



ITEM NO.

4.C.

	STAFF SPONSOR: RACHEL BIANCHI		ORIGINAL AGENDA DATE: 06/12/17						
AGENDA ITEM TITLE Fire Station Programming and Budget Implications									
CATEGORY	☒ Discussion Mtg Date 06/12/17	☐ Motion Mtg Date	☐ Resolution Mtg Date	☐ Ordinance Mtg Date	☐ Bid Award Mtg Date	☐ Public Hearing Mtg Date	☐ Other Mtg Date		
SPONSOR ☐ Council ☒ Mayor ☐ HR ☐ DCD ☐ Finance ☐ Fire ☐ TS ☐ P&R ☐ Police ☐ PW ☐ Court									
SPONSOR'S SUMMARY		Staff is looking for consensus on fire station programming and associated budget implications.							
REVIEWED BY		☐ C.O.W. Mtg. ☐ Trans &Infrastructure		☐ CDN Comm ☐ Arts Comm.		☐ Finance Comm. ☐ Parks Comm.		☒ Public Safety Comm. ☐ Planning Comm.	
		DATE: 6/5/17				COMMITTEE CHAIR: McLEOD			
RECOMMENDATIONS:									
		SPONSOR / ADMIN. Mayor's Office							
		COMMITTEE Unanimous; Forward to Committee of the Whole							
COST IMPACT / FUND SOURCE									
EXPENDITURE REQUIRED			AMOUNT BUDGETED			APPROPRIATION REQUIRED			
\$			\$			\$			
Fund Source:									
Comments:									
MTG. DATE		RECORD OF COUNCIL ACTION							
06/12/17									
MTG. DATE		ATTACHMENTS							
06/12/17		Informational Memorandum dated 6/7/17							
		Project Schedule							
		Tukwila Fire Stations: Program Comparison							
		Public Safety Plan Conceptual Budget Summary							
		Public Safety Plan Ballot Measure Ordinance #2509							
		Minutes from the Public Safety Committee meeting of 6/5/17							



INFORMATIONAL MEMORANDUM

TO: **Public Safety Committee**

FROM: **Jay Wittwer, Fire Chief**
Peggy McCarthy, Finance Director
Rachel Bianchi, Communications and Government Relations Manager
David Cline, City Administrator

CC: **Mayor Ekberg**

DATE: **June 8, 2017 (Revised after June 5, 2017 Public Safety Meeting)**

SUBJECT: **Public Safety Plan Fire Station Programming and Budget Implications**

ISSUE

The City of Tukwila has committed to rebuild three fire stations through funding included in the voter-approved Public Safety Bond that was a component of the overall Public Safety Plan. Two consultants have been hired to assist with this endeavor; Shiels Obletz Johnsen (SOJ) Consultants and Weinstein Architects + Urban Designers (WAU). With assistance from these two groups and a committee formed with members from the Tukwila Fire Department, the programming phase is now underway.

The programming phase of any major capital projects effort is where specific assumptions of the preliminary planning efforts are tested, particularly as they relate to budget implications for a building or overall program. This is the first of many design phases of this project - future phases include schematic design, design development and construction documents. Each of these phases will require the City Council to provide further direction on the final budget and building.

As has been experienced with other City projects, and by our neighboring jurisdictions, cost escalation in the region due to market conditions – particularly in construction costs – is affecting the implementation of Tukwila's Public Safety Plan.

BACKGROUND

Project Timeline

At the January 10, 2017 Workshop, SOJ provided a comprehensive timeline for the Public Safety Plan, provided as Attachment A. The Fire Stations Project is in the site selection/programming phase. Future phases include design and permitting (schematic design, design development and construction documents), with bidding and construction planned in mid-2018 for Fire Station 51. Fire Stations 52 and 54 are approximately one year behind, since sites will need to be selected before design can proceed.

To remain on schedule, the architect and project manager need Council consensus on the appropriate program to continue the design phase. The preliminary cost estimates have been updated from those used in the bond measure and will be further refined during each step of the design process. The Council is being asked to acknowledge the additional costs that will be associated with designing and building to the appropriate program. The programming phase will include a more detailed cost estimate, which will

provide the City with more refined project costs for FS51 in July and FS52 and FS54 in November, once the latter two sites have been identified and evaluated.

Community Expectations

In the Public Safety Plan Bond Ordinance passed on August 1, 2016, the Council clearly identified the intent of the Public Safety Plan and voter-approved bonds.

Project Scope. Section 1 of the ordinance describes the project scope as, “replacing three seismically-deficient fire stations, guaranteeing that the Tukwila Fire Department has the funding for critical items such as fire trucks and other life/safety equipment . . . , and constructing a justice center to hold the Tukwila Police Department and Municipal Court.”

In several Council Work Sessions on March 22, April 11, and May 3, 2016, the Council clearly articulated the estimated size and costs for these facilities. For the Fire Stations, the following is a key excerpt from the May 3, 2016 presentation, which was also summarized on March 22.

TFD Fire Station Cost Estimates



Tukwila Fire Department Facilities Options				
FIRE STATION NUMBER:		51	52	54
New Construction (square feet):		17,950	6,567	8,228
Site Improvements (acres):		2.50	1.50	1.75
Construction Costs				
New Construction	\$300/sf	\$5,385,000	\$1,970,100	\$2,468,400
Major Remodel	\$240/sf	\$0		\$0
Minor Remodel	\$125/sf	\$0		\$0
Site Improvements	\$479,160/acr	\$1,197,900.00	\$718,740.00	\$838,530.00
Total Estimated Construction Costs		\$6,582,900	\$2,688,840	\$3,306,930
Project Expenses				
Washington State Sales Tax	9.50%	\$625,376	\$255,440	\$314,158
Architect & Engineering Fees	12%	\$789,948	\$322,660.80	\$396,831.60
Other Consultant Expenses	10%	\$658,290	\$268,884.00	\$330,693.00
Permits / Miscellaneous Fees	3%	\$197,487.00	\$80,665.20	\$99,207.90
Land Acquisition	\$435,600/sf	0	\$653,400	\$762,300
Furnishing and Equipment	10%	\$658,290	\$268,884	\$330,693
Total Estimated Project Expenses		\$2,929,391	\$1,849,934	\$2,233,884
Total Est. Construction and Project Expenses		\$9,512,291	\$4,538,774	\$5,540,814
Project Contingency	12%	\$1,141,474.86	\$544,652.86	\$664,897.66
Total Estimated Project Budget		\$10,653,765	\$5,083,427	\$6,205,712

The total cost for all three fire stations was estimated at \$21.9 Million using 2015 Actual dollars. The plan for the three fire stations included one station built with three bays and the other two with two bays each.

April 11, 2016 Workshop - with inflation

At the previous April 11, 2016 Workshop, there was a built-in annual inflation of 3% added to the estimate, which brought the total cost to \$24.5 million. The following is the Scenario 1 - Plan B considered during this meeting, which totals \$76.3 Million in Voter Approved (UTGO) Bonds.

Scenario 1 – Plan B



- Steering Committee recommendation with Fire added

FUNDING SUMMARY	Total Facility Costs (\$1000s)		Source of Funds				Year
	2015\$	YOES	UTGO	63-20	LTGO	CIP	Complete
Public Safety Building	\$25,861	\$28,624	\$28,470	\$0	\$0	\$154	2019
City Shops Facility	\$26,625	\$29,492	\$0	\$22,856	\$6,365	\$271	2020
Fire Station 51	\$10,654	\$11,400	\$11,400			\$0	2018
Fire Station 52	\$5,083	\$5,657	\$5,657			\$0	2019
Fire Station 54	\$6,206	\$7,329	\$6,471			\$858	2021
Fire Apparatus and Equipment	\$21,000	\$29,060	\$24,310			\$4,750	
GRAND TOTAL	\$95,428	\$111,563	\$76,308	\$22,856	\$6,365	\$6,034	
Funding Shares		100%	68%	20%	6%	5%	

A slight update to this information was made, mainly for equipment and apparatus, as this was finalized for the August 1, 2016 Public Safety Bond Ordinance which authorized \$77.385 Million. This was the amount that was approved by the voters on November 8, 2016.

Commitment to the Voters

The City is committed to fulfilling its obligation to the voters to build the facilities that were originally programmed and approved in the 2016 Public Safety Bond Ordinance. As the City reviewed the programming and budget, these earlier 2016 workshop materials were excellent guides to understand the original intent of the Public Safety Bond Ordinance. If additional resources are necessary, then the City is committed to creating an appropriate financing strategy to implement the Public Safety Plan.

Programming Phase

The programming phase is a process to understand the need the community has for a group of fire stations that will service the community for many years. A very comprehensive process has been used to better understand these needs and included the following strategies:

- Engagement with firefighters and other personnel that will use these fire stations
- Evaluation of how current stations are used and identified ways to improve processes in new stations

- Tours of a number of newer fire stations in the region and soliciting pros and cons from crews working at those stations
- Identification of all wants and needs
- Future projections, including staffing
- These efforts have created the following plans (by year).
 - 2040 – provides for the square footage outlined in the Public Safety Plan passed by Council in 2016 and facilities to meet Tukwila's needs through 2040
 - 2060 – facility needs projected out to serve the community through 2060
 - 2080 – facility needs projected out to serve the community through 2080

Programming Update

During the Programming phase, there have been a few changes:

- 1) **A Training Room of 900 Square Feet was added** to the original 2040 program, as this was a key item that the Firefighters' planning group felt was a critical need. This could also function as a backup Emergency Operations Center in the future, if necessary. For comparison purposes, there is a similar training room at the current headquarters station, Fire Station 51, which is used frequently.
- 2) With the addition of the Training room, overall square footage of the stations stayed similar (net increase of 1,058 sq ft).
- 3) The Headquarters station is planned to be at the new Station 52, since it will be more centrally located than Station 51.
- 4) The average size of the smaller stations increased to better meet the needs of a fully functioning station and the headquarters station slightly decreased.
- 5) Stations 52 and 54 are now planned to be built at the same time, opening in 2020. In previous plans, Station 54 had been planned to open as late as 2024.

Square Footage Estimates

	Station 51	Station 52	Station 54	Total
Bond Assumptions - 2016	17,950	6,567	8,228	32,745
Programming Update - 2017	9,426	15,068	9,287	33,781

Additional Options

During the programming phase, the Firefighters' planning group identified three additional program elements as important that were not included in the voter approved Public Safety Bond.

- 1) **Storage Facility** – The Fire Department currently houses many of its apparatus (Command Vehicle, HazMat Trailers, Emergency Supplies, Backup Engines) outside or within operating stations bays. This is not the best practice to maintain the security and functionality of this high value equipment; additionally, it interferes with the operation of the bays. There is also a demand for additional storage for the overall department. Rather than building Station 51 large enough to house all of these vehicles in apparatus bays, a more cost-effective approach

may be to move this program to a stand-alone storage facility on the Station 51 site.

- **Estimated Cost** - \$2 to \$4 million
- 2) **Training Tower** –Tukwila Firefighters currently go outside the City limits, such as to Kent, for some required training opportunities. This costs the Department time and money for travel and reduces the availability of staff within the City. Having a training tower on-site would provide a more cost-effective solution and position the Tukwila Fire Department at the forefront of training practices.
- **Estimated Cost** - \$700,000 to \$1.4 million
- 3) **Additional Apparatus Bays at Station 51 and 54.** – to accommodate future population growth and allow for flexibility within the Department, it may be better to construct all new Tukwila stations with three apparatus bays, instead of the two that are currently planned for Station 52 and 54. The current 2040 Program only has Station 52 with three Apparatus Bays. This addition would also require enlarged accessory spaces to support future apparatus, although a bunk/bath wing for the additional crew could be added at a later date.
- **Estimated Cost** - \$8 to \$12 million

These three items are recommended to be included as “a la carte” options for the architects to evaluate further, so that the Council can better determine if or when these spaces may be accommodated in the future.

Budget Phase

In the preliminary planning for the Public Safety Plan, which began in 2013, reasonable assumptions were made regarding various budget-related factors, of which construction cost escalation is a good example. While a 3% escalator was included in the overall plan for construction costs, the realities of the past 18-months have actually shown a 6% - 15% per-year increase due to market conditions. Our proximity to the fastest growing big city in the United States has significantly driven up construction costs in the area.

The City assumed \$375 per square foot costs, including construction and site work, based on the facilities study effort but significantly informed by the Kent RFA during the Regional Fire Authority Annexation Review process. An analysis provided by WAU illuminates the realities of cost increases specifically associated with fire station construction:

Year		Square Ft	\$/Square Foot	Increase
2013	Burien HQ - #28	24,330	\$373	
2016	Kent/SeaTac - #45	7,579	423	13%
2017	Shoreline #63 - in design	16,249	553	31%

The City of Tukwila is not alone in this experience. A review of recent bid openings in the Daily Journal of Commerce show low-bids coming in more than 20% over the estimates for projects. The Tukwila School District recently had the same experience when opening bids for facilities in their bond projects, and staff are hearing similar experiences from colleagues throughout the area.

As construction costs go up, other project costs increase as many of them are a formula based on total construction costs. At this point, we estimate that there is a difference of \$8.4 million between the funding associated with the Public Safety Plan for fire stations and what it would take for us to build the three fire stations as outlined in the Plan. \$6.7 million of this total represents construction costs alone. See Attachment B for details

This \$8.4 million needed to complete the fire stations program can be achieved by using existing City resources and our commitment to Tukwila voters can be retained. In order to do this the City would utilize a two-pronged approach that would include:

- *Fire Impact Fees* – Fire Impact fees have not been reviewed or increased since 2012. During the yearlong investigation regarding joining the Kent Regional Fire Authority, it was made clear that Tukwila's Fire Impact fees need to be adjusted to keep up with continued growth. It is anticipated that the City can raise \$4 million over 15 years through revised impact fees, charged only to new development
 - *Current Impact Fees Collected and Expected* – The City currently has \$1 million in Fire Impact fees from previous developments that can only be used on stations or the purchase of equipment needed due to growth. In addition, approximately \$400,000 in Fire Impact Fees are expected from current developments under construction, such as Washington Place.
 - *2017 Work Plan includes updating Fire Impact Fees* – with updated Fire Impact fee, the City could receive on average approximately \$100,000 to \$150,000 per year in Fire Impact Fees as new development is built.
- *Cash flow management* – The City has the opportunity to address the remaining difference through careful cash-flow management associated with fire equipment and apparatus funding that is a part of the Public Safety Plan. Because the \$29 million fund for fire equipment and apparatus is required over a 20-year period, and not immediately, the City can front-load the additional \$4.4 million needed for the fire stations from this fund. Staff analysis shows that the City would then need to reimburse the apparatus and equipment fund approximately \$295,000 per year for 17 years.
 - The City Attorney and Bond Counsel have affirmed that the Council has this authority. The Public Safety Bond Ordinance (Attachment D) provides for flexibility in the prioritization and timing of projects. There is no time limit as to when the bonds can be issued. There is no stipulation as to the prioritization of the projects. Here are some key excerpts.

- Project Scope. Section 1 of the ordinance describes the project scope as, “replacing three seismically-deficient fire stations . . . , guaranteeing that the Tukwila Fire Department has the funding for critical items such as fire trucks and other life/safety equipment . . . , and constructing a justice center to hold the Tukwila Police Department and Municipal Court”.
- Project Flexibility. According to Section 2 of the ordinance, “The City Council may modify the details of the Project where necessary or advisable in the judgment of the City Council, with input from the City’s bond financial oversight committee (the “Financial Oversight Committee”).
- According to Section 4 of the ordinance, “If the proceeds of the sale of the Bonds and other available money are insufficient to make all of the capital improvements herein provided for, or if it has become impractical to accomplish the Project or any portion of the Project, the City may use the proceeds of the Bonds and other available money for paying the costs of that portion of the Project deemed by the City Council to be most necessary and in the best interest of the City.”
- In response to discussion at the Council Public Safety Committee on June 5, 2017 it would be very important for the City to create a clear and binding obligation for these funds to be reimbursed. The Council has tools to do this and the Administration would encourage such activity.
- This cash-flow management can be achieved by using specific revenue opportunities not currently budgeted, which include:
 - *Land sales and/or long-term leases* of the old fire station 53, and existing 51, 52 and 54 properties. Even if the City wanted to use one of the old stations for a city use, other funds (such as REET) could be used to reimburse the apparatus and equipment fund.
 - *Additional REET funding* dedicated to reimbursing the equipment and apparatus fund above what is budgeted. Since the economic recovery the City has seen significant increases in REET funds, which have come in between 25% and 600% above budget since 2010.
 - *Dedication of revenues above budget* to backfill the apparatus and equipment fund. This would include fund balances of general fund dollars not spent in a calendar year.

It is reasonable to assume that the funds highlighted above will be more than adequate to make the apparatus and equipment fund whole over the next 15 years.

RECOMMENDATION

Weinstein A+U requires direction as to final programming so that they can work with sub-consultants and cost estimators to complete the final program and begin schematic design. The options for Programming and Funding are stated below:

- Option A: Programming: Staff recommends that the Council reach a consensus to direct the architects to fulfill the 2040 program outlined in Attachment B, but also to include program and a calculation of additional costs for the three “a la carte” items (Storage Facility, Training Tower, and Additional Bays). Funding: The City

can address the 2040 funding gap (not including “a la carte” options) through revision of impact fees and careful cash flow management as described above.

- Option B: Similar to Option A for programming, and the Council will review its options on Funding at a future date; because the programming phase contains additional cost estimating, this will allow additional data to be made available to council prior to making a funding determination.
- Option C: Programming: The Council provides consensus on programming only for Fire Station 51 and the ‘a la carte’ items and will review the full program and funding at a future date.
- Option D: The Council will review its options for programming and funding at a future date.

The Council is being asked to provide consensus on one of the options at the June 12, 2017 Committee of the Whole meeting.

ATTACHMENTS

A – Project Timeline

B – Tukwila Fire Stations: Program Comparison

C – Public Safety Plan Conceptual Budget Summary

D – Public Safety Plan Bond Ordinance 2509

TUKWILA PUBLIC SAFETY PLAN FACILITIES PLAN

Project Schedule

[illegible]

FS51 - 2040 PROGRAM

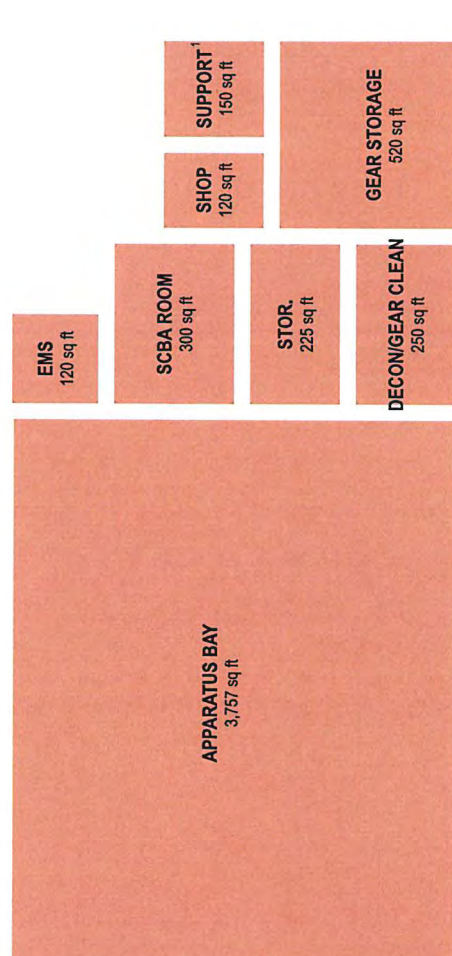
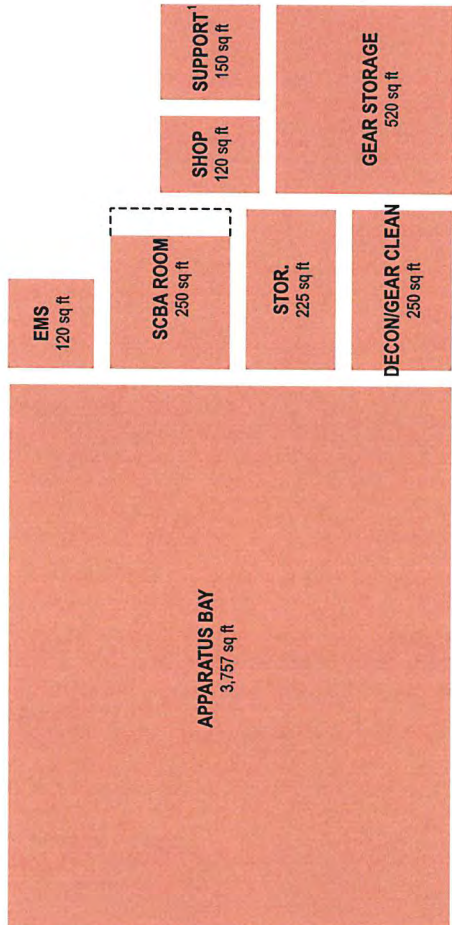
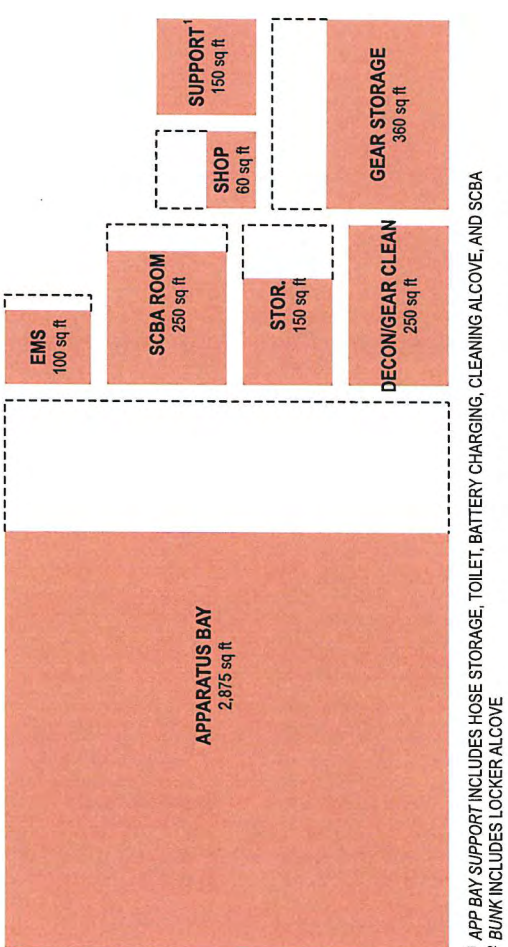
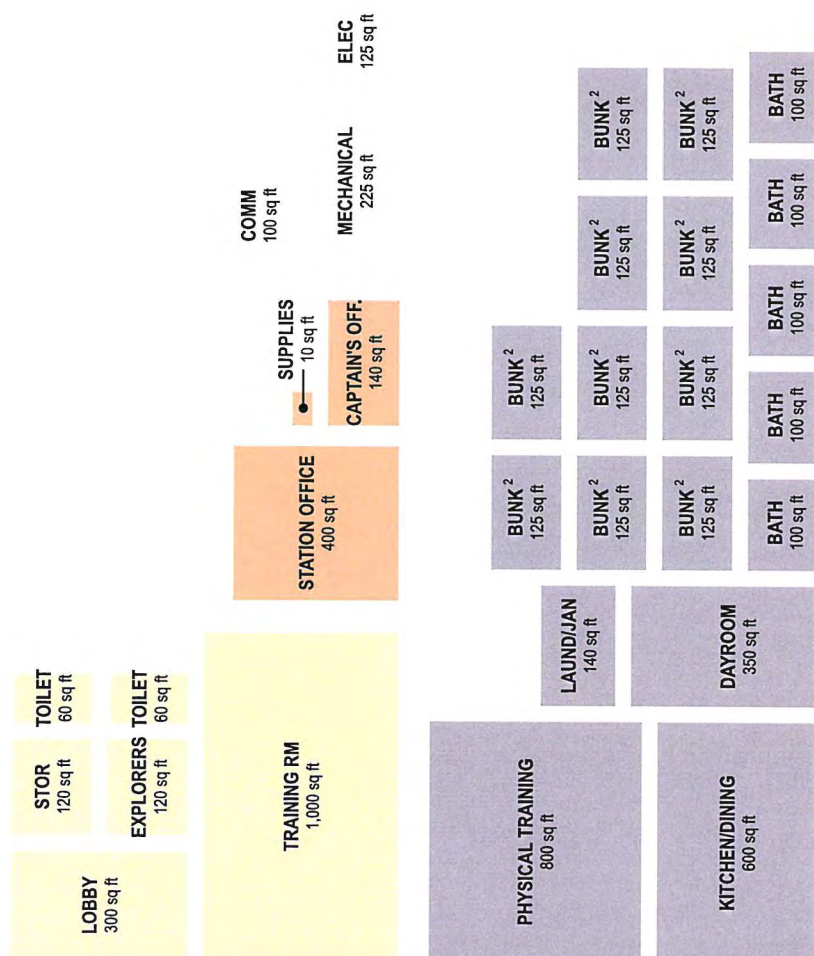
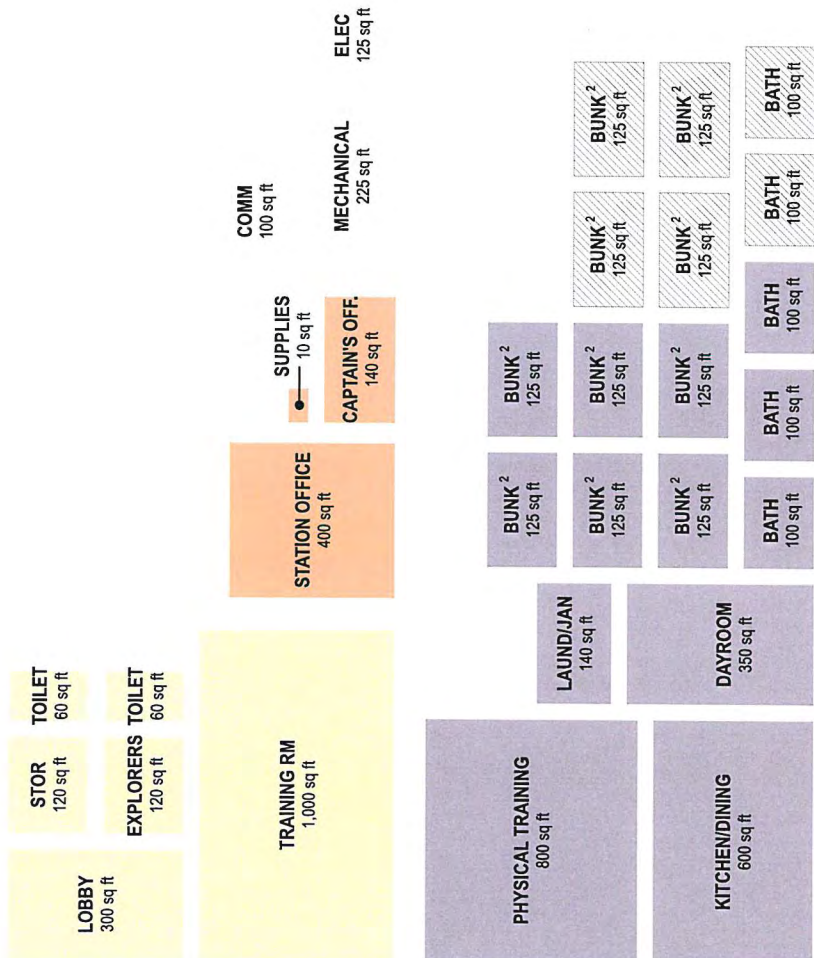
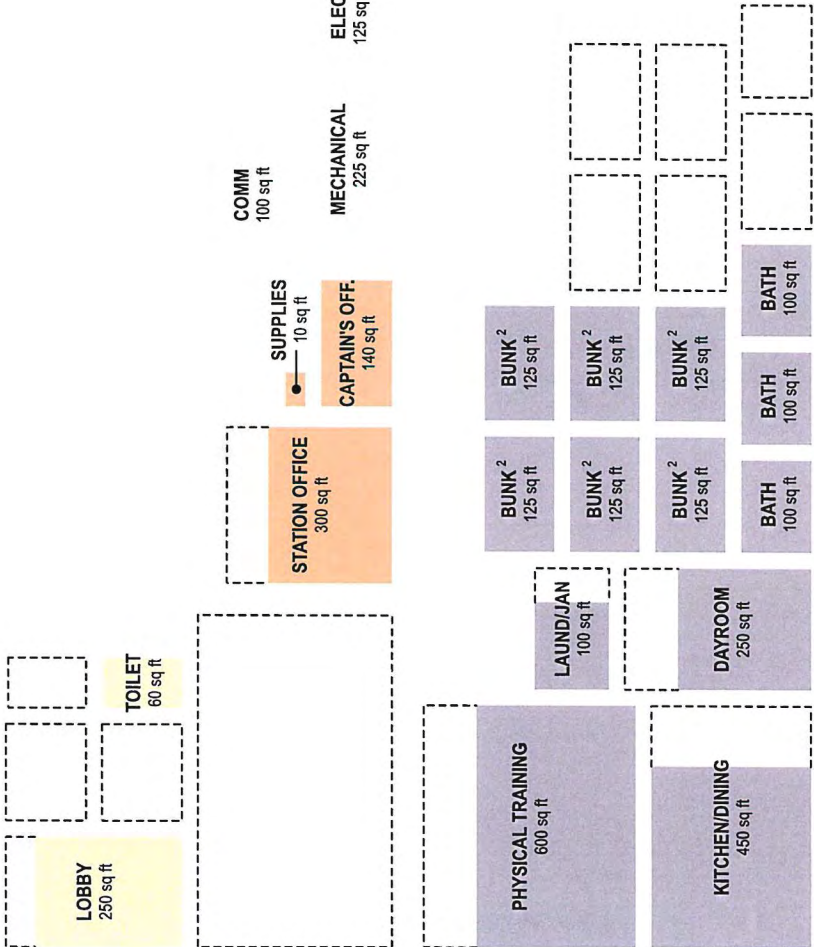
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ON-DUTY STAFF: 6
APPARATUS: 2

FS51 - 2060 PROGRAM

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ON-DUTY STAFF: 6 (+ 4)
APPARATUS: 3

FS51 - 2080 PROGRAM

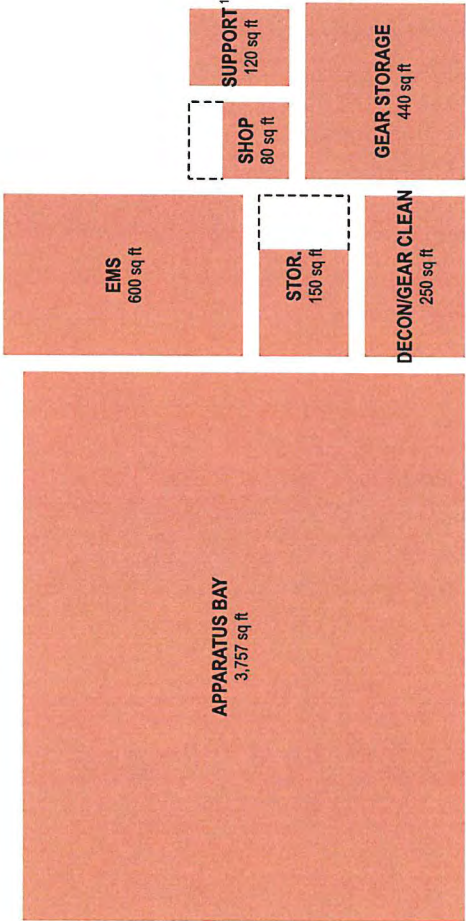
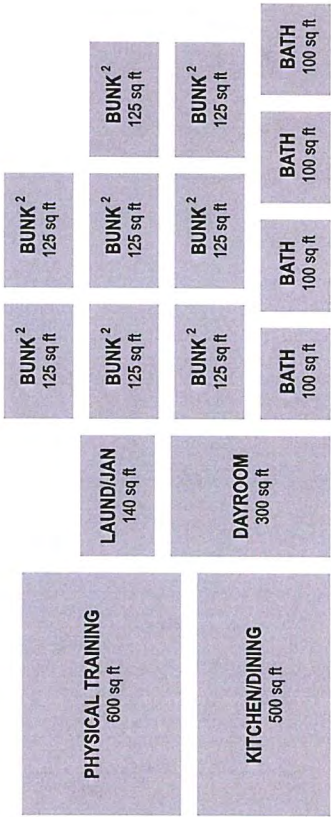
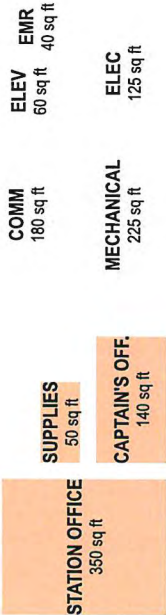
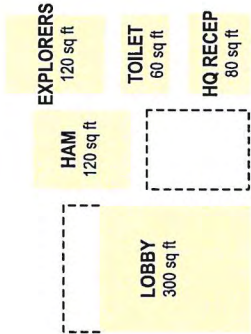
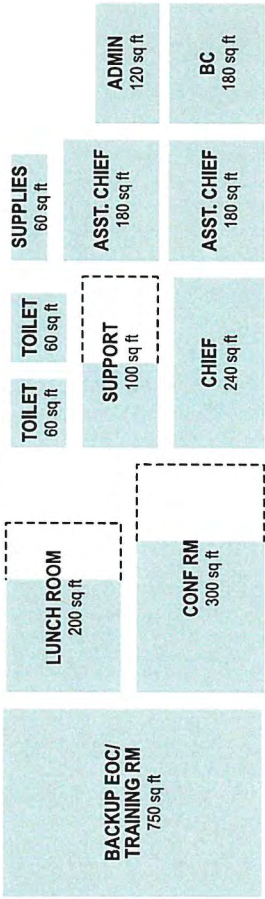
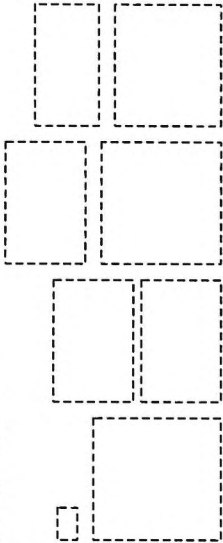
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ON-DUTY STAFF: 10
APPARATUS: 3



¹ APP BAY SUPPORT INCLUDES HOSE STORAGE, TOILET, BATTERY CHARGING, CLEANING ALCOVE, AND SCBA
² BUNK INCLUDES LOCKER ALCOVE

FS52 - 2040 PROGRAM

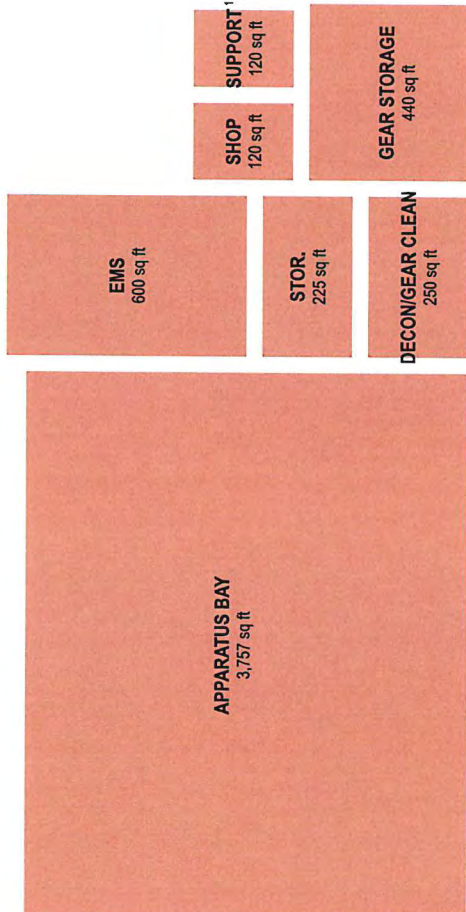
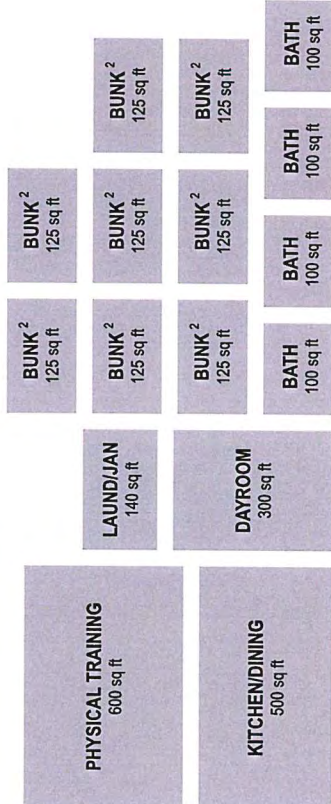
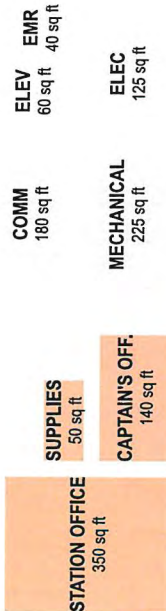
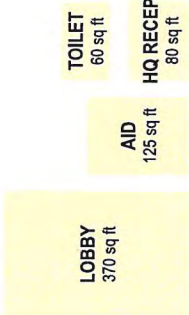
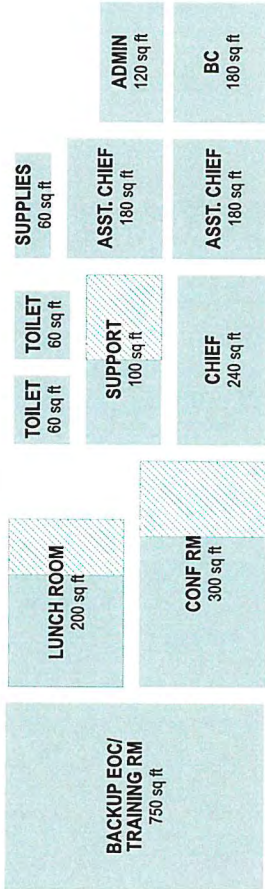
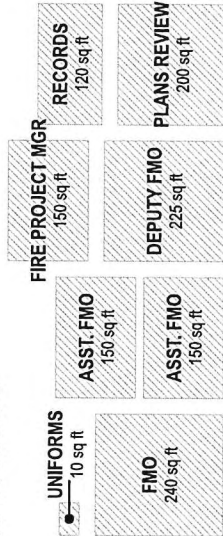
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ON-DUTY STAFF: 8
APPARATUS: 3



¹ APP BAY SUPPORT INCLUDES HOSE STORAGE, TOILET, BATTERY CHARGING, CLEANING ALCOVE, AND SCBA
² BUNK INCLUDES LOCKER ALCOVE

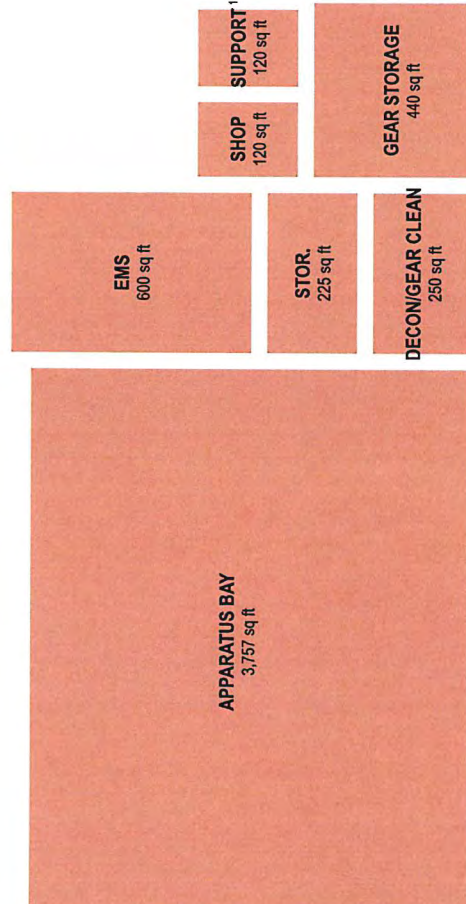
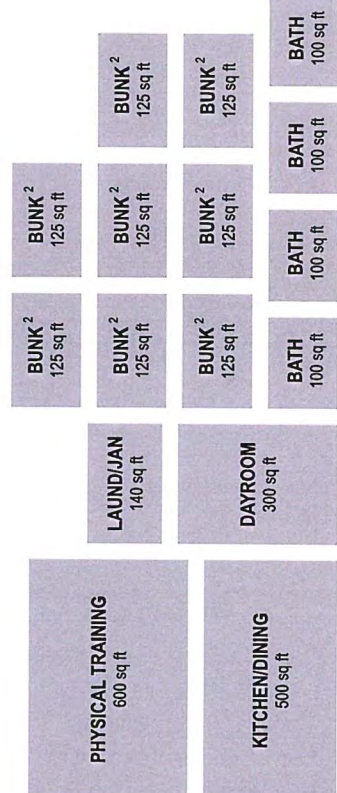
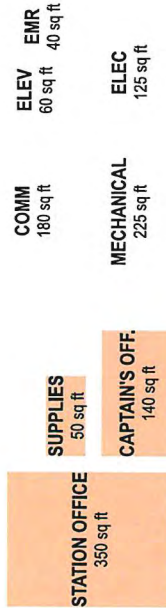
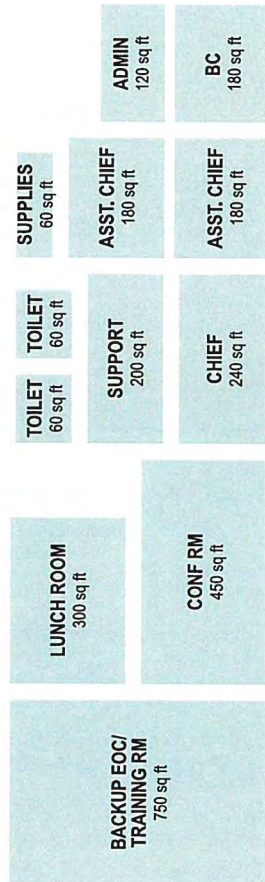
FS52 - 2060 PROGRAM

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ON-DUTY STAFF: 8
APPARATUS: 3



FS52 - 2080 PROGRAM

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ON-DUTY STAFF: 8
APPARATUS: 3



FS54 - 2040 PROGRAM

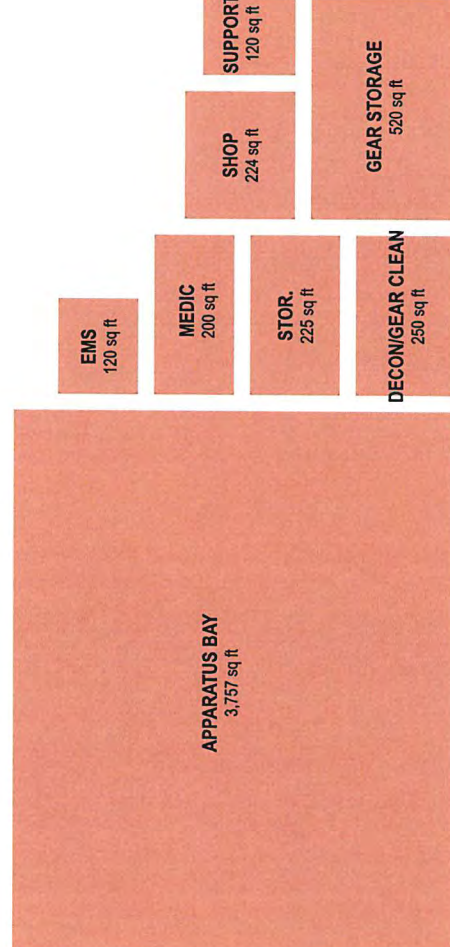
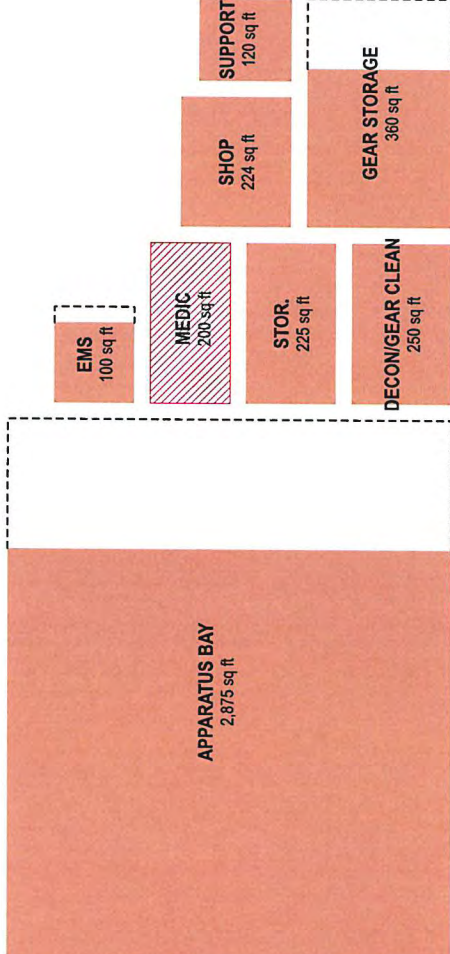
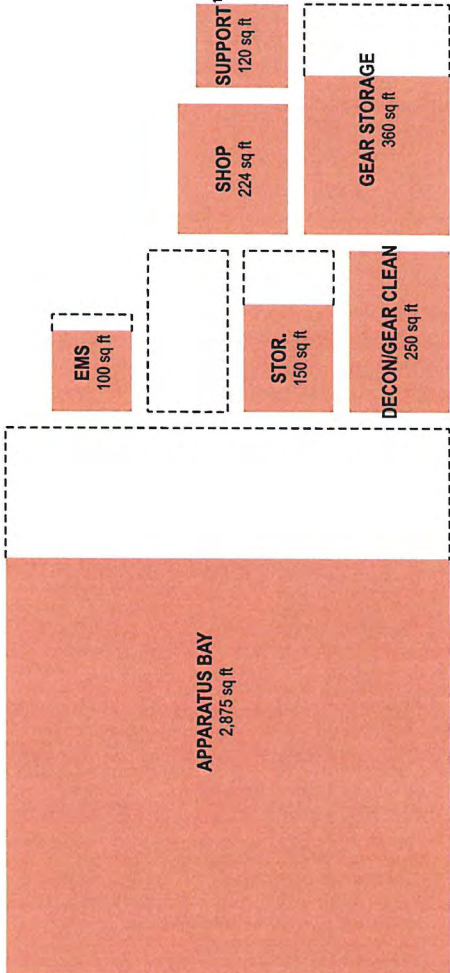
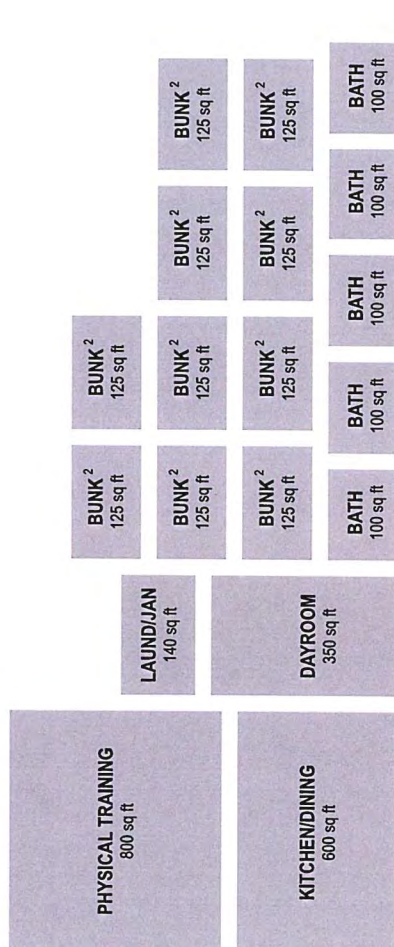
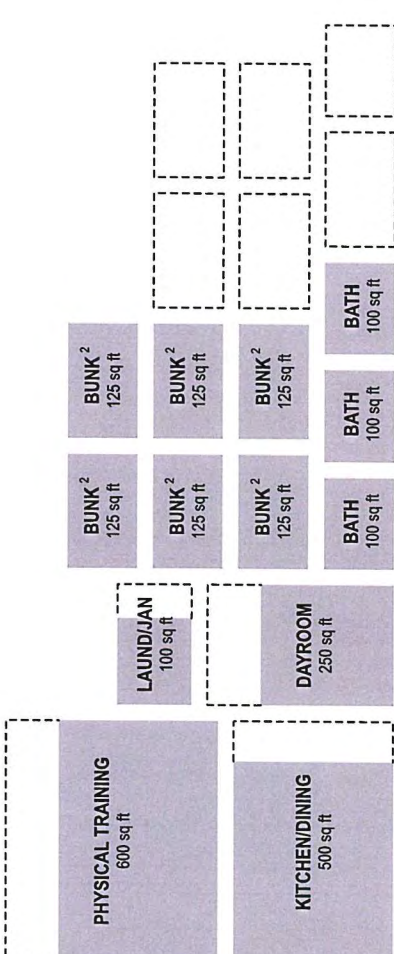
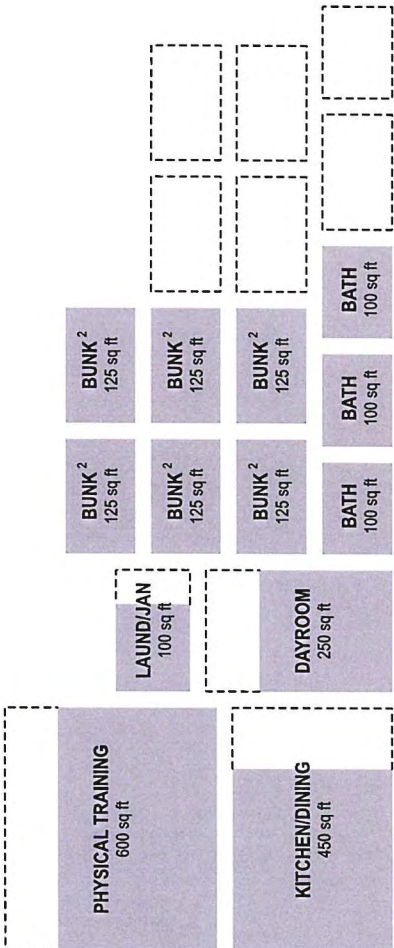
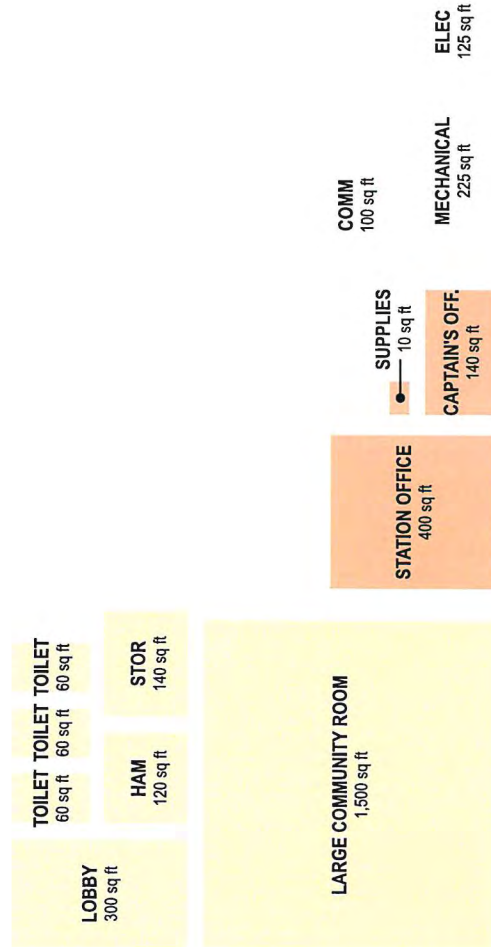
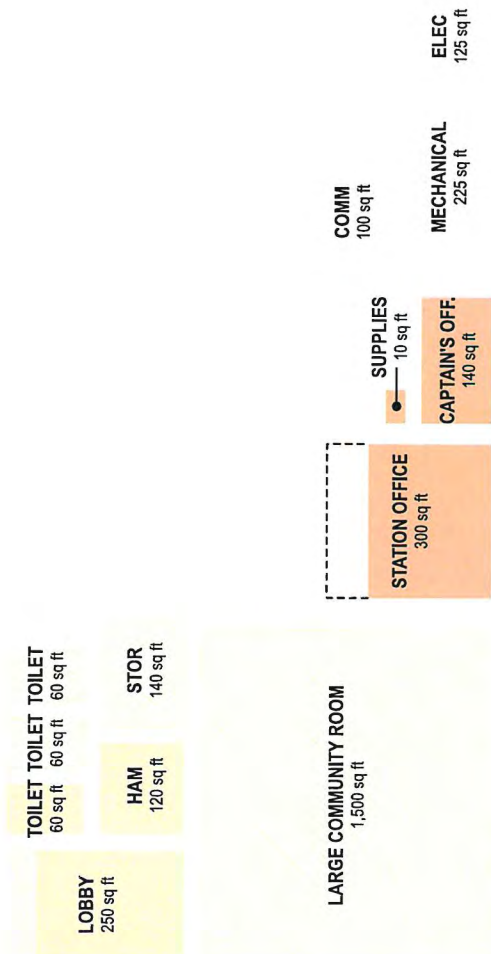
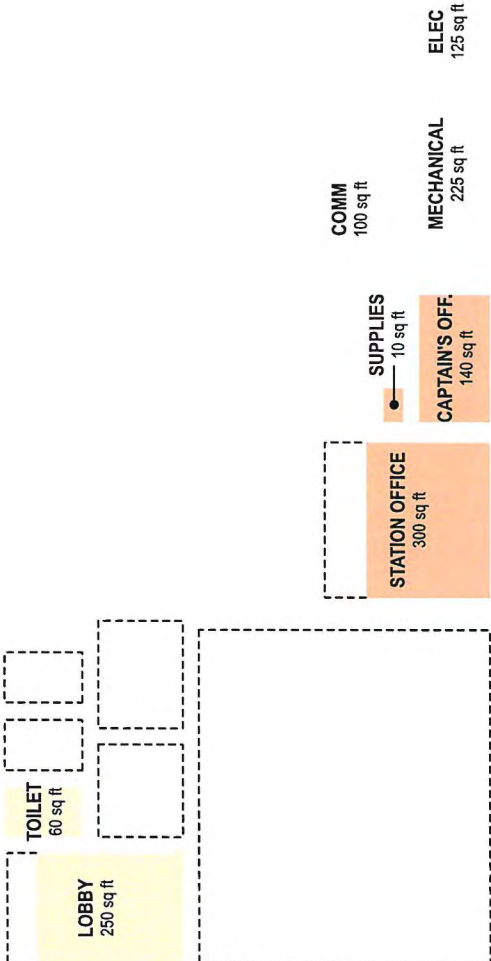
TOTAL BLDG = 9,287 SQ FT (INC. 20% CIRCULATION)
ON-DUTY STAFF: 6
APPARATUS: 2

FS54 - 2060 PROGRAM

TOTAL BLDG = 9,491 SQ FT (INC. 20% CIRCULATION)
ON-DUTY STAFF: 6
APPARATUS: 2

FS54 - 2080 PROGRAM

TOTAL BLDG = 14,755 SQ FT (INC. 20% CIRCULATION)
ON-DUTY STAFF: 10
APPARATUS: 3



¹ APP BAY SUPPORT INCLUDES HOSE STORAGE, TOILET, BATTERY CHARGING, CLEANING ALCOVE, AND SCBA
² BUNK INCLUDES LOCKER ALCOVE



CITY OF TUKWILA
Public Safety Plan
Fire Stations - 51, 52, 54
Conceptual Budget Summary
 YOE \$ (in thousands)

FUNDING SOURCE - Based on Initial Project Costs

YEAR OF EXPENDITURE (YOE) SUMMARY					
Project	UTGO (voter-approved)	Impact Fees	General Fund	Enterprise Funds	TOTAL
Fire Stations	18,824	4,750	858	-	24,432
Justice Center	28,629	-	-	-	28,629
Public Works Shop	-	-	14,747	14,746	29,493
Facilities Total	47,453	4,750	15,605	14,746	82,554
Fire Apparatus/Equipment	29,932	-	-	-	29,932
Public Safety Plan Total	\$ 77,385	\$ 4,750	\$ 15,605	\$ 14,746	\$ 112,486

PROJECT COSTS

Fire Station Program - INITIAL BUDGET ESTIMATE				
Project Category	FS51 17,950 sf	FS 52 6,567 sf	FS 54 8,228 sf	TOTAL 32,745 sf
A/E Services (both design & CA)	731	356	464	1,551
Land Acquisition	-	653	862	1,515
Permits/Fees	255	89	116	460
Construction (pre-con, const, tax)	7,809	3,278	4,273	15,360
Construction Related Costs (incl bond)	1,047	438	551	2,036
PM Services (incl other prof svcs)	460	297	397	1,154
Contingency (incl Construction & Proj)	1,145	546	665	2,356
TOTAL	\$ 11,446	\$ 5,657	\$ 7,329	\$ 24,432

Fire Station Program - REVISED BUDGET ESTIMATE (as of 5/23/17)					
Project Category	FS51 ¹ 9,426 sf	FS 52 ¹ 15,068 sf	FS 54 9,287 sf	TOTAL 33,781 sf	FUNDING GAP
A/E Services (both design & CA)	635	1,052	626	2,314	763
Land Acquisition	653	-	862	1,516	1
Permits/Fees	166	301	164	631	172
Construction (pre-con, const, tax)	6,324	9,547	6,233	22,105	6,744
Construction Related Costs (incl bond)	657	1,184	709	2,550	514
PM Services (incl other prof svcs)	300	576	305	1,181	28
Contingency (incl Construction & Proj)	749	1,094	765	2,608	252
TOTAL	\$ 9,486	\$ 13,755	\$ 9,665	\$ 32,906	\$ 8,474

¹ The main fire station was originally identified as FS51, but has been changed to FS52 in the revised estimate.



City of Tukwila

Washington

Ordinance No. 2509

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, PROVIDING FOR THE SUBMISSION TO THE VOTERS OF THE CITY AT A SPECIAL ELECTION TO BE HELD IN CONJUNCTION WITH THE STATEWIDE GENERAL ELECTION ON NOVEMBER 8, 2016, OF A PROPOSITION AUTHORIZING THE CITY TO ISSUE ITS GENERAL OBLIGATION BONDS FOR THE PURPOSE OF PAYING A PORTION OF THE COST OF THE TUKWILA PUBLIC SAFETY PLAN, IN A PRINCIPAL AMOUNT NOT TO EXCEED \$77,385,000, PAYABLE BY ANNUAL PROPERTY TAX LEVIES TO BE MADE IN EXCESS OF REGULAR PROPERTY TAX LEVIES, AND TO LEVY THOSE EXCESS PROPERTY TAXES, ALL AS MORE PARTICULARLY SET FORTH HEREIN; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings and Determinations. The City Council of the City of Tukwila, Washington (the "City"), makes the following findings and determinations:

A. The City Council of the City has determined that it is in the best interest of the City to implement its Public Safety Plan, which includes replacing three seismically-deficient fire stations that have met their useful life, guaranteeing that the Tukwila Fire Department has the funding for critical items such as fire trucks and other life/safety equipment as necessary, and constructing a justice center to hold the Tukwila Police Department and Municipal Court, to ensure the continuity and improvement of City services (collectively, the "Project"), and the City does not currently have sufficient funds available for that purpose.

B. The City Council wishes to seek voter approval for the issuance and sale of general obligation bonds of the City in a principal amount not to exceed \$77,385,000 to pay a portion of the costs of the Project and the costs of issuance of the bonds, to be paid by an annual excess property tax levy (the "Bonds").

C. The constitution and laws of the State of Washington provide that the question of whether or not the City may issue the Bonds and levy excess property taxes be submitted to the qualified electors of the City for their ratification or rejection at a special election.

Section 2. The Project.

A. The City Council finds that it is in the best interest of the City to carry out the Project. The Project shall include all necessary equipment and appurtenances, but shall not include the replacement of equipment. The cost of all necessary architectural, engineering, legal and other consulting services, inspection and testing, administrative expenses, new construction and site improvements, demolition, on- and off-site utilities, related improvements and other costs incurred in connection with the Project shall be deemed a part of the costs of such capital improvements. The City Council may modify the details of the Project where necessary or advisable in the judgment of the City Council, with input from the City's bond financial oversight committee (the "Financial Oversight Committee").

B. The estimated cost of the Project, including the costs of issuing and selling the Bonds ordinance, is declared to be at least \$77,385,000. The economic life of the Project is expected to be at least 20 years.

Section 3. Description of Bonds. The Bonds may be issued as a single issue or as part of a combined issue with other authorized bonds, and in more than one series, all as deemed advisable by the City Council and as permitted by law. The Bonds shall be fully registered bonds, bearing interest payable as permitted by law and maturing within 20 years after the date of issue, or within any shorter period fixed by the City Council. The Bonds shall be paid by annual property tax levies sufficient in amount to pay principal and interest when due, which annual property tax levies shall be made in excess of regular property tax levies without limitation as to rate or amount but only in amounts sufficient to pay such principal and interest when due. The Bonds shall be issued and sold in such manner, at such times and in such amounts as shall be required for the purpose for which the Bonds are to be issued. The exact date, form, terms, options of prior redemption, price, interest rate or rates and maturities of the Bonds shall be hereafter fixed by ordinance of the City Council. Pending the issuance of the Bonds, the City may issue short-term obligations pursuant to Chapter 39.50 RCW or such other obligations as are permitted by law to pay costs of the Project. Such obligations and their costs may be paid or refunded with proceeds of the Bonds when issued.

Section 4. Proceeds of the Bonds. If available money from the proceeds of the Bonds is more than sufficient to pay the costs of the Project, or if the City Council determines that state or local circumstances require any alteration in the Project, the City may acquire, construct, equip and make other capital improvements to the City's facilities, or retire and/or defease a portion of the Bonds, all as the City Council may determine and as permitted by law. If the proceeds of the sale of the Bonds and other available money are insufficient to make all of the capital improvements herein provided

for, or if it has become impractical to accomplish the Project or any portion of the Project, the City may use the proceeds of the Bonds and other available money for paying the costs of that portion of the Project deemed by the City Council to be most necessary and in the best interest of the City.

Section 5. Financial Oversight Committee.

A. If the ballot proposition submitted by this ordinance is approved by the qualified voters of Tukwila, a Financial Oversight Committee shall be appointed by the City Council within six months following approval. The Financial Oversight Committee shall consist of a minimum of five members comprising two residents, two members from the business community, and one individual from a non-profit organization located in the City. The term of appointment for each member of the Financial Oversight Committee shall be two years. However, in order to have staggered terms, one resident and one business member of the Financial Oversight Committee will initially be appointed for three years and thereafter all terms of appointment will be for two years. The Financial Oversight Committee shall continue in existence for the economic life of the Project.

B. The Financial Oversight Committee shall review the allocation of bond proceeds and progress on achieving the purposes of this proposition, and shall report at least semi-annually to the City Council on the same. The annual report shall be filed in paper and electronic form with the City Clerk. The Financial Oversight Committee may elect officers and establish rules of procedure. Financial Oversight Committee members shall serve without compensation and may be removed by the City Council following absence without cause from two or more meetings. The City Council may prescribe by ordinance or resolution such other rules relating to the appointment process and the operation of the Financial Oversight Committee as shall be necessary or appropriate.

Section 6. Calling of Election.

A. The City Council requests that the Elections Director of King County, Washington (the "Director"), call and conduct a special election in the City, in the manner provided by law, to be held therein in conjunction with the statewide general election on November 8, 2016, for the purpose of submitting to the voters of the City, for their approval or rejection, the question of whether or not general obligation bonds of the City shall be issued in a principal amount not to exceed \$77,385,000 (or such lesser maximum amount as may be legally issued under the laws governing the limitation of indebtedness), the proceeds of which shall be expended to pay costs of the Project and costs of issuance of the Bonds, and annual excess property taxes shall be levied to pay principal of and interest on the Bonds when due. The proceeds of the Bonds shall be used for capital purposes only, which shall not include the replacement of equipment.

B. If this proposition is approved by the requisite number of voters, the City will be authorized to issue and sell the Bonds in the manner described in this ordinance, to spend the proceeds thereof to pay costs of the Project and costs of issuance of the Bonds, and to levy excess property taxes to principal of and interest on the Bonds when due.

Section 7. Ballot Proposition.

A. The City Clerk (or his or her designee) is authorized and directed to certify, no later than 4:30 p.m. on August 2, 2016, to the Director, a copy of this ordinance and the proposition to be submitted at that election in the form of ballot title prepared by the City Attorney pursuant to RCW 29A.36.071, as follows:

PROPOSITION NO. _____

CITY OF TUKWILA, WASHINGTON

PUBLIC SAFETY BONDS

The Tukwila City Council passed Ordinance No. _____ concerning financing its Public Safety Plan. If approved, this proposition would replace three fire stations, fund life/safety equipment for the Tukwila Fire Department, construct a police/court justice center and establish a financial oversight committee by authorizing issuance of general obligation bonds not to exceed \$77,385,000 (maturing within 20 years), and would authorize the annual levy of excess property taxes to pay the bonds, all as provided in Ordinance No. _____. Should this proposition be approved?

YES..... ☐

NO ☐

B. For purposes of receiving notice of any matters related to the ballot title, as provided in RCW 29A.36.080, the City Council hereby designates its bond counsel, Foster Pepper PLLC (Marc Greenough, 206-447-7888, marc.greenough@foster.com), as the individual to whom such notice shall be provided.

Section 8. General Authorization. The proper City officials are authorized to perform such duties as are necessary or required by law to the end that the question of whether or not the Bonds shall be issued, as provided in this ordinance, shall be submitted to the voters of the City at the November 8, 2016 special election held in conjunction with the statewide general election.

Section 9. Intent to Reimburse. The City Council declares that to the extent the City makes capital expenditures for the Project prior to the date the Bonds or other short-term obligations are issued to finance the Project, from funds that are not (and are not reasonably expected to be) reserved, allocated on a long-term basis or otherwise set aside by the City under its existing and reasonably foreseeable budgetary and

financial circumstances to finance the Project, those capital expenditures are intended to be reimbursed out of proceeds of the Bonds or other short-term obligations issued in an amount not to exceed the principal amount of the Bonds provided by this ordinance.

Section 10. Local Voters' Pamphlet Authorized. The preparation and distribution of a local voters' pamphlet providing information on the foregoing ballot measure is hereby authorized. The pamphlet shall include an explanatory statement and arguments advocating approval and disapproval of the ballot measure. The preparation of the explanatory statement, the appointment of pro/con committees and the preparation of arguments advocating approval and disapproval of the ballot measure shall be in accordance with Chapter 29A.32 RCW and the rules and guidelines of the Director. The arguments advocating approval and disapproval of the ballot shall be prepared by committees appointed by the City Council. Each committee shall be composed of not more than three persons, and the committee advocating approval shall be composed of persons known to favor the ballot title and the committee advocating disapproval shall be composed of persons known to oppose the ballot title. Pursuant to the Director's guidelines, the names of the committee members appointed by the City Council shall be provided to the Director no later than 4:30 p.m. on August 2, 2016, and the arguments advocating approval and disapproval of the ballot measure shall be provided to the Director no later than 4:30 p.m. on August 5, 2016. The explanatory statement shall be prepared by the City Attorney and filed with the Director no later than 4:30 p.m. on August 5, 2016.

Section 11. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

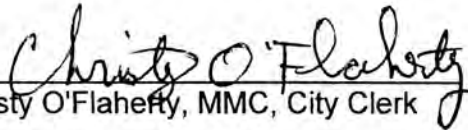
Section 12. Severability. If any provision of this ordinance is declared by any court of competent jurisdiction to be invalid, then such provision shall be null and void and shall be severable from the remaining provisions of this ordinance, and shall in no way affect the validity of the other provisions of this ordinance or of any other ordinance or resolution or of the Bonds.

Section 13. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five days after passage and publication as provided by law.

Section 14. Ratification of Prior Acts. Any action taken consistent with the authority of this ordinance, after its passage but prior to the effective date, is ratified, approved and confirmed.

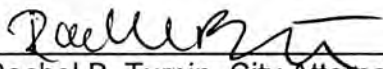
PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at
a Regular Meeting thereof this 1st day of August, 2016.

ATTEST/AUTHENTICATED:


Christy O'Flaherty, MMC, City Clerk


Allan Ekberg, Mayor

APPROVED AS TO FORM BY:


Rachel B. Turpin, City Attorney

Filed with the City Clerk: 7-27-16
Passed by the City Council: 8-1-16
Published: 8-4-16
Effective Date: 8-9-16
Ordinance Number: 2509



City of Tukwila

City Council Public Safety Committee

PUBLIC SAFETY COMMITTEE

Meeting Minutes

June 5, 2017 – 5:00 p.m. – Hazelnut Conference Room, City Hall

Councilmembers: Thomas McLeod, Chair; Joe Duffie, De'Sean Quinn
Staff: David Cline, Bob Giberson, Don Tomaso, Chuck Woolley, Rick Mitchell, Kraig Boyd, Vicky Carlsen, Sherry Wright, Peggy McCarthy, Rachel Bianchi, Andy Nevins, Jay Wittwer, Laurel Humphrey
Guests: Justine Kim and Carrie Holmes, Shiels Obletz Johnson; Kendra Gonzales, CBRE

CALL TO ORDER: Committee Chair McLeod called the meeting to order at 5:02 p.m.

I. ANNOUNCEMENT

II. BUSINESS AGENDA

A. Fireworks Permit for July 4, 2017 "Family 4th at the Fort" Event

Staff is seeking Council approval of a Fireworks Permit Application submitted by Western Display Fireworks Ltd. for the fireworks display at the City's annual 4th of July Celebration at Starfire Sports Complex. The application has been approved by the Fire Marshal and found to be in compliance with standards and regulations, and this vendor and launch location have been working well. The largest aerial shell will be 3". **UNANIMOUS APPROVAL. FORWARD TO JUNE 19, 2017 REGULAR CONSENT AGENDA.**

B. Fire Station Programming and Budget

Staff is seeking Council direction for Weinstein A+U to move forward to the schematic design and cost estimator phase of the fire stations. Programming for the three stations recently took place with assistance from the consultants and active participation from the Fire Department, and three possibilities emerged that would project facility needs out to the corresponding year: 2040, 2060, and 2080 Plans. The 2040 Plan provides for the square footage outlined in the voter-approved Plan, and is the programming strategy recommended by City Administration to move forward to schematic design. The programming phase also resulted in the relocation of Headquarters to Station 52 as it will be more centrally located than the new 51 site. Due to the realities of current market conditions, construction costs are much higher than originally budgeted and preliminary estimation suggests a gap of \$8.4 million if the City pursues the 2040 Plan. Administration recommends keeping the commitment to the City by addressing the gap via fire impact fees and cash flow management associated with fire equipment and apparatus funding through the Public Safety Plan.

Programming: Chair McLeod asked if firefighters were included in the programming phase and if their needs were addressed. Firefighter representatives confirmed that everyone had the opportunity to provide feedback and the programming phase involved a subcommittee of

firefighters that had representation from every shift. Councilmember Quinn asked if the 2040 recommendation incorporates seismic safety standards and staff confirmed that the City's expectation is to exceed minimum standards.

Budget:

Councilmember Quinn stated that the information around market conditions and subcontractors adding in additional contingencies is key information for the full Council to be aware of. Chair McLeod asked if the market conditions will impact the budget for the Justice Center as well, and staff confirmed that it is likely and will be discussed later this year or early next year. The Committee asked if the staff proposal on cash flow management had been approved by the City Attorney, and staff replied that the City Attorney and bond counsel have both been asked to confirm and that information is expected soon. Councilmember Duffie stated that he feels it important to keep to the commitment made to the voters and supports a plan that achieves that. Chair McLeod asked fire representatives to comment on the 2040 plan, and they replied that 2040 is deficient in a few areas such as storage, a training tower, a community/training room, and a third bay at Station 52 and 54 each. Chair McLeod suggested that a joint storage solution for fire and police could be addressed through this process.

Chair McLeod referenced suggestions from Council President Robertson on next steps on this topic, including engaging the Program Management Quality Assurance (PMQA) provider and scheduling up to two Council work sessions. Staff confirmed that the PMQA interviews were held on June 1, 2017 and there was a unanimous recommendation from the panel. That firm will be contacted to initiate the contract process, and could potentially be asked to weigh in on this issue. Staff suggested that the Committee could recommend moving forward with schematic design but continue to discuss the budget ramifications. The Committee could also recommend moving forward with Station 51 only, while taking a little more time to discuss the other stations. Councilmember Quinn suggested that if the cash flow management plan is approved, the Council should have a legislative mechanism to ensure commitments are kept. Councilmember Duffie spoke in favor of moving forward with Station 51, noting that the schedule needs to be maintained as much as possible. The Committee did not make a recommendation and requested staff further research the possibility of a work session in the near term. Staff will return to Council with additional information and options, including a presentation of the 2040 plan with the additions of a storage shed, training tower, 3rd bay, and training room as potential options. **FORWARD TO JUNE 12, 2017 POTENTIAL WORK SESSION AND/OR COMMITTEE OF THE WHOLE.**

C. Ordinance: Trespass Warnings on City Property

This item was postponed due to time restraints. **RETURN TO COMMITTEE.**

D. Public Safety Plan Sustainability Goals

This item was postponed due to time constraints. **RETURN TO COMMITTEE.**