

### Department of Community Development - Nora Gierloff, AICP, Director

TO: Transportation & Infrastructure Services Committee

FROM: Pete Mayer, Interim Public Works Director

BY: Kerry Murdock, Development Engineer

CC: Mayor Thomas McLeod

DATE: April 7th, 2025

SUBJECT: Turnover of underground stormwater bypass pipelines and appurtenant

facilities installed within Tukwila right-of-way

### **ISSUE**

Accept the turnover of stormwater infrastructure improvements from Prologis-Exchange 3301 South Norfolk LLC.

### **BACKGROUND**

Prologis-Exchange 3301 South Norfolk, LLC has completed installation of approximately 688 lateral feet of storm pipe in South Norfolk Street to connect the city storm system to the original point of connection just southwest of the Norfolk Street and Airport Way intersection. As conditions of Public Works permit PW22-0033, Prologis-Exchange has constructed storm drainage infrastructure within S. Norfolk St. to connect the existing city of Tukwila storm system to the existing storm stub. The storm system was routed through the Prologis site and with redevelopment, it was capped off. Now the city of Tukwila storm system needs to be reconnected to the original point of connection. This has been filed under the Bill of Sale as part of the city's turnover process.

### DISCUSSION

The public improvements have been constructed to city standards and inspected by Public Works Project Inspectors and are ready for turnover.

### FISCAL IMPACT

The value of the transferred improvements from Prologis-Exchange to the city totals \$72,088 for the stormwater infrastructure constructed within S. Norfolk St. There will be no expense to the city for accepting the infrastructure other than normal expected maintenance.

### RECOMMENDATION

City Council is being asked to authorize the Mayor to sign the turnover documents and consider this item on the Consent Agenda at the May 5th, 2024 Regular Meeting.

Title or Addressee Date Page 2

### **ATTACHMENTS**

Bill of Sale and as-built site plan Capital Asset Acquisition Form Material List Development Bulletin D3 Maintenance bond City Turnover Letter

### INFRASTRUCTURE

- 688' of 18" PVC Storm Pipe
- CB#1 Type 2- 48" Saddle Manhole

Total Value: \$72,088

NOTE: Prologis-Exchange Development Files are available at the Department of Community Development Permit Center.





## **COVER SHEET**

### PROLOGIS EMERALD GATEWAY

A PORTION OF THE NW AND NE 1/4 OF SECTIONS 03 AND 04, TOWNSHIP 23N, RANGE 4E W.M., CITIES OF TUKWILA AND SEATTLE. KING COUNTY WASHINGTON

AIRPORT WAY SOUTH

FE49.0

UTILITY SOURCE NOTE: LITILITY INFORMATION SHOWN ON THESE PLANS ARE DRAWN BY THE SURVEY DEPARTMENT FROM BARGHAUSEN CONSULTING ENGINEERS, SEWER CARDS, EXISTING PLANS AND BASE MAPS FROM CITY PLAN VAULT.

3 ACCESS FOAD

BOEMG,

SURVEY MONUMENT

EX. POWER VAULT

EX. LOT LIGHT

EX. POWER POLE

EX. JUNCTION BOX

EX. SANITARY SEWER MANHOLE (SSMH)

FX. WATER VALVE (WV)

EX, FIRE HYDRANT (FH)

EX. SANITARY SEWER LINE

EX. STORM DRAINAGE LINE

EX DOMES LINDESCROLING EX. POWER OVERHEAD

EX. GAS METER

EX. GAS VALVE

EX. WATER METER

EX. WATER LINE

EX. METAL FENCE

x. WOOD FENCE

MAIL BOX

EX. SIGN

EX. CATCH BASIN (CB)

EX. CATCH BASIN (CB) TYPE 2

FY THMINAIRE (THM.)



### C.O.T. STANDARD CONSTRUCTION NOTES



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RECORD DRAWING

ALL WORK IN GOADWAYS SHALL MEET TMC 11, IBC 2018, AND THE FOLLOWING:
A. PROR TO AMY ACTIVITY IN CITY RIGHT-OF-WAY, THE PERMITTEE SHALL PROVIDE THE CITY A
TRAFFIC CONTROL PLAN FOR REVIEW AND APPOAU, THE TRAFFIC CONTROL PLAN SHALL
INCLIDE THE LOCATION, ADDRESS AND DESCRIPTION OF TRAFFIC FLOW DURING THE WORK
AND SHALL MEET MUTCH REQUIREMENTS.

- UNICLUME TO CLUSE AN ACCESS.

  D. ALL ROADMAN'S SHALL BE KEPT FREE OF DIRT AND DEBRIS USING STREET SWEEPERS, USE OF WARER TRUCKS FOR CLEANING ROADMAN'S REQUIRES PREAPPROVAL FROM THE DIRECTOR.

  E. INSTALL STEEL PLATES OVER ANY TRENCH, AT ANY TIME WORK IS STOPPED AND THE TRENCH IS LET FOR

LEGEND:

PROPOSED TYPE II CATCH BASIN

PROPOSED TYPE I CATCH BASIN

PROPOSED STORM DRAIN FLOW ARROW

PROPOSED STORM DRAINAGE LINE

PROPOSED SANITARY SEWER LINE -

PROPOSED SANITARY SEWER CLEANOUT

PROPOSED SANITARY SEWER MANHOLE

PROPOSED TRENCH DRAIN

PROPOSED WATERMAIN

PROPOSED FIRE HYDRANT

PROPOSED WATER VALVE

PROPOSED 90" BEND

PROPOSED CONCRETE BLOCKING

PROPOSED SPOT ELEVATIONS

EXISTING SPOT FLEVATIONS

PROPOSED CONTOURS

EXISTING CONTOURS

PROPOSED HEAVY DUTY ASPHALT PAVEMENT

PROPOSED CONCRETE

PROPOSED 2" OVERLAY

### SITE IS NOT ABUTTING ANY RESIDENTIAL DISTRICTS PORTION OF SITE WITHIN CITY OF TUKNILA: FRONT: (S. NORFOLK STREET) SECOND FRONT: (EMPRORT WAY SOUTH) (BOEING ACCESS RD.) INTERIOR SIDE & REAR: 25 FEET WITH 12.5 FEET LANDSCAPED 12.5 FEET WITH 12.5 FEET LANDSCAPED BUILDING SIZE: PORTION OF SITE WITHIN CITY OF SEATTLE: BUILDING HEIGHT: BUILDING SITE AREA REQUIREMENTS: 85" NONE SPECIFIED FOR THE USE PORTION OF SITE WITHIN CITY OF TUKWILA: BULDING HEISHT: BULDING SITE AREA REQUIREMENTS: 45" (4 STORIES) NONE SPECIFIED DENSITY: PORTION OF SITE WITHIN CITY OF SEATTLE: MAXIMUM BASE FLOOR AREA RATIO: PORTION OF SITE WITHIN CITY OF TUKWILA: NONE SPECIFIED PARKING: PORTION OF SITE WITHIN CITY OF SEATILE: MANUFACTURING/STORAGE (WAREHOUSE): 1 SPACE PER 2000 S.F. (308 SPACES) 1 SPACE PER 1000 S.F. (71 SPACES) PORTION OF SITE WITHIN CITY OF TUKWILA: 1 SPACE PER 2000 S.F. (138 SPACES) 517 TOTAL PARKING SPACES

Flood zone: Site ues within "Flood zone X — Unshaged" per Fema firm map panel 645 of 1725, map number 530330645F, and map revised may 16, 1935.

"Flood zone X — unshaded" are areas determined to be outside 500-year floodplain.

STRPED PARKING: (813) PARKING STALLS (2) PARALLEL PARKING STALLS (3) HANDICAPPED STALLS

PARKING SPACES REQUIRED

(816) TOTAL PARKING STALLS ZONING: (PER "PZR REPORT" ZONING REPORT DRAFT DATED 10/34/2016)

TO/AZ/2012

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Y.—S. POSTERO, COMMERCIAL
POSTERO BRINK DE SATTLE
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### DEVELOPER/OWNER

12720 GATEWAY DRIVE, SUITE 110 TUKWILA. WA. 98168

STREET

NOFFOLK

### SURVEYOR

BARCHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVE S KENT WA, 98032 PH: (425) 251-6222 CONTACT: DAN BAMBELI, P.E. EMAIL: DBAMBLIBERGHAUSEN.COM

### ENGINEER

PROPOSED STORM

BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVE S
KENT WA. 98032
PH: (425) 251-6222
CONTACT: DAN BALMELL, P.E.
EMAIL: DBRUMELLIGBEARGHAUSEN.COM

EAST MARGINAL WAY SOUTH

### ARCHITECT

CRAFT ARCHITECTS 2505 THIRD AVENUE, SUITE 324 SEATTLE, WASHINGTON 98121 PH: (206) 720-7001 FAX (206) 720-2949

### LANDSCAPE ARCHITECT

BLDQ. 1

BARGHAUSEN CONSULTING ENGINEERS, INC. 18215 72ND AVE S KENT WA. 98032 PH: (425) 251-6222 CONTACT: LAUREN PERRY EMAIL: LPERRY@BARGHAUSEN.COM

### **GEOTECH**

GEOENGINEERS, INC. 17425 NE UNION HILL RD, SUITE 250 REDMOND, WA 98052 PH: (425) 862-6098

CONTROLTO SHALL BE TALLY SESPONSILE FOR ORDINANC FEMALE FROM THE WASHINGTON STATE DEPARTMENT OF MUNICIPAL PROPERTIES FOR REMOVING AND REPLACES ALL SURVEY WAMARDINATION HAVE MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PRISSANT TO WAK 327-12, APPLICATIONS MAY BE COMPLETED BY A CHITTY, PRISSANT TO WAK 327-12, APPLICATIONS MAY BE CONTROLTED BY A CHITTY AND A CONTROL PROPERTIES AND A CHITTY AND A CH

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES PUBLIC LAND SURVEY OFFICE 1111 WASHINGTON STREET S.E. P.O. BOX 47060 OLYMPIA, WASHINGTON 98504—7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

### UTILITY CONFLICT NOTE:

UTILITY CONFLICT INCIDE CAUTION.

THE CONTINUOUS SHALL BE REPONSELE FOR YERFING THE LOCATION, DMENDON, AND THE CONTINUOUS SHALL BE REPONSELE FOR YERFING THE LOCATION, DMENDON, AND POPHOLING THE UTILITIES AND SURVETING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION, THIS SHALL INCLUDE CALLING UTILITY LOCATE OF LOCATIONS OF THE VIOLENCE OF THE UTILITY CONSINSION TO PHOCALLY YERRY WHERE OR NOT CONTINUED SHIST LOCATIONS OF SHALL THE PLANS ARE SHEED UPON THE COULD COULD, THE CONTINUOUS AND SHALL BE AND THE OWNSHIP OF THE OWN THE SHALL SHAL

For: PROLOGIS EMERALD GATEWAY 3601 S. NORFOLK STREET SEATTLE, WA

COVER SHEET FOR PROLOGIS EMERALD GATEWAY

### Job Number 18182 Sheet R1 of 9

### SOILS REPORT NOTES:

GROSS LOT AREA: GROSS LOT AREA = 2,731,705± S.F. (62,711± ACRES)

SURVEY INFORMATION

THE FOLLOWING SOILS REPORT FOR THE SITE SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS:

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DATES OF SURVEY: FIELD SURVEY BY BARCHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN SEPTEMBER 2016. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

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VERTICAL DATUM: NAVDB8 VERTICAL DATUM: NAVDB8 PER WSDOT, WSDOT CONTROL POINT NO. HC17 WSS FELD FOR ELEVATION, BEING 51.191\* (ANVDB8).

SOILS REPORT: REPORT OF GEOTECHNICAL ENGINEERING SERVICES JOB NUMBER: 3626-062-00 DATE: JULY 28, 2017

GEOENGINEERS, INC. 17425 NE UNION HILL RD, SUITE 250 REDMOND, WA 98052

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL PROVISIONS OF THE SOILS REPORT FOR THE SITE BE OBSERVED AND COMPUED WITH DURING ALL PHASES OF THE SITE PREPARATION, GRADING OPERATIONS, FOUNDATION, SLAB, AND PAVING CONSTRUCTION.

 ANY PROVISIONS OF THE SOILS REPORT WHICH CONFLICT WITH INFORMATION SHOWN ELSEWHERE ON THESE DRAWINGS, OR WHICH REQUIRE FURTHER CLARIFICATION. SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER FOR DETERMINATION

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THE SOILS ENGINEER SHOULD BE NOTIFIED AT LEAST FIVE (5) WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING.

### INDEX OF CIVIL SHEETS:

OF 9 COVER SHEET OF 9 FRONTAGE IMPROVEMENTS OVERVIEW OF 9 FRONTAGE IMPROVISABILITIES OVERHEIM
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OF 9 SOUTH NORFOLK STREET PLAN AND PROFILE

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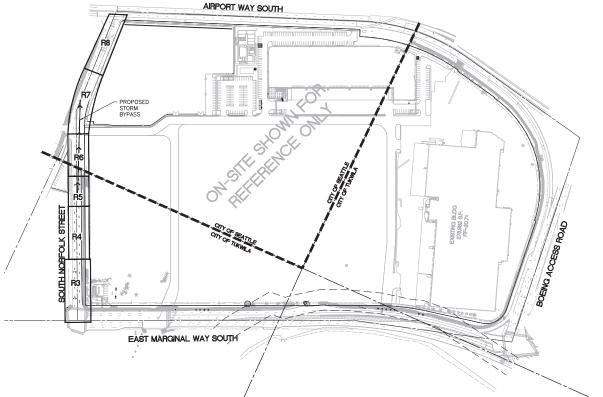
3	Berghausen Consulting Engineers, Inc. 1825 724 Avenue South Kent, WA 98032 425.251.6222 berghausen.com
乜	1825 72nd Avenue South Kent, WA 98052 525,251,6222 bengheusen.com



## FRONTAGE IMPROVEMENTS OVERVIEW RECORD DRAWING

### PROLOGIS EMERALD GATEWAY

A PORTION OF THE NW AND NE 1/4 OF SECTIONS 03 AND 04, TOWNSHIP 23N, RANGE 4E W.M., CITIES OF TUKWILA AND SEATTLE. KING COUNTY WASHINGTON



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(FER RECLITY NOTIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2037/3288-416-416 DATED SEPTEMBER 28, 2016 AT 850 A.M.)

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FRONTAGE IMPROVEMENTS OVERVIEW
FOR
PROLOGIS EMERALD GATEWAY

18182 Sheet

R2 of 9

Job Number

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For: PROLOGIS EMERALD GATEWAY

### RECORD DRAWING SOUTH NORFOLK STREET PLAN AND PROFILE PROLOGIS EMERALD GATEWAY A PORTION OF THE NW AND NE 1/4 OF SECTIONS 03 AND 04, TOWNSHIP 23N, RANGE 4E W.M., CITIES OF TUKWILA AND SEATTLE, KING COUNTY WASHINGTON MATCHLINE STA 2+95.00 E SHEET R4 FOR CONTINUATION 9 8 8 8 8 8 PVI STA = 0+99.40 PVI ELEV = 16.59 PVI STA = 1+04.30 PVI ELEV = 16.48 PVI STA = 1+72.34 PVI ELEV = 15.48 PVI STA = 1+79.08 PVI ELEV = 15.43 PVI STA = 2+24.95 PVI ELEV = 15.13 PVI STA = 2+55.24 PVI ELEV = 14.86 CB 41, TYPE 1 W/ STANDARD GRATE w/ STANDARD GRATE ₩, 1100 2100 PROXIMATE LOCATION OF LINE PER CITY OF TUKWILA MPREHENSIVE PLAN) N67'07'19"E 902.02' N67'07'19"E 902.02'~ MARGINAL S. NORFOLK ST. . CB STD GRATE TYPE 128 LF 12" PVC SD — INSTALL VALLEY GUTTER STA: 1+82.57 OFF: 24.00'RT ш 7.01' 8' FY SIGNAL POLE Job Number No. Date By Ckd. Appr. For: PROLOGIS EMERALD GATEWAY Bergheusen 1 9/29/22 JEP JEP DKB SOUTH NORFOLK STREET 18182 Consulting Engineers, Inc. 3601 S. NORFOLK STREET PLAN AND PROFILE hardari JEP 18215 72nd Avenue South Kent, WA 98032 Sheet SEATTLE, WA Vertical FOR proved DKB PROLOGIS EMERALD GATEWAY R3 <sub>of</sub> 9 Date 9/29/22

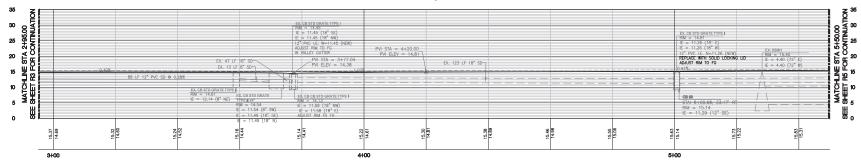
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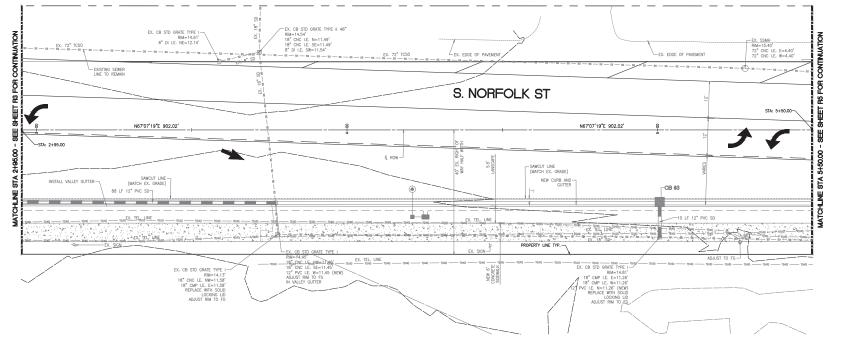
NOTE:
THE STORM LINE SHALL BE OWNED AND

## SOUTH NORFOLK STREET PLAN AND PROFILE

### PROLOGIS EMERALD GATEWAY

A PORTION OF THE NW AND NE 1/4 OF SECTIONS 03 AND 04, TOWNSHIP 23N, RANGE 4E W.M.,
CITIES OF TUKWILA AND SEATTLE, KING COUNTY WASHINGTON





No.	Date	Ву	Ckd.	Appr.	Revision	Designed BDW	Scale:
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						Date 9/29/22	
						Date 3/29/22	





FOR: PROLOGIS EMERALD GATEWAY 3601 S. NORFOLK STREET SEATTLE, WA

SOUTH NORFOLK STREET PLAN AND PROFILE FOR PROLOGIS EMERALD GATEWAY

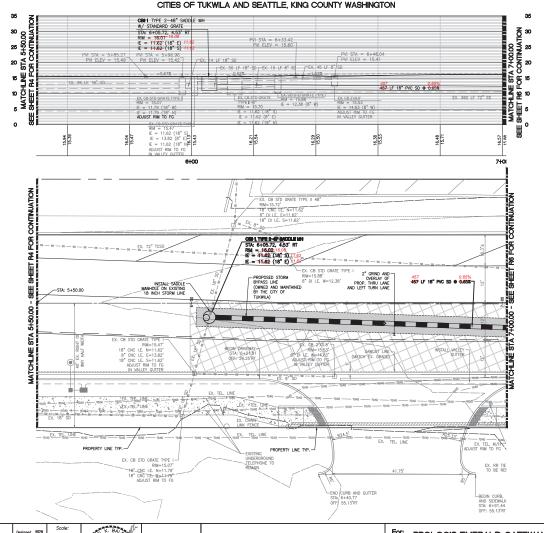


NOTE: THE STORM LINE SHALL BE OWNED AND MAINTAINED BY THE CITY OF TUKWILA.

## SOUTH NORFOLK STREET PLAN AND PROFILE

### PROLOGIS EMERALD GATEWAY

A PORTION OF THE NW AND NE 1/4 OF SECTIONS 03 AND 04, TOWNSHIP 23N, RANGE 4E W.M.,
CITIES OF TUKWILA AND SEATTLE. KING COUNTY WASHINGTON



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FOT: PROLOGIS EMERALD GATEWAY
3601 S. NORFOLK STREET
SEATTLE, WA

SOUTH NORFOLK STREET
PLAN AND PROFILE
FOR
PROLOGIS EMERALD GATEWAY

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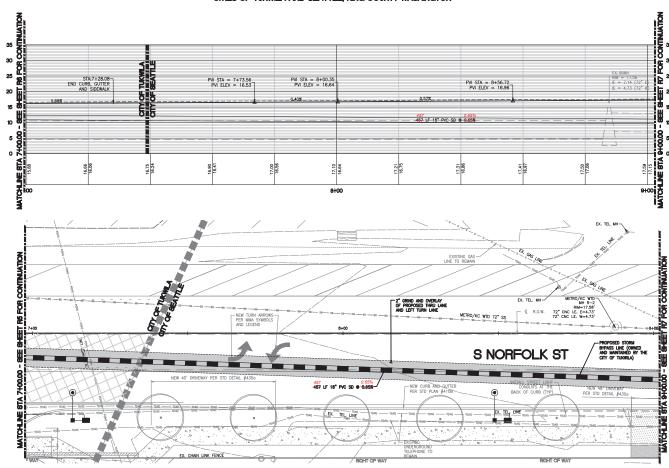
R5 of 9



## SOUTH NORFOLK STREET PLAN AND PROFILE

### PROLOGIS EMERALD GATEWAY

A PORTION OF THE NW AND NE 1/4 OF SECTIONS 03 AND 04, TOWNSHIP 23N, RANGE 4E W.M.,
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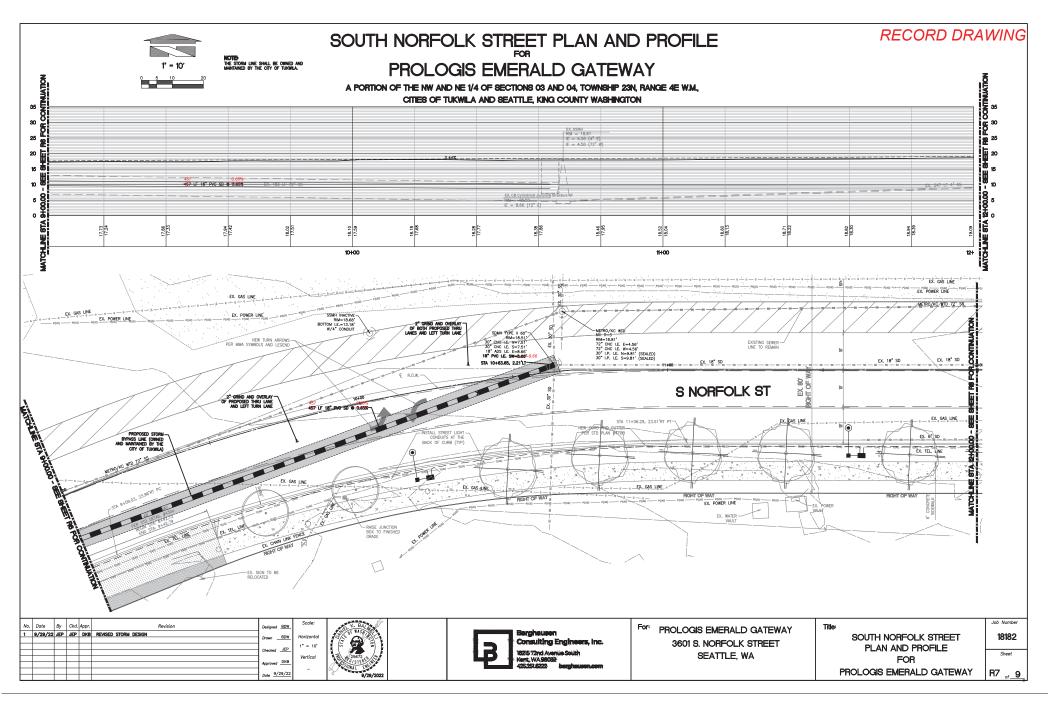


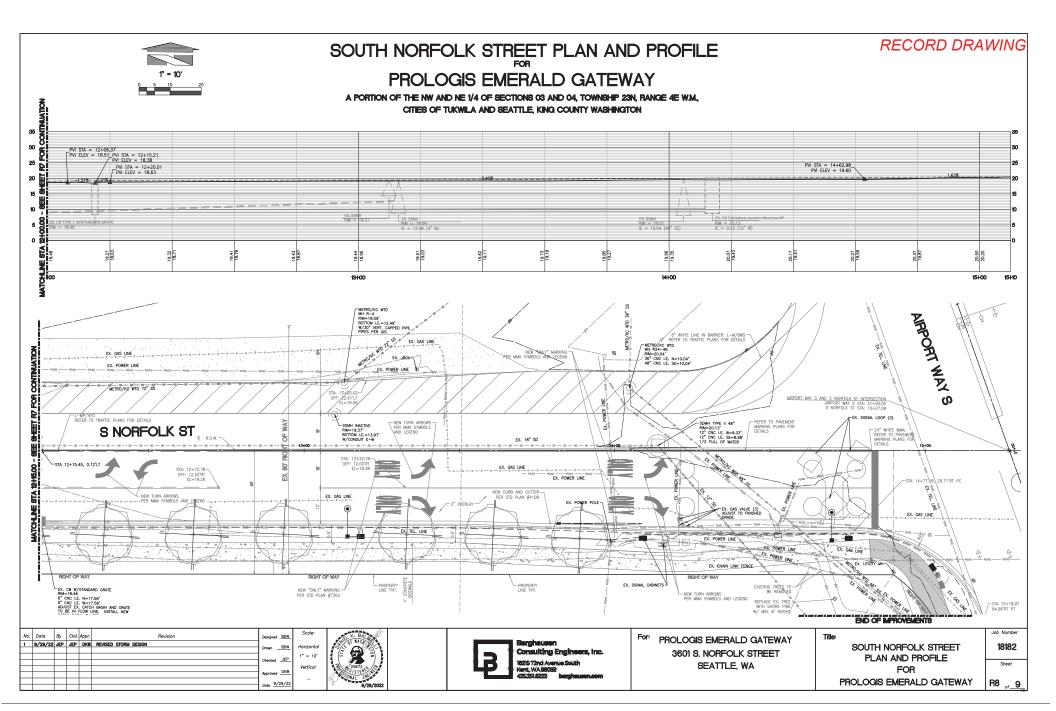


FOI: PROLOGIS EMERALD GATEWAY
3601 S. NORFOLK STREET
SEATTLE, WA

SOUTH NORFOLK STREET
PLAN AND PROFILE
FOR
PROLOGIS EMERALD GATEWAY

Job Number
18182
Sheet
R6 of 9

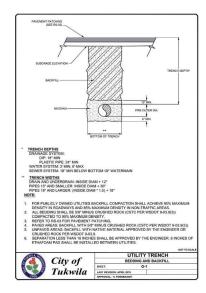


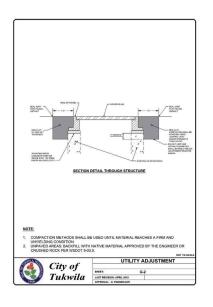


## CONSTRUCTION NOTES AND DETAILS

### PROLOGIS EMERALD GATEWAY

A PORTION OF THE NW AND NE 1/4 OF SECTIONS 03 AND 04, TOWNSHIP 23N, RANGE 4E W.M.,
CITIES OF TUKWILA AND SEATTLE, KING COUNTY WASHINGTON





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For:	PROLOGIS EMERALD GATEWAY
	3601 S. NORFOLK STREET
	SEATTLE, WA

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	CONSTRUCTION NOTES
	AND DETAILS
	FOR
	PROLOGIS EMERALD GATEWA

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### **BILL OF SALE**

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned, Prologis-Exchange 3301 South Norfolk LLC, a limited liability company organized under the laws of the state of Delaware ("Owner"), does hereby grant, bargain, transfer, sell, assign, convey, and deliver to the City of Tukwila, a Washington municipal corporation ("Grantee"), certain underground storm bypass pipelines and appurtenant facilities installed within the Grantee's right of way, as further described on Exhibit A ("Improvements"), to have and to hold the same for the said Grantee, its successors and assigns forever.

Owner hereby covenants that they are the lawful owner of said Improvements; that the same is free from all encumbrances; that all bills for labor and material associated with the same have been paid; that it has the right to sell the same as aforesaid; and that it will warrant and defend the same against the claims and demands of all persons with respect to the foregoing covenants and will pay any costs, including reasonable attorney fees incurred by Grantee, arising out of any such claim or demand.

The Improvements are hereby conveyed in consideration of the agreement of Grantee, for itself, its successors and assigns, to accept ownership of the Improvements and to maintain the same as provided for in applicable city ordinances.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the, 2025.	Owner has executed this Bill of Sale this day of
O	WNER:
	OLOGIS-EXCHANGE 3301 SOUTH NORFOLK C, a Delaware limited liability company
Ву:	PROLOGIS, L.P., a Delaware limited partnership, its sole member
Ву:	PROLOGIS, INC., a Maryland corporation, its general partner
	By: Jake Maxwell, Vice President
STATE OF WASHINGTON ) COUNTY OF KING )	SS SS
before me, and said person acknowledg was authorized to execute the instrumer PROLOGIS, INC., a Maryland corpora Delaware limited partnership, as the sol	y evidence that Jake Maxwell is the person who appeared ed that he signed this instrument, on oath stated that he at and acknowledged it as the Vice President of tion, as the general partner of PROLOGIS, L.P., a se member of PROLOGIS-EXCHANGE 3301 SOUTH ability company, to be the free and voluntary act of such sed in the instrument.
DATED:	_, 2025.
	Notary Public for the State of Washington residing in

CITY OF TUKWILA, a Wash	lington municipal corporation
By: Title:	
Attest/Authenticated:	
City Clerk	Approved As To Form by City Attorney
STATE OF WASHINGTON COUNTY OF	
the	knowledged before me by, known to me to be of the City of Tukwila, the municipal corporation that executed the owledged that they signed the same as their free and voluntary act for
DATED December	, 2025.
	Name:  NOTARY PUBLIC in and for the state of  Washington, residing at  My commission expires:

### EXHIBIT A

PW22-0033 APPROVED PLAN SET SHEETS R1-R9

### CITY OF TUKWILA CAPITAL ASSET ACQUISTION FORM

**INSTRUCTIONS**. The Owner or Owner's Representative completes this form for transfer of a capital item to the City. The City Clerk processes the form.

TRANSACTION.

1. [ ] DEVELOPER'S AGREE	MENT				
	:				
2. [ ] BILL OF SALE					
Total Construction Co	ost of Capital Asset:	\$			
Grantor:		Grantee:			
3. [ ] OTHER					
Description:					
ASSET DESCRIPTION. [ ] Wat	ter [ ] Sewer	[ ] Storm	[ ] Curb/Gut	tter/Sidewalk	[ ] Other
I certify that to the best of m	y knowledge the above	information is t	rue and accurate	e.	
Signature – Department Head	d	Date			
	6.1	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
I hereby approve the accepta	nce of the named asset	t(s) on behalf of	the City.		
Mayor		Date			
Note: Assets over \$40,000 in	value require Council a	ction and approx	ıal		
Note. Assets over \$40,000 m	value require council at	ttion and approv	<u>, ui.</u>		
By council action at a council	meeting dated	20, the	e above assets w	ere accepted.	
Council President		Date			
Council Testache		Date			
ATTEST: City Clerk		Date			
DOCUMENTATION ATTACHED	 D:				
☐ Turnover Request Letter	☐ Bill of Sale	□ Ea	asements	☐ Material I	ist
☐ Title Report	☐ Record Draw	ings 🗆 R	OW dedication	☐ Other:	
DISTRIBUTION LIST:	v Clerk □ Litility Δ	sset ∆cctg. □ 1	Maint. Div I Utilir	tv	

### **MATERIAL LIST**

PROJECT NAME:							
PERMIT NO:							
DESCRIPTION (length, size, material & type)	QUANTITY	AVERAGE UNIT COST	DATE INSTALLED	SERVICE LIFE TOTAL (YRS)	ORIGINAL COST TOTAL	DEPRECIATION PER YEAR	ACCUMLATED DEPRECIATION
	1			1		1	
				TO	TAL COSTS:		
				SIG	SNED:		
				DΔ	TED:		



# CITY OF TUKWILA Public Works Department 206-433-0179

### **DEVELOPMENT BULLETIN D3**

### **TURNOVER PROCESS**

Permit Number	PW22-0033
Applicant/Owner	Prologis LP
Project Address	3301 S Norfolk St
Parcel Number(s)	0003400042
Date Submitted	2/20/2025

### TURNOVER PROCESS AND DOCUMENT DESCRIPTIONS

For turnover of privately built infrastructure to the City of Tukwila, the Owner, or the Owner's authorized agent, submits a completed turnover packet to Public Works 3 weeks before requesting Public Works final inspection. Using the enclosed City of Tukwila forms, provided for your convenience, will help ensure the turnover submittal is complete. Final Inspection will not be scheduled until Public Works receives the turnover submittal.

Once the Public Works Department receives the turnover submittal, the Department reviews the submittal for completeness and accuracy. Public Works may request additional information or corrections to the submitted documents. Generally, the review will not hold up Final Inspection.

When all the paper work is complete, the Public Works Director presents the request for turnover to the City Council. The acceptance process can take 2-6 weeks. Following acceptance, the City Clerk records the infrastructure documentation.

If you have any questions regarding completion of these documents, please contact the Public Works Permit Technician at 206-433-0179.

### **DEVELOPMENT BULLETIN D3**

### **TURNOVER PROCESS**

### DOCUMENT DESCRIPTION

### **TURNOVER LETTER**

**<u>Purpose</u>**: Provides formal request to the City to accept constructed infrastructure and any related rights-of-way and easements as public.

**<u>Description:</u>** A letter addressed to the City of Tukwila requesting acceptance of constructed infrastructure. The letter includes a brief description of the infrastructure and reasons for turnover, for example, public infrastructure required due to development, and description of turnover paperwork being submitted.

### **RECORD DRAWINGS, AS-BUILT PLANS, & VICINITY MAP**

<u>Purpose</u>: Provides permanent record for City Engineering and Maintenance Divisions. Used by Mayor/Utilities Committee and Council when reviewing the request for turnover.

**Description:** Submit Record Drawing and As-built plans to Public Works on 3.5 diskette in AutoCAD and on 24" x 36 " mylar sheets drawn to scale, with the following inclusions:

- Information on record drawings including: locations of existing and abandoned-in-place components, dimensions, slopes, materials, inverts, distances, finished grades and capped utilities
- Construction Notes applicable to components of system
- Easements
- Rights-of-way
- Stamped Engineer block with signature

### **BILL OF SALE**

<u>**Purpose**</u>: Provides legal instrument for transferring infrastructure and easements/rights-of-way from the Owner to the City.

**<u>Description:</u>** A brief summary of the installed system and attached legal descriptions of easements and rights-of-way. Bill of Sale form enclosed.

*Note*: Documents will be recorded at King County Records. Please ensure all text and signatures are within a 1" margins on all four sides.

### **DEVELOPMENT BULLETIN D3**

### **TURNOVER PROCESS**

### **CAPITAL ASSETS ACQUISITION FORM**

**Purpose**: Processing acceptance and signoff of infrastructure by Public Works/ Administration/Council/Finance.

**<u>Description:</u>** A brief summary of all components installed or constructed and totals construction cost. Capital Asset Acquisition form enclosed.

*Note*: State law requires assets acquired from a special service district to be transferred by ordinance.

### MATERIAL LIST/INFRASTRUCTURE SPREADSHEET

**<u>Purpose</u>**: Provides complete description and constructed value of infrastructure. The Finance Department uses this to record value of City property.

**Description:** A spreadsheet, which shows a description of each component of the system, the actual constructed cost for each component and the total construction, cost for the system. Spreadsheet must be signed and dated by Owner or authorized agent. Material List form enclosed.

### **EASEMENTS**

**<u>Purpose</u>**: Grants City the right to operate, maintain, repair or reconstruct transferred infrastructure on private property.

**Description:** Easement Form and two exhibits. The completed Easement Form must be signed, dated and notarized. The two exhibits are: Exhibit A, a written legal description of the easement and Exhibit B, a schematic plan (8-1/2 X 11) of the easement in relation to the project. Easement (Corporate Form) form enclosed.

*Note*: Documents will be recorded at King County Records. Please ensure all text and signatures are within a 1" margins on all four sides.

### **DEVELOPMENT BULLETIN D3**

### **TURNOVER PROCESS**

### **DEDICATION OF RIGHT OF WAY**

**<u>Purpose</u>**: Grants right of way to the City for the purpose of road classification.

**Description:** Right of way Form and two exhibits. The completed right of way form must be signed, dated and notarized. The two exhibits are: **Exhibit A**, a written legal description of the Right of Way and **Exhibit B**, a schematic plan (8-1/2 x11) of the right of way in relation to the project. Dedication of Right-of-way form enclosed.

**Note**: Documents will be recorded at King County Records. Please ensure all text and signatures are within a 1" margins on all four sides.

### MAINTENANCE BOND

**Purpose**: Security that contractor will maintain and repair constructed infrastructure for a 2-year period. Maintenance Bond provides warranty.

**Description:** Completed Maintenance Bond must be signed and dated. The City determines the bond amount and the Owner may secure the bond by submitting the completed and signed Maintenance Bond Form or by Assignment of Funds. Maintenance Bond Surety Agreement enclosed.

Bond No:	TBD	_
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## **Maintenance Bond**

KNOW ALL MEN BY THESE PRESENTS, that we				
PROLOGIS-EXCHANGE 3301 SOUTH NORFOLK LL	LC hereinaster			
called Principal, as Principal, andFIDELITY AND DE				
	,, hereinafter called Surety, as Surety,			
are held and firmly bound unto				
City of Tukwila				
hereinafter called Obligee in the sum of Ninety Three	e Thousand Three Hundred Fifteen Dollars and 60/100 (\$93,315.60)			
	nerica, to be paid to the said Obligee, or its successors or assigns, to made, we do bind ourselves, our heirs, executors, administrators y these presents.			
SIGNED, sealed and dated thisTBD day of _	· · · · · · · · · · · · · · · · · · ·			
WHEREAS, the Principal entered into a contract with	the said Obligee, dated <u>September 8, 2022</u> ,			
for				
Emerald Gateway Storm Bypass - Public Works Pern	nit# PW22-0033			
and,				
WHEREAS, the Obligee requires that these presents I contract and	be executed on or before the final completion and acceptance of said			
WHEREAS, said contract was completed and accepted	ed on the TBD day of,			
NOW, THEREFORE, THE CONDITION OF THIS C	OBLIGATION IS SUCH, that if the Principal shall remedy, without			
cost to the Obligee, any defects which may develop d	uring a period of _(01) one year			
	work performed under the contract, caused by defective or inferior be void: otherwise it shall be and remain in full force and effect.			
Ammon	PROLOGIS- EXCHANGE 3301 SOUTH NORFOLK LLC a Delaware limited liability company			
ATTEST:	By: Authorized Person			
	By:			
	[Name, Title] of Prologis, Inc., a Maryland corporation			
	FIDELITY AND DEPOSIT COMPANY OF MARYLAND			
****PLEASE SEE ATTACHED CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT				
FOR THE SURETY ****	By:			
	Tanya Chinchilla , Attorney-in-Fact			

CON80010ZZ0601f



March 12, 2025

Kerry Murdock
Development Engineer
City of Tukwila
Department of Public Works
6300 Southcenter Boulevard, Suite 100
Tukwila, WA 98188

RE: City Turnover Letter

Public Works Permit Application Number PW22-0033

Emerald Gateway - 3301 South Norfolk Street

Our Job No. 18182

### Dear Kerry:

The work associated with permit number PW22-0033 has been completed. The work was inspected and as-built to ensure that it meets or exceeds all city, state and federal requirements The installed infrastructure is ready to turn over ownership to the city of Tukwila. This work includes the installation of approximately 668' of 18" PVC storm line and a storm manhole.

If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,

James E. Pullicino

Senior Civil Project Manager

JP/jd/yg 18182c.065.docx enc: As Noted

cc: