



**TO:** Board of Contracts and Awards  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *JKD*  
Justin E. Davis, Facilities Division Manager, Public Works  
Joshua M. Clarke, Project Manager, Facilities Management  
**COPY:** City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and  
Chuck Blankenship, Finance/Purchasing  
**SUBJECT:** Tacoma Municipal Building North, Locker Room Tenant Improvement  
Request for Bids Specification No. PW16-0003F – April 5, 2016  
**DATE:** March 18, 2016

**SUMMARY:**

The Public Works Department recommends a contract be awarded to Construct, Incorporated of Tumwater, WA, in the amount of \$567,000, plus a 16 percent contingency, for a cumulative total of \$657,720, plus applicable sales tax, budgeted from Fund 5700, for construction of showers, locker room and fitness area in the basement of the Tacoma Municipal Building North.

**STRATEGIC POLICY PRIORITY:**

- Strengthen and support a safe city with healthy residents.
- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

The project will provide for a new ADA compliant shower and locker facility to encourage alternative commuting consistent with the City’s sustainability and Commute Trip Reduction goals; the project will also provide for a fitness area that will reinforce the City’s Employee Wellness Program efforts and aid in achieving Redbrick Health Journeys.

**BACKGROUND:**

ISSUE: The Municipal Complex has approximately 450 General Government employees. The existing shower/locker facility, located in the basement of the Tacoma Municipal Building, was constructed in 1980 and does not meet the current needs of the City. The current shower/locker area has limited capacity, is not gender inclusive, is not ADA compliant, and has not been renovated for 36 years. This project will provide for eight standalone gender neutral shower/locker rooms (four ADA compliant), two changing rooms, 70 day use lockers, and a moderate fitness area. This project will enhance the City’s sustainability, commute trip reduction, wellness program, ADA compliance, and equity efforts.

ALTERNATIVES: The alternative to the project is to take no action. Building occupants would continue to utilize the existing shower/locker areas that do not meet the current needs of employees and would not advance the goals and efforts of City programs.



COMPETITIVE SOLICITATION: Request for Bids Specification No. PW16-0003F was opened March 15, 2016. Six submittals were received. The table below reflects the amount of the total award.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal Amount</u> <i>Plus applicable sales tax</i>	<u>SBE Evaluated</u> <u>Submittal Amount</u>
<b>Construct, Incorporated</b>	<b>Tumwater, WA</b>	<b>\$567,000.00</b>	\$545,865.91
Oak Hills Construction LLC, dba Allen Bradbury Construction	Algona, WA	\$571,900.00	\$571,900.00
Durels Construction & Management, LLC	Tumwater, WA	\$577,511.00	\$577,511.00
Beisley Inc.	Belfair, WA	\$646,648.22	\$625,511.86
Westmark Construction, Inc,	Tacoma, WA	\$680,642.00	\$680,642.00
Rod McConkey Construction LLC	Olympia, WA	\$753,649.00	\$753,649.00

Pre-bid Estimate: \$605,000

The recommended award is approximately 6.3 percent below the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: The project will utilize a waste management plan to separate construction waste to recycle as much material as possible. Utilizing products with recycled content. Low-emitting materials such as paints and coatings will be used. Use of energy efficient lighting and mechanical systems.

SBE/LEAP COMPLIANCE: The recommended contractor is in compliance with the Small Business Enterprise (SBE) Regulation requirements per memorandum dated March 16, 2016. The SBE goal for this project is 11 percent. The SBE participation level of the recommended contractor is 8.2 percent. Construct, Incorporated submitted the lowest evaluated bid per the SBE Regulation requirements. The Local Employment and Apprenticeship Training Program (LEAP) goal is 345 hours.

RECOMMENDATION: The Public Works Department recommends a contract be awarded to Construct, Incorporated of Tumwater, WA, in the amount of \$567,000, plus a 16 percent contingency, for a cumulative total of \$657,720, plus applicable sales tax, budgeted from Fund 5700, for construction of showers, locker rooms and fitness area in the basement of the Tacoma Municipal Building North.



**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Municipal Building Acquisition & Operations Fund 5700	FAC-00004-15	5330100	\$657,720.00
<b>TOTAL</b>			<b>\$657,720.00</b>

\* General Fund: Include Department

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Municipal Building Acquisition & Operations Fund 5700	FAC-00004-15	4300000	\$657,720.00
<b>TOTAL</b>			<b>\$657,720.00</b>

**POTENTIAL POSITION IMPACT:**

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

*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: \$657,720.00**

**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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