



City of Tacoma

**Resolution No.:**

**Meeting Date:** September 19, 2023

**Contract and Award Letter  
Purchase Resolution —Exhibit "A"**

**TO:** Board of Contracts and Awards  
**FROM:** Josh Diekmann, P.E. PTOE, Interim Public Works Director/City Engineer  
David Pagel, Project Manager, Public Works Facilities Management  
**COPY:** City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and Tina Eide, Finance/Purchasing  
**SUBJECT:** Police Fleet HVAC Replacement  
Request for Bids Specification No. PW23-0108F, Contract No. CW2260263 – September 19, 2023, City Council  
**DATE:** August 17, 2023

FOR

DS

**RECOMMENDATION SUMMARY:**

The Public Works Department recommends a contract be awarded to Crescent Mechanical Inc, Auburn, WA, in the amount of \$1,120,075.00, plus a 25 percent contingency, for a projected contract total of \$1,400,093.75, plus applicable taxes, budgeted from the Capital Project Fund, for the replacement of air handling units and electrical upgrades at the Fleet-Police Warehouse.

**STRATEGIC POLICY PRIORITY:**

- Strengthen and support a safe city with healthy residents.
- Ensure all Tacoma residents are valued and have access to resources to meet their needs.
- Assure outstanding stewardship of the natural and built environment.

This contract advances the City's goal of decarbonization by replacing and converting the existing gas rooftop air handling units to electric. This phase of the project will replace approximately half of the gas rooftop units to electric, upgrade the electrical service for future replacement of the remaining rooftop units from gas to electric, and upgrade the electrical service for future Electric Vehicle (EV) Chargers.

**BACKGROUND:**

This project will address deferred repair and replacement needs and advance the City's decarbonization goals at the Police-Fleet (Fleet) Warehouse. This contract will provide for the replacement of all of the original gas rooftop heating/ventilation units that are beyond their useful life and failing. The new rooftop units will be converted from gas to electric advancing the City's decarbonization goals. In addition, the electrical service to the building will be upgraded to support the future replacement of the remaining rooftop units from gas to electrical, as well as upgrading the electrical system to provide capacity for future EV Chargers.

**ISSUE:** The Police-Fleet Warehouse rooftop heating/ventilation units are reaching the end of their useful life and are in need of replacement. Approximately half of the units were installed as part of the building's original construction (c. 1992, Costco). These units are beginning to fail, which could impact the Fleet's ability to provide critical services to their customers and ultimately service to the community.



ALTERNATIVES: The alternative is to not move forward with the replacement of the failing gas rooftop heating/ventilation units. The facility would continue to utilize the antiquated gas rooftop units and postpone electrification of the facility. Prolonging deferred repair and replacement of the units will increase costs and continued failure of the units could adversely impact Fleet's operations, especially during the winter months.

**COMPETITIVE SOLICITATION:**

Request for Bids Specification No. PW23-0108F was opened June 27, 2023. Two hundred and fifty companies were invited to bid in addition to normal advertising of the project. Six submittals were received.

Crescent Mechanical Inc submitted a bid that resulted in the lowest evaluated submittal after consideration of the approved Equity in Contracting requirements waiver. The table below reflects the amount of the recommended award.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal Amount</u>
*V&R Roofing	Tacoma, WA	\$ 20,300
*Auburn Mechanical, Inc.	Auburn, WA	\$1,119,446
<b>Crescent Mechanical Inc</b>	<b>Auburn, WA</b>	<b>\$1,120,075</b>
Apex Mechanical LLC	Battle Ground, WA	\$1,437,025
A to B Builders LLC	Enumclaw, WA	\$1,510,000
Vet First Constructors	Kent, WA	\$1,640,318

Pre-bid Estimate: \$1,140,000

The recommended award is 1.7 percent below the pre-bid estimate.

**\* Non-Responsive Bids:**

- *V&R Roofing did not meet contract requirements.*
- *Auburn Mechanical, Inc. did not sign the proposal signature page.*

CONTRACT HISTORY: New Contract

SUSTAINABILITY: This contract advances the City's goal of decarbonization by replacing and converting the existing gas rooftop air handling units to electric. This phase of the project will replace approximately half of the gas rooftop units to electric, upgrade the electrical service for future replacement of the remaining rooftop units from gas to electric, and upgrade the electrical service for future EV Chargers.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: A total waiver of EIC requirements has been approved for this contract, per waiver number W0523-PW dated July 25, 2023.

LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP) COMPLIANCE: The LEAP requirements for this project are 15 percent of the project labor hours must be worked by Local Employees and an additional 15 percent of the labor hours must be worked by Apprentices, per TMC 1.90.040.



---

**FISCAL IMPACT:**

**EXPENDITURES:**

<b>FUND NUMBER &amp; FUND NAME</b>	<b>COST OBJECT (CC/WBS/ORDER)</b>	<b>COST ELEMENT</b>	<b>TOTAL AMOUNT</b>
3211 Capital Project Fund	GNF-00007-07	5310100	\$1,400,093.75
<b>TOTAL</b>			<b>Up to \$1,400,093.75</b>

**REVENUES:**

<b>FUNDING SOURCE</b>	<b>COST OBJECT (CC/WBS/ORDER)</b>	<b>COST ELEMENT</b>	<b>TOTAL AMOUNT</b>
3210 Capital Revenue Fund	GNF-00007-FS-AD-02	6311101	\$1,400,093.75
<b>TOTAL</b>			<b>Up to \$1,400,093.75</b>

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,400,093.75**

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

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