



Public Safety Bond Financial Oversight Committee

November 5, 2019

Hazelnut Conference Room

City Hall, 6200 Southcenter Boulevard, Tukwila, WA 98188

4:00 p.m.

AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of April 11, 2019 Minutes
- V. New Business
 - a. Public Safety Plan Project Update
 - b. Financial Overview
 - c. Expenditure Reports
 - d. Committee Charter
- VI. Miscellaneous
 - *Report to Council*
- 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

April 11, 2019

City Hall Hazelnut Conference Room

4:00 p.m.

Attendees: Sean Goode, Andy Reiswig, Jun Castillo, Randy Coplen, David Cline, Laurel Humphrey, Peggy McCarthy, Aaron Williams, Steve Goldblatt

MINUTES

I. Call to Order

II. Roll Call

Committee members: Sean Goode, Chair, Andy Reiswig, Jun Castillo, Randy Coplen

Absent: Jessica Jerwa, Vice-Chair

Mr. Reiswig moved to excuse Ms. Jerwa from the meeting, and Mr. Coplen seconded. The motion carried unanimously.

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. Coplen moved approval of the August 6, 2018 minutes, and Mr. Reiswig seconded. The motion carried unanimously and the minutes were approved.

V. New Business

1. Public Safety Plan Project Update

Mr. Goldblatt, the Council's PMQA consultant, introduced himself and described his role to the Committee, which is to provide independent, 3rd party counsel to the City Council on the Public Safety Plan projects. He reiterated that the construction market is in an extraordinary time and that there is a lack of trade availability and costs are escalated. City staff updated the Committee on the status of projects associated with the Public Safety Plan. The City now owns all property and has reached settlements with the impacted businesses. Projects are on schedule, and on March 25 the City Council authorized proceeding with construction on the Justice Center and Station 51. The next big decision point will be the remainder of the Maximum Allowable Construction Cost (MACC) contract for the Justice Center at the end of May. The overall funding and revenue stream has not changed significantly since the Oversight Committee last met. Mr. Goldblatt noted that the bond measure did not anticipate the actual cost of construction and reminded the Committee that the Council

chose to remove construction of a new Station 54 from the plan, although Councilmembers expressed support for rehabilitation.

2. *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 April 5 are \$40,213,245 from the voter-approved bond, fire impact fees, real estate excise tax, investment interest, and rental income. The total for actual and projected revenues is \$127,675,333. The total expenditure budget change is \$36,515,077. The remainder of the voted debt, \$40,675,046, along with \$17.5M in Councilmanic bonds will be issued in 2019. The City will save on bond issuance costs by doing both at the same time. Staff updated the Committee regarding alternates at Station 51. The Council approved budget for 4 of 7 items that had been identified as desirable features not included in the original budget: fire hydrant in the back, bi-fold doors, rough-in for new SCBA gear washer, and underground utilities for future fueling station. The Council had earlier approved budget to make Station 52 a “drive-through” station so that large apparatus will not have to backup into the station.

Mr. Goode asked staff to clarify revenue sources beyond the voter-approved bond. The primary sources are fire impact fees, REET 1, and property sales. Mr. Reiswig asked about the impacts to other city activities. While fire impact fees can only be used for fire related purposes, money from property sales and REET 1 could be used for other purposes. Mr. Goode asked if this budget situation could have been avoided. Mr. Conlen stated that construction costs are difficult to predict and market driven. Mr. Goode reiterated that resources are being redirected from other activities. Mr. Reiswig asked why the land acquisition budget for the Justice Center went from \$6M to over \$15M. Staff responded that the original budget numbers were formula based, and land/real estate had significant increases once locations were identified.

3. *Expenditure Reports*

The Committee reviewed actual Public Safety Plan expenditures through April 5, 2019 including a detailed list and current contracts. Actual expenditures through April 5, 2019 are \$26,090,864. The Committee also reviewed a current list of contracts for service associated with the Public Safety Plan.

VI. Miscellaneous

- Staff noted that the City Council recently appointed Mr. Goode, Ms. Jerwa, and Mr. Coplen to second terms on the Committee. During the Finance Committee discussion on the reappointments, Councilmember Quinn stressed the importance of the Oversight Committee and asked staff to ensure that its members have the City support needed to be effective. He also suggested that the Oversight Committee consider Mr. Goldblatt as resource, and to look for opportunities to engage with the community. Staff asked the Oversight Committee for comments. Mr. Castillo stated that he finds the Committee to be effective and the right people are at the table. He does get questions from other community members and he is able to share the information. Mr. Coplen noted that the Committee reviews the reports provided, so it's hard to comment on what else the City could offer. Mr. Goode stated that he sees the purpose of the Committee is to review the financial reports and ask about outliers, delays, disputes and other

unusual items. He does not get asked about the Committee's work by other members of the community but is open to other forms of messaging.

- Staff mentioned that it would be a good time to report to the Council and will work with the Chair to get it on the schedule.

VII. Adjournment

Mr. Reising moved adjournment and Mr. Castillo seconded the motion. The motion carried and the meeting was adjourned at 5:04 p.m.

Minutes by LH, Reviewed by AW

DRAFT

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

October 31, 2019

Overall Plan

Outreach

- Groundbreaking ceremony for all Public Safety Plan Projects at the future FS51 site was held on Saturday, March 30, 2019.

Financial Oversight Committee

- The Committee reported to Council on September 4, 2018. The Chair of the Committee presented to the Finance Committee on June 24, 2019.
- Next Committee Report to Council scheduled for end of 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

- Process is complete.

Disadvantaged Business Enterprise (DBE) Outreach

- See attached status report from outreach consultant Darling Nava.

Near-term Council Decisions and Key Dates

- Contract amendments to Public Safety Committee and Council
- Easement authority
- Fire Station 52 TCC

Fire Stations

Siting

- Complete.

Architecture and Programming

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

Design and Permitting

- All permits are issued for stations 51 & 52.

Bidding and Construction

- Construction for station 51 began in May 2019.

- Substantial Completion for station 51 is anticipated in May 202
- Construction for station 52 began in June of 2019
- Substantial Completion for station 52 is anticipated in December 2020
- **Station 52 remaining bids have all opened**
- **See monthly Construction Report for FS 51 and FS 52 construction progress and photos.**

Justice Center

Siting

- Complete.

Architecture and Programming

- Complete.

Design and Permitting

- Complete.

Bidding and Construction

- Construction began in April 2019.
- Substantial Completion is anticipated in September 2020.
- **See monthly Construction Report for construction progress and photos.**

Public Works Facility

- Project is transferred to Public Works Department in August 2019.

Budget

- See attached Budget Report

Schedule

October 2019

- Fire Station 52 phase 2 bidding completed
- Fire Station 52 Lydig contract amendment to Public Safety Committee

November 2019

- Fire Station 52 Lydig Total Contract Cost amendment to Council
- Fire Station 52 phase 2 construction begins

December 2019 through May 2020

- All projects construction continues

May 2020

- Fire Station 51 Substantial Completion

June 2020

- Fire Station 51 Final completion

July 2020

- Fire Station 51 move-in/occupancy

September 2020

- Justice Center Substantial Completion

October 2020

- Justice Center furniture installation and move-in/occupancy

January 2021

- Fire Station 52 Substantial Completion

February/March 2021

- Fire Station 52 move-in/occupancy



TUKWILA PUBLIC SAFETY PROJECTS

Fire Station 51

SOJ

Construction Management Monthly Report

October 2019

Report Reviewed by: Justine Kim

Owner's Representative: Shiels Oblatz Johnsen (SOJ)

Architect: Weinstein A + U

GCCM: Lydig

Construction Progress:

- Structural steel is complete (minus brackets for mechanical screen to be completed with roofing).
- Slab on metal decking complete.
- Exterior framing continued through October.
- Inspector approved project to start exterior sheathing.
- Lower roof parapet work started.
- Concrete pan stairs installed.

Upcoming Activities:

- Roof dry-in to complete in November.
- Building dry-in to complete in December.
- PSE Gas installation to start late November.
- Electrical and Plumbing rough-in to follow interior framing.

Budget Status:

- See overall TPSP budget summary updated monthly and included in monthly report package.

Change Order Status:

- No change orders issued in September.

Schedule Status:

- See TPSP master project schedule updated monthly and included in monthly report package.

Critical Issues:

- None.

Structural Framing Progress with Roof Parapet



Exterior Framing Progress





TUKWILA PUBLIC SAFETY PROJECTS

Fire Station 52

SOJ

Construction Management Monthly Report

October 2019

Report Reviewed by: Justine Kim

Owner's Representative: Shiels Oblatz Johnsen (SOJ)

Architect: Weinstein A + U

GCCM: Lydig

Construction Progress:

- Detention vault work continued in October.
- PSE electrical installation started October 14th.
- Concrete walls #7 & #8 placed on October 16th.
- Water main and sanitary sewer installed.
- Detention vault hollow core planks installed October 25th.
- Excavation for footings started.

Upcoming Activities:

- Slab on grade (north) scheduled to start in November.
- Structural Steel to start in December.
- Zayo work to complete in November.

Budget Status:

- See overall TPSP budget summary updated monthly and included in monthly report package.

Change Order Status:

- No change orders issued in September.

Schedule Status:

- See TPSP master project schedule updated monthly and included in monthly report package.

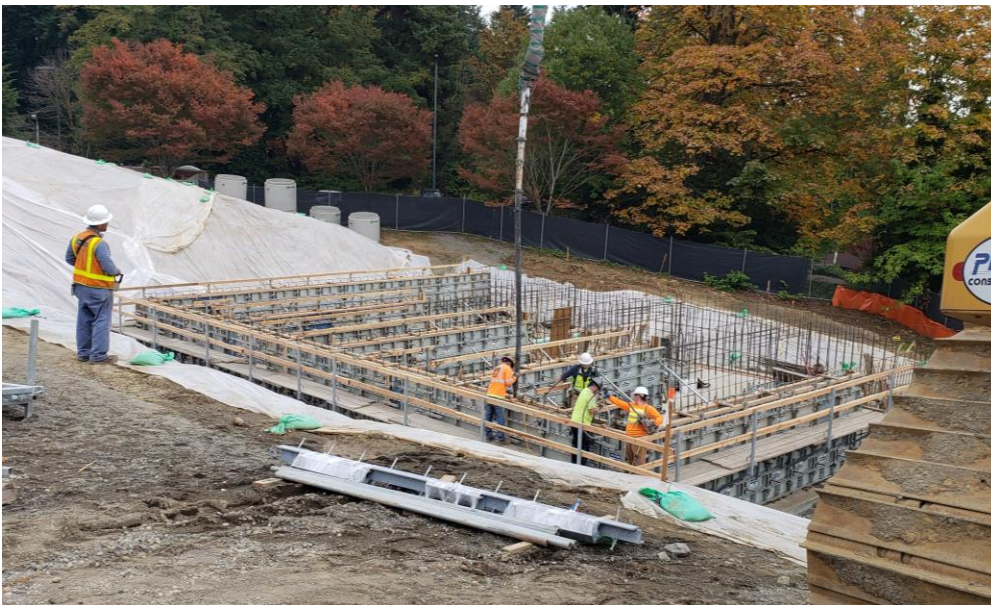
Critical Issues:

- None.

Concrete Walls #7 & #8



Detention Vault Pour



Detention Vault Hollow Core Metal Planks





TUKWILA PUBLIC SAFETY PROJECTS

Justice Center

SOJ

Construction Management Monthly Report

September 2019

Report Prepared by: Ethan Bernau

Report Reviewed by: Justine Kim

Owner's Representative: Shiels Oblatz Johnsen (SOJ)

Architect: DLR Group

GCCM: BNBuilders

Construction Progress:

- Completed structural steel erection.
- Installed metal decking at 2nd floor and roof.
- Poured slab on metal deck at 2nd floor.
- Poured south retaining wall.
- Continued installation of underground utilities including stormwater piping and catch basins.
- Started exterior framing.
- Started curb installation.
- Started nail-laminated timber installation.

Upcoming Activities:

- Continue exterior framing and start interior framing.
- Start exterior envelope and roofing installation.

Budget Status:

- See overall TPSP budget summary updated monthly and included in monthly report package.

Change Order Status:

- Change Order #1 was executed.
- Change Order #2 will be prepared due to unforeseen conditions associated with additional contaminated soils, underground storage tanks and other miscellaneous issues.

Schedule Status:

- See TPSP master project schedule updated monthly and included in monthly report package.

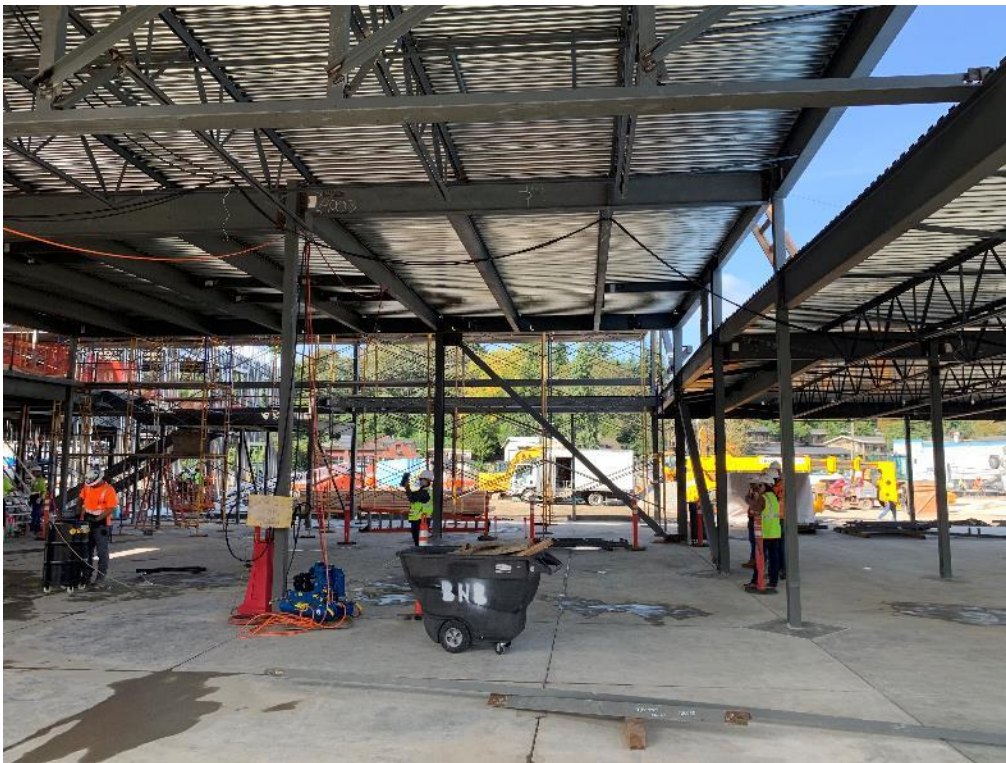
Critical Issues:

- None.

Curb Pour, Parking Lot



1st Floor, Area B



2nd Floor, Area A



Nail Laminated Timber, East Canopy



Exterior Framing, Area A



October 15, 2019

TO: Tukwila City Council

FROM: Steve Goldblatt
PMQA Consultant

RE: Public Safety Plan
October update

Fire Station 51 and Justice Center construction activities continue. Station 52's early works continue. Programming and master planning of the consolidated shops facilities has been completed. **Boldfaced entries below are updated from last month's report.**

FIRE STATIONS

● Site acquisition

The City owns the property planned for deferred Fire Station 54, and its use or disposition will be a future Council decision. Lydig demolished the property's structures. Deferred Station 54 lot consolidation is close to completion.

● Station 51 construction

Lydig's MACC (Maximum Allowable Construction Cost) amendment was approved by Council 25 March. The Council-approved budget is \$14.8 million. To follow construction progress, see SOJ's Construction Management Monthly Report in Council's first regular meeting packet each month. Absent an unexpected event, no further Council action is anticipated until project completion and acceptance next summer.

● Station 52 mini-MACC, final MACC, and construction

Lydig's \$8.1 million mini-MACC contract amendment to begin Station 52 earthwork, site utilities, and structures was approved by Council 15 July. Construction activities began onsite 22 July. The revised budget is \$23.49 million. **Just-opened bids for most of the remaining project scope are encouraging enough for the project team to consider buying the Fire Dept. administration alternate.** The final MACC amendment to approve the full scope of construction **is expected in Public Safety 4 November for possible discussion at COW 12 November and approval by Council 18 November.** To follow construction progress, see SOJ's Construction Management Monthly Report in Council's first regular meeting packet beginning next month.

● Station 54 assessment

Last year, 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 a year ago. Committee consensus was to revisit the options after Stations 51 and 52 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. The Fire Dept. **expects to hear soon whether it moves to the next round** on its grant application for funding.

FIRE STATIONS continued

Stations' budget

Including Station 51's and Station 52's budget growth and Station 54's substantially reduced scope, the stations' overall revised budget is \$39.83 million.

JUSTICE CENTER

Construction

The MACC amendment to authorize BNB's full scope of work was approved by Council 3 June. The Council-approved budget is \$67 million. Use of owner's project contingency to fund an interlocal agreement with the City of SeaTac for frontage improvements on Military Road S was approved by Council 3 September. To follow construction progress, see SOJ's Construction Management Monthly Report in Council's first regular meeting packet each month. Absent another unexpected event, no further Council action is anticipated until project completion and acceptance fall 2020.

DISADVANTAGED BUSINESS ENTERPRISE AND LOCAL HIRING

Council policies

Council unanimously passed Resolution 1929 April 2018, 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. Extensive outreach efforts continue with the DBE community in this very competitive market. Updates are included with SOJ's Construction Management Monthly Report in Council's first regular meeting packet each month.

Fire Station 51

Lydig has \$2.2 million of DBE subcontracting under contract.

Fire Station 52

Lydig has initial DBE subcontracting in process for its early works.

Justice Center

BNB has \$4.6 million of DBE subcontracting under contract.

CONSOLIDATED SHOPS

Property acquisition

The City has agreements with all three property owners. Lot consolidation on two properties is underway. Ownership of the third property will transfer in four years.

Master plan and phasing proposal

SHKS's master plan and phasing proposal **was presented to Transportation & Infrastructure 8 October and will be brought back to TIC 22 October for possible discussion at COW 28 October and approval by Council 4 November.**

CONSOLIDATED SHOPS continued

- **Design services contracting**
In conjunction with SHKS's master plan and phasing proposal (above), Public Works will present a design consulting amendment to SHKS's contract for renovation of the existing Heiser building.
- **Renovation contracting**
Public Works is reviewing contracting options for renovation of the existing Heiser building.

OTHER RESOURCES

- **Professional services**
The project teams have been working through procurement of additional consultant resources for the Fire Stations and Justice Center.

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. Fire Station 51, Fire Station 52, and Justice Center construction activities are underway.

PROGRAM BUDGET

- **Market conditions**
All program element budgets are sensitive to tight construction market conditions. These external budget pressures will continue to manifest themselves as future consolidated shops project costs are realized.

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
TOTAL Revenues	\$ 23,574,000	\$ 29,932,000	\$ 53,506,000	\$ 28,629,000	\$ 82,135,000

--- 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	-			-	19,500,000			19,500,000
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	700,000	500,000	5,400,000	8,017,000
Real Estate Excise tax			-	-	500,000	500,000	3,135,333	4,135,333
Property sales				-	2,753,090	1,000,000	9,300,000	13,053,090
Investment Interest	9,561	258,283	490,316	758,160	274,930	100,000	40,000	1,173,091
Other Taxes	-	-	-	-	251,091	1,004,363	2,761,998	4,017,452
Rental income at Justice Center	-	-	29,238	29,238	25,070	-	-	54,307
TOTAL Revenues	\$ 36,719,516	\$ 1,775,283	\$ 1,219,554	\$ 39,714,352	\$ 64,979,227	\$ 3,404,363	\$ 23,987,331	\$ 132,085,273



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

PROJECT COSTS - Budgets

ORIGINAL PROJECT BUDGET - (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
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 BUDGET - as of October 10, 2019									
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	Budget Change by Category
A/E Services (both design & CA)	1,392,781	1,770,172	132,995	3,295,948	-	3,295,948	3,500,000	6,795,948	3,338,755
Land Acquisition/ROW	-	25,160	933,874	959,034	-	959,034	15,216,581	16,175,615	8,660,615
Permits/Fees	334,000	403,000	7,173	744,173	-	744,173	750,000	1,494,173	594,762
Construction (pre-con, const, tax)	11,634,446	19,211,555	106,700	30,952,701	-	30,952,701	41,465,126	72,417,827	40,524,958
Construction Related Costs (incl bond)	571,147	1,080,840	47,302	1,699,289	-	1,699,289	1,814,718	3,514,007	442,870
PM Services (incl other prof svcs)	535,853	747,000	106,665	1,389,518	-	1,389,518	2,377,596	3,767,114	1,467,606
Contingency (incl Construction & Proj)	346,405	252,273	167,291	765,969	-	765,969	1,870,690	2,636,659	(1,288,893)
Fire apparatus ²	-	-	-	-	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)
TOTAL Expenditures	\$ 14,814,632	\$ 23,490,000	\$ 1,502,000	\$ 39,806,632	\$ 15,825,796	\$ 55,632,428	\$ 66,994,711	\$ 122,627,139	\$ 39,634,107

Budget Change by Project	\$ 3,368,562	\$ 17,833,000	\$ (5,826,600)	\$ 15,374,962	\$ (14,106,566)	\$ 1,268,396	\$ 38,365,711	\$ 39,634,107
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¹ The main fire station was originally identified as FS51, but has been changed to FS52 in the revised estimate.

² 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 October 28, 2019								
Project Category	FS 51	FS 52	FS 54	TOTAL Stations	Equipment & Apparatus	TOTAL Fire Services	Justice Center	TOTAL Bond Financed
	9,426 sf	15,068 sf	9,287 sf	33,781 sf				
A/E Services (both design & CA)	988,028	1,060,891	141,518	2,190,437	-	2,190,437	2,628,436	4,818,873
Land Acquisition/ROW ¹	12,750	34,364	955,515	1,002,629	-	1,002,629	13,923,985	14,926,614
Permits/Fees	83,603	181,357	1,587	266,548	-	266,548	551,247	817,795
Construction (incl. pre-con, const, tax)	2,326,042	792,588	68,579	3,187,209	-	3,187,209	11,100,528	14,287,737
Bond Issuance Costs	156,878	105,280	-	262,157	14,447	276,604	414,905	691,510
PM Services (including other prof svcs)	183,565	278,358	77,216	539,139	-	539,139	1,201,729	1,740,868
Contingency	-	-	-	-	-	-	1,529,000	1,529,000
Fire Apparatus	-	-	-	-	3,480,930	3,480,930	-	3,480,930
Fire Equipment	-	-	-	-	679,290	679,290	-	679,290
TOTAL Expenditures	\$ 3,750,867	\$ 2,452,838	\$ 1,244,415	\$ 7,448,120	\$ 4,174,666	\$ 11,622,786	\$ 31,349,830	\$ 42,972,617

¹ 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 October 28, 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	2,655	502	422		1,461	5,040	
	BELFOR PROPERTY RESTORATION					27,679	27,679	
	DLR GROUP INC					2,554,476	2,554,476	
	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	
	OGDEN MURPHY WALLACE	4,644	5,476	792		12,598	23,509	
	PEPPLE CANTU SCHMIDT PLLC				1,330	3,115	4,445	
	SHORT CRESSMAN & BURGESS PLLC	5,873	5,873	5,873		6,377	23,996	
	THE WATERSHED COMPANY	20,006					20,006	
	WEINSTEIN	942,850	1,037,040	117,968			2,097,858	
	WORKSPACE DEVELOPMENT LLC					21,406	21,406	
A/E Total		988,028	1,060,891	141,518		2,628,436	4,818,873	
BOND	IPREO PARENT HOLDCO LLC	218	30		52	450	750	
	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	
	Underwriter discount	126,441	101,082		7,101	351,935	586,558	
BOND Total		156,878	105,280		14,447	414,905	691,510	
CONST	AMENTO	2,927	1,070			6,820	10,817	
	BHC CONSULTANTS					11,530	11,530	
	BN BUILDERS INC					10,935,444	10,935,444	
	CITY OF SEATTLE					19,863	19,863	
	HIGHLINE WD	10,000					10,000	
	JRS ENGINEERING LLC	10,475	6,755	723		11,932	29,884	
	KEITHLY BARBER ASSOC INC	5,890	4,275			8,318	18,483	
	LYDIG CONSTRUCTION INC.	2,241,189	647,455	67,856			2,956,501	
	MAYES TESTING ENGINEERS INC	9,516				28,197	37,713	
	MCKINSTRY SERVICE LOCKBOX	1,500	1,500			1,500	4,500	
	MILES RESOURCES, LLC	563				11,530	12,092	
	NOVOLABORATORY & CONSULTING					38,756	38,756	
	PUGET SOUND ENERGY	43,983	101,945				145,928	
	SEATTLE CITY LIGHT					21,039	21,039	
	WATER DISTRICT 125					5,600	5,600	
	WHPACIFIC INC		29,588				29,588	
CONST Total		2,326,042	792,588	68,579		11,100,528	14,287,737	
EQUIP	Fire Equipment				679,290		679,290	
EQUIP Total					679,290		679,290	
FIRE_AP	Fire Apparatus				3,480,930		3,480,930	
FIRE_AP Total					3,480,930		3,480,930	
LAND	Abeyta & Associates					10,562	10,562	
	ADVERTISING			119		119	237	
	BRUCE C ALLEN & ASSOCIATES INC					48,620	48,620	
	BUSH ROED AND HITCHINGS INC		26,864	13,928		70,558	111,349	
	DYNAMIC LANGUAGE CENTER, INC.					3,722	3,722	
	FIRST AMERICAN TITLE INSURANCE			1,629			1,629	
	HEARTLAND		-	22,000		330,582	352,582	
	PACE ENGINEERS INC	12,750					12,750	
	PEPPLE CANTU SCHMIDT PLLC					-	-	
	Property Acquisitions			889,440		13,227,313	14,116,753	
	Property Carry Costs			6,143		30,427	36,570	
	SHANNON & WILSON, INC.					56,738	56,738	
	SOUNDEARTH STRATEGIES, INC		7,500	22,257		145,344	175,101	
LAND Total		12,750	34,364	955,515		13,923,985	14,926,614	
MISC	Business Assistance					1,529,000	1,529,000	
MISC Total						1,529,000	1,529,000	
PM/PROF	SHIELS OBLETZ JOHNSEN INC	183,565	278,358	77,216		1,201,729	1,740,868	
PM/PROF Total		183,565	278,358	77,216		1,201,729	1,740,868	
PRMT/FEE	CITY OF SEATAC					238,553	238,553	
	CITY OF TUKWILA	82,708	180,636	1,517		312,374	577,235	
	VALLEY VIEW SEWER DISTRICT			70		170	240	
	WA ST DEPT OF ECOLOGY	895	722				1,617	
	WATER DISTRICT 125					150	150	
PRMT/FEE Total		83,603	181,357	1,587		551,247	817,795	
Grand Total		3,750,867	2,452,838	1,244,415	4,174,666	31,349,830	42,972,617	



CHARTER
of the City of Tukwila
Public Safety Bond
Financial Oversight Committee

Adopted by Resolution No. 1892



CHARTER of the City of Tukwila Public Safety Bond Financial Oversight Committee

1. Background – Public Safety Bond

On November 8, 2016, voters of Tukwila will be asked to approve issuance of general obligation bonds not to exceed \$77,385,000 to pay for:

- Replacement of three seismically-deficient fire stations (Stations 51, 52 and 54)
- Guaranteed funding for fire equipment and apparatus for the life of the 20-year bond
- Construction of a Justice Center to house the Tukwila Police Department and Municipal Court.

2. Charter Purpose

Pursuant to Ordinance No. 2509 the City Council will appoint a Public Safety Bond Financial Oversight Committee within six months if the ballot proposition is approved by the qualified voters of Tukwila at the November 8, 2016 election. The purpose of this Charter is to serve as the framework for the Financial Oversight Committee (“Committee”). The City Council may amend this Charter as necessary or appropriate.

3. Committee Purpose

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.

4. Committee Responsibilities

- Review periodic reports provided by the City regarding status of construction projects, bond expenditures, project schedules, and timelines of bond projects.
- Verify effective and efficient use of bond proceeds and compliance with the purposes of the Public Safety Bond.
- Review efforts by the City to maximize bond revenues by balancing best value, quality, and efficiency in meeting the City’s goals and priorities.
- Review copies of all other bond reports provided by the City or requested by the Committee.

(continued...)



CHARTER of the City of Tukwila Public Safety Bond Financial Oversight Committee

4. Committee Responsibilities *(cont.)*

- Review copies of any performance or financial audits of the City's bond programs to ensure that appropriate action is being taken to remediate any identified deficiencies.
- Prepare and communicate findings and recommendations for improvement via a periodic (at least semi-annually) independent report to the City Council and the public.
- Review this Charter annually and recommend revisions to the City Council.
- Approve Committee meeting minutes.
- Approve reports and other Committee communications.

5. Committee Structure and Membership

The Committee shall include 5 members comprising 2 residents, 2 members from the business community, and 1 at-large member. The City Council will appoint all members of the Committee.

Members shall serve for terms of two years without compensation, although in order to have staggered terms, 1 resident and 1 business representative will initially be appointed for three years and thereafter all terms of appointment will be for two years. Members may be reappointed for additional terms.

No employee or official of the City of Tukwila shall be appointed to the Committee. No vendor, contractor, or consultant of the City of Tukwila who is in any way involved in the public safety construction projects shall be appointed to the Committee.

The Committee shall continue in existence for the economic life of the Public Safety Bond.

6. Appointment Process

The City will advertise broadly the opportunity to serve on the Committee. Interested individuals may apply by completing the City's Boards and Commissions application form available on the City website. Applications will be reviewed by a standing Committee of the City Council which will make a recommendation to the Committee of the Whole. Volunteers for City Boards, Commissions, and Committees are subject to a background check.



CHARTER of the City of Tukwila Public Safety Bond Financial Oversight Committee

7. Bylaws

The Committee shall adopt bylaws regarding its internal organization, including the following:

- A provision for electing a Chair and a Vice-Chair, as well as any other officers deemed necessary by the Committee.
- All meetings will be open to the general public.
- A majority of active members shall constitute a quorum.
- Reports and/or recommendations to the City Council must be approved by a majority of active members of the Committee.
- Written minutes of all meetings of the Committee shall be composed.

8. Meetings

The Committee shall determine its meeting schedule according to the flow of information to evaluate, no fewer than two times per year. Members are expected to reliably attend and participate in meetings. If a member fails to attend two or more meetings without cause, the Committee shall define the member as inactive and inform the Council of its action.

9. City Support

The City will provide the Committee with reasonable technical and administrative assistance, including:

- Provision of timely reports that will describe proposed projects, costs, contingency, and schedule.
- Provision of other documents such as financial statements, investment reports, contracts, budget amendments, bid awards, or other reports requested by the Committee.
- Provision of a meeting room.
- Provision of space on the City website and Digital Records Center for public access to agendas, minutes, reports, and any other relevant information.
- Preparation and distribution of meeting agendas and minutes.



CHARTER of the City of Tukwila Public Safety Bond Financial Oversight Committee

10. Ethics Policy

Committee members shall be bound by Tukwila Municipal Code Chapter 2.95, Code of Ethics for Employees and Appointed Officials.

The Committee serves the general interest of the public and not any personal or special interest.

Committee members are required to sign a conflict of interest statement and to disclose any potential conflicts that may arise in the course of their service.

11. Member Termination

The City Council retains the right to remove a Committee member for specific reasons such as, but not limited to:

- The member has been declared inactive due to missing two or more meetings without cause.
- The member has been found to violate a provision of the Code of Ethics (TMC Chapter 2.95).

If a member is removed from the Committee, the community will be notified of the vacancy and the City Council will appoint another qualified person to the Committee per the process outlined in Section 6 of this Charter.