

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

July 31, 2019

Overall Plan

Outreach

- Team anticipates another event for the public in late 2019. Ground breaking ceremony for all Public Safety Plan Projects at the future FS51 site was held on Saturday, March 30, 2019.

Financial Oversight Committee

- The Committee reported to Council on September 4, 2018. The Chair of the Committee presented to the Finance Committee on June 24, 2019.
- Next Committee Report to Council scheduled for end of 2019.

Siting Advisory Committee

- The Siting Advisory Committee voted to defer regular meetings as the major decisions have been made. They will meet on an as-needed basis.

Acquisition Lease Updates

- Process is complete.

Disadvantaged Business Enterprise (DBE) Outreach

- See attached status report from outreach consultant Darling Nava.

Near-term Council Decisions and Key Dates

- Contract amendments to Public Safety Committee and Council
- Easement authority
- Public Works master plan

Fire Stations

Siting

- Complete.

Architecture and Programming

- Architectural program has been reviewed and approved by the team.

Design and Permitting

- Building permit for Station 51 was submitted in October. Building permit was received in all areas except wetlands report. Permit revisions for accepted alternates for Station 51 have been submitted and are under review.
- Station 52 Public Works and initial building permits submitted and under review.
- Station 52 traffic determination was submitted in February, 2019 with approval received in April, 2019.
- Station 52 Conditional Use Application and Design Review Application have been submitted. Hearings Thursday, June 26, 2019.
- Fire Station 51 meetings scheduled with neighbors to negotiate temporary construction easements.
- Station 52 Phase 1 Public Works Permit Issued 7/9.

Bidding and Construction

- Construction for 51 began in May 2019.
- Bidding and construction schedule for 52 are on track, early work bidding to start in June with construction to begin in July.
- Fire Station 51 first concrete pour done on 6/13.
- See monthly Construction Report for FS 51 construction progress and photos.
- Fire Station 52 bidding to continue in September
- Station 52 NTP executed for Lydig 7/16.
- Station 52 site mobilized and fenced 7/22.

Justice Center

Siting

- Complete.

Architecture and Programming

- Complete.

Design and Permitting

- Complete.

Bidding and Construction

- Construction began in early April, 2019 with mobilization of construction trailers and fencing, utility disconnect work, excavation in the north lot for stormwater utilities, contaminated soil removal, hazardous materials abatement and demolition of remaining buildings on the site.
- Sitework, excavation, contaminated soil removal, underground utilities and foundation construction continued.
- See monthly Construction Report for construction progress and photos.

Public Works Facility

Siting

- Due diligence items related to site acquisition are complete. The assessment of existing structures is complete.
- Lot consolidation for two of the three parcels is underway.
- City to take ownership of Heiser Property at the end of the month; landscape building property was given to the City on June 24, 2019.
- City has taken ownership of Heiser and Lifestyle Landscape building properties and preparing the steps for demolition of the Lifestyle Landscape building due to public nuisance risks.

Architecture and Programming

- Team solicited for Architectural services. Council approved a contract for programming and master planning services with SHKS in November, 2018.
- Master planning and programming phase began in late 2018, with regular meetings with Public Works staff. Master planning and programming is scheduled to be completed in July of 2019.

Design and Permitting

- Phase I design scheduled to begin Q3/Q4, 2019, after council approval.

Bidding and Construction

- Phases scheduled to begin in 2020.
- Landscape building to be demolished this summer after Council approval of demolition contract.

Budget

- See attached Budget Report

Schedule

July 2019

- Fire Station 52 phase 1 (early work/foundations) permit received
- Fire Station 52 phase 1 Lydig contract amendment to Committee and Council
- Fire Station 52 phase 1 (early work/foundations) construction begins

August 2019

- Fire Station 52 phase 2 (building) permit submitted
- Public Works Masterplan with phasing presented to Committee

September 2019

- Fire Station 52 phase 2 (building) permit issued
- Fire Station 52 phase 2 bidding begins
- Public Works Masterplan to full Council

October 2019

- Fire Station 52 phase 2 bidding completed
- Fire Station 52 Lydig contract amendment to Public Safety Committee

November 2019

- Fire Station 52 Lydig contract amendment to Council
- Fire Station 52 phase 2 construction begins

December 2019 through May 2020

- All projects construction continues

May 2020

- Fire Station 51 Substantial Completion
- Public Works Move In

June 2020

- Fire Station 51 Final completion

July 2020

- Fire Station 51 move-in/occupancy

September 2020

- Justice Center Substantial Completion

October 2020

- Justice Center furniture installation and move-in/occupancy

January 2021

- Fire Station 52 Substantial Completion

February/March 2021

- Fire Station 52 move-in/occupancy



TUKWILA PUBLIC SAFETY PROJECTS

Justice Center

SOJ

Construction Management Monthly Report

July 2019

Report Prepared by: Ethan Bernau

Report Reviewed by: Justine Kim

Owner's Representative: Shiels Obletz Johnsen (SOJ)

Architect: DLR Group

GCCM: BNBuilders

Construction Progress:

- Completed sewer line installation from building to sewer main in Military Road S (in coordination with City of SeaTac).
- Completed temporary power installation and energization (Seattle City Light).
- Continued earthwork and installation of underground stormwater system.
- Continued removal of contaminated soils and underground storage tanks (USTs) as encountered.
- Continued concrete pours for building footings and stem walls in Area A, B, C.
- Started underground plumbing, water and electrical in Area A, B, C.
- Started installation of curbs in north parking lot.

Upcoming Activities:

- Complete installation of underground stormwater system.
- First lift of paving in north parking lot.
- First slab on grade pour (approx. August 8).
- Start of steel erection (approx. August 19).

Budget Status:

- See overall TPSP budget summary updated monthly and included in monthly report package.

Change Order Status:

- Change Order #1 was executed.
- Change Order #2 will be prepared due to unforeseen conditions associated with additional contaminated soils, underground storage tanks and other miscellaneous issues.

Schedule Status:

- See TPSP master project schedule updated monthly and included in monthly report package.

Critical Issues:

- None.

Footings Backfilled and Stem Walls Poured



Underslab Electrical Conduit



Underground Sewer Lines



Underground Plumbing



Backfill After Contaminated Soil Removal



Curbs at North Lot





TUKWILA PUBLIC SAFETY PROJECTS

Fire Station 51

SOJ

Construction Management Monthly Report

July 2019

Report Reviewed by: Justine Kim

Owner's Representative: Shields Obletz Johnsen (SOJ)

Architect: Weinstein A + U

GCCM: Lydig

Construction Progress:

- All major excavations complete.
- Underground plumbing and electrical ongoing.
- Stem wall form installation is ongoing.
- Underground utility work complete.
- PSE ductwork along Southcenter Blvd. complete.
- Temp power inspection approved and PSE to complete temp power metering.

Upcoming Activities:

- PSE to install transformer by August 5th.
- Slab on grade pours to start early August.
- Structural steel erection August 16th.

Budget Status:

- See overall TPSP budget summary updated monthly and included in monthly report package.

Change Order Status:

- No change orders issued in July.

Schedule Status:

- See TPSP master project schedule updated monthly and included in monthly report package.

Critical Issues:

- None.

Underground electrical progress



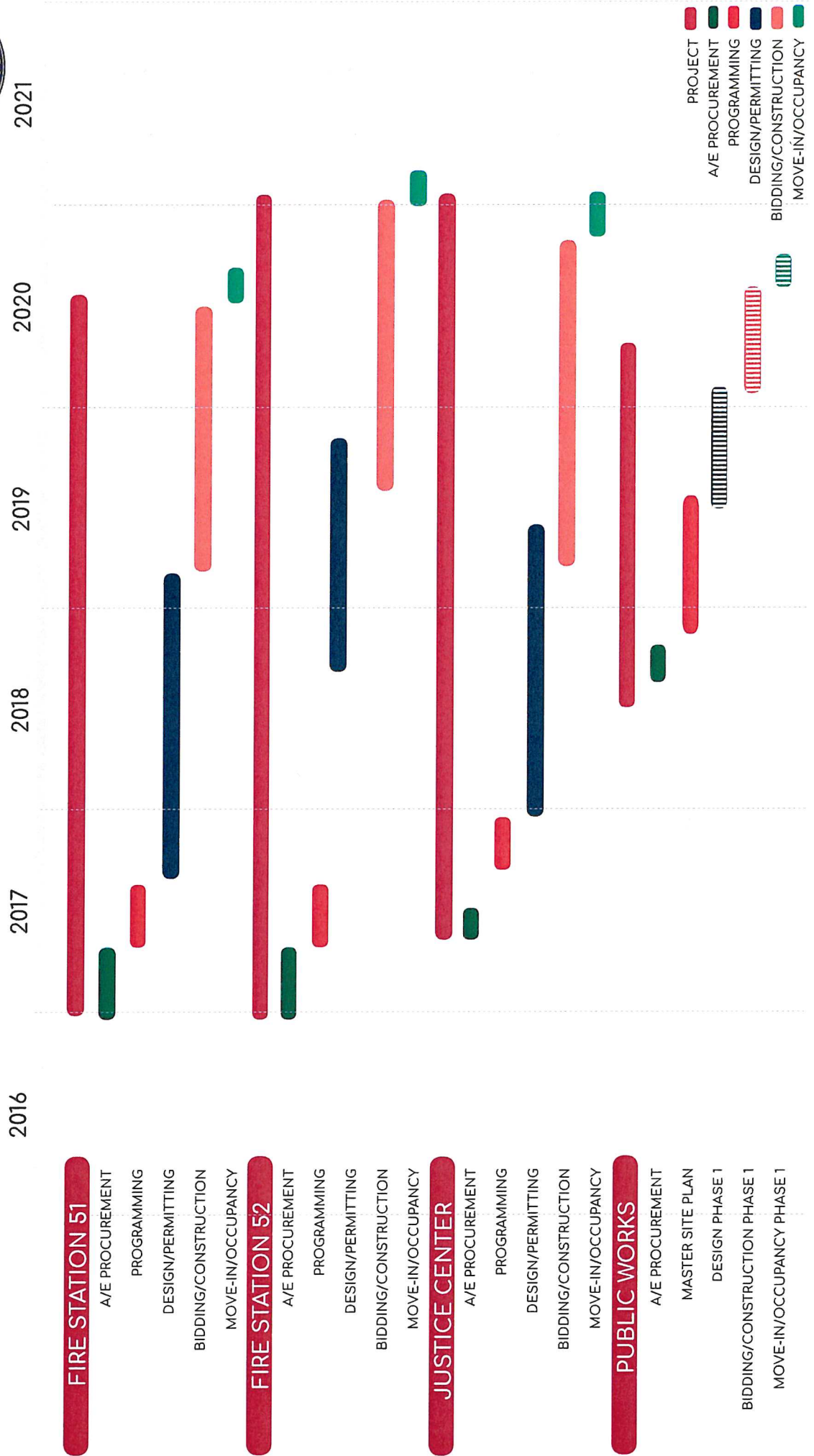
Site progress



Electrical Panel Installation



TUKWILA PUBLIC SAFETY PLAN





City of Tukwila - Facilities Plan
TOTAL PROJECT

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

Life to Date Costs
as of July 25, 2019 (reconciled w/accrual thru Jul 10, 2019 GL)

COUNCIL REPORTING SUMMARY - JUSTICE CENTER									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain's Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 3,278,125	\$ 221,875	\$ 3,500,000	\$ 3,173,129	\$ 2,415,413	\$ 757,716	\$ 326,871	\$ -	
Permits/Fees	\$ 700,000	\$ 50,000	\$ 750,000	\$ 401,517	\$ 401,517	\$ -	\$ 348,483	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 38,738,678	\$ (376,684)	\$ 38,361,994	\$ 38,361,993	\$ 6,192,933	\$ 32,169,060	\$ 1	\$ -	
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ (25,275)	\$ 2,087,364	\$ 565,773	\$ 348,628	\$ 217,145	\$ 1,521,591	\$ -	
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 266,721	\$ 2,082,596	\$ 1,988,766	\$ -	\$ 875,077	\$ 93,830	\$ -	
Contingency (incl Construction & Project)	\$ 6,507,731	\$ (2,061,555)	\$ 4,446,176	\$ -	\$ -	\$ -	\$ 4,446,176	\$ -	
Contingency for Site Contamination (soils,hazmat)	\$ -	\$ 550,000	\$ 550,000	\$ -	\$ -	\$ -	\$ 550,000	\$ -	
Land Acquisition	\$ 14,133,295	\$ (416,714)	\$ 13,716,581	\$ 13,716,007	\$ 13,692,053	\$ 23,954	\$ 574	\$ -	
Contingency for Land Acquisition	\$ 1,250,000	\$ 250,000	\$ 1,500,000	\$ 1,491,500	\$ 1,491,500	\$ -	\$ 8,500	\$ -	
TOTAL	\$ 68,536,343	\$ (1,541,632)	\$ 66,994,711	\$ 59,698,685	\$ 25,655,732	\$ 34,042,953	\$ 7,296,026	\$ -	

COUNCIL REPORTING SUMMARY - FIRE STATION #1									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain's Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 1,070,000	\$ 322,781	\$ 1,392,781	\$ 1,280,609	\$ 896,211	\$ 384,398	\$ 112,172	\$ -	
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Permits/Fees	\$ 234,000	\$ 100,000	\$ 334,000	\$ 151,812	\$ 136,024	\$ 15,788	\$ 182,188	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 9,396,000	\$ 1,315,046	\$ 10,711,045	\$ 10,711,045	\$ 847,595	\$ 9,863,450	\$ -	\$ -	
Construction Related Costs (incl Bond)	\$ 931,000	\$ (300,000)	\$ 631,000	\$ 138,222	\$ 92,776	\$ 45,446	\$ 492,778	\$ -	
PM Services (incl Other Professional Svcs)	\$ 526,000	\$ (50,000)	\$ 476,000	\$ 363,412	\$ 171,431	\$ 191,981	\$ 112,588	\$ -	
Contingency (incl Construction & Project)	\$ 1,116,000	\$ 153,806	\$ 1,269,806	\$ -	\$ -	\$ -	\$ 1,269,806	\$ -	
TOTAL	\$ 13,273,000	\$ 1,541,633	\$ 14,814,632	\$ 12,645,100	\$ 2,144,038	\$ 10,501,062	\$ 2,169,532	\$ -	

COUNCIL REPORTING SUMMARY - FIRE STATION #2									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain's Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 1,415,000	\$ 355,172	\$ 1,770,172	\$ 1,622,653	\$ 922,644	\$ 700,009	\$ 147,519	\$ -	
Land Acquisition	\$ 16,000	\$ 9,160	\$ 25,160	\$ 17,157	\$ 17,157	\$ -	\$ 8,003	\$ -	
Permits/Fees	\$ 353,000	\$ 50,000	\$ 403,000	\$ 176,056	\$ 115,879	\$ 60,177	\$ 226,944	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 13,298,000	\$ 4,409,676	\$ 17,707,676	\$ 7,619,567	\$ -	\$ 7,619,567	\$ 10,088,109	\$ -	
Construction Related Costs (incl Bond)	\$ 1,398,000	\$ (307,160)	\$ 1,090,840	\$ 400,853	\$ 22,457	\$ 378,395	\$ 689,987	\$ -	
PM Services (incl Other Professional Svcs)	\$ 787,000	\$ (50,000)	\$ 737,000	\$ 546,069	\$ 257,501	\$ 288,568	\$ 190,931	\$ -	
Contingency (incl Construction & Project)	\$ 1,343,000	\$ 413,152	\$ 1,756,152	\$ -	\$ -	\$ -	\$ 1,756,152	\$ -	
TOTAL	\$ 18,610,000	\$ 4,880,000	\$ 23,490,000	\$ 10,382,354	\$ 1,335,638	\$ 9,046,716	\$ 13,107,646	\$ -	

COUNCIL REPORTING SUMMARY - FIRE STATION #4									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain's Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 150,000	\$ (17,005)	\$ 132,995	\$ 132,995	\$ 131,495	\$ 1,500	\$ (0)	\$ -	
Land Acquisition	\$ 902,668	\$ 31,206	\$ 933,874	\$ 933,875	\$ 933,775	\$ 100	\$ (1)	\$ -	
Permits/Fees	\$ 20,000	\$ (12,827)	\$ 7,173	\$ 4,100	\$ 4,100	\$ -	\$ 3,073	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 230,000	\$ (123,300)	\$ 106,700	\$ 106,700	\$ 67,856	\$ 38,844	\$ -	\$ -	
Construction Related Costs (incl Bond)	\$ 50,000	\$ (2,698)	\$ 47,302	\$ 42,302	\$ 22,798	\$ 19,504	\$ 5,000	\$ -	
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ (835)	\$ 106,665	\$ 106,665	\$ 86,066	\$ 20,599	\$ -	\$ -	
Contingency (incl Construction & Project)	\$ 41,832	\$ 125,459	\$ 167,291	\$ -	\$ -	\$ -	\$ 167,291	\$ -	
TOTAL	\$ 1,502,000	\$ -	\$ 1,502,000	\$ 1,326,637	\$ 1,246,090	\$ 80,547	\$ 175,363	\$ -	

COUNCIL REPORTING SUMMARY - PUBLIC WORKS									
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain's Committed	Remaining Budget	Cost at Completion	
A/E Services (both Design & CA)	\$ 767,385	\$ 15,000	\$ 782,385	\$ 335,382	\$ 240,445	\$ 94,937	\$ 447,003	\$ -	
Land Acquisition	\$ 22,000,046	\$ 3,374,913	\$ 25,374,959	\$ 25,372,193	\$ 25,369,993	\$ 2,200	\$ 2,766	\$ -	
Permits/Fees	\$ 110,000	\$ (20,000)	\$ 90,000	\$ -	\$ -	\$ -	\$ 90,000	\$ -	
Construction (Pre-Con, Const & Tax)	\$ 4,950,000	\$ (1,895,000)	\$ 3,055,000	\$ -	\$ -	\$ -	\$ 3,055,000	\$ -	
Construction Related Costs (incl Bond)	\$ 529,036	\$ (404,793)	\$ 124,243	\$ 77,643	\$ 50,471	\$ 27,172	\$ 46,600	\$ -	
PM Services (incl Other Professional Svcs)	\$ 668,426	\$ (348,426)	\$ 320,000	\$ 279,832	\$ 164,751	\$ 115,081	\$ 40,168	\$ -	
Contingency (incl Construction & Project)	\$ 975,107	\$ (721,694)	\$ 253,413	\$ -	\$ -	\$ -	\$ 253,413	\$ -	
TOTAL	\$ 30,000,000	\$ -	\$ 30,000,000	\$ 26,065,050	\$ 25,825,660	\$ 239,390	\$ 3,934,950	\$ -	

TUKWILA PUBLIC SAFETY PLAN

Monthly DBE OUTREACH EFFORTS

7.26.19

Outreach Consultant updates for June 2019

General Updates for the Last Month

- Lydig & BNB continues to add more subcontractors to their DBE Participation

Lydig Update

- GC have been very busy with Tukwila Fire Station #51
- I have not visited the Site team and will arrange a visit to see, how I can continue to support their workforce.
- I am trying to arrange a meeting with Lydig & ANEW/PACE, Megan Clark for pre-apprenticeship opportunities
- Awaiting for bid announcement for Tukwila Fire Station #52

BNB Update

- GC have been very busy with Tukwila Justice Center
- I am trying to arrange a meeting with Lydig & ANEW/PACE, Megan Clark for pre-apprenticeship opportunities
- I had GC add Caliber Concrete with their DBE Participation Report

Upcoming Events

- At the moment, there are no upcoming events.

Darling Nava Consulting

Outreach@DarlingNava.com

Updated 4.24.19

GC Contract Value	\$ 29,098,053.00
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Award Amount:	\$	2,153,460
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WMBE Participation

Scopes of Work that you Intend to Award to WMBEs	Sub/Supplier Name	Certification				Approximate Subcontract \$ Amount
		City of Seattle Self-Certification	OMWBE State Certification	OMWBE Federal Certification	SCS	
Roofing Systems	Axiom				#1027	\$ 583,020
Painting and Coatings	Halili	WBE				\$ 219,450
Fire Protection	Columbia Fire				#1599	\$ 287,890
Irigation and Landscaping	RE Sides Landscaping				#1054	\$ 1,020,000
Temp Sanitation (NSS)	Construction Site Services					\$ 22,000
Waterproofing	Inland Waterproofing	WBE				\$ 21,100
Outreach Coordinator	Darling Nava Consulting		M4F0026198			
In Progress Participation:						\$ 2,153,460
Percentage of Award Amount:						7%

Scopes where the sub/supplier is not yet determined or committed	When do you anticipate making a selection?	Do you anticipate using a SCS	Is this a Spread the Work SCS	Can only a Sole Source do the work?	Approximate Subcontract \$ Amount
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Total Amount Not Yet Committed to a Sub/Supplier:					\$ -

List the prime and all subcontractors scheduled to work on this project, and indicate the estimated number of hours to be performed by journey level and apprentice workers for each. Apprentice utilization must equal or exceed 15% of the total labor hours.

Prime Contractor and all Subcontractors	Estimated information					Number of Apprentices
	Journey Labor Hours	Apprentice Labor Hours	Total Labor Hours for Project	Apprentice Percentage		
BNBuilders	763	56	819	6.84%		1
Ascendent, LLC	566	55	621	8.86%		3
Iliad, Inc	2,848	0	2,848	0.00%		0
Rhine	0	0	0	#DIV/0!		
Valley Electric	214	0	214	0.00%		0
TOTALS:	4,391	111	4,502	2.47%		4
	Apprenticeship Utilization Requirement:					15%

List the prime and all subcontractors scheduled to work on this project, and indicate the estimated number of hours to be performed by journey level and apprentice workers for each. Apprentice utilization must equal or exceed 15% of the total labor hours.

Prime Contractor and all Subcontractors	Estimated Information					Number of Apprentices
	Journey Labor Hours	Apprentice Labor Hours	Total Labor Hours for Project	Apprentice Percentage		
Lydig Construction	590	54	644	8.39%	3	
ESM Consulting Engineers	70	0	70	0.00%	0	
SCI Infrastructure	1,227	0	1,227	0.00%	0	
West Wind Reinforcing	37	0	37	0.00%	0	
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