

TUKWILA PUBLIC SAFETY PLAN

Monthly Update

August 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
- Fire Station 52 mini-MACC
- Fire Station 54 immediate needs report to Public Safety
- PW Masterplan update to Full Council 9/3

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 7/9/19.
- Station 52 Phase 2 Building Permit application submitted 8/9/19.

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 Sept.
- Station 52 NTP executed for Lydig 7/16.
- Station 52 site mobilized and fenced 7/22.
- Station 52 Phase 1 work continued.
- **See monthly Construction Report for FS 51 and FS 52 construction progress and photos.**
- **Station 51 first slab on grade pour 8/12.**
- **Station 52 site grading and stabilization occurred through August.**

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

- Project is transferred to Public Works Department in August / 2019.

Budget

- See attached Budget Report

Schedule

August 2019

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

September 2019

- Fire Station 52 phase 2 (building) permit issued
- Fire Station 52 phase 2 bidding begins

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

August 2019

Report Prepared by: Ethan Bernau

Report Reviewed by: Justine Kim

Owner's Representative: Shiels Oblatz Johnsen (SOJ)

Architect: DLR Group

GCCM: BNBuilders

Construction Progress:

- Completed first lift of asphalt paving at North Lot.
- Completed underslab utilities installation.
- Completed slab on grade pours.
- Completed removal of underground storage tanks (USTs) and associated contaminated soils.
- Started structural steel erection.

Upcoming Activities:

- Continue structural steel erection, complete in September.
- Install decking for 2nd floor and roof.
- Install primary power ductbank from Military Rd to electrical vault location.

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.

Asphalt Paving and Curbs at North Lot



Rebar Placement, Area C



Steel Erection, Area A



Steel Erection, Area A





TUKWILA PUBLIC SAFETY PROJECTS

Fire Station 51

SOJ

Construction Management Monthly Report

August 2019

Report Reviewed by: Justine Kim

Owner's Representative: Shields Obletz Johnsen (SOJ)

Architect: Weinstein A + U

GCCM: Lydig

Construction Progress:

- Stem wall form installation complete.
- First slab on grade pour August 12th.
- Second slab on grade pour August 19th.
- Site grading continues.
- First structural steel delivery August 19th.
- Structural steel erection to start August 29th.

Upcoming Activities:

- Pond tie-in connection and dewatering to complete in September.
- Place and finish slab on metal decking late September.
- Frame exterior walls late September.

Budget Status:

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

Change Order Status:

- No change orders issued in August.

Schedule Status:

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

Critical Issues:

- None.

Vapor barrier prep for slab on grade pour



First slab on grade pour



Slab on grade pour





TUKWILA PUBLIC SAFETY PROJECTS

Fire Station 52

SOJ

Construction Management Monthly Report

July 2019

Report Reviewed by: Justine Kim

Owner's Representative: Shiels Obletz Johnsen (SOJ)

Architect: Weinstein A + U

GCCM: Lydig

Construction Progress:

- Site demo has been completed.
- Shoring contractor onsite preparing for shoring wall 1 installation.
- First shoring pile installed August 20th.
- PSE electrical design coordination continues.
- Excavation for concrete walls continues through August.
- Zayo began conduit and meet-me vault installation August 19th.

Upcoming Activities:

- Footings to start mid-September.
- Retaining wall construction to start September 25th.
- Hollow core planks to be set for detention vault September 30th.

Budget Status:

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

Change Order Status:

- No change orders issued in August.

Schedule Status:

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

Critical Issues:

- None.

Site Clearing and Demo



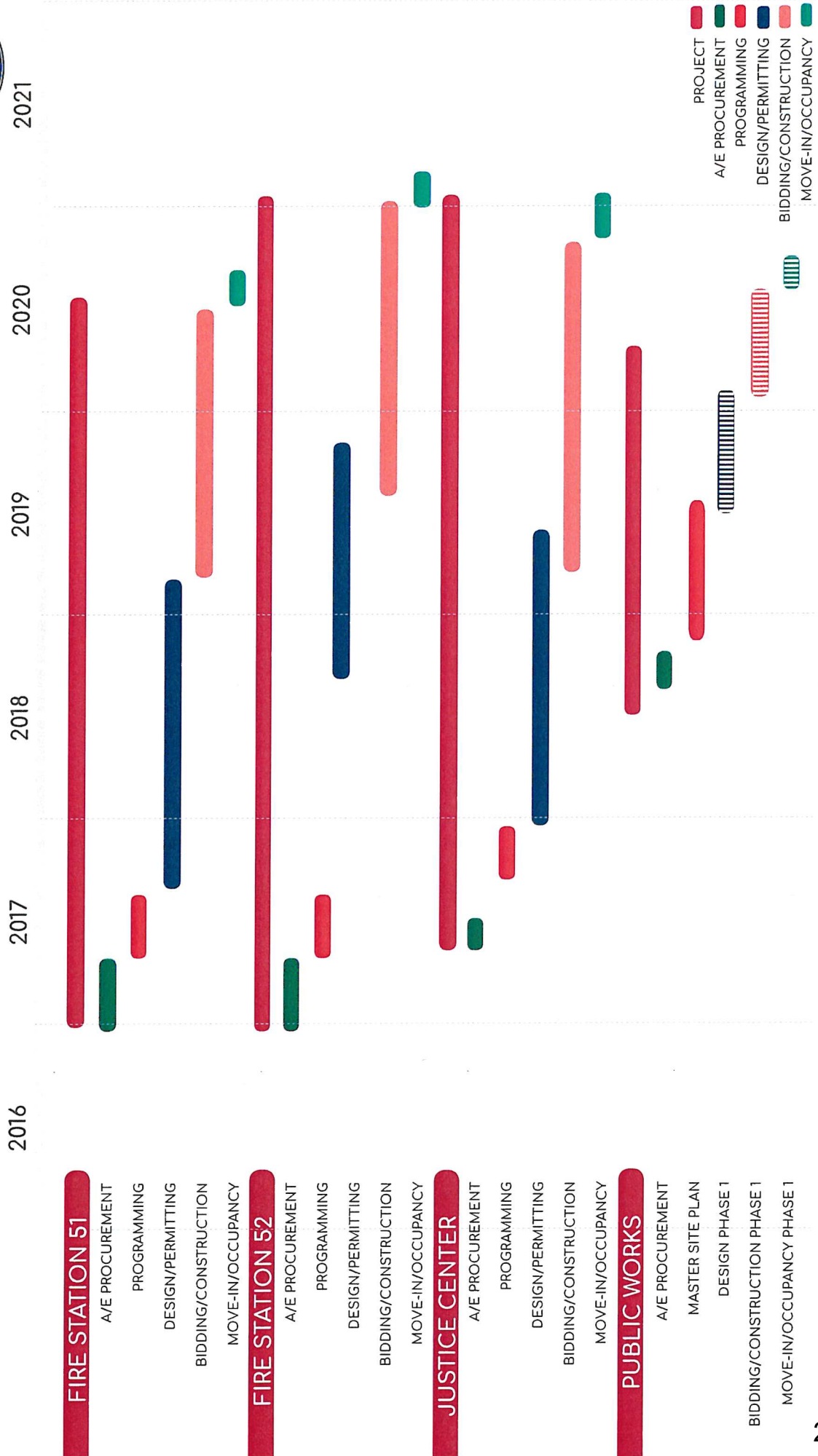
Site Clearing and Demo



First solidier pile installation



TUKWILA PUBLIC SAFETY PLAN



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

Life to Date Costs
as of August 23, 2019 (reconciled w/accts thru Aug 13, 2019 GL)

COUNCIL REPORTING SUMMARY - JUSTICE CENTER								
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remainig Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 3,278,125	\$	\$ 3,500,000	\$ 3,195,000	\$ 2,462,797	\$ 732,203	\$ 305,000	\$
Permits/Fees	\$ 700,000	\$ 50,000	\$ 750,000	\$ 443,049	\$ 443,049	\$	\$ 306,951	\$
Construction (Pre-Con, Const & Tax)	\$ 38,738,678	\$ (376,684)	\$ 38,361,994	\$ 38,361,993	\$ 8,973,292	\$ 29,388,701	\$ 1	\$
Construction Related Costs (incl Bond)	\$ 2,112,639	\$ (25,275)	\$ 2,087,364	\$ 586,628	\$ 385,800	\$ 200,828	\$ 1,500,736	\$
PM Services (incl Other Professional Svcs)	\$ 1,815,875	\$ 266,721	\$ 2,082,596	\$ 1,988,766	\$ 1,147,654	\$ 841,112	\$ 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	\$ 59,782,942	\$ 28,596,145	\$ 31,186,798	\$ 7,211,769	\$

COUNCIL REPORTING SUMMARY - FIRE STATION 51							
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,070,000	\$ 322,781	\$ 1,392,781	\$ 1,287,071	\$ 936,550	\$ 350,521	\$ 105,710
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Permits/Fees	\$ 234,000	\$ 100,000	\$ 334,000	\$ 151,939	\$ 136,151	\$ 15,788	\$ -
Construction (Pre-Con, Const. & Tax)	\$ 9,396,000	\$ 1,315,046	\$ 10,711,045	\$ 10,711,045	\$ 1,481,838	\$ 9,229,208	\$ -
Construction Related Costs (incl Bond)	\$ 931,000	\$ (300,000)	\$ 631,000	\$ 167,917	\$ 95,150	\$ 72,767	\$ -
PM Services (incl Other Professional Svcs)	\$ 526,000	\$ (50,000)	\$ 476,000	\$ 363,412	\$ 178,113	\$ 185,299	\$ -
Contingency (incl Construction & Project)	\$ 1,116,000	\$ 153,806	\$ 1,269,806	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 13,273,000	\$ 1,541,633	\$ 14,814,632	\$ 12,681,384	\$ 2,827,802	\$ 9,853,582	\$ 2,133,249

COUNCIL REPORTING SUMMARY - FIRE STATION 52								
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining & Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 1,415,000	\$ 355,172	\$ 1,770,172	\$ 1,622,653	\$ 1,005,736	\$ 616,917	\$ 147,519	\$ -
Land Acquisition	\$ 16,000	\$ 9,160	\$ 25,160	\$ 17,157	\$ 17,157	\$ -	\$ 8,003	\$ -
Permits/Fees	\$ 353,000	\$ 50,000	\$ 403,000	\$ 182,835	\$ 122,658	\$ 60,177	\$ 220,165	\$ -
Construction (Pre-Con, Const & Tax)	\$ 13,298,000	\$ 4,409,676	\$ 17,707,676	\$ 7,619,567	\$ 187,223	\$ 7,432,344	\$ 10,088,109	\$ -
Construction Related Costs (incl Bond)	\$ 1,398,000	\$ (307,160)	\$ 1,090,840	\$ 400,853	\$ 27,985	\$ 372,868	\$ 689,987	\$ -
PM Services (incl Other Professional Svcs)	\$ 787,000	\$ (50,000)	\$ 737,000	\$ 547,375	\$ 268,829	\$ 278,546	\$ 189,625	\$ -
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	\$ 10,390,439	\$ 1,629,587	\$ 8,760,852	\$ 13,099,561	\$ -

COUNCIL REPORTING SUMMARY - FIRE STATION 54								
	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remaining Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 150,000	\$ (17,005)	\$ 132,995	\$ 134,495	\$ 132,995	\$ 1,500	\$ (1,500)	\$ -
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	\$ 28,825	\$ 13,477	\$ 5,000	\$ -
PM Services (incl Other Professional Svcs)	\$ 107,500	\$ (835)	\$ 106,665	\$ 106,665	\$ 86,066	\$ -	\$ -	\$ -
Contingency (incl Construction & Project)	\$ 41,832	\$ 125,459	\$ 167,291	\$ -	\$ -	\$ -	\$ 167,291	\$ -
TOTAL	\$ 1,502,000	\$ -	\$ 1,502,000	\$ 1,328,137	\$ 1,253,617	\$ 74,520	\$ 173,863	\$ -

COUNCIL REPORTING SUMMARY - PUBLIC WORKS	Original Budget	Budget Transfers	Current Budget	Committed Budget	Life to Date Costs	Remain g Committed	Remaining Budget	Cost at Completion
A/E Services (both Design & CA)	\$ 767,385	\$ 15,000	\$ 782,385	\$ 335,382	\$ 264,039	\$ 71,343	\$ 447,003	\$ -
Land Acquisition	\$ 22,000,046	\$ 3,374,913	\$ 25,374,959	\$ 25,372,307	\$ 25,370,107	\$ 2,200	\$ 2,652	\$ -
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	\$ 61,111	\$ 16,532	\$ 46,600	\$ -
PM Services (incl Other Professional Svcs)	\$ 668,426	\$ (348,426)	\$ 320,000	\$ 279,832	\$ 169,763	\$ 110,069	\$ 40,168	\$ -
Contingency (incl Construction & Project)	\$ 975,107	\$ (721,694)	\$ 253,413	\$ -	\$ -	\$ -	\$ 253,413	\$ -
TOTAL	\$ 30,000,000	\$ -	\$ 30,000,000	\$ 26,065,163	\$ 25,865,019	\$ 200,144	\$ 3,934,837	\$ -

TUKWILA PUBLIC SAFETY PLAN

Monthly DBE OUTREACH EFFORTS

8.19.19

Outreach Consultant updates for July 2019

General Updates for the Last Month

- Lydig's last report of July 2019 DBE participation is about 23%
- BNB last report of July 2019 DBE participation is about 7%

Lydig Update

- GC's last report of July 2019 DBE participation is about 23%
- I have met w/Lydig at jobsite Thursday, 8.15.19 and discussed the Outreach Effort for Fire Station #52
- I have reached out to ANEW/PACE Megan Clark to meet with Lydig's Team FS#52 to discuss pre-apprentice opportunities
- Lydig, Project Manager Kiel Lunsford will be present at NAMC (National Association of Minority Contractors) General Monthly Meeting on 9.15.19 @ 6pm

BNB Update

- BNB had completed the outreach effort w/Darling Nava Consulting

Upcoming Events

- Attaching Outreach Plan for Fire Station #52

Darling Nava Consulting

Outreach@DarlingNava.com

Outreach Plan

August 19, 2019

City of Tukwila, Fire Station #52

The plan for the Outreach on City of Tukwila Fire Station #52 are the following:

- Reaching out to my External Partners
 - Building Trades visitation every Tuesday and promoting the COT FS#52 to subcontractors attending PLA/CWA Compliance
 - National Association of Minority Contractors – General Monthly Meeting (September 5, 2019 & email
 - Tabor 100 - General Monthly Meeting (last Saturday of each month) & email
 - Working with Anthony Burnett (Business Development)
 - Construction Designers & Entrepreneurs – via email (since they are not having meetings til October 2019
 - Northwest Mountain Minority Supplier Development Council
 - Meeting w/Fernando Martinez (President & Chief Executive Officer – awaiting for response for me to stop by and engage with him to provide the flyer from Lydig's Bid Opportunities
 - Economic Alliance – Everett
 - I have spoke with Lisa Lagerstrom and engaging with their pool of subcontractors listed within in their database
 - Seattle Southside Chamber of Commerce – I am member and will be their Chamber Mixer on August 28,2019 to be held at Hotel Interurban, where you engage with small business from the area and outside city limits of Tukwila
 - OMWBE (Office of Minority Women Business Enterprise) – I will be sending out the flyers that Lydig had prepared to create buzz in their community
 - AGC (Association of General Contractors) I am member, again I will be sending out the flyers that Lydig had prepared to create buzz in their community

I will have a day to day interaction with all this external partners and keep everyone posted of the results and who we are capturing in the community for subcontractors and suppliers.

City of Tukwila

BNB - Justice Center
8/20/2019

GC Contract Value \$ **29,098,053.00**
Award Amount: \$ **4,645,946**

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	
Supplier of Hardware, Doors and Frames	Contract Hardware Inc.	SBE				\$ 310,362
Site Concrete	Caliber Concrete	WBE				\$ 520,550
Signage	Sign Wizards	SDBE/WSBE				\$ 36,236
Supplier	SnapTex	SBE/WBE/MBE				\$ 33,875
Shelving	Workpointe	SBE				\$ 454,003
Plumbing	Redline Mechanical				X	\$ 809,002
Controls	C&C Solutions	VOSBE				\$ 235,700
Marble Supply	Skyline Marble	WBE				\$ 88,000
Rubber Base Install	Zombie Base	WSBE				\$ 4,758
Roofing Systems	Axiom				#1027	\$ 583,020
Painting and Coatings	Halili	WBE				\$ 219,450
Fire Protection	Columbia Fire				#1599	\$ 287,890
Irrigation 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:						\$ 4,645,946
Percentage of Award Amount:						16%

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:					\$ -

City of Tukwila

Lydig Construction, Inc Fire Station #51

Updated 8.26.19

GC Contract Value \$ **9,587,314.00**

Award Amount: \$ **2,219,102.00**

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	Axiom Division 7				SCS	\$ 217,945
Site Concrete	Caliber Concrete Const	WBE				\$ 394,500
Masonry	Cascade Construction				SCS	\$ 310,097
Fencing	Secure-A-Site	WBE				\$ 299,000
Steel Erection	CHG Building Systems				SCS	\$ 168,922
Overhead Doors	Crawford Door Company			SB, VOSB		\$ 102,261
Fire Protection	Emerald Fire LLC	WBE				\$ 49,750
Bituminous Waterproofing	Inland Waterproofing	WBE				\$ 10,850
Striping	Stanley Patrick Striping				SCS	\$ 4,834
Plumbing	Adept Mechanical	MBE	MBE / DBE		SCS	\$ 659,596
Concrete Sawing	Salinas Sawing & Sealing	MBE				\$ 1,347
Trucking	SilverStreak Inc		WBE			T/M
Site Services	Construction Site Services	MBE	WBE			T/M
Office Supplies	Keeney Office Supply		WBE			T/M
Total Amount Intended to be Performed by DBE to Date:						\$ 2,219,102
Percentage of Contract Amount:						23%

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:					\$ -

Apprentice Utilization Plan

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%	

Apprentice Utilization Plan

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				
	Journey Labor Hours	Apprentice Labor Hours	Total Labor Hours for Project	Apprentice Percentage	Number of Apprentices
Lydig Construction	910	62	972	6.38%	3
ESM Consulting Engineers	70	0	70	0.00%	0
SCI Infrastructure	1,668	0	1,668	0.00%	0
West Wind Reinforcing	37	0	37	0.00%	0
TOTALS:	2,684	62	2,746	2.26%	3
	Apprenticeship Utilization Requirement:				15%