

March 13, 2019

TO: Tukwila City Council

FROM: Steve Goldblatt
PMQA Consultant

RE: Public Safety Plan
March update

Fire Station 51 bidding is completed. Station 52's schematic design phase estimate is underway. Justice Center's construction documents are 95% complete and bidding has begun. Programming and master planning of the consolidated shops facilities continues. **Bold-faced 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 trade package bidding

Station 51's Council-approved budget is \$13.3 million. Lydig **completed** Station 51 bid packages this month and has developed a Maximum Allowable Construction Cost (MACC) for its construction contract amendment. **The MACC is over budget; see Rachel Bianchi's 13 March memo for details.** Seven Fire Department-preferred alternates were bid; **staff is recommending four for Council approval. Lydig's MACC contract amendment will be recommended to Public Safety 18 March for discussion at COW and possible Council vote at a special meeting 25 March.**

● Station 52 schematic design and pre-construction services

Weinstein AU's schematic design for Station 52 has been completed with Fire Department input. Drive-through Station 52's Council-approved budget is \$19.26 million. Lydig's schematic design estimate—including the administrative tenant improvements as an alternate—is expected to be presented to Public Safety and COW in **April/May**. 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.

● Station 54 assessment

Last June, Council asked for an estimate to make life safety improvements to existing Station 54. 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 **late spring/early summer**.

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.

● 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 was presented at COW 25 February **and monthly reports to Council will start soon.**

JUSTICE CENTER

● Property acquisition

The City owns all nine Justice Center properties except JC-8 (Travelodge). The City has possession and use of JC-8; ownership is **pending the recording of an easement and is expected soon.** The team has completed surveying and Phase II environmental investigation on all parcels.

● Construction documents and permits

DLR completed the 95% construction document set in January. Land use approvals were received in December. The team submitted a civil permit application in November (still pending) and a building permit application 22 January (**pending in review**). **Demolition permits have been approved for all parcels.**

● GC/CM pre-construction services and trade package bidding

BNB JC-8 property (Travelodge) early abatement and demolition was completed **last month. BNB issued mini-MACC bid packages late January** to proceed with demolition, earthwork, site utilities, and steel and elevator procurement. **The mini-MACC is under budget; see Rachel Bianchi's 13 March memo for details. BNB's mini-MACC contract amendment will be recommended to Public Safety 18 March for discussion at COW and possible Council vote at a special meeting 25 March.** The full MACC amendment will follow in May to authorize the start of construction.

CONSOLIDATED SHOPS

● Property acquisition

The City 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 4.5 years.

CONSOLIDATED SHOPS continued

● **Programming and master planning services**

A \$365,000 contract (including contingency) with SHKS Architects for shops' programming and master planning services was approved 4-3 by Council 5 November. The second round of workshops with Public Works staff **has concluded. SHKS has confirmed what it's learned with staff and is exploring program options.**

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 with NOVO was approved by Council 15 October. Contracts for commissioning with Keithly Barber Associates, construction testing and inspections with Mayes Testing Engineers, and forestry and environmental services (as a DLR amendment) were **approved** by Council at a special meeting 14 February. Contract amendments for additional surveying by Bush Roed & Hitchings and building envelope construction administration by JRS Engineering were **approved** by Council 4 March. **Other consultant services (e.g., acoustics) will be proposed for Council consideration as needed.**

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 construction **is scheduled to begin in April.**

PROGRAM BUDGET

● **Market conditions**

Like Fire Station 51, the Justice Center and Consolidated Shops budgets will be sensitive to tight construction market conditions. These external budget pressures will manifest themselves as Fire Station 52 and future consolidated shops project estimates are refined and the rest of the Justice Center bids are received.

LEGEND

● **Meeting target**
Proceeding as planned.

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

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

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