

February 13, 2019

TO: Tukwila City Council

FROM: Steve Goldblatt
PMQA Consultant

RE: Public Safety Plan
February update

Fire Station 51 bids are due this month. Station 52's schematic design phase estimate is underway. Justice Center's construction documents are 95% complete. Programming and master planning of the consolidated shops facilities continues. **Boldfaced entries below are updated from last month's report.**

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. Lydig has demolished the property's structures.

● **Station 51 construction documents**

Seven Fire Department-preferred alternates for Station 51 have been fully designed and included in bid package documents; Council will decide if/when any or all are adopted. Station 51's Council-approved budget is \$13.3 million.

● **Station 52 schematic design**

Weinstein AU's schematic design for Station 52 has been completed 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 Council-approved budget is \$19.26 million. **Lydig's schematic design estimate is expected to be presented to Public Safety and COW next month.**

● **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 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. **City staff is compiling costs for presentation to Public Safety.**

FIRE STATIONS continued

● Stations' budget

New Station 54's deletion has cost 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 Council-approved budget is \$34 million. A Weinstein AU contract amendment was approved by consent at a special Council meeting 10 December.

● GC/CM pre-construction services

Lydig has been working with Weinstein AU on Station 51's construction documents and Station 52's schematic design. Lydig began to issue Station 51 bid packages this month and develop a Maximum Allowable Construction Cost (MACC) for its construction contract amendment. In order to begin Station 51 construction in March, Lydig's MACC contract amendment will be presented to Public Safety 4 March, COW 11 March, and Council 18 March for approval. For Station 52, Council can anticipate a mini-MACC contract amendment request by June to begin earthwork and site utilities and purchase an elevator in July. The full MACC amendment will follow in the fall to approve the start of Station 52 general construction.

● 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. An update will be presented at **COW 25 February**.

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. The team has now completed surveying and Phase II environmental investigation on all parcels. **The easement issue will not delay the Travelodge's demolition.**

● Construction documents

Design development pricing—confirming the Council-approved schematic design budget of \$68.5 million—was presented 8 October in COW, with Council consensus to move forward to the construction documents phase. **DLR completed the 95% construction document set last month. Land use approvals were received in December. The team submitted a civil permit application in November (still pending review) and a building permit application 22 January.**

JUSTICE CENTER continued

- **GC/CM pre-construction services**

BNB performed early abatement and demolition work on the JC-9 property. A BNB contract amendment for JC-8 property (Travelodge) early abatement and demolition was recommended by Public Safety 3 December and approved by consent at a special Council meeting 10 December. The work will begin as soon as Seattle City Light disconnects Travelodge service. **BNB issued mini-MACC bid packages late January.** The mini-MACC amendment will allow BNB to proceed with demolition, earthwork, site utilities, and steel and elevator procurement. In order to begin construction in April, BNB's mini-MACC contract amendment will be presented to Public Safety 4 March, COW 11 March, and Council 18 March for approval. The full MACC amendment will follow in May to approve the start of construction.

CONSOLIDATED SHOPS

- **Property acquisition**

The City now has agreements with all of the property owners, basically securing all three properties. Ownership of two properties will transfer this year and the other in five years.

- **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. The second round of workshops with Public Works staff **has just concluded. SHKS is in the process of confirming what it's learned with staff.**

OTHER RESOURCES

- **Professional services**

The Project Executive Team has been working through procurement of additional consultant resources for the Fire Stations and Justice Center. 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. Archeologists and transportation consultants for environmental reviews will be procured as needed. Proposed contracts—all within budget—for (1) Fire Stations 51 and 52 and Justice Center commissioning with Keithly Barber Associates (\$143,069), (2) Fire Stations 51 and 52 and Justice Center construction testing and inspections with Mayes Testing Engineers (\$95,782), and (3) Justice Center forestry and environmental services (as a DLR amendment for \$18,920) were recommended 22 January by Public Safety and 28 January at COW for consideration by Council **at the special meeting 14 February. Contract amendments—within budget—for (1) additional surveying by Bush Roed & Hitchings (\$30,300) and (2) building envelope construction administration by JRS Engineering (\$56,465) will be presented to Public Safety 19 February for consideration at COW 25 February and Council 4 March.**

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 will begin next month, and construction on both projects in March/April.


PROGRAM BUDGET


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 Fire Station 52 and future consolidated shops project estimates are refined and Station 51 and Justice Center bids are received.

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.