



COUNCIL AGENDA SYNOPSIS

-----Initials-----			
Meeting Date	Prepared by	Mayor's review	Council review
10/8/18	RB	CA	LY

ITEM No.

3.E.

ITEM INFORMATION

STAFF SPONSOR: RACHEL BIANCHI		ORIGINAL AGENDA DATE: 10/8/18	
AGENDA ITEM TITLE Consensus to move forward to the "Construction Documents" phase of the Public Safety Plan for the Justice Center.			
CATEGORY ☒ Discussion Mtg Date 10/8/18	☒ Motion Mtg Date 10/8/18	☐ Resolution Mtg Date	☐ Ordinance Mtg Date
☐ Bid Award Mtg Date	☐ Public Hearing Mtg Date	☐ Other Mtg Date	
SPONSOR ☐ Council ☒ Mayor ☐ HR ☐ DCD ☐ Finance ☐ Fire ☐ TS ☐ P&R ☐ Police ☐ PW ☐ Court			
SPONSOR'S SUMMARY Council consensus is being requested to approve moving the Justice Center to the next phase of design, Construction Documents.			
REVIEWED BY ☐ C.O.W. Mtg. ☐ CDN Comm ☐ Finance Comm. ☒ Public Safety Comm. ☐ Trans & Infrastructure. ☐ Arts Comm. ☐ Parks Comm. ☐ Planning Comm. DATE: 10/1/18 COMMITTEE CHAIR: HOUGARDY			
RECOMMENDATIONS: SPONSOR/ADMIN. Mayor's Office COMMITTEE Unanimous Approval; Forward to Committee of the Whole for consensus			
COST IMPACT / FUND SOURCE			
EXPENDITURE REQUIRED \$	AMOUNT BUDGETED \$	APPROPRIATION REQUIRED \$	
Fund Source:			
Comments:			
MTG. DATE 10/8/18	RECORD OF COUNCIL ACTION		
MTG. DATE 10/8/18	ATTACHMENTS		
	Informational Memorandum dated 9/24/18		
	Justice Center Design Development Presentation		
	BNBuilders Estimate Comparison		
	Justice Center Budget		
	Minutes from the Public Safety Committee meeting of 10/1/18		



INFORMATIONAL MEMORANDUM

TO: Public Safety Committee

FROM: Rachel Bianchi, Deputy City Administrator

CC: Mayor Ekberg

DATE: September 24, 2018

SUBJECT: Justice Center Design Development

ISSUE

The City has completed Design Development of the Justice Center. The end of Design Development provides the owner with a more refined budget number for the project based on a more detailed design. After significant Council review and deliberation, the budget for the Justice Center was increased to \$68.5 million, largely due to cost escalation and market conditions. The Schematic Design estimate confirmed this budget. The Design Development estimate further confirms this budget.

BACKGROUND

The Justice Center will hold the City's Police Department, Municipal Court and Emergency Operations Center. It will provide a seismically safe, efficient facility for City staff and better access to key City services for the public. Stakeholders from the Police Department, Court and EOC have been directly involved in the planning and design of the facility, which features the following:

- Conference center area allows for flexible use by City staff and the community that morphs into the Emergency Operations Center during an activation; this maximizes the use of key space.
- Modern Court facilities, including necessary private meeting rooms, holding area, and probation spaces.
- Critical police functions addressed, including records area, evidence, training facilities and team areas to facilitate teamwork.
- HUB area that creates a joint staff room area for co-worker collaboration.
- Planned areas for future expansion (second court room when needed, additional office space for the Police Department).

The building as currently designed totals approximately 47,200 square feet. Similar to the process with the fire stations, once Design Development was finished, DLR Group's cost estimator, Roen, and the General Contractor/Construction Manager (GC/CM) firm, BNBuilders (BNB), developed cost estimates for the Justice Center independently of each other. Both initial cost estimates came within less of one percent of each other and the two organizations have reconciled to the same estimated construction costs as the Schematic Design number, that stays within the approved \$68.5 million total project budget. The ability to have a GC/CM on board early and throughout the Schematic Design and Design Development phases directly led to this successful cost estimate reconciliation.

Although the design advanced significantly from Schematic Design to Design Development, the overall cost estimates and budget remained on target with minimal adjustments. These included:

- Construction costs decreased slightly, from \$38,738,678 to \$38,727,363. Additional detail can be found in the BNBuilders Estimate Comparison attached.
- Project Management services increased from \$1,594,000 to \$1,815,875 due to an increase in Construction Management fee allocation, as well as additional consultant fees for legal and other professional services.
- Land Acquisition decreased from \$14,133,295 to \$14,052,253 as a result of closed transaction prices while Contingency for Land Acquisition increased from \$1,250,000 to \$1,550,000 due to business assistance.
- Overall project contingencies decreased from \$5,757,731 to \$5,328,213 to fund the adjustments listed above.

RECOMMENDATION

Staff is seeking committee approval to forward this issue to the October 8, 2018 Committee of the Whole meeting with a recommendation that the City continue into the Construction Documents phase for the Justice Center.

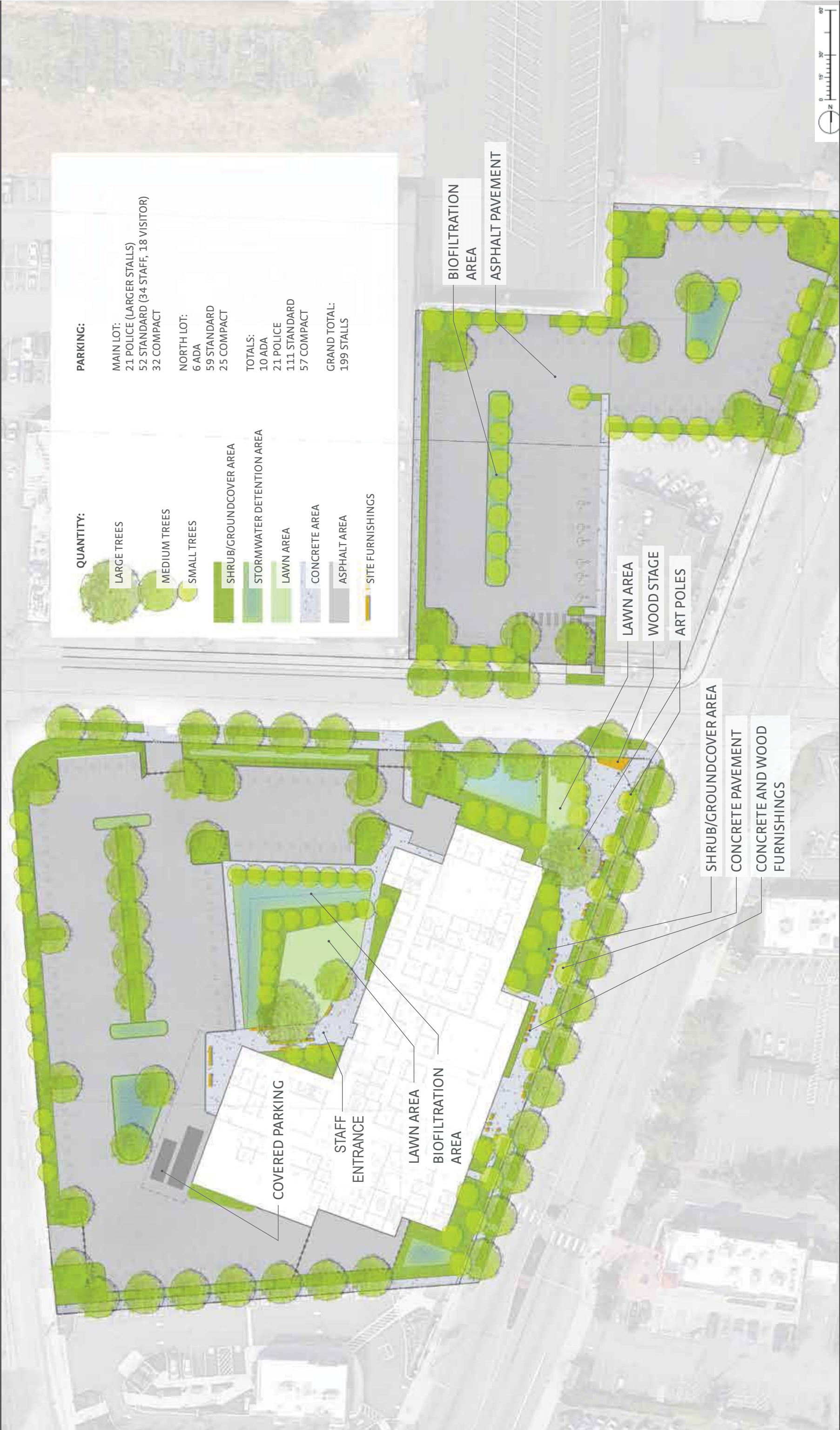
Despite the budget challenges, the need for a modern, Justice Center remains very real, for the broader community and for the staff that work in these facilities. The Council will continue to have decision points in the future that provide "off ramps" if so desired.

ATTACHMENT

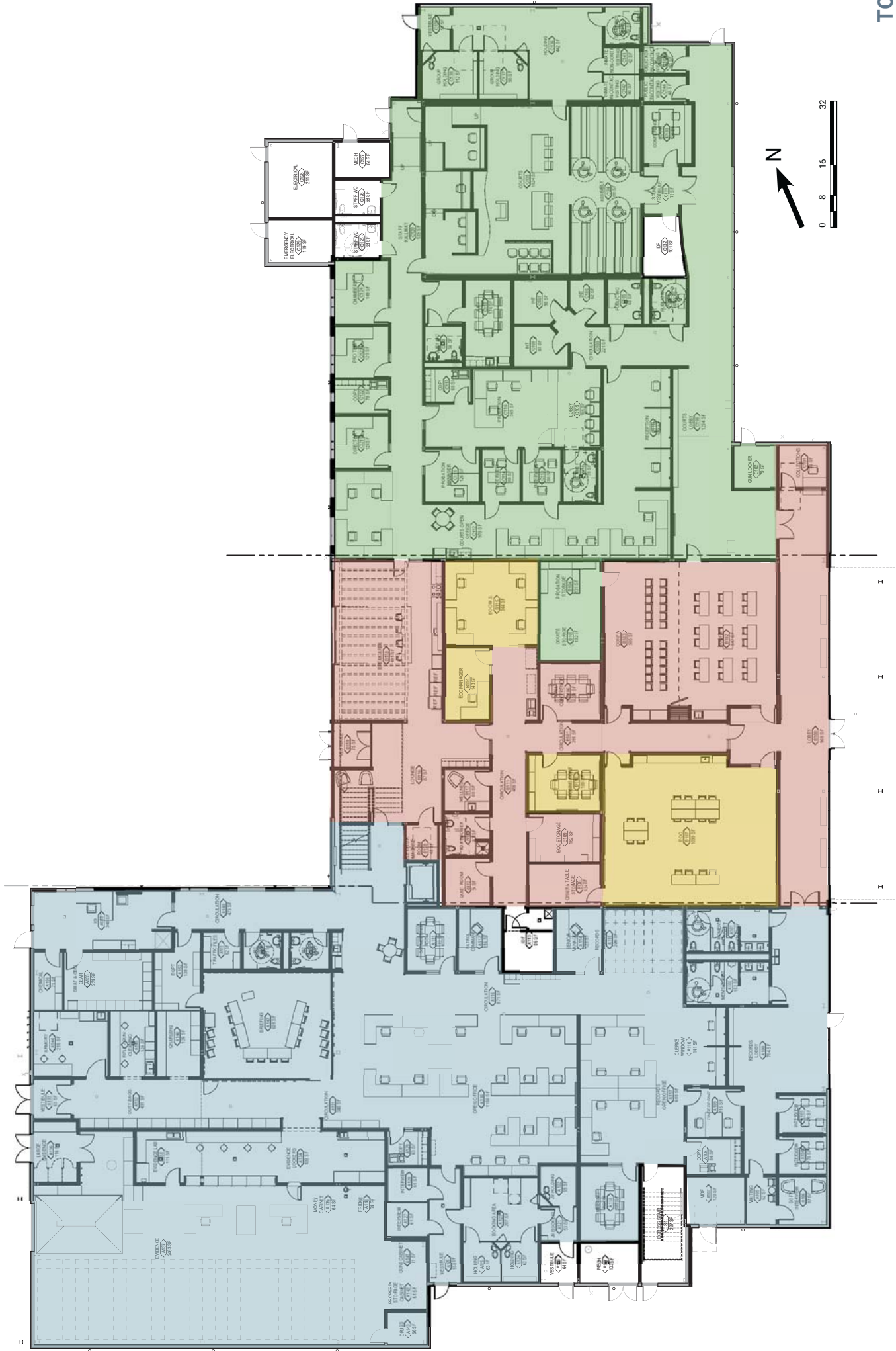
- Justice Center Design Development Presentation
- BNBuilders Estimate Comparison
- Justice Center Budget

TUKWILA JUSTICE CENTER





FIRST FLOOR



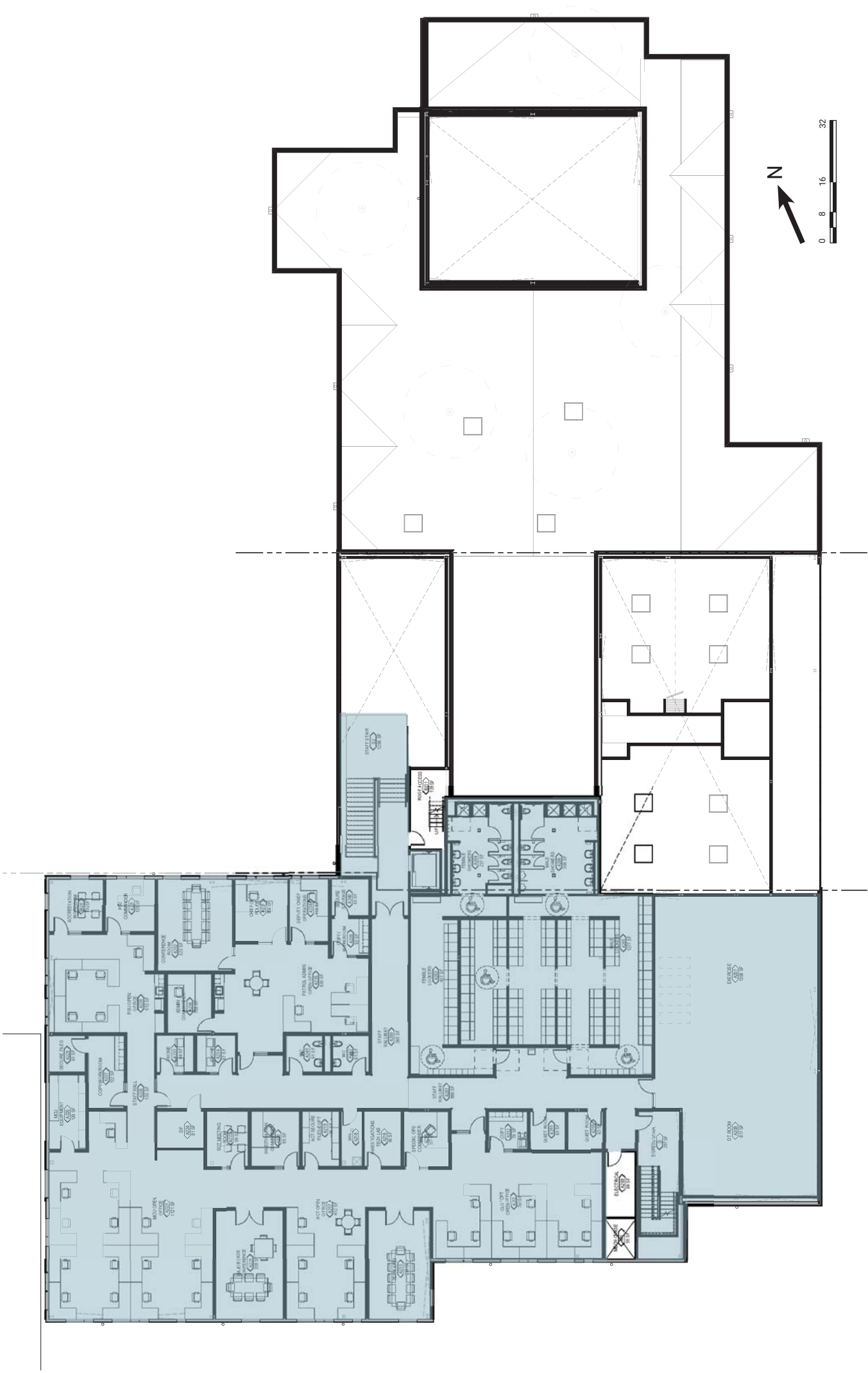
LEVEL 1 AREA

Police	13,532
EOC	2,047
Courts	9,685
Shared Spaces	5,866
Building Support	1,015
Total	32,145 GSF

TOTAL FACILITY GROSS SF AREA

Police	28,798
EOC	2,047
Courts	9,685
Shared Spaces	5,866
Building Support	1,671
Total	48,067 GSF

SECOND FLOOR



LEVEL 2 AREA

Police	15,266
EOC	---
Courts	---
Shared Spaces	---
Building Support	656
Total	15,922 GSF

TOTAL FACILITY GROSS SF AREA

Police	28,798
EOC	2,047
Courts	9,685
Shared Spaces	5,866
Building Support	1,671
Total	48,067 GSF

COST ESTIMATE



CITY OF TUKWILA
Public Safety Plan
Justice Center
Conceptual Budget Summary
YOE \$ (in thousands)

PROJECT COSTS

Justice Center - SCHEMATIC DESIGN BUDGET ESTIMATE (May 2018)	
Project Category	Estimate
A/E Services (both design & CA)	3,500,000
Permits/Fees	700,000
Construction: Building & Site Development (pre-con, const, tax)	38,738,678
Construction Related Costs (incl bond)	2,112,639
PM Services (incl other prof svcs)	1,594,000
Contingency (incl Construction & Proj)	5,757,731
Contingency for Site Contamination (soils, hazmat)	750,000
SUBTOTAL	53,153,048
Land Acquisition	14,133,295
Contingency for Land Acquisition	1,250,000
TOTAL	68,536,343

Justice Center - DESIGN DEVELOPMENT BUDGET ESTIMATE (September 2018)	
Project Category	Estimate
A/E Services (both design & CA)	3,500,000
Permits/Fees	700,000
Construction: Building & Site Development (pre-con, const, tax)	38,727,363
Construction Related Costs (incl bond)	2,112,639
PM Services (incl other prof svcs)	1,815,875
Contingency (incl Construction & Project)	5,328,213
Contingency for Site Contamination (soils, hazmat)	750,000
SUBTOTAL	52,934,090
Land Acquisition	14,052,253
Contingency for Land Acquisition	1,550,000
TOTAL	68,536,343

NEXT STEPS

- COUNCIL CONSENSUS TO PROCEED
- CONSTRUCTION DOCUMENTS
- TARGET VALUE COORDINATION WITH GCCM
- CITY LAND USE AND PERMITTING PROCESS
- EARLY CONSTRUCTION PACKAGES FOR GCCM
- CONSTRUCTION START APRIL 1

SD ESTIMATE (RECONCILED 4/26/18)

Building System Breakdown

A10 - Foundations
A20 - Basement Construction
B10 - Superstructure
B20 - Exterior Enclosure
B30 - Roofing
C10 - Interior Construction
C20 - Stairs
C30 - Interior Finishes
D10 - Conveying
D20 - Plumbing
D30 - HVAC
D40 - Fire Protection
D50 - Electrical
E10 - Equipment
E20 - Furnishings
F10 - Special Construction
F20 - Selective Building Demo
G10 - Site Preparation
G20 - Site Improvements
G30 - Site Mech Utilities
G40 - Site Elec Utilities
G90 - Other Site Construction

Direct Construction Costs (DCC)
Design / Estimating Contingency
Escalation
Negotiated Support Services
Trade Package Bonds (See Sub Plan)
MACC Contingency (%-DCC + Des + Esc + TP)

Maximum Allowable Construction Cost (MACC)
Contractors Fee (% of MACC - Bid %)
Specified General Conditions
Specified General Conditions
Specified General Conditions
GC/CM Performance & Payment Bond
BNB Insurances
B&O Taxes
Preconstruction Services

Total Contract Costs (TCC)
Washington State Sales Tax
Guaranteed Maximum Price (GMP) \$ per GSF / Component GSF

DD ESTIMATE (RECONCILED w/BOL 9/25/18)

Total Project Cost					Total Cost	
Sys. Area	\$ per Sys	\$ per GSF	Total Cost	Sys. Area	\$ per Sys	\$ per GSF

31,750	\$ 34.71	\$ 23.14	\$ 1,102,069	32,150	\$ 36.50	\$ 24.64	\$ 1,173,396
0	\$ -	\$ -	\$ -	0	\$ -	\$ -	\$ -
47,200	\$ 38.08	\$ 37.74	\$ 1,797,562	47,630	\$ 40.08	\$ 40.08	\$ 1,908,951
25,148	\$ 102.95	\$ 54.35	\$ 2,588,884	25,875	\$ 97.74	\$ 53.10	\$ 2,529,101
31,750	\$ 32.91	\$ 21.94	\$ 1,044,898	37,195	\$ 29.05	\$ 22.69	\$ 1,080,660
47,200	\$ 52.21	\$ 51.74	\$ 2,464,197	47,630	\$ 52.49	\$ 52.49	\$ 2,500,067
47,200	\$ 1.68	\$ 1.67	\$ 79,466	47,630	\$ 2.74	\$ 2.74	\$ 130,530
47,200	\$ 24.42	\$ 24.20	\$ 1,152,633	47,630	\$ 20.21	\$ 20.21	\$ 962,366
47,200	\$ 2.12	\$ 2.10	\$ 100,000	47,630	\$ 2.31	\$ 2.31	\$ 110,000
47,200	\$ 15.33	\$ 15.19	\$ 723,470	47,630	\$ 15.88	\$ 15.88	\$ 756,450
47,200	\$ 51.60	\$ 51.13	\$ 2,435,520	47,630	\$ 44.98	\$ 44.98	\$ 2,142,635
47,200	\$ 5.52	\$ 5.47	\$ 260,362	47,630	\$ 6.38	\$ 6.38	\$ 304,007
47,200	\$ 49.42	\$ 48.98	\$ 2,332,689	47,630	\$ 57.13	\$ 57.13	\$ 2,721,086
47,200	\$ 16.50	\$ 16.35	\$ 778,674	47,630	\$ 27.91	\$ 27.91	\$ 1,329,342
47,200	\$ 8.81	\$ 8.73	\$ 416,038	47,630	\$ 12.19	\$ 12.19	\$ 580,544
0	\$ -	\$ -	\$ -	0	\$ -	\$ -	\$ -
54,821	\$ 9.12	\$ 10.50	\$ 500,000	54,821	\$ 10.02	\$ 11.53	\$ 549,164
198,519	\$ 10.38	\$ 43.25	\$ 2,059,902	204,659	\$ 8.92	\$ 38.31	\$ 1,824,765
198,519	\$ 9.70	\$ 40.42	\$ 1,925,011	204,659	\$ 11.69	\$ 50.22	\$ 2,391,816
198,519	\$ 14.29	\$ 59.57	\$ 2,837,116	204,659	\$ 12.74	\$ 54.74	\$ 2,607,198
198,519	\$ 2.02	\$ 8.41	\$ 400,726	204,659	\$ 2.78	\$ 11.95	\$ 569,288
0	\$ -	\$ -	\$ -	0	\$ -	\$ -	\$ -

	\$ 529.64	\$ 529.98	\$24,999,217		\$ 549.47	\$26,171,366	\$1,172,149
% of DCC --->	SUB PLAN	\$ 2,224,519			\$ 1,886,001		(338,518)
% of DCC --->	SUB PLAN	\$ 1,931,898			\$ 1,050,154		(881,744)
	EST DETAIL	\$ 1,762,449			\$ 1,780,660		18,211
% of DCC --->	SUB PLAN	\$ 437,335			\$ 435,360		(1,975)
	2.50%	\$ 739,824			\$ 738,572		(1,252)

	\$ 679.98	\$ 673.15	\$32,095,242		\$ 673.15	\$32,062,113	(\$33,129)
	5.00%	\$ 1,604,762			\$ 1,603,106		(1,656)
(AS-BID)		\$ 580,891			\$ 580,891		-
(JC-9 Early)					\$ 25,818		25,818
Add'l MACC Value	\$ 696,084				\$ 694,766		(1,318)
Included w/Fee					\$ -		-
Included w/Fee					\$ -		-
Included w/Fee					\$ -		-
Owner (Bid) Value	\$ 240,000				\$ 240,000		-

	\$ 746.12	\$ 35,216,979		\$ 739.17	\$ 35,206,693	\$ (10,286)
	10.00%	\$ 3,521,698		\$	\$ 3,520,669	\$ (1,029)
	\$ 820.73	\$ 38,738,677	\$ 813.09	\$ 38,727,363	\$ (11,314)	430

Comments

Geo Layer + Slight Bldg Footprint Increase.
Slight Bldg Size Increase, Steel Unit Costs, More NLT
Canopy at HUB Plaza, Panel/Screen Scope
Custom Woodwork, GWB Increases
Added Stair to roof, Feature Stair Increase
Added Low Voltage Scope
Security walls and ceilings, Lab Eq
Casework and Tops
Rat eradication.
Landscape Density and Art Poles

See Sub Plan for Development of This Value
See Sub Plan for Development of This Value
Reference Estimate Detail Information
See Sub Plan for Development of This Value
% Based Calculation

% Based Calculation
As-Bid Specified General Conditions
JC-9 Early Demolition
% Based Calculation for Value Above Original MACC
Included with Fee
Included with Fee
Included with Fee
Allowance

% Based Calculation
Slight Increase in Building GSF



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City of Tukwila

City Council Public Safety Committee

PUBLIC SAFETY COMMITTEE

Meeting Minutes

October 1, 2018 – 5:30 p.m. – Hazelnut Conference Room, City Hall

Councilmembers: Kathy Hougardy, Chair; Dennis Robertson, Thomas McLeod
Staff: David Cline, James Booth, Vicky Carlsen, Leon Richardson, Eric Drever, Bruce Linton, Jay Wittwer, Henry Hash, Rachel Bianchi, Laurel Humphrey
Guests: Justine Kim, Shiels Obletz Johnsen; Steve Goldblatt, Public Safety Plan Program Management Quality Assurance Consultant; Erica Loynd, DLR Group

CALL TO ORDER: Chair Hougardy called the meeting to order at 5:30 p.m.

I. ANNOUNCEMENT

II. BUSINESS AGENDA

A. Grant Acceptance: National Criminal History Improvement

Staff is seeking Council approval of a grant acceptance agreement with the Washington State Patrol to accept grant funding in the amount of \$70,405.84 for continuation of the Disposition Research Specialist position. This position corrects errors caused by incompatibilities with the SCORE facility record system, and the funding requires a 10% match of \$7,040.58. **UNANIMOUS APPROVAL. FORWARD TO OCTOBER 15, 2018 REGULAR CONSENT AGENDA.**

B. Justice Center Design Development



Staff is seeking Council approval to proceed with the “Construction Documents” phase of the Justice Center project. The Design Development phase is now complete and the budget has been crosschecked and reconciled at the \$68.5 million dollar budget previously approved by Council. Ms. Loynd, the lead architect on the project, reviewed the final design drawings with the Committee. **UNANIMOUS APPROVAL. FORWARD TO OCTOBER 8, 2018 COMMITTEE OF THE WHOLE.**

C. Contract: Public Works Architect and Engineering Services for Public Safety Plan

Staff is seeking Council approval of a contract with SHKS Architects in an amount not to exceed \$365,000 for the design and programming of the Public Works facilities in the Public Safety Plan. The total amount includes a \$65,000 contingency, so the contract itself is not to exceed \$299,997. Programming and Master Planning is needed to identify current and future space needs and match functionality to existing spaces. Mr. Goldblatt stated that it is important for the Master Plan to be in place before moving forward. The Public Works project is different than a fire station or justice center because it is combining facilities as well as using existing buildings. The City needs more information in order to move forward.