



TO: Board of Contracts and Awards
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer / *100%*
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, Council Chambers Improvements
Request for Bids Specification No. PW16-0001F – March 15, 2016
DATE: February 24, 2016

SUMMARY:

The Public Works Department recommends a contract be awarded to Durels Construction & Management, LLC of Tumwater, WA, in the amount of \$201,852, plus a 16 percent contingency, for a cumulative total of \$234,148.32, plus applicable sales tax, budgeted from Fund 5700, for cosmetic improvements to the City Council Chambers.

STRATEGIC POLICY PRIORITY:

- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

This project will provide aesthetic enhancements to the City Council Chambers. Enhancements will include replacement of the existing carpeted wall with updated wall finishes, wood paneling at the front and rear of the chambers, and new drywall and paint along the sides of the chambers. The dais, presentation desks, and podium will be resurfaced. This project will also provide for new carpeting and chair reupholstering.

BACKGROUND:

ISSUE: The City Council Chambers serves as the main meeting facility where City elected officials, City staff and the public meet to conduct official City business and where key policy decisions are made that impact the Tacoma community. The City Council Chambers has not undergone any aesthetic updates since it first opened December 18, 1979. This contract will provide for the replacement of finishes that are beyond their useful life and will be constructed in conjunction with the Media and Communications Office's upgrade to the audio, visual, and sound equipment.

ALTERNATIVES: The alternative to the project is to take no action, which would defer the replacement of existing finishes that are beyond their useful life. Postponing the enhancements would not allow the work to be performed in conjunction with the audio/visual enhancements, requiring additional temporary relocation of City Council meetings to perform the work in the future.



COMPETITIVE SOLICITATION: Request for Bids Specification No. PW16-0001F was opened February 9, 2016. Fourteen 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>
Durels Construction & Management, LLC	Tumwater, WA	\$201,852.00	\$201,852.00
Oak Hills Construction LLC, dba Allen Bradbury Construction Construct, Inc.	Algona, WA Tumwater, WA	\$226,205.00	\$220,392.50
Gall Construction Co., Inc.	Tumwater, WA	\$232,400.00	\$232,400.00
Jones & Roberts Company	Puyallup, WA	\$232,465.00	\$232,465.00
Berschauer Construction, Inc.	Olympia, WA	\$242,500.00	\$237,085.42
Lincoln Construction, Inc.	Olympia, WA	\$243,631.00	\$238,216.42
MJ Takisaki, Inc.	Spanaway, WA	\$257,279.00	\$251,701.92
Pacific West Construction and Maintenance	Seattle, WA	\$257,871.00	\$257,871.00
*Christensen Inc. General Contractor	Seattle, WA	\$305,000.00	\$305,000.00
*All Phase Interiors, LLC	Tumwater, WA	\$218,600.00	N/A
*Big Rock Construction, Inc.	Shoreline, WA	\$220,720.64	N/A
*David M. Ayres DBA American Builders Co.	Tumwater, WA	\$225,000.00	N/A
*Westmark Construction, Inc.	Renton, WA	\$225,096.00	N/A
	Tacoma, WA	\$280,989.00	N/A

*Bids were non-responsive.

Pre-bid Estimate: \$205,000

The recommended award is approximately 1.5 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. Low-emitting materials such as paints and coatings will be used. Wood wall panels will be fabricated from Forest Stewardship Council (FSC) wood products, and have an FSC Chain-of-Custody Certificate.

SBE/LEAP COMPLIANCE: The recommended contractor is in compliance with the Small Business Enterprise (SBE) Regulation requirements per memorandum dated February 17, 2016. The SBE goal for this project is 12 percent. The SBE participation level of the recommended contractor is zero percent. Durels Construction & Management, LLC submitted the lowest evaluated bid per the SBE Regulation requirements. The Local Employment and Apprenticeship Training Program (LEAP) goal is 100 hours.



RECOMMENDATION:The Public Works Department recommends a contract be awarded to Durels Construction & Management, LLC of Tumwater, WA, in the amount of \$201,852, plus a 16 percent contingency, for a cumulative total of \$234,148.32, plus applicable sales tax, budgeted from Fund 5700, for cosmetic improvements to the City Council Chambers.

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	\$234,148.32
TOTAL			\$234,148.32

* 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	\$234,148.32
TOTAL			\$234,148.32

POTENTIAL POSITION IMPACT:

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

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: \$234,148.32

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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