

November 14, 2018

TO: Tukwila City Council

FROM: Steve Goldblatt
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RE: Public Safety Plan
November update

Fire Station 51 and the Justice Center have begun their respective construction document phases. Fire Station 52 is in its schematic design phase. The Council recently approved a contract for programming and master planning of the consolidated shops facilities. The Project Executive Team and City partners have had another productive month on all elements of the Plan.

FIRE STATIONS

● **Site development**

Geotechnical exploration will inform site development costs for Fire Station 52. The City owns the property planned for new Fire Station 54, and its use or disposition will be a future Council decision. On 22 October, Council approved an amendment to Lydig's contract for demolition of the structures on the property. The work is expected to take place later this month through early next month.

● **Station 51 construction documents**

Weinstein AU has begun Station 51's construction documents phase. Design development pricing was presented 27 August in COW, with Council consensus to move forward. Seven Fire Department-preferred alternates will be fully designed and included in bid package documents; Council will decide if/when any or all are adopted. Station 51's approved budget is \$13.3 million. The project team is reviewing the 60% construction document set and aiming to complete this phase by the end of the year.

● **Station 52 schematic design**

Weinstein AU's schematic design for Station 52 began in August and is progressing with Fire Department input. At COW 10 September, Council concurred with Public Safety's 4 September recommendations to (1) carry the administrative tenant improvements as an alternate, and (2) select the Fire Department's preferred drive-through plan. Drive-through Station 52's approved budget is \$19.26 million.

● **Station 54 assessment**

On 18 June, Council eliminated new Station 54 from the Plan via Option D-20(f) and asked for an estimate to make life safety improvements to the existing station. Staff presented four potential options—with very rough order of magnitude cost estimates—to Public Safety 5 November; see Rachel Bianchi's 30 October memo for details. Committee consensus was to revisit the options next May after Station 51 and Justice Center construction costs firm up. The Committee agreed that the existing station needs modest maintenance and repairs for the health of firefighters there.

- **Stations' budget**
The project team's Station 51 design development estimate has begun to inform Station 52's schematic design budget, specifically adjusted to the City Hall site. At this point, the overage has grown for both stations. New Station 54's deletion will lose some economy of scale on design, construction, and dependent costs for Stations 51 and 52. Including Station 54's substantially reduced scope, the stations' overall approved budget is \$34 million.
- **GC/CM pre-construction services**
Lydig is working with Weinstein AU on Station 51's construction documents, Station 52's schematic design, and new Station 54's structure demolition.
- **Disadvantaged Business Enterprise and local hiring policies**
The Council unanimously passed Resolution 1929 on 2 April, adopting DBE and local hiring policies for the Plan's projects. The DBE goal is 17% and the local hiring goal is 20%, complementing the City's 10% apprenticeship requirement of Resolution 1814. The first metrics that the Council sees can be expected mid-2019. Lydig—and BNBuilders for the Justice Center—are ramping up efforts with the DBE community; see the 30 October monthly update for details.

JUSTICE CENTER

- **Property acquisition**
The City now owns all nine Justice Center properties except JC-8 (Travelodge). The City has possession and use of JC-8; ownership is pending the resolution of an easement issue. Due to delayed access to parcels in the middle of the site, there remain unknown risks that haven't been fully estimated; additional site contingency funds are included in the overall project budget. With all parcels now accessible, the team is doing surveying and Phase II environmental investigation.
- **Construction documents**
DLR and BNB began design development mid-June. Design development pricing confirmed the approved schematic design budget of \$68.5 million. Design development pricing was presented 8 October in COW, with Council consensus to move forward to the construction documents phase. The kickoff meeting for this phase was held at DLR 2 November.
- **GC/CM pre-construction services**
BNB continues to work with the design team on cost estimating, constructability, material selection, and scheduling. BNB performed early abatement and demolition work on the JC-9 property. BNB is developing pricing for JC-8 property (Travelodge) early abatement and demolition. Staff will present a BNB contract amendment to Public Safety 3 December and COW and a special Council meeting 10 December.

CONSOLIDATED SHOPS

- **Property acquisition**

Depending on due diligence and site access, the Council should expect final pricing and closed transactions for the Shops properties later this year. Site investigations and negotiations are ongoing. King County Superior Court granted the City's request for Public Use and Necessity. Negotiations are under way regarding access, possession, and price.

- **Programming and master planning services**

A \$365,000 contract (including contingency) with SHKS Architects for shops' programming and master planning services was recommended by Public Safety 1 October and a majority consensus at COW 8 October and approved 4-3 by Council 5 November.

OTHER RESOURCES

- **Professional services**

The Project Executive Team is working through procurement of additional consultant resources for the Fire Stations and Justice Center; e.g., testing and inspections. Commissioning awaits construction. Archeologists and transportation consultants for environmental reviews will be procured as needed. A hazmat contract for \$64,740 with NOVO for work at the Justice Center and existing Fire Station 54 was approved by Council 15 October. RFPs will be issued for commissioning and construction testing and inspections in December-January for Fire Stations 51 and 52 and Justice Center.

PROGRAM SCHEDULE

- **Tight schedule**

The overall schedule remains very ambitious. With so many activities under way, there is little room for any missteps to meet the Plan's revised milestones. The Project Executive Team, City staff, and Council are doing as well as can be expected given all the new properties' access, due diligence, and acquisition challenges. Fire Station 51 and Justice Center bidding is now expected to begin in January, and construction on both projects next spring.

PROGRAM BUDGET

- **Financial plan**

From 6 February through 5 June, the Finance Committee and staff conducted an intensive effort to develop recommendations for full Council discussion re the Plan's significant financial gap. This effort culminated 5 June in a unanimous Committee recommendation of Option D-20(f) that was discussed at the 11 June Council workshop. Council reached consensus for Option D-20(f), approved by a full Council vote 18 June.

- **Market conditions**

Like the Fire Stations, the Justice Center and Consolidated Shops budgets will need to be sensitive to tight construction market conditions and increasing property values. These external budget pressures will manifest themselves as property is procured and project estimates are refined.

LEGEND

- **Meeting target**
Proceeding as planned.

- **Caution advised**
Steps needed to meet target.

- **Correction needed**
Steps needed to attempt recovery.

- **Not meeting target**
No recovery plan in place.