



### INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Services Committee  
 FROM: Hari Ponnekanti, Public Works Director/ City Engineer  
 BY: Justine Kim, Senior Project Manager at Shiels Oblatz Johnsen, Inc.  
 CC: Mayor Allan Ekberg  
 DATE: April 1, 2022  
 SUBJECT: Public Safety Plan/Public Works Building Tenant Improvements Project  
Project No. 91630601,  
Contract #16-179, Amendment No 4

#### ISSUE

Approval of SOJ contract amendment 4 to the Tukwila Public Safety Plan Project (Public Works Building Tenant Improvements). The expenditures associated with these tasks are anticipated and are included in the Council approved project budgets.

#### BACKGROUND

The City of Tukwila hired SOJ to perform Project Management services for the Public Safety Plan Project. The initial contract amount, including Amendment No 1, was \$3,187,614. Amendment No 2 was a no cost time extension, through December 31, 2021 only. Amendment No 3 (shown in the second table below) included SOJ’s Construction Administration Management services on the Phase I tenant improvement work at the new Public Works location bringing the total current contract amount to \$3,315,231.65. The table below shows the original contract breakdown of fees dedicated to each project (these numbers include Amendment No 1).

Due to pandemic-related schedule delays and an added necessary scope of work, the construction duration has been lengthened and the Substantial Completion target date has been moved. SOJ requires an amendment to oversee the completion of the work into the next few months.

Justice Center <i>(Opened summer of 2020)</i>	\$1,954,091.00
Fire Station 51 <i>(Opened summer of 2020)</i>	\$337,155.00
Fire Station 52 <i>(Opened spring of 2021)</i>	\$524,663.00
Fire Station 54 <i>(Site procurement completed 2018)</i>	\$100,000.00
Public Works <i>(Site procurement 2018 and Master Plan 2019)</i>	\$271,705.00
<b>TOTAL (including Amendment No 1)</b>	<b>\$3,187,614.00</b>

#### ANALYSIS

SOJ has provided a proposal for Amendment No 4. These services include continued assistance with the Fleets and Facilities Building Tenant Improvement Project Construction Administration (CA). This amendment covers SOJ’s efforts from Mid-March 2022 through June 2022, assuming the on-going concrete strike comes to an end withing a reasonable period.

#### FISCAL IMPACT

The expenditures associated with these tasks are anticipated and are included in the Council approved project budget. SOJ has provided a proposed amount of \$39,240 to perform the services in

Amendment No 4. The table below shows the initial contract amount, previous amendments, new proposed amendment amount, and the new not to exceed total of \$3,354,471.65.

<b>Public Safety Plan Project</b>	
Original Contract Amount for Public Safety Plan	\$2,694,716.00
Amendment No 1 - <i>(Additional scope to all project sites)</i>	\$492,898.00
Subtotal <i>(up to Amendment No 1)</i>	\$3,187,614.00
Amendment No 2 - <i>(No cost time extension)</i>	\$0.00
Amendment No 3 - <i>(PW Fleets and Facilities CA)</i>	\$127,617.65
Subtotal <i>(up to Amendment No 3)</i>	\$3,315,2321.65
<b>Amendment No 4 – <i>(Cont. PW Fleets &amp; Facilities CA)</i></b>	<b>\$39,240.00</b>
<b>New Total Contract Amount</b>	<b>\$3,354,471.65</b>

The Project Management Quality Assurance (PMQA) consultant has reviewed these documents for both Amendments and provided his concurrence.

**RECOMMENDATION**

Council is being asked to approve Contract Amendment No 4 to Contract #16-179 with Shiels Obletz Johnsen in the amount of \$39,240.00 and consider this item on the Consent Agenda at the April 18, 2022 Regular Meeting.

**ATTACHMENTS:** Contract Amendment No 4 to Contract #16-179 with SOJ  
 Shiels Obletz Johnsen proposal for services with Scope of Work and Fee



**CONTRACT FOR SERVICES**

**Amendment No. 4**

**Between the City of Tukwila and Shiels Oblatz Johnsen, Inc.**

That portion of Contract No. 16-179 between the City of Tukwila and Shiels Oblatz Johnsen, Inc. is hereby amended as follows:

**Section 1 Project Designation:** The Consultant is retained by the City to perform Project Management services in connection with the project titled Tukwila Public Safety Plan and PW Fleets and Facilities Building Tenant Improvements Projects.

**Section 2 Scope of Services:** The Consultant agrees to perform the services, identified on Exhibit "A" attached hereto, including the provision of all labor, materials, equipment, and supplies.

**3. Duration of Agreement; Time for Performance.** This Agreement shall be in full force and effect for a period commencing upon execution and ending December 31, 2022, unless sooner terminated under the provisions hereinafter specified. Work under this Agreement shall commence upon written notice by the City to the Consultant to proceed. The Consultant shall perform all services and provide all work product required pursuant to this Agreement no later than December 31, 2022 unless extension of such time is granted by writing by the City.

**Section 4 Payment.** The Consultant shall be paid by the City for completed work and for services rendered under this Agreement as follows:

Payment for the work provided by the Consultant shall be made as provided on Exhibit "A" attached hereto, provided that the total amount of payment to the Consultant shall not exceed **\$3,354,471.65** (including estimated expenses) without express written modification of the Agreement signed by the City. The total fee for additional services related to Amendment No. 4 are **\$39,240**.

All other provisions of the contract shall remain in full force and effect.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF TUKWILA

CONTRACTOR

\_\_\_\_\_  
Allan Ekberg, Mayor

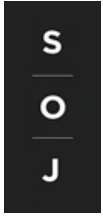
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Brad Tong, Managing Director

ATTEST/AUTHENTICATED

APPROVED AS TO FORM

\_\_\_\_\_  
Christy O'Flaherty, MMC, City Clerk

\_\_\_\_\_  
Office of the City Attorney



March 22, 2022

Hari Ponnekanti  
Director of Public Works  
6200n Southcenter Blvd.  
Tukwila WA 98188

**Project: Tukwila Public Works – Fleets and Facilities (Heiser Building Tenant Improvement)**

**Subject: Proposal for Construction Administration Management Contract Amendment**

Dear Hari:

SOJ is please to submit our proposal to continue to assist with the Fleets and Facilities Heiser Building Tenant Improvement Project Construction Administration.

**Fee**

\$39,240 (including \$2,000 of reimbursable expenses) for continued assistance with the management of on-going Tenant Improvement construction being executed by Lincoln Construction Company and SHKS architects. Due to the pandemic related schedule delay and the added necessary scope or work, the construction duration has been lengthened, and the Substantial Completion (SC) target date has been moved. Our project team is anticipating Substantial Completion in the next few weeks, but some of the added concrete footing work (for equipment installation) has been delayed due to the on-going concrete worker's strike. This work will start after the SC date, and we will be overseeing the completion of that work into the next few months.

**Duration**

We are forecasting that this proposal covers our efforts from Mid-March 2022 through June 2022 assuming the strike coming to an end within a reasonable period.

**Scope of Services**

- Overseeing the construction progress toward SC, and management of the additional concrete work

We appreciate your consideration of the above and look forward to your response.

Sincerely,

Justine Kim  
Partner / SOJ  
Cc: File

**Public Works Fleet and Facilities - Additional Construction Administration Management**

	2022\$ Rates	Mar	Apr	May	Jun	Total Hrs	
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Justine Kim Est. Hours							
Billing Rate: \$232/hour	\$ 239	20	30	30	30	110	\$26,290
Paul Schlachter Est. Hours							
Billing Rate: \$199/hour	\$ 199	10	20	0	0	30	\$5,970
Adam Strutynski Est. Hours							
Billing Rate: \$157/hour	\$ 157	0	0	0	0	0	\$0
Matt Strutynski Est. Hours							
Billing Rate: \$83/hour	\$ 83	0	20	20	20	60	\$4,980

Equivalent FTE: **\$37,240**

Reimburseable Expenses 500 500 500 500 \$2,000

Total for Amendment No 4: **\$39,240**