

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

June 30, 2019

Overall Plan

Outreach

- Team anticipates another event for the public in late 2019. Ground breaking ceremony for all Public Safety Plan Projects at the future FS51 site was held on Saturday, March 30, 2019.

Financial Oversight Committee

- The Committee reported to Council on September 4, 2018. The Chair of the Committee presented to the Finance Committee on June 24, 2019.
- Next Committee Report to Council scheduled for end of 2019.

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

- Process is complete.

Disadvantaged Business Enterprise (DBE) Outreach

- See attached status report from outreach consultant Darling Nava.

Near-term Council Decisions and Key Dates

- Contract amendments to Public Safety Committee and Council
- Easement authority
- Fire Station 52 mini-MACC
- Fire Station 54 immediate needs report to Public Safety

Fire Stations

Siting

- Complete.

Architecture and Programming

- Architectural program has been reviewed and approved by the team.

Design and Permitting

- Building permit for Station 51 was submitted in October. Building permit was received in all areas except wetlands report. Permit revisions for accepted alternates for Station 51 have been submitted and are under review.
- Station 52 Public Works and initial building permits submitted and under review.
- Station 52 traffic determination was submitted in February, 2019 with approval received in April, 2019.
- Station 52 Conditional Use Application and Design Review Application have been submitted. Hearings Thursday, June 26, 2019.

Bidding and Construction

- Construction for 51 began in May 2019.
- Bidding and construction schedule for 52 are on track, early work bidding to start in June with construction to begin in July.
- Fire Station 51 first concrete pour done on 6/13.
- See monthly Construction Report for FS 51 construction progress and photos.

Justice Center

Siting

- Complete.

Architecture and Programming

- Complete.

Design and Permitting

- The project team submitted application for Public Works Permit (sitework/utilities) in November of 2018. The PW permit was issued on April 4.,
- The project team submitted application for Building Permit in January of 2019. The building permit was issued on April 26.

Bidding and Construction

- Construction began in early April, 2019 with mobilization of construction trailers and fencing, utility disconnect work, excavation in the north lot for stormwater utilities, contaminated soil removal, hazardous materials abatement and demolition of remaining buildings on the site.
- Sitework, excavation, contaminated soil removal and underground utility construction continued throughout June. First footings were poured on June 13, 2019.
- See monthly Construction Report for construction progress and photos.

Public Works Facility

Siting

- Due diligence items related to site acquisition are complete. The assessment of existing structures is complete.
- Lot consolidation for two of the three parcels is underway.
- City to take ownership of Heiser Property at the end of the month; landscape building property was given to the City on June 24, 2019.

Architecture and Programming

- Team solicited for Architectural services. Council approved a contract for programming and master planning services with SHKS in November, 2018.
- Master planning and programming phase began in late 2018, with regular meetings with Public Works staff. Master planning and programming is scheduled to be completed in July of 2019.

Design and Permitting

- Phase I design scheduled to begin Q3/Q4, 2019, after council approval.

Bidding and Construction

- Phases scheduled to begin in 2020.
- Landscape building to be demolished this summer after Council approval of demolition contract.

Budget

- See attached Budget Report

Schedule

July 2019

- Fire Station 52 phase 1 (early work/foundations) permit received
- Fire Station 52 phase 1 Lydig contract amendment to Committee and Council
- Fire Station 52 phase 1 (early work/foundations) construction begins
- Public Works masterplan with phasing presented to Committee and Council

August 2019

- Fire Station 52 phase 2 bidding
- Fire Station 52 phase 2 (building) permit submitted
- Public Works phase 1 contractor solicitation, if council approves phase 1

September 2019

- Fire Station 52 phase 2 (building) permit issued
- Public Works phase 1 design begins, if council approves

October 2019

- Fire Station 52 Lydig contract amendment to Public Safety Committee

November 2019

- Fire Station 52 Lydig contract amendment to Council
- Fire Station 52 phase 2 construction begins

December 2019

- Public Works Phase 1 design complete

January 2020

- Public Works Phase 1 construction begins

February 2020

- Public Works Phase 1 construction continues

March 2020

- Public Works Phase 1 construction continues

May 2020

- Fire Station 51 Substantial Completion
- Public Works Move In

June 2020

- Fire Station 51 Final completion

July 2020

- Fire Station 51 move-in/occupancy

September 2020

- Justice Center Substantial Completion

October 2020

- Justice Center move-in/occupancy

January 2021

- Fire Station 52 Substantial Completion

February/March 2021

- Fire Station 52 move-in/occupancy



TUKWILA PUBLIC SAFETY PROJECTS

Justice Center

SOJ

Construction Management Monthly Report

June 2019

Report Prepared by: Ethan Bernau

Report Reviewed by: Justine Kim

Owner's Representative: Shields Obletz Johnsen (SOJ)

Architect: DLR Group

GCCM: BNBuilders

Construction Progress:

- Completed demolition of existing asphalt paving and building foundations.
- Completed concrete pours for elevator pit and Area A building footings.
- Continued earthwork and installation of underground stormwater system.
- Continued removal of contaminated soils as encountered.
- Started installation of light pole bases in north parking lot.
- City finalized demo permits.

Upcoming Activities:

- Continue concrete pours for footings.
- Complete installation of underground stormwater system.
- Start underground plumbing, electrical and water lines.
- First slab on grade pour (July 30).
- Start of steel erection (August 5).

Budget Status:

- See overall TPSP budget summary updated monthly and included in monthly report package.

Change Order Status:

- Change Order #1 being prepared due to unforeseen conditions associated with contaminated soils, an agency-directed change by Seattle City Light and an abandoned well.

Schedule Status:

- See TPSP master project schedule updated monthly and included in monthly report package.

Critical Issues:

- Construction coordination with City of SeaTac's Military Road Project starting in late June.

Concrete Footings Poured at South Lot



Concrete Footings Poured at South Lot



Formwork for Footings at South Lot



Excavation for Underground Utilities at South Lot



Underground Stormwater System at South Lot



Light Pole Bases at North Lot





TUKWILA PUBLIC SAFETY PROJECTS

Fire Station 51

SOJ

Construction Management Monthly Report

June 2019

Report Reviewed by: Justine Kim

Owner's Representative: Shields Oblatz Johnsen (SOJ)

Architect: Weinstein A + U

GCCM: Lydig

Construction Progress:

- Started earthwork, heavy equipment onsite while footing excavation activities are ongoing.
- Sewer tie-in and grading activated ongoing.
- PSE trenching is complete.
- Brace frame footings are being formed.
- First brace frame concrete pour occurred.
- Forming and rebar placement for continuous footing is ongoing.
- Underground utility work is nearing completion.

Upcoming Activities:

- Slab on grade completion late July.
- PSE temporary and permanent power installation to commence.

Budget Status:

- See overall TPSP budget summary updated monthly and included in monthly report package.

Change Order Status:

- No change orders issued in June

Schedule Status:

- See TPSP master project schedule updated monthly and included in monthly report package.

Critical Issues:

- None.

Continuous Brace Footing Framing



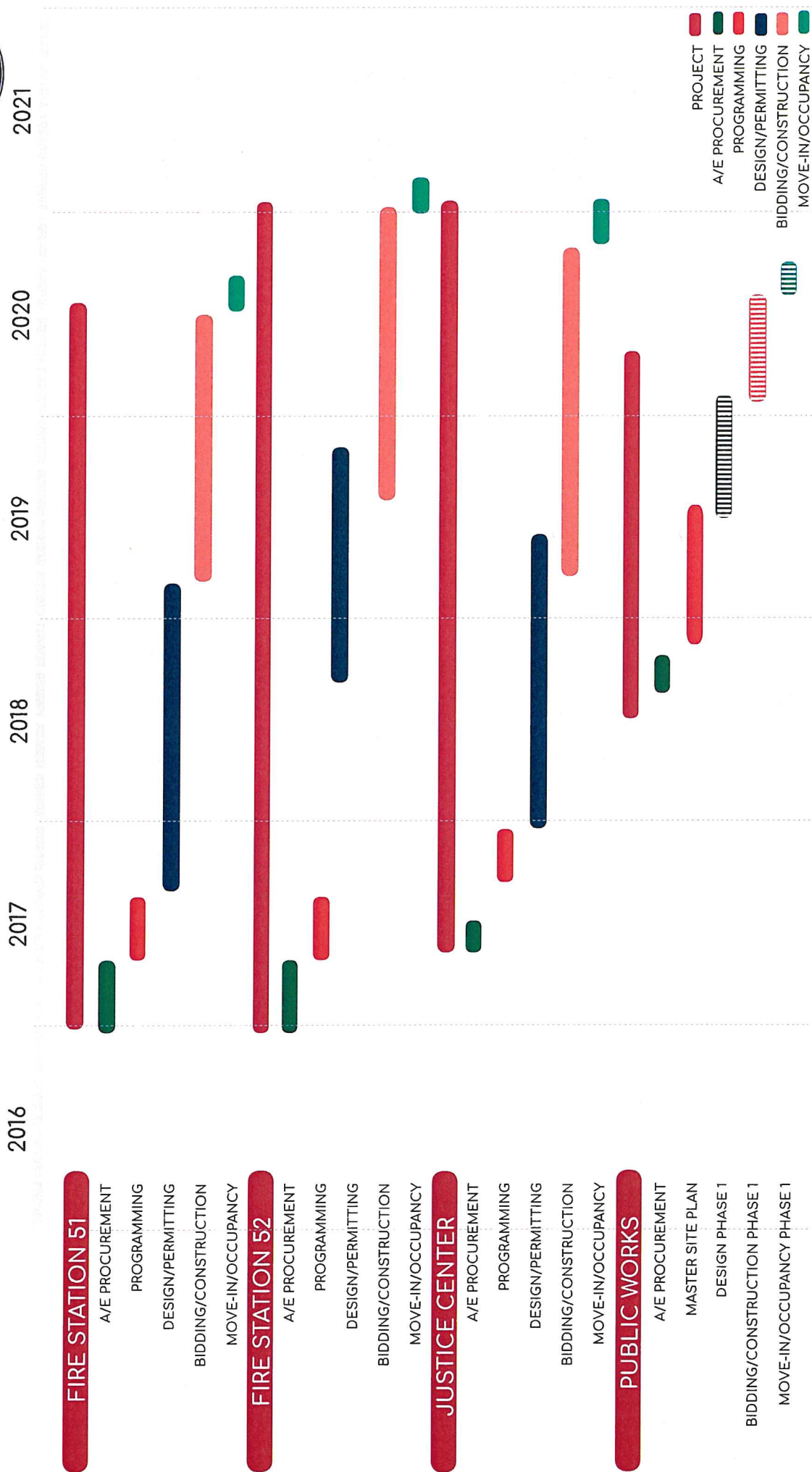
Poured Footing



Underground Utility Installation



TUKWILA PUBLIC SAFETY PLAN





City of Tukwila - Facilities Plan
TOTAL PROJECT

MONTHLY Budget Report
(REVISED Budgets; D-20 Plan Adopted by Council)

Life to Date Costs
as of June 23, 2019 (reconciled w/accr. thru June 12, 2019 GL)

COUNCIL REPORTING SUMMARY - JUSTICE CENTER									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 3,278,125	\$ 221,875	\$ 3,500,000	\$ 3,173,129	\$ 2,371,453	\$ 801,676	\$ 326,871	\$ -	
Permits/Fees	\$ 700,000	\$ 50,000	\$ 750,000	\$ 401,278	\$ 401,278	\$ -	\$ 348,722	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 38,738,678	\$ (720,007)	\$ 38,018,671	\$ 38,018,670	\$ 3,388,688	\$ 34,629,982	\$ 1	\$ -	
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ (25,275)	\$ 2,087,364	\$ 565,287	\$ 315,860	\$ 249,427	\$ 1,522,077	\$ -	
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 266,721	\$ 2,082,596	\$ 1,986,865	\$ 1,030,002	\$ 956,863	\$ 95,731	\$ -	
Contingency (incl Construction & Project)	\$ 6,507,731	\$ (1,712,215)	\$ 4,795,518	\$ -	\$ -	\$ -	\$ 4,795,518	\$ -	
Contingency for Site Contamination (soils,hazmat)	\$ -	\$ 550,000	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000	\$ -	
Land Acquisition	\$ 14,133,295	\$ (422,733)	\$ 13,710,562	\$ 13,709,987	\$ 13,686,033	\$ 23,954	\$ 575	\$ -	
Contingency for Land Acquisition	\$ 1,250,000	\$ 250,000	\$ 1,500,000	\$ 1,491,500	\$ 1,491,500	\$ -	\$ 8,500	\$ -	
TOTAL	\$ 68,536,343	\$ (1,541,632)	\$ 66,994,711	\$ 59,346,716	\$ 22,684,814	\$ 36,661,902	\$ 7,647,995	\$ -	

COUNCIL REPORTING SUMMARY - FIRE STATION 51									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 1,070,000	\$ 322,781	\$ 1,392,781	\$ 1,280,609	\$ 873,166	\$ 407,443	\$ 112,172	\$ -	
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Permits/Fees	\$ 234,000	\$ 100,000	\$ 334,000	\$ 151,812	\$ 136,024	\$ 15,788	\$ 182,188	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 9,396,000	\$ 1,315,046	\$ 10,711,045	\$ 10,711,045	\$ 99,273	\$ 10,611,773	\$ -	\$ -	
Construction Related Costs (incl Bond)	\$ 931,000	\$ (300,000)	\$ 631,000	\$ 138,222	\$ 88,429	\$ 49,793	\$ 492,778	\$ -	
PM Services (incl Other Professional Svcs)	\$ 526,000	\$ (50,000)	\$ 476,000	\$ 363,412	\$ 154,205	\$ 209,207	\$ 112,588	\$ -	
Contingency (incl Construction & Project)	\$ 1,116,000	\$ 153,806	\$ 1,269,806	\$ -	\$ -	\$ -	\$ 1,269,806	\$ -	
TOTAL	\$ 13,273,000	\$ 1,541,633	\$ 14,814,633	\$ 12,645,100	\$ 1,351,097	\$ 11,394,003	\$ 2,169,532	\$ -	

COUNCIL REPORTING SUMMARY - FIRE STATION 52									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 1,415,000	\$ 353,172	\$ 1,770,172	\$ 1,622,653	\$ 783,638	\$ 839,015	\$ 147,519	\$ -	
Land Acquisition	\$ 16,000	\$ 9,160	\$ 25,160	\$ 17,157	\$ 17,157	\$ -	\$ 8,003	\$ -	
Permits/Fees	\$ 353,000	\$ 50,000	\$ 403,000	\$ 78,332	\$ 18,155	\$ 60,177	\$ 324,668	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 13,298,000	\$ 469,000	\$ 13,767,000	\$ 13,767,000	\$ -	\$ 137,500	\$ 13,629,500	\$ -	
Construction Related Costs (incl Bond)	\$ 1,398,000	\$ (307,160)	\$ 1,090,840	\$ 400,853	\$ 20,489	\$ 380,364	\$ 689,987	\$ -	
PM Services (incl Other Professional Svcs)	\$ 787,000	\$ (50,000)	\$ 737,000	\$ 546,069	\$ 233,367	\$ 312,702	\$ 190,931	\$ -	
Contingency (incl Construction & Project)	\$ 1,343,000	\$ 123,828	\$ 1,466,828	\$ -	\$ -	\$ -	\$ 1,466,828	\$ -	
TOTAL	\$ 18,610,000	\$ 650,000	\$ 19,260,000	\$ 2,802,564	\$ 1,072,806	\$ 1,729,758	\$ 16,457,436	\$ -	

COUNCIL REPORTING SUMMARY - FIRE STATION 54									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 130,000	\$ (17,005)	\$ 112,995	\$ 132,995	\$ 131,495	\$ 1,500	\$ (0)	\$ -	
Land Acquisition	\$ 902,668	\$ 31,206	\$ 933,874	\$ 933,875	\$ 933,775	\$ 100	\$ (1)	\$ -	
Permits/Fees	\$ 20,000	\$ (12,827)	\$ 7,173	\$ 2,173	\$ 2,173	\$ -	\$ 5,000	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 230,000	\$ (123,300)	\$ 106,700	\$ 106,700	\$ 67,856	\$ 38,844	\$ -	\$ -	
Construction Related Costs (incl Bond)	\$ 50,000	\$ (2,698)	\$ 47,302	\$ 42,302	\$ 22,798	\$ 19,504	\$ 5,000	\$ -	
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ (835)	\$ 106,665	\$ 106,665	\$ 86,066	\$ 20,599	\$ -	\$ -	
Contingency (incl Construction & Project)	\$ 41,832	\$ 125,459	\$ 167,291	\$ -	\$ -	\$ -	\$ 167,291	\$ -	
TOTAL	\$ 1,502,000	\$ -	\$ 1,502,000	\$ 1,324,710	\$ 1,324,163	\$ 80,547	\$ 177,290	\$ -	

COUNCIL REPORTING SUMMARY - PUBLIC WORKS									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 767,385	\$ 15,000	\$ 782,385	\$ 318,882	\$ 221,796	\$ 97,086	\$ 463,303	\$ -	
Land Acquisition	\$ 22,000,046	\$ 3,374,913	\$ 25,374,959	\$ 25,347,193	\$ 25,344,993	\$ 2,200	\$ 27,766	\$ -	
Permits/Fees	\$ 110,000	\$ (20,000)	\$ 90,000	\$ -	\$ -	\$ -	\$ 90,000	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 4,950,000	\$ (1,895,000)	\$ 3,055,000	\$ -	\$ -	\$ -	\$ 3,055,000	\$ -	
Construction Related Costs (incl Bond)	\$ 529,036	\$ (404,793)	\$ 124,243	\$ 77,643	\$ 50,471	\$ 27,172	\$ 46,600	\$ -	
PM Services (incl Other Professional Svcs)	\$ 668,426	\$ (348,426)	\$ 320,000	\$ 279,832	\$ 152,685	\$ 127,147	\$ 40,168	\$ -	
Contingency (incl Construction & Project)	\$ 975,107	\$ (721,694)	\$ 253,413	\$ -	\$ -	\$ -	\$ 253,413	\$ -	
TOTAL	\$ 30,000,000	\$ -	\$ 30,000,000	\$ 26,023,550	\$ 25,769,944	\$ 253,605	\$ 3,976,450	\$ -	

City of Tukwila

**BNB - Justice Center
WMBE/DBE Participation**

Scopes of Work that you Intend to Award to WMBEs	Sub/Supplier Name	Certification				Approximate Subcontract \$ Amount
		City of Seattle Self-Identified	OMWBE State Certification	OMWBE Federal Certification	SCS	
Demo and Abatement	Rhine Demo					\$ 192,995
Foundation, Structure, Waterproofing	BNBuilders					\$ 4,288,300
Earthwork and Utilities	Illiad					\$ 4,874,410
Site Concrete	BNBuilders					\$ 720,000
Architectural Casework	BNBuilders					\$ 1,186,000
Exterior Siding	Northshore Exteriors					\$ 1,760,000
Roofing Systems	Axiom				#1027	\$ 583,020
Doors and Hardware	BNBuilders					\$ 1,577,000
Aluminum Systems	General Storefronts					\$ 855,688
Painting and Coatings	Halili	WBE				\$ 219,450
Acoustical Assemblies	ADI					\$ 344,716
Insulation GWB Assemblies	Northwest Partition					\$ 2,149,000
Flooring Covering	Great Floors					\$ 486,296
Misc Specialties	BNBuilders					\$ 977,000
Window Coverings	Iris					\$ 47,269
Elevator	BNBuilders					\$ 118,000
Fire Protection	Columbia Fire				#1599	\$ 287,890
Mechanical	Johansen Mech					\$ 3,284,321
Electrical	Valley Electric					\$ 4,699,000
Paving and Striping	Lakeside Industries					\$ 437,733
Irrigation and Landscaping	RE Sides Landscaping				#1054	\$ 1,020,000
Total Amount Intended to be Performed by SCS to Date:						\$ 2,110,360

Scopes where the sub/supplier is not yet determined or committed	When do you anticipate making a selection?	Do you anticipate using a SCS	Is this a Spread the Work SCS	Can only a Sole Source do the work?	Approximate Subcontract \$ Amount
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Total Amount Not Yet Committed to a Sub/Supplier:					\$ -

Apprentice Utilization Plan

List the prime and all subcontractors scheduled to work on this project, and indicate the estimated number of hours to be performed by journey level and apprentice workers for each. Apprenticeship utilization must equal or exceed 15% of the total labor hours.

Prime Contractor and all Subcontractors	Estimated information				Apprentice Percentage	Number of Apprentices
	Journey Labor Hours	Apprentice Labor Hours	Total Labor Hours for Project			
BNBuilders	472	16	488		3.28%	1
Ascendent, LLC	566	55	621		8.86%	3
Iliad, Inc	1,081	0	1,081		0.00%	0
Rhine	0	0	0		0.00%	
TOTALS:	2,119	71	2,190		3.24%	4
Apprenticeship Utilization Requirement:					15%	

City of Tukwila
Lydig Construction Inc - Fire Station #51
WMBE/DBE Participation

Scopes of Work that you Intend to Award to WMBEs	Sub/Supplier Name	Certification				Approximate Subcontract \$ Amount
		City of Seattle Self-Identified	OMWBE State Certification	OMWBE Federal Certification	SCS	
	GREAT FLOORS, LLC					\$ 38,500
	MASONS SUPPLY COMPANY					-
	PROSTEEL, INC.					\$ 54,397
	WEST WIND REINFORCING, LLC					\$ 30,296
	SPOKANE METALS, LLC					\$ 219,266
	SCI INFRASTRUCTURE, LLC					\$ 854,000
	ALASKA GLAZING INC. D/B/A FACADE TECH					\$ 298,628
	MCKINSTRY CO.					\$ 1,243,566
	LANDSOL LLC D/B/A KIRKLAND LANDCARE					\$ 262,451
	SECURE A SITE INC	WBE-W				\$ 299,000
	CALIBER CONCRETE CONSTRUCTION, INC.	WBE-W				\$ 394,500
	CASCADE CONSTRUCTION COMPANY, INC.				#2014	\$ 310,097
	GK KNUTSON					\$ 523,500
	Ben's Ever-Ready, Inc.					\$ 828
	CHG BUILDING SYSTEMS INC			FBE/SBE/VOSB		\$ 168,922
	CONSURCO					\$ 37,900
	METROPOLITAN APPLIANCE					\$ 29,017
	EMERALD FIRE, LLC	WBE-W				\$ 49,750
	NORTHSHORE EXTERIORS, INC.					\$ 263,900
	DYNAMIC LAUNDRY SYSTEMS, INC.					\$ 5,677
	INFINITI WINDOW COVERINGS					\$ 6,779
	CRAWFORD DOOR COMPANY LLC	MWBE-W				\$ 102,261
	Simonet Woodwork Ltd.					\$ 146,110
	INLAND WATERPROOFING SERVICES, LLC	WBE-W				\$ 4,100
	Stanley Patrick Striping Co.				#1092	\$ 4,834,000
	FAWCETT PAINTING, INC.					\$ 59,000
	AXIOM DIVISION 7				#1027	\$ 217,945
	Evergreen Construction Specialties					\$ 60,200
	MILES SAND & GRAVEL					-
	Construction Site Services	WBE-W				
	Keeney Office Supply	WBE-W				
	Darling Nava Consulting		MWBE	DBE/SBE		
Total Amount Intended to be Performed by SCS to Date:						\$ 10,514,590

Scopes where the sub/supplier is not yet determined or committed	When do you anticipate making a selection?	Do you anticipate using a SCS	Is this a Spread the Work SCS	Can only a Sole Source do the work?	Approximate Subcontract \$ Amount
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Total Amount Not Yet Committed to a Sub/Supplier:					\$ -

City of Tukwila

LCI - Fire Station #51

Updated: 5.23.19

GC Contract Value **\$ 10,514,590.00**

Award Amount: **\$ 6,380,575.00**

WMBE Participation

Scopes of Work that you Intend to Award to WMBEs	Sub/Supplier Name	Certification				Approximate Subcontract \$ Amount
		City of Seattle Self-Certification	OMWBE State Certification	OMWBE Federal Certification	SCS	
	SECURE A SITE INC	WBE-W				\$ 299,000
	CALIBER CONCRETE	WBE-W				\$ 394,500
	CASCADE CONSTRUCTION				#2014	\$ 310,097
	CHG BUILDING SYSTEMS INC			FBE/SBE/VOSB		\$ 168,922
	EMERALD FIRE, LLC	WBE-W				\$ 49,750
	CRAWFORD DOOR COMPANY	MWBE-W				\$ 102,261
	INLAND WATERPROOFING	WBE-W				\$ 4,100
	Stanley Patrick Striping Co.				#1092	\$ 4,834,000
	AXIOM DIVISION 7				#1027	\$ 217,945
	Construction Site Services	WBE-W				
	Keeney Office Supply	WBE-W				
	Darling Nava Consulting		MWBE	DBE/SBE		
Total Amount Intended to be Performed by SCS to Date:						\$ 6,380,575
Percentage of Award Amount:						61%

Scopes where the sub/supplier is not yet determined or committed	When do you anticipate making a selection?	Do you anticipate using a SCS	Is this a Spread the Work SCS	Can only a Sole Source do the work?	Approximate Subcontract \$ Amount
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Total Amount Not Yet Committed to a Sub/Supplier:					\$ -

List the prime and all subcontractors scheduled to work on this project, and indicate the estimated number of hours to be performed by journey level and apprentice workers for each. Apprentice utilization must equal or exceed 15% of the total labor hours.

	Estimated Information					
	Journey Labor Hours	Apprentice Labor Hours	Total Labor Hours for Project	Apprentice Percentage	Number of Apprentices	
Prime Contractor and all Subcontractors						
Lydig Construction						
TOTALS:	0	0	0	0.00%	0	
	<i>Apprenticeship Utilization Requirement:</i>					15%