



*The City of opportunity, the community of choice*

TO: **Mayor Ekberg  
Councilmembers**

FROM: **David Cline, City Administrator**

DATE: **September 26, 2018**

SUBJECT: **Report for October 1, 2018 Regular Council Meeting**

The City Administrator Report is meant to provide the Council, staff and community an update on the activities of the City and on issues that concern Tukwila. Please let me know if you have any questions or need additional information about any of the following items.

## **I. Intergovernmental Update**

- **Association of Washington Cities (AWC) Mayor's Exchange:** Mayor Ekberg attended the AWC Mayor's Exchange in Walla Walla on September 12.
- **AARP WA Candidate Forum:** Mayor Ekberg offered opening remarks at the Candidate Forum held at the Sullivan Center at Tukwila Village on September 14.
- **SeeClickFix Conference:** The City of Tukwila hosted the SeeClickFix Summer Workshop at the Tukwila Community Center September 18-19. Mayor Ekberg offered welcoming remarks. Attendees came from as nearby as SeaTac, and as far away as Topeka, Kansas. Mayor Ekberg offered welcoming remarks and City of Tukwila staff from PD, Public Works, Code Enforcement and Community Services and Engagement participated on a panel to discuss how we handle difficult issues such as homeless encampments. Attendees stayed at Hotel Interurban and SeeClickFix co-hosted a social hour at Odin Brewery with a nationwide organization called Engaging Local Government Leaders (ELGL) based out of Portland.
- **SCATBrd Meeting:** Community Development staff attended the monthly SCATBrd meeting on September 18. Washington State gave a presentation on the Road Usage Charge pilot project where the State is looking into the technical feasibility of charging road users by miles traveled, to help raise funding for improvements and maintenance of state roads given declining gas tax revenues. The pilot project is underway and will be completed in 2019, to be followed by an evaluation and report in 2020.
- **King County Metro Technical Advisory Committee Meeting:** Community Development staff attended the King County Metro Technical Advisory Committee meeting on September 19. Metro has scaled back implementation of the 2025 Rapid Ride network: Instead of the 13 new Rapid Ride lines originally planned to be operational by 2025, six new lines will be operational by 2025 and an additional line in either East or South King County will be delivered in 2027.

Metro is looking for ways to coordinate with cities on capital projects, and proposed regional teams made up of key staff in cities within King County subareas.

- **Senator King Tours Strander Boulevard**: On September 20, Mayor Ekberg, City Administrator David Cline, Deputy City Administrator Rachel Bianchi and Public Works Director Henry Hash provided a tour of Strander Boulevard to Washington State Senator Curtis King who is the ranking minority member of the Senate Transportation Committee.
- **Regional Transit Committee Meeting**: Community Development staff attended the monthly Regional Transit Committee meeting where Metro shared an overview of their outlook for public transportation funding. Metro will be focusing on bus base expansion to support the transit network envisioned in Metro Connects. Bus base expansion includes Metro's purchase of a Group Health property in Tukwila, which is planned to include additional bus parking capacity and staff facilities, and to be operational by 2021. A South Base Annex is also planned by 2025 on the west side of East Marginal Way in Tukwila, on existing Metro property used for bus driver training.
- **K4C Meeting**: Community Development staff attended a K4C meeting to prepare for the October 2 K4C Elected officials Summit. The Puget Clean Air Agency also presented on their Climate Action Plan and King County provided an update on the Million Trees program.

## **II. Community Events**

- **Family Fest**: Family Fest was held at Cascade View Community Park on September 19. The event started at 3pm and over 600 people attended, 15 vendors were onsite, and many participated in Drum Life's interactive drumming circle.
- **WoodSprings Suites Ribbon Cutting**: Mayor Ekberg participated in the WoodSprings Suites Ribbon Cutting on September 19.
- **Tukwila Opportunity Zones**: An information session on Tukwila's Opportunity Zones will be held on November 2 at 10 AM at the Sullivan Center at Tukwila Village.

## **III. Staff Updates**

### **Project Updates**

- **42nd Ave Phase III:** Estimated Completion: December 2018  
Seattle City Light continues to install the new underground electrical system. CenturyLink is working on their new underground system. This work is expected to continue for several weeks. Traffic delays on 42<sup>nd</sup> Ave S are expected during the weekdays due to the utility cutover work. There is minimal road construction at this time to make way for the utility cutover work.
- **53rd Ave S:** Estimated Completion: March 2019  
The contractor continues to address the electrical conduit for the project. The road from Interurban Ave S to S 137<sup>th</sup> St was paved on September 18.
- **BAR Bridge Rehabilitation:** Estimated Completion: February 2019  
On September 14 the contractor installed a 225-foot-long, 450,000-pound beam which will support the new sidewalk on the south side of the structure. This lift required all rail traffic to

be stopped along the west side of Washington and the contractor completed the work within the 4-hour work window. Contractor will now begin to install the steel for the sidewalk.

- **King Lasik Medical Building**: King Lasik applied for a building permit to construct a new 13,708 square foot medical building located at 6700 Fort Dent Way.
- **New Element by Westin Hotel**: Element by Westin applied for a building permit to construct a new 116,715 square foot hotel located at 515 Industry Drive.
- **Permit Activity Increases**: August 2018 permit activity has increased by 73 permits and a value of \$22,460,713 in comparison with August 2017.
- **Crestview Dog Park Closure**: The Crestview Dog Park will be closed for approximately two months for turf renovation. Signs regarding the closure have been placed at three locations encouraging use of the small dog park at Crestview or the Joseph Foster Dog Park.
- **Tukwila Health and Wellness Center**: HealthPoint is conducting a needs assessment to plan the new Health and Wellness Center that will be built south of Tukwila Village. The Center will include primary care medical, dental, behavioral health and other services. If you would like to participate in the community survey or share your suggestions, please contact Chris Cooper at [ccooper@healthpointchc.org](mailto:ccooper@healthpointchc.org).
- **Tukwila Village**: The Tukwila Village Community Development Association (TVCD) is the new non-profit organization being formed by the City and the Tukwila Village developer are forming, with the help of the Sustainable Housing for Ageless Generations. TVCD will manage the Sullivan Center's meeting room, community kitchen and plaza. The first board meeting was held on September 20. One of the Board's key tasks is to select a venue manager so the Center can be fully utilized. If anyone has questions, please contact Derek Speck at [Derek.Speck@TukwilaWA.gov](mailto:Derek.Speck@TukwilaWA.gov).

#### **Boards and Commissions**

- Arts Commission: No vacancies.
- Civil Service Commission: No vacancies.
- Community-Oriented Policing Citizens Advisory Board: Vacant Position: Student Representative.
- Equity & Social Justice Commission: Vacant Position: Student Representative.
- Human Services Advisory Board: No vacancies.
- Landmark Commission: No vacancies.
- Library Advisory Board: Vacant Positions: Position #7 Resident and Student Representative.
- Lodging Tax Advisory Committee: Vacant Positions: No vacancies.
- Park Commission: Vacant Positions: Position #4 Resident and Student Representative.
- Planning Commission: No vacancies.



**TUKWILA PUBLIC SAFETY PLAN**  
Monthly Update  
September 30, 2018

**Overall Plan**

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*Outreach*

- The City will hold a second open house for the year in the fall. Staff is currently targeting the weekend before Thanksgiving.

*Financial Oversight Committee*

- The Committee reported 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*

- Staff have secured leases with two businesses on the JC-7 property as a part of the agreed upon settlement agreement. Leases have been presented to all of the businesses on JC-2 and staff is working on securing them.

*Near-term Council Decisions and Key Dates*

- Justice Center design development and cost estimate to Public Safety Committee and Council – Council consensus, COW October 8
- Justice Center Hazardous Materials Consultant Contract to Public Safety Committee and Council – Council decision, October 15
- Public Works Facility Architect Contract to Finance Committee and Council – Council decision, October 15
- Fire Station 54 scoping proposals – Council decision, November 5

**Fire Stations**

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*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*

- 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 and August
- Construction Documents phase for Station 51 mid-September following Design Development estimate approval by council.
- Schematic Design phase scheduled to begin for 52 in early September, 2018.
- Permitting coordination meetings with City Staff are ongoing for FS51 and FS52. FS52 anticipated to be phased permitting.

#### *Bidding and Construction*

- Pre-construction services starting for Station 51 and 52 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 is scheduled to begin for 51 in February, 2019 with construction for 51 to begin late March, 2019.
- Bidding and construction phases scheduled to begin for 52 in August, 2019.

### **Justice Center**

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#### *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 issued RFP for Hazardous Materials Surveys for existing buildings.
- The City has agreements with all affected businesses on the Justice Center site.
- The City has taken ownership of three of the properties. The long-vacant building between Church by the Side of the Road and the Travelodge has now been demolished.
- The City received Public Use and Necessity from Superior Court on September 14; no party contested it due to the agreements made with all of the business owners.

### *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 Design Development phase of the project. BNBuilders and Roen (the architect's estimating consultant) compared their estimates and the project is within the revised budget. The Design Development and budget will be presented to the Council in October.
- The project team has initiated the permitting and land use entitlements process and is preparing applications for SEPA, Design Review, Conditional Use Permit and Parking Determination.

### *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 throughout design and preconstruction.
- Construction scheduled to begin in April, 2019.

## **Public Works Facility**

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### *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.
- The City has agreements with all of the businesses on the Public Works site with the exception of one.
- The Public Use and Necessity trial was held Friday, May 25 and the City was granted its request.

### *Architecture and Programming*

- Team has solicited for Architectural services and will be bringing the architectural contract to Council in October. Master planning and programming phase to begin in late 2018.

### *Design and Permitting*

- Phases scheduled to begin Q2 in 2019.

### *Bidding and Construction*

- Phases scheduled to begin in Q4 2019.

### **Budget**

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- Based on Council direction to move forward with FS51, FS52, Justice Center and Public Works Facility (\$30M), team has updated the budgets.

### **Schedule**

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#### **October 2018**

- Site acquisition activities
- Additional consultant services contracts for Justice Center, Fire Station 51 and 52 to Public Safety Committee and Council
- Submit for Fire Station 51 building permit
- Submit for Justice Center permit
- Fire Station 54 scope proposals

#### **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
- Submit for Justice Center Building Permit (Phase 1)

#### **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
- Justice Center subcontractor bidding
- Submit for Justice Center Building Permit (Phase 2)

#### **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





City of Tukwila - Facilities Plan  
TOTAL PROJECT

MONTHLY Budget Report  
(REVISED Budgets as of July 2018)

Life to Date Costs  
as of September 25, 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	Remain'g Committed	Remaining Budget	Cost at Completion
\$ 3,278,125	\$ 221,875	\$ 3,500,000	\$ 3,121,309	\$ 1,087,985	\$ 2,033,324	\$ 378,691	\$ -
\$ 15,383,295	\$ 218,958	\$ 15,602,253	\$ 9,605,655	\$ 9,558,534	\$ 47,121	\$ 5,996,598	\$ -
\$ 700,000	\$ -	\$ 700,000	\$ 7,873	\$ 7,873	\$ -	\$ 692,127	\$ -
\$ 38,738,678	\$ (11,315)	\$ 38,727,363	\$ 398,571	\$ 154,502	\$ 244,068	\$ 38,328,792	\$ -
\$ 2,112,639	\$ -	\$ 2,112,639	\$ 246,655	\$ 211,526	\$ 35,130	\$ 1,865,984	\$ -
\$ 1,815,875	\$ -	\$ 1,815,875	\$ 1,667,851	\$ 440,140	\$ 1,227,711	\$ 148,024	\$ -
\$ 6,507,731	\$ (429,518)	\$ 6,078,213	\$ -	\$ -	\$ -	\$ 6,078,213	\$ -
<b>TOTAL</b>	<b>-</b>	<b>\$ 68,536,343</b>	<b>\$ 15,047,914</b>	<b>\$ 11,460,560</b>	<b>\$ 3,587,354</b>	<b>\$ 53,488,429</b>	<b>\$ -</b>

COUNCIL REPORTING SUMMARY - FIRE STATION 51							
Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost at Completion
\$ 1,070,000	\$ 69,701	\$ 1,139,701	\$ 1,073,192	\$ 461,768	\$ 611,424	\$ 66,509	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 234,000	\$ -	\$ 234,000	\$ 529	\$ 529	\$ -	\$ 233,471	\$ -
\$ 9,396,000	\$ -	\$ 9,396,000	\$ 150,000	\$ -	\$ 150,000	\$ 9,246,000	\$ -
\$ 931,000	\$ -	\$ 931,000	\$ 127,310	\$ 76,524	\$ 50,786	\$ 803,690	\$ -
\$ 526,000	\$ -	\$ 526,000	\$ 343,949	\$ 93,030	\$ 250,919	\$ 182,051	\$ -
\$ 1,116,000	\$ (69,701)	\$ 1,046,299	\$ -	\$ -	\$ -	\$ 1,046,299	\$ -
<b>TOTAL</b>	<b>-</b>	<b>\$ 13,273,000</b>	<b>\$ 1,694,980</b>	<b>\$ 631,852</b>	<b>\$ 1,063,128</b>	<b>\$ 11,578,020</b>	<b>\$ -</b>

COUNCIL REPORTING SUMMARY - FIRE STATION 52							
Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost at Completion
\$ 1,415,000	\$ -	\$ 1,415,000	\$ 1,307,304	\$ 131,495	\$ 1,175,809	\$ 107,696	\$ -
\$ 16,000	\$ -	\$ 16,000	\$ 15,800	\$ 15,993	\$ (193)	\$ 200	\$ -
\$ 353,000	\$ -	\$ 353,000	\$ -	\$ -	\$ -	\$ 353,000	\$ -
\$ 13,298,000	\$ 456,500	\$ 13,754,500	\$ 125,000	\$ -	\$ 125,000	\$ 13,629,500	\$ -
\$ 1,398,000	\$ -	\$ 1,398,000	\$ 29,963	\$ 16,178	\$ 13,785	\$ 1,368,037	\$ -
\$ 787,000	\$ -	\$ 787,000	\$ 531,557	\$ 146,288	\$ 385,269	\$ 255,443	\$ -
\$ 1,343,000	\$ 45,650	\$ 1,388,650	\$ -	\$ -	\$ -	\$ 1,388,650	\$ -
<b>TOTAL</b>	<b>\$ 502,150</b>	<b>\$ 19,260,000</b>	<b>\$ 2,009,624</b>	<b>\$ 309,954</b>	<b>\$ 1,699,670</b>	<b>\$ 17,250,376</b>	<b>\$ -</b>

COUNCIL REPORTING SUMMARY - FIRE STATION 54							
Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost at Completion
\$ 150,000	\$ -	\$ 150,000	\$ 140,758	\$ 131,495	\$ 9,263	\$ 9,242	\$ -
\$ 902,668	\$ 3,525	\$ 906,193	\$ 906,193	\$ 904,701	\$ 1,492	\$ (0)	\$ -
\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -
\$ 230,000	\$ -	\$ 230,000	\$ 97,000	\$ -	\$ 97,000	\$ 133,000	\$ -
\$ 50,000	\$ (1,125)	\$ 48,875	\$ 33,582	\$ 22,628	\$ 10,954	\$ 15,293	\$ -
\$ 107,500	\$ -	\$ 107,500	\$ 105,873	\$ 79,570	\$ 26,303	\$ 1,627	\$ -
\$ 41,832	\$ (2,400)	\$ 39,432	\$ -	\$ -	\$ -	\$ 39,432	\$ -
<b>TOTAL</b>	<b>-</b>	<b>\$ 1,502,000</b>	<b>\$ 1,283,406</b>	<b>\$ 1,138,394</b>	<b>\$ 145,012</b>	<b>\$ 218,594</b>	<b>\$ -</b>

COUNCIL REPORTING SUMMARY - PUBLIC WORKS							
Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget	Cost at Completion
\$ 767,385	\$ -	\$ 767,385	\$ 17,385	\$ 17,385	\$ -	\$ 750,000	\$ -
\$ 22,000,046	\$ -	\$ 22,000,046	\$ 7,978,167	\$ 7,921,497	\$ 56,670	\$ 14,021,879	\$ -
\$ 110,000	\$ -	\$ 110,000	\$ -	\$ -	\$ -	\$ 110,000	\$ -
\$ 4,950,000	\$ (171,141)	\$ 4,778,859	\$ -	\$ -	\$ -	\$ 4,778,859	\$ -
\$ 529,036	\$ 171,141	\$ 700,177	\$ 235,941	\$ 198,727	\$ 37,214	\$ 464,236	\$ -
\$ 668,426	\$ -	\$ 668,426	\$ 572,508	\$ 402,227	\$ 170,281	\$ 95,918	\$ -
\$ 975,107	\$ -	\$ 975,107	\$ -	\$ -	\$ -	\$ 975,107	\$ -
<b>TOTAL</b>	<b>-</b>	<b>\$ 30,000,000</b>	<b>\$ 8,804,000</b>	<b>\$ 8,539,836</b>	<b>\$ 264,165</b>	<b>\$ 21,196,000</b>	<b>\$ -</b>