

Department of Enterprise Services

Tacoma Rhodes Complex - Building Improvements

General: The below table identifies capital improvements for the Tacoma Rhodes Complex from the 2001-03 Biennium through 2019-21 (data current as of 27 May 2020). Data is taken from the "Master File" documents for capital projects maintained for each biennium. Projects are reported in the biennium when they first begin, but Project Funding is current with the latest Master File where the project is reported.

Biennium	Project Description	Project Funding (Rounded to thousands place)
2001-03	Emergency Repair - Replace Failed Heat Pumps	\$40,000
2001-03	SR&I* - Design & Implement Energy Conservation Measures	\$6,000
2003-05	Market Bldg.-HVAC-6th & 7th Floor	\$902,000
2003-05	Broadway Bldg.-Asbestos Abatement	\$20,000
2003-05	Market Bldg. - Fresh Air	\$18,000
2003-05	Parking Garage Security Improvements	\$60,000
2005-07	Emergency Repair - Water Damage	\$25,000
2007-09	MW-Pres** - Leak Repair	\$59,000
2009-11	No improvements. Capital improvements were very spare during the recession.	\$0
2011-13	Emergency Repair - Market Bldg. Roof Replacement	\$550,000
2013-15	No improvements this biennium. DES was focused on merging 5 agencies and the future of the Tacoma Rhodes Complex was uncertain.	\$0
2015-17	MW-Pres** - Critical Sidewalk Repair	\$400,000
2017-19	Elevators Modernization	\$2,817,000
2017-19	Broadway Bldg - GSA-Census IT Mezzanine	\$299,000
2017-19	Parking Garage - ADA Compliance	\$56,000
2017-19	Boiler Pipe Break	\$44,000
2017-19	Drinking Fountain Repair	\$266,000
2017-19	Standpipe Repair	\$60,000
2019-21	Emergency Repair - Water Leak	\$25,000
2019-21	Broadway Bldg - Roof Overlay	\$403,000
Grand Total Project Funding:		\$6,050,000

*SR&I = Small Repairs and Improvements

**MW-Pres = Minor Works-Preservation



Washington State Department of
Enterprise Services
 FACILITIES DIVISION
 ENGINEERING & ARCHITECTURAL SERVICES (E&AS)
**CONSTRUCTION FIELD
 AUTHORIZATION (FA)**

DES
AGENCY
 Emergency Tacoma Rhodes Elevator Modernization
PROJECT TITLE

CONTRACT NO. 2017-225-G (1-1)
FA No. 1

DESCRIPTION OF CHANGE IN THE WORK

To: RC Ziegler Construction (CONTRACTOR) REQUEST DATE: 4/13/20

When authorized by E&AS, you are directed to proceed with work as described below and/or detailed on the attachments referred hereto:

RC Ziegler is Authorized to start accelerated schedule working 5/10 hr days. Reference COP A R2 with cost break down. New substantial completion date will be 8/15/20

REASON FOR CHANGE: DESIGN ERRORS DESIGN OMISSIONS AGENCY VALUE ENGINEERING
 CODE REQUIREMENTS LATENT CONDITIONS ALTERNATIVE PUBLIC WORKS CONSTRUCTION PHASE (W)

EXPLANATION: Accelerate Completion of elevator modularization to accommodate pending building sale.

CHANGE ORIGINATED BY Mike Stevens Sr.V.P. Elevator Consulting Services
 NAME COMPANY

PROPOSED MAXIMUM SUM/TIME

CONTRACT SUM:
 NO CHANGE
 INCREASE
 DECREASE } TO THE CONTRACT SUM WITHIN THE PROPOSED MAXIMUM COST OF:
Sixty Four Thousand Six Seventy Five.00 DOLLARS \$ 64,675.00

The above amount covers the maximum amount required in connection with the change. Washington State sales tax not included.

CONTRACT TIME:
 NO CHANGE
 INCREASE
 DECREASE } OF: 37 CALENDAR DAYS ^{KD} 04/14/2020

COST DATA COLLECTION

Cost data required by one of the following methods in accordance with the General and Supplemental Conditions.

DETAILED COST BREAKDOWN
 UNIT PRICE
 ACTUAL PRICE } COP A R2
SPH 4.14.20 METHOD OF MEASUREMENT

Time & Material with daily work sheets that list the name, trade, firm, hours, itemized materials, equipment and other job related costs. Contractor must obtain verification of hours from DES (Owner's Rep) within 7 days from the day work was performed. Cost data required by: 8/10/20 (Date)

Contractor agrees to perform the work described above for the proposed maximum cost and time as shown above. Contractor agrees to give notice to Owner immediately if time or cost will be exceeded. 4.14.20

\$ _____
 FINAL COST

DIRECTION TO PROCEED

ACCEPTED BY CONTRACTOR	DATE
<u>Kevin Dragon</u>	<u>4/13/20</u>
APPROVED BY A/E	DATE
<u>Kevin Dragon</u>	<u>04/14/2020</u>
FUNDING VERIFICATION BY AGENCY	DATE
<u>Kevin Dragon</u>	<u>4/14/2020</u>
AUTHORIZED BY E&AS	DATE

CONTRACTOR	DATE
_____	_____
A/E	DATE
_____	_____
AGENCY	DATE
_____	_____
E&AS	DATE
_____	_____

Payment for work authorized by this FA will not be made prior to incorporation of this FA into a Change Order to the contract by the Department of Enterprise Services.

E&AS	DATE
_____	_____

FINAL APPROVAL

R.C. Zeigler Company, Inc

WA. COP General Contractor Breakdown Summary

Project Name: Emergency Tacoma Rhodes Elevator Modernization

RCZ COP No. A-R2

Project No.

Source Documents:

Date: 4/2/2020

Architect: ECS

Contractor Ref. No.

Description: 5 / 10 - OT Schedule

1. CRAFT LABOR COSTS

Itemize all costs on attached COP Cost Breakdown form.

Direct Labor Costs:

a. crew (apprentices, journeymen, & laborers)	
b. foreman	\$ 500.00
c. lead foreman	
DIRECT LABOR SUBTOTAL \$ 500.00	

Supervision:

d. direct supervision (NTE 15% of 1a)	\$ -
e. safety (NTE 2% of lines 1a, b, & c)	\$ 10.00

1. CRAFT LABOR COSTS \$ 510.00

2. MATERIAL COSTS

a. material costs	\$ -
b. freight costs (Itemize)	\$ -

2. MATERIAL COSTS \$ -

3. EQUIPMENT COSTS

a. owned equipment (per spec approved source)	\$ -
b. rental equipment (per Invoices attached)	\$ -

3. EQUIPMENT COSTS \$ -

4. SMALL TOOLS

a. small tools (NTE 3% of 1a & b)	\$ 15.00
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4. SMALL TOOLS \$ 15.00

SUBTOTAL 1 thru 4 \$ 525.00

5. OVERHEAD & PROFIT

a. NTE 22% portion of 1, 2, 3, & 4 up to \$50,000	\$ 115.50
b. NTE 10% portion of 1, 2, 3, & 4 in excess of \$50,000	\$ -

5. OVERHEAD & PROFIT \$ 116.00

6. SUBCONTRACTORS

a. TKE	\$ 53,840.16
b.	
c.	\$ -
d.	\$ -

6. SUBCONTRACTORS \$ 53,840.00

7. OVERHEAD & PROFIT ON SUBCONTRACTORS

a. NTE 10% of Line 6 up to \$50,000 for each sub	\$ 5,000.00
b. NTE 8% of Line 6 in excess of \$50,000 for each sub	\$ 307.20

7. OVERHEAD & PROFIT ON SUBCONTRACTORS \$ 5,307.00

8. INSURANCE

a. payroll driven liability insurance	2.50 % of 1	\$ 12.50
b. volume driven liability insurance	5.00 % of 1-7	\$ 2,990.05

8. INSURANCE \$ 3,003.00

9. BOND

a. bond	3.00 % of 1-8	\$ 1,883.73
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9. BOND \$ 1,884.00

TOTAL COST \$ 64,675.00

Form Revised 8/1/2004

*Upon approval an extension of approximately (16) days will be required

OVERTIME COST CALCULATOR



ThyssenKrupp

Project: EMERGENCY TACOMA RHODES

Change Order #: 2

Date: 2/25/2020

Current Remaining Schedule # Weeks	22
Work Week to Expedite	5-10s (50hrs)
Inefficiency %	8%

# Crews	1
Unit ID(s)	BEW637-638

Current Remaining Schedule Hours 880
 Add for Overtime Inefficiency Hours * 70.4
 New Expedited Schedule Hours 950.4

OT Work Week	Inefficiency
5-10s (50hrs)	8%
5-12s (60hrs)	14%
6-10s (60hrs)	18%
6-12s (72hrs)	25%
7-12s (84hrs)	28%

New Expedited Schedule # Weeks	19.01
Overtime Start Date	3/23/2020
Overtime End Date	8/15/2020

Expenses / Zone per Hour	
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With Overtime Inefficiency it is estimated that 950 hours will need to be worked for the resulting 19.01 week expedited ThyssenKrupp Elevator will work 5-10s (50hrs) per week to expedite the schedule based on the below estimated costs.

EXPEDITED SCHEDULE COSTS					
	# Crews	Hrs / Week	# Weeks	Rate	Total
Expedited Schedule Normal Time	1	40.00	19.01	\$ -	\$ -
Expedited Schedule Overtime	1	10.00	19.01	\$ 283.25	\$ 53,840.16
	# Crews	# Additional Hrs per Crew	Cost / Hr	Total	
Expenses / Zone Costs	1	70.40	\$ -	\$ -	\$ -
				Total	\$ 53,840.16

CURRENT REMAINING SCHEDULE COSTS					
	# Crews	Hrs / Week	# Weeks	Rate	Total
Current Remaining Schedule	1	40	22	\$ -	\$ -

TOTALS	
Expedited Schedule - Labor Cost	\$ 53,840.16
Original Schedule - Labor Cost	\$ -
Total Cost	\$ 53,840.16

Please note above amount is COST ONLY- Overhead, Profit, Bond, etc. ; still needs to be applied.

5-10s

Labor Cost:		\$ 53,840.16
16% of \$50,000.00	\$ 50,000.00	0.16 \$ 8,000.00
4% of remaining	\$ 3,840.16	0.04 \$ 153.61
Total Charge Order after Mark-up:		\$ 61,993.77

6-10s

		\$ 98,042.27
\$50,000.00	0.16	\$ 8,000.00
\$48,042.27	0.04	\$ 1,921.69
Total Charge Order after Mark-up:		\$107,963.96

NO ZONE PAY

TEAM RATE/HOUR

DOUBLE TIME RATE	\$ 614.25
STRAIGHT TIME RATE	\$ 331.00
PREMIUM PORTION RATE	\$ 283.25
MULTIPLY BY OTH OF HOURS (10 TEAM HOURS X 19.008 WEEKS)	190.08
LABOR COST OT	\$51,840.16

REMAINING HOURS ON NORMAL SCHEDULE (22 WEEKS x

40/WEEK-880 HOURS)	880
INEFFICIENCY 8%	1.08
New expedited total hours	950.4
DIVIDE 50 HOURS/WEEK	50
New expedited number of weeks	19.008
Multiply by additional 10 OT hrs/week	10
INCREASE IN HOURS - OT	190.08
Multiply by Premium portion rate	\$ 283.25
LABOR COST OT	\$ 51,840.16

Remaining Hours on Normal Schedule

880
8% inefficiency
1.08
New expedited hours
950.4
Divide by 50 hour/week
50
New expedited # of weeks
19.008

\$ 614.25
\$ 331.00
\$ 283.25
(20 TH X 17.3066667 WEEK
346.133333
\$98,042.27

880
1.18
1038.4
DIVIDE 60 HOURS/WEEK
60
17.3066667
Additional 20 OT hrs/week
20
INCREASE IN HOURS - OT
346.133333
\$ 283.25
\$ 98,042.27

880
18% inefficiency
1.18
1038.4
Divide by 60 hours/week
60
17.3066667