



TO: Board of Contracts and Awards
FROM: Michael P. Slevin III, P.E., Director, Environmental Services Department
Geoffrey M. Smyth, P.E., Division Manager, Science and Engineering
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator,
Jill Tibbs, Finance/Purchasing, and Calvin Taylor, Project Manager
SUBJECT: Center for Urban Waters Building Management and Maintenance Services
Request for Proposals Specification No. ES16-0314F – August 30, 2016
DATE: August 12, 2016

SUMMARY:

The Environmental Services Department recommends a contract be awarded to Kidder Mathews LLC, Seattle, WA, in the amount of \$3,800,000, plus applicable tax, budgeted from the Solid Waste, Surface Water, and Wastewater Funds, for management and maintenance services for the Center for Urban Waters building, for an initial three-year term, with the option to extend for two additional one-year terms.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

The Center for Urban Waters (CUW) building was designed to be a premiere environmental research center focused on developing solutions to the problems facing urban bay communities. The Puget Sound Partnership is a state agency leading the regional efforts to restore and protect Puget Sound. The University of Washington-Tacoma conducts urban waters research at CUW.

BACKGROUND:

ISSUE: CUW has been managed and maintained via a contract between TES Properties and Kidder Mathews LLC (KM) while the City was in a lease-to-buy agreement with TES Properties. The City exercised the option to purchase the CUW on June 15, 2016. The current building management and maintenance services contract between TES Properties and KM terminates on September 12, 2016. As the current owner, the City must engage its own building management and maintenance services firm with capabilities and experience to manage and maintain a LEED Platinum certified building by September 13, 2016.

ALTERNATIVES: Two alternatives to awarding the contract are to have maintenance conducted by Environmental Services (ES), however, ES does not have the staff, expertise, or experience to manage and maintain the building; or no maintenance.

COMPETITIVE SOLICITATION: Request for Proposals Specification No. ES16-0314F was opened August 2, 2016. Three companies were invited to bid in addition to normal advertising of the project. One submittal was received.



<u>Respondent</u>	<u>Location (city and state)</u>	<u>Rank</u>
Kidder Mathews LLC	Tacoma, WA	1

Pre-bid Estimate: \$760,000 (1st year)
 The recommended award is 0.8 percent above the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: The CUW is a LEED Platinum certified facility. CUW operations and maintenance are conducted in accordance with LEED Platinum requirements.

SBE/LEAP COMPLIANCE: Not applicable.

RECOMMENDATION:

The Environmental Services Department recommends a contract be awarded to Kidder Mathews LLC, Seattle, WA, in the amount of \$3,800,000, plus applicable tax, budgeted from the Solid Waste, Surface Water, and Wastewater Funds, for management and maintenance services for the Center for Urban Waters building, for an initial three-year term, with the option to extend for two additional one-year terms.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4200 Solid Waste	512007	5320100	\$589,000
4300 Waste Water	523400	5320100	\$1,535,200
4301 Surface Water	521600	5320100	\$1,675,800
TOTAL			\$3,800,000

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4200 Solid Waste	512000	5320100	\$589,000
4300 Waste Water	523900	5320100	\$1,535,200
4301 Surface Water	521900	5320100	\$1,675,800
TOTAL			\$3,800,000

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$190,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

FINANCE PURCHASING
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