



INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Committee
FROM: Henry Hash Public Works Director
BY: Hari Ponnekanti, Deputy PW Director
CC: Mayor Ekberg
DATE: October 4, 2019 (revised 10/18/19)
SUBJECT: Public Safety Plan – Public Works Shops –First Phase 1
Project No. 91630601, Contract No. 18-001
Amendment Change Order No. 5 with Lydig Construction for Demolition

ISSUE

Approve Amendment Change Order No. 5 to Contract No. 18-001 to allow Lydig Construction to demolish the Lifestyles landscape building and the coffee shop outbuilding as part of the new Public Works Shops.

BACKGROUND

The City purchased the Heiser property at 11210 and 11234 Tukwila International Blvd in 2018 for the new Public Works Shops. These properties came with buildings and facilities that are not needed by Public Works or any other City department. Council adopted Resolution No. 1964 at the August 19, 2019 Regular Meeting that declared the large fixtures, equipment, and outbuildings as surplus and authorized their sale or disposal.

ANALYSIS

The demolition of the two buildings is the first step for the needed improvements to accommodate the new Public Works Shops First-Phase 1. These two buildings are not suitable for Public Works functionality as both Fleet and Facilities need to be in one area. As part of the SHKS Master Plan, the demolition of these buildings is necessary for the ingress/egress of the future shops area for access by large vehicles, such as the Vactor trucks and dump trucks. Also, removal of the buildings at the Heiser location is necessary to prevent the public nuisance from squatters and trespassers.

Adding Amendment Change Order No. 5 for the demolition into the existing contract with Lydig Construction would enable us to perform the demolition quickly and efficiently. Lydig has received the bid proposals for a total of \$73,707.00 and has the capacity to complete the demolition at this time. is currently seeking bids from sub-contractors for the demolition and bids are expected to be opened on October 2, 2019. The work is estimated to cost \$100,000 and we will have firm costs at the October 8, 2019 TIC meeting.

FINANCIAL IMPACT

Table with 4 columns: Expenditures, Balance Owing, 2019 Budget. Rows include Land Purchases, SOJ Contract, SHKS Contract, Misc Charges Survey, Attorney, Bond Debt Service Charges, Lydig Demolition-Estimate, Total, and Total Estimated-Expenditures.

RECOMMENDATION

Council is being asked to approve the estimated Amendment Change Order No. 5 to Contract No. 18-001 for up to \$100,000 \$73,707.00 with Lydig Construction for the demolition of two buildings at the new Public Works Shops and to consider this item at the October 28, 2019 Committee of the Whole and on the Consent Agenda at the subsequent November 4, 2019 October 24, 2019 Regular Council meeting.

Attachments: 2019 CIP, page 59, Lydig Proposal for Change Order No. 5

CITY OF TUKWILA CAPITAL PROJECT SUMMARY

2019 to 2024

PROJECT: Public Works Shops

Project No. 91630601

DESCRIPTION: Construct a new City Public Works maintenance and operations center, combining all operational functions at one location. Facility may also include a City Clerk & Police Records Center and Police evidence storage.

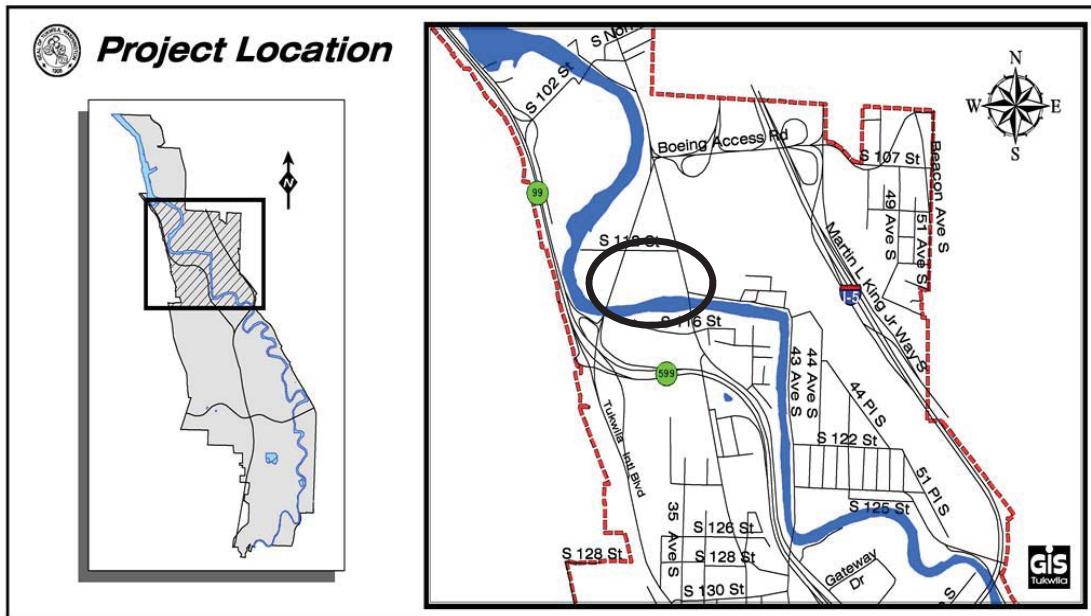
JUSTIFICATION: Existing Public Works operations and maintenance areas are inadequate structurally and seismically. Current land for staging dirt and vector materials is only temporary. Project includes selling dirt/vector land, Minkler Shops, and George Long Shops to acquire the real estate to build an equipment operations center that meets current codes.

STATUS: Separate from the Public Safety Plan. Was formerly known as City Maintenance Facility.

MAINT. IMPACT: Improves safety and efficiency for First Responders and maintenance operations.

COMMENT: Based on usage and benefits, it is estimated that the Water, Sewer, and Surface water enterprise funds will fund 50% of the Public Works Shops with the other 50% funded by Streets, Facilities, & Equipment Rental.

FINANCIAL (in \$000's)	Through 2017	Estimated 2018	2019	2020	2021	2022	2023	2024	BEYOND	TOTAL
EXPENSES										
Design/PM	284	357	1,379	1,501						3,521
Land (R/W)		21,979								21,979
Const. Mgmt.										0
Construction			1,500	3,000						4,500
TOTAL EXPENSES	284	22,336	2,879	4,501	0	0	0	0	0	30,000
FUND SOURCES										
Enterprise Funds		12,250	3,750							16,000
Councilmatic Bond		10,000	750							10,750
REET Funds		3,000								3,000
Mitigation Expected										0
306 Fund Balance	284	(2,914)	(1,621)	4,501	0	0	0	0	0	250
TOTAL SOURCES	284	22,336	2,879	4,501	0	0	0	0	0	30,000



October 7, 2019

City of Tukwila
c/o Hari Ponnekanti
6300 Southcenter Blvd, Suite 100
Tukwila, WA 98188
Office: (206)431-2455
E-mail: Hari.Ponnekanti@TukwilaWA.gov

RE: Tukwila Public Works Office Demolition

Dear Hari,

On behalf of Lydig Construction, Inc., we are pleased to submit our proposal for the Tukwila Public Works Office Demolition in Tukwila, Washington for **Seventy Three Thousand Seven Hundred and Seven (\$73,707) Dollars**

Alternates:

No Alternates

Documents Utilized:

SHKS Architects Plans Dated 07/23/2019
LPD Engineering Specification Section 31 10 00 dated 07/29/2019
NOVO Good Faith Inspection Letter dated 07/12/2019
Bid Walk on 09/25/2019

Clarifications:

- We have assumed the project starting three weeks after NTP with a two-week duration
- Please note that the required Puget Sound Clean Air Permit is required to be filed 10 days before demolition can begin
- Work priced to be performed on normal day shift, Monday through Friday
- If Lydig is to pay for permits or special inspections, the full cost will be reimbursed via Change Order
- Lydig has assumed that all junk, loose items and biological waste will be removed by the owner, from both buildings, prior to mobilization to the job site
- Proof of disconnect for all utilities is required prior to starting work (coordination of disconnects by Owner)
- All underground utilities are to be abandoned in place
- Sanitary sewer will be plugged per district standards, roof drain pipes will be plugged at slab, storm drain clean out will be plugged on the building side
- This proposal is lump sum in the amount listed above

General Exclusions

- Permits and fees
- Special Inspections

- Local and State Sales Taxes
- Code Upgrades required / Identified by City Inspectors
- Removal of hazardous materials which includes but is not limited to asbestos, airborne silica, PCB's, Freon, hydraulic oil, underground storage tanks (USTs), biological waste, lead, air monitoring, dangerous or hazardous waste evaluation, characterization, or disposal, regulatory notices and hazardous materials surveys
- Removal of junk and miscellaneous items not a part of the buildings to be demolished
- Cut and cap, locate, make-safe, or de-energize site utilities
- Removal of below grade utilities
- Salvaging of owner materials
- Removal of slabs and footings (this is not scheduled for demo per plans provided)
- Client to provide a Good Faith Asbestos Survey prior to beginning demolition
- Mastic removal or floor prep. Flooring removal includes one pass with a Terminator. This typically leaves the substrate in a condition suitable for following trades (if required). Some residual adhesives may remain.
- Engineering for Demolition; engineering of shoring or bracing of existing to remain
- Salvage items for reuse, relocation or return salvage to owner
- Any demolition not clearly shown or dimensioned on the Architectural or Structural drawings
- As-built documents / O&M Manuals

Sincerely,

Lydig Construction, Inc.



Kiel Lunsford
Project Manager

Attachments:

1. Public Works Demolition Proposal Estimate dated 10/7/2019
2. SHKS Architects Plans Dated 07/23/2019
3. LPD Engineering Specification Section 31 10 00 dated 07/29/2019
4. NOVO Good Faith Inspection Letter dated 07/12/2019

Project: City of Tukwila Public Works Demo
 Duration: 2. weeks
 Bldg area: 24,200 sf

Section	Description	Qty	UM	Unit Cost	Total Cost	Notes
Div 1 General Requirements						
01 10 00 Summary Requirements						
	Project Management	Labor	40	hr	90.49	3,620 LCI
	Supervision	Labor	80	hr	99.92	7,994 LCI
	Pre- Mobilization Video on DVD		1	ls	450.00	450 LCI
						-
01 10 00	Summary Requirements Total				12,063	
01 50 00 Temporary Facilities and Controls						
	Locate and document existing utilities and controls		8	hr	105.00	840 LCI
	Temporary Construction Perimeter Security Fencing		275	lf	4.50	1,238 Secure A Site
	TESC Measures	Materials	1	LS	1,250.00	1,250 LCI
	Catch Basin Insert	Materials	1	ea	250.00	250 LCI
	Silt Fence Install/Removal	Labor	32	hrs	72.83	2,331 LCI
	Save and Protect Exist Planter		2,060	sf	0.75	1,545 LCI
	Save and Protect Water Meter		1	ea	500.00	500 LCI
	Dust Control		32	hr	59.60	1,907 LCI
	Fire Sprinkler Drain Down		4	hr	125.00	500 LCI
	Electrical make safe within building		4	hr	115.00	460 LCI
						-
01 50 00	Temporary Facilities and Controls Total				10,820	
01 70 20 Temporary Services						
	Dump Fees/Dumpster/Miscellaneous Final Cleanup	Labor	16	hr	59.60	954 LCI
	Dump Fees/Dumpster/Miscellaneous Final Cleanup	Materials	12	ea	750.00	9,000 LCI
						-
01 70 20	Temporary Services Total				9,954	
Div 2 Existing Conditions						
02 40 00 Demolition						
	Demolition Subcontractor		1	ls	25,986.00	25,986 Ascendent
	Demolition Layout		8	hrs	105.00	840 LCI
						-
02 40 00	Demolition Total				26,826	
02 50 00 Site Remediation						
	Junk Removal from storage areas	Excl	-	load	-	- EXCLUDED
	Hazardous materials removal from storage areas	Excl	-	ls	-	- EXCLUDED
						-
02 50 00	Site Remediation Total				-	
Div 33 Utilities						
33 00 00 Utilities						
	Utility Demolition		1	ls	-	- Ascendent, incl above
	Abandon Underground Electrical Lines		2	ea	-	- Ascendent, incl above
	Abandon Electrical Lines		2	ea	-	- Ascendent, incl above
	Demo existing electrical line to pole		1	ea	-	- Ascendent, incl above
	Plug SS per District Standards		1	ea	-	- Ascendent, incl above
	Plug Roof Drain Pipe		1	ea	-	- Ascendent, incl above
	Plug SDCO on building side		1	ea	-	- Ascendent, incl above
						-
33 00 00	Utilities Total				-	

Direct Cost Subtotal **59,663**

Contractor Contingency	3.0%	1,790
Pre-Construction		-
General Conditions		2,647
Subtotal		64,100
BRI	Yes	1,000
B&O Tax	0.471%	337
GLI	0.75%	537
Bond	Yes	1,032
Subtotal		67,006
OH & Fee	10.0%	6,701

TOTAL COST EXCLUDING WSST 73,707