TUKWILA PUBLIC SAFETY PLAN
Monthly Update
March 31, 2018

Overall Plan

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

Financial Oversight Committee
• The Committee will convene again on April 19.

Siting Advisory Committee
• The Siting Advisory Committee met on March 28. Members were provided an update and reviewed and provided feedback on the open house and outreach plan. The committee is expected to meet once a quarter in 2018.

Near-term Council Decisions and Key Dates
• The Finance Committee will continue to review options for funding the Public Safety Plan financial gap and will make a recommendation to the full Council in May once the Schematic Design (SD) estimates are received for the Justice Center.

Fire Stations

Siting
• Team is working on additional due diligence items to help with site acquisition including but not limited to site surveys, environmental reports, geotechnical reports. Closing on the Fire Station 54 site is expected by mid-April.
• Geotechnical drilling was undertaken the last week of March to better understand the soils on the site for Fire Station 52 (on the north parking lot on the City Hall campus).

Architecture and Programming
• Architectural program has been reviewed and approved by the team.
• Schematic Design for 51 completed December 2017.
• Concurrent review and pricing of the Schematic Design by GCCM Contractor, Lydig, and estimating consultant has been completed and was shared with Council in February. Council gave approval to begin Design Development for Station 51.
Design and Permitting
- Pre-application meeting with City permit staff was held in December. Design team is following up on items identified by City permit staff.
- Design Development for Station 51 began mid-February; the team is meeting weekly. Design Development effort scheduled to wrap up in May, 2018 with Design Development: pricing effort in June and July.
- Schematic Design phases scheduled to begin for 52 and 54 in August, 2018.

Bidding and Construction
- Pre-construction services starting for Station 51 Design Development are underway.
- Bidding and construction phases scheduled to begin for 51 in January, 2019.
- Bidding and construction phases scheduled to begin for 52 and 54 in January, 2020.

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.
- Economic Development is working closely with affected businesses to identify their operational needs and potential strategies for assistance.
- The City has signed purchase and sale agreements with two of the nine properties on the Justice Center site. The City is also closing to securing two additional Justice Center properties through settlement agreements and continues to work with other land owners to identify other voluntary transactions.
- Eminent domain petitions have been filed on all of the Justice Center properties where the City does not have a signed purchase and sale agreement, though the goal remains to have voluntary agreements.
- Most owners and tenants have been very cooperative with granting access for due diligence activities.

Architecture and Programming
- DLR Group’s Building Program Report was submitted December 8. Program and Estimate was presented to Public Safety Committee in December and Council in January.

Design and Permitting
- Schematic Design phase kicked off in January. SD and cost estimate will be completed in April and presented to Council in May.
Bidding and Construction
- BNBuilders, the selected GC/CM, started pre-construction services following Council approval of their contract on March 19. They will prepare their SD cost estimate in April.
- 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 assessment of existing structures.
- Economic Development is working closely with affected businesses to identify their operational needs and potential strategies for assistance.
- Eminent domain petitions have been filed on all three of the Public Works properties, though the goal remains to have voluntary agreements.

Architecture and Programming
- Phases scheduled to begin late in 2018.

Design and Permitting
- Phases scheduled to begin late in 2018.

Bidding and Construction
- Phases scheduled to begin in late 2019.

Leases

Per Council request, this section will be used to provide any update on leases entered into with businesses affected by the Public Safety Plan. When there is no activity, it will be indicated here.

Budget

- Attached.

Schedule

April 2018
- Justice Center schematic design cost estimating with GCCM involvement
- Finance Committee and staff working to address funding gap

May 2018
- Fire Station 51 design development effort complete
- Fire Station 51 design development cost estimate with GCCM involvement
- City Shops facility contracting method update
- Justice Center design review for permitting
- Finance Committee and staff working to address funding gap
- Target month for Justice Center schematic design cost estimate to Public Safety Committee and Council
- Justice Center design development begins (pending Council approval of SD)
- Site acquisition activities

June 2018
- Fire Station 51 design development cost estimate with GCCM involvement
- Open House #4 (1 of 2 open houses 2018)
- Finance Committee and staff working to address funding gap

July 2018
- Target month for Fire Station 51 design development cost estimate to Public Safety Committee and Council
- Final contracting method determination for City Shops facility
- Finance Committee and staff working to address funding gap

August 2018
- Fire Station 51 construction document phase begins
- Fire Station 52 and 54 schematic design begins
- Finance Committee and staff working to address funding gap
- Additional consultant services contracts for Justice Center, Fire Station 51, 52 and 54 to Public Safety Committee and Council

September 2018
- Fire Station 52 and 54 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
- Justice Center construction documentation begins
- Finance Committee and staff working to address funding gap
October 2018

November 2018
- Public Works design update
- Open House #5 (2 of 2 open house 2018)
- Fire Station 51 building permit issued
- Fire Station 51 subcontractor bid procurement begins
- Site acquisition activities

December 2018
- Fire Station 51 construction documentation complete
- Fire Station 52 and 54 schematic design cost estimate update with GCCM involvement

January 2019
- Fire Station 51 subcontractor bidding
- Target month for Fire Station 52 and 54 schematic design cost estimate to Public Safety Committee and Council

February 2019
- Fire Station 51 Construction Contract Approval to Public Safety Committee and Council
- Fire Station 52 and 54 design development begins

March 2019
- Fire Station 51 construction begins
PUBLIC SAFETY PLAN - FUNDING

<table>
<thead>
<tr>
<th>Project</th>
<th>UTGO</th>
<th>Impact Fees</th>
<th>General Fund</th>
<th>Enterprise Funds</th>
<th>Total</th>
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<td>$ -</td>
<td>$ -</td>
<td>$28,629</td>
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<td>Fire Stations (51, 52, 54)</td>
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<td>$4,750</td>
<td>$856</td>
<td>-</td>
<td>$24,432</td>
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<td>Public Works Shops</td>
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<td>Apparatus/Equipment</td>
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*indicates voter approved*

PUBLIC SAFETY PLAN - FACILITIES

as of December 31, 2016

<table>
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<tr>
<th>Project Budgets (in YOE $)</th>
<th>Public Safety Building</th>
<th>FS 51</th>
<th>FS 52</th>
<th>FS 54</th>
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## CITY OF TUKWILA
### Public Safety Plan
### Fire Stations - 51, 52, 54
### Schematic Design Budget Summary (HIGH)
### YOE $ (in thousands)

### PROJECT COSTS

**Fire Station Program - INITIAL BUDGET ESTIMATE (1/30/2018)**

<table>
<thead>
<tr>
<th>Project Category</th>
<th>FS51 17,950 sf</th>
<th>FS 52 6,567 sf</th>
<th>FS 54 8,228 sf</th>
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<td>A/E Services (both design &amp; CA)</td>
<td>731</td>
<td>356</td>
<td>464</td>
<td>1,551</td>
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<tr>
<td>Land Acquisition</td>
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<td>653</td>
<td>862</td>
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<td>Permits/Fees</td>
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<td>89</td>
<td>116</td>
<td>460</td>
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<td>Construction (pre-con, const, tax)</td>
<td>7,809</td>
<td>3,278</td>
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<td>Construction Related Costs (incl bond)</td>
<td>1,047</td>
<td>438</td>
<td>551</td>
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<td>PM Services (incl other prof svc's)</td>
<td>460</td>
<td>297</td>
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<td>Contingency (incl Construction &amp; Proj)</td>
<td>1,145</td>
<td>546</td>
<td>665</td>
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<td><strong>TOTAL</strong></td>
<td><strong>$ 11,446</strong></td>
<td><strong>$ 5,657</strong></td>
<td><strong>$ 7,329</strong></td>
<td><strong>$ 24,432</strong></td>
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**Fire Station Program - REVISED BUDGET ESTIMATE (5/23/17)**

<table>
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<tr>
<th>Project Category</th>
<th>FS51 1 9,426 sf</th>
<th>FS 52 1 15,068 sf</th>
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<td>Permits/Fees</td>
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<td>PM Services (incl other prof svc's)</td>
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<td><strong>TOTAL</strong></td>
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<td><strong>$ 9,665</strong></td>
<td><strong>$ 32,906</strong></td>
<td><strong>$ 8,474</strong></td>
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1 The main fire station was originally identified as FS51, but has been changed to FS52 in the revised estimate.

**Fire Station Schematic Design - REVISED BUDGET ESTIMATE (1/22/18)**

<table>
<thead>
<tr>
<th>Project Category</th>
<th>FS51 1 11,933 sf</th>
<th>FS 52 1 15,068 sf</th>
<th>FS 54 11,933 sf</th>
<th>TOTAL 38,934 sf</th>
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<td>Land Acquisition</td>
<td>-</td>
<td>-</td>
<td>854</td>
<td>854</td>
<td>(661)</td>
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<tr>
<td>Permits/Fees</td>
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<td>262</td>
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<td>Construction (pre-con, const, tax)</td>
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**COUNCILMEMBER DECISIONS**

- **A**: Architect Contract Approval
- **B**: Contractor Pre-Con Contract
- **C**: Contractor Construction Approval
- **D**: Site Selection
- **E**: Project Budget Changes
- **F**: Bond Sale #2
- **G**: GC/CM CPARS