



**Public Safety Bond Financial Oversight Committee**

**March 2, 2021**

**Electronic Meeting**

**4:00 p.m.**

*This meeting will not be conducted at City facilities based on Governor's Proclamation 20-28.  
The phone number for the public is: +1 253-292-9750, Conference ID: 463 591 499#*

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**AGENDA**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of November 10, 2020 Minutes
- V. New Business
  - a. Public Safety Plan Project Update
  - b. Financial Overview
  - c. Expenditure Reports
  - d. Next Steps for Committee
- 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

November 10, 2020

Virtual Meeting due to COVID-19 Emergency

4:00 p.m.

### MINUTES

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

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

Committee members: Andy Reiswig, Chair; Jovita McConnell, Vice-Chair; Sean Goode, Jessica Jerwa, Randy Coplen

Staff: David Cline, Laurel Humphrey, Vicky Carlsen, Aaron Williams, Tony Cullerton

Guest: Steve Goldblatt, Public Safety Plan Program Management Quality Assurance Consultant

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

The agenda was approved by unanimous consent.

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

The August 11, 2020 meeting minutes were approved by unanimous consent.

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

##### *a. Public Safety Plan Project Update*

Staff presented an overview of the Public Safety Plan status and projects. The Justice Center and Station 51 are completed and Station 52 will open in early 2021. All projects are within approved budget. Mr. Goldblatt provided remarks from his perspective.

##### *b. 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. The total budgeted expenditures is \$122,627,140 and actual expenditures through October 31, 2020 are \$101,201,589.

##### *c. Expenditure Report*

The Committee reviewed a list of expenditures through October 31, 2020.

##### *d. Committee Charter*

The Committee completed its annual Charter review. Staff proposed an amendment the last sentence of Section 5, "Committee Structure and Membership," as follows:

*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.~~*

Mr. Coplen moved to amend Section 5 of the Charter as proposed, and Mr. Goode Seconded. The motion passed unanimously.

e. *Report to Council*

The Committee reviewed a draft Report to Council and agreed that expenditures met the purposes outlined in the bond measure and that the report should reflect the Charter amendment above. Mr. Reiswig will work with staff to present the report to the City Council before the end of the year.

**VI. Miscellaneous**

The Committee will plan to meet in February of 2021. Finance staff will be prepared to discuss the schedule of remaining bond expenditures.

**VII. Adjournment**

The meeting was adjourned at 4:39 by unanimous consent.

*Minutes by LH*



## TUKWILA PUBLIC SAFETY PROJECTS

Fire Station 52

SOJ

Construction Management Monthly Report

February 2021

Report Reviewed by: Justine Kim

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

**Architect:** Weinstein A + U

**GCCM:** Lydig

### **Construction Progress:**

- L & I Elevator inspection complete.
- Plumbing, Mechanical and Fire Inspections complete.
- Canopy Glazing complete.
- Building Final received February 3<sup>rd</sup>.
- Open Square furniture delivery complete.
- Fire Department occupied Fire Station February 8<sup>th</sup>.
- Exterior building signage installed.

### **Upcoming Activities:**

- Lydig completing Architect Punch items.

### **Budget Status:**

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

### **Change Order Status:**

- Change Order #21 issued in February - \$34,032
- Change Order #22 COVID issued in February - \$53,764
- Total Change Orders to date - \$1,070,747

### **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.

Exterior Fire Station 52 Signage Installed



Kitchen and Great Room with Dining Table



View looking toward fire station apparatus bay





# TUKWILA PUBLIC SAFETY PROJECTS

Public Works

SOJ

Construction Management Monthly Report

February 2021

Report Reviewed by: Justine Kim

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

**Architect:** SHKS Architects

## Development Progress:

- Bids Received by City Clerk Team on February 4<sup>th</sup>.
- Qualified low bid contractor preliminary awarded to Lincoln Construction, Inc.
- General Contractor Award presentation to committee and COW on February 22<sup>nd</sup>.
- PW and DCD continued working together in the vesting process for future development of the Master Plan.

## Upcoming Construction Activities:

- Notice to Proceed targeted for early March.
- Construction start date targeted for mid-March.

## Budget Status:

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

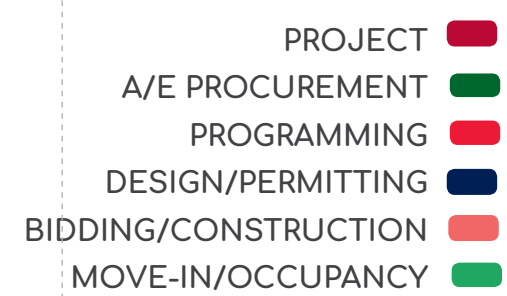
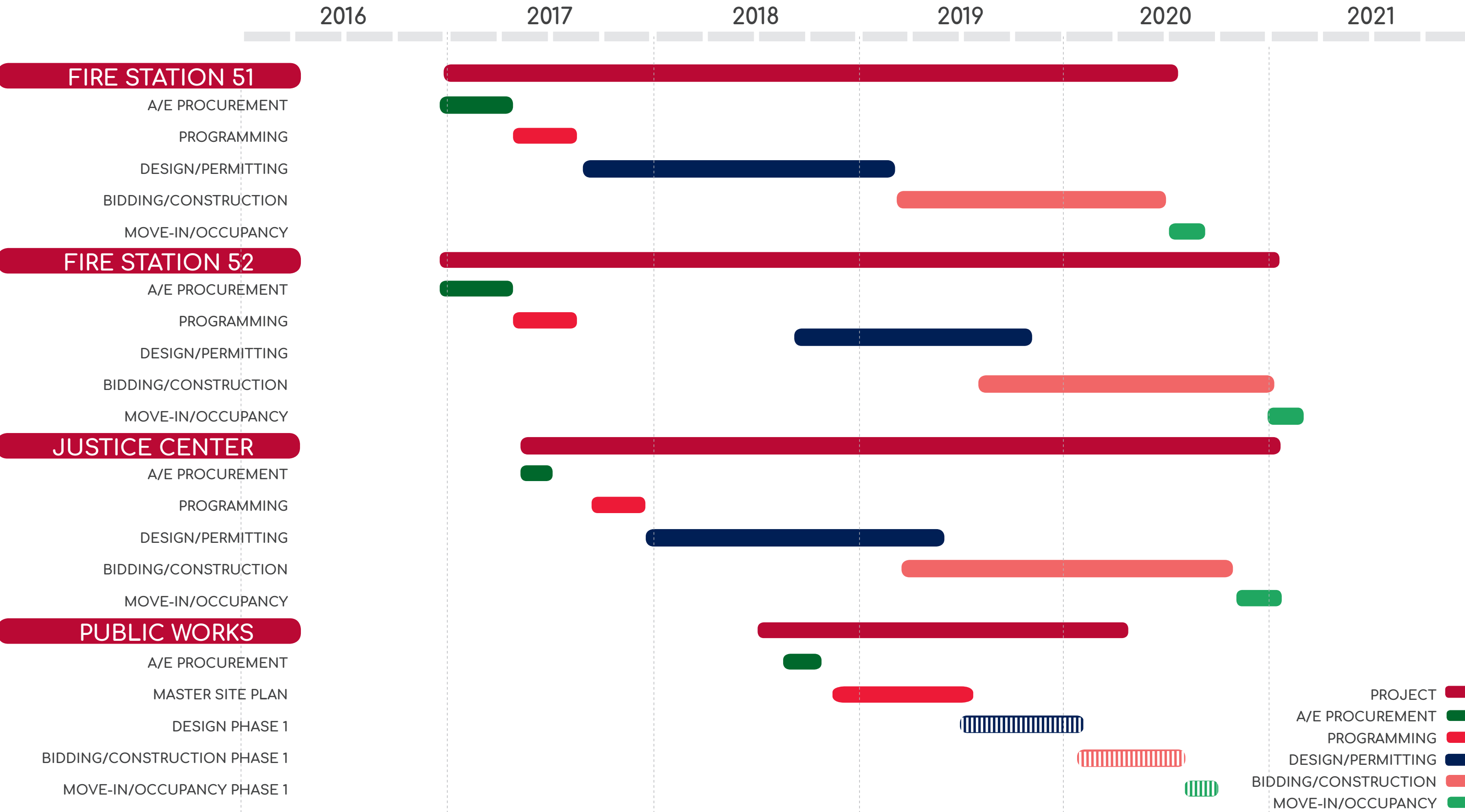
## Change Order Status:

- None

## Schedule Status:

- Project schedule being finalized.

## Critical Issues:







**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 - 2020 Actuals	2021 - 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	1,400,000	3,350,000	4,750,000
Fire Impact Fees	2,945,775	6,971,225	9,917,000
Property/Land Sales dedicated to PSP	2,753,000	10,300,090	13,053,090
Real Estate Excise Tax (REET 1)	1,357,635	11,494,774	12,852,409
Sales Tax Mitigation Payments	665,909 (a)	-	979,545
CARES Act funds received	497,247 (b)	-	497,247
Investment Earnings	1,378,867	40,000	1,418,867
Additional General Fund Contributions	-	7,225,442	7,225,442
<b>TOTAL Revenues</b>	<b>\$ 108,750,180</b>	<b>\$ 39,381,531</b>	<b>\$ 148,445,347</b>

(a) Sales tax mitigations payments ended mid-2020

(b) CARES Act funding received Dec 2020 for additional project costs related to COVID safety measures.



**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 February 2021								
Project Category	FS 51	FS 52	FS 54	TOTAL Fire Stations	Equipment & Apparatus	TOTAL Fire Services	Justice Center	TOTAL Bond Financed
Architecture & Engineering Services	1,585,406	1,940,160	143,741	3,669,307	-	3,669,307	3,519,584	7,188,891
Land Acquisition/Right of Way	117	31,426	925,322	956,865	-	956,865	15,005,864	15,962,729
Building Permits/Fees	90,048	205,759	3,444	299,252	-	299,252	552,062	851,314
Construction Costs (pre-con, const, tax)	11,921,962	18,109,736	90,224	30,121,922	-	30,121,922	42,597,650	72,719,571
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	372,763	510,774	99,216	982,752	-	982,752	2,404,616	3,387,368
Fire Apparatus	-	-	-	-	3,725,778	3,725,778	-	3,725,778
Fire Equipment	-	-	-	-	930,501	930,501	-	930,501
<b>TOTAL Expenditures</b>	<b>\$ 14,139,108</b>	<b>\$ 20,994,424</b>	<b>\$ 1,261,946</b>	<b>\$ 36,395,478</b>	<b>\$ 4,670,726</b>	<b>\$ 41,066,203</b>	<b>\$ 64,551,310</b>	<b>\$ 105,617,513</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 February 2021

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					3,143,210	3,143,210
	FACETS CONSULTING, LLP	12,000	12,000	12,000			36,000
	JEFF SAMDAL & ASSOC, INC			2,400			2,400
	JRS ENGINEERING LLC	41,921	44,799	723		41,705	129,147
	LYDIG CONSTRUCTION INC.	164,943	137,059				302,002
	NOVOLABORATORY & CONSULTING					42,399	42,399
	OGDEN MURPHY WALLACE	5,396	13,435	792		23,408	43,032
	Other Misc Costs	1,500	1,500	1,500		1,500	6,000
	PEPPLE CANTU SCHMIDT PLLC			1,330		4,620	5,950
	Property Carry Costs			733		380	1,112
	SHORT CRESSMAN & BURGESS PLLC	5,873	5,873	5,873		6,377	23,996
	THE WATERSHED COMPANY	30,563					30,563
WEINSTEIN	1,320,555	1,694,184	117,968			3,132,707	
WHPACIFIC INC		29,588				29,588	
<b>Architecture &amp; Engineering Services Total</b>		<b>1,585,406</b>	<b>1,940,160</b>	<b>143,741</b>		<b>3,519,584</b>	<b>7,188,891</b>
Building Permits/Fees	CITY OF SEATAC					238,553	238,553
	CITY OF TUKWILA	89,153	205,037	3,444		313,409	611,044
	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>205,759</b>	<b>3,444</b>		<b>552,062</b>	<b>851,314</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					40,733,565	40,733,565
	BUSH ROED AND HITCHINGS INC		6,262	6,028		2,148	14,438
	CITY OF SEATTLE					161,677	161,677
	CITY OF TUKWILA	13				(290)	(277)
	Furniture, Fixtures & Equipment (FF&E)	164,356	77,713			1,393,367	1,635,436
	HIGHLINE WATER DISTRICT	75,575					75,575
	LYDIG CONSTRUCTION INC.	11,593,878	17,823,736	84,196			29,501,810
	MAYES TESTING ENGINEERS INC	18,825	32,427			85,424	136,675
	MILES RESOURCES, LLC	563				11,530	12,092
	Property Carry Costs	24,771	67,652			8,994	101,418
	PUGET SOUND ENERGY	43,983	101,945				145,928
SOUNDEARTH STRATEGIES, INC					164,053	164,053	
WATER DISTRICT 125					25,652	25,652	
<b>Construction Costs (pre-con, const, tax) Total</b>	<b>11,921,962</b>	<b>18,109,736</b>	<b>90,224</b>		<b>42,597,650</b>	<b>72,719,571</b>	
Fire Apparatus	Fire Marshal Vehicle				66,551		66,551
	Fire PSP Vehicles - Admin Vehicles				107,880		107,880
	Fire PSP Vehicles - Aerial				1,564,143		1,564,143
	Fire PSP Vehicles - Battalion Chief				171,931		171,931
	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>3,725,778</b>		<b>3,725,778</b>
Fire Equipment	Fire PSP Equip - Body Armor				25,751		25,751
	Fire PSP Equip - Bunker Gear				120,623		120,623
	Fire PSP Equip - Extrication Equip				119,823		119,823
	Fire PSP Equip - Helmets				2,647		2,647
	Fire PSP Equip - MDC				50,390		50,390
	Fire PSP Equip - SCBA Fill Station				173,402		173,402
	Fire PSP Equip - SCBA/SABA				437,866		437,866
	<b>Fire Equipment Total</b>				<b>930,501</b>		<b>930,501</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					6,380	6,380
	Property Acquisitions	117		891,069		13,227,694	14,118,881
	Property Carry Costs			3,588		32,157	35,745
	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					15,884	15,884	
<b>Land Acquisition/Right of Way Total</b>	<b>117</b>	<b>31,426</b>	<b>925,322</b>		<b>15,005,864</b>	<b>15,962,729</b>	
Project Management & Other Prof Svcs	AMENTO	12,393	14,778			22,108	49,280
	BRUCE C ALLEN & ASSOCIATES INC					48,620	48,620
	HEARTLAND		-	22,000		330,582	352,582
	KEITHLY BARBER ASSOC INC	31,368	22,718			73,651	127,737
	Other Misc Costs					14,577	14,577
	PACE ENGINEERS INC	15,901					15,901
	SHANNON & WILSON, INC.					91,586	91,586
	SHIELDS OBLETZ JOHNSEN INC	312,321	473,277	77,216		1,823,491	2,686,306
WA ST DEPT OF ECOLOGY	780					780	
<b>Project Management &amp; Other Prof Svcs Total</b>	<b>372,763</b>	<b>510,774</b>	<b>99,216</b>		<b>2,404,616</b>	<b>3,387,368</b>	
<b>Grand Total</b>	<b>14,139,108</b>	<b>20,994,424</b>	<b>1,261,946</b>		<b>4,670,726</b>	<b>64,551,310</b>	<b>105,617,513</b>

City of Tukwila  
 Restricted Cash and Investments Review  
 Fund 305, Public Safety Plan

SUMMARY		Bond Proceeds	Other Restricted	Unrestricted	Total
Revenue		97,751,746	6,200,657	4,797,777	108,750,180
Expenditures		96,900,384	6,200,657	1,587,904	104,688,945
Cost of issuance		851,362	-	-	851,362
Net		(0)	-	3,209,872	3,209,872

DETAIL BY YEAR		Bond Proceeds	Other Restricted	Unrestricted	Total
YEAR	Description				
2016	Revenue	36,709,954	-	9,561	36,719,516
	Expenditures	-	-	-	-
	Cost of issuance	206,388	-	-	206,388
	Net	36,503,566	-	9,561	36,513,127
	Cumulative	36,503,566	-	9,561	36,513,127
2017	Revenue	-	1,517,000	258,283	1,775,283
	Expenditures	546,490	1,017,000	-	1,563,490
	Cost of issuance	-	-	-	-
	Net	(546,490)	500,000	258,283	211,793
	Cumulative	35,957,076	500,000	267,844	36,724,920
2018	Revenue	-	1,200,000	519,554	1,719,554
	Expenditures	22,811,511	400,000	-	23,211,511
	Cost of issuance	-	-	-	-
	Net	(22,811,511)	800,000	519,554	(21,491,957)
	Cumulative	13,145,565	1,300,000	787,398	15,232,963
2019	Revenue	61,041,792	1,939,318	617,389	63,598,499
	Expenditures	33,881,750	-	-	33,881,750
	Cost of issuance	644,974	-	-	644,974
	Net	26,515,068	1,939,318	617,389	29,071,775
	Cumulative	39,660,633	3,239,318	1,404,786	44,304,737
2020	Revenue	-	1,544,339	3,392,990	4,937,329
	Expenditures	39,660,633	4,783,657	1,587,904	46,032,194
	Cost of issuance	-	-	-	-
	Net	(39,660,633)	(3,239,318)	1,805,086	(41,094,865)
	Cumulative	-	-	3,209,872	3,209,872

**Bond Proceeds:** Includes Voter Approved Bond Issues from 2016 & 2019 and LTGO (City issued debt) Bond issue from 2019.

**Other Restricted:** Includes Fire Impact Fees, Real Estate Excise Tax (REET) and CARES Act revenue (in 2020 only).

**Other Unrestricted:** Includes interest income, sales tax mitigation payments, land sales and other City contributions.