



TO: Board of Contracts and Awards
FROM: Kurtis D. Kingsolver, P.E., Public Works Director *KDK*
Joshua M. Clarke, Project Manager, Facilities Management, Public Works
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and
Samol Hefley, Finance/Purchasing
SUBJECT: Tacoma Municipal Building – 11th Floor Tenant Improvements
Request for Bids Specification No. PW16-0510F – May 16, 2017
DATE: April 24, 2017

SUMMARY:

The Public Works Department recommends a contract be awarded to Oak Hills Construction, LLC, dba Allen-Bradbury Construction, L.L.C. of Algona, WA, in the amount of \$387,000, plus a 15 percent contingency, for a cumulative total of \$445,050, plus applicable sales tax, budgeted from Fund 5700, for the Tacoma Municipal Building 11th floor tenant improvements.

STRATEGIC POLICY PRIORITY:

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

This project will provide for interior tenant improvement of the existing 11th floor office space in the Tacoma Municipal Building. The work includes, but is not limited to, selective demolition, interior framing and gypsum board installation, new interior finishes, casework, doors, frames and hardware, and mechanical and electrical systems.

BACKGROUND:

ISSUE: The 11th floor of the Tacoma Municipal Building is currently occupied office space and has not undergone significant improvements since it was occupied in 1979. This contract will provide for the replacement of interior finishes and mechanical systems that are beyond their useful life, and provide for minor space modifications to improve workflow.

ALTERNATIVES: The alternative to the project is to take no action. Postponing this project will delay replacement of finishes and heating/cooling systems that are beyond their useful life as well as needed workspace improvements.



COMPETITIVE SOLICITATION: Request for Bids Specification No. PW16-0510F was opened December 20, 2016. Twenty-six companies were invited to bid in addition to normal advertising of the project. Six submittals were received. 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> <i>Plus applicable sales tax</i>	<u>SBE Evaluated</u> <u>Submittal Amount</u>
Oak Hills Construction, LLC dba Allen-Bradbury Construction, L.L.C	Algona, WA	\$387,000.00	\$377,192.31
TEC Construction, Inc.	Kingston, WA	\$399,500.00	\$388,508.86
Mike Werlech Construction, Inc.	Seattle, WA	\$431,869.00	\$414,412.18
Good News Group, Inc.	Auburn, WA	\$432,000.00	\$432,000.00
RHD Enterprises, Inc.	Lacey, WA	\$458,988.00	\$458,988.00
Pacific West Construction and Maintenance LLC	Seattle, WA	\$462,050.00	\$462,050.00

Pre-bid Estimate: \$ 400,000

The recommended award is 3.3 percent below the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: This project will utilize a waste management plan to separate construction waste to recycle as much material as possible. Products with recycled content and low-emitting materials such as paints and coatings will be used. Mechanical system improvements will increase energy efficiency.

SBE/LEAP COMPLIANCE: The recommended contractor is in compliance with the Small Business Enterprise (SBE) Regulation requirements per memorandum dated December 28, 2016. The SBE goal for this project was 13.0 percent. The SBE participation level of the recommended contractor is 6.59 percent. Oak Hills Construction, LLC, dba Allen-Bradbury Construction, L.L.C. submitted the lowest evaluated bid per the SBE Regulation requirements. Local Employment and Apprenticeship Training Program (LEAP) goal is not applicable.

RECOMMENDATION:

The Public Works Department recommends a contract be awarded to Oak Hills Construction, LLC, dba Allen-Bradbury Construction, L.L.C. of Algona, WA, in the amount of \$387,000, plus a 15 percent contingency, for a cumulative total of \$445,050, plus applicable sales tax, budgeted from Fund 5700, for the Tacoma Municipal Building 11th floor tenant improvements.

**FISCAL IMPACT:****EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 5700, Municipal Building Acquisition & Operations	FAC-00004-15	5330100	\$ 445,050
TOTAL			\$ 445,050

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 5700, Municipal Building Acquisition & Operations	FAC-00004-15	4300000	\$ 445,050
TOTAL			\$ 445,050

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$ 445,050**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes****IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. N/A**APR 27 2017 14:58:22
FINANCE PURCHASING



**Community & Economic Development Department
Small Business Enterprise (SBE) Office
Evaluated Bid Status Report**

To: Joshua Clarke, Project Engineer

Date: December 28, 2016

Subject: PW16-0510F, 11th Floor Tenant Improvements
\$387,000; plus applicable sales tax.

Contractor: Oak Hills Construction dba: Allen Bradbury Construction
901 Algona Blvd N, Ste A
Algona, WA 98001

Subcontractors to be used on the project:

	Certification	SBE Goal 13%	Dollar Amount
Sustainable Floors	SBE Participation	6.59%	\$25,500
	DBE Participation	0.00%	\$0.00
	WBE Participation	0.00%	\$0.00
	MBE Participation	0.00%	\$0.00
	Totals	6.59%	\$25,500

☒ **APPROVED**

Bidder is in compliance with required provisions of Ordinance 27867.

WAIVERS:

Justification:

☐ **DISAPPROVED**

Bidder is not considered responsive for the following reason(s):

☐ Bidder did not complete all necessary forms.

☐ See attached memorandum dated _____.

Fund Number:



Amy Thomas
Contract & Program Auditor

SBE Evaluation		DESCRIPTION					
Contract: PW16-0510F		11th Floor Tenant Improvements					
			SBE Goal:	13.00%			
	<u>Contractor Name</u>	<u>Base Bid</u>	<u>SBE Bid</u>	<u>SBE %</u>	<u>SBE Credit</u>	<u>Evaluated Bid</u>	<u>SBE Firms Named</u>
Low Bid	Allen Bradbury Construction	\$ 387,000.00	\$ 25,500.00	6.59%	\$ 9,807.69	\$ 377,192.31	Sustainable Floors
2nd Low	TEC Construction	\$ 399,500.00	\$ 29,500.00	7.38%	\$ 10,991.14	\$ 388,508.86	Sustainable Floors
3rd Low	Mike Werlech Construction, Inc.	\$ 431,869.00	\$ 50,650.00	11.73%	\$ 17,456.82	\$ 414,412.18	EDI & Excel Electric
4th Low	Good News Group, Inc.	\$ 432,000.00	\$ -		\$ -	\$ 432,000.00	
5th Low	RHD Enterprises Inc.	\$ 458,988.00	\$ -		\$ -	\$ 458,988.00	
6th Low	Pacific West Construction	\$ 462,050.00	\$ -		\$ -	\$ 462,050.00	