



INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Services Committee
FROM: Hari Ponnekanti, Public Works Director/ City Engineer
CC: Mayor Allan Ekberg
DATE: November 5, 2021
SUBJECT: Public Works Fleet and Facilities Tenant Improvements
Project No. 91630601
Project Update

Issue

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

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, and the contractor is currently on schedule as of October 26, 2021 and projected to be within budget. However, there will likely be potential delays due to Covid -19 related supply chain material delays; we are in the process of understanding how much of an impact this will bring to the project completion schedule. The project team is working together to minimize the cost and schedule impact.

After the completion of tenant improvement work, there will be two additional scopes of work scheduled to be completed by different contractors; exterior envelope repair and painting scope, and covered parking structure construction at the south end of the western property. These scopes of work, which are budgeted, will be executed by smaller contractors hired from the Job Order Contracting roster or via low-bid process and to be completed by the fall of 2022.

On October 5, 2021, City of Tukwila received approval from the Department of Ecology on the relief request from the Shoreline Management Act (SMA) and the Tukwila Shoreline Master Program (SMP) under RCW 90.58.580. This will allow construction of some structures located within those portions of the property that are not already in shoreline jurisdiction prior to the restoration construction and anticipated change to the Ordinary High Water Mark, caused by the development of the new park, Chinook Winds. This is an important milestone in the overall plan for the Public Works campus development, as it preserves the buildable area for the property, as long as the shoreline regulations do not change in the near future.

Analysis:

The Tenant Improvements Project is on schedule and is approximately 82% complete. 68% of the project budget being expended to date. Currently no delays are expected. Please see attached monthly progress report for more detailed information on construction status.

The attached “Tukwila Maintenance and Fleet Building Renovation CPM Schedule” provides the timeline for construction progress. To date, we have completed all demolition work, all seismic reinforcement work involving upgraded foundations, new steel brace frames, and strengthening of existing steel frames; all of the framing and drywall installation

in the administrative offices area including the restrooms and locker rooms, and installation of cabinets and finishes have commenced.

Next Steps

The City is not immediately able to move forward with demolition of the existing UPS building until the property transfer that occurs in late 2023. However, it is strongly recommended to start preparing for eventual construction of the structures that will be located within the shoreline jurisdiction buffer areas – thereby securing the Public Works department’s full potential for buildable areas. As project design, permitting and bidding process can take up to two years on a substantial development of a new building, it is recommended that the Administration building (which is planned in the shoreline jurisdiction area) design process begin as soon as possible.

As a reminder, the Administration building will be shared by enterprise and general fund divisions, meaning both funds will be responsible for funding design and construction of the new building. Staff will return to Council in early 2022 to present opportunities to move forward, maintain project momentum and ensure the City is prepared for the property transfer in the last quarter of 2023.

Financial Impact and Expenditure Summary

	<u>Contract Amount</u>	<u>Construction Budget</u>
Lincoln Construction Inc.	\$5,331,752.13	\$6,082,547.92
Invoiced to date	3,692,145.69	
Remaining Contract	\$1,639,606.44	

Recommendation

Information only – please see attached monthly construction progress report (Tenant Improvement project) with photos.

- Attachments:** October Monthly Budget Report
October Monthly Construction Report
Five Week Schedule
Wetland Buffer Maps
2021 CIP Page 56



**City of Tukwila - Public Works Fleet & Facilities
TOTAL PROJECT**

**MONTHLY Budget Report
(REVISED Budget; D-20 Plan Adopted by Council)**

Life to Date Costs
as of October 25, 2021 (reconciled w/acctg thru July 11, 2021 GL)

COUNCIL REPORTING SUMMARY - PUBLIC WORKS	<i>Original Budget</i>	<i>Budget Transfers</i>	<i>Current Budget</i>	<i>Committed Budget</i>	<i>Life to Date Costs</i>	<i>Remain'g Committed</i>	<i>Remaining Budget</i>
A/E Services (Design & CA)	\$ 670,768	\$ -	\$ 670,768	\$ 611,393	\$ 524,996	\$ 86,397	\$ 59,375
Permits/Fees	\$ 130,000	\$ -	\$ 130,000	\$ 114,222	\$ 74,222	\$ 40,000	\$ 15,778
Construction	\$ 6,715,000	\$ (184,077)	\$ 6,530,923	\$ 5,208,650	\$ 3,662,959	\$ 1,545,691	\$ 1,322,273
Construction (Tax)	\$ 662,618	\$ -	\$ 662,618	\$ 516,868	\$ 337,241	\$ 179,627	\$ 145,750
Construction Related Costs	\$ 378,186	\$ 39,135	\$ 417,321	\$ 274,845	\$ 205,431	\$ 69,414	\$ 142,476
PM Services (incl Other Professional Svcs)	\$ 350,000	\$ 93,900	\$ 443,900	\$ 413,746	\$ 349,813	\$ 63,933	\$ 30,154
Contingency (incl Construction & Project)	\$ 843,437	\$ 51,042	\$ 894,479	\$ -	\$ -	\$ -	\$ 894,479
SUBTOTAL-CURRENT MANAGED PROJECT	\$ 9,750,009	\$ -	\$ 9,750,009	\$ 7,139,724	\$ 5,154,662	\$ 1,985,062	\$ 2,610,285
Previously Managed Svcs (Land,A/E,Bond,Demo)	\$ 25,949,992	\$ -	\$ 25,949,992	\$ 25,936,198	\$ 25,936,198	\$ -	\$ 13,794
TOTAL-COMBINED PROJECT	\$ 35,700,000	\$ -	\$ 35,700,000	\$ 33,075,922	\$ 31,090,860	\$ 1,985,062	\$ 2,624,079

TUKWILA PUBLIC SAFETY PROJECTS

Public Works

SOJ

Construction Management Monthly Report

October 2021

Report Reviewed by: Justine Kim



Owner's Representative: Shiels Obletz Johnsen (SOJ)

Architect: SHKS Architects

Development Progress:

- Offices and bathrooms ceiling grid installed
- Office fleet offices framed & upper-level storage stair installed
- Office carpet tile installed
- Hazardous material shed roof framed
- Lunchroom counters installed
- Majority of slab pour-backs complete

Upcoming Construction Activities:

- Complete machine and welding shop partition walls
- Frame floor of surplus parts storage space
- Complete framing of file storage and telecom
- South parking lot slab pour-backs over re-routed sewer line

Budget Status:

- Revised contract amount now \$4,842,645

Change Order Status:

- Total Change Orders (1-5) approved to date: \$415,424
- Change Order No. 6 is pending approval for \$42,068

Schedule Status:

- See attached 5-week schedule. Final completion date remains unchanged.

Critical Issues:

- None



Framing in West Building



Framing in West Building



Hallway to Lunch Room



Installing Upper Level Storage Staircase



Framing Fleet Offices



Office Room Carpeted



Office Space in Northwest Side of Building



South Side of Building – Shed Roof



Lunchroom Counters

FIVE WEEK CONSTRUCTION SCHEDULE

Project: Tukwila Fleet		#1239		Date: <u>10/18/2021</u>																															
Period: <u>10/18 - 11/19</u>		CONTRACTOR: LINCOLN CONSTRUCTION INC		SUPERINTENDENT: Casey Neuman																															
ACTIVITY		PREPARED BY: Casey Neuman																																	
	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F									
	18	19	20	21	22	23	24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19		
Seahurst - Fleet office rough in								X	X	X	X	X																							
Seahurst - Bath/Locker lighting rough in																						X	X	X	X	X									
Seahurst - 1st floor trim	X	X	X	X	X			X	X	X	X	X																							
Seahurst - Backup Generator rough-in																													X	X	X	X	X		
Smith Fire - Rough in 1st floor								X	X	X	X	X																							
Rubenstein's - 1st floor base/transitions																																			
Rubenstein's - Fleet Office																																			
Resolve Industrial - Fall Arrest install								X	X	X	X	X																							
Display Mfg - FRP bath/shower																													X	X	X	X	X		
Display Mfg - Kitchen Cabinets/countertops	X	X	X	X	X																														
Pipe - Air/Water reinstall	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X																
Pipe - Unistrut install	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X																
Pipe - Bathroom Fixture Installation															X	X	X	X	X																
Pipe - Trench drain install															X	X	X	X	X																
Overhead Innovations - OH door install																																			
Todd Robinson Paint - 2nd Floor Walls	X	X	X	X	X																														
Todd Robinson Paint - 1st Floor ceilings																																			
Todd Robinson Paint - Iron Beams W. shop	X	X	X	X	X			X	X	X	X	X																							
Acoustics NW - 1st floor tile install																						X	X	X	X	X									
Acoustics NW - Fleet Office																													X	X	X	X	X		
Stanely Security - 1st floor offices	X	X	X	X	X			X	X	X	X	X			X	X	X	X	X			X	X	X	X	X		X	X	X	X	X			
Cascade Const. - CMU Header															X	X	X	X	X																
Lci - Rebar Epoxy East shop															X	X	X	X	X																
Lci - Framing on grid line #4								X	X	X	X	X																							
Lci - Fleet Office Framing	X	X	X	X	X																														
Lci - Concrete Slab pours		X														X						X													
Grizzly Bar - Trench Drain																		X	X																

FIVE WEEK CONSTRUCTION SCHEDULE

Project: Tukwila Fleet		#1239		Date: <u>10/18/2021</u>																						
Period: <u>10/18 - 11/19</u>		CONTRACTOR: LINCOLN CONSTRUCTION INC		SUPERINTENDENT: Casey Neuman																						
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	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F
Northshore Exteriors - Louvers 2nd floor	X	X	X	X	X																					
Northshore Exteriors - Shed roof															X	X	X	X	X							
Northshore Exteriors - Exterior Walls															X	X	X	X	X							
Moe's Welding - Column/l-beam East Shop	X	X	X	X	X																					
Moe's Welding - Shed roof pandecking								X	X	X	X	X										X	X	X	X	X
Capitol H&C - Rough in 1st/2nd Floors	X	X	X	X	X																					
Capitol H&C - Overhead Piping shop area								X	X	X	X	X														
CIS - Exterior walls																						X	X	X	X	X
CIS - Gridline #4															X	X	X	X	X							
CIS - Fleet Office															X	X	X	X	X							
WBF - (4) Exterior walls Framing								X	X	X	X	X														
WBF - 2nd floor Telecom ceiling Framing								X	X	X	X	X														
WBF - Gridline #4 & fleet office GWB																						X	X	X	X	X
WBF - Bath/Locker ceiling GWB																						X	X	X	X	X



Figure 7. Extent of combined wetland buffers/setbacks on the TPW parcels (with existing conditions shown on the TPW parcels).

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

