

May 13, 2019

TO: Tukwila City Council

FROM: Steve Goldblatt
PMQA Consultant

RE: Public Safety Plan
May update

Fire Station 51 construction preparation has begun. Station 52's design development phase is underway. Justice Center sitework is underway. Programming and master planning of the consolidated shops facilities continues. **Boldfaced 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 is mobilized onsite and beginning construction preparation activities. Starting early in June, Council will receive monthly construction reports with progress photos.**

● Station 52 design development and pre-construction services

Weinstein AU's design development for Station 52 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—will be presented to **Public Safety 20 May and COW 28 May**. Council can expect budget growth for Station 52. Council can anticipate a mini-MACC contract amendment request by **early July** to begin earthwork and site utilities **timely this summer**. 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 will 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. Council is receiving monthly updates.

JUSTICE CENTER

● Property acquisition

Lot consolidation is completed, and the property is recorded with King County.

● Permitting

The building permit was issued in April.

● Full MACC 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 to authorize the overall scope of work will be presented to **Public Safety 20 May and COW 28 May for possible Council approval 3 June. Having completed abatement and demolition, BNB is performing underground utility work. Starting early in June, Council will receive monthly construction reports with progress photos.**

CONSOLIDATED SHOPS

● Property acquisition

The City has agreements with all three property owners. Lot consolidation on two properties is underway. Ownership of the third property will transfer in 4+ years.

● Programming and master planning services

Having worked closely with Public Works staff, **SHKS is incorporating their feedback to two test-fit master plan options.** Council can expect a master plan and phasing proposal to be ready for Public Safety and COW in June.

CONSOLIDATED SHOPS continued

- **Renovation contracting**
The project team is reviewing contracting options for an initial scope of renovation work on existing facilities.

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 Steve Amento's project neutral services contract for the Fire Stations and Justice Center at a special meeting 22 April.**

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.

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.