



TO: Board of Contracts and Awards
FROM: Michael P. Slevin III, P.E., Director, Environmental Services
 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 Amy Anderson, Project Manager
SUBJECT: Tacoma Landfill Recycle Center and Household Hazardous Waste Facility Re-Roofing Project - Request for Bids Specifications No. ES14-0271F - November 24, 2015
DATE: November 6, 2015

SUMMARY:

The Environmental Services Department recommends a contract be awarded to lowest bidder General Mechanical, Inc., Tacoma, WA, in the amount of \$961,869.00, plus a 20 percent contingency, excluding applicable sales tax, for a cumulative total of \$1,154,242.80, budgeted from the ES Solid Waste Fund 4200, for construction repairs to the existing Tacoma Landfill Recycle Center and Household Hazardous Waste Facility roofs.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the natural and built environment.

The proposed roof repairs will ensure the integrity of the building for at least 25 years.

BACKGROUND:

ISSUE: Tacoma’s existing Recycling and Household Hazardous Waste facilities were originally constructed in 1993 and are located at the Tacoma Landfill. The entire Recycling Facility and a significant component of the Household Hazardous Waste Facility do not have walls and the interior structures are partially exposed to the weather. Significant corrosion has resulted over the last 22 years and now must be addressed. This project will replace the majority of the roof structures, provide a long lasting coating system to retard future corrosion, and update the existing fire sprinkler system.

ALTERNATIVES: Several alternatives were evaluated including; no action, demolishing the buildings, rehabilitating only the worst portions of the roofs, or replacing with a brand new roof system on both buildings. The proposed alternative for the new roofing systems provides the best long-term solution from a life cycle cost and risk perspective.

COMPETITIVE SOLICITATION: Request for Bids Specification No. ES14-0271F was opened October 20, 2015. The project was advertised in the Tacoma Daily Index, Northwest Contractors Network, Builders Exchange of Washington, Valley Plan Center, and City’s Purchasing website. The City received two bid proposals. General Mechanical, Inc. submitted the lowest bid. The following table reflects the amount of the base award.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal Amount</u> <i>(excluding sales tax)</i>	<u>Evaluated Submittal</u> <i>(excluding sales tax)</i>
General Mechanical, Inc.	Tacoma, WA	\$961,869.00	\$961,869.00
Lincoln Construction, Inc.	Spanaway, WA	\$1,143,611.00	\$1,143,611.00



Pre-bid Estimate: \$1,436,000.00, excluding applicable sales tax.

The recommended award is approximately 33 percent below the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: When completed, this project will result in two updated roofing systems to continue to facilitate Solid Waste’s recycling and household hazardous waste efforts. The upgrade to the roofs will need no upgrades for the foreseeable future. Portions of the roof system will be reused and or recoated resulting in a lower project cost and a reduction in the amount of new raw materials required.

SBE/LEAP COMPLIANCE: The recommended contractor is in compliance with the Small Business Enterprise (SBE) Regulation requirements per memorandum dated October 21, 2015. The SBE goal for this project is 10 percent. The SBE participation level of the recommended contractor is 0 percent. General Mechanical, Inc. submitted the lowest evaluated bid per the SBE Regulation requirements. The Local Employment and Apprenticeship Training Program (LEAP) goal is 1,034 hours.

RECOMMENDATION:

The Environmental Services Department recommends a contract be awarded to lowest bidder General Mechanical, Inc., Tacoma, WA, in the amount of \$961,869.00, plus a 20 percent contingency, excluding applicable sales tax, for a cumulative total of \$1,154,242.80, budgeted from the ES Solid Waste Fund 4200, for construction repairs to the existing Tacoma Landfill Recycle Center and Household Hazardous Waste Facility roofs.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4200 Solid Waste Fund	ENV-02009-05-03	5330100	\$1,154,242.80
TOTAL			\$1,154,242.80

* Excluding Applicable Sales Tax

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4200 Solid Waste Fund	512000	Rate Revenue	\$1,154,242.80
TOTAL			\$1,154,242.80

* Excluding Applicable Sales Tax

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,154,242.80

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

