



INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Committee
FROM: Henry Hash, Public Works Director
BY: Hari Ponnekanti, Deputy PW Director
CC: Mayor Allan Ekberg
DATE: June 12, 2020
SUBJECT: Public Works Fleet & Facilities Building Tenant Improvements
Project No. 91630601
Project Update and 60% Design Review

ISSUE

Provide an update on the PW Fleet and Facilities Tenant Improvements at 60% design, schedule, and cost estimate.

BACKGROUND

On 12/02/19, Council approved the PW Fleet and Facilities tenant improvements project budget in the amount of \$9.5 million dollars with funding split 50/50 with the General Fund and Water/Sewer/Surface Water Utilities.

DISCUSSION

SHKS Architect has reached the 60% design milestone. Please see the attached design drawing, project timeline schedule, and cost estimates. 60% design cost estimates are within the range of the estimated budgets. The following are some of the highlights of the design progress.

- Geo-technical explorations have been completed and seismic bracing design is advancing forward.
• Plumbing, HVAC, vehicle exhaust connection, lighting, tire storage facility, office and kitchen area design is advanced in this design period.
• Project specifications and bid documents are created.
• More detailed cost estimates are prepared as part of the 60% design.
• Paint booth removal contract is signed, and permit application is submitted to DCD.

PHASE 1 FINANCIAL IMPACT

Table with 3 columns: Item, Expenditures, and 2019/2020 Budget. Rows include SHKS Design Am No. 2, Misc Consultant Services, Estimate - Soft Costs, Estimate - Construction, Funding - General Fund, Funding - Utilities, and Total.

DISCUSSION ONLY

Committee discussion only.

Attachments: Cost estimates
Tentative Schedule

Public Works Fleet and Facilities Building - Phase 1

Cost Estimates

	Budget	Expenditures to date 12/31/19	Estimates at 30% Design	Estimates at 60% Design
Land Purchases		\$ 24,706,348.00		
SHKS Master Plan		1,398,437.09		
	<u>\$ 26,105,000.00</u>	<u>\$ 26,104,785.09</u>		
Design				
SHKS Design Fee		\$ 17,547.68	\$ 553,220.32	\$ 553,220.32
Geo-Tech Design Fee			80,000.00	80,000.00
Hazard Study Fee			3,450.00	11,160.00
Mayes Testing				14,300.00
Soft Costs	\$ 2,880,000.00		<u>\$ 636,670.32</u>	<u>\$ 658,680.32</u>
Demolition of Out Buildings			\$ 81,077.70	\$ 81,077.70
Construction				
Phase 1 Building Renovation			\$ 4,524,329.00	\$ 5,237,611.00
Removal of Paint Booths		106,615.54	168,000.00	
Fence and Security Gates			300,000.00	212,560.72
Outside Structural Repair and Paint		280,000.00		
Covered Storage - Outside			750,000.00	750,000.00
Civil Site Work			750,000.00	750,000.00
Trench Drains (Alternate)			35,885.00	35,885.00
Emergency Generator (Alternate)			382,852.00	382,852.00
	<u>\$ 6,715,000.00</u>	<u>\$ 404,163.22</u>	<u>\$ 6,992,143.70</u>	<u>\$ 7,449,986.42</u>
Grand Total	<u>\$ 35,700,000.00</u>	<u>\$ 26,122,332.77</u>	<u>\$ 7,628,814.02</u>	<u>\$ 8,108,666.74</u>
			<u>\$ 34,031,146.79</u>	<u>\$ 34,230,999.51</u>

Tukwila Public Works Fleets & Facilities Building

Overall Summary

	SF	\$/SF	TOTAL
Fleets and Facilities Renovation	43,200	114.08	4,928,268
TOTAL BUILDING CONSTRUCTION	43,200	114.08	4,928,268
ADD ALTS			
Alternate 1: Emergency generator			368,277

Tukwila Public Works

Fleets & Facilities Building

Fleets and Facilities Renovation

		%	\$/SF	TOTAL	
		Gross Area:		40,255 SF	
A10	Foundations	6%	7.88	317,358	
A	Substructure	6%	7.88	317,358	
	Design Superstructure	7%	9.10	366,210	
B20	Exterior Enclosure	1%	1.67	67,160	
B30	Roofing	0%	0.29	11,568	
B	Shell	9%	11.05	444,938	
C10	Interior Construction	3%	3.74	150,569	
C20	Stairways	1%	0.68	27,475	
C30	Interior Finishes	4%	4.42	178,050	
C	Interiors	7%	8.85	356,094	
D20	Plumbing Systems	7%	8.59	345,678	
D30	Heating, Ventilation & Air Conditioning	15%	17.88	719,616	
D40	Fire Protection	2%	2.53	101,758	
D50	Electrical Lighting, Power & Communications	14%	17.44	702,132	
D	Services	38%	46.43	1,869,184	
E10	Equipment	3%	3.16	127,040	
E20	Furnishings	1%	1.21	48,528	
E	Equipment & Furnishings	4%	4.36	175,568	
F20	Selective Demolition	4%	4.76	191,580	
F	Special Construction & Demolition	4%	4.76	191,580	
BUILDING ELEMENTAL COST BEFORE CONTINGENCIES		68%	83.34	3,354,722	
Z10	Contingency	15.00%	10%	12.50	503,208
BUILDING ELEMENTAL COST INCLUDING CONTINGENCIES		78%	95.84	3,857,930	
Z20	General Requirements	6.50%	5%	6.23	250,765
Z21	General Conditions	9.88%	8%	10.08	405,939
Z22	Office Overhead & Profit	5.00%	5%	5.61	225,732
Z23	Bonds and insurance	1.50%	1%	1.44	57,869
Z24	Permit by owner	0.00%	0%	0.00	0
BUILDING CONSTRUCTION COST BEFORE ESCALATION		97%	119.20	4,798,236	
Z30	Escalation to Midpoint (Jan 2021)	2.71%	3%	3.23	130,032
RECOMMENDED BUDGET		100%	122.43	4,928,268	

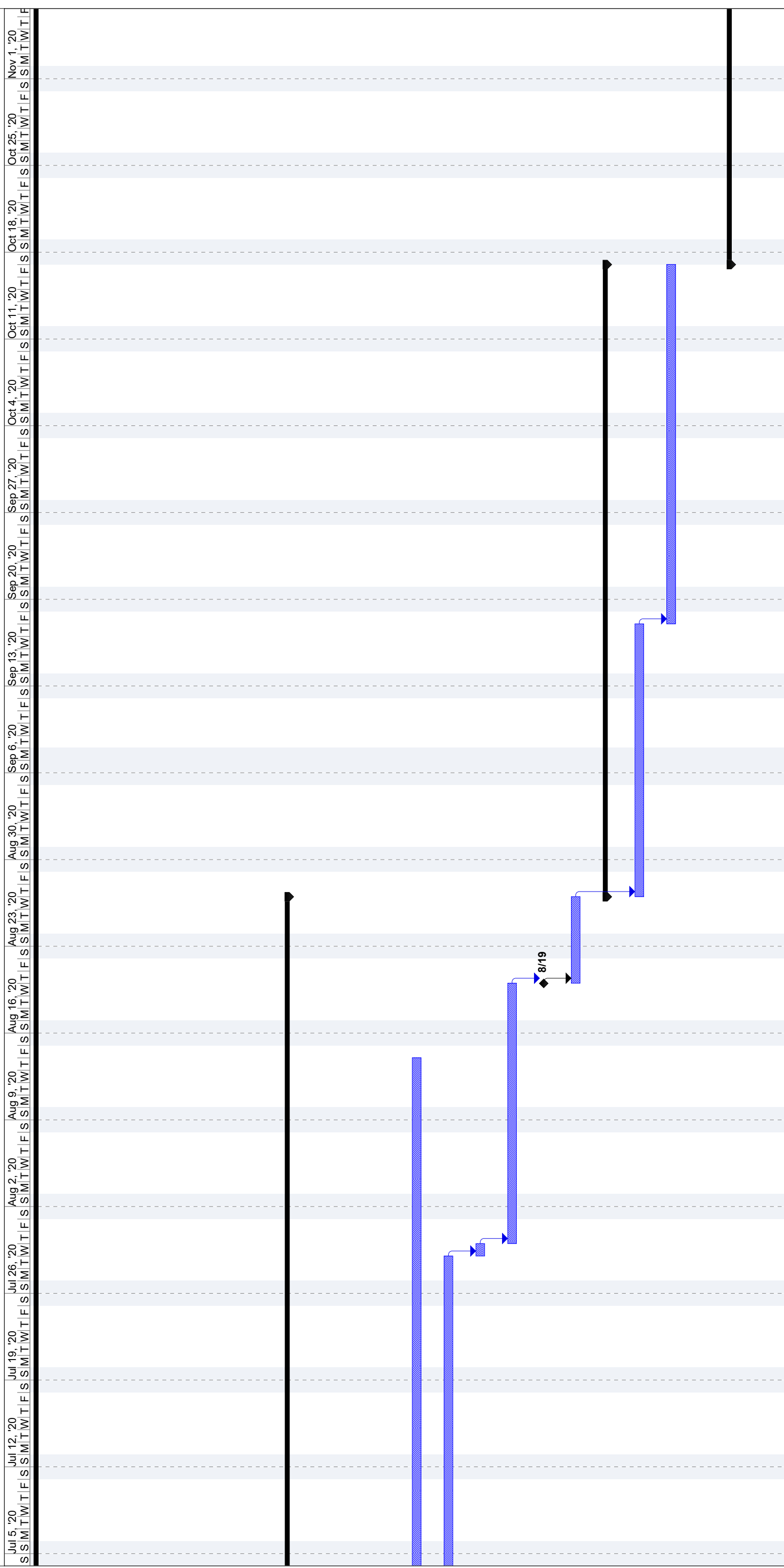
Tukwila PW Consolidated Facility - Phase 1

S H K S A R C H I T E C T S

ID	Task Name	Duration	Start	Finish	'20	Apr 19	Apr 26	May 3	May 10	May 17	May 24	May 31	Jun 7	Jun 14	Jun 21	Jun 28	
					W	T	F	S	S	M	T	W	T	F	S	M	T
1	City of Tukwila Public Works Design Schedule	427 days	Tue 10/8/19	Mon 6/28/21													
2	Master Plan Presentation	40 days	Tue 10/8/19	Fri 12/6/19													
11	Owner Performed Work	113 days	Mon 12/9/19	Tue 5/19/20													
12	Geotech Report	60 days	Wed 2/26/20	Tue 5/19/20													
13	Hazmat Report of Heiser	30 days	Thu 2/6/20	Thu 3/19/20													
14	Paint Booth Demolition	15 days	Mon 3/2/20	Fri 3/20/20													
15	Equipment Inventory	10 days	Mon 12/9/19	Fri 12/20/19													
16	Design and Documentation	183 days	Fri 12/6/19	Wed 8/26/20													
17	0-30% Design	42 days	Fri 12/6/19	Thu 2/6/20													
27	30%-60% Design	55 days	Thu 2/6/20	Fri 4/24/20													
36	Permit Submittal	0 days	Wed 6/17/20	Wed 6/17/20													
37	Permit Review/Issuance	8 wks	Thu 6/18/20	Thu 8/13/20													
38	60%-90% Design	65 days	Mon 4/27/20	Tue 7/28/20													
39	Tukwila PW 90% Milestone Review Meeting	1 day	Wed 7/29/20	Wed 7/29/20													
40	Construction/Bid Documents	15 days	Thu 7/30/20	Wed 8/19/20													
41	100% Submittal	0 days	Wed 8/19/20	Wed 8/19/20													
42	Tukwila PW NTP to Bid	5 days	Thu 8/20/20	Wed 8/26/20													
43	Bidding	36 days	Thu 8/27/20	Fri 10/16/20													
44	Bidding Period	15 days	Thu 8/27/20	Thu 9/17/20													
45	City of Tukwila Contract Negotiations	21 days	Fri 9/18/20	Fri 10/16/20													
46	Construction	168 days	Fri 10/16/20	Mon 6/28/21													
51																	

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			

Project: 20-0319-Design Schedule DD
Date: Thu 4/30/20



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Date: Thu 4/30/20

Task		External Tasks		Inactive Summary		Inactive Summary		Start-only		Deadline	
Split		External Milestone		Manual Task		Manual Task		Finish-only			
Milestone		Inactive Task		Duration-only		Duration-only		External Tasks			
Summary		Inactive Milestone		Manual Summary Rollup		Manual Summary Rollup		External Milestone			
Project Summary		Inactive Milestone		Manual Summary		Manual Summary		Progress			