



INFORMATIONAL MEMORANDUM

TO: Transportation & Infrastructure Services Committee
 FROM: Hari Ponnekanti, Public Works Director/City Engineer
 BY: Justine Kim, Senior Project Manager, Shiels Obletz Johnsen, Inc.
 CC: Mayor Allan Ekberg
 DATE: June 17, 2022
 SUBJECT: Public Works Fleet and Facilities Tenant Improvement Project
 Project No. 91630601,
 Contract No. 16-179, Amendment No 5

ISSUE

Approve Amendment No. 5 to Contract No.16-179 with Shiels Obletz Johnsen (SOJ) for the Public Works Fleet and Facilities Tenant Improvement Project.

BACKGROUND

The City Council adopted a Combined Public Works Shop Capital Project as part of the City’s Public Safety Plan. This project was most recently updated in the 2021-2022 Adopted Budget. The City chose a site in 2017, purchased properties in 2018 and began Phase 1 design and construction in 2019. Additional funding is needed for the Public Works Fleet and Facilities Tenant Improvement Project (Phase 1 of the Public Works Shop) of \$1 million to complete exterior work (roofing work, exterior envelope, and covered storage), as was discussed at Transportation and Infrastructure Services Committee on April 4, 2022. At the April 11, 2022, Committee of the Whole meeting, Council provided their consensus to proceed with this funding plan as outlined. This amendment is one of the steps in proceeding with the funding plan, specifically related to construction management services.

City of Tukwila hired SOJ to perform Project Management services for the Public Safety Plan Project. The initial contract amount and Amendment No. 1 was \$3,187,614.00. Amendment No. 2 was a no cost time extension, through December 31, 2021, only. The table below shows the original contract breakdown of fees dedicated to each project (These numbers include Amendment No. 1). Amendment No. 3 included SOJ’s Construction Administration Management services on the Phase I Tenant Improvement Project work at the new Public Works location. Amendment No. 4 covered SOJ’s continued assistance with the Tenant Improvement Project Construction Administration through pandemic related schedule delays and the concrete strike, bringing the total current contract amount to \$3,354,471.65. The budget table under Fiscal Impact shows the breakdown of each amendment.

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
TOTAL (including Amendment No 1)	\$3,187,614.00

ANALYSIS

SOJ has provided a proposal for Amendment No. 5. These services include Construction Administration (CA) on the Fleets and Facilities Building roof enhancement, envelope painting/repair,

and addition of detached storage buildings scope of work. This amendment covers SOJ's efforts from July 2022 through December 2022.

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 \$84,901.00 to perform the services in Amendment No. 5. The table below shows the initial contract amount, previous amendments, new proposed amendment amount, and the new not to exceed total of \$3,439,372.65.

<u>Public Safety Plan Project</u>	
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
Amendment No 4 – <i>(Cont. PW Fleets & Facilities CA)</i>	\$39,240.00
Subtotal <i>(up to Amendment No 4)</i>	\$3,354,471.65
Amendment No 5 – <i>(PW Fleet & Facilities Roof Enhancement, Exterior Scope CA)</i>	\$84,901.00
New Total Contract Amount	\$3,439,372.65

RECOMMENDATION

Council is being asked to approve Amendment No. 5 to Contract No. 16-179 with Shiels Oblatz Johnsen in the amount of \$84,901.00 and to consider this item on the Consent Agenda of the June 27, 2022, Special Council Meeting.

ATTACHMENTS: Contract Amendment No 5 to Contract #16-179 with SOJ
 Shiels Oblatz Johnsen proposal for services with Scope of Work and Fee



City of Tukwila

6200 Southcenter Boulevard, Tukwila WA 98188

Agreement Number:16-179(e)

CONTRACT FOR SERVICES

Amendment No. 5

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 **\$3,439,372.65** (including estimated expenses) without express written modification of the Agreement signed by the City. The total fee for additional services related to Amendment No. 5 are **\$84,901**.

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

Dated this _____ day of _____, 2022.

CITY OF TUKWILA

CONTRACTOR

Allan Ekberg, Mayor

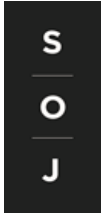
Brad Tong, Managing Director

ATTEST/AUTHENTICATED

APPROVED AS TO FORM

Christy O'Flaherty, MMC, City Clerk

Office of the City Attorney



June 09, 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 on the roof enhancement, envelope painting/repair and addition of detached storage buildings scope of work.

Fee

\$84,901 (including \$3,000 of reimbursable expenses) for continued assistance with the management of the roof enhancement and exterior scope of the Heiser Building, being executed by Lincoln Construction Company and SHKS architects.

Duration

We are forecasting that this proposal covers our efforts from July 2022 through December 2022.

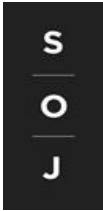
Scope of Services

- Overseeing the construction progress toward roof enhancement, envelope painting/repair and addition of detached storage buildings scope of 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 - Roofing and Exterior Scope

6/9/2022

	2022\$ Rates	July	August	September	October	November	December	Total Hrs	
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Rates are 2022\$

Justine Kim Est. Hours									
Billing Rate: \$239/hour	\$ 239	42	42	42	42	42	41	251	\$59,989
Matt Strutynski Est. Hours									
Billing Rate: \$83/hour	\$ 83	44	44	44	44	44	44	264	\$21,912

Equivalent FTE:

\$81,901

Reimbursable Expenses

500 500 500 500 500 500

\$3,000

Total for Amendment No 5: **\$84,901**