

TUKWILA PUBLIC SAFETY PLAN

Monthly Update
February 28, 2018

Overall Plan

Outreach

- Planning is underway for the first open house of 2018, expected to be in June.

Financial Oversight Committee

- The Committee last presented to Council on December 4, 2017.

Siting Advisory Committee

- The Siting Advisory Committee will begin meeting quarterly in 2018 for updates on siting as well as review and advice on public engagement. Their first 2018 meeting will be in March.

Near-term Council Decisions and Key Dates

- Justice Center GC/CM pre-construction contract to Public Safety Committee and Council
- DBE/Apprentice to Public Safety Committee and Council

Fire Stations

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.
- The Fire Station 54 site has a voluntarily signed purchase and sale agreement with the owner. This process is moving forward. The City has waived contingencies and will be closing on the property within 30 days.

Architecture and Programming

- Architectural program has been reviewed and approved by the team.
- Schematic Design for 51 completed December 2017.
- 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.
- Schematic Design phases scheduled to begin for 52 and 54 in June, 2018.

Bidding and Construction

- Pre-construction services starting for Station 51 Design Development are underway.
- Bidding and construction phases scheduled to begin for 51 in September, 2018.
- Bidding and construction phases scheduled to begin for 52 and 54 in July, 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. As expected, initial environmental analysis is showing some contamination due to the many decades of the area being an auto-focused corridor.
- Economic Development is working closely with affected businesses to identify their operational needs and potential strategies for assistance.
- The City has signed purchase and sale agreements with two of the nine properties on the Justice Center site and continues to work with land owners to identify other voluntary transactions.
- 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.

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

- Schematic Design phase kicked off in January. Anticipated to be completed in March, with SD cost estimate later in the spring.

Bidding and Construction

- Project received GC/CM approval from State Project Review Committee on November 30.
- GC/CM solicitation started in December, seven (7) proposals were received from GC/CM firms in January, short-listed to three (3) firms, with anticipated selection of a recommended GC/CM in February, and pre-construction contract to Council in March. BNBuilders was awarded the contract after a public process that included the architect,

SOJ, Steve Goldblatt, representatives from the Court and Police Department as well as the mayor's office.

- 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.
- 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.

Architecture and Programming

- Phases scheduled to begin in 2018.

Design and Permitting

- Phases scheduled to begin in June, 2018.

Bidding and Construction

- Phases scheduled to begin in September, 2019.

Budget

- Attached.

Schedule

March 2018

- Justice Center GC/CM pre-construction contract to Public Safety Committee and Council
- Additional due diligence contracts to Council
- Justice Center permitting discussions
- Finance Committee and staff working to address funding gap

April 2018

- Justice Center schematic design cost estimating with GCCM involvement

- Justice Center design development begins
- Fire Stations and Justice Center additional consultant contracts to Public Safety Committee and Council
- City Shops facility contracting method update
- Finance Committee and staff working to address funding gap

May 2018

- Fire Station 51 design development cost estimate with GCCM involvement
- Justice Center design review for permitting
- Final contracting method determination for City Shops facility
- Finance Committee and staff working to address funding gap
- Target month for Justice Center schematic design cost estimate to Council

June 2018

- Fire Station 51 construction documentation process begins
- Fire Station 52 and 54 schematic design begins
- City Shops facility program update
- Open House #4 (1 of 2 open houses 2018)
- Finance Committee and staff working to address funding gap

July 2018

- Final contracting method determination for City Shops facility
- Finance Committee and staff working to address funding gap

August 2018

- Fire Station 51 subcontractor bid procurement begins
- Finance Committee and staff working to address funding gap

September 2018

- Fire Station 52 and 54 GCCM pre-construction services begin
- Potential Fire Station 51 Early Works Permit
- Finance Committee and staff working to address funding gap

October 2018

- Fire Station 52 and 54 schematic design cost estimate update with GCCM involvement
- Fire Station 51 building permit issued
- Justice Center construction documentation begins

November 2018

- Public Works design update
- Open House #5 (2 of 2 open house 2018)

December 2018

- Fire Station 51 Construction Contract Approval to Public Safety Committee and Council

January 2019

- Fire Station 51 construction begins