




TO: Board of Contracts and Awards

FROM: Jon Houg, Deputy Director, Tacoma Venues & Events 
 Matt Balk, Operations Manager, Tacoma Venues & Events

COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and
 Joe Parris, Finance/Purchasing

SUBJECT: Tacoma Dome Artists Quarters and Office Finishes Upgrade
 Request for Bids Specification No. PF18-0158F – June 5, 2018

DATE: May 21, 2018

RECOMMENDATION SUMMARY:

Tacoma Venues & Events recommends a contract be awarded to Western Ventures Construction, Inc., Mountlake Terrace, WA, to complete the Tacoma Dome Artists Quarters and Office Finishes Upgrade project, in the amount of \$5,000,000.00, plus any applicable taxes.

STRATEGIC POLICY PRIORITY:

- Assure outstanding stewardship of the built environment.
- Encourage and promote an efficient and effective government, which is fiscally sustainable.

This contract provides an efficient and effective means to perform the work to complete the Tacoma Dome Artists Quarters and Office Finishes Upgrade project through the competitive solicitation process.

BACKGROUND:

ISSUE: The 2017-2018 City of Tacoma Budget includes funding for multiple capital maintenance projects including the Tacoma Dome Artist Quarters and Office Finishes Upgrade project. This contract is for execution of this work in order to complete this project component on time. Once completed this project doubles the available facilities for venue clients of the Tacoma Dome.

ALTERNATIVES: The City of Tacoma does not have the expertise or ability to perform this work. The alternative is to not execute this contract and delay this project into future biennia. If delayed the project costs are expected to increase.

COMPETITIVE SOLICITATION:

Request for Bids Specification No. PF18-0158F was opened May 15, 2018. Nine (9) companies were invited to bid in addition to normal advertising of the project. One (1) submittal was received. Western Ventures Construction, 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 base award.

| <u>Respondent</u> | <u>Location</u> <i>(city and state)</i> | <u>Submittal Amount</u> |
|--|--|-------------------------|
| Western Ventures Construction, Inc. | Mountlake Terrace, WA | \$5,000,000.00 |



Pre-bid Estimate: \$3,000,000.00

The recommended award is 66.7 percent above the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: The project will improve the City’s arena asset by providing higher efficiency plumbing fixtures, LED lighting fixtures and high efficiency heating, ventilation and air conditioning system.

SBE/LEAP COMPLIANCE: The recommended contractor is in compliance with the Small Business Enterprise (SBE) Regulation requirements per memorandum dated May 21, 2018. The SBE goal for this project is 5 percent. The SBE participation level of the recommended contractor is 0 percent. Western Ventures Construction, Inc. submitted the only evaluated bid. The Local Employment and Apprenticeship Training Program (LEAP) goal is 1,787 hours.

FISCAL IMPACT:

EXPENDITURES:

| FUND NUMBER & FUND NAME | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT |
|--------------------------|----------------------------|--------------|----------------|
| 3211-DOME 2017 Dome Bond | PAF-00033-03-02 | Various | \$5,000,000.00 |
| TOTAL | | | |

REVENUES:

| FUNDING SOURCE | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT |
|----------------|----------------------------|--------------|----------------|
| 3210-DOME | 814005 | | \$5,000,000.00 |
| TOTAL | | | |

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$5,000,000.00

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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

Not applicable.

FINANCE PURCHASING
MAY 22 2018 13:33:23