



INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Committee
FROM: Henry Hash, Public Works Director
BY: Hari Ponnekanti, Deputy PW Director
CC: Mayor Allan Ekberg
DATE: February 28, 2020
SUBJECT: Public Works Fleet & Facilities Building & Minkler Improvements
Project Nos. 91630601, 91930606
Project Update and 30% Design Review

ISSUE

Provide an update on the PW Fleet and Facilities tenant improvements (30% design review of schedule and cost estimate) and Minkler Shop Improvements.

BACKGROUND

On 12/02/19, Council approved the PW Fleet and Facilities tenant improvements project budget in the amount of \$9.5 million dollars and the Minkler Interim Improvements budget in the amount of \$500,000. The total budget for PW Fleet and Facilities Building is \$35,700,000.00 with funding split 50/50 with the General Fund and Water/Sewer/Surface Water Utilities.

DISCUSSION

PW Fleet and Facilities Tenant Improvement

1. SHKS Architect has reached the 30% design milestone. Please see the attached design drawing, project timeline schedule, and cost estimates. 30% design and cost estimates are within the range of the estimated budgets.

Minkler Shops Interim Improvements

2. Saybr's (JOC) is re-evaluating the project scope and cost estimates.

PHASE 1 FINANCIAL IMPACT

Table with 3 columns: Expenditures, 2019/2020 Budget. Rows include Land & Master Plan (2017-2019), SHKS Design Am No. 2, Geotechnical Services, Estimate - Soft Costs, Estimate - Construction, Funding - General Fund, Funding - Utilities, Estimate Minkler Interim Improvements, and Total.

DISCUSSION ONLY

Committee discussion only, forward 30% design update to the March 23, 2020 Committee of the Whole for full Council.

Attachments: Cost estimates
Design Drawing
Tentative Schedule
Master Plan

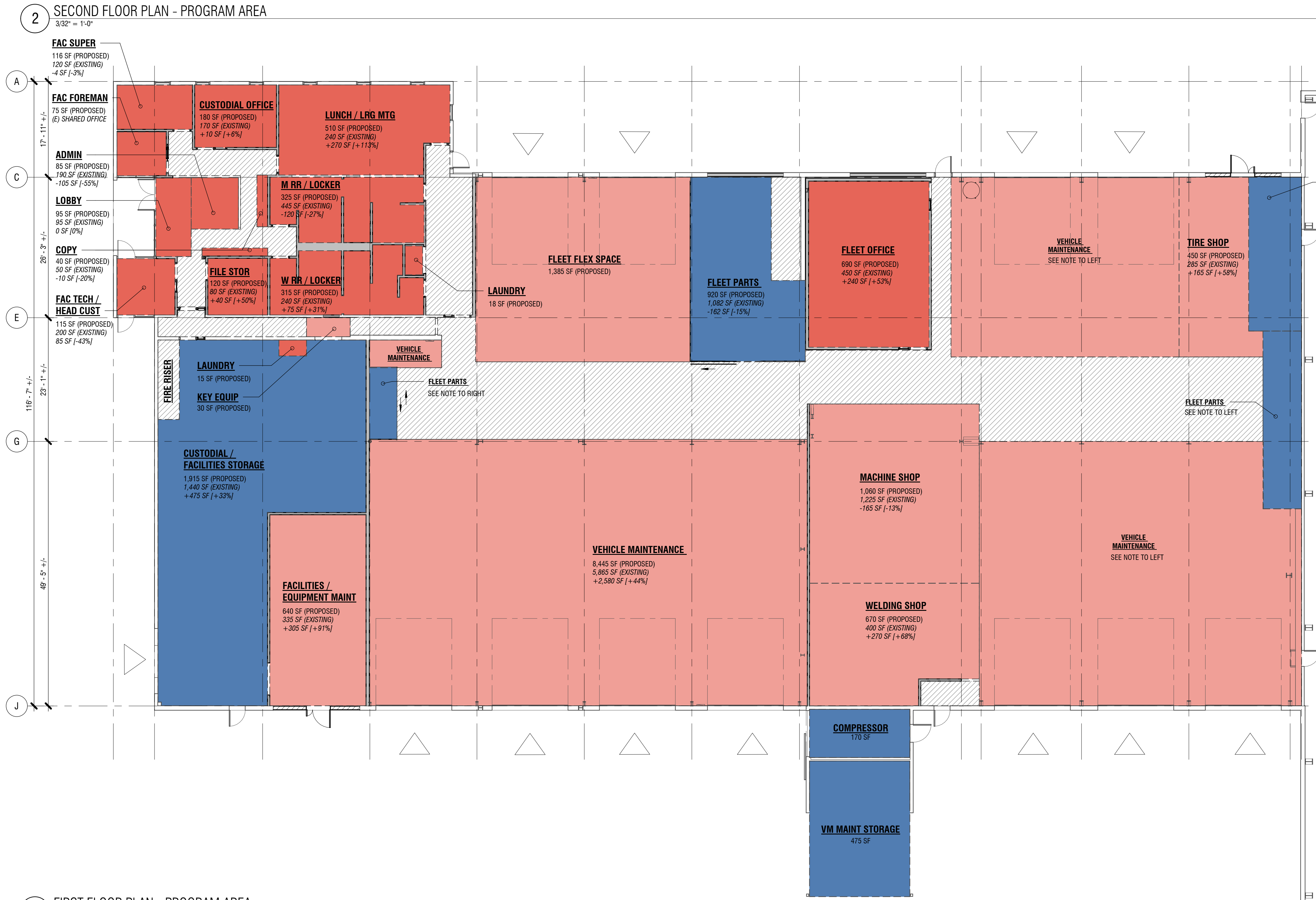
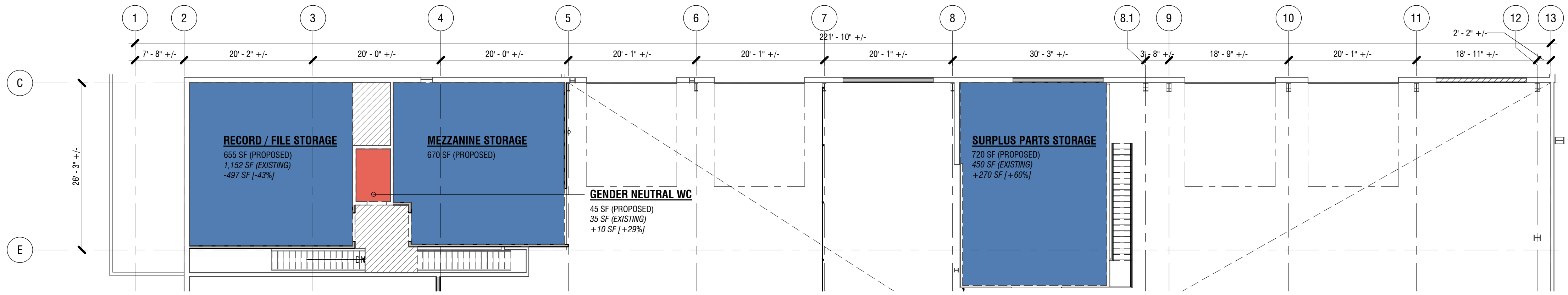
Tukwila Public Works Facility Fleets and Facilities Building - Phase 1

Overall Summary

	SF	\$/SF	TOTAL
Phase 1 - Fleets and Facilities Renovation	43,200	104.73	4,524,329
TOTAL BUILDING CONSTRUCTION	43,200	104.73	4,524,329
Sitework - No Work Phase 1			NIC

ADD ALTS

Alternate 1: Trench drains, associated demo/trenching/infill/oil & water separator			35,885
Alternate 2: Emergency generator, concrete pad, bollads			382,852



FLEETS & FACILITIES BUILDING PROGRAM SUMMARY

	EXISTING AREA (GEORGE LONG)	PROPOSED AREA	DELTA
FLEETS	10,322 SF	15,003 SF	+4,681 SF [+45%]
FACILITIES / CUSTODIAL	2,345 SF	3,206 SF	+861 SF [+37%]
SHARED (MEETING / LOCKER ROOM / MEZZANINE STORAGE)	2,463 SF	2,740 SF	+277 SF [+11%]
CIRCULATION / MECHANICAL	1,744 SF	3,475 SF	+1,731 SF [99%]
TOTAL	16,874 SF	24,424 SF	+7,550 SF [+45%]

LEGEND

- VEHICLE ACCESS
- OFFICE + SUPPORT
- SHOPS
- STORAGE
- CIRCULATION / MECHANICAL

TUKWILA
PUBLIC WORKS
FLEETS &
FACILITIES
BUILDING

30% DESIGN

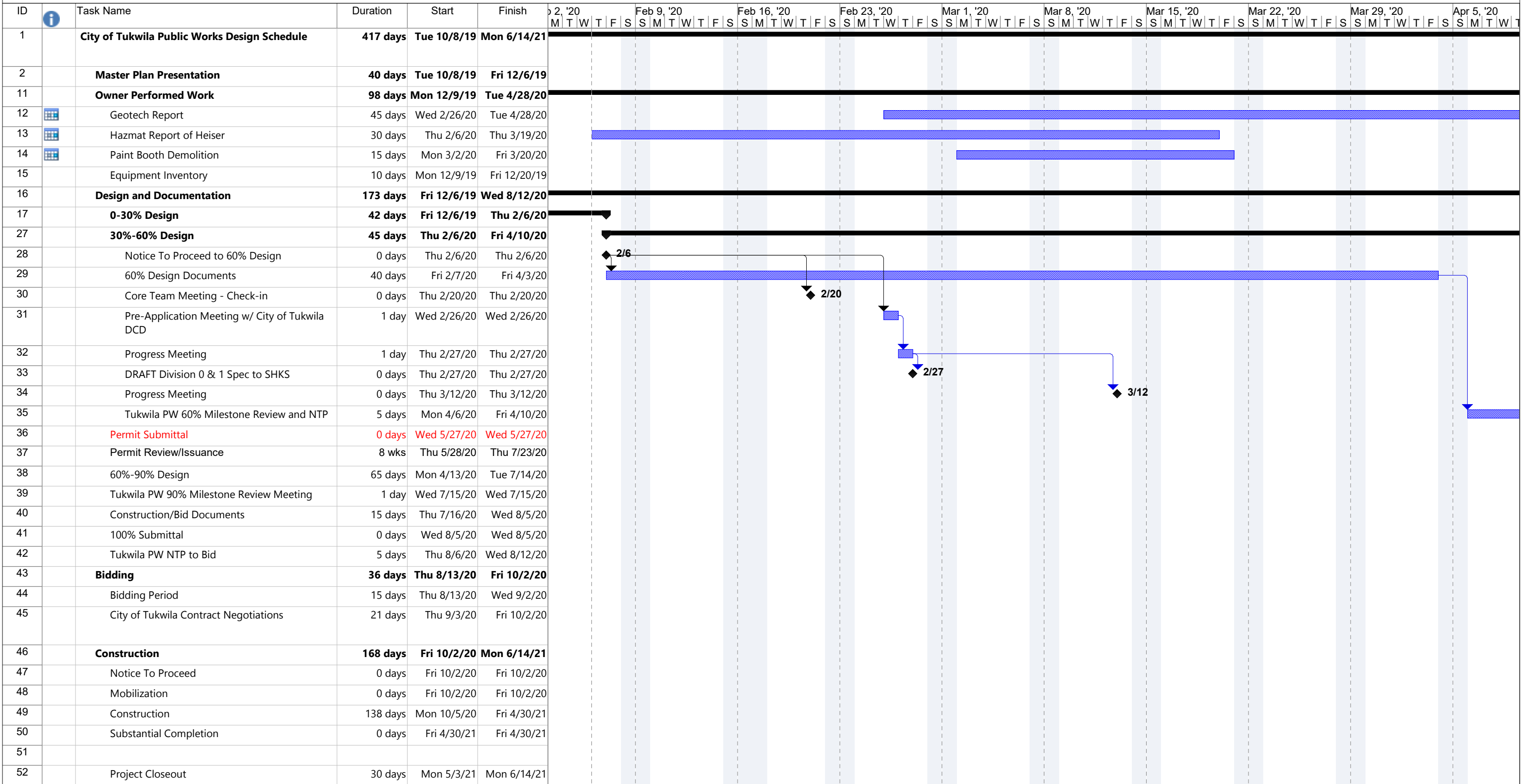
11210 TUKWILA INTERNATIONAL BLVD
TUKWILA, WA 98168

Drawn by: MF
Checked: AH
Date: 02/20/20
Scale: As indicated


Revisions:
No. Date Remarks

NOT FOR CONSTRUCTION

PROGRAM
COMPARISON
A2.7



Project: 20-0206-Design Schedule DD Date: Thu 2/6/20	Task		External Tasks		Inactive Summary		Start-only		Deadline	
	Split		External Milestone		Manual Task		Finish-only			
	Milestone		Inactive Task		Duration-only		External Tasks			
	Summary		Inactive Milestone		Manual Summary Rollup		External Milestone			
	Project Summary		Inactive Milestone		Manual Summary		Progress			

 TUKWILA PUBLIC WORKS FACILITY: MASTER PLAN



PROGRAM LEGEND

- ADMIN + SHOPS
- FLEET MAINTENANCE
- FLEET MAINTENANCE PARKING
- INTERIOR FLEET PARKING
- COVERED FLEET PARKING
- UNCOVERED FLEET PARKING
- DECANT + BRINE
- SPOILS
- COVERED STORAGE
- BULK BINS
- UNCOVERED STORAGE

ROM - ESTIMATED COSTS

CONSTRUCTION COSTS:

\$53,000,000

SOFT COSTS:

\$21,000,000

TOTAL PROJECT COST:

\$74,000,000