



INFORMATIONAL MEMORANDUM

TO: **Transportation and Infrastructure Committee**
 FROM: **Brandon Miles, Property Management Lead**
 CC: **Mayor Ekberg**
 DATE: **February 28, 2023**
 SUBJECT: **Public Works Shops Maintenance & Engineering Building(PW-MEB) Project
 Project No.: 92230601
 Project Management – Shiels Oblatz Johnsen, Inc – Amendment No 1**

ISSUE

Execute Amendment No 1 to contract 22-119 with Shiels Oblatz Johnsen, Inc (SOJ) to provide continued project management services for Public Works Maintenance & Engineering Building Project during the architect and engineering firm’s “Test to Fit Site and Program Analysis” and procurement of owner’s consultants. The original contract had estimated completion of this phase of work at the end of December, 2022 and it is now expected to be extended into April, 2023.

BACKGROUND

The City will receive full ownership of the Eastern Parcel on November 1, 2023. It is recommended to begin preparing now for the construction of the structures on this site and especially those structures that will be located within the shoreline jurisdiction buffer areas – thereby securing the City’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 Public Works Utilities and Street Administration building (which is planned in the protected area) design process begin as soon as possible.

The City is still considering the full project cost and a financing strategy for the project. A key decision point is the total design cost for the project. Staff would like to have SOJ procure cost for consultants in order to get an updated design cost for the next phase, should the City Council provide authorization to move from the “test to fit” phase to the design phase.

DISCUSSION

SOJ has provided a proposal to manage and oversee the remainder of “Test to Fit Site and Program Analysis” phase and the procurement of owner’s consultants for the PW-MEB project. Note, approving this amendment will not obligate the City to move forward with design or construction.

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 \$39,660 to perform the services in their contract amendment scope of work. Their total not to exceed contract amount will now be \$78,238.

SOJ Contract #22-120	
Original Amount	\$38,578.00
Amendment No 1	\$39,660.00
New Contract Total	\$78,238.00

The table below shows the total Test-to-Fit costs. The proposed amendment cost will be coming from the Contingency (Highlighted in the table below), and therefore we are still included in the City Council approved budget of \$350,000.

Full Test-to-Fit Analysis Costs		
<i>Contract Title</i>	<i>Firm</i>	<i>Cost</i>
Test-to-fit Design	Miller Hayashi	\$188,727.00
	Miller Hayashi (Amendment #1)	\$14,610
Geotech Exploration	Langan	\$36,600.00
Surveying	David Evans & Associates	\$25,000.00
Project Management	Shiels Oblatz Johnsen	\$38,578.00
	Shiels Oblatz Johnsen (Amendment #1)	\$39,660.00
	Total:	\$343,175.00
<i>Management Reserve/Contingency</i>	<i>As of February 27, 2023</i>	<i>\$46,485.00</i>
<i>Remaining Contingency After Amendment</i>	<i>Remaining Management Reserve Contingency After SOJ Amendment,</i>	<i>\$6,825.00</i>

RECOMMENDATION

Approve the project management contract amendment for Shiels Oblatz Johnsen to oversee the remainder of the Test-to-Fit Analysis and aid in the procurement of the owner’s consultants for the Tukwila M&E Building Project. SOJ will also be able to assist the City in examining possible phasing to spread out project costs over a longer period. The proposed amendment would be placed on the March 20 consent agenda.

Alternatives

- The Council could authorize only the work of SOJ to get the City through the remaining test to fit analysis and defer obtaining consultant estimates until after the City Council makes a decision on the construction of the Public Works Campus, Phase 2. This would be approximately \$33,90. The project team is trying to hit a specific construction window, with work commencing on the site on May 1, 2025. If we delay getting estimates for the consultant work, it would delay the City’s project and the City would likely miss it’s construction window. Staff is estimating that for every one month delay it could increase the project cost by \$320,000 per month in cost escalation.

ATTACHMENTS:

- Proposed Shiels Oblatz Johnsen Contract Amendment No. 1 and Proposal.



City of Tukwila

6200 Southcenter Boulevard, Tukwila WA 98188

Agreement Number: 22-120(a)

CONTRACT FOR SERVICES

Amendment No. 1

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

That portion of Contract No. 22-120 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 Works Shops Maintenance & Engineering Building Project.

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.

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 \$78,238.00 (including estimated expenses) without express written modification of the Agreement signed by the City. The total amount for this amendment is \$39,660.

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

Dated this _____ day of _____, 2023.

CITY OF TUKWILA

CONTRACTOR

Allan Ekberg, Mayor

DocuSigned by:
Brad Tong
A41BEDB9A160463

Brad Tong, President

ATTEST/AUTHENTICATED

APPROVED AS TO FORM

Christy O'Flaherty, MMC, City Clerk

Office of the City Attorney



February 13, 2023

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

Project: Tukwila Public Works Shops Maintenance & Engineering Building Project

Subject: Proposal for Amendment No 1 to Contract #22-120, SOJ Project Management Services for Tukwila Public Works Maintenance & Engineering Building Project

Dear Hari:

SOJ is please to submit our proposal to continue to oversee and assist with management of the test-to-fit process, council presentations and to help the City of Tukwila procure the owner's consultants for the Tukwila Public Works Shops Maintenance & Engineering Building Project.

Fee

\$39,660 (including \$1,500 of reimbursable expenses) for continued assistance with the management of the test-to-fit process and the procurement of owner's consultants on the Public Works Shops Maintenance & Engineering Building Project.

Duration

We are forecasting this proposal to cover our efforts from February 2023 through the end of April 2023.

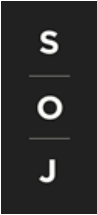
Scope of Services

- Overseeing the test-to-fit scope of work.
- Attend weekly meetings with Architect.
- Assist with council presentation preparation and meeting attendances
- Procurement of owner consultants
- Update Owner with status reports

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

Sincerely,

Justine Kim
Partner / SOJ
Cc: File



Public Works Shops Maintenance & Engineering Building Oversight - Amendment No 1 2/13/2023

	2023\$ Rates	February	March	April		Total Hrs
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Rates are 2023\$

Justine Kim Est. Hours Billing Rate: \$265/hour	\$ 265	28	28	28		84	\$22,260
Matt Strutynski Est. Hours Billing Rate: \$105/hour	\$ 105	20	20	20		60	\$6,300
Yu-Ann Youn Est. Hours Billing Rate: \$80/hour	\$ 80	40	40	40		120	\$9,600

Equivalent FTE: **\$38,160**

Reimbursable Expenses 500 500 500 \$1,500

Total for Amendment No 1: **\$39,660**