



# City of Tukwila

Allan Ekberg, Mayor

Mayor's Office – David Cline, City Administrator

*The City of opportunity, the community of choice*

TO: **Mayor Ekberg  
Councilmembers**

FROM: **David Cline, City Administrator**

DATE: **November 28, 2018**

SUBJECT: **Report for December 3, 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**

- **US Conference of Mayor's Center for Inclusive and Compassionate Cities Meeting:** Mayor Ekberg attended the USCM Center for Inclusive and Compassionate Cities Meeting November 12 -14 which included a tour of the Legacy Museum and the National Memorial for Peace and Justice.
- **Opportunity Zone Conference:** On November 15 Economic Development staff attended a day-long conference in Seattle hosted by the Washington State Department of Commerce focused on the new federal Opportunity Zone tax incentive.
- **Seattle Southside Chamber of Commerce Breakfast of Champions:** On November 16 Mayor Ekberg and staff from the Economic Development division and Parks and Recreation Department attended the Seattle Southside Chamber of Commerce Breakfast of Champions at Billy Baroo's.
- **Seattle Metropolitan Chamber Tours Tukwila:** Economic Development staff gave a tour of Tukwila to Ashton Allison, the new Director of Business Retention and Expansion at the Seattle Metropolitan Chamber of Commerce on November 16. King County recently designated the Seattle Chamber as the County's Associate Development Organization (ADO). As the County's ADO, the Seattle Chamber will be working with all cities in King County for business retention and expansion.
- **Strander Tour with Representative Fey:** On November 19 City Administrator David Cline and Public Works Director Henry Hash provided a tour of Strander Boulevard to Washington State Representative Jake Fey who is the Vice Chair of the House Transportation Committee.

## **II. Community Events**

- **Annual Senior Thanksgiving Luncheon:** The annual Senior Thanksgiving Luncheon was held on November 20. Over 160 older adults attended the event and over 35 people volunteered

including Mayor Ekberg, Councilmembers Robertson, Quinn and Kruller, City Administrator David Cline and several other city staff members.

### III. **Staff Updates**

#### **Public Safety**

- **Patrols on Black Friday:** Officers conducted bicycle and foot emphasis patrols at Westfield mall on Black Friday.

#### **Project Updates**

- **42<sup>nd</sup> Ave Phase III:** Estimated Completion: December 2018  
On 42<sup>nd</sup> Ave S, final paving is complete, the storm drainage structures have been raised and property signs, mailboxes, asphalt and aggregate driveways have been restored. The majority of the private service connections have been installed to properties along 42<sup>nd</sup> Ave S and crews are coordinating with Seattle City Light (SCL) to make the final connections. Permanent striping and traffic buttons have been installed throughout the project. Shrubs and trees have been planted along 42<sup>nd</sup> Ave S, as well as landscaping at the Gilliam Creek area.
- **53rd Ave S:** Estimated Completion: March 2019  
The contractor continues to work on the storm drains and install the private electrical services. Once the storm drains are completed Seattle City Light will begin installing electrical cabling in the newly constructed conduits. At the same time, the contractor will begin roadwork for installation of the curb and gutters. It is anticipated that the base lift of paving will be installed in the first quarter of 2019.
- **BAR Bridge Rehabilitation:** Estimated Completion: February 2019  
The contractor has completed the section of sidewalk over the railroad and continues to install the fencing as well as prepare the steel for the area outside of the railway for sidewalk installation.
- **New Crane on Tukwila International Boulevard:** There will be another crane coming for Tukwila Village Building "A" located on Tukwila International Boulevard next to the King County Library.

#### **Boards and Commissions**

- Arts Commission: No vacancies.
- Civil Service Commission: No vacancies.
- COPCAB: **Vacant Position: Student Representative.**
- Equity & Social Justice Commission: **Vacant Position: Student Representative.**
- Human Services Advisory Board: **Upcoming Vacancy: Position #3 Resident.**
- Landmark Commission: No vacancies.
- Library Advisory Board: **Vacant Positions: Position #7 Resident & Student Representative.**
- Lodging Tax Advisory Committee: No vacancies.
- Park Commission: **Vacant Positions: Position #4 Resident & Student Representative.**
- Planning Commission: **Upcoming Vacancy: Position #5 Resident.**

**TUKWILA PUBLIC SAFETY PLAN**  
Monthly Update  
November 30, 2018

**Overall Plan**

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*Outreach*

- The second open house in 2018 took place on Saturday, November 17 from 10:00 a.m. to 12:00 p.m. at Valley View Sewer District.

*Financial Oversight Committee*

- The Committee reported 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*

- Staff secured leases with most of the remaining businesses on the Justice Center site and are working to secure the final three. Two businesses chose to close earlier than the March 30, 2019 date, the Travelodge and Tukwila Nails.

*Disadvantaged Business Enterprise (DBE) Outreach*

- See attached report from Darling Narva, outreach consultant for the Fire Stations and Justice Center projects.

*Near-term Council Decisions and Key Dates*

- Fire Station, Weinstein Contract Amendment to Public Safety Committee and Council
- Justice Center, BNB Contract Amendment to Public Safety Committee and Council

**Fire Stations**

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*Siting*

- With Council approval received, the team is in process of demolishing the single-family home on the Station 54 site.

*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*

- 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 and August.
- Construction Documents phase for Station 51 is underway, anticipating being complete in December.
- Schematic Design phase underway for Station 52.
- Building permit for Station 51 was submitted in October. Anticipate receiving approved permit in December.
- Permitting coordination meetings with City Staff are ongoing for Station 51 and Station 52. Station 52 anticipated to be phased permitting. Pre-application for Station 52 permit was submitted in November, 2018.

### *Bidding and Construction*

- Pre-construction services starting for Station 51 and 52 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 is scheduled to begin for 51 in January, 2019 with construction for 51 to begin late March, 2019.
- Bidding and construction phases scheduled to begin for 52 in June, 2019. Early site work is anticipated to begin in July.

## **Justice Center**

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### *Siting*

- The City has agreements with all affected businesses on the Justice Center site.
- The City has agreements with all property owners and will take ownership of all remaining properties on the Justice Center site by the end of the year. The long-vacant building between Church by the Side of the Road and the Travelodge has now been demolished. The Travelodge is now empty, and the project team is accelerating the demolition of this building.
- The City received Public Use and Necessity from Superior Court on September 14; no party contested it due to the agreements made with all of the business owners.

### *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 Design Development phase of the project. BNBuilders and Roen (the architect's estimating consultant) compared their estimates and the project is within the revised budget. The Design Development and budget was presented to the Council in October and remains within the adjusted budget.
- The project team has initiated the permitting and land use entitlements process and submitted applications for SEPA, Design Review, Conditional Use Permit and Parking Determination in October. The SEPA determination is expected in November and the Conditional Use Permit and Design Review approvals are expected in December.
- The project team will submit an application for construction permit (sitework/utilities) in November, with issuance expected in January.

### *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 throughout design and preconstruction.
- Construction scheduled to begin in April, 2019.

## **Public Works Facility**

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### *Siting*

- The City now has agreement with all property owners at the Public Works facility.
- The City has agreements with all of the businesses on the Public Works site with the exception of one.
- The Public Use and Necessity trial was held Friday, May 25 and the City was granted its request.

### *Architecture and Programming*

- Team has solicited for Architectural services. Council approved a contract for programming and master planning services with SHKS in November 2018. Master planning and programming phase to begin in late 2018.

### *Design and Permitting*

- Phases scheduled to begin Q2 in 2019.

#### *Bidding and Construction*

- Phases scheduled to begin in Q4 2019.

#### **Budget**

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- Based on Council direction to move forward with Station 51, Station 52, Justice Center and Public Works Facility (\$30M), team has updated the budgets.

#### **Schedule**

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##### **December 2018**

- Public Works master planning and programming begins
- Fire Station 51 subcontractor bid procurement begins
- Fire Station 51 construction documentation complete
- Fire Station 51 building permit issued
- Justice Center Conditional Use Permit and Design Review approvals

##### **January 2019**

- Fire Station 51 subcontractor bidding
- Justice Center subcontractor bidding
- Justice Center Construction Permit (sitework/utilities) issuance
- Justice Center Construction Permit (main building) submittal
- Commissioning Consultant Contract to Public Safety Committee and Council
- Construction Inspections Consultant Contract to Public Safety Committee and Council

##### **February 2019**

- Fire Station 51 Construction Contract Approval to Public Safety Committee
- Fire Station 52 schematic design estimate to Committee
- Fire Station 52 design development begins
- Public Works master plan present to Public Safety Committee

##### **March 2019**

- Fire Station 51 Construction Contract Approval to Public Safety Council
- Fire Station 52 schematic design estimate to Council
- Fire Station 51 construction begins

##### **April 2019**

- Justice Center Construction Permit (main building) issuance
- Justice Center construction begins (building demolition and hazardous materials abatement)
- Fire Station 52 design development cost estimating complete with GCCM involvement
- Public Works programming complete
- Public Works Phase I design begins

#### **May 2019**

- Fire Station 52 design development cost estimating to Public Safety Committee
- Fire Station 52 construction documents begin
- Public Works programming and estimates to Committee and Council

#### **June 2019**

- Fire Station 52 design development estimate to Committee and Council
- Public Works phase 1 design begins
- Fire Station 52 phase 1 permit submitted
- Fire Station 52 phase 1 bidding

#### **July 2019**

- Fire Station 52 phase 1 permit received
- Fire Station 52 phase 2 permit submitted
- Fire Station 52 phase 1 Lydig contract amendment to Committee and Council

#### **August 2019**

- Public Works Phase I design complete and presented to Public Safety Committee and Council
- Fire Station 52 construction documents begin
- Fire Station 52 phase 2 bidding

#### **September 2019**

- Fire Station 52 phase 2 permit received
- Fire Station 52 Lydig contract amendment to Committee and Council
- Fire Station 52 phase 2 construction begins

# TUKWILA PUBLIC SAFETY PLAN

## Monthly DBE OUTREACH EFFORTS

11.30.18

Outreach Consultant met at SOJ office, w/Lydig & BNB

- As of 9.27.18 Lydig provided a DRAFT FS-51 Procurement Schedule with the breakdown of each bid package
- 11.7.18 Champions of Inclusion Awards and Business After-Hours Reception – this event was for the Prime, local subcontractors and A/E firms and network in a casual and engaging setting. WSDOT, Sound Transit and Port of Seattle recognize the Prime contractors and/or A/E of small business utilization. Lydig promoted the Fire Station 51/52 as part of the conversation as business partners talks about upcoming projects with their agencies. Roger Millar, Secretary of WSDOT & Leslie Jones, Sound Transit, Monty Anderson, Seattle Building Trades stopped and visited w/Bill Michie and myself.
- As of 10.4.18 BNB provided a DRAFT Subcontracting Plan with the breakdown of each bid packages
- 10.9.18 BNB had me represent them at the Regional Contracting Forum on the 1:1 session with the subcontractors. There were 10 subcontractors who wanted signed up for 1:1. By the end of the match making at 3pm, I spoke w/21 potential subcontractors.
- At NAMC and TABOR 100 (DBE organizations) I continue to create a buzz of the what is happening at the City of Tukwila Construction Projects. Both organizations are waiting for Lydig & BNB to present the opportunity to all paid members.
- Pre-Apprenticeship Programs – I have informed Lisa Bogardus (Assistant Executive Secretary) of Seattle Building & Construction Trades Council, AFL-CIO about the three projects that will be coming up in 2019. I did mention to her that I would like to send her a flyer for all Union Pre-Apprenticeship Program and she gladly accepted to receive the flyer and will be doing the distribution to the members. I am continuing to follow-up with the other Pre-Apprenticeship Program such as Seattle Vocational Tech; ANEW/PACE, YouthBuild, PACT, Cement Masons & Ironworkers for upcoming graduation schedules. I have also start engaging w/City of Seattle John Besche, he is the gentleman that's been communicating with SOJ.





City of Tukwila - Facilities Plan  
TOTAL PROJECT

MONTHLY Budget Report  
(REVISED Budgets as of July 2018)

Life to Date Costs  
as of November 20, 2018 (reconciled w/cacg thru Nov 12 2018 GL)

COUNCIL REPORTING SUMMARY - JUSTICE CENTER	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 3,278,125	\$ 221,875	\$ 3,500,000	\$ 3,122,809	\$ 1,273,521	\$ 377,191	\$ -
Permits/Fees	\$ 700,000	\$ -	\$ 700,000	\$ 20,445	\$ 20,445	\$ 679,555	\$ -
Construction (Pre-Con, Const & Tax)	\$ 38,738,678	\$ (11,315)	\$ 38,727,363	\$ 398,571	\$ 262,878	\$ 38,328,792	\$ -
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ 170,000	\$ 2,282,639	\$ 471,636	\$ 394,080	\$ 1,811,003	\$ -
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 296,721	\$ 2,112,596	\$ 1,964,610	\$ 805,091	\$ 147,986	\$ -
Contingency (incl Construction & Project)	\$ 6,507,731	\$ (1,646,239)	\$ 4,861,492	\$ -	\$ -	\$ 4,861,492	\$ -
Contingency for Site Contamination (soils,hazmat)	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ 750,000	\$ -
Land Acquisition	\$ 14,133,295	\$ (81,042)	\$ 14,052,253	\$ 13,707,038	\$ 13,663,451	\$ 345,215	\$ -
Contingency for Land Acquisition	\$ 1,250,000	\$ 300,000	\$ 1,550,000	\$ 606,400	\$ 606,400	\$ 943,600	\$ -
<b>TOTAL</b>	<b>\$ 68,536,343</b>	<b>\$ -</b>	<b>\$ 68,536,343</b>	<b>\$ 20,291,510</b>	<b>\$ 17,025,866</b>	<b>\$ 3,265,644</b>	<b>\$ 48,244,833</b>

COUNCIL REPORTING SUMMARY - FIRE STATION #1	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,070,000	\$ 69,701	\$ 1,139,701	\$ 1,076,192	\$ 532,935	\$ 61,509	\$ -
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Fees	\$ 234,000	\$ -	\$ 234,000	\$ 34,557	\$ 34,557	\$ 199,443	\$ -
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	\$ 77,683	\$ 6,304	\$ 847,013
PM Services (incl Other Professional Svcs)	\$ 526,000	\$ -	\$ 526,000	\$ 343,949	\$ 106,900	\$ 237,049	\$ 182,051
Contingency (incl Construction & Project)	\$ 1,116,000	\$ (69,701)	\$ 1,046,299	\$ -	\$ -	\$ 1,046,299	\$ -
<b>TOTAL</b>	<b>\$ 13,273,000</b>	<b>\$ -</b>	<b>\$ 13,273,000</b>	<b>\$ 1,688,685</b>	<b>\$ 752,075</b>	<b>\$ 936,610</b>	<b>\$ 11,584,315</b>

COUNCIL REPORTING SUMMARY - FIRE STATION #2	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,415,000	\$ -	\$ 1,415,000	\$ 1,318,067	\$ 159,398	\$ 96,933	\$ -
Land Acquisition	\$ 16,000	\$ -	\$ 16,000	\$ 15,800	\$ 15,993	\$ 200	\$ -
Permits/Fees	\$ 353,000	\$ -	\$ 353,000	\$ -	\$ (193)	\$ 353,000	\$ -
Construction (Pre-Con, Const & Tax)	\$ 13,298,000	\$ 456,500	\$ 13,754,500	\$ 125,000	\$ -	\$ 13,629,500	\$ -
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	\$ 531,557	\$ 167,092	\$ 255,443	\$ -
Contingency (incl Construction & Project)	\$ 1,343,000	\$ 193,500	\$ 1,536,500	\$ -	\$ -	\$ 1,536,500	\$ -
<b>TOTAL</b>	<b>\$ 18,610,000</b>	<b>\$ 650,000</b>	<b>\$ 19,260,000</b>	<b>\$ 2,020,387</b>	<b>\$ 358,661</b>	<b>\$ 1,661,726</b>	<b>\$ 17,239,613</b>

COUNCIL REPORTING SUMMARY - FIRE STATION #4	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 150,000	\$ (7,000)	\$ 143,000	\$ 132,995	\$ 131,495	\$ 10,005	\$ -
Land Acquisition	\$ 902,668	\$ 23,967	\$ 926,635	\$ 926,635	\$ 926,535	\$ 100	\$ (0)
Permits/Fees	\$ 20,000	\$ -	\$ 20,000	\$ 1,517	\$ 1,517	\$ 18,483	\$ -
Construction (Pre-Con, Const & Tax)	\$ 230,000	\$ -	\$ 230,000	\$ 97,000	\$ -	\$ 133,000	\$ -
Construction Related Costs (incl Bond)	\$ 50,000	\$ 9,875	\$ 59,875	\$ 44,582	\$ 22,628	\$ 15,293	\$ -
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ -	\$ 107,500	\$ 105,873	\$ 81,882	\$ 23,991	\$ 1,627
Contingency (incl Construction & Project)	\$ 41,832	\$ (26,842)	\$ 14,990	\$ -	\$ -	\$ 14,990	\$ -
<b>TOTAL</b>	<b>\$ 1,502,000</b>	<b>\$ -</b>	<b>\$ 1,502,000</b>	<b>\$ 1,308,602</b>	<b>\$ 1,164,057</b>	<b>\$ 144,545</b>	<b>\$ 193,398</b>

COUNCIL REPORTING SUMMARY - PUBLIC WORKS	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 767,385	\$ 15,000	\$ 782,385	\$ 383,882	\$ 17,385	\$ 398,503	\$ -
Land Acquisition	\$ 22,000,046	\$ 3,333,913	\$ 25,333,959	\$ 25,333,959	\$ 25,331,708	\$ 2,251	\$ -
Permits/Fees	\$ 110,000	\$ (20,000)	\$ 90,000	\$ -	\$ -	\$ 90,000	\$ -
Construction (Pre-Con, Const & Tax)	\$ 4,950,000	\$ (1,842,500)	\$ 3,107,500	\$ -	\$ -	\$ 3,107,500	\$ -
Construction Related Costs (incl Bond)	\$ 529,036	\$ (416,350)	\$ 112,686	\$ 64,864	\$ 48,411	\$ 47,822	\$ -
PM Services (incl Other Professional Svcs)	\$ 668,426	\$ (348,426)	\$ 320,000	\$ 279,832	\$ 119,953	\$ 159,879	\$ 40,168
Contingency (incl Construction & Project)	\$ 975,107	\$ (721,637)	\$ 253,470	\$ -	\$ -	\$ 253,470	\$ -
<b>TOTAL</b>	<b>\$ 30,000,000</b>	<b>\$ -</b>	<b>\$ 30,000,000</b>	<b>\$ 26,062,537</b>	<b>\$ 25,517,457</b>	<b>\$ 545,079</b>	<b>\$ 3,937,463</b>



# TUKWILA PUBLIC SAFETY PLAN

