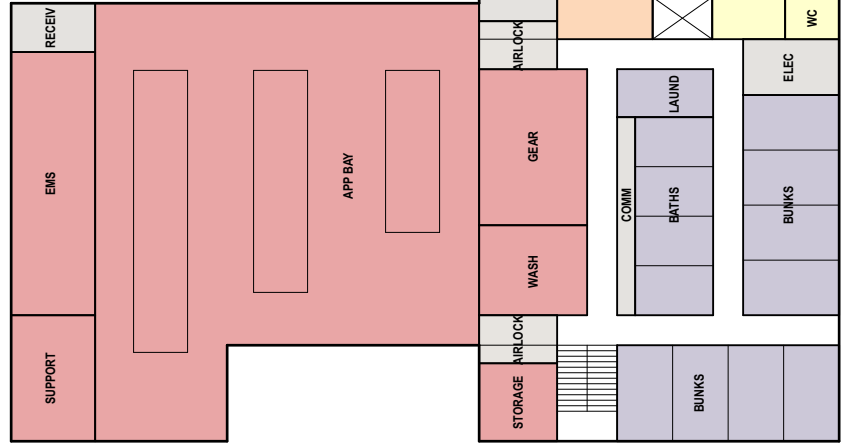


SITE AREA: 110,469 SF

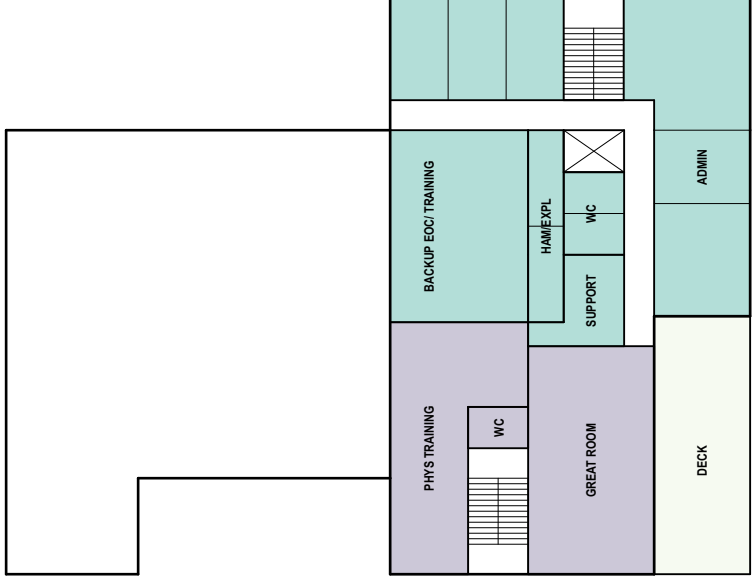
TFS52 DRIVE-THRU CONCEPTUAL LAYOUT

TOTAL BUILDING = APPROX 15,800 GSF

ADMIN (TEAL) = APPROX 3,000 SF



FIRST FLOOR



SECOND FLOOR





PUBLIC SAFETY COMMITTEE

Meeting Minutes

September 4, 2018 – 5:30 p.m. – Hazelnut Conference Room, City Hall

Councilmembers: Kathy Hougardy, Chair; Dennis Robertson, Thomas McLeod

Staff: David Cline, Peggy McCarthy, Kim Walden, Eric Drever, Aaron Williams, Jay Wittwer, Vicky Carlsen, Rachel Bianchi, Laurel Humphrey

Guests: Justine Kim, Shiels Obletz Johnsen; Steve Goldblatt, Public Safety Plan Program Management Quality Assurance Consultant

CALL TO ORDER: Chair Hougardy called the meeting to order at 5:30 p.m.

I. ANNOUNCEMENT

II. BUSINESS AGENDA

Chair Hougardy announced that the Workforce Telestaff System agreement would be postponed to a future date, and that Shiels Obletz Johnsen (SOJ) would provide a status update on the current and purchased sites for Station 54.

A. Agreement: Workforce Telestaff System for Police Department
Postponed.

B. Fire Station 52 Pre-Design Options and Estimate

Staff is seeking Council direction on a site plan option to take into the Schematic Design phase for Station 51. The pre-design estimate has been completed and the project team has determined that the project would only be within the currently approved budget if the interior finishes of the administrative offices and training room/EOC space will be delayed and bid as an alternate. Since this building is close to the 6300 building, vacancies in the latter can be used as interim administrative space. In addition, the Fire Department requested the evaluation of an alternate site plan including the ability to drive through the apparatus bays rather than the current design of back-in only. It has been determined that a drive through site plan would result in an additional cost estimated to be \$650,000 above the current budget. Choosing either drive-through or back-in is a time sensitive decision for the Council as the design team cannot proceed until the choice is made. The additional project funding could come from additional debt financing, use of future apparatus and equipment funds, decreasing other project costs or repurposing general funds. Councilmembers discussed the pros and cons of the options. Councilmember Hougardy asked if there would be a list of other design alternates requested by the Fire Department. Alternates will be developed during the Schematic Design and Design Development phases. Councilmember Robertson asked how firefighters would prioritize the drive-through option on Station 54 with other preferred alternates, and Chief Wittwer stated this would be top priority. Councilmembers Hougardy and McLeod expressed support for





proceeding with the drive-through design as this is a permanent decision on a 50-year building, and funding can be worked out. Councilmember Robertson expressed reservation on committing to additional costs, particularly when addressing City Hall and 6300 Building deficiencies remains unplanned and unfunded. **MAJORITY APPROVAL. FORWARD TO SEPTEMBER 10, 2018 COMMITTEE OF THE WHOLE.**

C. Fire Station 54 Status Update

SOJ and staff provided a status update on activities associated with the current Fire Station 54 site as well as the new site that was purchased prior to the Council’s decision to remove a new station from the Public Safety Plan. Per the Council’s direction, a building assessment is underway and the Committee will receive cost estimates for varying tiers of retrofit within the next month. Councilmember Robertson requested a table comparing cost estimates for Station 54 both before the Council’s “D-20” decision and after, including retrofit costs and the soft costs absorbed by the other two stations. The Star Nursery site purchased for the proposed new Station 54 has a derelict house on it that should be demolished as soon as possible due to its liability to the City. SOJ is collecting estimates on the demolition cost, which is funded by the approved Lydig contract amendment for preconstruction services. The Committee expressed support for moving ahead with demolition as soon as possible.

D. 2019-2020 Biennial Budget: Public Safety Plan and City Facilities

Staff returned with the additional information requested on the proposed budgets for Public Safety Plan (305 Fund) and City Facilities (306 Fund). The Public Safety Plan fund is used to account for construction costs associated with the new Justice Center and fire stations, including voter-approved debt, LTGO debt and dedicated revenue sources. The City Facilities fund includes LTGO bond proceeds in 2019 to purchase land and remodel facilities for the Public Works Shops facility. In response to information requests made at the last meeting, staff added details explaining capitalization of supplies and equipment, clarified Capital Improvement Program “revenues,” added a summary of costs spent to date and proposed budget for Station 54, and provided further explanation on the proposal to change the debt issuance to \$25 million to true up the budget for these funds. \$297,000 is the proposed estimate for the cost to retrofit Station 54. If the Council agrees with the \$25 million debt issuance, the drive-through design on Station 52 will be funded. Committee members expressed support for \$25 million with the understanding that not all we used if not needed. They requested the 305 and 306 budgets return prior to moving on to Committee of the Whole. **RETURN TO COMMITTEE.**

III. MISCELLANEOUS

Adjourned 6:33 p.m.

Committee Chair Approval

Summary by LH