



Public Safety Bond Financial Oversight Committee

April 19, 2018

City Hall, Hazelnut Conference Room

5:30 p.m.

AGENDA

- I.** Call to Order
- II.** Roll Call
- III.** Approval of Agenda
- IV.** Approval of October 19, 2018 Minutes
- V.** Unfinished Business
- VI.** New Business
 - a. Public Safety Plan Project Update/Overview
 - b. Financial Overview
- VII.** Miscellaneous
- VIII.** Adjournment



Public Safety Bond Financial Oversight Committee

October 19, 2017

City Hall, Hazelnut Conference Room

5:00 p.m.

MINUTES

I. Call to Order

II. Roll Call

Committee members present: Sean Goode, Chair, Jessica Jerwa, Vice-Chair, Andy Reiswig
City staff present: David Cline, Laurel Humphrey, Peggy McCarthy, Vicky Carlsen, Sherry Wright

Mr. Coplen and Mr. Castillo were absent.

III. Approval of Agenda

Mr. Reiswig moved approval of the agenda, and Ms. Jerwa seconded. The motion carried unanimously and the agenda was approved.

IV. Approval of Minutes

Mr. Reiswig moved approval of the June 29, 2017 minutes, and Ms. Jerwa seconded. The motion carried unanimously and the minutes were approved.

V. Unfinished Business (n/a)

VI. New Business

1. Public Safety Plan Project Update Overview

City staff updated the Committee on the status of projects associated with the Public Safety Plan. Another open house will take place on December 2, and the Committee is encouraged to attend.

Fire stations - Weinstein AU is in the design phase, the City has received General Contractor/Construction Manager (GC/CM) approval from the state, and contractors have been interviewed. GC/CM is a process wherein the contractor is brought in to provide feedback during the design process rather than waiting until design is complete. Mr. Reiswig expressed support for the GC/CM model based upon his professional experience. Mr. Goode asked about the benefit of working with one architect to design all stations, and staff replied that using one architect and one contractor typically provides a better value than treating each building separately.

Justice Center - DLR Group, Inc. is the architect firm and are currently in the programming phase. The City will apply for GC/CM authorization from the state at the end of November, and will bid for contractor in January. Mr. Reiswig asked why there is a different architect

and staff replied that architecture firms commonly have different niches. DLR Group, Inc specializes in justice-related buildings.

Public Works Shops – Design activities related to the combined shops facility will begin in 2018.

Locations - The Council has received a recommendation from the Siting Advisory Committee and is moving forward through the site selection process. Mr. Goode noted that siting of a Justice Center on Tukwila International Boulevard could have positive and negative impacts on the community around it. Ms. Jerwa hopes the City will make the building's entrance visually welcoming to the families in the neighborhood to ensure it is viewed as a community asset and resource.

2. *Public Safety Plan Financial Overview*

The Committee reviewed a report of all Public Safety Plan revenues & expenditures through August 2017. Total actual revenues through August 31, 2017 are \$37,852,683 from the voter-approved bond, fire impact fees, and investment interest. Actual expenditures through August 31, 2017 are \$569,887. Because the current construction market conditions are significantly higher than what the City had estimated, there is an estimated funding gap of around \$8.4 million for the fire stations project. Mr. Reiswig asked if funds could be transferred between projects, and staff replied that the bond ordinance offers that flexibility. The City Council was informed of the fire station budget projection in June and directed staff to proceed with design. In 2018 the Council will continue discussing how to fully fund the projects. Mr. Goode asked how the community would be involved in the design of the Justice Center, since decisions will be made based upon cost. Staff said that there have and will continue to be open houses, but it is largely functional needs that drive the design. Mr. Goode recommends the City give more consideration to community involvement.

The Committee reviewed an updated list of Public Safety Plan contracts, including project management, fire station location study, architectural design and planning, real estate broker services, program management quality assurance services, and environmental assessments.

VII. Miscellaneous

Staff mentioned that the Council would like the Committee to deliver a report before the end of the year and asked for availability in December. Committee members expressed general availability and the meeting can be scheduled via email.

VIII. Adjournment

Mr. Goode moved adjournment and Mr. Reiswig seconded the motion. The motion carried and the meeting was adjourned at 5:55 p.m.

Minutes by LH, Reviewed by SW



CITY OF TUKWILA
Public Safety Plan
Revenues & Expenditures
BUDGET vs ACTUALS
Through March 2018

FUNDING SOURCES

REVENUE BUDGET					
Funding Category	Fire Stations	Fire Apparatus	Total Fire Services	Justice Center	Total Public Safety
Unlimited Tax General Obligation (Voter-approved bond)	18,824,000	29,932,000	48,756,000	28,629,000	77,385,000
Tukwila South Mitigation Fees	-	-	-	-	-
Fire Impact Fees	4,750,000	-	4,750,000	-	4,750,000
Investment Interest	-	-	-	-	-
TOTAL Revenues	\$ 23,574,000	\$ 29,932,000	\$ 53,506,000	\$ 28,629,000	\$ 82,135,000

ACTUAL REVENUES - through 3/31/18					
Funding Category	2016	2017	2018	2019	Project To Date
Unlimited Tax General Obligation (Voter-approved bond)	36,709,954	-	-		36,709,954
Tukwila South Mitigation Fees	-	500,000			500,000
Fire Impact Fees	-	1,017,000	-		1,017,000
Investment Interest	9,561	258,283	43,550		311,394
TOTAL Revenues	\$ 36,719,516	\$ 1,775,283	\$ 43,550	\$ -	\$ 38,538,348



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PROJECT COSTS

PROJECT EXPENDITURE BUDGET - Original								
Project Category	FS 51 17,950 sf	FS 52 6,567 sf	FS 54 8,228 sf	TOTAL FS 32,745 sf	Equipment & Apparatus	TOTAL Fire Services	Justice Center	TOTAL Bond Financed
A/E Services (both design & CA)	731,003	356,000	464,000	1,551,003	-	1,551,003	1,906,190	3,457,193
Land Acquisition	-	653,000	862,000	1,515,000	-	1,515,000	6,000,000	7,515,000
Permits/Fees	254,521	89,000	116,000	459,521	-	459,521	439,890	899,411
Construction (pre-con, const, tax)	7,808,854	3,278,000	4,273,400	15,360,254	-	15,360,254	16,532,615	31,892,869
Construction Related Costs (incl bond)	1,047,140	438,000	551,200	2,036,340	-	2,036,340	1,034,797	3,071,137
PM Services (incl other prof svcs)	459,552	297,000	397,000	1,153,552	-	1,153,552	1,145,956	2,299,508
Contingency (incl Construction & Proj)	1,145,000	546,000	665,000	2,356,000	-	2,356,000	1,569,552	3,925,552
Fire apparatus	-	-	-	-	25,598,488	25,598,488	-	25,598,488
Fire equipment	-	-	-	-	4,333,874	4,333,874	-	4,333,874
TOTAL Expenditures	\$ 11,446,070	\$ 5,657,000	\$ 7,328,600	\$ 24,431,670	\$ 29,932,362	\$ 54,364,032	\$ 28,629,000	\$ 82,993,032

PROJECT EXPENDITURE BUDGET - Revised									
Project Category	FS 51 ¹ 9,426 sf	FS 52 ¹ 15,068 sf	FS 54 9,287 sf	TOTAL FS 33,781 sf	Equipment & Apparatus	TOTAL Fire Services	Justice Center	TOTAL Bond Financed	FUNDING GAP
A/E Services (both design & CA)	635,372	1,052,393	626,371	2,314,136	-	2,314,136	1,906,190	4,220,326	763,133
Land Acquisition/ROW	653,400	-	862,300	1,515,700	-	1,515,700	6,000,000	7,515,700	700
Permits/Fees	166,465	300,718	164,010	631,193	-	631,193	439,890	1,071,083	171,672
Construction (pre-con, const, tax)	6,324,204	9,547,131	6,233,378	22,104,713	-	22,104,713	16,532,615	38,637,328	6,744,459
Construction Related Costs (incl bond)	657,361	1,184,308	708,713	2,550,382	-	2,550,382	1,034,797	3,585,179	514,042
PM Services (incl other prof svcs)	299,637	576,376	305,083	1,181,096	-	1,181,096	1,145,956	2,327,052	27,544
Contingency (incl Construction & Proj)	749,092	1,093,884	765,381	2,608,357	-	2,608,357	1,569,552	4,177,909	252,357
Fire apparatus	-	-	-	-	25,598,488	25,598,488	-	25,598,488	-
Fire equipment	-	-	-	-	4,333,874	4,333,874	-	4,333,874	-
TOTAL Expenditures	\$ 9,485,531	\$ 13,754,810	\$ 9,665,236	\$ 32,905,577	\$ 29,932,362	\$ 62,837,939	\$ 28,629,000	\$ 91,466,939	\$ 8,473,907

¹ The main fire station was originally identified as FS51, but has been changed to FS52 in the revised estimate.



CITY OF TUKWILA
Public Safety Plan
Revenues & Expenditures
BUDGET vs ACTUALS
Through March 2018

ACTUAL EXPENDITURES - through 3/31/18								
Project Category	FS 51 9,426 sf	FS 52 15,068 sf	FS 54 9,287 sf	TOTAL Stations 33,781 sf	Equipment & Apparatus	TOTAL Fire Services	Justice Center	TOTAL Bond Financed
A/E Services (both design & CA)	206,704	95,252	117,534	419,489	-	419,489	376,707	796,197
Land Acquisition/ROW ¹	12,750	4,000	32,149	48,899	-	48,899	162,376	211,275
Permits/Fees	529	-	-	529	-	529	-	529
Construction (pre-con, const, tax)	-	-	-	-	-	-	-	-
Construction Related Costs	-	-	-	-	-	-	-	-
Bond Issuance Costs	59,853	8,256	-	68,109	14,447	82,556	123,833	206,388
PM Services (incl other prof svcs)	62,990	78,721	49,219	190,930	-	190,930	269,759	460,689
Contingency	-	-	-	-	-	-	-	-
Fire Apparatus	-	-	-	-	3,252,357	3,252,357	-	3,252,357
Fire Equipment	-	-	-	-	414,443	414,443	-	414,443
TOTAL Expenditures	\$ 342,826	\$ 186,229	\$ 198,902	\$ 727,956	\$ 3,681,246	\$ 4,409,203	\$ 932,675	\$ 5,341,877

¹ In March 2018, the City purchased property for \$884,680 which may be used for Fire Station 54. That expense will be added to this report if the property is used for that purpose.



CITY OF TUKWILA Public Safety Plan Contracts for Service

Contract #	Consultant	Scope of Services	Duration of Agreement		Compensation
			Start Date	End Date	
16-121	Shiels Obletz Johnsen (SOJ)	Project Management Services - Phase I (Pre bond election project planning)	10/11/2016	12/31/2016	Not to exceed \$37,000
16-179	Shiels Obletz Johnsen (SOJ)	Project Management Services	12/22/2016	3/31/2021	Not to exceed \$2,694,716
17-009	FACETS Consulting, LLP	Fire Station Location Study	1/10/2017	3/31/2017	Flat Fee of \$36,000
17-068	Weinstein AU, LLC	Architectural Design and Planning Services (Fire Stations)	4/19/2017	12/31/2020	Not to exceed \$2,087,717
17-084	Heartland LLC	Real Estate Broker Services	5/23/2017	12/31/2018	1. <u>Commission</u> : 2.5% of gross purchase price of each property purchased during term of agreement; 2. <u>Sub-consultant fees</u> : not to exceed \$60,000.
17-125	Steven M. Goldblatt	Program Management Quality Assurance Services	7/25/2017	12/31/2021	Not to exceed \$250,000
17-157	DLR Group, Inc	Architectural Design and Planning Services (Justice Center)	9/9/2017	12/31/2020	Not to exceed \$2,146,084
17-167	Sound Earth Strategies, Inc	Phase 1 Environmental Site Assessments	9/18/2017	12/31/2017	Not to exceed \$15,000
17-167b	Sound Earth Strategies, Inc	Phase 2 Environmental	9/20/2017	7/31/2017	\$148,262.00
17-181	Valbridge Appraisal	Property Appraisals	10/12/2017	12/31/2018	Not to exceed \$54,000
17-215	Samdal & Associates	Property Condition Assessments survey services for Proposed PW facility properties.	12/6/2017	1/31/2018	Not to exceed \$7,900
17-218	Shannon & Wilson	Geotech	12/8/2017	7/31/2018	Not to exceed \$38,700
18-001	Lydig Construction	General Contractor/ Construction Manager - Fire Stations	11/27/2017	12/31/2020	Not to exceed \$372,000
18-032	Abeyta & Associates	Relocation Services	3/2/2018	5/31/2018	Not to exceed \$10,569
18-038	JRS Engineering	Building Envelope Services	3/16/2018	7/31/2019	Not to exceed \$49,520
18-049	BN Builders	General Contractor/ Construction Manager - Justice Center	4/2/2018	12/31/2020	Not to exceed \$240,000