

# Public Safety Bond Financial Oversight Committee

November 10, 2020

Electronic Meeting due to COVID-19 Emergency

4:00 p.m.

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## AGENDA

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of August 11, 2020 Minutes
- V. New Business
  - a. Public Safety Plan Project Update
  - b. Financial Overview
  - c. Expenditure Reports
  - d. Committee Charter
  - e. Report to Council
- VI. Miscellaneous
- 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 11, 2020**

Virtual Meeting due to COVID-19 Emergency

4:00 p.m.

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**MINUTES**

**I. Call to Order**

**II. Roll Call**

Committee members: Sean Goode, Jessica Jerwa, Andy Reiswig, Jovita McConnell  
Absent: Randy Coplen

Staff present: David Cline, Laurel Humphrey, Vicky Carlsen, Aaron Williams

**III. Approval of Agenda**

The agenda was approved by unanimous consent.

**IV. Approval of Minutes**

The November 5, 2019 meeting minutes were approved by unanimous consent.

**V. New Business**

*a. Election of Chair and Vice-Chair*

Mr. Reiswig was elected to serve as Chair and Ms. McConnell was elected to serve as Vice-Chair.

*b. Public Safety Plan Project Update*

Staff presented an overview of the Public Safety Plan status and projects. The Justice Center and Station 51 are nearing completion with final inspections scheduled. Station 52 is on schedule with driveway grading and paving scheduled in August. All projects are within approved budget.

*c. Public Safety Plan Financial Overview*

The Committee reviewed the original and revised revenue and expenditure budgets for the Public Safety Plan. The total for actual and projected revenues is \$147,948,100.

*d. Expenditure Report*

The Committee reviewed actual Public Safety Plan expenditures through July 31, 2020. Actual expenditures through July 31 are \$91,554,309.

e. *Report to Council*

The Committee reviewed a draft Report to Council and agreed that expenditures met the purposes outlined in the bond measure. Mr. Reiswig will work with staff to coordinate presenting the report to the Finance Committee.

f. *Meeting Schedule*

The Committee agreed to meet again in November, tentatively November 17, 2020

**VI. Miscellaneous**

**VII. Adjournment**

The meeting was adjourned at 4:32 by unanimous consent.

*Minutes by LH*



## TUKWILA PUBLIC SAFETY PROJECTS

Fire Station 51

SOJ

Construction Management Monthly Report

October 2020

Report Reviewed by: Justine Kim

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**Owner's Representative:** Shiels Oblatz Johnsen (SOJ)

**Architect:** Weinstein A + U

**GCCM:** Lydig

### Construction Progress:

- Lydig completing final Punch list items.

### Upcoming Activities:

- Wetlands landscaping to be installed early November per permit requirements.

### Budget Status:

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

### Change Order Status:

- Change Order #14 issued in October - \$19,271
- Total Change Orders to date - \$953,405









## TUKWILA PUBLIC SAFETY PROJECTS

Fire Station 52

SOJ

Construction Management Monthly Report

October 2020

Report Reviewed by: Justine Kim

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**Owner's Representative:** Shiels Oblatz Johnsen (SOJ)

**Architect:** Weinstein A + U

**GCCM:** Lydig

### **Construction Progress:**

- Permanent fencing 50% complete.
- DAS organic testing resulted in DAS system needing to be installed.
- Fiberglass windows passed water infiltration testing.
- Four-fold app bay door installed.
- Cascadia windows delivered onsite.
- Landscaping install ongoing.
- Casework install ongoing.
- Driveway to 65<sup>th</sup> Ave. placement complete.

### **Upcoming Activities:**

- Sectional Doors to be delivered in November.
- Elevator to be delivered early November.
- Nederman Magna rails to be installed early November.

### **Budget Status:**

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

### **Change Order Status:**

- Change Order #15 issued in October - \$27,636
- Change Order #16 (COVID) issued in October - \$7,766
- Total Change Orders to date - \$821,243

### **Schedule Status:**

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

### **Critical Issues:**

- The COVID-19 pandemic and associated health/safety requirements has impacted jobsite labor productivity and materials procurement. The project team is working closely with the GC/CM to mitigate potential cost and schedule impacts.



Fiber Cement Planks Installed At Deck



Four Fold Door Installation



Entry Plaza and Main Building Entry





## TUKWILA PUBLIC SAFETY PROJECTS

Justice Center

SOJ

Construction Management Monthly Report

October 2020

Report Prepared by: Ethan Bernau

Report Reviewed by: Justine Kim

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**Owner's Representative:** Shiels Oblatz Johnsen (SOJ)

**Architect:** DLR Group

**GCCM:** BNBuilders

**Construction Progress:**

- Continued implementation of building modifications and corrective/punchlist work.
- Installed groundwater monitoring wells as part of Department of Ecology site cleanup process.

**Upcoming Activities:**

- Complete punchlist work.
- Sample groundwater monitoring wells.

**Budget Status:**

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

**Change Order Status:**

- Total Change Orders issued to date = \$2,627,141.

**Schedule Status:**

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

**Critical Issues:**

- None.



# TUKWILA PUBLIC SAFETY PROJECTS

Public Works

SOJ

Construction Management Monthly Report

October 2020

Report Reviewed by: Justine Kim

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**Owner's Representative:** Shiels Oblatz Johnsen (SOJ)

**Architect:** SHKS Architects

## Development Progress:

- Architects completing the permit process with DCD on the Tenant Improvement project, project still on hold.
- Property fence installation began 9/28/2020. Work continues.
- PW and DCD have started working together in the vesting process for future development of the Master Plan.

## Upcoming Construction Activities:

- Complete fence installation.

## Budget Status:

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

## Change Order Status:

- None

## Schedule Status:

- Project schedule pending council approval

## Critical Issues:

- Heiser Tenant Improvement project is on hold, awaiting council direction.











### Apprentice Utilization Plan - August 2020

List the prime and all subcontractors scheduled to work on this project, and indicate the estimated number of hours to be performed by journey level and apprentice workers for each. Apprentice utilization must equal or exceed 15% of the total labor hours.

Prime Contractor and all Subcontractors	Estimated information				
	This Month Journey Labor Hours	This Month Apprentice Labor Hours	Total Labor Hours for Project	Total Apprentice Percentage	Number of Apprentices
Acoustical Design	0	0	962	10.71%	0
Apex Steel	0	0	9,985	11.26%	0
Apex Steel (Magnum Crane)	0	0	293	0.00%	0
Apex Steel (Corona Stud & Deck)	0	0	22	0.00%	0
Ascendent, LLC	0	0	8,262	2.51%	0
Axiom (Northshore Exteriors)	0	0	144	0.00%	0
Axiom Division 7	0	0	2,460	0.00%	0
Barclay Dean Architectural	0	0	24	33.33%	0
BNBuilders	596	0	31,694	16.86%	0
Caliber Concrete	0	0	2,190	24.50%	0
Caliber Concrete (Evergreen Concrete)	0	0	59	0.00%	0
Caliber Concrete (Stoneway)	0	0	125	0.00%	0
Caliber Const (Miles Sand & Gravel)	0	0	3	0.00%	0
CML Security	0	0	1,158	21.42%	0
Columbia Fire	0	0	1,601	45.67%	0
Commercial Fence (Evergreen Concrete Cutting)	0	0	3	0.00%	0
Commercial Fence Corp	1	0	211	0.00%	0
Floor Solutions	0	0	1,303	30.89%	0
General Storefronts	36	0	3,191	32.47%	0
Gonsalves & Santucci DBA Conco	0	0	744	5.04%	0
Harris Rebar (Central Steel)	0	0	6,343	6.02%	0
Iliad (Bravo Enviromental)	0	0	4	0.00%	0
Iliad (City Transfer)	0	0	40	0.00%	0
Iliad, Inc	341	0	15,542	0.00%	0
Inland Waterproofing	0	0	247	0.00%	0
Iris Window Coverings	0	0	35	0.00%	0
Johansen (Multiwire)	0	0	351	32.34%	0
Johansen Mechanical	0	0	11,982	28.40%	0
Johansen Mechanical (C&C Solutions)	0	0	266	0.00%	0
Johansen Mechanical (Maple Valley Energy)	0	0	1,642	0.00%	0
Johansen Mechanical (Redline Mech)	0	0	3,024	16.60%	0
Lacey Glass	0	0	4	50.00%	0
Lakeside Industries	0	0	2,201	4.25%	0
Lakeside Industries (NW Traffic)	0	0	75	0.00%	0
Lakeside Industries (PacWest Grinding)	0	0	15	0.00%	0
Northshore Exteriors	0	0	9,065	48.27%	0
Northshore Exteriors (Pape)	0	0	22	0.00%	0
Northshore Exteriors (WA Waterproofing)	0	0	86	0.00%	0
Northwest Complete Contracting	0	0	4,195	1.67%	0
NW Partitions	109	0	14,664	13.65%	0
NW Partitions (Barclay Dean)	0	0	28	0.00%	0
NW Partitions (InsulPro)	0	0	908	21.38%	0
NW Partitions (Sign Wizards)	0	0	30	0.00%	0
Performance Contracting	0	0	164	4.89%	0
R.E. Sides Landscaping	0	540	540	100.00%	3
Rhine Demolition	0	0	2,090	11.10%	0
Valley Electric	904	397	17,210	38.31%	3
Valley Electric (D&G Mechanical)	0	0	87	0.00%	0
Valley Electric (EZ Interface)	267	81	2,063	45.44%	0
Valley Electric (NessCampbell Crane)	0	0	16	0.00%	0
Valley Electric (Penhall)	0	0	10	50.00%	0
Valley Electric (Praetoria Power)	0	0	74	0.00%	0
Valley Electric (Stoneway Concrete)	0	0	73	0.00%	0
Zesbaugh	0	0	62	12.96%	0
<b>TOTALS:</b>	<b>2,253</b>	<b>1,018</b>	<b>157,585</b>	<b>18.57%</b>	<b>6</b>

\*newly added this month

**Apprenticeship Utilization Requirement:**

**10%**



City of Tukwila - Facilities Plan  
TOTAL PROJECT

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

Life to Date Costs  
as of October 23, 2020 (reconciled w/acccg thru Oct 11, 2020 GL)

COUNCIL REPORTING SUMMARY - JUSTICE CENTER	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 3,278,125	\$ (23,125)	\$ 3,255,000	\$ 3,210,300	\$ 3,134,282	\$ 44,700	\$ -
Permits/Fees	\$ 700,000	\$ 330,000	\$ 1,030,000	\$ 923,154	\$ 923,154	\$ -	\$ -
Construction (Pre-Con, Const & Tax)	\$ 38,738,678	\$ 2,169,847	\$ 40,908,525	\$ 40,224,007	\$ 39,497,827	\$ 0	\$ -
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ 432,194	\$ 2,544,833	\$ 2,465,231	\$ 2,285,945	\$ 79,602	\$ -
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 211,211	\$ 2,027,086	\$ 2,018,377	\$ 1,790,913	\$ 8,709	\$ -
Contingency (incl Construction & Project)	\$ 6,507,731	\$ (5,175,045)	\$ 1,332,686	\$ -	\$ -	\$ 1,882,686	\$ -
Contingency for Site Contamination (soils,hazmat)	\$ -	\$ 550,000	\$ 550,000	\$ 684,518	\$ 554,762	\$ -	\$ -
Land Acquisition	\$ 14,133,295	\$ (416,714)	\$ 13,716,581	\$ 13,716,462	\$ 13,692,508	\$ 119	\$ -
Contingency for Land Acquisition	\$ 1,250,000	\$ 250,000	\$ 1,500,000	\$ 1,492,320	\$ 1,492,320	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 68,536,343</b>	<b>\$ (1,671,632)</b>	<b>\$ 66,864,711</b>	<b>\$ 64,734,368</b>	<b>\$ 63,371,712</b>	<b>\$ 2,130,343</b>	<b>\$ -</b>

COUNCIL REPORTING SUMMARY - FIRE STATION 51	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,070,000	\$ 298,956	\$ 1,368,956	\$ 1,297,777	\$ 1,277,056	\$ 71,179	\$ -
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Fees	\$ 234,000	\$ 100,000	\$ 334,000	\$ 250,602	\$ 250,602	\$ -	\$ -
Construction (Pre-Con, Const & Tax)	\$ 9,396,000	\$ 2,363,787	\$ 11,759,787	\$ 11,759,735	\$ 11,545,822	\$ 52	\$ -
Construction Related Costs (incl Bond)	\$ 931,000	\$ (412,546)	\$ 518,454	\$ 487,814	\$ 367,909	\$ 30,641	\$ -
PM Services (incl Other Professional Svcs)	\$ 526,000	\$ (133,000)	\$ 393,000	\$ 365,550	\$ 303,128	\$ 62,422	\$ -
Contingency (incl Construction & Project)	\$ 1,116,000	\$ (805,565)	\$ 310,435	\$ -	\$ -	\$ 310,435	\$ -
<b>TOTAL</b>	<b>\$ 13,273,000</b>	<b>\$ 1,411,633</b>	<b>\$ 14,684,633</b>	<b>\$ 14,161,477</b>	<b>\$ 13,744,516</b>	<b>\$ 523,155</b>	<b>\$ -</b>

COUNCIL REPORTING SUMMARY - FIRE STATION 52	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,415,000	\$ 458,172	\$ 1,873,172	\$ 1,871,265	\$ 1,735,885	\$ 1,907	\$ -
Land Acquisition	\$ 16,000	\$ 1,160	\$ 17,160	\$ 17,157	\$ 17,157	\$ 3	\$ -
Permits/Fees	\$ 353,000	\$ 50,000	\$ 403,000	\$ 361,934	\$ 301,757	\$ 41,066	\$ -
Construction (Pre-Con, Const & Tax)	\$ 13,298,000	\$ 5,375,013	\$ 18,673,013	\$ 18,673,611	\$ 14,712,372	\$ 3,960,239	\$ -
Construction Related Costs (incl Bond)	\$ 1,398,000	\$ (132,660)	\$ 1,265,340	\$ 829,978	\$ 384,871	\$ 445,107	\$ -
PM Services (incl Other Professional Svcs)	\$ 787,000	\$ (95,000)	\$ 692,000	\$ 555,454	\$ 450,354	\$ 136,546	\$ -
Contingency (incl Construction & Project)	\$ 1,343,000	\$ (516,685)	\$ 826,315	\$ -	\$ -	\$ 826,315	\$ -
<b>TOTAL</b>	<b>\$ 18,610,000</b>	<b>\$ 5,140,000</b>	<b>\$ 23,750,000</b>	<b>\$ 22,308,400</b>	<b>\$ 17,602,397</b>	<b>\$ 4,706,003</b>	<b>\$ -</b>

COUNCIL REPORTING SUMMARY - FIRE STATION 54	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 150,000	\$ (15,505)	\$ 134,495	\$ 134,495	\$ 132,995	\$ (0)	\$ -
Land Acquisition	\$ 902,668	\$ 31,206	\$ 933,874	\$ 933,875	\$ 933,775	\$ (1)	\$ -
Permits/Fees	\$ 20,000	\$ (11,827)	\$ 8,173	\$ 5,041	\$ 5,041	\$ 3,132	\$ -
Construction (Pre-Con, Const & Tax)	\$ 230,000	\$ (123,300)	\$ 106,700	\$ 84,196	\$ 84,196	\$ -	\$ -
Construction Related Costs (incl Bond)	\$ 50,000	\$ (2,698)	\$ 47,302	\$ 42,302	\$ 29,145	\$ 13,157	\$ -
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ (835)	\$ 106,665	\$ 106,665	\$ 86,066	\$ 20,599	\$ -
Contingency (incl Construction & Project)	\$ 41,832	\$ 122,959	\$ 164,791	\$ -	\$ -	\$ 164,791	\$ -
<b>TOTAL</b>	<b>\$ 1,502,000</b>	<b>\$ -</b>	<b>\$ 1,502,000</b>	<b>\$ 1,306,574</b>	<b>\$ 1,271,217</b>	<b>\$ 195,426</b>	<b>\$ -</b>

COUNCIL REPORTING SUMMARY - PUBLIC WORKS	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (Design & CA)	\$ 670,768	\$ -	\$ 670,768	\$ 572,268	\$ 332,349	\$ 98,500	\$ -
Permits/Fees	\$ 130,000	\$ -	\$ 130,000	\$ 20,730	\$ 20,730	\$ 109,270	\$ -
Construction	\$ 6,715,000	\$ -	\$ 6,715,000	\$ 308,055	\$ 195,435	\$ 6,406,945	\$ -
Construction (Tax)	\$ 662,618	\$ -	\$ 662,618	\$ 21,924	\$ 21,924	\$ 640,694	\$ -
Construction Related Costs	\$ 378,186	\$ -	\$ 378,186	\$ 202,743	\$ 148,378	\$ 175,443	\$ -
PM Services (incl Other Professional Svcs)	\$ 350,000	\$ -	\$ 350,000	\$ 280,545	\$ 199,439	\$ 69,455	\$ -
Contingency (incl Construction & Project)	\$ 843,437	\$ -	\$ 843,437	\$ -	\$ -	\$ 843,437	\$ -
<b>SUBTOTAL-CURRENT MANAGED PROJECT</b>	<b>\$ 9,750,009</b>	<b>\$ -</b>	<b>\$ 9,750,009</b>	<b>\$ 1,406,265</b>	<b>\$ 918,254</b>	<b>\$ 8,343,743</b>	<b>\$ -</b>
Previously Managed Svcs (Land,A/E, Bond,Demo)	\$ 25,949,992	\$ -	\$ 25,949,992	\$ 26,267,047	\$ 26,267,047	\$ (317,055)	\$ -
<b>TOTAL-COMBINED PROJECT</b>	<b>\$ 35,700,000</b>	<b>\$ -</b>	<b>\$ 35,700,000</b>	<b>\$ 27,673,312</b>	<b>\$ 27,185,301</b>	<b>\$ 8,026,688</b>	<b>\$ -</b>



**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
Fire Impact Fees	-	-	-	-	-
Investment Interest	-	-	-	-	-
<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 - 2019 Actuals	2020 - Beyond	Actual & Projected
UTGO VOTED DEBT PROCEEDS	\$ 77,997,026	\$ -	\$ 77,997,026
LTGO COUNCIL ISSUED DEBT PROCEEDS	19,754,720	-	19,754,720
Tukwila South Mitigation Fees	1,100,000	3,650,000	4,750,000
Fire Impact Fees	2,517,000	7,400,000	9,917,000
Property/Land Sales dedicated to PSP	-	13,053,090	13,053,090
Real Estate Excise Tax (REET 1)	1,039,318	11,813,091	12,852,409
Sales Tax Mitigation Payments	226,273	753,272	979,545
Investment Earnings	1,178,513	140,000	1,318,513
Additional General Fund Contributions	-	7,325,796	7,325,796
<b>TOTAL Revenues</b>	<b>\$ 103,812,851</b>	<b>\$ 44,135,249</b>	<b>\$ 147,948,100</b>



**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
Architecture & Engineering Services	731,003	356,000	464,000	1,551,003	-	1,551,003	1,906,190	3,457,193
Land Acquisition/Right of Way	-	653,000	862,000	1,515,000	-	1,515,000	6,000,000	7,515,000
Building Permits/Fees	254,521	89,000	116,000	459,521	-	459,521	439,890	899,411
Construction Costs (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
Const Related Costs (Bond Issue costs)	1,047,140	438,000	551,200	2,036,340	-	2,036,340	1,034,797	3,071,137
Project Management & Other Prof Svcs	459,552	297,000	397,000	1,153,552	-	1,153,552	1,145,956	2,299,508
Contingency reserve	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 BUDGETS - as of July 23, 2020									
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
Architecture & Engineering Services	1,368,956	1,873,172	132,995	3,375,123	-	3,375,123	3,275,000	6,650,123	3,192,930
Land Acquisition/Right of Way	-	17,160	933,874	951,034	-	951,034	15,216,581	16,167,615	8,652,615
Building Permits/Fees	334,000	403,000	7,173	744,173	-	744,173	1,030,000	1,774,173	874,762
Construction Costs (pre-con, const, tax)	11,468,959	18,345,271	106,700	29,920,930	-	29,920,930	40,522,804	70,443,734	38,550,865
Const Related Costs (Bond Issue costs)	672,958	1,265,340	47,302	1,985,600	-	1,985,600	2,514,833	4,500,433	1,429,296
Project Management & Other Prof Svcs	393,000	692,000	106,665	1,191,665	-	1,191,665	2,037,086	3,228,751	929,243
Contingency reserve	446,760	1,154,057	167,291	1,768,108	-	1,768,108	2,268,407	4,036,515	110,963
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>\$ 14,684,633</b>	<b>\$ 23,750,000</b>	<b>\$ 1,502,000</b>	<b>\$ 39,936,633</b>	<b>\$ 15,825,796</b>	<b>\$ 55,762,429</b>	<b>\$ 66,864,711</b>	<b>\$ 122,627,140</b>	<b>\$ 39,634,108</b>
<b>Budget Change by Project</b>	<b>\$ 3,238,563</b>	<b>\$ 18,093,000</b>	<b>\$ (5,826,600)</b>	<b>\$ 15,504,963</b>	<b>\$ (14,106,566)</b>	<b>\$ 1,398,397</b>	<b>\$ 38,235,711</b>	<b>\$ 39,634,108</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 October 31, 2020								
Project Category	FS 51	FS 52	FS 54	TOTAL Fire Stations	Equipment & Apparatus	TOTAL Fire Services	Justice Center	TOTAL Bond Financed
Architecture & Engineering Services	1,572,211	1,850,538	143,741	3,566,490	-	3,566,490	3,509,156	7,075,646
Land Acquisition/Right of Way	117	31,426	925,322	956,865	-	956,865	15,010,501	15,967,365
Building Permits/Fees	90,048	203,767	3,444	297,259	-	297,259	552,062	849,321
Construction Costs (pre-con, const, tax)	11,693,264	16,203,036	90,224	27,986,524	-	27,986,524	40,894,906	68,881,430
Const Related Costs (Bond Issue costs)	168,811	196,570	-	365,381	14,447	379,828	471,535	851,362
Project Management & Other Prof Svcs	336,629	443,254	99,216	879,098	-	879,098	2,308,649	3,187,747
Contingency reserve	-	-	-	-	-	-	-	-
Fire Apparatus	-	-	-	-	3,598,390	3,598,390	-	3,598,390
Fire Equipment	-	-	-	-	790,327	790,327	-	790,327
<b>TOTAL Expenditures</b>	<b>\$ 13,861,081</b>	<b>\$ 18,928,590</b>	<b>\$ 1,261,946</b>	<b>\$ 34,051,617</b>	<b>\$ 4,403,164</b>	<b>\$ 38,454,781</b>	<b>\$ 62,746,808</b>	<b>\$ 101,201,589</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.

Account No: R 305.361.110.00.00

Title: INVESTMENT INTEREST

Fiscal Year: 2020

Debit / Credit: C	Account Class:	Cash / Inv Code:	Locked: N
Status Code: 0	Report Group 1:	Nominal / Real:	Budget Account:
JC Required: N	Report Group 2:	Budgeted: Y	Year End Estimate: 0.00
Standard Acct: Y	Account Type:	Allotment: N	

*Budget Preparation History*

Year	DEPT REQUEST	FINANCE EST	MAYOR'S REC.	COUNCIL BDGT
2020	0.00	0.00	0.00	100,000.00
2019	0.00	0.00	0.00	300,000.00
2018	0.00	0.00	0.00	0.00
2017	0.00	0.00	0.00	0.00
2016	0.00	0.00	0.00	0.00

*Account History*

Year	Total Budget	Revenues	Balance
2020	100,000.00	198,991.57	98,991.57-
2019	300,000.00	365,363.81	65,363.81-
2018	0.00	461,556.91	461,556.91-
2017	0.00	288,115.83	288,115.83-
2016	0.00	9,169.59	9,169.59-

CITY OF TUKWILA  
PUBLIC SAFETY PLAN - EXPENDITURES FUNDED BY VOTED DEBT  
Inception through October 2020

Sum of AMOUNT		PRJ					
REPORT LINE	Vendor/Consultant	FIRE STATION 51	FIRE STATION 52	FIRE STATION 54	EQUIPMENT & APPARATUS	JUSTICE CENTER	Grand Total
Architecture & Engineering	ADVERTISING	2,655	1,722	422		2,751	7,550
	BELFOR PROPERTY RESTORATION					27,679	27,679
	BN BUILDERS INC					225,555	225,555
	DLR GROUP INC					3,132,782	3,132,782
	FACETS CONSULTING, LLP	12,000	12,000	12,000			36,000
	JEFF SAMDAL & ASSOC, INC			2,400			2,400
	JRS ENGINEERING LLC	41,921	30,275	723		41,705	114,623
	LYDIG CONSTRUCTION INC.	164,943	137,059				302,002
	NOVOLABORATORY & CONSULTING					42,399	42,399
	OGDEN MURPHY WALLACE	5,396	12,564	792		23,408	42,161
	Other Misc Costs	1,500	1,500			1,500	4,500
	PEPPLE CANTU SCHMIDT PLLC			1,330		4,620	5,950
	Property Carry Costs			2,233		380	2,612
	SHORT CRESSMAN & BURGESS PLLC	5,873	5,873	5,873		6,377	23,996
	THE WATERSHED COMPANY	29,787					29,787
	WEINSTEIN	1,308,135	1,619,957	117,968			3,046,060
WHPACIFIC INC		29,588				29,588	
<b>Architecture &amp; Engineering Services Total</b>		<b>1,572,211</b>	<b>1,850,538</b>	<b>143,741</b>		<b>3,509,156</b>	<b>7,075,646</b>
Building Permits/Fees	CITY OF SEATAC					238,553	238,553
	CITY OF TUKWILA	89,153	203,045	3,444		313,409	609,052
	VALLEY VIEW SEWER DISTRICT					100	100
	WA ST DEPT OF ECOLOGY	895	722				1,617
<b>Building Permits/Fees Total</b>		<b>90,048</b>	<b>203,767</b>	<b>3,444</b>		<b>552,062</b>	<b>849,321</b>
Const Related Costs (Bond Issue Costs)	Bond Issue Costs	111,455	145,724		7,153	322,977	587,308
	Bond Rating Costs	12,145	9,485		1,715	30,135	53,480
	PACIFICA LAW GROUP LLP	19,535	19,301		2,191	52,177	93,205
	PFM SOLUTIONS LLC	25,677	22,060		3,388	66,245	117,370
<b>Const Related Costs (Bond Issue costs) Total</b>		<b>168,811</b>	<b>196,570</b>		<b>14,447</b>	<b>471,535</b>	<b>851,362</b>
Construction Costs (pre-con, const, tax)	BHC CONSULTANTS					11,530	11,530
	BN BUILDERS INC					39,827,034	39,827,034
	BUSH ROED AND HITCHINGS INC		6,262	6,028		2,148	14,438
	CITY OF SEATTLE					161,677	161,677
	Furniture, Fixtures & Equipment (FF&E)	149,881	30,252			642,304	822,437
	HIGHLINE WATER DISTRICT	75,575					75,575
	LYDIG CONSTRUCTION INC.	11,380,878	16,032,845	84,196			27,497,920
	MAYES TESTING ENGINEERS INC	17,938	31,602			85,424	134,963
	MILES RESOURCES, LLC	563				11,530	12,092
	Property Carry Costs	3,009	129			2,974	6,112
	PUGET SOUND ENERGY	65,421	101,945			6,172	173,538
	SOUNDEARTH STRATEGIES, INC					118,461	118,461
WATER DISTRICT 125					25,652	25,652	
<b>Construction Costs (pre-con, const, tax) Total</b>		<b>11,693,264</b>	<b>16,203,036</b>	<b>90,224</b>		<b>40,894,906</b>	<b>68,881,430</b>
Fire Apparatus	Fire Marshal Vehicle				328		328
	Fire PSP Vehicles - Admin Vehicles				107,880		107,880
	Fire PSP Vehicles - Aerial				1,564,143		1,564,143
	Fire PSP Vehicles - Battalion Chief				110,767		110,767
	Fire PSP Vehicles - EOC Administration				53,881		53,881
	Fire PSP Vehicles - Pumper				1,761,391		1,761,391
	<b>Fire Apparatus Total</b>					<b>3,598,390</b>	<b>3,598,390</b>
Fire Equipment	Fire PSP Equip - Body Armor				25,751		25,751
	Fire PSP Equip - Bunker Gear				114,147		114,147
	Fire PSP Equip - Extrication Equip				119,823		119,823
	Fire PSP Equip - Helmets				2,289		2,289
	Fire PSP Equip - MDC				50,354		50,354
	Fire PSP Equip - SCBA Fill Station				40,097		40,097
	Fire PSP Equip - SCBA/SABA				437,866		437,866
<b>Fire Equipment Total</b>					<b>790,327</b>	<b>790,327</b>	
Land Acquisition/Right of Way	ADVERTISING			119		119	237
	BUSH ROED AND HITCHINGS INC		23,926	8,219		70,558	102,703
	Business Assistance					1,529,000	1,529,000
	CITY OF SEATTLE					227	227
	CITY OF TUKWILA					5,919	5,919
	Property Acquisitions	117		891,069		13,227,694	14,118,881
	Property Carry Costs			3,588		36,794	40,382
	SEATTLE CITY LIGHT					21,039	21,039
	SOUNDEARTH STRATEGIES, INC		7,500	22,257		102,736	132,493
	VALLEY VIEW SEWER DISTRICT			70		70	140
WATER DISTRICT 125					16,344	16,344	
<b>Land Acquisition/Right of Way Total</b>	<b>117</b>	<b>31,426</b>	<b>925,322</b>			<b>15,010,501</b>	<b>15,967,365</b>
Project Management & Other Prof Svcs	AMENTO	12,393	12,195			22,108	46,696
	BRUCE C ALLEN & ASSOCIATES INC					48,620	48,620
	HEARTLAND		-	22,000		330,582	352,582
	KEITHLY BARBER ASSOC INC	28,920	11,552			63,662	104,134
	Other Misc Costs					14,577	14,577
	PACE ENGINEERS INC	12,750					12,750
	SHANNON & WILSON, INC.					91,586	91,586
	SHIELDS OBLETZ JOHNSEN INC	281,786	419,507	77,216		1,737,513	2,516,022
WA ST DEPT OF ECOLOGY	780					780	
<b>Project Management &amp; Other Prof Svcs Total</b>	<b>336,629</b>	<b>443,254</b>	<b>99,216</b>			<b>2,308,649</b>	<b>3,187,747</b>
<b>Grand Total</b>		<b>13,861,081</b>	<b>18,928,590</b>	<b>1,261,946</b>	<b>4,403,164</b>	<b>62,746,866</b>	<b>101,201,589</b>



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

**Adopted by Resolution No. 1892**



## **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...)*

#### **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 until the entirety of Public Safety Bond proceeds have been spent. ~~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.

## **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.

## **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.



# CITY OF TUKWILA PUBLIC SAFETY BOND FINANCIAL OVERSIGHT COMMITTEE

## Report to the City Council November 2020

On behalf of my fellow members, I am pleased to present you with the final 2020 Report of the Public Safety Bond Financial Oversight Committee. Per the Charter adopted in Resolution 1892, our role is to review the allocation of bond proceeds and progress on achieving the purposes of the Public Safety Bond and to report to the City Council semi-annually.

The Committee met on November 10, 2020. Pursuant to Ordinance 2509 and Resolution 1892, during this meeting the Committee reviewed status and expenditure reports relating to the Public Safety Bond as approved by Tukwila voters at the November 8, 2016 General Election. City staff also provided an overview of the Public Safety Plan overall budget, schedule and status.

The Oversight Committee has to date reviewed bond expenditures through October 31, 2020 and finds that these expenditures are **in/not in** compliance with the purposes of the Public Safety Bond.

The Oversight Committee completed the annual review of its Charter and have **no recommended changes/the following recommended changes** to present to the City Council.

**<Insert any amendments agreed upon by the Committee>**

Draft minutes of the meeting is attached to this report.

The Committee appreciates this opportunity and we look forward to our continued relationship with the City Council.

Andy Reiswig, Chair  
Jovita McConnell, Vice-Chair  
Sean Goode

Jessica Jerwa  
Randy Coplen

Attachments:  
Draft November 10, 2020 Committee Minutes

DRAFT