




**INFORMATIONAL MEMORANDUM**

TO: **Transportation Committee**  
FROM: **Bob Giberson, Public Works Director**   
BY: **Cyndy Knighton, Senior Program Manager**  
CC: **Mayor Ekberg**  
DATE: **September 16, 2016**  
SUBJECT: **S 144 St Phase II Project**  
**Project No. 99510402, Contract No. 14-103**  
**Supplement Agreement No. 5**

**ISSUE**

Approve Supplemental Agreement No. 5 with KPG for additional design work and rebidding of the S 144<sup>th</sup> St Phase II Project in the amount of \$78,250.38.

**BACKGROUND**

KPG completed design for the S 144<sup>th</sup> St Phase II Project in early 2016 and the project was advertised for construction bids. Bids were opened on June 7, 2016 with only two bids received. Both bids were over budget and subsequently rejected by Council by Resolution No. 1885.

**DISCUSSION**

KPG's Supplemental Agreement No. 5 includes the redesign work necessary to bring this project to a second advertisement in late fall of 2016 for a 2017 construction window. The redesign work will incorporate cost saving measures as well as updated contract specifications that outline coordination between the City's roadway improvement project and the ongoing construction of Tukwila Village and King County Library. Design for Seattle City Light's (SCL) facilities, which SCL wishes to upgrade concurrent with the City's project, is also included in the supplement. This work is reimbursable from SCL and will be brought forward in a future Memorandum of Agreement that is currently being finalized.

**Financial Impact**

Supplement No. 5 is for \$78,250.38 and includes \$29,563.90 (reimbursable) for Seattle City Light design work and \$48,686.48 in Tukwila redesign/rebidding costs. Staff is proposing to use a portion of the currently budgeted 2016 construction funding (CIP sheet attached) to proceed with this redesign work. The proposed 2017 budget sheet (attached) will reestablish a complete budget and includes approximately \$362,000 in additional Traffic Impact Fees that are anticipated to be collected for the Tukwila Village site development.

**RECOMMENDATION**

Council is asked to approve Supplemental Agreement No. 5 with KPG in the amount of \$78,250.38 for the S 144<sup>th</sup> St Phase II Project and consider this item at the September 26, 2016 Committee of the Whole and subsequent October 3, 2016 Regular Meeting.

Attachments: Supplemental Agreement No. 5  
CIP Sheets (2)

**CONTRACT FOR SERVICES**

**Amendment #5**

**Between the City of Tukwila and KPG Inc.**

That portion of Contract No. 14-103 between the City of Tukwila and KPG Inc. is amended as follows:

**Section 2: Scope of Services** shall be supplemented with the following:

*The Consultant agrees to perform the services, identified on Exhibit A-5 attached hereto, including the provision of all labor, materials, equipment and supplies.*

**Section 4: Payment** shall be modified as follows:

- A. *Payment for the work provided by the Consultant shall be made as provided in Exhibit B-5, attached hereto, provided that the total amount of payment to the Consultant for this work shall not exceed \$78,250.38 without express written modification of the Agreement signed by the City. The new total contract shall not exceed \$425,404.35 without express written modification of the Agreement signed by the City.*

All other provisions of the contract shall remain in full force and effect.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

CITY OF TUKWILA

CONTRACTOR

\_\_\_\_\_  
Allan Ekberg, Mayor

\_\_\_\_\_  
Printed Name/Title: \_\_\_\_\_

ATTEST/AUTHENTICATED

APPROVED AS TO FORM

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

## **EXHIBIT A-5**

### **City of Tukwila S 144th Street Phase II Project 42<sup>nd</sup> Avenue S to Tukwila International Boulevard**

#### **Supplement No. 5 – SCL Design, Tukwila Village Coordination, and Re-Bid**

#### **KPG Scope of Work August 15, 2016**

#### **PURPOSE:**

Bids received for the S 144<sup>th</sup> Street Phase II were rejected due to a lack of bidder interest and high prices in summer 2016. This Supplement is provided to perform Seattle City Light design, provide ongoing coordination for right of way improvements performed by the Tukwila village developer, additional right of way services, and to complete Plans, Specifications, and Estimates for re-bid and construction of the S 144<sup>th</sup> Street Phase II Project and incorporate the following new elements of work:

- Construction of Tukwila Village improvements within the S 144<sup>th</sup> Street Right of Way has required additional coordination, design, and survey updates to reflect recently constructed right of way improvements into the project bid documents.
- Seattle City Light (SCL) has requested duct and vault design to be incorporated into the City project. Costs for this design is anticipated to be paid by SCL under an agreement that is being prepared between the City and SCL. The total estimated cost for SCL design services is \$29,563.90 as identified in Task 6.10 of this supplement.
- The City would like to provide retrofit water quality treatment to the extent feasible for the project area. The total estimated cost for water quality retrofit is \$5,110.54 as identified in Task 6.9 of this Supplement.
- Additional title work is required to complete the right of way acquisition necessary for this project.
- Update of bid documents for re-bid in November 2016 and provide bid period services.

## **SCOPE OF WORK:**

### **Task 2                      Survey and Base Mapping.**

- 2.7     The Consultant shall perform field utility locates and survey features installed by the recent Tukwila Village project within the S 144<sup>th</sup> Street right of way. Field Survey and Note Reduction. Perform note reduction of the field survey data. No survey updates are anticipated outside of the right of way as this area is currently under construction and constantly changing.
  
- 2.8     The Consultant shall update mapping work to prepare 1"=20' topographic base map and digital terrain model (DTM) in AutoCAD format to include the recent improvements described above.

### **Task 3                      Public Outreach**

- 3.5     The Consultant shall provide ongoing coordination with Tukwila Village construction activities within the S 144<sup>th</sup> Street right of way and create a plan sheet to be included in the bid documents outlining key coordination elements and schedule constraints. This may include attendance at meetings, review and comment on developer utility plans and other services requested by the City. Coordination plan sheet will be updated to reflect conditions at time of re-bid.

### **Task 6                      Final Plans, Specifications and Estimates**

- 6.9     The Consultant shall analyze feasibility and provide final design for water quality treatment facilities to retrofit the entire project site to the maximum extent feasible utilizing Modular Wetland or similar type facilities.
  
- 6.10    Seattle City Light (SCL) and the City have agreed to install new underground facilities within the project limits. The Consultant shall prepare final plans, specifications, and estimates for SCL duct and vault plans. This task shall include coordination meetings, preliminary design submittal, and incorporation of SCL comments into the final design. The SCL work will be included as a separate bid schedule in the City project.
  
- 6.11    The City will provide any comments on the previous bid set for inclusion in the final bid documents. Update Plans, Specifications, and Estimates for Re-bid of project in November, 2016. Updates are anticipated to include current developer coordination status, traffic control revisions / detour plan developed in collaboration with the City, and planter revisions in front of the former library site as requested by the City.

6.12 Bid documents will be uploaded to bxwa.com for advertisement by the City. The Consultant shall provide bid period services to include responses to bidder inquiries, preparation of addenda, attendance at bid opening, preparation of bid tabulation, and recommendation to award or reject the apparent low bidder. The budget assumes a straight forward review process with the low bidder receiving the contract award.

## **Task 8 Right of Way Calculations**

8.7 Three (4) additional title reports are required to complete right of way determination compared to original scoping. The Consultant shall obtain the necessary title reports, review, and incorporate into mapping as required.

### **Additional Services**

The City may require additional services of the Consultant in order to advance all or portions of the project corridor through final design and construction. This work may include items identified in the current task authorizations as well other items, which may include, but are not necessarily limited to the following:

- ◆ Condemnation support
- ◆ Additional design / developer coordination
- ◆ Providing additional permitting or environmental studies
- ◆ Providing construction services

These services will be authorized under a future contract supplement if necessary. At the time these services are required, the Consultant shall provide a detailed scope of work and an estimate of costs. The Consultant shall not proceed with the work until the City has authorized the work and issued a notice to proceed.

**HOURLY AND FEE ESTIMATE**

EXHIBIT B-5

**Project:** City of Tukwila

**S 144th Street Phase II  
42nd Avenue S to Tukwila International Boulevard  
Supplement No. 5 - SCL Design and Tukwila Village Coordination**



Task	Description	*Labor Hour Estimate										Total Budget
		Project Manager \$ 179.26	Senior Engineer \$ 143.58	Project Engineer \$ 115.36	Urban Designer \$ 125.96	Design Eng / LA \$ 99.44	Technician \$ 86.18	Survey Crew \$ 139.96	Senior Admin \$ 112.70	Office Admin \$ 74.25	Budget	

<b>Task 1 - Management/coordination/administration</b>												
No changes to this task		0	0	0	0	0	0	0	0	0	0	\$ -
Mileage												\$ -
Reproduction												\$ -
<b>Task Totals</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>

<b>Task 2 - Survey and Mapping</b>												
2.7 Additional mapping for Town Center improvements		0	2	4	0	0	0	0	0	0	0	\$ 3,547.76
2.8 Base map and DTM updates		0	2	4	0	20	0	0	0	0	0	\$ 2,737.40
Utility locate service												\$ -
Mileage												\$ -
Reproduction												\$ -
<b>Task Totals</b>		<b>0</b>	<b>4</b>	<b>8</b>	<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$ 6,285.16</b>

<b>Task 3 - Public Outreach</b>												
3.5 Developer coordination during construction		8	16	80	0	16	16	0	0	0	8	\$ 16,523.98
Mileage												\$ 100.00
Reproduction												\$ -
<b>Task Total</b>		<b>8</b>	<b>16</b>	<b>80</b>	<b>0</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>\$ 16,623.98</b>

<b>Task 4 - Traffic Analysis</b>												
No changes to this task		0	0	0	0	0	0	0	0	0	0	\$ -
Mileage												\$ -
Reproduction												\$ -
<b>Task Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>

<b>Task 5 - Geotechnical Report</b>												
No changes to this task		0	0	0	0	0	0	0	0	0	0	\$ -
GeoDesign												\$ -
Mileage												\$ -
Reproduction												\$ -
<b>Task Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>

**HOUR AND FEE ESTIMATE**

EXHIBIT B-5



**Project:** City of Tukwila  
 S 144th Street Phase II  
 42nd Avenue S to Tukwila International Boulevard  
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		Project Manager \$ 179.26	Senior Engineer \$ 143.58	Project Engineer \$ 115.36	Urban Designer \$ 125.96	Design Eng / LA \$ 99.44	Technician \$ 86.18	Survey Crew \$ 139.96	Senior Admin \$ 112.70	Office Admin \$ 74.25	Budget	
<b>Task 6 - Final Plans, Specifications, and Estimates</b>												
6.9	Water Quality Retrofit design	0	8	24	0	12	0	0	0	0	0	\$ 5,110.54
6.10	Prepare SCL Plans, specs, and estimate	8	40	80	0	60	80	0	0	4	4	\$ 29,563.90
6.11	Update plans, specs and estimate for re-bid	4	24	40	0	20	20	0	0	2	2	\$ 12,638.25
6.12	Bid period services	4	8	8	4	8	0	0	0	2	2	\$ 4,236.39
	Mileage											\$ 100.00
	Reproduction											\$ 1,000.00
	<b>Task Total</b>	<b>16</b>	<b>80</b>	<b>152</b>	<b>4</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>8</b>	<b>\$ 52,649.08</b>
<b>Task 7 - Environmental</b>												
	No changes to this task	0	0	0	0	0	0	0	0	0	0	\$ -
	Mileage											\$ -
	Reproduction											\$ -
	<b>Task Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>
<b>Task 8 - Right of Way Calculations</b>												
8.1	Additional title research	0	0	6	0	0	0	0	0	0	0	\$ 692.15
	Additional title reports (4)											\$ 2,000.00
	Mileage											\$ -
	Reproduction											\$ -
	<b>Task Total</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$ 2,692.15</b>

**Total Estimated Fee: \$ 78,250.38**

\* Hourly rates are based on the following:

	Totals										
Direct Salary Costs	\$ 65.00	\$ 52.06	\$ 41.83	\$ 45.67	\$ 36.06	\$ 31.25	\$ 50.75	\$ 26.92	\$ 40.87	\$ 26.92	\$ 27,939.07
Overhead Rate					145.78%						\$ 40,729.58
Fixed Fee					30%						\$ 8,381.72

# CITY OF TUKWILA CAPITAL PROJECT SUMMARY

2017 to 2022

**PROJECT:** S 144 St Phase II (42 Ave S - Tukwila Int'l Blvd) \* Project No. 99510402 Zone 3

**DESCRIPTION:** Construct curb, gutter, sidewalk, bike lanes, pavement restoration, illumination, drainage and utility undergrounding from Tukwila Int'l Blvd to 42nd Ave S. Also add a signal at 42nd Ave S.

**JUSTIFICATION:** Provide pedestrian and vehicle safety, drainage and neighborhood revitalization.

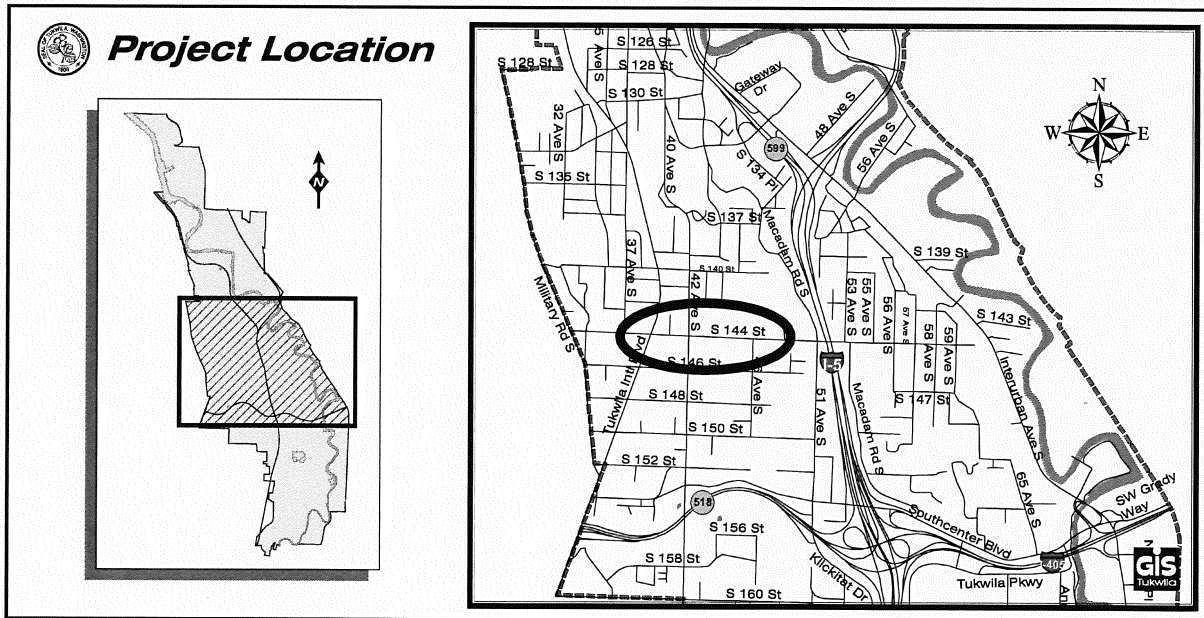
**STATUS:** Phase I - Tukwila Int'l Blvd to Military Rd, project completed in 2007 for \$3.1 million with \$1 million in grants. Phase II - 42 Ave S to Tukwila International Blvd.

**MAINT. IMPACT:** Reduce pavement, drainage repairs, and maintenance costs.

**COMMENT:** Awarded Transportation Improvement Board's Arterial Improvement Program (AIP) grant of \$1 million. Project is on Impact Fee list. Design and construction related to the Tukwila Village project.

FINANCIAL (in \$000's)	Through Estimated		2017	2018	2019	2020	2021	2022	BEYOND	TOTAL
	2015	2016								
<b>EXPENSES</b>										
Design	345	97								442
Land (R/W)	31	38								69
Const. Mgmt.			350							350
Construction			2,248							2,248
<b>TOTAL EXPENSES</b>	<b>376</b>	<b>135</b>	<b>2,598</b>	<b>0</b>	<b>0</b>				<b>0</b>	<b>3,109</b>
<b>FUND SOURCES</b>										
Awarded Grant	186		964							1,150
Sea City Light		29	206							235
Frontage/SSWM			781							781
Traffic Impact Fees	190	22	321							533
City Oper. Revenue	0	84	326	0	0	0	0	0	0	410
<b>TOTAL SOURCES</b>	<b>376</b>	<b>135</b>	<b>2,598</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,109</b>

Proposed  
9/13/16





## CITY OF TUKWILA CAPITAL PROJECT SUMMARY

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FINANCIAL (in \$000's)	Through		Estimated							TOTAL
	2015	2016	2017	2018	2019	2020	2021	2022	BEYOND	
<b>EXPENSES</b>										
Design	345	55								400
Land (R/W)	31									31
Const. Mgmt.			350							350
Construction			2,325							2,325
<b>TOTAL EXPENSES</b>	<b>376</b>	<b>55</b>	<b>2,675</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,106</b>
<b>FUND SOURCES</b>										
Awarded Grant	186		964							1,150
Sea City Light		26	206							232
Frontage/SSWM			781							781
Traffic Impact Fees	190	22	321							533
City Oper. Revenue	0	7	403	0	0	0	0	0	0	410
<b>TOTAL SOURCES</b>	<b>376</b>	<b>55</b>	<b>2,675</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,106</b>

