

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

April 30, 2019

Overall Plan

Outreach

- Team anticipates two events for the public in 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.

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

- All businesses vacated the premises per the agreements. No leases remain and this item will be closed in subsequent monthly updates.

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
- Fire Station 52 schematic design cost estimating to Public Safety Committee and Council
- Justice Center Maximum Allowable Construction Cost (MAC) to Council

Fire Stations

Siting

- With Council approval received, the team completed demolition of the single-family home on the Station 54 site.
- Team will be working on lot consolidation for Station 54 to consolidate the main parcel with the smaller parcel.

Architecture and Programming

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

Design and Permitting

- 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 2018. Council gave approval to begin Design Development for Station 51.
- 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 were completed and distributed to the team December 20, 2018.
- Schematic Design phase for Station 52 was completed on schedule in January 2019. Estimating Station 52 Schematic Design is underway.
- Design Development for Station 52 began February 2019.
- Permitting coordination meetings with City Staff are ongoing for Station 51 and Station 52.
- 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 anticipated to be phased permitting. Pre-application for Station 52 permit was submitted in November, 2018 and the pre-application meeting for Station 52 was held in December, 2018.
- 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 and are under review.

Bidding and Construction

- Pre-construction services for Station 51 are complete and are underway for Station 52.
- 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 complete for Station 51 with bids compiled and the MACC presented and approved by Council in March, 2019.
- Construction for 51 to begin May, 2019.
- Bidding and construction phases scheduled to begin for 52 in June, 2019. Early site work is anticipated to begin in July.

Justice Center

Siting

- The City has agreements with all affected businesses on the Justice Center site.
- The City has ownership of all properties on the Justice Center site. The long-vacant building between Church by the Side of the Road and the Travelodge buildings have now been demolished.
- Demolition began on the south lot (in between Taco Time and S. 150th) on April 29 and is expected to be complete within two weeks.

Architecture and Programming

- DLR Group's Building Program Report was submitted December 8, 2017. Program and Estimate was presented to Public Safety Committee in December and Council in January, 2018.

Design and Permitting

- DLR architects completed the Design Development phase of the project. The Design Development and budget was presented to the Council in October.
- The project team has completed the SEPA, Design Review, Conditional Use Permit and Parking Determination processes. The SEPA determination was issued in November and the Conditional Use Permit and Design Review approvals were received in December.
- DLR architects began the Construction Documents phase in October and issued the 95% Construction Documents in January. The 100% Construction Documents will be issued following receipt of construction permits.
- 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

- BNBuilders, the selected GC/CM, started pre-construction services following Council approval of their contract on March 19, 2018.
- BNBuilders continued to work with the team on design phases, constructability, cost estimating and scheduling throughout design and preconstruction.
- BNBuilders released the first subcontract bid packages in late January and completed subcontract package bidding on April 24. The Total Contract Cost (TCC) amendment will be brought to Council in May.
- Construction began in early April, 2019 with mobilization of construction trailers and fencing, utility disconnect work, excavation in the north lot for stormwater utilities, hazardous materials abatement and demolition of remaining buildings on the site.

Public Works Facility

Siting

- Due diligence items related to site acquisition are complete. The assessment of existing structures is complete.
- The City has agreements with all of the businesses on the Public Works site.
- The Public Use and Necessity trial was held Friday, May 25 and the City was granted its request.
- Lot consolidation for two of the three parcels is underway.

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 June of 2019.

Design and Permitting

- Phase I design scheduled to begin Q2/Q3, 2019, after council approval.

Bidding and Construction

- Phases scheduled to begin in Q4, 2019.

Budget

- Based on Council direction to move forward with Station 51, Station 52, Justice Center and Public Works Facility (\$30M), team has updated the budgets. See attached.

Schedule

May 2019

- Fire Station 51 revised permit issuance
- Fire Station 51 construction begins
- Fire Station 52 schematic design cost estimating to Public Safety Committee and Council
- Fire Station 52 SEPA determination
- Fire Station 52 design development complete
- Fire Station 52 design development cost estimating with GCCM involvement
- Fire Station 51 construction documents begin
- Fire Station 52 conditional use/BAR public hearing
- Justice Center, Fire Station 51 and Fire Station 52 Arts Commission presentation
- Justice Center Maximum Allowable Construction Cost (MACC) to Council

June 2019

- Fire Station 52 phase 1 (early work/foundations) permit submitted
- Fire Station 52 phase 1 bidding
- Public Works programming and estimates to Committee and Council
- Public Works phase 1 contractor solicitation

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 phase 1 design begins

August 2019

- Fire Station 52 phase 2 bidding
- Fire Station 52 phase 2 (building) permit submitted

September 2019

- Fire Station 52 phase 2 (building) permit issued
- Public Works Phase 1 design complete

October 2019

- Fire Station 52 Lydig contract amendment to Public Safety Committee
- Public Works Phase 1 construction contract approval to Public Safety Committee and Council

November 2019

- Fire Station 52 Lydig contract amendment to Council
- Fire Station 52 phase 2 construction begins
- Public Works Phase 1 construction begins

February 2020

- Public Works Phase 1 construction complete

March 2020

- Public Works Phase 1 move-in

May 2020

- Fire Station 51 Substantial Completion

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 PLAN

Monthly DBE OUTREACH EFFORTS

4.24.19

Outreach Consultant updates for April 2019

There's been a lot of traction when it comes to community efforts with Foster High School students in the class of Ms Julie Polwarth (Business Education, Yearbook & FBLA Adviser.

- To reiterate, last March 2, 2019, myself and Mr. Joe Duffie met with Ms. Polwarth class at one of her class. As I continued to be the link with the students for the upcoming City of Tukwila projects, I met with Neisha Fort-Brooks (Community Engagement Manager) and strategies our approach to the next step of assisting the graduating seniors. I have been informed by Ms. Julie Polwarth that there are 3 seniors registered at ANEW/PACE for pre-apprentice program. I have not received any updates on this. I will follow up this week.
- To date, I am awaiting from Neisha Fort-Brooks to provide me the details of what to expect from to whether the Tabling Strategy tentative date of 5.7.19 is to happen or not.

BNBuilders attended the Career Day on 4.4.19 and was engaged with few students. However, all the students that was at Ms. Julie Polwarth class was no show.

I am awaiting from Lydig Construction & BNBuilders list of awarded subcontractors to be entered in the WMBE/DBE tracking report for participations.

Lydig Construction will be presenting at National Association of Minority Contractors on 5.2.19 at 6pm and all City Councils are invited to come and this will be held at Tukwila Community Center. (Attached NAMC Agenda)

Darling Nava Consulting

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NAMC WASHINGTON CHAPTER

Promoting individual prosperity of minority builders, contractors, subcontractors, suppliers and manufacturers of materials and equipment used in the construction industry

NAMC May 2, 2019

******* GENERAL MEMBERSHIP MEETING AGENDA*******

Meeting location

Tukwila Community Center

12424 42nd Avenue South

Tukwila, WA 98168

5:30 – 6:00 pm Mini-Outreach – Marpac Construction

6:00 – 8:00 pm General Membership Meeting

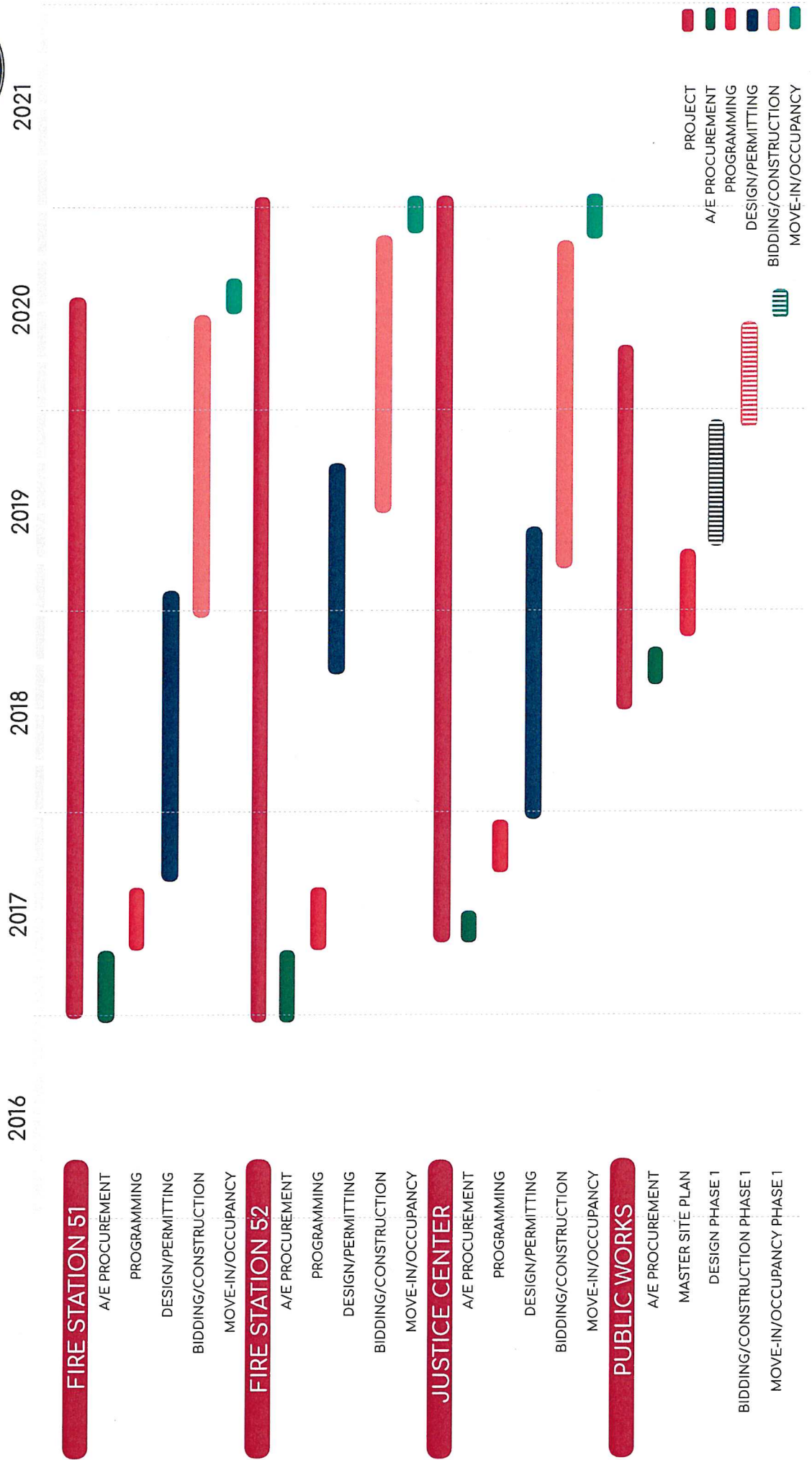
- 1) Introductions and Membership Certificates
- 2) Hermanson Company LLP – Multiple Projects - *Paul Robinett, Principal/Vice President*
- 3) Howard S. Wright – *Hans Hansen, Sr. Project Manager*
- 4) Seattle Department of Transportation – *Director Sam Zimbabwe*
- 5) Lydig Construction – Report on Tukwila FS Projects – *Kiel Lunsford, Project Manager*
- 6) Dept of Enterprise Services
- 7) Marpac Construction – new projects – *Sai Chaleunphoah, Marpac's Owner*
- 8) Korsmo Construction – *multiple new projects – Steve Rich, Director of Pre-construction; Evan Haines, Project Manager & Rachel Pease, Diversity Program Manager*
- 9) Announcements

NAMC meets every first Thursday of each month providing information about contract opportunities and more to minority businesses. Please feel free to forward to contractors who may be interested.

OUR MISSION

- Provide education, training and mentorship to minority contractors in construction.
- Promote the economic and legal interest of minority contracting firms.
- Advocate law and government actions for minority contractors.
- Bring about wider procurement and business opportunities for minority contractors.
- Reduce and remove barriers to full equality for minority contractors.
- Create a forum for sharing information and mutual support.
- Build bridges between minority contractors and the entities they serve.

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 April 29, 2019 (reconciled w/aecig thru Apr 16, 2019 GL)

COUNCIL REPORTING SUMMARY - JUSTICE CENTER	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 3,278,125	\$ 221,875	\$ 3,500,000	\$ 3,141,729	\$ 2,180,300	\$ 358,271	\$ -
Permits/Fees	\$ 700,000	\$ -	\$ 700,000	\$ 354,103	\$ 354,103	\$ 345,897	\$ -
Construction (Pre-Con, Const & Tax)	\$ 38,738,678	\$ (958,082)	\$ 37,780,596	\$ 12,547,575	\$ 549,916	\$ 25,233,021	\$ -
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ 212,800	\$ 2,325,439	\$ 565,198	\$ 266,896	\$ 1,760,241	\$ -
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 266,721	\$ 2,082,596	\$ 1,986,390	\$ 942,506	\$ 96,206	\$ -
Contingency (incl Construction & Project)	\$ 6,507,731	\$ (1,712,213)	\$ 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	\$ 13,683,561	\$ 26,427	\$ 575
Contingency for Land Acquisition	\$ 1,250,000	\$ 300,000	\$ 1,550,000	\$ 1,525,384	\$ 1,525,384	\$ 24,616	\$ -
TOTAL	\$ 68,536,343	\$ (1,541,632)	\$ 66,994,711	\$ 33,830,365	\$ 19,502,665	\$ 33,164,346	\$ -

COUNCIL REPORTING SUMMARY - FIRE STATION 51	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,070,000	\$ 222,781	\$ 1,292,781	\$ 1,236,572	\$ 811,755	\$ 424,816	\$ 56,209
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Fees	\$ 234,000	\$ -	\$ 234,000	\$ 102,042	\$ 92,042	\$ 10,000	\$ -
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	\$ -	\$ 931,000	\$ 133,726	\$ 85,523	\$ 48,203	\$ -
PM Services (incl Other Professional Svcs)	\$ 526,000	\$ -	\$ 526,000	\$ 360,917	\$ 134,591	\$ 226,326	\$ 165,083
Contingency (incl Construction & Project)	\$ 1,116,000	\$ 3,806	\$ 1,119,806	\$ -	\$ -	\$ 1,119,806	\$ -
TOTAL	\$ 13,275,000	\$ 1,541,633	\$ 14,814,632	\$ 12,544,302	\$ 1,223,184	\$ 11,321,118	\$ 2,270,331

COUNCIL REPORTING SUMMARY - FIRE STATION 52	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,415,000	\$ 255,172	\$ 1,670,172	\$ 1,601,813	\$ 553,011	\$ 1,048,802	\$ 68,359
Land Acquisition	\$ 16,000	\$ 9,160	\$ 25,160	\$ 17,157	\$ 17,157	\$ 8,003	\$ -
Permits/Fees	\$ 353,000	\$ -	\$ 353,000	\$ 72,688	\$ 12,511	\$ 280,312	\$ -
Construction (Pre-Con, Const & Tax)	\$ 13,298,000	\$ 469,000	\$ 13,767,000	\$ 137,500	\$ -	\$ 13,629,500	\$ -
Construction Related Costs (incl Bond)	\$ 1,398,000	\$ (9,160)	\$ 1,388,840	\$ 401,815	\$ 16,258	\$ 385,557	\$ 987,025
PM Services (incl Other Professional Svcs)	\$ 787,000	\$ -	\$ 787,000	\$ 546,029	\$ 207,649	\$ 338,380	\$ 240,971
Contingency (incl Construction & Project)	\$ 1,343,000	\$ (74,172)	\$ 1,268,828	\$ -	\$ -	\$ 1,268,828	\$ -
TOTAL	\$ 18,610,000	\$ 650,000	\$ 19,260,000	\$ 2,777,001	\$ 806,584	\$ 1,970,417	\$ 16,482,999

COUNCIL REPORTING SUMMARY - FIRE STATION 54	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 150,000	\$ (7,000)	\$ 143,000	\$ 132,995	\$ 131,495	\$ 1,500	\$ 10,005
Land Acquisition	\$ 902,668	\$ 31,206	\$ 933,874	\$ 933,875	\$ 933,775	\$ 100	\$ (1)
Permits/Fees	\$ 20,000	\$ -	\$ 20,000	\$ 1,908	\$ 1,908	\$ -	\$ 18,092
Construction (Pre-Con, Const & Tax)	\$ 230,000	\$ (5,610)	\$ 224,390	\$ 106,700	\$ 67,856	\$ 38,844	\$ 117,600
Construction Related Costs (incl Bond)	\$ 50,000	\$ 9,875	\$ 59,875	\$ 41,802	\$ 22,798	\$ 19,004	\$ 18,073
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ -	\$ 107,500	\$ 106,665	\$ 86,066	\$ 20,599	\$ 835
Contingency (incl Construction & Project)	\$ 41,832	\$ (28,471)	\$ 13,361	\$ -	\$ -	\$ 13,361	\$ -
TOTAL	\$ 1,502,000	\$ -	\$ 1,502,000	\$ 1,323,945	\$ 1,243,898	\$ 80,047	\$ 178,055

COUNCIL REPORTING SUMMARY - PUBLIC WORKS	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 767,385	\$ 15,000	\$ 782,385	\$ 318,882	\$ 139,806	\$ 179,076	\$ 463,503
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	\$ 77,143	\$ 50,471	\$ 26,672	\$ 47,100
PM Services (incl Other Professional Svcs)	\$ 668,426	\$ (348,426)	\$ 320,000	\$ 279,832	\$ 139,845	\$ 139,987	\$ 40,168
Contingency (incl Construction & Project)	\$ 975,107	\$ (721,694)	\$ 253,413	\$ -	\$ -	\$ 253,413	\$ -
TOTAL	\$ 30,000,000	\$ -	\$ 30,000,000	\$ 26,023,050	\$ 25,675,115	\$ 347,935	\$ 3,976,950