



CITY OF KIRKLAND
 Department of Public Works
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 www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager
From: Public Safety Building Executive Steering Committee
Date: February 8, 2013
Subject: PUBLIC SAFETY BUILDING – AUTHORIZATION TO BID

RECOMMENDATION:

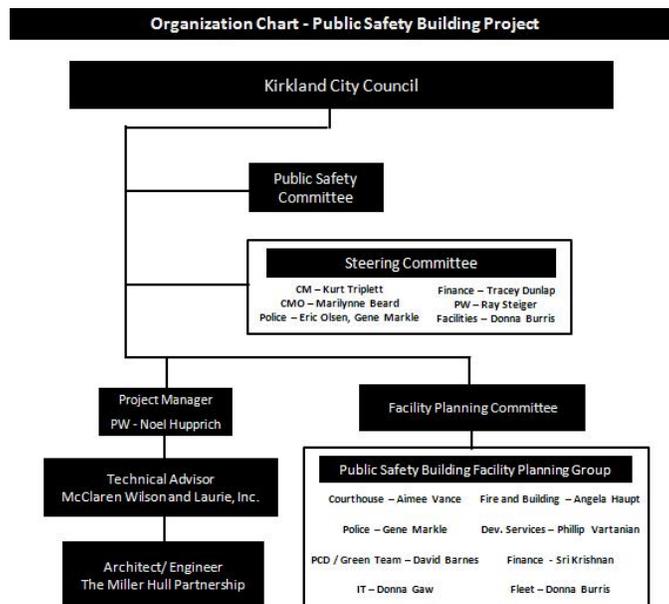
It is recommended that City Council receives an update on the Public Safety Building (PSB) and authorizes staff to proceed with the bid process.

BACKGROUND DISCUSSION:

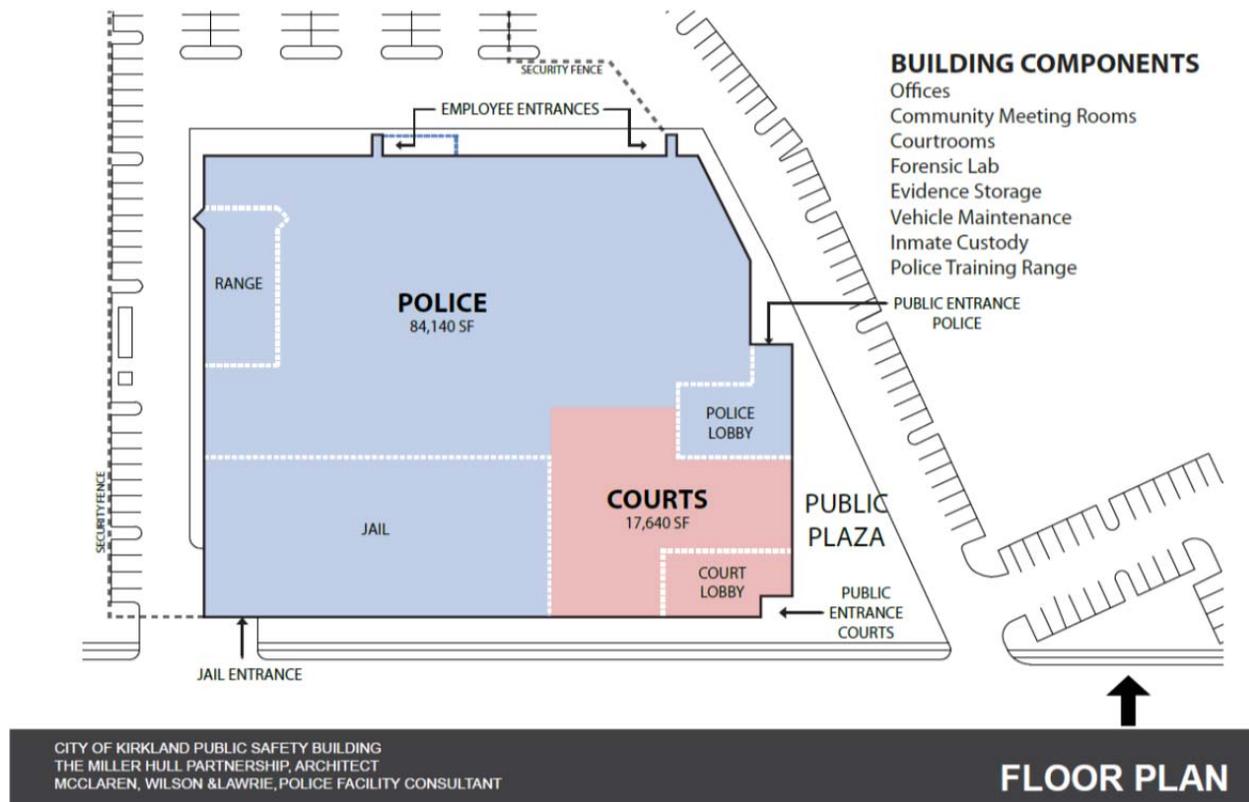
The PSB is in its final design stage, and building permitting is now well underway; staff is currently on track to proceed to bid in early March as anticipated with previous presentations to the City Council and the community. Since the last presentation to the City Council in March, 2012, significant progress has been made on the facility design with a number of key operational decisions having been resolved. This memo summarizes various components of the PSB, provides an update on the schedule and budget, and identifies key milestones yet to be accomplished on the Project.

Development Process

The PSB development was organized around the following structure:



The Steering Committee met monthly, while continual coordination between users, the Facility Planning Group, the architect, sub consultants, and the technical advisor developed a facility that meets both the operational and financial objectives that were established. In general, the new facility is as shown below; the public entrance to the facility has been shifted from the north side of the building (where it was under its previous use as a furniture warehouse) to the east side of the building.



Look and feel

Key decisions regarding color and materials remain to be made. The architect has presented a number of themes to varying degrees of user acceptance. The public nature of the facility and the specific clientele along with the surrounding community suggest a palate that is somewhat conservative and yet easy to maintain. The opportunity for a significant reorientation of the building from its current northern entrance to one of an eastern entrance also allows ample green space and places to sit not currently available at the existing court and police facilities.

Use of low impact development techniques in planting, repurposing of materials, and rain gardens are being incorporated into the public spaces both for the LEED components of the building, but also to showcase and demonstrate the techniques to a larger community.



Proposed main entrances and public plaza



Existing loading dock to be remodeled

CITY OF KIRKLAND PUBLIC SAFETY BUILDING
THE MILLER HULL PARTNERSHIP, ARCHITECT
MCCLAREN, WILSON & LAWRIE, POLICE FACILITY CONSULTANT

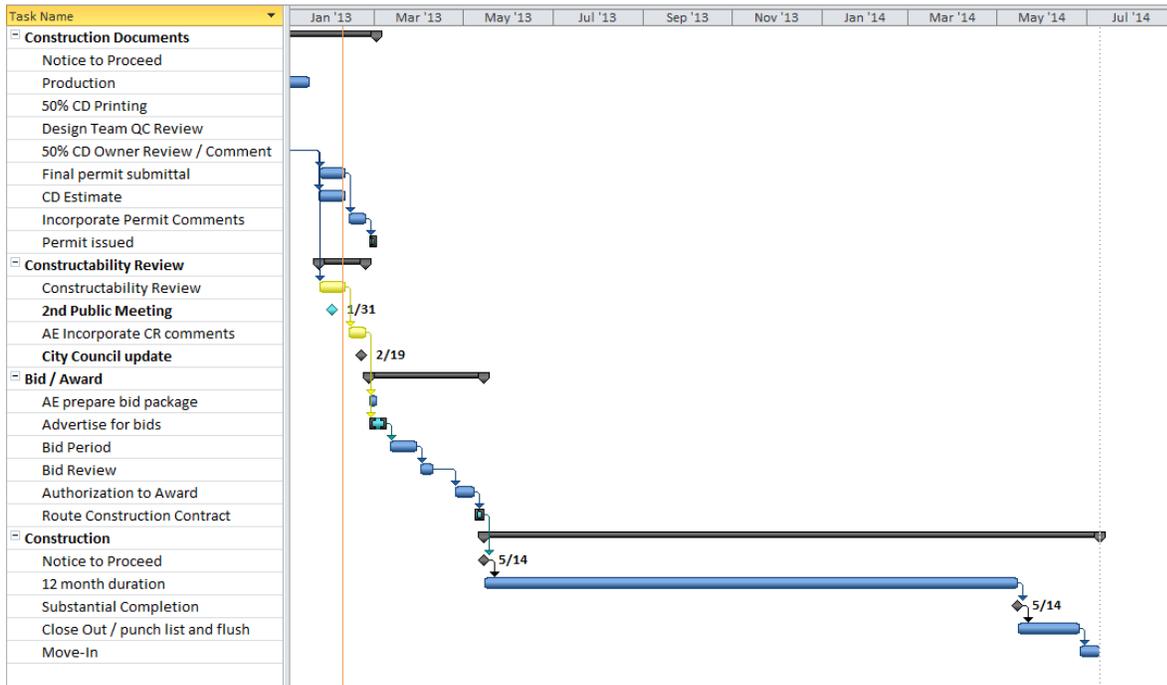
PERSPECTIVE AT PUBLIC ENTRIES



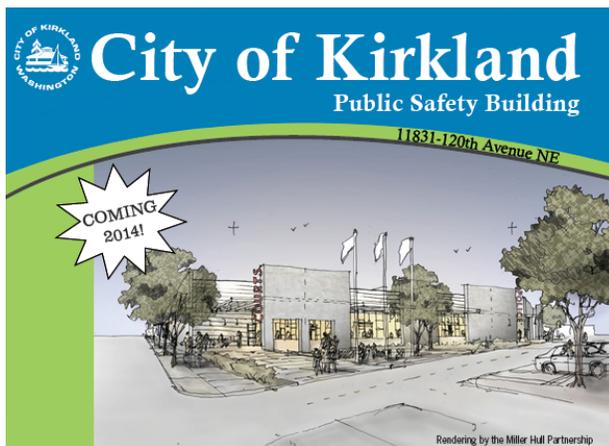
PROPOSED ENTRANCE PLAZA

Schedule and outreach

The current schedule (below) calls for the Project to be advertised for Contractor bids in March 2013; a notice to proceed on construction is anticipated in May.



Besides the continual dialog and involvement by the principal users of the new facility, namely: police, the court, and facilities maintenance, an expert panel conducted an “eco-charette” on the facility to incorporate best practices of building sustainability. The project is targeted to achieve LEED silver certification. To date, in addition to the City Website describing the Project, two public open houses have been held to inform the community about the design evolution and to solicit concerns or suggestions that would enable the facility to integrate with the neighborhood. The development of a strong outdoor community space, improved pedestrian facilities, and better perimeter lighting were in part an outcome of the community feedback.



Budget

Including property acquisition, the total budget for the PSB is just over \$41.5 Million and is segregated into various components; the amount is the same as that approved by the Council on 3/6/12.

The current estimate has had some elements with projected cost increases above the 3/6/12 Council such as construction costs determined through design and user input. But these have been offset by decreases including reductions in permitting fees, construction management, and escalation. Additionally, a Puget Sound Energy grant of \$50,000 has been secured to offset some of the HVAC commissioning costs, and added costs for surface water demonstration techniques incorporated into the PSB are offset by surface water CIP funding of \$150,000 that was approved in the 2013-2018 CIP.

In summary, the following components make up the current estimate:

Property acquisition:	\$10,500,000
Engineering	\$3,801,880
Construction	\$22,690,830
Construction Contingency	\$1,045,700
FF&E	\$2,913,052
<u>Art</u>	<u>\$307,448</u>
 Total Estimate	 \$41,258,909

As such the project is currently \$293,000 below the approved budget. Outstanding items that could change this estimate before receiving bids include the final results of a constructability review of the project and the results of an evaluation of moisture treatment alternatives for the cement floor of the building. Final information on these two items was not available in time to include in the memo but is expected within the next two weeks.

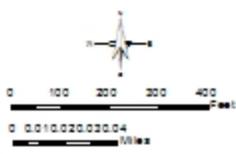
Based on Council direction provided in March, 2012, the base construction bid will provide for a 55-bed jail, vehicle mechanic bay, and other amenities. The base bid is currently estimated at \$22,691,000; desired PSB features that are over and above the base construction are being incorporated into the bid documents as additive alternates. In the anticipated likely event of a competitive bidding climate, bid alternates have been established to allow the City Council to include additional features to the PSB. Bid alternates and sales tax include:

Alternate 1: Increased jail capacity by 30 additional beds	\$487,000
Alternate 2: Firing range (tenant improvements)	\$1,094,000
Alternate 3: Painted interior roof structure (lighting impact)	\$101,000
Alternate 4: Sole source for building HVAC controls	\$85,000

Currently, the PSB is in the final permitting process. Final documentation will incorporate requirements and comments that will come as a part of the final permitting, the constructability review that has been done on the building, and final floor treatment decisions. The steering committee is scheduled to meet on February 26th to discuss final recommendations and any input received from City Council. Staff anticipates returning to the City Council at their first May meeting with the results of the bid and a recommendation for the award of the contract.

Public Safety Building

-  Parks
-  City Limits
-  Lakes



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