



**Public Safety Bond Financial Oversight Committee**

**April 11, 2019**

City Hall, Hazelnut Conference Room

**4:00 p.m.**

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**AGENDA**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of August 6, 2018 Minutes
- V. New Business
  - a. Public Safety Plan Project Update
  - b. Financial Overview
  - c. Expenditure Reports
- VI. Miscellaneous
  - *Committee Report*
- VII. Adjournment

**Committee Purpose per Charter:** As the City's legislative body, oversight and control of the City's finances is the responsibility of the City Council, all seven of whom are held accountable by Tukwila voters. The purpose of this Committee is not to supersede the fiduciary authority of the Council, but to independently represent taxpayers concerning the City's expenditure of revenues received from the sale of general obligation bonds. The Committee shall review the allocation of bond proceeds and progress on achieving the purposes of the Public Safety Bond, and shall report at least semi-annually to the City Council and the public on the same. The Committee will help ensure that the community remains informed about new public safety construction projects. The Committee will not be engaged in facility design or construction oversight.



## Public Safety Bond Financial Oversight Committee

August 6, 2018

6300 Building, Rainier Conference Room

3:30 p.m.

### MINUTES

#### **I. Call to Order**

#### **II. Roll Call**

Committee members: Sean Goode, Chair, Jessica Jerwa, Vice-Chair, Andy Reiswig, Jun Castillo, Randy Coplen

City staff: David Cline, Laurel Humphrey, Peggy McCarthy, Aaron Williams

Guest: Deb Sorensen, resident

#### **III. Approval of Agenda**

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

#### **IV. Approval of Minutes**

Mr. Castillo moved approval of the April 19, 2018 minutes with the spelling of his name corrected, and Mr. Reiswig seconded. The motion carried unanimously and the minutes were approved as amended.

#### **V. New Business**

##### *1. Election of Chair and Vice-Chair*

Mr. Reiswig nominated Mr. Goode to serve a second term as Chair and no further nominations were made. By a show of hands, Mr. Goode was re-elected as Chair. Mr. Reiswig nominated Ms. Jerwa to serve a second term as Vice-Chair and no further nominations were made. By a show of hands, Ms. Jerwa was re-elected as Vice-Chair.

##### *2. Public Safety Plan Project Update/Overview*

City staff updated the Committee on the status of projects associated with the Public Safety Plan. After several months of considering options to address the market-related funding gap, the City Council in June made the decision to remove Fire Station 54 from the program. Stations 51, 52 and the Justice Center are moving through the design stages with realistic budgets now known. The Council is being asked to approve amendments to bring all contracts in alignment with current budgets. Mr. Goode asked about the impacts of redirecting certain funding for parks to the Public Safety Plan. While this is an impact on parks, the City has not adequately addressed facility needs for decades. Mr. Goode also asked if the budgets reflect the cost of site acquisitions on Tukwila International Boulevard, and staff confirmed that they do.

### 3. *Public Safety Plan Financial Overview*

The Committee reviewed the original and revised revenue and expenditure budgets for the Public Safety Plan. Total actual revenues through July 31, 2018 are \$39,446,760 from the voter-approved bond, fire impact fees, real estate excise tax, and investment interest. The total for actual and projected revenues is \$117,745,139.00. The total expenditure budget change is \$34,752,107. The City's bond rating was recently affirmed at AA stable. Mr. Reiswig asked how fire impact fees are estimated and staff stated that it is based upon past years and an assessment of current development. The City estimates fee revenue conservatively. The fire apparatus budget decreased because the Council's financing plan includes financing the apparatus through a State program in the out-years. Station 51 was originally slated to be the headquarters station and the revised budget reflects the change to Station 52. Mr. Reiswig asked how contingency is estimated and staff confirmed that it is a percentage of construction cost. Mr. Castillo and Mr. Coplen asked for clarification on the fire apparatus budget. Some equipment has already been purchased, and everything else on the schedule is funded through 2029.

### 4. *Expenditure Reports*

The Committee reviewed actual Public Safety Plan expenditures through July 31, 2018, including a detailed list and current contracts. Actual expenditures through July 31, 2018 are \$7,673,440.00. Mr. Goode asked why settlement agreement amounts vary and staff stated that the businesses have different values and the City hired an independent appraiser to provide information. Mr. Reiswig inquired how the City is tracking the "not to exceed" amounts in the contracts and if the full amounts will be used. Shiels Oblatz Johnsen, the City's project manager closely monitors all contracts and the dollar amounts should be close to the actuals at this point.

### 5. *Committee Charter*

The Committee is tasked with reviewing its Charter once per year and recommending any desired changes. Staff noted that one Committee responsibility is to review copies of performance or financial audits of bond programs, and while no specific Public Safety Plan report exists at this time, the annual audits for the City are clean. Mr. Coplen moved to renew the Charter as written and Ms. Jerwa seconded. The motion unanimously passed and the Charter was renewed with no changes.

## **VI. Miscellaneous**

- The Chair and Vice-Chair will work with City staff on scheduling a report to the City Council.
- Mr. Coplen expressed appreciation for the service Mr. Goldblatt, the Council's Public Safety Plan Program Management Quality Assurance consultant, is providing. He is impressed with Mr. Goldblatt's knowledge and experience.

## **VII. Adjournment**

Mr. Goode moved adjournment and Mr. Reiswig seconded the motion. The motion carried and the meeting was adjourned at 4:32 p.m.

## TUKWILA PUBLIC SAFETY PLAN

Monthly Update

March 31, 2019

### **Overall Plan**

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#### *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**

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#### *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**

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#### *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**

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#### *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**

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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. See attached.

## **Schedule**

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### **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



March 13, 2019

TO: Tukwila City Council

FROM: Steve Goldblatt  
PMQA Consultant

RE: Public Safety Plan  
March update

Fire Station 51 bidding is completed. Station 52's schematic design phase estimate is underway. Justice Center's construction documents are 95% complete and bidding has begun. Programming and master planning of the consolidated shops facilities continues. **Bold-faced entries below are updated from last month's report.**

## FIRE STATIONS

### ● Site development

Geotechnical exploration will inform site development costs for Fire Station 52. The City owns the property planned for new Fire Station 54, and its use or disposition will be a future Council decision. Lydig has demolished the property's structures.

### ● Station 51 trade package bidding

Station 51's Council-approved budget is \$13.3 million. Lydig **completed** Station 51 bid packages this month and has developed a Maximum Allowable Construction Cost (MACC) for its construction contract amendment. **The MACC is over budget; see Rachel Bianchi's 13 March memo for details.** Seven Fire Department-preferred alternates were bid; **staff is recommending four for Council approval. Lydig's MACC contract amendment will be recommended to Public Safety 18 March for discussion at COW and possible Council vote at a special meeting 25 March.**

### ● Station 52 schematic design and pre-construction services

Weinstein AU's schematic design for Station 52 has been completed with Fire Department input. Drive-through Station 52's Council-approved budget is \$19.26 million. Lydig's schematic design estimate—including the administrative tenant improvements as an alternate—is expected to be presented to Public Safety and COW in **April/May**. Council can anticipate a mini-MACC contract amendment request by June to begin earthwork and site utilities and purchase an elevator in July. The full MACC amendment will follow in the fall to approve the start of Station 52 general construction.

### ● Station 54 assessment

Last June, Council asked for an estimate to make life safety improvements to existing Station 54. Staff presented four potential options—with very rough order of magnitude cost estimates—to Public Safety 5 November; see Rachel Bianchi's 30 October memo for details. Committee consensus was to revisit the options after Station 51 and Justice Center construction costs firm up. The Committee agreed that the existing station needs modest maintenance and repairs for the health of firefighters there. City staff is compiling costs for presentation to Public Safety **late spring/early summer**.

## FIRE STATIONS continued

### ● Stations' budget

New Station 54's deletion has cost some economy of scale on design, construction, and dependent costs for Stations 51 and 52. Including Station 54's substantially reduced scope, the stations' overall Council-approved budget is \$34 million.

### ● Disadvantaged Business Enterprise and local hiring policies

The Council unanimously passed Resolution 1929 on 2 April, adopting DBE and local hiring policies for the Plan's projects. The DBE goal is 17% and the local hiring goal is 20%, complementing the City's 10% apprenticeship requirement of Resolution 1814. The first metrics that the Council sees can be expected mid-2019. Lydig—and BNBuilders for the Justice Center—are ramping up efforts with the DBE community. An update was presented at COW 25 February **and monthly reports to Council will start soon.**

## JUSTICE CENTER

### ● Property acquisition

The City owns all nine Justice Center properties except JC-8 (Travelodge). The City has possession and use of JC-8; ownership is **pending the recording of an easement and is expected soon.** The team has completed surveying and Phase II environmental investigation on all parcels.

### ● Construction documents and permits

DLR completed the 95% construction document set in January. Land use approvals were received in December. The team submitted a civil permit application in November (still pending) and a building permit application 22 January (**pending in review**). **Demolition permits have been approved for all parcels.**

### ● GC/CM pre-construction services and trade package bidding

BNB JC-8 property (Travelodge) early abatement and demolition was completed **last month. BNB issued mini-MACC bid packages late January** to proceed with demolition, earthwork, site utilities, and steel and elevator procurement. **The mini-MACC is under budget; see Rachel Bianchi's 13 March memo for details. BNB's mini-MACC contract amendment will be recommended to Public Safety 18 March for discussion at COW and possible Council vote at a special meeting 25 March.** The full MACC amendment will follow in May to authorize the start of construction.

## CONSOLIDATED SHOPS

### ● Property acquisition

The City has agreements with all of the property owners, basically securing all three properties. Ownership of two properties will transfer this year and the other in 4.5 years.

## CONSOLIDATED SHOPS continued

### ● **Programming and master planning services**

A \$365,000 contract (including contingency) with SHKS Architects for shops' programming and master planning services was approved 4-3 by Council 5 November. The second round of workshops with Public Works staff **has concluded. SHKS has confirmed what it's learned with staff and is exploring program options.**

## OTHER RESOURCES

### ● **Professional services**

The Project Executive Team has been working through procurement of additional consultant resources for the Fire Stations and Justice Center. A hazmat contract with NOVO was approved by Council 15 October. Contracts for commissioning with Keithly Barber Associates, construction testing and inspections with Mayes Testing Engineers, and forestry and environmental services (as a DLR amendment) were **approved** by Council at a special meeting 14 February. Contract amendments for additional surveying by Bush Roed & Hitchings and building envelope construction administration by JRS Engineering were **approved** by Council 4 March. **Other consultant services (e.g., acoustics) will be proposed for Council consideration as needed.**

## PROGRAM SCHEDULE

### ● **Tight schedule**

The overall schedule remains very ambitious. With so many activities under way, there is little room for any missteps to meet the Plan's revised milestones. The Project Executive Team, City staff, and Council are doing as well as can be expected given all the new properties' access, due diligence, and acquisition challenges. Fire Station 51 and Justice Center construction **is scheduled to begin in April.**

## PROGRAM BUDGET

### ● **Market conditions**

Like Fire Station 51, the Justice Center and Consolidated Shops budgets will be sensitive to tight construction market conditions. These external budget pressures will manifest themselves as Fire Station 52 and future consolidated shops project estimates are refined and the rest of the Justice Center bids are received.

## LEGEND

● **Meeting target**  
Proceeding as planned.

● **Correction needed**  
Steps needed to attempt recovery.

● **Caution advised**  
Steps needed to meet target.

● **Not meeting target**  
No recovery plan in place.



**CITY OF TUKWILA**  
**Public Safety UTGO Bond Projects**  
**Revenues & Expenditures**  
**BUDGET vs ACTUALS**

**FUNDING SOURCES**

REVENUE BUDGET - Original (Jan 2017)					
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	4,750,000	-	4,750,000	-	4,750,000
<b>TOTAL Revenues</b>	<b>\$ 23,574,000</b>	<b>\$ 29,932,000</b>	<b>\$ 53,506,000</b>	<b>\$ 28,629,000</b>	<b>\$ 82,135,000</b>

--- REVENUE ACTUAL & PROJECTED ---	ACTUAL REVENUES				PROJECTED REVENUES			TOTAL
Funding Category	2016	2017	2018	TOTAL ACTUAL	2019	2020	Beyond	Actual & Projected
Unlimited Tax General Obligation (Voter-approved bond)	\$ 36,709,954	\$ -	\$ -	\$ 36,709,954	\$ 40,675,046			\$ 77,385,000
Limited General Obligation (Councilmanic) bonds	-			-	17,500,000			17,500,000
Tukwila South Mitigation Fees	-	500,000	300,000	800,000	300,000	300,000	3,350,000	4,750,000
Fire Impact Fees	-	1,017,000	400,000	1,417,000	500,000	500,000	2,700,000	5,117,000
Real Estate Excise tax			500,000	500,000	500,000	500,000	3,135,333	4,635,333
Property sales				-	4,889,300	1,000,000	9,148,700	15,038,000
Investment Interest	9,561	258,283	490,316	758,160	300,000	100,000	-	1,158,160
City Facilities funds	-	-	-	-	1,750,000	283,709	-	2,033,709
Rental income at Justice Center	-	-	28,130	28,130	30,000	-	-	58,130
<b>TOTAL Revenues</b>	<b>\$ 36,719,516</b>	<b>\$ 1,775,283</b>	<b>\$ 1,718,446</b>	<b>\$ 40,213,245</b>	<b>\$ 66,444,346</b>	<b>\$ 2,683,709</b>	<b>\$ 18,334,033</b>	<b>\$ 127,675,333</b>



**CITY OF TUKWILA**  
**Public Safety UTGO Bond Projects**  
**Revenues & Expenditures**  
**BUDGET vs ACTUALS**

**PROJECT COSTS - Budgets**

PROJECT EXPENDITURE BUDGET - Original (Jan 2017)								
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
<b>TOTAL Expenditures</b>	<b>\$ 11,446,070</b>	<b>\$ 5,657,000</b>	<b>\$ 7,328,600</b>	<b>\$ 24,431,670</b>	<b>\$ 29,932,362</b>	<b>\$ 54,364,032</b>	<b>\$ 28,629,000</b>	<b>\$ 82,993,032</b>

PROJECT EXPENDITURE BUDGET - as of March 26, 2019									
Project Category	FS 51 <sup>1</sup> 9,426 sf	FS 52 <sup>1</sup> 15,068 sf	FS 54 9,287 sf	TOTAL FS 33,781 sf	Equipment & Apparatus	TOTAL Fire Services	Justice Center	TOTAL	Budget Change by Category
A/E Services (both design & CA)	1,292,781	1,670,172	143,000	3,105,953	-	3,105,953	3,500,000	6,605,953	3,148,760
Land Acquisition/ROW	-	25,160	933,874	959,034	-	959,034	15,260,562	16,219,596	8,704,596
Permits/Fees	234,000	353,000	20,000	607,000	-	607,000	700,000	1,307,000	407,589
Construction (pre-con, const, tax)	11,284,446	14,683,555	236,180	26,204,181	-	26,204,181	41,227,051	67,431,232	35,538,363
Construction Related Costs (incl bond)	871,147	1,378,840	59,875	2,309,862	-	2,309,862	2,030,439	4,340,301	1,269,164
PM Services (incl other prof svcs)	585,853	797,000	107,500	1,490,353	-	1,490,353	2,377,596	3,867,949	1,568,441
Contingency (incl Construction & Proj)	546,405	352,273	1,571	900,249	-	900,249	3,010,033	3,910,282	(15,270)
Fire apparatus <sup>2</sup>	-	-	-	-	13,690,670	13,690,670	-	13,690,670	(11,907,818)
Fire equipment	-	-	-	-	2,135,126	2,135,126	-	2,135,126	(2,198,748)
<b>TOTAL Expenditures</b>	<b>\$ 14,814,632</b>	<b>\$ 19,260,000</b>	<b>\$ 1,502,000</b>	<b>\$ 35,576,632</b>	<b>\$ 15,825,796</b>	<b>\$ 51,402,428</b>	<b>\$ 68,105,681</b>	<b>\$ 119,508,109</b>	<b>\$ 36,515,077</b>
<b>Budget Change by Project</b>	<b>\$ 3,368,562</b>	<b>\$ 13,603,000</b>	<b>\$ (5,826,600)</b>	<b>\$ 11,144,962</b>	<b>\$ (14,106,566)</b>	<b>\$ (2,961,604)</b>	<b>\$ 39,476,681</b>	<b>\$ 36,515,077</b>	

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

<sup>2</sup> Includes \$5,750,493 of financing costs for apparatus purchases through 2029.



**CITY OF TUKWILA**  
**Public Safety UTGO Bond Projects**  
**Revenues & Expenditures**  
**BUDGET vs ACTUALS**

**PROJECT COSTS - Actuals**

ACTUAL EXPENDITURES - as of April 5, 2019								
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)	885,641	348,006	209,375	1,443,022	-	1,443,022	2,199,511	3,642,533
Land Acquisition/ROW <sup>1</sup>	22,750	31,143	945,866	999,759	-	999,759	13,820,353	14,820,112
Permits/Fees	82,581	12,511	1,517	96,609	-	96,609	186,180	282,789
Construction (pre-con, const, tax)	8,436	-	-	8,436	-	8,436	393,418	401,854
Construction Related Costs	-	-	-	-	-	-	-	-
Bond Issuance Costs	59,853	8,256	-	68,109	14,447	82,556	123,833	206,388
PM Services (including other prof svcs)	130,275	198,422	77,216	405,913	-	405,913	925,907	1,331,820
Contingency	-	-	-	-	-	-	1,457,000	1,457,000
Fire Apparatus	-	-	-	-	3,444,396	3,444,396	-	3,444,396
Fire Equipment	-	-	-	-	503,971	503,971	-	503,971
<b>TOTAL Expenditures</b>	<b>\$ 1,189,536</b>	<b>\$ 598,338</b>	<b>\$ 1,233,973</b>	<b>\$ 3,021,848</b>	<b>\$ 3,962,814</b>	<b>\$ 6,984,661</b>	<b>\$ 19,106,203</b>	<b>\$ 26,090,864</b>

<sup>1</sup> In March 2018, the City purchased property for \$884,680 for Fire Station 54. That expense will remain there until a final decision is made regarding the use of this land.

CITY OF TUKWILA  
PUBLIC SAFETY PLAN - EXPENDITURES FUNDED BY VOTED DEBT  
Inception through April 5, 2019

Sum of AMOUNT		PRJ					
Report Category	Vendor/Consultant	FIRE STATION 51	FIRE STATION 52	FIRE STATION 54	EQUIPMENT & APPARATUS	JUSTICE CENTER	Grand Total
A/E	ADVERTISING	433	422	422		1,084	2,362
	DAILY JOURNAL OF COMMERCE	260	80			243	583
	DLR GROUP INC					2,180,300	2,180,300
	FACETS CONSULTING, LLP	12,000	12,000	12,000			36,000
	FAST SIGNS					1,290	1,290
	HARDWARE SUPPLY STORE			733		34	766
	JEFF SAMDAL & ASSOC, INC			2,400			2,400
	LYDIG CONSTRUCTION	99,273		67,856			167,129
	OGDEN MURPHY WALLACE	2,149	1,753	792		6,935	11,629
	PEPPLE CANTU SCHMIDT PLLC			1,330		3,115	4,445
	SEATTLE TIMES					134	134
	SHORT CRESSMAN & BURGESS PLLC	5,873	5,873	5,873		6,377	23,996
	THE WATERSHED COMPANY	1,500					1,500
	WEINSTEIN	764,152	327,878	117,968			1,209,998
<b>A/E Total</b>		<b>885,641</b>	<b>348,006</b>	<b>209,375</b>		<b>2,199,511</b>	<b>3,642,533</b>
BOND	IPREO PARENT HOLDCO LLC	218	30		52	450	750
	MORGAN STANLEY	29,417	4,057		7,101	60,862	101,437
	PACIFICA LAW GROUP LLP	9,077	1,252		2,191	18,779	31,299
	PUBLIC FINANCIAL MGMT INC	14,037	1,936		3,388	29,042	48,403
	STANDARD AND POOR'S FINANCIAL	7,105	980		1,715	14,700	24,500
<b>BOND Total</b>		<b>59,853</b>	<b>8,256</b>		<b>14,447</b>	<b>123,833</b>	<b>206,388</b>
CONST	BHC CONSULTANTS					-	-
	BN BUILDERS INC					359,311	359,311
	JRS ENGINEERING LLC	8,436		-		5,875	14,311
	KEITHLY BARBER ASSOC INC					4,590	4,590
	NOVOLABORATORY & CONSULTING					22,524	22,524
	SEATTLE CITY LIGHT					1,118	1,118
<b>CONST Total</b>		<b>8,436</b>		<b>-</b>		<b>393,418</b>	<b>401,854</b>
EQUIP	Fire Equipment				503,971		503,971
<b>EQUIP Total</b>					<b>503,971</b>		<b>503,971</b>
FIRE_AP	Fire Apparatus				3,444,396		3,444,396
<b>FIRE_AP Total</b>					<b>3,444,396</b>		<b>3,444,396</b>
LAND	ADVERTISING			119		119	237
	BRUCE C ALLEN & ASSOCIATES INC					48,620	48,620
	BUSH ROED AND HITCHINGS INC		23,643	7,900		68,085	99,628
	DYNAMIC LANGUAGE CENTER, INC.					3,290	3,290
	FIRST AMERICAN TITLE INSURANCE			1,629			1,629
	HEARTLAND		-	22,000		330,582	352,582
	HIGHLINE WD	10,000					10,000
	PACE ENGINEERS INC	12,750					12,750
	Property Acquisitions			889,418		13,227,313	14,116,731
	Property Carry Costs			2,473		23,148	25,620
	ROSA M ABEYTA LLC					10,562	10,562
	SHANNON & WILSON, INC.					25,705	25,705
	SOUNDEARTH STRATEGIES, INC		7,500	22,257		77,260	107,017
	VALLEY VIEW SEWER DISTRICT			70		70	140
	WATER DISTRICT 125					5,600	5,600
<b>LAND Total</b>		<b>22,750</b>	<b>31,143</b>	<b>945,866</b>		<b>13,820,353</b>	<b>14,820,112</b>
MISC	Business Assistance					1,457,000	1,457,000
<b>MISC Total</b>						<b>1,457,000</b>	<b>1,457,000</b>
PM/PROF	SHIELS OBLETZ JOHNSEN INC	130,275	198,422	77,216		925,907	1,331,820
<b>PM/PROF Total</b>		<b>130,275</b>	<b>198,422</b>	<b>77,216</b>		<b>925,907</b>	<b>1,331,820</b>
PRMT/FEE	CITY OF TUKWILA	82,581	12,511	1,517		185,930	282,539
	VALLEY VIEW SEWER DISTRICT					100	100
	WATER DISTRICT 125					150	150
<b>PRMT/FEE Total</b>		<b>82,581</b>	<b>12,511</b>	<b>1,517</b>		<b>186,180</b>	<b>282,789</b>
<b>Grand Total</b>		<b>1,189,536</b>	<b>598,338</b>	<b>1,233,973</b>	<b>3,962,814</b>	<b>19,106,203</b>	<b>26,090,864</b>



## 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 Oblatz 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 Oblatz Johnsen (SOJ)	Project Management Services	12/22/2016	3/31/2021	Not to exceed \$3,187,614
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 \$2,485,254
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 \$3,140,229
17-167	Sound Earth Strategies, Inc	Phase 1 & 2 Environmental Site Assessments	9/18/2017	12/31/2021	Not to exceed \$249,032
17-181	Valbridge Appraisal	Property Appraisals	10/12/2017	12/31/2019	Not to exceed \$106,925
17-210b	Bush Roed Hitchings	Survey	12/4/2017	5/31/2018	Not to exceed \$131,500
17-215	Samdal & Associates	Property Condition Assessments survey services for Proposed PW facility properties.	12/6/2017	1/31/2018	Not to exceed \$10,300
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
18-001(c)	Lydig Construction	Fire Station 51	3/26/2019	12/31/2020	<b>Not to exceed \$9,587,314</b>
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
18-038(a)	JRS Engineering	Building Envelope Services	2/28/2019	12/31/2020	Not to exceed \$56,465
18-049	BN Builders	Preconstruction Services	4/2/2018	12/31/2020	Not to exceed \$240,000
18-049(b)	BN Builders	JC-9 Early Abatement & Demolition			Not to exceed \$122,337
18-049(c)	BN Builders	Je-8 Early Abatement & Demolition			Not to exceed \$150,091
18-049(d)	BN Builders	Demolition & Abatement Foundations/Structures/Waterproofing Earthwork & Utilities	3/26/2019	12/31/2020	<b>Not to exceed \$10,894,458</b>
18-194	NOVO Laboratory & Consulting Services, Inc.	Hazardous materials testing and monitoring at Justice Center.	11/5/2018	12/31/2020	Not to exceed \$47,855
19-026	Keithly Barber Associates, Inc.	Construction Commissioning Services	1/21/2019	12/31/2020	Not to exceed \$96,291
19-027	Mayes Testing Engineers	Construction testing and inspection services (FS51 & JC)	2/21/2019	12/31/2020	Not to exceed \$57,075