



**TO:** Board of Contracts and Awards  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /KDJC  
Chris E. Larson, P.E., Engineering Division Manager, Public Works  
**COPY:** City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, Chuck Blankenship, Finance/Purchasing and Ken Bartenhagen, Engineer, Engineering Division  
**SUBJECT:** Local Improvement Districts (LIDs) 8653, 8655-2  
Request for Bids Specification No. PW14-0173F – September 16, 2014  
**DATE:** September 2, 2014

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**SUMMARY:**

The Public Works Department recommends a contract be awarded to low bidder Northwest Cascade, Inc., for LIDs 8653 and 8655-2, to improve three alleys and one residential street located in south and east Tacoma. The contract amount reflects a base award of \$466,284.00, plus a 10 percent contingency, for a cumulative amount of \$512,912.40, plus sales tax.

**STRATEGIC POLICY PRIORITY:**

- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

This project significantly improves the public infrastructure by removing a temporary street surface and replacing it with three inches of asphalt over a structural section. This will eliminate gravel surfaces replacing them with two inches of pervious asphalt over a structural section on two alleys, and two inches of asphalt over a structural section on one alley, enhancing the livability of the neighborhoods.

**BACKGROUND:**

**ISSUE:** This contract will construct standard pavement for one alley and one residential street, and a pervious pavement for two alleys. The work also includes construction of storm sewer pipe with associated structures. The LID project includes work on private properties per property owner agreements. Work on private properties may include driveway construction, removal of obstructions and vegetation, and removal and construction of fences. The project also includes improving ADA compatible alley approaches at sidewalk crossings. The total project cost estimate including design, project management, construction management, inspection, construction, LID administration, and sales tax is \$743,725. The project sections are located at:

**LID 8653**

- The alley between East 35<sup>th</sup> Street and East Harrison Street from East J Street to East K Street.
- The alley between East 35<sup>th</sup> Street and East Harrison Street from East L Street to East M Street.
- The alley between South 10<sup>th</sup> Street and South 11<sup>th</sup> Street from South Cedar Street to South Alder Street.

**LID 8655-2**

- East 61<sup>st</sup> Street from East K Street to East L Street.

**ALTERNATIVES:** These improvements have been requested by a majority of property owners interested in funding public infrastructure improvements through the LID process as allowed by state law and City policy. The City Council passed Ordinance Nos. 28068 and 28074, which created LIDs 8653



and 8655. By not awarding the contract, Public Works would have to re-advertise the project, which would increase the total project costs.

**COMPETITIVE SOLICITATION:** Request for Bids Specification No. PW14-0173F was opened August 19, 2014. Four submittals were received. The Small Business Enterprise (SBE) participation level proposed by the bidder(s) are reflected as a credit (maximum applies) against the submitted base bid to arrive at an “Evaluated Submittal” for ranking purposes. Northwest Cascade, Inc. submitted a bid that resulted in the lowest evaluated submittal after consideration of SBE participation goals. 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 sales tax</i>	<u>Evaluated</u> <u>Submittal</u>
<b>Northwest Cascade, Inc.</b>	<b>Puyallup, WA</b>	<b>\$466,284.00</b>	<b>\$428,982.00</b>
Hoffman Construction, Inc.	Enumclaw, WA	\$477,845.50	\$477,845.50
CCT Construction, Inc.	Bonney Lake, WA	\$515,985.25	\$481,104.65
Nova Contracting, Inc.	Olympia, WA	\$498,186.00	\$498,186.00

Pre-bid Estimate: \$496,712.72

The recommended award is 6.5 percent below the pre-bid estimate.

**CONTRACT HISTORY:** New contract.

**SUSTAINABILITY:** This project will install new pervious asphalt pavement for two alleys and standard asphalt for one alley, reducing dust and providing storm water management. The project also includes replacing one street with standard asphalt and improving the storm water system. ADA compatible alley approaches and ramps will be constructed at sidewalk crossings and one intersection.

**SBE/LEAP COMPLIANCE:** The recommended contractor is in compliance with the Small Business Enterprise (SBE) Regulation requirements per memorandum dated August 25, 2014. The SBE goal for this project is 9.0 percent. The SBE participation level of the recommended contractor is 8.92 percent. Northwest Cascade, Inc. submitted the lowest evaluated bid per the SBE Regulation requirements. The Local Employment and Apprenticeship Training Program (LEAP) goal is 311 hours.

**RECOMMENDATION:**

The Public Works Department recommends a contract be awarded to low bidder Northwest Cascade, Inc., for LIDs 8653 and 8655-2, to improve three alleys and one residential street located in south and east Tacoma. The contract amount reflects a base award of \$466,284.00, plus a 10 percent contingency, for a cumulative amount of \$512,912.40, plus sales tax.



**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1060 – Transportation Capital	LID-8653R / 8655R	5330100	\$402,089.40
ES Surface Water Fund 4301	LID-8653S / 8655S	5330100	\$110,823.00
<b>TOTAL</b>			<b>\$512,912.40</b>

\* General Fund: Include Department

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Property Owner Assessments	LID-8653R / 8655R	6398645	\$145,831.25
1060 – Transportation Capital	LID-8653R / 8655R	4300000	\$30,534.55
2010 LTGO Bonds Fund 3220-10D	LID-8655R	6311000	\$225,723.60
ES Surface Water Fund 4301	LID-8653S / 8655S	4300020	\$110,823.00
<b>TOTAL</b>			<b>\$512,912.40</b>

**POTENTIAL POSITION IMPACT: N/A**

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
<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: \$325,000.00**

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes**

**IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.**

Expenses are budgeted and covered.