

April 16, 2019

TO: Tukwila City Council

FROM: Steve Goldblatt
PMQA Consultant

RE: Public Safety Plan
April update

Fire Station 51 construction is about to begin. Station 52's design development phase is underway. Justice Center sitework is underway and trade package bidding nears completion. Programming and master planning of the consolidated shops facilities continues. **Bold-faced entries below are updated from last month's report.**

FIRE STATIONS

● Site acquisition

The City owns the property planned for deferred Fire Station 54, and its use or disposition will be a future Council decision. Lydig demolished the property's structures. **Deferred Station 54 lot consolidation is underway.**

● Station 51 construction

Lydig's MACC (Maximum Allowable Construction Cost) amendment was approved by Council 25 March. **The new Council-approved budget is \$14.8 million. Lydig's NTP (notice to proceed) has been issued. Lydig will break ground 1 May.**

● Station 52 design development and pre-construction services

Weinstein AU's schematic design for Station 52 has been completed with Fire Department input, **and design development is underway.** 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 May. **Council can expect budget growth for Station 52 similar to that for Station 51.** 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. **The City has agreed to a timely permitting schedule.**

● 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

Including Station 51's budget growth and Station 54's substantially reduced scope, the stations' overall Council-approved budget is **\$35.6 million. Station 52's budget is expected to further increase that amount.**

● Disadvantaged Business Enterprise and local hiring policies

The Council unanimously passed Resolution 1929 last 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 midyear. Lydig—and BNBuilders for the Justice Center—have been doing extensive outreach efforts with the DBE community in this very competitive market. **No DBE firms bid on Fire Station 51 trade packages. Lydig intends to award some DBE firms work under its negotiated support services.**

JUSTICE CENTER

● Property acquisition

The City now owns all nine properties. Lot consolidation is well underway with documents being prepared for King County recording.

● Permitting

The project team submitted a civil permit application in November (**approved this month**) and a building permit application 22 January (**still pending in review**).

● GC/CM trade package bidding and construction

BNB's mini-MACC amendment was approved by Council 25 March. The new Council-approved budget is \$66.9 million. The full MACC amendment will follow bidding in May for the Council to authorize the start of construction. **BNB is mobilizing onsite with fencing and trailers, disconnecting utilities in preparation for start of abatement and demolition.**

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. **Lot consolidation on those two properties is underway.**

● Programming and master planning services

Having worked closely with Public Works staff, SHKS will present test-fit master plan options very soon. Council can expect a master plan proposal to be ready for Public Safety and COW in June.

CONSOLIDATED SHOPS continued

- **Energy savings performance contracting**
If appropriate for an initial scope of work, the project team will explore contracting for renovations utilizing RCW 39.35C's Energy Savings Performance Contracting (ESPC) program. There are currently a dozen state-approved energy service companies (ESCOs); typically, three are selected for evaluation. Projects are considered cost-effective if they result in a net positive present value over their economic lifetime; see RCW 39.35C.010(3).

OTHER RESOURCES

- **Professional services**
The project teams have been working through procurement of additional consultant resources for the Fire Stations and Justice Center. **Most recently, Council approved two amendments 25 March for the Justice Center (SoundEarth Strategies for remedial excavation activities and Shannon & Wilson for geotechnical construction services) and two amendments 15 April (Weinstein for Fire Station 52 driveway design and acoustical services and DLR for Justice Center water main replacement design and FF&E [furniture, fixtures, and equipment] support).** Steve Amento's project neutral services contract for the Fire Stations and Justice Center was forwarded by Public Safety 15 April for consideration at COW 22 April and Council approval at a special meeting following COW.

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. Fire Station 51 and Justice Center construction are **beginning**. **Fire Station 52 is on a tight schedule to begin its extensive earthwork this summer.**

PROGRAM BUDGET

- **Market conditions**
All program element budgets are 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

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| ● 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. |