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**TO:** Board of Contracts and Awards  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *KDK*  
Mina Zarelli, Project Manager, Public Works Facilities Management  
**COPY:** City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and  
Doreen Klaaskate, Finance/Purchasing  
**SUBJECT:** Tacoma Fire Station #5  
Request for Bids Specification No. PW19-0306F - December 17, 2019  
**DATE:** November 27, 2019

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**RECOMMENDATION SUMMARY:**

The Public Works Department recommends a contract be awarded to Pease & Sons Inc, Tacoma, WA, in the amount of \$3,748,369.00, plus a 16 percent contingency, for a cumulative total of \$4,348,108.04, plus applicable taxes, for a new fire station in the Tideflats.

**STRATEGIC POLICY PRIORITY:**

- Strengthen and support a safe city with healthy residents.
- Assure outstanding stewardship of the natural and built environment.

This contract will provide for the construction of a new fire station, to support existing and future growth in the Tideflats and surrounding area.

**BACKGROUND:**

Due to prior budget reductions and restructuring, three fire stations have been closed in the Tideflats and no permanent, active fire station is currently located in that area. Planned and existing industrial development in the Tideflats has demonstrated a need for enhanced public safety services. Renovation of the existing station was studied and it was determined that a new fire station was necessary to meet the long-term needs of the Fire Department.

ISSUE: The lack of a fire station in the Port of Tacoma has negative impacts on the public safety of workers and businesses in the Tideflats due to increased emergency response times.

ALTERNATIVES: The alternative is to not move forward with the proposed construction contract, and the Tideflats and surrounding area would continue to have limited emergency response capacity.

**COMPETITIVE SOLICITATION:**

Request for Bids Specification No. PW19-0306F was opened November 19, 2019. One hundred thirty-eight companies were invited to bid in addition to normal advertising of the project. Four responsive submittals were received.



Pease & Sons Inc submitted a bid that resulted in the lowest evaluated submittal after consideration of Small Business Enterprise (SBE) participation goals. The table below reflects the amount of the base award.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal Amount</u>	<u>Evaluated Submittal</u>
<b>Pease &amp; Sons Inc</b>	<b>Tacoma, WA</b>	<b>\$3,748,369.00</b>	<b>\$3,748,369.00</b>
Construct Inc	Tumwater, WA	\$3,837,000.00	\$3,837,000.00
Christensen Inc	Tumwater, WA	\$3,930,000.00	\$3,930,000.00
Par-Tech Construction Inc	Oregon City, OR	\$4,400,000.00	\$4,400,000.00

Pre-bid Estimate: \$3,800,000.00

The recommended award is 1.4 percent below the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: This project is targeting a Leadership in Energy and Environmental Design (LEED) Silver Certification, established by the U.S. Green Building Council. The certification will require at least 50 points achieved within five environmental categories: Sustainable Sites (SS), Water Efficiency (WE), Energy and Atmosphere (EA), Materials and Resources (MR), and Indoor Environmental Quality (IEQ).

SBE/LEAP COMPLIANCE: The recommended contractor is in compliance with the SBE Regulation requirements per memorandum dated November 21, 2019. The SBE goal for this project is 22 percent and the SBE participation level of the recommended contractor is 11.50 percent. Pease & Sons Inc submitted the lowest evaluated bid per the SBE Regulation requirements. The Local Employment and Apprenticeship Training Program (LEAP) goal is 15 percent.

**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
3211-PSFTY, Public Safety	TFD-00010	5310100	\$4,348,108.04
<b>TOTAL</b>			<b>Up to \$4,348,108.04</b>

**REVENUES:**

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Puget Sound Energy (Developer Contribution)	814001	6311101	\$4,348,108.04
<b>TOTAL</b>			<b>\$4,348,108.04</b>

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$4,348,108.04

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

FINANCE PURCHASING  
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