



INFORMATIONAL MEMORANDUM

TO: **Transportation and Infrastructure Committee**
FROM: **Henry Hash, Public Works Director**
BY: **Hari Ponnekanti, Deputy PW Director**
CC: **Mayor Allan Ekberg**
DATE: **March 13, 2020**
SUBJECT: **Public Works Fleet & Facilities Building & Minkler Improvements**
Project Nos. 91630601 and 91930606
Project Update and Contracts for Miscellaneous Items

ISSUE

Provide an update on the PW Fleet and Facilities tenant improvements and Minkler Shop Improvements and approve four miscellaneous contract amounts.

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

Public Works' staff reviewed the list of miscellaneous projects and compiled a list of four projects for construction in 2020. The following contracts will allow the tenant improvements to be completed per the plan prepared by SHKS Architects. Our JOC contractor, Saybr, has provided the scope and fee estimate for four contracts and additional contractors may be asked to do the same in the future, with the lowest bidders to be selected. The total costs shown are based on the rough order magnitude of the construction costs and 40% soft costs, that include contingency and tax. The approval of the four contracts with a not-to-exceed amount will allow staff to meet deadlines for critical tasks and work with the contractors on additional scoping. This will minimize the delay to obtain Council approval before entering into individual contracts.

PW Fleet and Facilities Tenant Improvement – Three Contracts

1. Removal of paint booths from the Fleet and Facilities Bldg – Not to exceed construction costs plus soft costs up to \$168,000,
 2. Install security fence and access gates - Not to exceed construction costs plus soft costs up to \$300,000,
 3. Outside envelope structural repair and painting - Not to exceed construction costs plus soft costs up to \$280,000.
- Total of three contracts for PW Fleet and Facilities is \$748,000.

Minkler Shops Interim Improvements

4. Provide Modular building to provide additional locker rooms and shower - Not to exceed construction costs plus soft costs up to \$308,000.

PHASE 1 FINANCIAL IMPACT

See attached spreadsheet for overview of PW Fleet and Facilities Phase 1 Budget, expenditures through 2019, and cost estimates. The three contracts for the Public Works Fleet and Facilities Building are highlighted.

RECOMMENDATION

Council is being asked to approve the three contracts for the Public Works Fleet and Facilities in the not-to-exceed amount of \$748,000 and one contract for the Minkler Shops modular building in the not-to-exceed amount of \$308,000 and to consider these items on the Consent Agenda at the March 23, 2020 Special Meeting.

Public Works Fleet and Facilities Building - Phase 1 Cost Estimates

	Budget	Expenditures to date 12/31/19	Estimates at 30% Design
Land Purchases		\$ 24,706,348.00	
SHKS Master Plan		1,398,437.09	
	<u>\$ 26,120,000.00</u>	<u>\$ 26,104,785.09</u>	
Design			
SHKS Design Fee		\$ 17,547.68	\$ 553,220.32
Geo-Tech Design Fee			80,000.00
Hazard Study Fee			3,450.00
Soft Costs	\$ 2,880,000.00		<u>\$ 636,670.32</u>
Demolition of Out Buildings			\$ 81,077.70
Construction			
Phase 1 Building Renovation			\$ 4,524,329.00
Removal of Paint Booths			168,000.00
Fence and Security Gates			300,000.00
Outside Structural Repair and Paint			280,000.00
Covered Storage - Outside			750,000.00
Civil Site Work			750,000.00
Trench Drains (Alternate)			35,885.00
Emergency Generator (Alternate)			382,852.00
	<u>\$ 6,700,000.00</u>	<u>\$ 17,547.68</u>	<u>\$ 7,272,143.70</u>
Grand Total	<u>\$ 35,700,000.00</u>	<u>\$ 26,122,332.77</u>	<u>\$ 7,908,814.02</u>
			<u>\$ 34,031,146.79</u>



Job Order Authorization

Job Order Contract

Date:	February 18, 2020	
Project Information	Job Order #:	IAA-TUK19-002B
	Job Order Title:	PW Fleet & Facilities Building - Paint Booth Demo
Contract Information	Contract:	1850237, dated 09/19/2019
	Contractor:	Saybr Contractors, Inc. 3852 S. 66th St. Tacoma WA 98409
Gordian Fee Breakdown	Construction	\$96,923.22
	Gordian Licensing 1.95%	\$1,890.00
	Licensing Tax 10%	\$189.00
	Consulting 3.05%	\$2,956.16
	Total	<u>\$5,035.16</u>

Director (Up to \$20,000)

Date

Mayor (Up to \$40,000)

Date

Council Approval (Over \$40,000)

Date



Job Order Authorization

Job Order Contract

Date:	February 21, 2020										
Project Information	Job Order #: IAA-TUK19-002A Job Order Title: PW Fleet and Facilities Building - Fence										
Contract Information	Contract: 1850237, dated 09/19/2019 Contractor: Saybr Contractors, Inc. 3852 S. 66th St. Tacoma WA 98409										
Gordian Fee Breakdown	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Construction</td> <td style="text-align: right;"><u>\$193,237.02</u></td> </tr> <tr> <td>Gordian Licensing 1.95%</td> <td style="text-align: right;">\$3,768.12</td> </tr> <tr> <td>Licensing Tax 10%</td> <td style="text-align: right;">\$376.81</td> </tr> <tr> <td>Consulting 3.05%</td> <td style="text-align: right;"><u>\$5,893.73</u></td> </tr> <tr> <td>Total</td> <td style="text-align: right;"><u><u>\$10,038.66</u></u></td> </tr> </table>	Construction	<u>\$193,237.02</u>	Gordian Licensing 1.95%	\$3,768.12	Licensing Tax 10%	\$376.81	Consulting 3.05%	<u>\$5,893.73</u>	Total	<u><u>\$10,038.66</u></u>
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 Director (Up to \$20,000)

 Date

 Mayor (Up to \$40,000)

 Date

 Council Approval (Over \$40,000)

 Date

SCOPE OF WORK

Date: December 20, 2019
Contract Name and No.: City of Bellevue JOC# 1850237
Project Name: Heiser Building Exterior Improvements
Bid No.: 03
Work Location: Heiser Building
11210 Tukwila International Blvd
Tukwila, WA 98188
Saybr Project Manager: Cynthia Brantley, 253-753-3312
Work Hours: Day shift Monday through Friday, including overtime hours if required
Estimated Duration: 100 Days following NTP
Long Lead Items: Metal wall panels
Project Summary: Paint exterior of building and repair damage to metal wall panels

GENERAL INFORMATION:

- This Scope of Work is based on the information received from the City of Tukwila representative Hari Ponnekanti at the Joint Scoping Meeting held on November 13, 2019.
- Performance of all work will be in accordance with all OSHA and Washington DOSH requirements.
- Daily job site cleanup is required before the work crew leaves the site each day and final clean-up is required prior to final inspection and acceptance.
- Contractors will be responsible for their own waste disposal.
- Project requires State of Washington prevailing wages to be paid, including filing intents to pay, certified payroll, and affidavits of wages paid.
- Outages to be coordinated 72 hours prior to shutdown with Facility Maintenance Manager

TECHNICAL SCOPE OF WORK:

1. General Construction

All work performance shall be completed in accordance with the all local, city, and state AHJ requirements and regulations.

Provide all labor, materials, and equipment to complete the following work package to the extent necessary to complete the intended scope of work including all parts, pieces, and components:

1. Wall panel repair

1.1. Preparation for work

- 1.1.1. Prior to work commencing, owner's representative to meet onsite to confirm exact repair locations and quantities.
- 1.1.2. New metal color will be white or primed for future painting.

1.2. Awning roof at hazardous waste accumulation area.

- 1.2.1. Tear off and dispose of existing metal panels over awning roof.
- 1.2.2. Furnish and install new corrugated metal panels over existing awning structure. (approx. 200sqft total)
- 1.2.3. Furnish and install new corrugated metal panel fascia onto existing awning structure. (approx. 100sqft total)

1.3. Siding Repair

- 1.3.1. Replace existing metal panel siding with new corrugated metal panel siding in various location around building. No single panel shall be longer than 10'. (approx. 300sqft total)
- 1.3.2. Replace existing corner trim pieces at noted damaged areas along garage doors and building corners. (approx. 250LF total)
- 1.3.3. Replace damaged/Broken downspouts with new metal downspouts. (approx. 30LF total)
- 1.3.4. Replace bottom panel trim piece as necessary. (approx. 25LF total)

2. Painting

2.1. Cleaning

- 2.1.1. Pressure wash all walls
- 2.1.2. Scrub rear area at old steam cleaning awning.

2.2. Prime

- 2.2.1. Spot prime rusted and raw substrates

2.3. Paint

- 2.3.1. Areas to be painted include: Exterior Steel siding, Painted Metal OH roll-up door, man doors and frames, Open Structure at steam covered area, CMU and Concrete Walls, and painted steel bollards.
- 2.3.2. Assumes one metal body color, one masonry color. one trim color.
- 2.3.3. Deep and ultra-deep color(s) may be an additional cost if an extra coat of paint is required for full coverage.

2.4. Sealer

- 2.4.1. Upper ASW Concrete walls will have a clear sealer applied.

ROUGH ORDER OF MAGNITUDE PRICING:

The ROM proposal for this work is: \$182,000.00 (amount excludes sales tax).

ASSUMPTIONS:

- This proposal excludes hazardous material removal. Owner to provide Good Faith Hazardous Materials Report.
- The existing building requires no additional upgrades to execute all work associated with this work order, including all walls, ceilings and floors. All existing configurations and components meet all of the current local, city, and state AHJ codes and requirements.

EXCLUSIONS:

- No repairs to building structural elements are included.
- No concrete slab demolition or repairs are anticipated.
- Painted signage

PERMITS:

- No permits not required for this work.

SUBMITTALS:

- Construction Schedule
- Metal wall panels
- Paint

SCOPE OF WORK

Date: February 27, 2020
Contract Name and No.: City of Tukwila
Project Name: Minkler Building Restroom Remodel – **MODULAR**
Bid No.: 01
Work Location: Public Works Fleet and Facilities Building
600 Minkler Blvd
Tukwila, WA 98188
Saybr Project Manager: Cynthia Brantley, 253-753-3312
Work Hours: Day shift Monday through Friday
Estimated Duration: 200 Days following NTP
Project Summary: Provide new modular restroom at location shown in the attached. Refresh existing restrooms.

GENERAL INFORMATION:

- This Scope of Work is based on the information received from the City of Tukwila representative Hari Ponnekanti at the Joint Scoping Meeting held on November 13, 2019 and further meetings December 30, 2020 and February 28, 2020.
- Performance of all work will be in accordance with all OSHA and Washington DOSH requirements.
- Daily job site cleanup is required before the work crew leaves the site each day and final clean-up is required prior to final inspection and acceptance.
- Contractors will be responsible for their own waste disposal.
- Project requires State of Washington prevailing wages to be paid, and Certified Payroll, including filing intents to pay and affidavits of wages paid.
- Outages to be coordinated 72 hours prior to shutdown with Facility Maintenance Manager

TECHNICAL SCOPE OF WORK:

A. GENERAL CONSTRUCTION

- 1.1. All work performance shall be completed in accordance with the “Project Drawings,” and all local, city, and state AHJ requirements and regulations.
- 1.2. Provide all labor, materials, and equipment to complete the following work package to the extent necessary to complete the intended scope of work including all parts, pieces, and components:

B. MODULAR

1. Design

1.1. Verification of Existing Conditions

- 1.1.1. Perform limited site survey to provide background for drawings required for permit.
- 1.1.2. Prepare CAD as-built drawings as backgrounds for design of new layout.

1.2. Construction Document Phase

- 1.2.1. Provide documents for permitting and construction.

1.3. Facilitate Obtaining Building Permit

- 1.3.1. Building Permit Fees are not included in this proposal. These receipts will be provided to the City for direct reimbursement.

2. Temporary Facilities

2.1. No temporary facilities are included for staff use. Interior construction will not occur until new modular unit is in-place.

3. Modular unit

3.1. New modular unit

- 3.1.1. Custom design to include men's restroom and locker room.
- 3.1.2. Exterior to be manufacture's standard materials. No windows are required. Single exterior door will be provided.
- 3.1.3. Ramp and stairs to be provided for access.
- 3.1.4. Plumbing fixtures to include: two toilets, sink, shower, urinal.
- 3.1.5. Manufacture's standard toilet partitions and toilet accessories will be provided.
- 3.1.6. Manufacture's standard lighting and HVAC will be provided.
- 3.1.7. Trailer will be outfitted with 24 one-foot wide lockers. Alternate widths of lockers will reduce number of lockers.

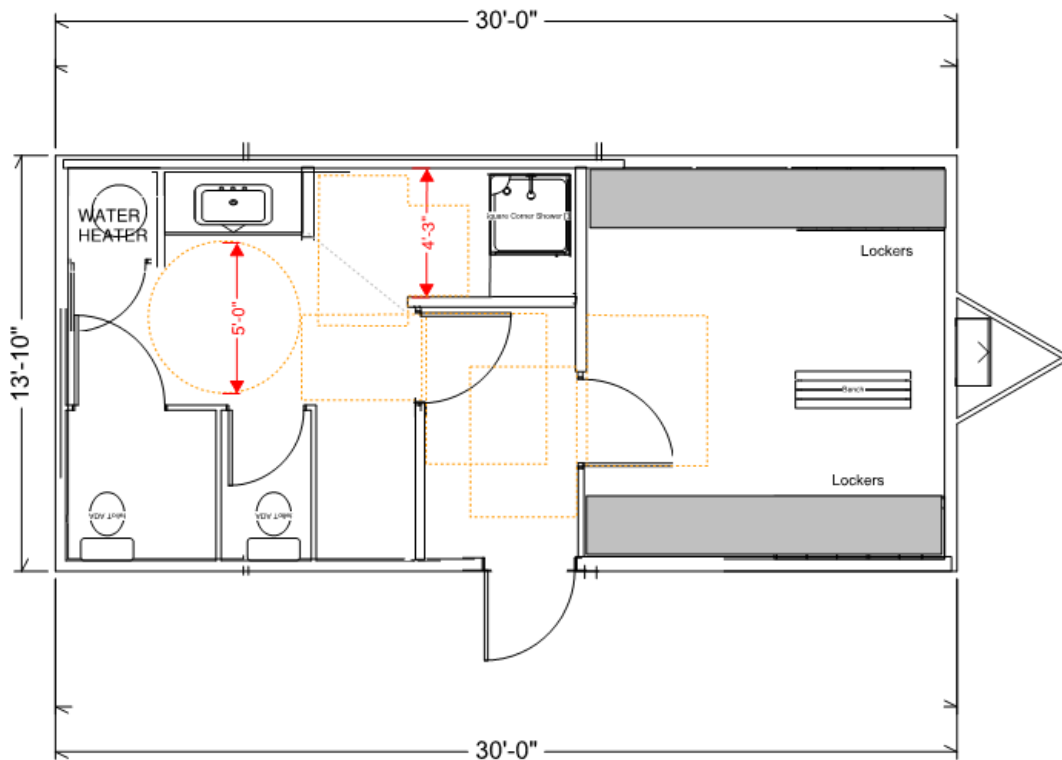
3.2. Water and sewer connections:

- 3.2.1. City of Tukwila to provide trenching and piping from trailer location to existing water and sewer lines. Backfill and pavement patching also by the City of Tukwila.
- 3.2.2. Saybr to provide final connection to sewer and water lines provided by City.

3.3. Electrical connections:

- 3.3.1. City of Tukwila to provide trenching from trailer location to existing building. Backfill and pavement patching also by the City of Tukwila.
- 3.3.2. Saybr to provide final connection from existing building to trailer, including:
 - 3.3.2.1. Reconfigure circuits to allow space for a new 100A, 2 pole breaker. Provide and install (1) 100A, 2 pole breaker.
 - 3.3.2.2. Provide and install a 1 ¼" EMT raceway and a 100A, 120/240V, single phase circuit from panel to location of modular restroom building.
 - 3.3.2.3. Provide and install a 100A, NEMA 3R, 120/240V, fused disconnect near the new building.
 - 3.3.2.4. Provide an install a 1 ¼" PVC raceway and a 100A circuit underground from the new disconnect to the connection point on the modular trailer and make electrical terminations at the modular building existing panel.
 - 3.3.2.5. Provide and install grounding per NEC article 250.
- 3.3.3. Fire alarm and Fire suppression
 - 3.3.3.1. Stand alone smoke detectors and alarm to be provided.
 - 3.3.3.2. No sprinklers are included.

3.4. Concept modular floor plan:



C. INTERIOR REFRESH

1. Demolition

1.1. Abatement

1.1.1. Based on Good Faith Survey performed by PBS Engineering dated January 20, 2010, asbestos containing materials, including the vinyl floor tile, are present. Flooring will be encapsulated. Asbestos flooring will remain in place.

1.2. Demolition - Restrooms

1.2.1. Interior finishes and fixtures will be removed in the restrooms to accommodate work items below.

2. Carpentry

2.1. No repairs or upgrades to existing building structural elements are included.

3. Roofing

3.1. Roof will be patched and repaired at exhaust fan penetration.

3.2. No other repairs or upgrades are included.

4. Openings

4.1. Restroom and Locker Room doors.

4.1.1. New door hardware will be provided at Men's and Women's restrooms.

4.1.2. Door hardware will include lever handles and a thumb turn lock for the Women's Restroom.

4.1.3. Powered ADA openers are not included.

5. New Architectural Finishes – all finishes will be selected from manufacturer’s standard colors.

- 5.1. No new GWB is included in scope. GWB will be patched and repaired following demolition.
- 5.2. Ceilings will remain existing suspended acoustical ceiling tiles and grid. Tiles and grid will be painted with manufacture’s recommended coating.
- 5.3. The floor finish will be homogenous sheet vinyl (Medintone by Armstrong is basis of design.)

6. Specialties and Furnishings

- 6.1. Toilet partitions to be HDPE (Hiny Hiders by Scranton is basis of design.)
- 6.2. Existing toilet accessories to be reused.
- 6.3. Existing Lockers to remain.

7. Plumbing

- 7.1. Plumbing piping will be reconfigured to accommodate new room layout.
- 7.2. Shower stalls will have fiberglass surrounds.

8. HVAC.

- 8.1. Bathroom Exhaust fan will be replaced: 735 cfm @ 0.5” SP, ¼ HP Direct Drive, 115v/1ph. With speed control and roof curb adaptor.

9. Electrical

- 9.1. Connections will be provided for exhaust fan.
- 9.2. No revisions to lighting, outlets, panels, transformers, etc. are included in this proposal.

10. Fire Alarm/Fire Suppression

- 10.1. No fire alarm or fire suppression changes to the existing system are not included in this proposal.
- 10.2.

ASSUMPTIONS:

- Owner provided Good Faith Hazardous Materials Report.
- The existing building requires no additional structural, electrical, HVAC, fire alarm, fire suppression upgrades to execute all work associated with this work order. All existing configurations and components meet all of the current local, city, and state AHJ codes and requirements.

EXCLUSIONS:

- The following are assumed not needed, and are not included:
 - Design Review Board Materials & Process
 - Health Department Coordination & Submittals
 - CUP (Conditional Use Permit)
 - Change of Use and other Land Use Actions
 - SEPA Checklist
 - Arborist Report, Tree Inventory and Tree Retention Plans
- Interior Design Presentation board of all interior selections and furnishings. Finishes will be discussed in an informal sit-down meeting.
- Sustainable Acquisition
- Audio/Visual Communications/Low Voltage system modifications.
- City of Tukwila Building Permit.
- Trade permits.

SUBMITTALS:

- Design documents for permitting.
- Product Data Sheets:
- Construction Schedule
- O&M Manuals
- Warranty

ROUGH ORDER OF MAGNITUDE PRICING:

The ROM proposal for this work is: \$ (amount excludes sales tax).

A simplified breakdown of these costs:

Description	ROM
B. Modular	
Survey and Permit Drawings	\$ 31,504.41
Electrical Connections	\$ 13,026.83
Plumbing connections	\$ 3,179.21
Modular restroom, set up, delivery, ramps and stairs	\$ 165,406.50
Lockers	\$ 6,358.43
Subtotal Modular Only	\$ 219,475.38