



INFORMATIONAL MEMORANDUM

TO: **City Council**

FROM: **Vicky Carlsen, Finance Director**
Hari Ponnekanti, Interim Public Works Director
Rick Still, Parks and Recreation Director

CC: **Mayor Ekberg**

DATE: **November 4, 2020**

SUBJECT: **Summary of Planned Capital Projects for 2021-2022 Biennium**

Below this narrative are two charts that summarize planned capital projects for 2021 and 2022. The charts list the capital project, the proposed budget specific to fiscal year and how the project is funded. The chart also includes a page reference to the CIP section of the 2021-2022 proposed Capital Improvement Program (CIP). While these charts summarize capital projects by year, the CIP pages provide financial details for the life of the project.

Dedicated revenue includes such sources as parking tax, motor vehicle fuel tax, REET (real estate excise tax), impact fees, developer contributions, etc. These revenue sources are either internally dedicated to capital projects such as the solid waste utility tax, or externally restricted like REET, parking taxes, etc.

For 2021, a total of \$19,882,301 is planned for capital projects. The direct impact to the general fund is \$500 thousand (a transfer from the general fund for overlay) plus debt service requirements from prior year debt issues and planned debt for the PW Shops Phase I project. In 2022, planned projects include expenditures of \$8,862,273 with the impact to the general fund being existing debt service requirements.

It should be noted that current debt capacity is sufficient to fund both Public Works Shops Phase I and the new Intergenerational Teen/Senior Center projects.

Highlights of Select Capital Projects

Annual Overlay Project: We are proposing a budget of \$1.4 million each year for the next 2 years for the Annual Overlay. Approximately \$1.2 million of this amount is for construction and rest is for design of the projects. Per the information presented and recommended by the PW staff to the Transportation Committee on 10/19/20, this amount will maintain the average pavement condition rating above 60.

Public Works Shops Phase I:

The Council approved a total budget of \$9.75 M with a 7-0 vote on November 4, 2019 and the design contract was approved 7-0 on December 2, 2019.

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The key focus of Phase I is to relocated staff from George Long shops - fleet maintenance and facilities into a seismically safe building at the former Heiser site, and add minimal improvements outside for storage to replace the Longacres site use, and all to comply with the current state and federal environmental regulations. This will allow the City to sell George Long Shops and Longacres property, which are both part of the funding plan for the Public Safety Plan. There are no funds for any additional phases in the 2021-2022 Proposed Budget. Future phases will be discussed in future years.

An update was provided at COW on September 14, 2020 and previously at Transportation and Infrastructure Committee on August 24 and 31, 2020.

The current budget summary for this project is below.

COUNCIL REPORTING SUMMARY - PUBLIC WORKS	Original Budget	Current Budget	Committed Budget	Life to Date Costs	Remain'g Committed	Remaining Budget
A/E Services (Design & CA)	\$ 670,768	\$ 670,768	\$ 572,268	\$ 263,537	\$ 308,731	\$ 98,500
Permits/Fees	\$ 130,000	\$ 130,000	\$ 20,730	\$ 20,730	\$ -	\$ 109,270
Construction	\$ 6,715,000	\$ 6,715,000	\$ 308,055	\$ 185,743	\$ 122,313	\$ 6,406,945
Construction (Tax)	\$ 662,618	\$ 662,618	\$ 21,924	\$ 21,924	\$ -	\$ 640,694
Construction Related Costs	\$ 378,186	\$ 378,186	\$ 200,643	\$ 148,378	\$ 52,266	\$ 177,543
PM Services (incl Other Professional Svcs)	\$ 350,000	\$ 350,000	\$ 280,545	\$ 177,282	\$ 103,263	\$ 69,455
Contingency (incl Construction & Project)	\$ 843,437	\$ 843,437	\$ -	\$ -	\$ -	\$ 843,437
SUBTOTAL-CURRENT MANAGED PROJECT	\$ 9,750,009	\$ 9,750,009	\$ 1,404,165	\$ 817,593	\$ 586,572	\$ 8,345,843
Previously Managed Svcs (Land,A/E,Bond,Demo)	\$ 25,949,992	\$ 25,949,992	\$ 25,949,265	\$ 25,949,265	\$ -	\$ 727
TOTAL-COMBINED PROJECT	\$ 35,700,000	\$ 35,700,000	\$ 27,353,431	\$ 26,766,858	\$ 586,572	\$ 8,346,570

Some highlights of expenses already committed include:

- Demolished the coffee shop and landscape building - \$82K
- Design contract - \$571K
- Geo-tech, survey, and other consultants - \$202K
- Project management/legal consultants - \$280K
- Removed Paint Booths - \$111K Installed Security Fencing - \$130K

There are three main construction items that are scheduled to be bid:

Fleet and Facility Seismically Safe Improvements - \$5.8 M, which includes one additive optional bid item for an emergency generator

- Outside building improvements - siding/roofing - \$750K
- Outside storage areas to comply with NPDES and other requirements - \$500K

Proposed Timeline for Fleet and Facility seismic improvements

- Bid advertisement in December 2020 - 4 weeks
- Review bids and finalize contract in January 2021 - 4 weeks
- Council discussion and decision in February 2021 - 4 weeks
- Construction is scheduled for six months; beginning in March of 2021 and completed in September of 2021

Intergenerational Teen/Senior Center. this project has now been added to the work plan in 2021. A budget of \$600 thousand has been established for design and site selection. Funding would

come from unused contingency in the Justice Center project. Once a location, size, design, cost estimate, etc. are known, staff will return with a financing plan.

Fund 301 Land Acquisition, Park Improvement Fund Projects

This fund provides park improvements, development and community art that implements the Parks, Recreation and Open Space (PROS) plan and the Municipal Arts Plan. The Municipal Arts Fund receives funding from 1% of eligible City Capital Improvements Program. Park Improvements Multipurpose Trails project allows for repair of the Green River and Interurban Trails. Park Acquisition allows for an opportunity to purchase property in our underserved areas hopefully to be matched with grants. Open Space Improvements will be used for the demolition of the buildings and site cleanup for the recently acquired property on S. 116thSt. The Tukwila Pond project is a site master plan for future development in conjunction with the LTAC board.

Attachments:

Fiscal Year 2021 Capital Projects Summary

Fiscal Year 2022 Capital Projects Summary

New CIP Page – Intergenerational Youth\Senior Center

Debt Capacity Chart

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Fiscal Year 2021 Capital Projects Summary

Fiscal Year 2021									
CIP Page #	Project	Expenditure Budget	Grant	Bond Proceeds	Dedicated Funding Sources	Transfer from Fund 302 (Existing Fund Balance)	Transfer from General Fund	Existing Fund Balance	Total Funding
3	S 152nd St Safe Routes to School	\$ 369,000	\$ 369,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369,000
8	West Valley Highway	3,195,000	2,260,000	-	761,000	-	-	174,000	3,195,000
9	42nd Ave S Bridge Replacement	878,000	-	-	602,000	-	-	276,000	878,000
10	BAR Over Airport Way Seismic Retrofit	882,000	882,000	-	-	-	-	-	882,000
11	Green River Trail Improvements	74,000	66,000	-	-	-	-	8,000	74,000
12	Annual Overlay	1,400,000	-	-	-	700,000	500,000	200,000	1,400,000
13	Annual Bridge Inspections	75,000	-	-	-	-	-	75,000	75,000
14	ADA Improvements	35,000	-	-	-	-	-	35,000	35,000
15	Annual Traffic Signals	50,000	-	-	50,000	-	-	-	50,000
16	Wetland Monitoring	50,000	-	-	50,000	-	-	-	50,000
17	Transportation Element of Comp Plan	400,000	-	-	400,000	-	-	-	400,000
27	Park Acquisition	1,400,000	1,400,000	-	-	-	-	-	1,400,000
28	Open Space Improvements	500,000	-	-	101,000	-	-	399,000	500,000
29	Park Improvements	405,000	-	-	309,000	-	-	96,000	405,000
30	Tukwila Pond	100,000	-	-	-	-	-	100,000	100,000
31	Multipurpose Trails	50,000	-	-	-	-	-	50,000	50,000
32	Municipal Arts Fund	50,000	-	-	50,000	-	-	-	50,000
42	Tukwila Village	15,000	-	-	10,000	-	-	5,000	15,000
43	TIB Redevelopment	20,000	-	-	-	-	-	20,000	20,000
47	TCC - Retrofit HVAC Chiller	10,000	-	-	-	-	-	10,000	10,000
47	TCC - Exterior Paint/Stain Building	140,000	-	-	-	-	-	140,000	140,000
47	City Hall Campus Seismic Study	40,000	-	-	-	-	-	40,000	40,000
50	Justice Center	200,000	-	-	-	-	-	200,000	200,000
51	Fire Station 52	525,000	-	-	-	-	-	525,000	525,000
53	Fire Equipment	174,000	-	-	174,000	-	-	-	174,000
53	Fire Apparatus	340,000	-	-	340,000	-	-	-	340,000
56	PW Shops - Phase I	7,079,000	-	2,850,000	-	-	-	4,229,000	7,079,000
57 *	Intergenerational Youth/Senior Center	600,000	-	-	600,000	-	-	-	600,000
	Staffing Overhead (Arterial Street Fund)	326,301	-	-	-	-	-	326,301	326,301
Fin. Dept.	City-Wide ERP System	500,000	-	-	-	500,000	-	-	500,000
		\$ 19,882,301	\$ 4,977,000	\$ 2,850,000	\$ 3,447,000	\$ 1,200,000	\$ 500,000	\$ 6,908,301	\$ 19,882,301

Dedicated funding sources includes: parking taxes, motor vehicle fuel tax, solid waste utility tax, REET, impact fees, contributions/donations, investment earnings, excess property tax levy (via King County)

* Denotes new CIP project

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Fiscal Year 2022 Capital Projects Summary

Fiscal Year 2022									
CIP Page #	Project	Expenditure Budget	Grant	Bond Proceeds	Dedicated Funding Sources	Transfer from Fund 302 (Existing Fund Balance)	Transfer from General Fund	Existing Fund Balance	Total Funding
3	S 152nd St Safe Routes to School	\$ 2,600,000	\$ 2,340,000	\$ -	\$ 260,000	\$ -	\$ -	\$ -	\$ 2,600,000
4	46th Ave S Safe Routes to School	510,000	396,000	-	10,000	-	-	104,000	510,000
5	Macadam Rd S Complete Street	500,000	450,000	-	10,000	-	-	40,000	500,000
11	Green River Trail Improvements	1,200,000	900,000	-	300,000	-	-	-	1,200,000
12	Annual Overlay	1,400,000	-	-	1,297,000	-	-	103,000	1,400,000
13	Annual Bridge Inspections	75,000	-	-	75,000	-	-	-	75,000
14	ADA Improvements	35,000	-	-	35,000	-	-	-	35,000
15	Annual Traffic Signals	50,000	-	-	50,000	-	-	-	50,000
16	Wetland Monitoring	60,000	-	-	60,000	-	-	-	60,000
19	Southcenter Blvd/65th Ave S Signal	100,000	50,000	-	50,000	-	-	-	100,000
20	APE/Minkler Blvd Intersection	144,000	-	-	144,000	-	-	-	144,000
29	Park Improvements	405,000	-	-	405,000	-	-	-	405,000
31	Multipurpose Trails	50,000	-	-	-	-	-	50,000	50,000
32	Municipal Arts Fund	50,000	-	-	46,000	-	-	4,000	50,000
42	Tukwila Village	10,000	-	-	-	-	-	10,000	10,000
47	City Hall Siding Repair	100,000	-	-	-	-	-	100,000	100,000
47	Fire Station 53 - Exterior Paint/Stain	50,000	-	-	-	-	-	50,000	50,000
53	Fire Equipment	300,000	-	-	300,000	-	-	-	300,000
53	Fire Apparatus	392,000	-	-	392,000	-	-	-	392,000
	Staffing Overhead (Arterial Street Fund)	331,273	-	-	-	-	-	331,273	331,273
Fin. Dept.	City-Wide ERP System	500,000	-	-	-	500,000	-	-	500,000
		\$ 8,862,273	\$ 4,136,000	\$ -	\$ 3,434,000	\$ 500,000	\$ -	\$ 792,273	\$ 8,862,273

Dedicated funding sources includes:
parking taxes, motor vehicle fuel tax,

New CIP Page – Intergenerational Youth/Senior Center

CITY OF TUKWILA CAPITAL PROJECT SUMMARY
2021 to 2026

PROJECT: Intergenerational Youth/Senior Center Project No. 92030601

DESCRIPTION: Build a new facility for Youth and Seniors in the Tukwila International Boulevard neighborhood, that will be in proximity to the Foster High School, Showalter Middle School, and the senior community.

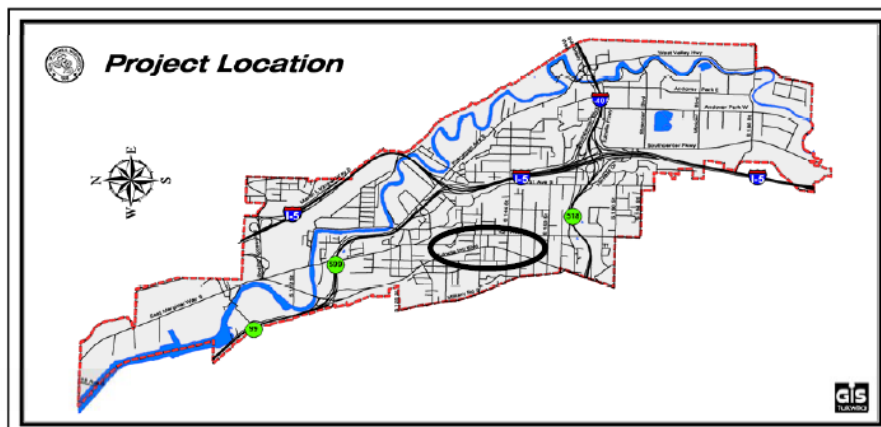
JUSTIFICATION: Recognize the need for an innovative facility that will be inclusive and serve seniors during the day and teens in the afternoon/evening. The facility will serve our Tukwila community and incorporate diverse cultural, economic, educational, and athletic opportunities and activities.

STATUS: New Project for 2021 - 2026 CIP. A City team will be formed for community outreach.

MAINT. IMPACT: New facility.

COMMENT: Initial funding is from Justice Center savings. Potential funding partners are being sought from the philanthropic and business communities as well as the YMCA/YWCA and the Boys and Girls Club.

FINANCIAL (in \$000's)	Through 2019	Estimated 2020	2021	2022	2023	2024	2025	2026	BEYOND	TOTAL
EXPENSES										
Analysis/Site Selection			200							200
Design/PM			400			Construction costs to be determined with analysis				400
Land (R/W)										0
Const. Mgmt.										0
Construction										0
TOTAL EXPENSES	0	0	600	0	0	0	0	0	0	600
FUND SOURCES										
Grant										0
Bond										0
Mitigation Expected										0
City Oper. Revenue	0	0	600	0	0	0	0	0	0	600
TOTAL SOURCES	0	0	600	0	0	0	0	0	0	600



Debt Capacity Chart

City of Tukwila									
Historical Debt Capacity with Projected Assessed Value and Projected Debt Capacity									
Year	LTGO Debt	UTGO Debt	Total Long-Term Debt	Assessed Value	%Change AV	Without a Vote of the People	With a Vote of the People	Remaining Non-Voted Debt Capacity	Remaining Total Debt Capacity
						Legal Debt Limit			
						1.5%	2.5%		
2012	25,884,632	-	25,884,632	4,649,191,308	-2.18%	69,737,870	116,229,783	43,853,238	90,345,151
2013	21,727,609	-	21,727,609	4,756,373,688	2.31%	71,345,605	118,909,342	49,617,996	97,181,733
2014	23,288,621	-	23,288,621	5,054,078,747	6.26%	75,811,181	126,351,969	52,522,560	103,063,348
2015	29,322,914	-	29,322,914	5,395,325,118	6.75%	80,929,877	134,883,128	51,606,963	105,560,214
2016	27,218,532	-	27,218,532	5,763,649,829	6.83%	86,454,747	144,091,246	59,236,215	116,872,714
2017	35,014,277	32,990,000	68,004,277	6,184,943,263	7.31%	92,774,149	154,623,582	57,759,872	86,619,305
2018	48,358,749	31,875,000	80,233,749	6,685,919,176	8.10%	100,288,788	167,147,979	51,930,039	86,914,230
2019	71,439,055	68,405,000	139,844,055	7,351,973,382	9.96%	110,279,601	183,799,335	38,840,546	43,955,280
2020	72,205,534	67,035,000	139,240,534	7,835,011,635	6.57%	117,525,175	195,875,291	45,319,641	56,634,757
2021	70,223,143	66,335,000	139,408,143	8,187,587,159	4.50%	122,813,807	204,689,679	49,740,664	65,281,536
2022	67,765,203	65,375,000	135,681,203	8,556,028,581	4.50%	128,340,429	213,900,715	58,034,226	78,219,512
2023	61,347,790	63,595,000	127,174,790	8,941,049,867	4.50%	134,115,748	223,526,247	70,535,958	96,351,457
2024	57,181,954	61,615,000	120,719,954	9,343,397,111	4.50%	140,150,957	233,584,928	81,046,003	112,864,974
2025	53,420,406	59,210,000	114,244,406	9,763,849,981	4.50%	146,457,750	244,096,250	91,423,344	129,851,844
2026	50,040,664	56,565,000	107,910,664	10,203,223,230	4.50%	153,048,348	255,080,581	101,702,684	147,169,917
2027	46,540,800	53,660,000	101,196,800	10,662,368,275	4.50%	159,935,524	266,559,207	112,398,724	165,362,407
2028	42,903,850	50,485,000	94,075,850	11,142,174,848	4.50%	167,132,623	278,554,371	123,541,773	184,478,521
2029	39,274,814	47,025,000	86,677,814	11,643,572,716	4.50%	174,653,591	291,089,318	135,000,777	204,411,504
2030	35,822,728	43,290,000	79,181,728	12,167,533,488	4.50%	182,513,002	304,188,337	146,621,274	225,006,609
2031	32,236,628	39,270,000	71,506,628	12,715,072,495	4.50%	190,726,087	317,876,812	158,489,459	246,370,184
2032	28,530,514	34,950,000	63,480,514	13,287,250,757	4.50%	199,308,761	332,181,269	170,778,247	268,700,755
2033	24,694,422	30,315,000	55,009,422	13,885,177,041	4.50%	208,277,656	347,129,426	183,583,234	292,120,004
2034	20,729,762	25,360,000	46,089,762	14,510,010,008	4.50%	217,650,150	362,750,250	196,920,388	316,660,488
2035	16,626,052	20,075,000	36,701,052	15,162,960,459	4.50%	227,444,407	379,074,011	210,818,355	342,372,959
2036	12,652,810	14,440,000	27,092,810	15,845,293,679	4.50%	237,679,405	396,132,342	225,026,595	369,039,532
2037	8,926,072	8,440,000	17,366,072	16,558,331,895	4.50%	248,374,978	413,958,297	239,448,906	396,592,225
2038	5,070,838	4,335,000	9,405,838	17,303,456,830	4.50%	259,551,852	432,586,421	254,481,014	423,180,583
2039	1,640,000	-	1,640,000	18,082,112,387	4.50%	271,231,686	452,052,810	269,591,686	450,412,810
2040	-	-	-	18,895,807,445	4.50%	283,437,112	472,395,186	283,437,112	472,395,186
2041	-	-	-	19,746,118,780	4.50%	296,191,782	493,652,969	296,191,782	493,652,969
2042	-	-	-	20,634,694,125	4.50%	309,520,412	515,867,353	309,520,412	515,867,353
2043	-	-	-	21,563,255,361	4.50%	323,448,830	539,081,384	323,448,830	539,081,384

Voted debt cannot exceed the aggregate of: 2.5% for general purposes, 2.5% for parks and open spaces, & economic development, and 2.5% for utility purposes

