

# INFORMATIONAL MEMORANDUM

## Tukwila Metropolitan Park District

TO: Tukwila Pool MPD Board President

FROM: Rick Still, Parks and Recreation Director *RS*  
Robert Eaton, Project Coordinator *RE*

DATE: November 14, 2012

SUBJECT: Capital Project Update

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### ISSUE

Construction update for the Pool Capital Project.

### FINANCIAL IMPACT

No financial impact.

### BACKGROUND

After the Pooch Plunge on Sunday November 4<sup>th</sup>, the Tukwila Pool officially closed for construction. The pool was drained and demolition began in preparation for performing the approved project list. The intent of this report is to provide an update of the current status of the project.

### DISCUSSION

#### **Construction Project Update:**

#### **Stake Holder's Meeting**

There were about 15 people who attended the Stake Holder's Meeting on Thursday, November 1st at 7:00am at the Tukwila Community Center. There was a review of the construction project and a tour of the facility.

#### **Construction Project Tour**

December 15<sup>th</sup> Staff will coordinate a 50% Construction Tour for the Board and the public to see the project progress. This will be a great opportunity to see the progress of construction and build anticipation for the Grand Re-Opening in February.

#### **Allotment Items (to be completed by City staff)**

The Bulkhead Renovation/Painting and the Pool Filter Project will both be completed using a combination of in-house work by staff and hiring an Aquatic Sub-Contractor.

City resources, contracts and processes are being used to complete the Roof and Parking Lot & Access Improvements projects. Both projects have been designed, let for bids using the Small Works Roster process, a pre-bid walk was conducted on November 9<sup>th</sup> and bids are due November 16<sup>th</sup>. It is anticipated that Bid Awards for these projects will be presented to the City Council's

Community Affairs and Parks Committee on November 26 and Bid Award will be on the consent agenda at the December 3<sup>rd</sup> City Council meeting.

- The Roof Project can only be performed while the weather meets manufacture's requirements, possibly not until this spring.
- The Parking Lot & Access Improvements Project will be started as soon as possible. The goal is to have the concrete work completed prior to the Grand Re-Opening. Weather will be a factor on accomplishing this goal during this time. The construction of this project will be less disruptive to our patrons if completed during the closure.

As anticipated the Locker Room Flooring project pricing was very favorable. This project has been reassigned to McKinstry, since they have the same subcontractor under contract to perform similar work as part of their scope of work.

#### **Add Alternate to the Base Bid**

##### *Heat Coils:*

Replacing the heat coils Add Alternate for the smaller front air system was accepted and these items will be designed and installed as part of this project. This (approximately) \$15,000 scope of work will replace initial Pre-Heat Coil and four additional heating coils that allow for different heating zones: 1) Men's locker room, 2) women's locker room, 3) lobby, and 4) office/first-aid room.

#### **Project Status**

Demolition – the project is progressing very well. The ceiling tiles, surge tank, liner and the water and air systems are currently in various states of demolition.

The Heat Exchanger in the surge tank has holes in it and cannot be reused. This item is currently budgeted to be replaced under Life Cycle Replacement in the 20-year Financial Plan. A similar heat exchanger is currently scheduled to be replaced in 2018 for \$25,000. A comparative analysis and designs for the replacement of a similar heat exchanger system verses a more efficient heat exchanger system has been authorized. The heat exchanger will be replaced using a similar model or a modified system depending upon the efficiencies, replacement cost and project financial status.

Around November 30<sup>th</sup>, demolition should complete in all areas. All unforeseen conditions and issues should be identified and processed through the project management team. The project scope will be detailed, identifying cost savings and increases, aligned with the project CIP List and presented to the MPD Board.

#### **RECOMMENDATION**

No recommendation at this time.

#### **ATTACHMENTS**

1. CIP List (Board Revised 6-18-12)



# MPD Board Revised 6-18-12

CIP List - Attachment 1

Table 4.2 - Facility Improvement Measure (FIM) Summary - Preliminary

Project: **Tukwila Pool**  
 Date: 6/13/12 **Draft ESP Cost Estimate, Revised by Staff**

TPAC 6-13-12	5-14-12 Item #	4-9-12 Item #	Project	McKinstry Budget		McKinstry Budget W-Modified Scope		Annual Utility Savings	Potential Incentives ***	Staff Comments on Exhibit A
1	1	1	Pool Liner, Water Edge Tile, and Main Drains	\$ 283,203				\$ -	\$ -	Page 1
2	2	2	Pool Circulation Pump VFD Pool Water Plumbing / Valve Replacement Pool Heating Water Pump Replacement	\$ 119,546		Use Reduced Scope on Projects as much as possible		\$ 2,586	\$ 8,551	Pages 1 & 2
3	3	3	ADA Pool Chair Lifts	\$ 22,635				\$ -	\$ -	Page 3
4	4	4	Chemtrol Replacement	\$ 22,624				\$ -	\$ -	Page 3
5	5	5	Nat. HVAC Digital Controls / Dampers Lobby HVAC Digital Controls / Dampers Nat. Fan & Motor Replacement	\$ 366,972				\$ 12,047	\$ -	Page 4
6	6	6	Building Heating Pump & Motor Replacement, Lobby Exhaust and Supply Motors Replacement	\$ 4,507				\$ 302	\$ 780	Page 4
7	7	7	Boiler Burner and Controls Replacement Condensing Domestic Water Heater	\$ 161,768				\$ 259	\$ -	Page 5
8	8	10	Lighting Conversion	\$ 107,049				\$ 4,298	\$ 10,777	Page 5
9	9	11	Remove Natatorium Ceiling Tiles	\$ 51,186				\$ -	\$ -	Page 5
10	10	14	Locker Room Tile (Showers & Walls)	\$ 48,550		\$ 20,364		\$ -	\$ -	Page 6
11	11	16	HVAC Lobby Supply Motor Replacement	\$ 1,101				\$ 302	\$ 780	Page 6
12	12	17	HVAC Lobby Exhaust Motor Replacement	\$ 1,101				\$ 302	\$ 780	Page 6
13	20	20	Locker Room Plumbing (Showers & Fixtures - (could be modified to \$47,152 no china)	\$ 83,250		\$ 36,098		\$ 1,822	\$ -	Pages 6 & 7
<b>Base Scope of Work for Project Subtotal</b>				<b>\$ 1,273,492</b>		<b>\$ 1,198,154</b>	<b>\$ 1,250,000</b>	\$ 21,918	\$ 21,668	
14	14	28	Pool Cover / Blanket	\$ 37,383	\$ 1,235,537		\$ 1,235,537	\$ 8,570	\$ 14,041	Page 7
15	20	39	Sewer Deduct Meter	\$ 7,554	\$ 1,243,091		\$ 1,243,091	\$ 1,163		Page 7
16	18	9	Bulkhead Renovation	\$ 14,683	\$ 1,257,774	\$ 4,500	\$ 1,247,591			Page 7
<b>MODIFIED Base Scope of Work for Project Subtotal</b>							<b>\$ 1,250,000</b>	\$ 9,733	\$ 14,041	
17	15	8	DE Filter System - Vacuum DE Remodel	\$ 149,089	\$ 1,406,863	\$ 15,000	\$ 1,262,591			Page 8
18	19	21	Gutter/Deck Tile	\$ 64,172	\$ 1,471,035		\$ 1,326,763			Page 9
19	17	13	ADA Improvements (Parking Lot)	\$ 127,000	\$ 1,598,035	\$ 90,000	\$ 1,416,763			Pages 8 & 9
20			Locker Room China	\$ 47,152	\$ 1,645,187	\$ 47,152	\$ 1,463,915			Pages 6 & 7
21	16	41	New Roof	\$ 85,449	\$ 1,730,636		\$ 1,549,364			Page 8
22	24	29	Privacy changing areas (modified - 1 dressing rm)	\$ 7,187	\$ 1,737,823		\$ 1,556,551			Page 10
23	25	30	Locker Room Floor Resurfacing	\$ 92,389	\$ 1,830,212	\$ 85,000	\$ 1,641,551			Page 10
24			New Lockers MODIFIED #24 for Grant			\$ 25,115	\$ 1,666,666			Page 10
<b>GRANT Scope of Work for Project Subtotal</b>								\$ 31,651	\$ 35,709	
24	22	23	New Lockers	\$ 46,767	\$ 1,876,979		\$ 1,688,318			Page 10
25	26	31	Deck Resurfacing	\$ 145,718	\$ 2,022,697	\$ 135,000	\$ 1,823,318			Pages 10 & 11
None	21	22	Locker Room Painting (Staff Perform Work)	\$ -	\$ 2,022,697	\$ -	\$ 1,823,318			Page 8
				<b>\$ 824,543</b>	<b>\$ 1,666,666</b>	<b>\$ 482,963</b>	<b>\$ 1,666,666</b>			
<b>Total Items 1-26</b>				<b>\$ 2,098,035</b>		<b>\$ 1,681,117</b>		\$ 416,918	difference	
27	27	12	Add Natatorium Sound Abatement (not in \$1M loan @ 2.17%)	\$ 132,568		\$ 132,568	\$ 1,955,886			Page 11
26	28	32	Enclosure - see architectural concept (\$155K store front windows)	\$ 164,734		\$ 164,734	\$ 2,120,620			Pages 11 & 12
29	33		Modify Front Desk Reception (if no Enclosure)		If cost saving are determined in time, move the enclosure project above #24 (non-modified scope).	\$ 17,403				Page 12
30	34		Admin Offices Remodel			\$ 32,151				Page 13
31	35		Modify Family Changing Rooms (if no add on)			\$ 11,343				Page 13
32	36		Modify Supply Staff / Break Room			\$ 20,360				Page 13
33	37		Staff Locker Rooms Renovation			\$ 14,112				Page 11
34			New Entry - Women's Locker Room	\$ -		\$ 14,112				Page 11
<b>Perform as monies become available</b>				<b>\$ 297,302</b>		\$ 392,671				
Being performed through Repairs and Maintenance and Life-Cycle Program										
35	18		Interior Doors Replacement (partial)	\$ 54,342		\$ 54,342				Page 14
36	19		Heat Exchanger (Pool Water Heat)	\$ 45,490		\$ 45,490				Page 14
37	24		Exterior Doors Replacement	\$ 73,988		\$ 19,089				Page 14
23	25		Deep End Guard Chair	\$ 10,633		\$ 15,950				Page 3
				<b>\$ 173,820</b>		<b>\$ 118,921</b>				
<b>Total all Projects</b>				<b>\$ 2,493,819</b>		<b>\$ 2,192,709</b>				
Not Being Pursued										
40			Solar Thermal (system only)			\$ 216,809	\$ 1,800			See 6-18-12 Board Packet Item 4.c.
27			UV - New Item, strongly recommended	\$ 74,997		\$ 74,997	\$ (2,628)	\$ -		Not Recommended
38			Add Windows in Natatorium			\$ 36,480	\$ -	\$ -		Not Recommended
42			Privacy showers & changing areas - see sketch			\$ 144,203	\$ -	\$ -		Not Recommended
43			New Natatorium Supply Air Ductwork			\$ 96,610	\$ -	\$ -		Not Recommended
44			Vending Machines Power Control			\$ 1,438	\$ 51	\$ -		Not Recommended
45			Addition - see sketch	\$ 900,000			\$ -	\$ -		Not Recommended