



TO: Board of Contracts and Awards
FROM: Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /1002
 Justin E. Davis, Facilities Division Manager, Public Works
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and
 Chuck Blankenship, Finance/Purchasing
SUBJECT: People's Community Center, Pool Improvements – Request for Bids Specification
 No. PW14-0721F – March 31, 2015
DATE: March 6, 2015

SUMMARY:

The Public Works Department recommends a contract be awarded to C.E. & C., Inc., Tacoma, WA, in the amount of \$5,164,460, plus a 10 percent contingency, for a cumulative total of \$5,680,906, plus applicable sales tax, to construct a new pool at the People's Community Center.

STRATEGIC POLICY PRIORITY:

- Strengthen and support public safety, human services, public education, and diverse higher learning opportunities in Tacoma.
- Foster neighborhood, community, and economic development vitality and sustainability.

The proposed improvements will provide for a new family oriented pool to serve the needs of the Hilltop neighborhood and surrounding community.

BACKGROUND:

ISSUE: The People's Community Center (Center) is a City of Tacoma-owned facility operated by Metro Parks Tacoma (MPT). The Center was built in the Hilltop neighborhood in 1978. In 2008, after an engineering assessment, the pool was closed due to structural concerns. The City and MPT, in cooperation with community stakeholders and aquatic professionals, have worked to design the improvements for the new pool and aquatic facility. This contract will provide a new pool that includes passive swim areas, lap lanes, indoor spray pad, lily pad walk, current channel with vortex, party rooms and changing rooms.

ALTERNATIVES: The alternative to the project is to take no action, which would require demolition of the existing pool and natatorium. Without this project there would be no indoor aquatic facility in the Hilltop neighborhood.

COMPETITIVE SOLICITATION: Request for Bids Specification No. PW14-0721F was opened February 10, 2015. Twelve companies were invited to bid. The project was listed on the City's Purchasing website and advertised in the Tacoma Daily Index, Tacoma News Tribune, Seattle Daily Journal of Commerce, The Facts Newspaper and The Seattle Medium. The City received three bid proposals. The table below reflects the amount of the base award.

<u>Respondent</u>	<u>Location (city and state)</u>	<u>Submittal Amount</u>	<u>Evaluated Submittal</u>
C.E. & C., Inc.	Tacoma, WA	\$5,164,460.00	\$4,906,237.00
Corp Inc. Construction	Salem, OR	\$5,582,636.00	\$5,303,504.20
Jones & Roberts Company	Olympia, WA	\$5,592,900.00	\$5,405,400.00



Pre-bid Estimate: \$4,898,674

The recommended award is approximately 5.4 percent above 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. The new addition preserves many of the existing walls and foundations to minimize demolition and use of new materials. Best management practices will be utilized during construction for stormwater runoff. A stormwater retention system is being installed on site to reduce stormwater runoff velocities. Low-emitting materials such as paints and coatings will be used. The lighting system provides for extensive natural light, energy efficient fixtures, and an automatic lighting control system. Commissioning of all major building systems will be performed to ensure maximum operational efficiency. Native vegetation is incorporated into the exterior landscaping with extensive effort taken to avoid disruption of mature trees around the property line.

SBE/LEAP COMPLIANCE: The recommended contractor is in compliance with the Small Business Enterprise (SBE) Regulation requirements per memorandum dated March 3, 2015. The SBE goal for this project is 16 percent. The SBE participation level of the recommended contractor is 17.89 percent. C.E. & C., Inc. submitted the lowest evaluated bid per the SBE Regulation requirements. The Local Employment and Apprenticeship Training Program (LEAP) goal is 3,000 hours.

RECOMMENDATION:

The Public Works Department recommends a contract be awarded to C.E. & C., Inc., Tacoma, WA, in the amount of \$5,164,460, plus a 10 percent contingency, for a cumulative total of \$5,680,906, plus applicable sales tax, to construct a new pool at the People's Community Center.



FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 3218 - 2009 LTGO Bond Capital Projects	CIP-00032	5330100	\$5,680,906
TOTAL			\$5,680,906

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
2009 LTGO Bonds (E Series)	CIP-00032	4300000	\$1,755,906
2010 LTGO Bonds (E Series)	CIP-00032	4300000	\$1,700,000
Metro Parks Tacoma, Interlocal	CIP-00032	4337106	\$1,740,000
Washington State Department of Commerce Grant	CIP-00032	4334360	\$485,000
TOTAL			\$5,680,906

POTENTIAL POSITION IMPACT: N/A

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
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: \$5,680,906

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

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