



TO: Board of Contracts and Awards
FROM: Joshua M. Clarke, Project Manager, Public Works, Facilities Management
Kurtis D. Kingsolver, P.E., Public Works Director *1602*
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and
Doreen Klaaskate, Finance/Purchasing
SUBJECT: Tacoma Municipal Building – 10th Floor Tenant Improvement
Request for Bids Specification No. PW17-0141F – December 12, 2017
DATE: November 13, 2017

SUMMARY:

The Public Works Department recommends a contract be awarded to Oak Hills Construction, LLC, dba Allen-Bradbury Construction, Algonia, WA, in the amount of \$335,995.00, plus a 16 percent contingency, for a cumulative total of \$389,754.20, plus applicable sales tax, budgeted from Fund 3211, for the Tacoma Municipal Building 10th 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 project will provide for interior tenant improvements of the existing 10th 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, doors, frames and hardware, and mechanical and electrical systems.

BACKGROUND:

ISSUE: The 10th floor of the Tacoma Municipal Building is currently vacant unfinished office space. This contract will provide for the installation of new interior finishes and replacement of mechanical systems that are beyond their useful life, allowing the space to be reutilized as offices.

ALTERNATIVES: The alternative to the project is to take no action. Postponing this project will delay installation of finishes and replacement of heating/cooling systems that are beyond their useful life, leaving the space unfinished and vacant.

COMPETITIVE SOLICITATION: Request for Bids Specification No. PW17-0141F was opened October 24, 2017. Forty companies were invited to bid in addition to normal advertising of the project. Six submittals were received. The bid received from Alpenglow Construction Services, Inc., Bremerton, WA, in the amount of \$327,000, has been rejected as the contractor does not have the required minimum experience and therefore did not meet the responsibility criteria in TMC 1.06.262. 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> <i>(Plus applicable sales tax)</i>
Oak Hills Construction, LLC dba Allen-Bradbury Construction	Algona, WA	\$335,995.00
Christensen, Inc., General Contractor	Tumwater, WA	\$369,000.00
Mike Werlech Construction, Inc.	Seattle, WA	\$374,083.00
Westmark Construction, Inc.	Tacoma, WA	\$378,500.00
Advanced Technology Construction Corporation	Tacoma, WA	\$630,131.00

Pre-bid Estimate: \$400,000

The recommended award is 16 percent below the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: This project will utilize a waste management plan to separate construction waste to recycle as much material as possible. Products with recycled content and low-emitting materials such as paints and coatings will be used. Mechanical system improvements will increase energy efficiency.

SBE/LEAP COMPLIANCE: The Small Business Enterprise Office evaluated the bids for this project and accepted the bid from Oak Hills Construction, LLC, dba Allen-Bradbury Construction, per memorandum dated November 13, 2017. The original SBE goal for this project was 20 percent and the SBE participation level of the recommend contractor is 5.5 percent. Oak Hills Construction, LLC was the lowest responsible bidder. The Local Employment and Apprenticeship Training Program (LEAP) goal is not applicable.

RECOMMENDATION:

The Public Works Department recommends a contract be awarded to Oak Hills Construction, LLC, dba Allen-Bradbury Construction, Algona, WA, in the amount of \$335,995.00, plus a 16 percent contingency, for a cumulative total of \$389,754.20, plus applicable sales tax, budgeted from Fund 3211, for the Tacoma Municipal Building 10th floor tenant improvements.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
3211 Capital Project Fund	GNF-00004	5330100	\$389,754.20
TOTAL			\$389,754.20

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
3211 Capital Project Fund	GNF-00004	6311010	\$389,754.20
TOTAL			\$389,754.20

POTENTIAL POSITION IMPACT: N/A

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$389,754.20

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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

FINANCE PURCHASING
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