



**Contract and Award Letter
Purchase Resolution – Exhibit “A”**

TO: Board of Contracts and Awards
FROM: Geoffrey M. Smyth, P.E., Interim Director, Environmental Services
Jordan Ennis, P.E., Engineer, P.E., Science and Engineering Division
COPY: City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and
Stan Rowden II, Senior Buyer, Finance/Procurement
SUBJECT: Wastewater Side Sewer Improvement Project: East McKinley Road
Request for Bids, Specification No. ES24-0034F, Contract No. CW2271725 –
March 4, 2025 City Council
DATE: February 3, 2025

FOR

Initial

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RECOMMENDATION SUMMARY: The Environmental Services Department (ES) recommends awarding a contract to Sascon LLC, Maple Valley, WA, in the amount of \$671,320.00, plus applicable taxes, plus a 20 percent contingency, for a total projected contract amount of \$805,584.00, plus applicable taxes. The project is budgeted from the ES Wastewater Fund 4300 and Public Works (PW) Streets Initiative Fund 1085 for wastewater sewer and roadway improvements along East McKinley Road, between East I Street and East K Street.

STRATEGIC POLICY PRIORITY:

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

This project supports these priorities by reconstructing roadways and installing new sanitary side sewers, reducing the risk of wastewater overflows and improving human health and the environment.

BACKGROUND: The side sewers serving the residences on the south side of McKinley Avenue (between East I and East K Streets) currently connect to a wastewater sewer main located in their backyards. This project will construct new side sewers to reroute each house to an existing wastewater sewer main in McKinley Avenue. Once the rerouting is complete, the existing sewer main in the backyards will be decommissioned. The project also includes street paving and curb ramp improvements in coordination with the Public Works Department.

ISSUE: The existing sewer main in the backyards was constructed in 1905 and has deteriorated, posing a risk of failure. There are no public easements for this sewer main, and the City lacks legal or physical access to rehabilitate, replace, or maintain this pipe. As a result, the City has decided to reroute residences to the sewer main in the street and decommission the existing main.

ALTERNATIVES: Failure of this sewer main could result in significant wastewater overflows into residences, yards, or public right of way creating a significant health hazard. Taking no action would put the City at significant risk, especially due to lack of accessibility.

COMPETITIVE SOLICITATION: Request for Bids Specification No. ES24-0034F was opened January 7, 2025. Three hundred fifty-two companies were invited to bid in addition to normal advertising of the project. Seven submittals were received.



Sascon LLC submitted a bid that resulted in the lowest evaluated submittal after consideration of Equity in Contracting (EIC) participation requirements. The table below reflects the amount of the base award.

<u>Respondent</u>	<u>Location</u>	<u>Submittal Amount</u>
Sascon LLC	Maple Valley, WA	\$671,320.00
Rodarte Construction, Inc.	Auburn, WA	\$833,590.00
Northwest Cascade, Inc.	Puyallup, WA	\$950,891.00
Pape & Son's Construction, Inc.	Gig Harbor, WA	\$1,015,923.75
Harkness Construction LLC	Enumclaw, WA	\$1,065,850.00
Russ Construction LLC	Montesano, WA	\$3,145,670.00
*Chettos Concrete LLC	Yakima, WA	\$68,880.00

**Bidder deemed non-responsive for failing to submit all required documents.*

Pre-bid Estimate: \$600,000.00

The recommended award is 12 percent above the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: Rerouting the side sewers and decommissioning the existing pipes will resolve the risk of failure, thereby reducing the potential for discharge of untreated wastewater into the Puget Sound or neighboring properties, resulting in a positive environmental impact.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: The recommended contractor is in compliance with the EIC requirements per memorandum dated January 7, 2025. The overall EIC requirement for this project is 20 percent and allows contractors to utilize any combination of MBE, WBE, and SBE contractors to meet this overall requirement. The EIC utilization levels of the recommended contractor, Sascon LLC, are 12 percent for MBE, zero percent for WBE, and eight percent for SBE, for a combined 20 percent.

LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP)

COMPLIANCE: The LEAP requirement for this project is 15 percent of the project labor hours must be worked by Local Employees, per TMC 1.90.040.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4300 ES Wastewater Fund	ENV-04018-08-04	5330100	\$611,904.00
1085 PW Streets Initiative Fund	PWK-00438-46-03	5330100	\$193,680.00
TOTAL			Up to \$805,584.00

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
4300 ES Wastewater Fund	523900	4343150	(\$611,904.00)
1085 PW Streets Initiative Fund	663020	6311139	(\$193,680.00)
TOTAL			Up to (\$805,584.00)

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$805,584.00, plus applicable taxes.

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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