




City of Tacoma

Resolution No.:

Meeting Date: June 27, 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   
Jon Kulju, PMP, Project Manager, Public Works Engineering  
**COPY:** City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and  
Tina Eide, Senior Buyer, Finance/Purchasing  
**SUBJECT:** Links to Opportunity Streetscape Project – Bid Package 3  
Request for Bids Specification No. PW23-0021F – June 27, 2023, City Council  
**DATE:** May 25, 2023

**RECOMMENDATION SUMMARY:**

The Public Works Department recommends a contract be awarded to Global Contractors, LLC, Eatonville, WA, in the amount of \$2,999,526, plus a 15 percent contingency, plus applicable taxes, budgeted from Community Development Block Grant and Washington State Department of Commerce Grant funds, for a projected contract amount of \$3,449,454.90, plus applicable taxes, for sidewalk and streetscape improvements from Earnest S Brazill Street to 6th Avenue along Martin Luther King Jr. Way.

**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.
- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.
- Assure outstanding stewardship of the natural and built environment.

The project will improve the city infrastructure along Martin Luther King Jr. Way by replacing sidewalks to meet Americans with Disabilities Act (ADA) standards and adding streetscape features that reflect the recommendations from the community-based planning process. Planting of trees within the right-of-way will also be incorporated in the project in conformance with the City's Urban Forestry Policy.

**BACKGROUND:**

The Links to Opportunity Streetscape Project (LTO Project) was initiated in 2016, and actively engaged the community in designing streetscape improvements along Sound Transit's Hilltop Tacoma Link Extension route which runs along Martin Luther King (MLK) Jr. Way between Division Avenue and South 19th Street. The scope of these improvements includes sidewalks, lighting, street furniture, wayfinding signage, trees, and landscaping. The resulting streetscape design will enable safe access for all users including pedestrians, cyclists, motorists, and transit riders of all ages and abilities. The project serves one of Tacoma's oldest historically African American neighborhoods and business districts, and the design is informed by nearly two years of grassroots outreach to the Hilltop community. Spaceworks, Downtown: On the Go! Hilltop Action Coalition, Hilltop Engagement Committee, and Tacoma Housing Authority all assisted in the outreach effort to gather information from local residents and businesses. The final design is informed and defined by the community that it will serve and will honor the history of the corridor.



**ISSUE:**

The LTO will construct sidewalk and streetscape upgrades in the Stadium and Hilltop Districts along the Sound Transit Hilltop Tacoma Link Extension route. Sidewalks and amenities in this area are largely in poor condition requiring replacement. Work will extend along North 1st Street from Tacoma Avenue to Division, Division from North 1st to MLK, and MLK from Division to South 19th Street. Construction will include curb to building face improvements including new ADA compliant sidewalks, curb ramps and crossings. The project also includes lighting, street furniture, wayfinding signage, trees, landscaping, and art. The resulting streetscape design will enable safe access for all users including pedestrians, cyclists, motorists, and transit riders of all ages and abilities.

**ALTERNATIVES:** The alternative is to not replace the existing sidewalk nor add the streetscape features and perform regular maintenance where necessary.

**COMPETITIVE SOLICITATION:**

Request for Bids Specification No. PW23-0021F was opened May 16, 2023. 518 companies were invited to bid in addition to normal advertising of the project. Two submittals were received. The LTO Project team made every effort to prepare the bidding community for this project. In coordination with the Washington Minority Business Development Agency (MBDA), Community and Economic Development (CED)/Equity in Contracting (EIC), and Public Works, the city held outreach sessions in November and December 2022, inviting contractors and subcontractors to learn of the project and promote teaming opportunities. Public Works Engineering staff also attended Regional Contractor Forums with EIC staff to promote teaming opportunities for the LTO project. The total streetscape project is divided into five separate bid packages to make the construction packages more attractive to lower tier contractors with lower bonding capacity and to encourage the usage of more Office of Minority and Women’s Business Enterprises (OMWBE) qualified firms.

Global Contractors, LLC submitted a bid that resulted in the lowest evaluated submittal after consideration of EIC participation goals. The table below reflects the amount of the total award.

| <u>Respondent</u>                | <u>Location</u><br><i>(city and state)</i> | <u>Submittal</u><br><u>Amount</u> |
|----------------------------------|--|-----------------------------------|
| <b>Global Contractors, LLC*</b>  | <b>Eatonville, WA</b>                      | <b>\$2,999,526</b>                |
| Sound Pacific Construction, LLC* | Gig Harbor, WA                             | \$3,913,208                       |

\*Both firms were determined non-responsive for not meeting EIC requirements.

Pre-bid Estimate: \$3,381,970

The recommended award is 11.3 percent below the pre-bid estimate.

Based on the estimated working days staff believes this project will result in 6,720 labor hours.

**CONTRACT HISTORY:** New contract.

**SUSTAINABILITY:** This project will improve and preserve the existing City's sidewalk infrastructure and enhance pedestrian safety.



**EQUITY IN CONTRACTING (EIC) COMPLIANCE:** The EIC requirements for this project are MBE 10 percent, WBE 8, and SBE 14 percent. The EIC utilization levels of the recommended contractor, Global Contractors, LLC, are MBE 7 percent, WBE 11.3 percent, and SBE 18.4 percent.

Public Works and the EIC office recommended a Waiver Request to award to the low bidder. Global Contractors, LLC exceeded the requirements for WBE and SBE usage and was 3 percent short of meeting the MBE requirement. Overall, the total required percentage of subcontracting for all categories is 32 percent and Global Contractors, LLC exceeded the total requirement with 36.7 percent. The Waiver Request was approved by the City Manager’s office on May 26, 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:**

| FUND NUMBER & FUND NAME                | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT                    |
|--|----------------------------|--------------|---------------------------------|
| 1060-CAPTL Transportation Capital Fund | PWK-G0041-05-01            | 5330100      | \$3,449,454.90                  |
| <b>TOTAL</b>                           |                            |              | <b>Up to<br/>\$3,449,454.90</b> |

**REVENUES:**

| FUNDING SOURCE                                | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT                    |
|---|----------------------------|--------------|---------------------------------|
| Community Development Block Grant             | PWK-G0041-FS-02            | 6311000      | \$2,000,000                     |
| Washington State Department of Commerce Grant | PWK-G0041-FS-04            | 4334360      | \$1,449,454.90                  |
| <b>TOTAL</b>                                  |                            |              | <b>Up to<br/>\$3,449,454.90</b> |

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$3,449,454.90**

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

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