

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

August 30, 2018

Overall Plan

Outreach

- The City will hold a second open house for the year in the fall.

Financial Oversight Committee

- The Committee is scheduled to report to council on September 4, 2018.

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

- 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 own any building associated with the Public Safety Plan that has a current tenant.

Near-term Council Decisions and Key Dates

- Fire Station 51 design development cost estimate to Public Safety Committee and Council
- Fire Station 52 conceptual site design and cost estimate to Public Safety Committee and Council

Fire Stations

Siting

- The team is working to demolish the single-family home on the 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 met meeting weekly. Design Development effort wrapped up in June, 2018 with Design Development pricing effort in July.
- Construction Documents phase for Station 51 began late August following Design Development estimate approval by council.
- Schematic Design phase scheduled to begin for 52 in early September, 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. MCCM method for mechanical subcontractor will provide for a consistent mechanical subcontractor for all three 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. The project team is hoping to begin demolition of the building on August 13, 2018, assuming it receives Council approval on August 6, 2018.

- 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. Staff continues to have good conversations and deferred the Public Use and Necessity trial to September in order to continue to make agreements with affected parties.
- Most owners and tenants have been very cooperative with granting access for due diligence activities.
- BNBuilders started the hazardous material removal of the existing structure on JC9 site to prepare for demolition.

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 architects have 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.
- DLR architects are making good progress toward completing the Design Development phase toward the end of August, 2018. BNBuilders and the architect's estimator will follow by estimating the documents to confirm pricing.

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 City was granted its request.

Architecture and Programming

- Team is currently soliciting for Architectural services and intend to 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.

Schedule

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
- Fire Station 52 schematic design begins
- 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

October 2018

- Site acquisition activities
- Additional consultant services contracts for Justice Center, Fire Station 51 and 52 to Public Safety Committee and Council

November 2018

- Public Works master planning and programming begins
- Open House #5 (2 of 2 open house 2018)
- Site acquisition activities

- Target month for Fire Station 52 schematic design cost estimate to Public Safety Committee and Council

December 2018

- Fire Station 51 subcontractor bid procurement begins
- Fire Station 51 construction documentation complete
- Public Works master plan complete

January 2019

- Fire Station 51 subcontractor bidding
- Fire Station 51 building permit issued
- Public Works master plan present to Public Safety Committee

February 2019

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

March 2019

- Fire Station 51 construction begins

April 2019

- Justice Center construction begins (building demolition and hazardous materials abatement)
- Fire Station 52 design development cost estimating complete with GCCM involvement

May 2019

- Fire Station 52 design development cost estimating to Public Safety Committee

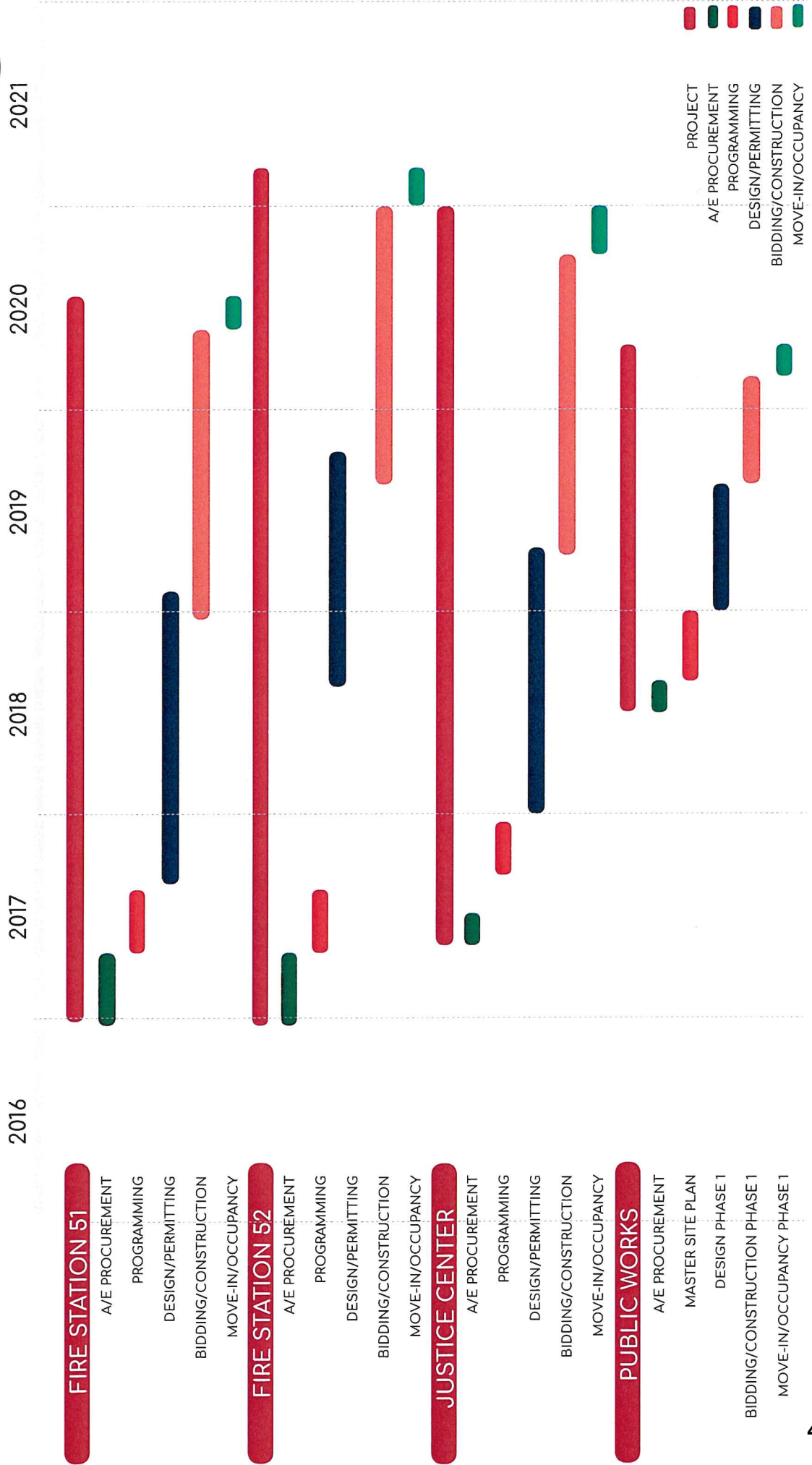
August 2019

- Public Works Phase I design complete and presented to Public Safety Committee and Council
- Fire Station 52 construction documents begin

Attachments

Monthly Budget Report
Schedule

TUKWILA PUBLIC SAFETY PLAN





City of Tukwila - Facilities Plan
TOTAL PROJECT

MONTHLY Budget Report
(REVISED Budgets as of July 2018)

Life to Date Costs
as of August 15, 2018 (reconciled w/accrual thru Aug 01 2018 GL)

COUNCIL REPORTING SUMMARY - JUSTICE CENTER							
Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Remaining Budget	Cost at Completion
\$ 3,500,000	\$ (243,270)	\$ 3,256,730	\$ 3,099,914	\$ 650,093	\$ 2,449,821	\$ 156,816	\$ -
A/E Services (both Design & CA)							
Land Acquisition							
Permits/Fees							
Construction (Pre-Con, Const & Tax)							
Construction Related Costs (incl Bond)							
PM Services (incl Other Professional Svcs)							
Contingency (incl Construction & Project)							
TOTAL							

COUNCIL REPORTING SUMMARY - FIRE STATION 51							
Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Remaining Budget	Cost at Completion
\$ 1,070,000	\$ -	\$ 1,070,000	\$ 579,505	\$ 114,862	\$ 464,642	\$ 490,496	\$ -
A/E Services (both Design & CA)							
Land Acquisition							
Permits/Fees							
Construction (Pre-Con, Const & Tax)							
Construction Related Costs (incl Bond)							
PM Services (incl Other Professional Svcs)							
Contingency (incl Construction & Project)							
TOTAL							

COUNCIL REPORTING SUMMARY - FIRE STATION 52							
Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Remaining Budget	Cost at Completion
\$ 1,415,000	\$ -	\$ 1,415,000	\$ 966,708	\$ 377,063	\$ 589,645	\$ 448,292	\$ -
A/E Services (both Design & CA)							
Land Acquisition							
Permits/Fees							
Construction (Pre-Con, Const & Tax)							
Construction Related Costs (incl Bond)							
PM Services (incl Other Professional Svcs)							
Contingency (incl Construction & Project)							
TOTAL							

COUNCIL REPORTING SUMMARY - FIRE STATION 54							
Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Remaining Budget	Cost at Completion
\$ 1,003,000	\$ (853,000)	\$ 150,000	\$ 137,000	\$ 114,862	\$ 22,137	\$ 13,001	\$ -
A/E Services (both Design & CA)							
Land Acquisition							
Permits/Fees							
Construction (Pre-Con, Const & Tax)							
Construction Related Costs (incl Bond)							
PM Services (incl Other Professional Svcs)							
Contingency (incl Construction & Project)							
TOTAL							

COUNCIL REPORTING SUMMARY - PUBLIC WORKS							
Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Remaining Budget	Cost at Completion
\$ 1,527,996	\$ (760,611)	\$ 767,385	\$ 17,385	\$ 17,385	\$ -	\$ 750,000	\$ -
A/E Services (both Design & CA)							
Land Acquisition							
Permits/Fees							
Construction (Pre-Con, Const & Tax)							
Construction Related Costs (incl Bond)							
PM Services (incl Other Professional Svcs)							
Contingency (incl Construction & Project)							
TOTAL							