



Memorandum

Date: 7/18/2023
Meeting of: City Council

File No. AM No. 23-103
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786
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DEPARTMENT STAFF:

Public Works	Joseph O'Leary	Senior Project Manager
Public Works	Jon Spangler	City Engineer

TITLE:

Approval of the Final Contract with CDK Construction Services, Inc., in the Amount of \$1,980,038, Acceptance of Construction for the Fire Station 16 and Maintenance Building Seismic Upgrade Project, and Requesting Additional Funding

OVERVIEW STATEMENT:

Staff is requesting Council to approve the final contract and accept construction for the Fire Station 16 and Maintenance Building Seismic Upgrade Project (No. 60021819). This contract with CDK Construction Services, Inc. had a base bid amount \$1,944,729, plus, or minus change orders and bid items increases and decreases resulting in a final contract in the amount is \$1,980,038. Staff is also requesting an additional \$100,484 to cover additional project costs associated with added construction work and construction and grant administration costs.

See Attachment A for final project costs that include FEMA Grant funds.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
N/A
- **Required:**
Council approval is required to accept a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503)
- **Council Request:**

N/A

- **Other Key Facts:**

N/A

OUTCOMES:

As a result of the seismic upgrades, Fire Station 16 will be able to remain operational and crews will be able to respond to emergencies and lifesaving events after an earthquake.

Council initially approved funding for design only and the project was initiated in late 2018. The Fire Department discovered a FEMA grant funding opportunity and the City applied. The grant was awarded in November 2021, which allowed the project to move forward to construction. The project was advertised in February 2022. Work began in June and the project was substantially complete at the end of November 2022, with physical completion occurring in February 2023.

Seismic upgrades included adding anchors to strengthen the connection between the structure and the foundation and seismic bracing in the ceiling for both the station and the maintenance facility, high-speed roll-up doors for the station apparatus bay, upgraded HVAC in the dorms, reinforced the hose tower, and finish work included new insulation, fresh paint, and flooring.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**

N/A

- **Outreach Methods and Results:**

N/A

- **Feedback Summary:**

N/A

BUDGET IMPACT:

Total Cost:

\$1,980,038

Approved in current biennial budget:

☒ Yes

☐ No

☐ N/A

Budget Offer Number:

CIP

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs:

☒ Yes

☐ No

☐ N/A

If yes, explain:

The requested additional funds of \$100,484 includes an increase of \$35,309 in the construction contract and \$65,175 due to underestimated staff costs associated with FEMA Grant management and staff labor overhead charges which are ineligible for grant reimbursement.

Funding source(s):
General CIP and FEMA Grant

Budget/Funding Constraints:
N/A

☒ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
7/5/2023	Committee of the Whole - Planning and Public Works	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
	None proposed at this time	N/A

Time Constraints:

Following project acceptance, in accordance with RCW 60.28, the contract retainage will be released upon receipt of clearances from the Washington State Departments of Revenue and Labor and Industries, and a mandatory 45-day waiting period for filing claims and liens.

ANTICIPATED RESULT IF NOT APPROVED:

The warranty period begins upon Council acceptance. Not accepting construction will result in delay of warranty start, increasing the project close-out cost.

ATTACHMENTS:

Attachment A: Additional Project Information