

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

June 30, 2018

Overall Plan

Outreach

- On June 23 from 10 am – 12 pm, the City conducted the first open house of 2018, at Fire Station 54. The event was well-attended, with more than 80 people in attendance.

Financial Oversight Committee

- The Committee met on April 19 and is scheduled to meet again later this year.

Siting Advisory Committee

- The Siting Advisory met June 27 to review the modified Public Safety Plan, per Council's motion on June 18 and review the outreach around the June 23 open house.

Acquisition Lease Updates

- City Economic Development staff is leading discussions with current tenants who may want to remain on properties after City acquisition. There are no leases between the City and businesses as the City does not yet own any building associated with the Public Safety Plan that has a current tenant.

Near-term Council Decisions and Key Dates

- Contract reconciliations based on June Council direction to Public Safety Committee and Council

Fire Stations

Siting

- The team is working to demolish the single-family home on the Fire Station 54 site as soon as possible. Team is working with a consultant to provide a building conditions assessment of the current FS54.

Architecture and Programming

- Architectural program has been reviewed and approved by the team.
- 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. Council gave approval to begin Design Development for Station 51.

Design and Permitting

- Schematic Design phase began for Station 51 in late August and completed December 2017.
- Pre-application meeting with City permit staff was held in December. Design team is following up on items identified by City permit staff.
- Design Development for Station 51 began mid-February; the team is meeting weekly. Design Development effort wrapped up in June, 2018 with Design Development pricing effort in July.
- Construction Documents phase for Station 51 anticipated to begin in August following Design Development estimating.
- Schematic Design phase scheduled to begin for 52 in August, 2018.

Bidding and Construction

- Pre-construction services starting for Station 51 Design Development 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, due to that fact that the GCCM RCW does not allow utilization for M/E CCM for project scope of less than \$3M.
- The project can move forward with the MCCM method for mechanical subcontractor, which will provide for a consistent mechanical subcontractor for the two remaining 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 and construction phases scheduled to begin for 51 in February, 2019.
- Bidding and construction phases scheduled to begin for 52 in August, 2019.

Justice Center

Siting

- Team is working on additional due diligence items to help with site acquisition including but not limited to site surveys, environmental reports, geotechnical reports, and revised appraisals. As expected, initial environmental analysis is showing some contamination due to the prior presence of gas stations and dry cleaners. Team will soon be issuing RFPs for Hazardous Materials Surveys for existing buildings and making arrangements to ensure SEPA compliance.
- Economic Development is working closely with affected businesses to identify their operational needs and potential strategies for assistance.
- The City has taken ownership of one of the properties, the abandoned former restaurant space between Church by the Side of the Road and the Travelodge. Closing

has been extended for 30 days on another property; the City is now expected to take title in late July.

- Eminent domain petitions have been filed on all of the Justice Center properties where the City does not have a signed purchase and sale agreement, though the goal remains to have voluntary agreements. The Public Use and Necessity hearing has been moved to July 13.
- Most owners and tenants have been very cooperative with granting access for due diligence activities.

Architecture and Programming

- DLR Group's Building Program Report was submitted December 8. Program and Estimate was presented to Public Safety Committee in December and Council in January.

Design and Permitting

- DLR Group completed the Schematic Design phase of the project. BNBuilders and Roen (the architect's estimating consultant) compared their estimates and the project is within the revised budget. The Schematic Design and budget were presented to the Council in May and the Council provided consensus to proceed into the Design Development phase.
- Design Development phase began in June and will conclude in September.

Bidding and Construction

- BNBuilders, the selected GC/CM, started pre-construction services following Council approval of their contract on March 19.
- BNBuilders will continue to work with the team on design development, constructability, cost estimating and scheduling during the DD phase.
- Construction scheduled to begin in April, 2019.

Public Works Facility

Siting

- Team is working on additional due diligence items to help with site acquisition including but not limited to site surveys, environmental reports, geotechnical reports, and updated appraisals. The assessment of existing structures is complete.
- Economic Development is working closely with affected businesses to identify their operational needs and potential strategies for assistance.
- Eminent domain petitions have been filed on all three of the Public Works properties, though the goal remains to have voluntary agreements. The Public Use and Necessity trial was held Friday, May 25 and the judge entered an order adjudicating Public Use & Necessity in the City's favor.

Architecture and Programming

- Team intends to solicit for Architectural services in July and execute architectural contract with Council approval in October. Master planning and programming phase to begin in late 2018.

Design and Permitting

- Phases scheduled to begin late in 2018.

Bidding and Construction

- Phases scheduled to begin in late 2019.

Budget

- Based on Council direction to move forward with FS51, FS52, Justice Center and Public Works Facility (\$30M), team is reviewing and updating budgets.
- An updated comprehensive budget will be provided with the next monthly update.

Schedule

July 2018

- Fire Station 51 design development cost estimate with GCCM involvement
- Public Works Facility Architect RFP solicitation
- Contract reconciliations based on June Council direction to Public Safety Committee and Council
- Site acquisition activities

August 2018

- Fire Station 51 construction document phase begins
- Fire Station 52 schematic design begins
- Target month for Fire Station 51 design development cost estimate to Public Safety Committee and Council
- Finance Committee and staff working to address funding gap
- Site acquisition activities

September 2018

- Fire Station 52 GCCM pre-construction services begin
- Justice Center design development and cost estimate complete
- Target month for Justice Center design development estimate to Public Safety Committee and Council

- Justice Center construction documentation begins
- Finance Committee and staff working to address funding gap
- Public Works Architect Contract to Public Safety Committee and Council
- Site acquisition activities
- Additional consultant services contracts for Justice Center, Fire Station 51 and 52 to Public Safety Committee and Council

October 2018

- Site acquisition activities
- Public Works master planning and programming begins

November 2018

- Open House #5 (2 of 2 open house 2018)
- Site acquisition activities

December 2018

- Fire Station 51 subcontractor bid procurement begins
- Fire Station 51 construction documentation complete
- Fire Station 52 schematic design cost estimate update with GCCM involvement

January 2019

- Fire Station 51 subcontractor bidding
- Fire Station 51 building permit issued
- Target month for Fire Station 52 schematic design cost estimate to Public Safety Committee and Council

February 2019

- Fire Station 51 Construction Contract Approval to Public Safety Committee and Council
- Fire Station 52 design development begins

March 2019

- Fire Station 51 construction begins

April 2019

- Justice Center construction begins (building demolition and hazardous materials abatement)

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