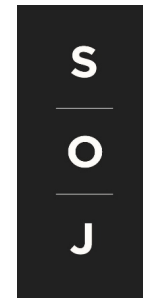


GC/CM Delivery Approval Request Tukwila Maintenance & Engineering – East Campus Project

July 27, 2023



Miller Hayashi Architects PLLC

David Cline

City Administrator, City of Tukwila

Brandon Miles

Public Works Project Manager, City of Tukwila

John Palewicz

Program Management Quality Assurance Consultant,
Tukwila City Council

Justine Kim

Project Manager, Shiels Obletz Johnsen

Laura Maman

Principal, Miller Hayashi Architects PLLC

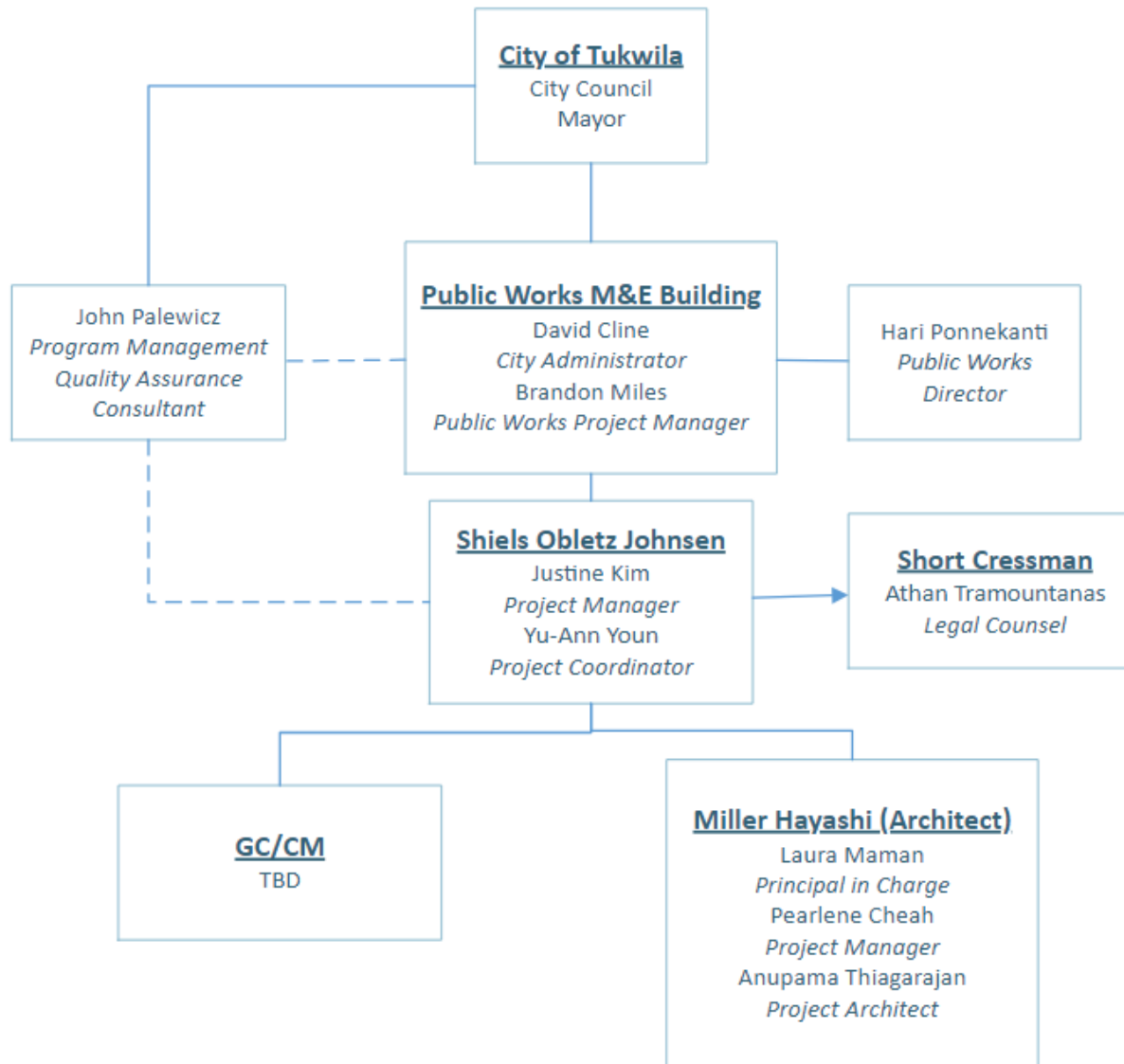




Fire Stations 51 (above) & 52 (below)



Tukwila Justice Center





City of Tukwila

- Executed over 28 major capital projects since 1990
- Completed over \$340 million in capital projects since 1990
- Recent completion of 3 GC/CM delivery projects (1 Justice Center, 2 Fire Stations)

SOJ and Miller Hayashi Team

- SOJ has completed 22 GC/CM projects in WA and OR with a total value over \$2.1 billion
- Miller Hayashi has completed 4 GC/CM (or equivalent delivery method) projects
- Developed GC/CM RFP, selection process, contract negotiation, and construction administration on many past projects

S
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J

Miller Hayashi Architects PLLC

Tukwila City Staff

David Cline, City Administrator

- 30 years local government experience.
- 12 years, City of Tukwila, City Administrator.
- 5 years, City Manager/Assistant City Manager, City of Burien.
- Member International City Management Association.
- Past President, Washington City Management Association.



Burien City Hall & Library

Project	Value	Role / Tasks	Completed
Tukwila Fire Station 51,52 Replacement (GC/CM)	\$32M	Owner	2022
Tukwila Justice Center	\$67M	Owner	2022
Burien City Hall & Library (GC/CM)	\$38M	Owner	2012

Tukwila City Staff

Brandon Miles, Public Works Project Manager

- Overall City project manager/owner's rep for the project.
- 21 years in local government.
- 11 years as a planner for the City. Experience in the City's and other agencies permit requirements and processes.
- 9 years in the Office of Economic Development/Mayor's Office.
- Served as deputy project manager for the Justice Center and Fire Station projects. Responsibilities included coming to agreements with impacted businesses, land acquisition, permitting, and serving in place of the project manager, as needed.
- Completing Masters of Real Estate from the University of Washington.

Project	Value	Role / Tasks	Completed
Tukwila Fire Station 51,52 Replacement (GC/CM)	\$32M	Owner	2022
Tukwila Justice Center	\$67M	Owner	2022

Tukwila City Council Advisor

John Palewicz, Project Management Quality Assurance Consultant

- Licensed Architect in Washington (AIA, DBIA, LEED)
- University of Washington Capital Projects Office, 21 Years
- PRC Member and Chair, 9 Years
- AGC GC/CM Class Presenter and Panelist, 12 years
- CPARB GC/CM Reauthorization and Best Practices Subcommittees, 4 Years
- Public Agency client advisor for:
 - Evergreen Health, WSDOT, WSF , Tacoma Public Schools, Seattle Public Schools, WWU

Shiels Oblatz Johnsen

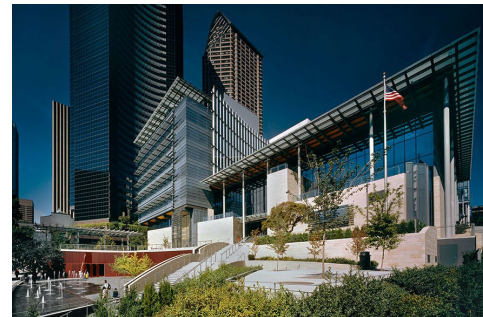
Project Manager

GC/CM Projects:

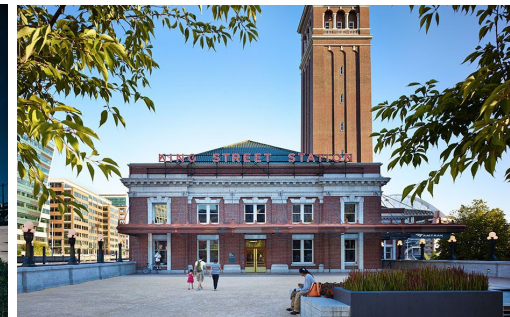
- Tukwila Justice Center
- Tukwila Fire Stations 51,52
- Seattle Fire Station 10
- Burien City Hall & Library
- Cascadia ES & Robert Eagle Staff MS
- Bagley Elementary School
- Pike Place MarketFront
- King Street Station Rehabilitation
- East County Courts
- Safeco Field
- Seattle Justice Center
- Seattle City Hall & Plaza
- MercyCorps Headquarters
- Portland Streetcar Loop
- Seattle Streetcar – South Lake Union
- Portland Streetcar – Ph 1, 2, 3
- Seattle Streetcar – First Hill



Seattle Fire Station 10



Seattle City Hall & Plaza



King Street Station Rehabilitation

Shiels Oblatz Johnsen

Justine Kim, Project Manager

- Licensed Architect in WA.
- 39 years experience in design, project and construction management.
- Manages development, planning, programming, procurement, design, bidding, construction, commissioning, controls, compliance, contract development and dispute resolution.
- GC/CM Projects: 9



MarketFront at Pike Place Market

Project	Value	Role / Tasks	Completed
Mercer Middle School Replacement	\$153M	Project Manager	In progress
Tukwila Justice Center	\$67M	Project Manager	2022
Tukwila Fire Stations 51,52 Replacement (GC/CM)	\$32M	Program Manager	2022
Daniel Bagley Elementary School Modernization & Addition	\$40M	Project Manager	2020
Cascadia ES & Robert Eagle Staff MS (GC/CM)	\$116M	Project Manager	2017
MarketFront at Pike Place Market (GC/CM)	\$74M	Project Manager	2017
Burien City Hall & Library (GC/CM)	\$38M	Project Manager	2012
King Street Station Rehabilitation (GC/CM)	\$55M	Project Manager	2013
Seattle Fire Station 10 EOC and FAC (GC/CM)	\$55M	Project Manager	2009

Miller Hayashi Architects PLLC

Laura Maman, Principal in Charge

- Licensed Architect in WA
- 20 years of experience. 16 years with Miller Hayashi Architects.
- Experience includes programming, leading multi-disciplinary teams, public sector projects with stakeholder input process, managing design team and construction administration.
- GC/CM Projects: 1



ICHS Shoreline

Project	Value	Role / Tasks	Completed
West Seattle Elementary School Renovation & Addition	\$20.5 M	Principal in Charge	2023
Daniel Bagley Elementary School Modernization & Addition	\$40.0 M	Principal & Project Manager	2020
Meany Middle School Reconfiguration	\$24.9 M	Project Manager	2016
City of Seattle Municipal Tower Weatherization Program	\$15.0 M	Project Manager, Ph I & II	ongoing
Educare Early Learning Center	\$19.1 M	Designer	2010

Daniel Bagley Elementary Modernization and Addition

Seattle, WA

Owner: Seattle Public Schools

Size: 18,200 sf addition + 40,700 sf renovation

Completed: 2020

Project Delivery: GC/CM

Final Construction Cost: \$28 M



The Daniel Bagley Elementary School in Seattle's Green Lake neighborhood is a historic landmark structure designed by Floyd Naramore, opening in 1930. Miller Hayashi planned and designed the renovation of the historic structure and additions to increase capacity and help meet the district's needs. The project implemented new energy efficient building systems, life safety improvements, accessibility upgrades, and building envelope rehabilitation. The building interior is reorganized to accommodate new programs and teaching technology and to improve school safety and supervision. Preparatory phases including re-roofing and seismic upgrades in summer 2015 coordinated with current occupants and operations during the school year. The additions provides 8 new classrooms in a 'learning community' model, and a new gym. The existing gym was reconfigured for a new library.

Seattle Municipal Tower Weatherization Program & Chiller Plan Replacement

Seattle, WA

Owner: City of Seattle

Size: 990,000 sf

Completed: 2014-2024

Project Delivery: Design-Bid-Build

Final Construction Cost: \$26M weatherization, \$15M chiller plant



Miller Hayashi and sub-consultant team prepared a capital plan for implementation of building envelope life-cycle upgrades and maintenance of the 62-story Seattle Municipal Tower. The project cataloged building forensic assessments and identified Implementation Alternatives and annual budget scenarios for the \$26M scope of work over a ten-year period. The complex comprises the office tower, retail plaza, atrium and parking garage structure. Miller Hayashi began implementation of the highest priority projects with the Glass Roof Refurbishment Project in 2011 and continues to support the phased exterior improvements through current Phase VI.

Miller Hayashi and Integrity Energy Services were responsible for the replacement of the 2,300-ton chilled water plant and distribution system. Preparatory phases replaced valves to improve flow and added economizers on each floor to reduce and stabilize the load. A new more efficient cooling tower and a smaller more efficient chiller were designed to reduce operational costs.

Tukwila Public Works Maintenance & Engineering – East Campus

- Consolidation of all Public Works operations to a single 10.8 acre campus.
 - West Campus completed in 2022
 - Comprehensive Master program for the campus and feasibility study complete
- 35,000 sf three-story Maintenance and Engineering building containing shops, offices, meeting rooms, locker rooms and support spaces
- 5,000 sf Tool Storage Building with drive-through truck loading
- 2,600 sf Decant Facility
- Several covered parking structures.
- Covered storage for -
 - spoils and salt/sand/gravel bins, brine tanks
 - equipment & parts storage
 - outdoor space for staff break area
 - variety of uncovered storage areas that support Public Works operations.

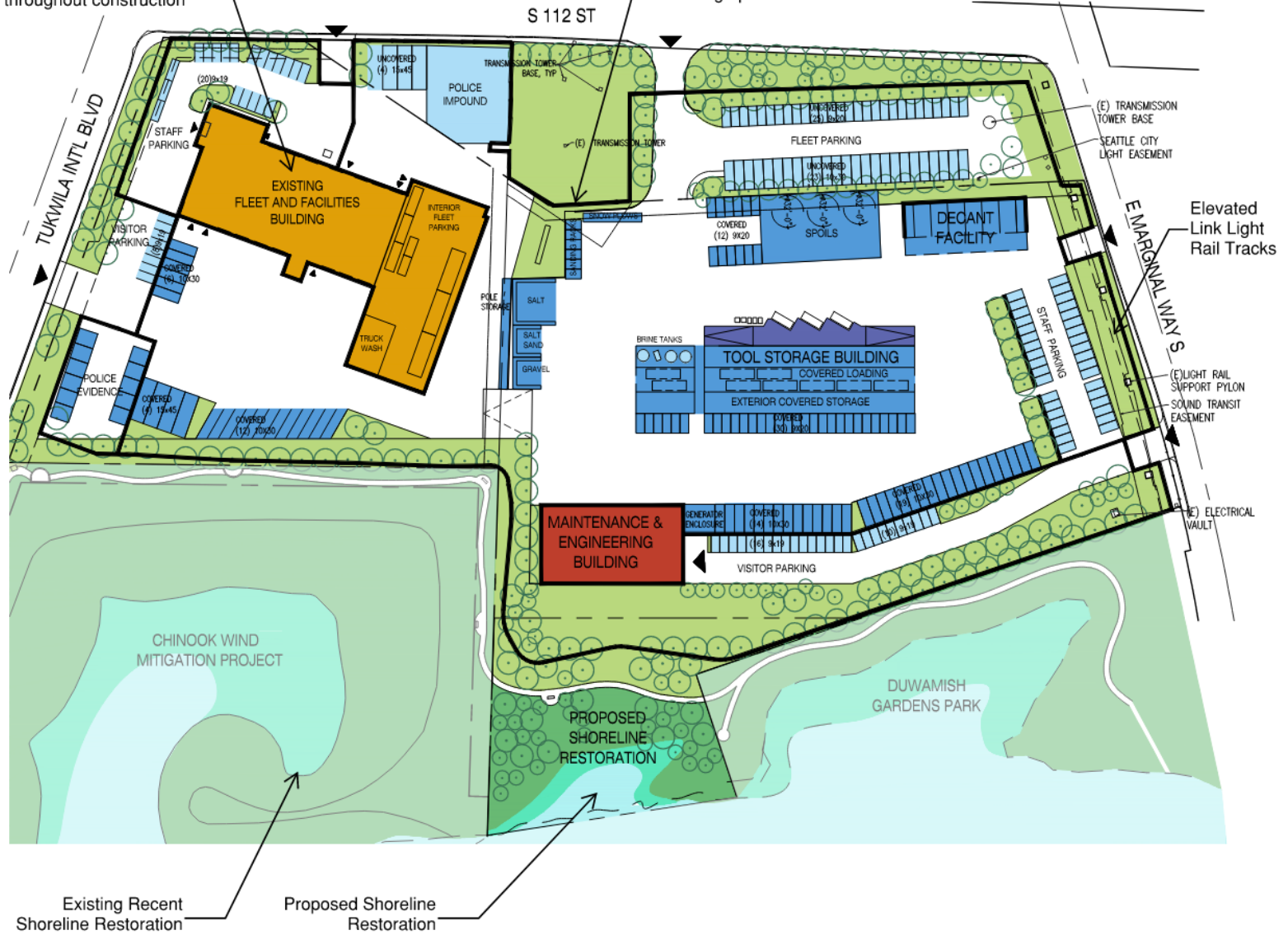
<i>COUNCIL REPORTING SUMMARY - TPW Maintenance & Engineering Building</i>	<i>Proposed Budget</i>
A/E Services (Design & CA)	\$ 6,278,000
Permits/Fees	\$ 1,940,000
GCCM Pre-Construction	\$ 360,000
Construction	\$ 54,513,000
Construction Tax (Pre-con, Const & Const Contingency)	\$ 6,092,754
Construction Related Costs (Owner Consultants, FF&E, Insurance)	\$ 3,198,000
PM Services (SOJ, Legal, Project Neutral)	\$ 2,241,000
Contingency (incl Construction & Project)	\$ 9,242,246
TOTAL	\$ 83,865,000

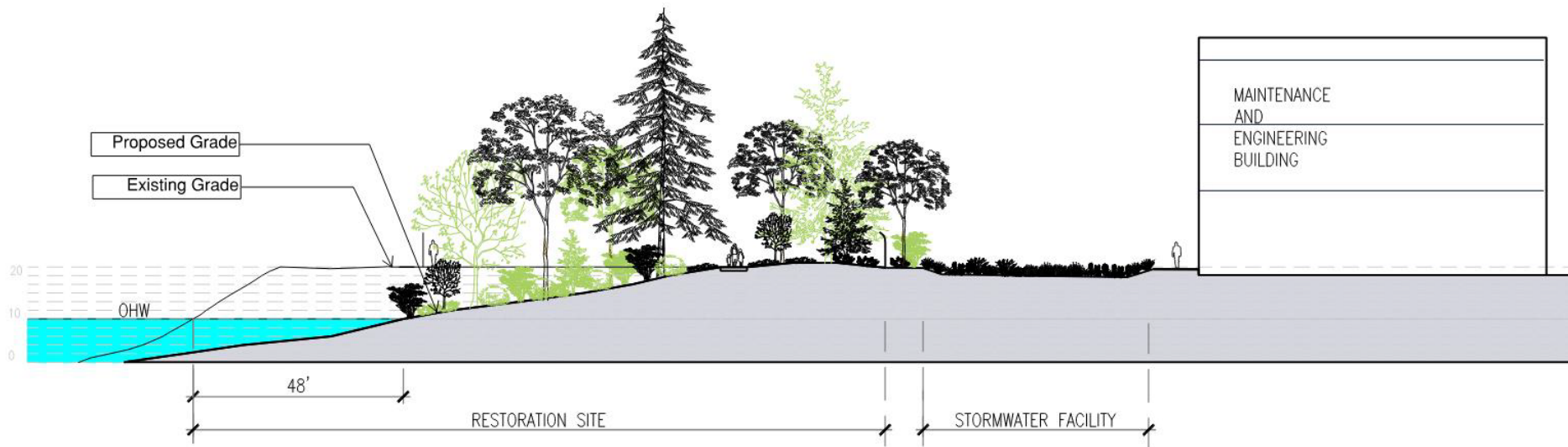
(S1) Total Construction Estimates, No Land Sales Towards Construction, 5% Bond, 30 Year Bond						
Expenditures	2023	2024	2025	2026	2027	2028
Design and Pre-Construction:	\$ 1,725,000	\$ 2,875,000	\$ 1,374,412	\$ -	\$ -	\$ -
Other Soft Costs:	\$ -		\$ 23,377,588	\$ -	\$ -	\$ -
Total Soft Costs:	\$ 1,725,000	\$ 2,875,000	\$ 24,752,000	\$ -	\$ -	\$ -
2023 Construction Cost Estimates:	\$ -	\$ -	\$ 23,417,500	\$ 23,417,500	\$ -	\$ -
January 2026 Escalation:	\$ -	\$ -	\$ 3,839,000	\$ 3,839,000	\$ -	\$ -
Total Hard Costs:	\$ -	\$ -	\$ 27,256,500	\$ 27,256,500	\$ -	\$ -
Total Construction Costs:	\$ 1,725,000	\$ 2,875,000	\$ 52,008,500	\$ 27,256,500	\$ -	\$ -
Debt Payments:	\$ -	\$ -	\$ -	\$ 1,557,812	\$ 5,168,232	\$ 5,168,232
Total:	\$ 1,725,000	\$ 2,875,000	\$ 52,008,500	\$ 28,814,312	\$ 5,168,232	\$ 5,168,232
Source of Funds	2023	2024	2025	2026	2027	2028
General Fund						
Lease from UPS:	\$ 237,021	\$ 824,575	\$ 280,646	\$ -	\$ -	\$ -
Potential Additional REET 1 Funds:	\$ 50,000	\$ 50,000	\$ 406,560	\$ -	\$ -	\$ -
Land Sales:	\$ 300,000	\$ 500,000	\$ -	\$ -	\$ -	\$ -
Exceed Funds from 302 Fund:	\$ 275,479	\$ 62,925		\$ -	\$ -	\$ -
Other General Fund Contribution:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Proceeds from Bonds:	\$ -	\$ -	\$ 79,448,400	\$ -	\$ -	\$ -
General Fund Debt Service:	\$ -	\$ -	0	\$ -	\$ 2,668,232	\$ 2,593,232
Funding from Partners:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Park Impact Fee:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal:	\$ 862,500	\$ 1,437,500	\$ 80,135,606	\$ -	\$ 2,668,232	\$ 2,593,232
Utilities						
Water:	\$ 293,250	\$ 488,750	\$ 233,650	\$ -	\$ 850,000	\$ 875,500
Sewer:	\$ 163,875	\$ 273,125	\$ 130,569	\$ -	\$ 475,000	\$ 489,250
Surface Water:	\$ 405,375	\$ 675,625	\$ 322,987	\$ -	\$ 1,175,000	\$ 1,210,250
Grants:						
Subtotal:	\$ 862,500	\$ 1,437,500	\$ 687,206	\$ -	\$ 2,500,000	\$ 2,575,000
Total All Sources:	\$ 1,725,000	\$ 2,875,000	\$ 80,822,812	\$ -	\$ 5,168,232	\$ 5,168,232
Starting Year Balance:		\$ -	\$ -	\$ 28,814,312	\$ (0)	\$ (0)
Ending Year Fund Balance:	\$ -	\$ -	\$ 28,814,312	\$ (0)	\$ (0)	\$ (0)



Fleet and Facilities to remain operational throughout construction

SCL easement for high voltage power





CONCEPTUAL SECTION: VIEW LOOKING WEST FROM SHORELINE RESTORATION SITE

Why GC/CM for Tukwila's Public Works Maintenance & Engineering – East Campus

Complex Funding

- Depending on funding schedule, each structure may have different completion schedules
- Due to several different funding sources, continual cost estimating is critical

Technical Work Environment

- Complex environmental site restoration along the river's edge is subject to close coordination and approval from multiple jurisdictional authorities
- The site has been identified as a liquefaction prone area and could require non-traditional foundation systems

Facility Operations

- The West Campus will remain operational throughout construction, and site logistics, planning, and scheduling will be necessary to maintain access and operational use

Involvement of GC/CM During Design is Critical

- GC/CM can vet design assumptions, provide value analysis and eliminate unnecessarily costly solutions, provide design document quality control, and minimize constructability issues.
- GC/CM can monitor construction costs in real-time for each design phase and respond accordingly.
- GC/CM can tailor bid packages to attract multiple qualified bidders.
- GC/CM can procure early bid packages for long-lead materials and early site construction.
- Phased permitting and construction delivery

Public Benefit

- Through pre-construction process and partnership with design team, GC/CM will understand the work before subcontractor buyout, avoiding confusion over design details and systems during construction.
- This will help reduce surprises, change orders and claim risk. The public will receive the highest quality building possible for the taxpayer dollar.
- GC/CM will bring the benefits of:
 - Ongoing, continuous cost estimating
 - Constructability reviews, value analysis and design coordination
 - Tailored bid packages to attract responsible bidders and responsive bids
 - Safe and feasible site construction planning
 - Detailed, realistic critical path schedule

- GC/CM will help the city meet its goals for engaging disadvantaged businesses and utilizing apprenticeship
- In April of 2018 the City Council passed resolution 1929 that contained a voluntary program for the Public Safety Plan projects to achieve specific utilization rates around local hire and use of disadvantaged businesses (DBEs).
- In addition, the Council has a previous resolution requiring 10% apprenticeship utilization on public works projects, which applies to this project.
- The Alternative Earthwork subcontractor will help strategize the substantial scope of sitework to minimize disruption to the neighboring habitat restoration parks and existing public works operation.
- The City has previously worked with the below groups to ensure representation in bidding:
 - Regional Contracting Forum, National Association of Minority Contractors, Tabor 100, Construction Design and Entrepreneurs, PTAC (Washington Procurement Technical Center) JV Economic Alliance Northwest, Association of General Contractors, OMWBE (Office of Minority Women Business Services), WEBS (Department of Enterprise Services)

- The city of Tukwila has consistently gone above and beyond in meeting its DBE, Apprenticeship, and Local Hire (within a 10-mile circle around Tukwila) goals through the utilization of the GC/CM delivery method.

**Fire Station 51
(Completed 2022)**

DBE – Goal: 17%
 Accomplishment: 23%
 Apprenticeship – Goal: 15%
 Accomplishment: 16%
 Local Hire – Goal: 20%
 Accomplishment: 17.4%

**Fire Station 52
(Completed 2022)**

DBE – Goal: 17%
 Accomplishment: 27%
 Apprenticeship – Goal: 15%
 Accomplishment: 20.2%
 Local Hire – Goal: 20%
 Accomplishment: 9.5%

**Justice Center
(Completed 2022)**

DBE – Goal: 17%
 Accomplishment: 17.8%
 Apprenticeship – Goal: 15%
 Accomplishment: 18.57%
 Local Hire – Goal: 20%
 Accomplishment: 13%

Tukwila Maintenance & Engineering – East Campus Project

- ☑ Significant project for the City of Tukwila – Last Public Safety Plan Project
- ☑ Tukwila has a long history of building successful capital projects
- ☑ Meets RCW 39.10 criteria for GC/CM
- ☑ Team has very strong GC/CM experience and record