



TO: Board of Contracts and Awards
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *KDK*
Mina Zarelli, Project Manager, Public Works Facilities Management
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and
Doreen Klaaskate, Finance/Purchasing
SUBJECT: Tacoma Municipal Building, 5th Floor Tenant Improvement
Request for Bids Specification No. PW19-0333F - December 17, 2019
DATE: November 27, 2019

RECOMMENDATION SUMMARY:

The Public Works Department recommends a contract be awarded to Construct Incorporated, Tumwater, WA, in the amount of \$557,800, plus a 16 percent contingency, for a cumulative total of \$647,048, plus applicable taxes, for the Tacoma Municipal Building 5th floor tenant improvements.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

This contract will provide for interior tenant improvements of the existing 5th floor office space in the Tacoma Municipal Building. The work includes, but is not limited to, selective demolition, interior framing and gypsum board installation, new interior finishes, casework, and mechanical and electrical systems.

BACKGROUND:

ISSUE: The 5th floor of the Tacoma Municipal Building is currently occupied office space and has not undergone significant improvements since it was occupied in 1979. This contract will provide for the replacement of interior finishes and mechanical systems that are beyond their useful life, and provide for minor space modifications to improve workflow.

ALTERNATIVES: The alternative to the project is to take no action. Postponing this project will delay replacement of finishes and heating/cooling systems that are beyond their useful life as well as needed workspace improvements.

COMPETITIVE SOLICITATION:

Request for Bids Specification No. PW19-0333F was opened November 19, 2019. One hundred and eleven companies were invited to bid in addition to normal advertising of the project. Ten submittals were received.

Construct Incorporated submitted a bid that resulted in the lowest evaluated submittal after consideration of Small Business Enterprise (SBE) participation goals. The table below reflects the amount of the base award.



<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal Amount</u>	<u>Evaluated</u> <u>Submittal</u>
Construct Incorporated	Tumwater, WA	\$ 557,800.00	\$ 557,800.00
Regency NW Construction Inc	Bellevue, WA	\$ 573,000.00	\$ 573,000.00
Emtech, LLC	Centralia, WA	\$ 624,000.00	\$ 624,000.00
Olympic Peninsula Construction, Inc	Port Ludlow, WA	\$ 646,379.00	\$ 646,379.00
Alegis Construction Inc	Seattle, WA	\$ 670,340.00	\$ 670,340.00
Reliant Construction Services	Fife, WA	\$ 688,000.00	\$ 688,000.00
Christensen, Inc	Tumwater, WA	\$ 692,000.00	\$ 692,000.00
J.A.M. Construction, Inc	Olympia, WA	\$ 699,000.00	\$ 699,000.00
Oak Hills Construction	Algona, WA	\$ 703,218.00	\$ 703,218.00
Good News Group, Inc	Auburn, WA	\$ 725,360.00	\$ 725,360.00

Pre-bid Estimate: \$648,000.00

The recommended award is 13.9 percent below the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: Mechanical system improvements will increase energy efficiency. Products with recycled content and low-emitting materials such as paints and coatings will be used.

SBE/LEAP COMPLIANCE: The recommended contractor is in compliance with the SBE Regulation requirements per memorandum dated November 21, 2019. The SBE goal for this project is 22 percent and the SBE participation level of the recommended contractor is zero. Construct Incorporated submitted the lowest evaluated bid per the SBE Regulation requirements. The Local Employment and Apprenticeship Training Program (LEAP) goal is not applicable.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
3211 Capital Project Fund	GNF-00008-02	5310100	\$647,048
TOTAL			Up to \$647,048

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
General Fund Contribution	GNF-00008-02	6311101	\$647,048
TOTAL			\$647,048

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$647,048

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

FINANCE PURCHASING

DEC 2 2019 AMB:52:50