



INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Services Committee
FROM: Hari Ponnekanti, Public Works Director/ City Engineer
CC: Mayor Allan Ekberg
DATE: June 11, 2021
SUBJECT: Public Works Fleet and Facilities Tenant Improvement Project
Project No. 91630601
Project Update

Issue

Project update on the construction progress for the tenant improvements at the Public Works – Fleet & Facilities Shop.

Background

At the March 15, 2021 Regular Meeting, Council approved the contract with Lincoln Construction for the Public Works Fleet and Facilities Tenant Improvement Project including contingency totaling \$5,849,244.39. The contract scope includes seismic upgrades, plumbing and electrical, fire protection, HVAC upgrades, and interior offices, locker rooms, and showers. The anticipated project completion date is December 2021.

Analysis:

The Tenant Improvements Project is on schedule and is approximately 25% complete. 9.5% of the project budget being expended to date. No delays are expected.

The attached “Tukwila Maintenance and Fleet Building Renovation CPM Schedule” provides the timeline for construction progress. To date, construction has included continued demolition work, cutting and capping sprinkler lines, forming column footings and outdoor compressors, developing roofing solution options, testing contaminated soils, analyzing underground structure, and removal of non-structural steel elements in pile zones.

Financial Impact and Bid Summary

	<u>Contract Amount</u>	<u>Project Budget</u>
Lincoln Construction Inc.	\$5,849,244.39	\$6,082,547.92
Expended to Date	<u>554,301.75</u>	<u>554,301.75</u>
Remaining Budget	\$5,294,942.64	\$5,528,246.17

Recommendation

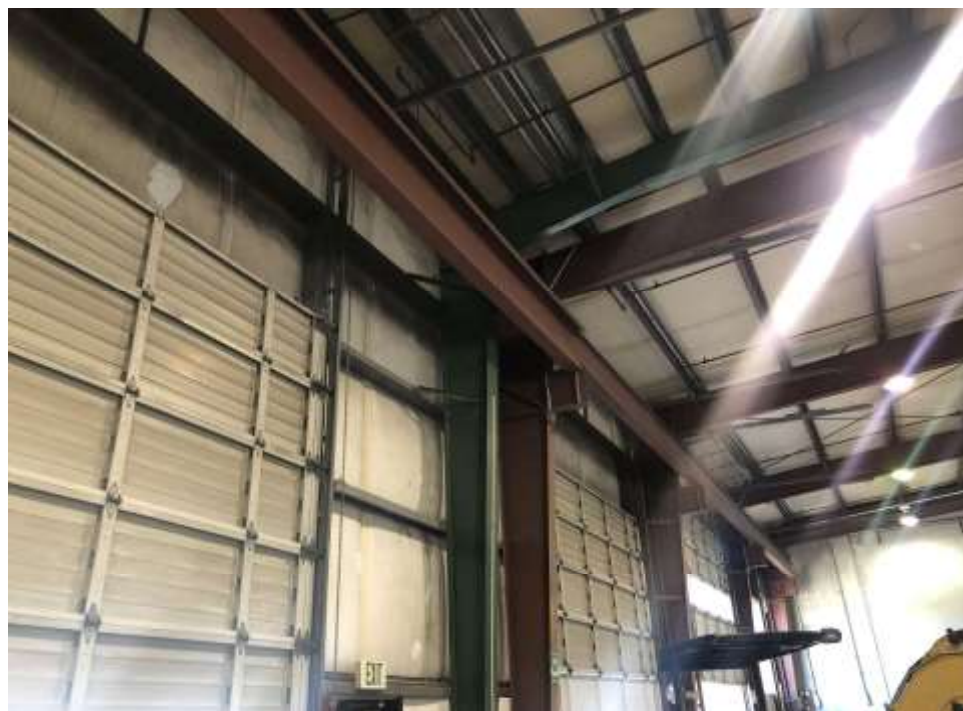
Information only.

Attachments: 2021 CIP Page 56
Construction Schedule

Project Photos



SLAB TRANSITION STRIP



SECTION OF NON-STRUCTURAL BEAM TO BE REMOVED



REINFORCING DISCOVERY IN EASTERN BUILDING FOOTINGS



OFFICE FRAMING UNDERWAY



OFFICE AREA FOOTING FORMS IN PLACE



EXISTING WATER LINE DISCOVERY IN COMPRESSOR BUILDING FOOTING ZONE



FOOTING EXCAVATION AT COMPRESSOR BUILDING



EXTERIOR FOOTING FORMS



EXCAVATED CONTAMINATED SOILS – AWAITING TESTING RESULTS



HELICAL PILES ON SIT

CITY OF TUKWILA CAPITAL PROJECT SUMMARY

2021 to 2026

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.

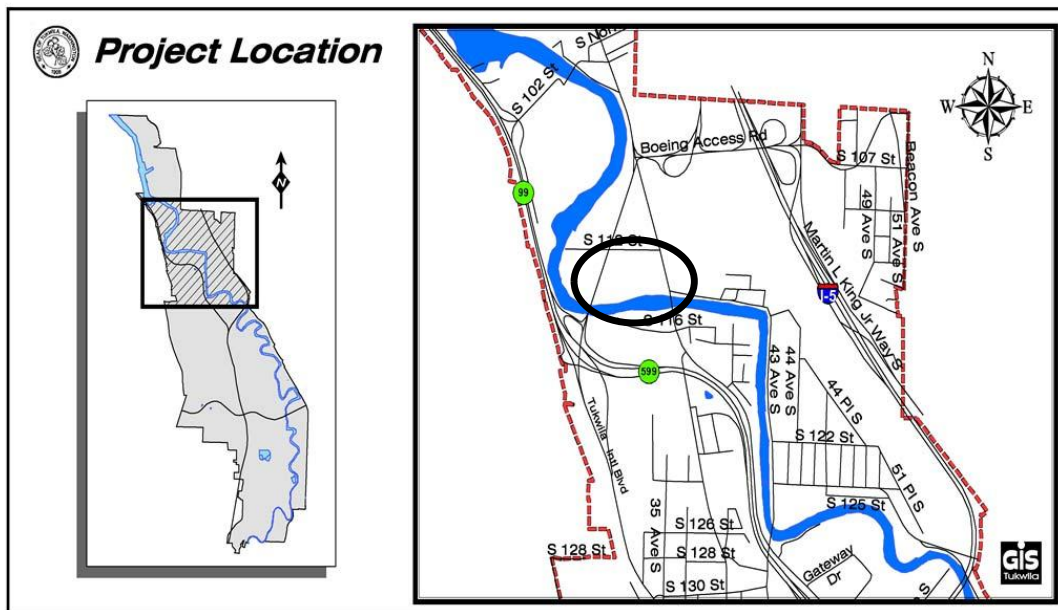
MAINT. IMPACT:

Improves safety and efficiency for First Responders and maintenance operations.

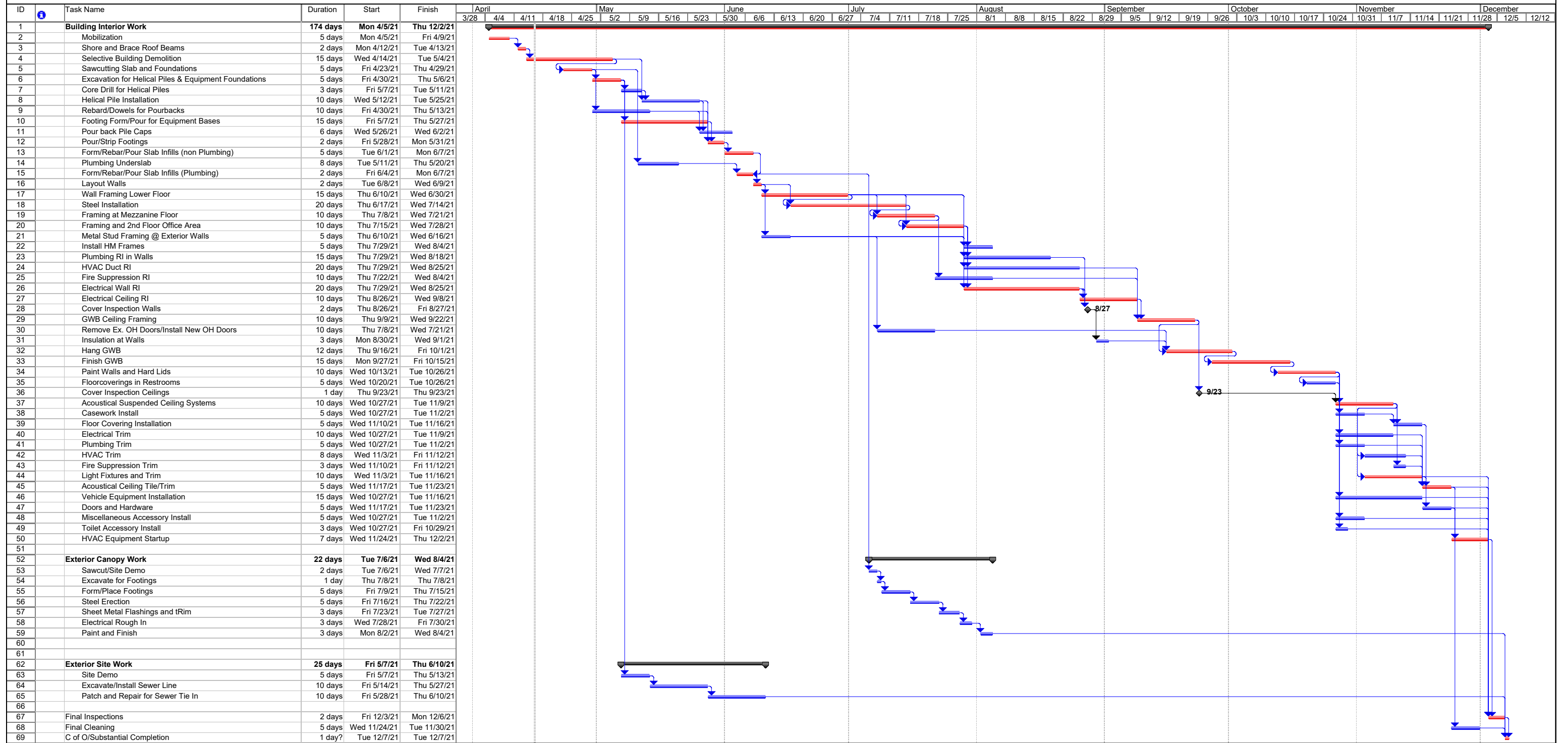
COMMENT:

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 2019	Estimated 2020	2021	2022	2023	2024	2025	2026	BEYOND	TOTAL
EXPENSES										
Design/PM	722	300			500					1,522
Land (R/W)	25,462									25,462
Const. Mgmt.	11		1,050							1,061
Construction	14	624	7,517			20,000	20,000			48,155
TOTAL EXPENSES	26,209	924	8,567	0	500	20,000	20,000	0	0	76,200
FUND SOURCES										
Enterprise Funds	8,572	462	4,284		250	20,000				33,568
Councilmatic Bond	5,572					20,000				25,572
REET/ Funds	3,000		3,000							6,000
General Fund		462	1,283		250					1,995
306 Fund Balance	9,065	0	0	0	0	(20,000)	20,000	0	0	9,065
TOTAL SOURCES	26,209	924	8,567	0	500	20,000	20,000	0	0	76,200



Tukwila Maintenance and Fleet Building Renovation
CPM Schedule
Fri 4/16/21



Project: Tukwila Public Works Fleet W
Date: Fri 4/16/21

Task		Progress		Milestone		Project Summary		External Milestone	
Split		critical path		Summary		External Tasks		Deadline	