



TO: Board of Contracts and Awards
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /KDK
Justin E. Davis, Facilities Division Manager
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and
Chuck Blankenship, Finance/Purchasing
SUBJECT: Street Operations Building – Roof Replacement
Request for Bid, Specification No. PW14-0158F – July 1, 2014
DATE: June 11, 2014

SUMMARY:

The Public Works Department recommends a contract be awarded to low bidder Northwest Abatement Services, Inc., d.b.a. Stetz Construction, Lakewood, WA, in the amount of \$430,000.00, plus a 20 percent contingency, for a cumulative amount of \$516,000.00, plus applicable sales tax, to replace the roof at the historic City-owned Street Operations Building, located at 2324 South C Street.

STRATEGIC POLICY PRIORITY:

- Foster neighborhood, community, and economic development vitality and sustainability.

This project will replace the roof at the historic City-owned Street Operations Building. On September 17, 2013, the City Council passed Ordinance No. 28172 amending Title 8 of the Tacoma Municipal Code encouraging the maintenance, protection, use and enhancement of iconic historic and cultural assets. This project will align with the City’s goals of this ordinance and with the strategic goal to provide a safe, clean and attractive community by replacing the deteriorated roof of the Street Operations Building (a.k.a. City Shops and Stable), constructed in 1910, and recently nominated to the Tacoma Register of Historic Places.

BACKGROUND:

ISSUE: The roof of the historic City-owned Street Operations Building is past its useful life and in need of replacement. In September 2009, Public Works conducted a Facility Condition Assessment (FCA) of the building that recommended replacement of the roof, rafter ends, built in wooden gutters, and fascia due to their poor condition. In early 2012, the City received a citizen complaint on the poor condition of the building exterior. In June 2012, Community Based Services (CBS) followed its complaint-based policy and inspected the building, finding that the roofing and exterior required repair. In December 2012, BCRA Architects of Tacoma, WA, conducted an additional evaluation of the structure and began design services to replace the roof and damaged framing. In the summer of 2013, repairs and painting of the building exterior façade were completed. In December 2013, funding was provided to complete roof repairs for the facility through the City’s Mid-Biennium Budget Modification.

ALTERNATIVES: The alternative is to not take action to replace the roof and make necessary repairs. This option would not conform to CBS’s repair requirements and would not align with Ordinance No. 28172 encouraging the maintenance, protection, use and enhancement of iconic historic and cultural assets. Taking no action would cause further deterioration of the structure, resulting in increased repair costs in the future and possible disruptions to the operation of the facility.



COMPETITIVE SOLICITATION: Request for Bids Specification No. PW14-0158F was opened June 3, 2014. Eleven companies were invited to bid, in addition to normal advertising of the project. The project was advertised in the Tacoma Daily Index, posted at eight plan centers, and listed on the City’s Purchasing website. Three submittals were received. Stetz Construction submitted the lowest responsive bid. The table below reflects the amount of the award inclusive of the accepted additive alternate for a tongue and groove appearance under the roof eaves in order to maintain the historic character of the building.

<u>Respondent</u>	<u>Location</u> <i>(city and state)</i>	<u>Submittal Amount</u> <i>(plus applicable sales tax)</i>	<u>Evaluated Submittal</u> <i>(plus applicable sales tax)</i>
Northwest Abatement Services, d.b.a. Stetz Construction	Lakewood, WA	\$430,000.00	\$407,587.50
Jones & Roberts Company	Olympia, WA	\$448,250.00	\$444,550.00
D&D Construction, Inc.	Puyallup, WA	\$488,580.00	\$466,167.50

Pre-bid Estimate: \$430,000.00

The recommended award is equal to the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: Several sustainability factors were incorporated into this project. The project will utilize a waste management plan to separate construction waste to recycle as much material as possible. Deliveries will be coordinated and consolidated to minimize unnecessary drive times. Reroofing the structure will preserve an historic City asset.

SBE/LEAP COMPLIANCE: The recommended contractor is in compliance with the Small Business Enterprise (SBE) Regulation requirements per memorandum dated June 10, 2014. The SBE goal for this project is 10 percent. The SBE participation level of the recommended contractor is 10.51 percent. Stetz Construction submitted the lowest evaluated bid per the SBE Regulation requirements. The Local Employment and Apprenticeship Training Program (LEAP) goal is 249 hours.

RECOMMENDATION:

The Public Works Department recommends a contract be awarded to low bidder Stetz Construction in the amount of \$430,000.00, plus a 20 percent contingency, for a cumulative amount of \$516,000.00, plus applicable sales tax, to replace the roof at the historic City-owned Street Operations Building, located at 2324 South C Street.

FINANCE PURCHASING
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FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1100-PROP, PW Property Mgmt	FAC-00010	5330100	\$516,000.00
TOTAL			\$516,000.00

* General Fund: Include Department

** Excluding applicable sales tax

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
1100-PROP, PW Property Mgmt	CC 295000	4300000	\$516,000.00
TOTAL			\$516,000.00

** Excluding applicable sales tax

POTENTIAL POSITION IMPACT: N/A

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

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$516,000.00, plus applicable sales tax

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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

BUDGET APPROVAL

DATE

