



The City of opportunity, the community of choice

TO: **Mayor Ekberg
Councilmembers**

FROM: **David Cline, City Administrator**

DATE: **March 27, 2019**

SUBJECT: **City Administrator's Report**

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

- **Sound Cities Association:** Mayor Ekberg hosted the monthly Sound Cities Association South End Mayor's meeting at Billy Baroos on March 19.
- **BisNow Conference:** Mayor Ekberg attended the BisNow conference held on March 20 in Seattle focused on the new federal opportunity zones tax incentive. Economic Development staff offered opening remarks to the approximately 230 developers and investors who attended the event. Tukwila partnered with the Burien and SeaTac for this event.
- **SCATBrd Meeting:** Community Development staff attended the monthly meeting of the SCATBrd with Councilmember Hougardy. The SCATBrd members received an update from King County Metro on the status of the Rapid Ride I Line serving Renton, Kent, and Auburn; as well as an update on the Community Connections projects in South King County.
- **Regional Transit Committee Meeting:** Community Development staff attended the monthly Regional Transit Committee meeting, where the 2019 workplan was adopted and King County Metro and Hopelink gave a presentation on how they are positioning their agencies to be innovative as they continue providing a range of mobility options in the context of advancements in technology and the sharing economy.
- **Meeting with SeaTac re: Tukwila International Boulevard:** Planning, Engineering Services and Economic Development met with their counterparts at the City of SeaTac to discuss on-street parking on Tukwila International Boulevard, Sound Transit's Bus Rapid Transit (BRT) stop at Tukwila International Boulevard Station (TIBS) and the Sound Transit Access Grant Screening Projects. There was agreement to meet on a quarterly basis as well as continue to coordinate on individual projects where there is mutual interest and impact.
- **Kent Valley Marketing Website:** Economic Development staff is working with the Cities of Auburn, Kent, and Renton on a marketing website that would be used to build awareness of the Kent Valley as a premier location for aerospace and advanced manufacturing. Staff

proposes applying for a grant from the Port of Seattle for funding the project and will bring this item to the Community Development and Neighborhoods Committee.

II. **Project Updates**

- **42nd Ave Phase III:** Estimated Completion: April 2019
Seattle City Light and Comcast are removing their overhead utility lines and thereafter the utility poles.
- **53rd Ave S:** Estimated Completion: June 2019
The construction contractor is grading and compacting the subgrade of the road. Curbs and gutters are completed. The first lift of asphalt is tentatively scheduled to begin by the end of March, weather permitting.
- **BAR Bridge Rehabilitation:** Estimated Completion: April 2019
The contractor and the design team are working on a small area in the middle of the bridge that has developed a delamination problem. The design engineer is developing a remedial plan to fix the delamination.
- **S 140th St/TIB Intersection Improvements:** Estimated Completion: May 2019
Construction began March 18. Survey complete and construction of new ramps are underway.
- **Justice Center:** As part of the justice center construction project, Economic Development staff accepted the handover of the Déjà vu building from the operators of the old club.
- **Tukwila Village:** The Tukwila Village Community Development Association (TVCDA) board of directors continues to meet monthly. They are negotiating an agreement with Kona Kai Coffee for managing the Sullivan Center rentals for up to two years. City staff continues supporting TVCDA's work.

Boards and Commissions

- Arts Commission: **Vacant Position: Position #7 Resident.**
- Civil Service Commission: No vacancies.
- COPCAB: **Vacant Positions: School District Representative and Student Representative.** Application received. Appointment recommendation scheduled for April 1.
- Equity & Social Justice Commission: **Vacant Position: Student Representative.**
- Human Services Advisory Board: **Vacant Position: 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: No vacancies.

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

March 31, 2019

Overall Plan

Outreach

- Team anticipates two events for the public in 2019, starting with a ground breaking ceremony for all Public Safety Plan Projects at the future FS51 on Saturday, March 30, 2019.

Financial Oversight Committee

- The Committee will meet on April 11, 2019.

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 the businesses at the Justice Center site.

Disadvantaged Business Enterprise (DBE) Outreach

- A formal update was provided to the Council at the February 25, 2019 COW meeting.
- The Justice Center project team made a presentation to NAMAC (National Association of Minority Contractors), which is attached to this memo. The Mayor and City Administrator also attended the event.

Near-term Council Decisions and Key Dates

- Contract amendments to Public Safety Committee and Council.

Fire Stations

Siting

- With Council approval received, the team completed demolition of the single-family home on the Station 54 site.
- Team will be working on lot consolidation for Station 54 to consolidate the main parcel with the smaller parcel.

Architecture and Programming

- Architectural program has been reviewed and approved by the team.

Design and Permitting

- 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 2018. Council gave approval to begin Design Development for Station 51.
- 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 were completed and distributed to the team December 20, 2018.
- Schematic Design phase for Station 52 was completed on schedule in January 2019. Estimating Station 52 Schematic Design is underway.
- Design Development for Station 52 began February 2019.
- Permitting coordination meetings with City Staff are ongoing for Station 51 and Station 52.
- Building permit for Station 51 was submitted in October. Building permit was received in all areas except wetlands report. Permit revisions for accepted alternates for Station 51 will be submitted.
- Station 52 anticipated to be phased permitting. Pre-application for Station 52 permit was submitted in November, 2018 and the pre-application meeting for Station 52 was held in December, 2018.
- Station 52 traffic determination was submitted in February, 2019.
- Station 52 Conditional Use Application and Design Review Application have been submitted.

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 began for 51 in January, 2019 with construction for 51 to begin late May, 2019.
- Bidding and construction phases scheduled to begin for 52 in June, 2019. Early site work is anticipated to begin in July.

Justice Center

Siting

- The City has agreements with all affected businesses on the Justice Center site.

- The City has ownership of all properties on the Justice Center site with the exception of the Travelodge. The long-vacant building between Church by the Side of the Road and the Travelodge has now been demolished. Demolition of the Travelodge began on Tuesday, February 26, 2019.

Architecture and Programming

- DLR Group's Building Program Report was submitted December 8, 2017. Program and Estimate was presented to Public Safety Committee in December and Council in January, 2018.

Design and Permitting

- DLR architects completed the Design Development phase of the project. The Design Development and budget was presented to the Council in October.
- The project team has completed the SEPA, Design Review, Conditional Use Permit and Parking Determination processes. The SEPA determination was issued in November and the Conditional Use Permit and Design Review approvals were received in December.
- DLR architects began the Construction Documents phase in October and issued the 95% Construction Documents in January. The 100% Construction Documents will be issued following receipt of construction permits.
- The project team submitted application for Public Works Permit (sitework/utilities) in November of 2018, which has been obtained. The application for Building Permit was submitted in January of 2019.

Bidding and Construction

- BNBuilders, the selected GC/CM, started pre-construction services following Council approval of their contract on March 19, 2018.
- BNBuilders will continue to work with the team on design phases, constructability, cost estimating and scheduling throughout design and preconstruction.
- BNBuilders will release the first subcontract bid packages in late January.
- Construction scheduled to begin in April, 2019 with hazardous materials abatement and demolition of remaining buildings on the site, followed by grading and underground utilities work.

Public Works Facility

Siting

- Due diligence items related to site acquisition are complete. The assessment of existing structures is complete.
- The City has agreements with all of the businesses on the Public Works site.
- The Public Use and Necessity trial was held Friday, May 25 and the City was granted its request.
- Team will be working on lot consolidation for two of the three parcels in 2019.

Architecture and Programming

- Team solicited for Architectural services. Council approved a contract for programming and master planning services with SHKS in November, 2018.
- Master planning and programming phase began in late 2018, with regular meetings with Public Works staff. Master planning and programming is scheduled to be completed in June of 2019.

Design and Permitting

- Phase I design scheduled to begin Q2/Q3, 2019, after council approval.

Bidding and Construction

- Phases scheduled to begin in Q4, 2019.

Budget

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

Schedule

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
- Fire Station 52 SEPA determination

May 2019

- Fire Station 51 construction begins
- Fire Station 52 design development cost estimating to Public Safety Committee
- Fire Station 52 construction documents begin
- Fire Station 52 conditional use/BAR public hearing
- Public Works phase 1 contractor solicitation

June 2019

- Fire Station 51 construction complete
- Fire Station 52 design development estimate to Committee and Council
- Fire Station 52 phase 1 (grading/wall) permit submitted
- Fire Station 52 phase 1 bidding
- Public Works programming and estimates to Committee and Council

July 2019

- Fire Station 51 move-in
- Fire Station 52 phase 1 (grading/wall) permit received
- Fire Station 52 phase 2 (building) permit submitted
- Fire Station 52 phase 1 Lydig contract amendment to Committee and Council
- Public Works phase 1 design begins

August 2019

- Public Works Phase 1 design complete
- Fire Station 52 construction documents begin
- Fire Station 52 phase 2 bidding

September 2019

- Fire Station 52 Lydig contract amendment to Public Safety Committee and Council

October 2019

- Fire Station 52 phase 2 (building) permit issued
- Fire Station 52 phase 2 construction begins
- Public Works Phase 1 construction contract approval to Public Safety Committee and Council

November 2019

- Public Works Phase 1 construction begins

December 2019**January 2020****February 2020**

- Public Works Phase 1 construction complete

March 2020

- Public Works Phase 1 move-in

September 2020

- Justice Center construction complete, start move-in

TUKWILA PUBLIC SAFETY PLAN

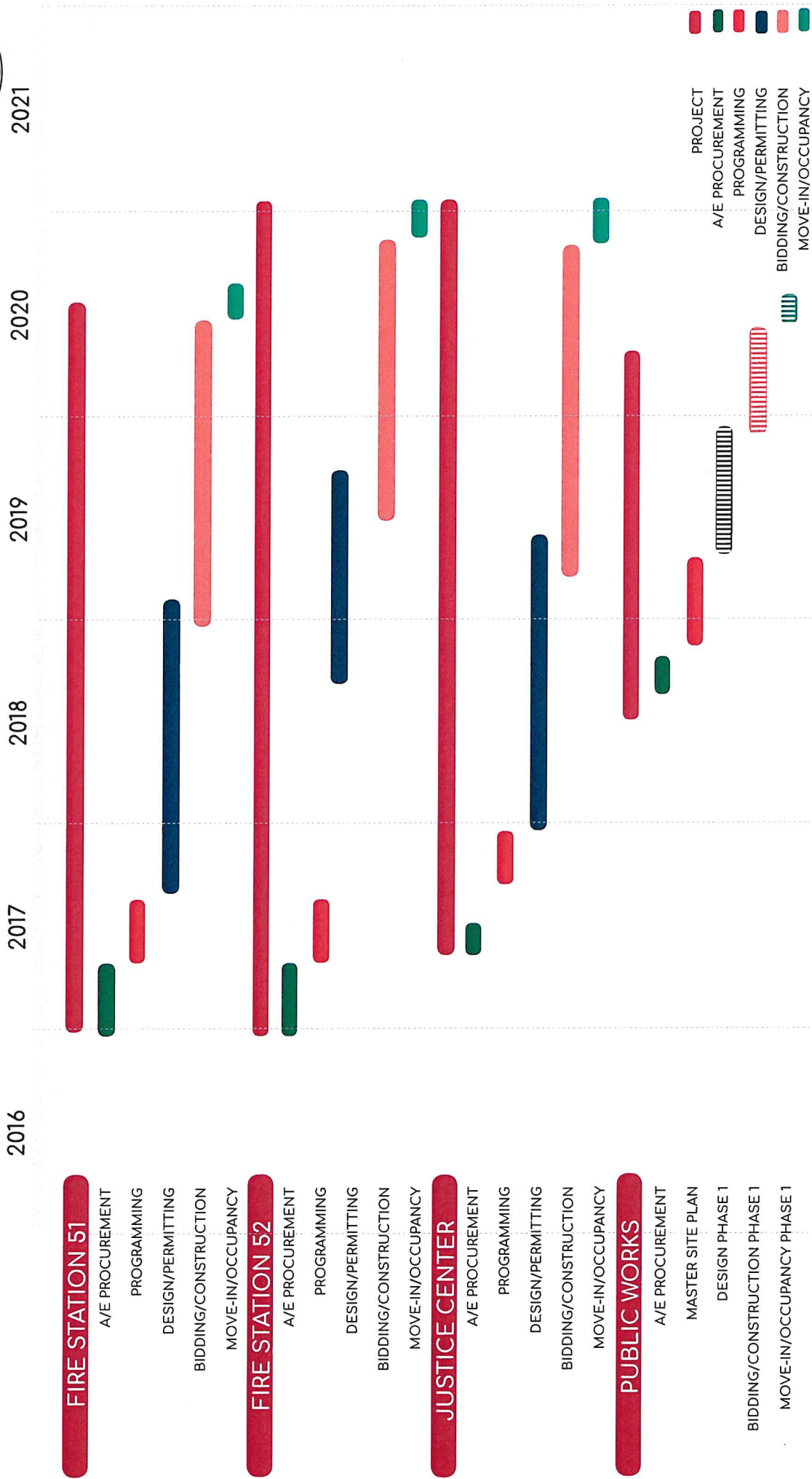
Monthly DBE OUTREACH EFFORTS

3.19.19

Outreach Consultant updates for March 2019

- Lydig's Outreach Efforts
 - Kiel Lunsford was at the NAMC General Monthly Meeting 3.7.19 for the 1:1 session that had started at 530pm
- BNB Outreach Efforts
 - Geri Urbas & Jeff Clark participated at NAMC General Monthly Meeting 3.7.19 for the 1:1 session that had started at 530pm
 - BNB also had presented that evening to NAMC members and City of Tukwila officials
 - Still awaiting for March 19, 2019 bid results
- March 22, 2019 @ 1025am-1115am to speak to Foster High School senior about opportunities w/the building trades (Julie Polwarth & Nichelle Page) are point of contact. Past Lawrence Willis will be joining me as well.
- April 4, 2019 Lydig & BNB are scheduled to participate at the Career Fair.
- I have also been including ex-council member Joe Duffie with regards to upcoming meetings Lydig & BNB as well as the outreach efforts w/Foster High School.

TUKWILA PUBLIC SAFETY PLAN





City of Tukwila - Facilities Plan
TOTAL PROJECT

MONTHLY Budget Report
(REVISED Budgets; D-20 Plan Adopted by Council)

Life to Date Costs
as of March 19, 2019 (reconciled w/accrual thru Mar 13, 2019 CU)

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost of Completion
COUNCIL REPORTING SUMMARY - JUSTICE CENTER								
A/E Services (both Design & CA)	\$ 3,278,125	\$ 221,875	\$ 3,500,000	\$ 3,141,729	\$ 2,180,300	\$ 961,429	\$ 358,271	\$ -
Permits/Fees	\$ 700,000	\$ -	\$ 700,000	\$ 205,980	\$ 205,980	\$ -	\$ 494,020	\$ -
Construction (Pre-Con, Const. & Tax)	\$ 38,738,678	\$ (11,315)	\$ 38,727,363	\$ 563,671	\$ 414,037	\$ 149,634	\$ 38,163,692	\$ -
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ 210,000	\$ 2,322,639	\$ 562,398	\$ 264,705	\$ 297,693	\$ 1,760,241	\$ -
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 266,721	\$ 2,082,596	\$ 1,967,303	\$ 939,219	\$ 1,028,084	\$ 115,293	\$ -
Contingency (incl Construction & Project)	\$ 6,507,731	\$ (1,656,239)	\$ 4,851,492	\$ -	\$ -	\$ -	\$ 4,851,492	\$ -
Contingency for Site Contamination (soils,hazmat)	\$ -	\$ 750,000	\$ 750,000	\$ -	\$ -	\$ -	\$ 750,000	\$ -
Land Acquisition	\$ 14,133,295	\$ (81,042)	\$ 14,052,253	\$ 13,708,596	\$ 13,679,370	\$ 29,227	\$ 343,657	\$ -
Contingency for Land Acquisition	\$ 1,250,000	\$ 300,000	\$ 1,550,000	\$ 906,784	\$ 906,784	\$ -	\$ 643,216	\$ -
TOTAL	\$ 68,536,343	\$ -	\$ 68,536,343	\$ 21,056,461	\$ 18,590,395	\$ 2,466,066	\$ 47,479,882	\$ -

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost of Completion
COUNCIL REPORTING SUMMARY - FIRE STATION 51								
A/E Services (both Design & CA)	\$ 1,070,000	\$ 222,781	\$ 1,292,781	\$ 1,236,572	\$ 776,125	\$ 460,447	\$ 56,209	\$ -
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Fees	\$ 234,000	\$ -	\$ 234,000	\$ 102,042	\$ 92,042	\$ 10,000	\$ 131,958	\$ -
Construction (Pre-Con, Const. & Tax)	\$ 9,396,000	\$ -	\$ 9,396,000	\$ 165,000	\$ 99,273	\$ 65,727	\$ 9,231,000	\$ -
Construction Related Costs (incl Bond)	\$ 931,000	\$ -	\$ 931,000	\$ 133,726	\$ 81,733	\$ 51,993	\$ 797,274	\$ -
PM Services (incl Other Professional Svcs)	\$ 526,000	\$ -	\$ 526,000	\$ 345,077	\$ 134,551	\$ 210,526	\$ 180,923	\$ -
Contingency (incl Construction & Project)	\$ 1,116,000	\$ (222,781)	\$ 893,219	\$ -	\$ -	\$ -	\$ 893,219	\$ -
TOTAL	\$ 13,273,000	\$ -	\$ 13,273,000	\$ 1,982,416	\$ 1,183,724	\$ 798,693	\$ 11,290,583	\$ -

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost of Completion
COUNCIL REPORTING SUMMARY - FIRE STATION 52								
A/E Services (both Design & CA)	\$ 1,415,000	\$ 234,222	\$ 1,649,222	\$ 1,580,863	\$ 339,878	\$ 1,240,985	\$ 68,359	\$ -
Land Acquisition	\$ 16,000	\$ 9,160	\$ 25,160	\$ 25,157	\$ 17,157	\$ 8,000	\$ 3	\$ -
Permits/Fees	\$ 353,000	\$ -	\$ 353,000	\$ 72,688	\$ 12,511	\$ 60,177	\$ 280,312	\$ -
Construction (Pre-Con, Const. & Tax)	\$ 13,298,000	\$ 456,500	\$ 13,754,500	\$ 137,500	\$ -	\$ 137,500	\$ 13,617,000	\$ -
Construction Related Costs (incl Bond)	\$ 1,397,000	\$ (9,160)	\$ 1,388,840	\$ 393,815	\$ 16,258	\$ 377,557	\$ 995,025	\$ -
PM Services (incl Other Professional Svcs)	\$ 787,000	\$ -	\$ 787,000	\$ 532,289	\$ 207,609	\$ 324,680	\$ 254,711	\$ -
Contingency (incl Construction & Project)	\$ 1,343,000	\$ (40,722)	\$ 1,302,278	\$ -	\$ -	\$ -	\$ 1,302,278	\$ -
TOTAL	\$ 18,610,000	\$ 650,000	\$ 19,260,000	\$ 2,742,311	\$ 593,412	\$ 2,148,899	\$ 16,517,689	\$ -

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost of Completion
COUNCIL REPORTING SUMMARY - FIRE STATION 53								
A/E Services (both Design & CA)	\$ 150,000	\$ (7,000)	\$ 143,000	\$ 132,995	\$ 131,495	\$ 1,500	\$ 10,005	\$ -
Land Acquisition	\$ 902,668	\$ 39,206	\$ 941,874	\$ 941,875	\$ 933,775	\$ 8,100	\$ (1)	\$ -
Permits/Fees	\$ 20,000	\$ -	\$ 20,000	\$ 1,517	\$ 1,517	\$ -	\$ 18,483	\$ -
Construction (Pre-Con, Const. & Tax)	\$ 230,000	\$ (5,610)	\$ 224,390	\$ 106,700	\$ 67,856	\$ 38,844	\$ 117,690	\$ -
Construction Related Costs (incl Bond)	\$ 50,000	\$ 1,875	\$ 51,875	\$ 33,802	\$ 22,798	\$ 11,004	\$ 18,073	\$ -
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ -	\$ 107,500	\$ 106,665	\$ 86,066	\$ 20,599	\$ 835	\$ -
Contingency (incl Construction & Project)	\$ 41,832	\$ (28,471)	\$ 13,361	\$ -	\$ -	\$ -	\$ 13,361	\$ -
TOTAL	\$ 1,502,000	\$ -	\$ 1,502,000	\$ 1,323,554	\$ 1,243,507	\$ 80,047	\$ 178,446	\$ -

	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost of Completion
COUNCIL REPORTING SUMMARY - PUBLIC WORKS								
A/E Services (both Design & CA)	\$ 767,385	\$ 15,000	\$ 782,385	\$ 318,882	\$ 92,014	\$ 226,868	\$ 463,503	\$ -
Land Acquisition	\$ 22,000,046	\$ 3,386,413	\$ 25,386,459	\$ 25,358,693	\$ 25,344,993	\$ 13,700	\$ 27,766	\$ -
Permits/Fees	\$ 110,000	\$ (20,000)	\$ 90,000	\$ -	\$ -	\$ -	\$ 90,000	\$ -
Construction (Pre-Con, Const. & Tax)	\$ 4,950,000	\$ (1,895,000)	\$ 3,055,000	\$ -	\$ -	\$ -	\$ 3,055,000	\$ -
Construction Related Costs (incl Bond)	\$ 529,036	\$ (416,293)	\$ 112,743	\$ 65,643	\$ 50,471	\$ 15,172	\$ 47,100	\$ -
PM Services (incl Other Professional Svcs)	\$ 668,426	\$ (348,426)	\$ 320,000	\$ 279,832	\$ 139,845	\$ 139,987	\$ 40,168	\$ -
Contingency (incl Construction & Project)	\$ 975,107	\$ (721,694)	\$ 253,413	\$ -	\$ -	\$ -	\$ 253,413	\$ -
TOTAL	\$ 30,000,000	\$ -	\$ 30,000,000	\$ 26,023,050	\$ 25,627,323	\$ 395,727	\$ 3,976,950	\$ -



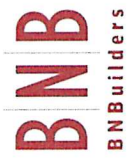
City of Tukwila Justice Center Project



BNB
BNBuilders

City of Tukwila Justice Center Project Overview

- GC/CM Project
- 46,969 SF Ground-up Building Located Along Tukwila International Blvd
- New Police Station, Emergency Operations Center and Municipal Court
- Construction Start April 1st, 2019
- Completion Date September 29th, 2020
- Apprenticeship Opportunities
- MWDBE and SBE Opportunities



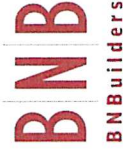
City of Tukwila Justice Center Bid Packages Advertised for Bid Solicitations

- Bid Package 07.40 – Exterior Siding
- Bid Package 07.50 – Roofing
- Bid Package 21.00 – Fire Protection
- Bid Package 22.00 – Mechanical (Including Plumbing)
- Bid Package 26.00 – Electrical

Bids Due: March 19th, 2019, 10:00am

Bid Opening Location: 2601 4th Ave Suite 350 (BNBuilders Office)

Questions: Please call Jeff Clark (206) 550-0960 or Geri Urbas (206) 473-2798



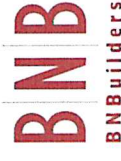
City of Tukwila Justice Center Bid Packages Advertised for Bid Solicitations

- Bid Package 06.40 – Architectural Casework
- Bid Package 14.20 – Elevator

Bids Due: March 21st, 2019, 10:00am

Bid Opening Location: 2601 4th Ave Suite 350 (BNBuilders Office)

Questions: Please call Jeff Clark (206) 550-0960 or Geri Urbas (206) 473-2798



City of Tukwila Justice Center Upcoming Bid Packages

- Bid Package 03.01 – Site Concrete
- Bid Package 08.10 – Doors, Frames and Hardware
- Bid Package 08.40 – Aluminum Systems, Skylights, Glass and Glazing
- Bid Package 09.20 – GWB Assemblies/Insulation
- Bid Package 09.50 – Acoustical Assemblies
- Bid Package 09.60 – Floor Coverings
- Bid Package 09.90 – Paintings and Coatings
- Bid Package 10.00 – Misc Specialties/Equipment
- Bid Package 12.20 – Window Coverings
- Bid Package 32.12 – Paving and Striping
- Bid Package 32.90 – Irrigation and Landscaping

