



TO: Board of Contracts and Awards
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /KDN
Chris E. Larson, P.E., Engineering Division Manager
COPY: City Council, City Clerk, SBE Coordinator, LEAP Coordinator, and Charles Blankenship, Finance/Purchasing
SUBJECT: Site 11 Phase 2 Esplanade (Completion)
Request for Bids Specification No. PW14-0727F – January 13, 2015
DATE: January 7, 2015

SUMMARY:

The Public Works Department recommends a contract be awarded to the low bidder, for completing construction of a 300-foot long concrete esplanade, with lighting, railing and park benches. The original contract for this project was mutually terminated prior to completion. Termination of the contract was recommended by the City Attorney’s Office and approved by the Washington State Department of Transportation. Completion of the remaining work is time critical due to environmental permit requirements for in-water work. Under the permits, in-water work must be completed by February 15, 2015. The project was advertised on December 29, 2014. The Engineer’s estimate for the remaining work is \$1,511,600.

STRATEGIC POLICY PRIORITY:

- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

The esplanade will provide a barrier between the adjacent vehicle driveway and the walkway providing pedestrian and bicycle separation for safety. The project will also correct the elevation making the walkway ADA-compliant, eliminate tripping obstacles and install a railing system consistent with safety standards.

BACKGROUND:

ISSUE: This contract will complete the Foss Esplanade Site 11 Phase 2 project. This work has been competitively bid twice previously. The first advertisement in 2013 resulted in bids above the available project funding. All bids were rejected, slight design modifications were made, and the project was re-advertised in 2014 and subsequently awarded to Rodarte Construction, Inc. (Rodarte) in June 2014. Rodarte was unable to perform the in-water work described in the bid documents and used half of the working days while completing approximately one-third of the work scope prior to contract termination. The contract was mutually terminated per City Attorney’s Office staff recommendation (see attached Settlement Agreement dated December 18, 2014).

The City of Tacoma is required by the project’s environmental permits to complete all in-water work by February 15, 2015. If a contract is not awarded and the in-water work is not completed prior to February 15, 2015, the permits will expire causing a significant delay and increased project costs as new permits are obtained. The site is currently unusable by the Foss Harbor Marina; in its current demolished state the site expected to negatively impact retainage of current marina tenants and attraction of new tenants. Marina tenants must use an alternate ramp to the marina floats and walk extended distances to access their boats. The roadway adjacent to the demolished esplanade is no longer drivable and parking is no longer available. The Foss Harbor Marina expects lost revenues resulting from the current site condition and limited access to the marina if work is not completed prior to the 2015 boating season.



The total project cost estimate including project management, construction management, inspection, and construction is \$1,720,875.

ALTERNATIVES: The alternative to awarding this contract to the low bidder would be to postpone completion of the project until the fall of 2015. Prior to that date, new environmental permits would need to be obtained along with additional funding for the permitting and rebid effort. This would leave a demolished site with restricted marina access, incomplete utility construction, and temporary construction fence in its current condition for approximately one year.

COMPETITIVE SOLICITATION: Request for Bids Specification No. PW14-0727F was advertised on December 29, 2014. Four companies were invited to bid in addition to normal advertising of the project. Bids will be opened and reviewed on January 13, 2015. Because of the limited time for performance, the Contracts and Awards process is being bypassed in this instance.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: The improved concrete esplanade surface will improve mobility and reduce the potential for slip and fall occurrences. The improved railings will also provide added safety for small children and help to prevent falls from the esplanade into the water or onto the shoreline below the esplanade.

DISADVANTAGED BUSINESS ENTERPRISE (DBE): The recommended contract will be in compliance with 49 Code of Federal Regulations Part 26. The DBE goal for this project is five percent. The designated training hours for this project are zero hours.

RECOMMENDATION:

The Public Works Department recommends a contract be awarded to the lowest bidder, for the esplanade project on the Thea Foss Waterway.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Transportation Capital Fund 1060	PWK-00539	5600000	\$1,720,875
TOTAL			\$1,720,875

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Engineering Operating Fund 1065	PWK-00539	6539200	\$25,392
Federal STP Grant	PWK-00539	4333240	\$846,805
State CERB Grant	PWK-00539	4334270	\$491,406
General Fund 0010	PWK-00539	6311010	\$357,272
TOTAL			\$1,720,875

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
N/A			
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,720,875

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.

N/A