



INFORMATIONAL MEMORANDUM

TO: Transportation and Infrastructure Services Committee
FROM: Hari Ponnekanti, Public Works Director
CC: Allan Ekberg, Mayor
DATE: February 19, 2021
SUBJECT: Public Works Fleet and Facilities Tenant Improvement Project
Project No. 91630601
Bid Award

Issue

Award the bid for construction of the Public Works Fleets and Facilities Tenant Improvement Project.

Background

On December 7, 2020, the City Council directed Public Works to seek bids for the Fleet and Facilities Tenant Improvement Project, as included in Ordinance No. 2641 for the 2021/2022 Biennial Budget (attached). Background information and history on the Public Works Fleet and Facilities Project can be found at the September 14, 2020 Committee of the Whole meeting minutes and the 2021-2022 Biennial Budget Work Sessions.

Analysis

A call for bids was advertised for the Public Works Fleets and Facilities Shops Tenant Improvement Project on January 7, 2021. Eleven bids were opened on February 4, 2021. The confirmed lowest responsible bidder was Lincoln Construction, Inc., with a bid amount of \$4,427,221.00. The Engineer's Estimate was \$5,142,515.00. The two lowest-bid general contractors rescinded their bids based on the withdrawal of their common plumbing/HVAC subcontractor's withdrawal of its erroneously low bid. Lincoln, now the apparent low bidder, was able to reprocur its plumbing/HVAC scope of work while confirming its original bid amount. Lincoln's bid submittal was deemed to be complete and responsive, with the plumbing/HVAC substitution. At least five of the seven lowest general bidders had relied on the common plumbing/HVAC subcontractor that withdrew. The City is getting the true low bid on the project from Lincoln.

The Public Works Fleets and Facilities Shops project scope of work includes:

- Seismic upgrades to the existing building to meet life safety occupancy
- HVAC upgrades, vehicle exhaust, weld exhaust, controls
- Plumbing, trench drains, oil/water separator, emergency eye/shower
- Interior offices/locker rooms/showers
- Electrical: fire alarm, lighting, outlets
- Fire protection
- Replace existing overhead doors in poor condition
- Provide motorized openers at all overhead doors

- Provide new backflow preventer at water line entry
- Provide overhead pipe from water service entry to reduce pressure valve in paint booth
- Provide new piping to hose bibs, abandon below grade water pipes
- Replace below slab sanitary sewer line from locker rooms to exterior connection
- Sawcut existing concrete slab, excavate and pour back concrete for sewer connection
- Provide 450kw emergency generator to provide backup power for building operations (alternate 1)

Shiels Oblatz Johnson’s project manager, SHKS Architects project architect, and the Council’s PMQA consultant Steve Goldblatt, all recommend Lincoln Construction, Inc., as very experienced on this sized public project. Located in Spanaway, Lincoln <lincolnnw.com> has a good reputation with many public entities.

Financial Impact and Bid Summary

	<u>Bid Amount</u>	<u>Engineer’s Estimate</u>	<u>Construction Budget</u>
Lincoln Construction Inc.	\$4,427,221.00	<u>\$5,142,515.00</u>	
Contingency 20%	<u>885,444.20</u>		
Subtotal	\$5,312,665.20		
Sales Tax (10.1%)	<u>536,579.19</u>		
Total	<u>\$5,849,244.39</u>		<u>\$6,082,547.92</u>
			(Project Budget: \$8,567,000.00)

Project Schedule

The project team has procured the required permits and the project duration is stipulated to be 242 calendar days. From the date of the notice to proceed, construction will begin in March, with anticipated project completion and staff moving in around December 2021.

Recommendation

Council is being asked to award the construction of the Public Works Fleet and Facilities Tenant Improvement Project to Lincoln Construction, Inc., for a total contract amount of \$4,427,221.00 and grant budget authority to the Project Management Team up to the amount of \$5,849,244.39 (20% contingency and 10.1% sales tax) and consider this item as new business at the March 1, 2021, Regular Council Meeting.

Attachments: 2021 CIP page 56
 Budget Ordinance No. 2641, page 1
 Bid Tabulation

CITY OF TUKWILA CAPITAL PROJECT SUMMARY

2021 to 2026

PROJECT: Public Works Shops

Project No. 91630601

DESCRIPTION: Construct a new City Public Works maintenance and operations center, combining all operational functions at one location. Facility may also include a City Clerk & Police Records Center and Police evidence storage.

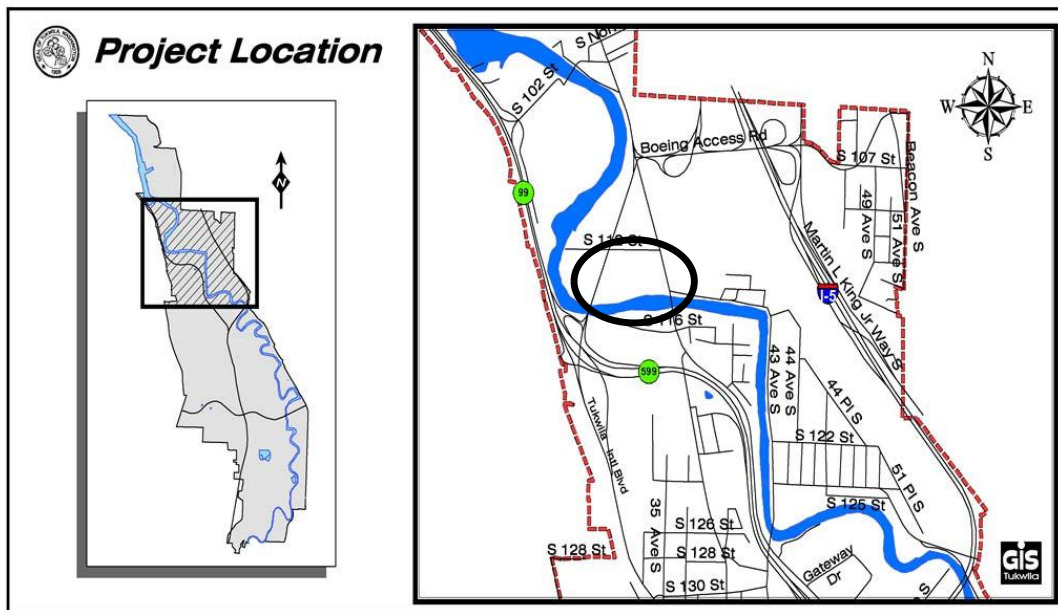
JUSTIFICATION: Existing Public Works operations and maintenance areas are inadequate structurally and seismically. Current land for staging dirt and vector materials is only temporary. Project includes selling dirt/vector land, Minkler Shops, and George Long Shops to acquire the real estate to build an equipment operations center that meets current codes.

STATUS: Separate from the Public Safety Plan. Was formerly known as City Maintenance Facility.

MAINT. IMPACT: Improves safety and efficiency for First Responders and maintenance operations.

COMMENT: Based on usage and benefits, it is estimated that the Water, Sewer, and Surface water enterprise funds will fund 50% of the Public Works Shops with the other 50% funded by Streets, Facilities, & Equipment Rental.

FINANCIAL (in \$000's)	Through 2019	Estimated 2020	2021	2022	2023	2024	2025	2026	BEYOND	TOTAL
EXPENSES										
Design/PM	722	300			500					1,522
Land (R/W)	25,462									25,462
Const. Mgmt.	11		1,050							1,061
Construction	14	624	7,517			20,000	20,000			48,155
TOTAL EXPENSES	26,209	924	8,567	0	500	20,000	20,000	0	0	76,200
FUND SOURCES										
Enterprise Funds	8,572	462	4,284		250	20,000				33,568
Councilmatic Bond	5,572					20,000				25,572
REET/ Funds	3,000		3,000							6,000
General Fund		462	1,283		250					1,995
306 Fund Balance	9,065	0	0	0	0	(20,000)	20,000	0	0	9,065
TOTAL SOURCES	26,209	924	8,567	0	500	20,000	20,000	0	0	76,200





City of Tukwila

Washington

Ordinance No. 2641

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, ADOPTING THE BIENNIAL BUDGET OF THE CITY OF TUKWILA FOR THE 2021-2022 BIENNIUM; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the preliminary budget of the City of Tukwila for the 2021-2022 biennium was submitted to the City Council in a timely manner for their review; and

WHEREAS, a Public Hearing on the proposed budget was advertised and held on November 9, 2020; and

WHEREAS, as budget oversight is one of its key legislative responsibilities, the City Council conducted a thorough process to deliberate the proposed 2021-2022 Biennial Budget;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. The City Council hereby adopts the document entitled "City of Tukwila 2021-2022 Biennial Budget," incorporated by this reference as if fully set forth herein, in accordance with RCW 35A.34.120.

Section 2. Cost of living adjustments (COLAs) for non-represented employees shall be implemented per the City Council's Compensation Policy.

Section 3. Staff is authorized to submit a consultant contract for 30% Design of a new bridge at 42nd Avenue South. The current consultant contract of \$1,078,487.00 with TranTech Engineering was presented to the Transportation and Infrastructure Committee on September 21, 2020 and October 19, 2020, funds for which are reflected in the proposed budget dollars shown. The City Council retains final decision on this project.

Section 4. Staff is authorized to go to bid on Phase 1 of the Public Works Shop Project, improvements to the former Heiser facility, at the current estimate of \$8,567,000.00, funds for which are reflected in the proposed budget dollars shown. The City Council retains final decision on this project once the bids are received and the actual cost is known.

BID OPENING
PUBLIC WORKS FLEETS AND FACILITIES - TENANT IMPROVEMENT
Project No. 91630601
February 4, 2021 - 2:30 P.M.

Due to issues associated with COVID-19, bids were accepted until the hour of 2:00 p.m. via USPS mail and a box left at the entry doors of City Hall.

Bidder Name	Security Bid Received	Addendums Acknowledged (6)	Total Bid Price (incl. tax)	Alt. 1 Price - Accepted	Total Base Price plus Alternate 1	Apparent Lowest Bidder	Alt. 2 Price - Not Accepted
MJ Takisaki Inc.	Y	Y	\$ 4,148,507.00	\$ 143,000.00	\$ 4,291,507.00	1	\$ 312,556.00
Western Ventures	Y	Y	\$ 4,197,000.00	\$ 150,000.00	\$ 4,347,000.00	2	\$ 450,000.00
Lincoln Construction Inc.	Y	Y	\$ 4,278,341.00	\$ 148,880.00	\$ 4,427,221.00	3	\$ 133,500.00
Forma Construction Company	Y	Y	\$ 4,386,000.00	\$ 156,500.00	\$ 4,542,500.00	4	\$ 362,500.00
JAM Construction Company	Y	Y	\$ 4,400,000.00	\$ 152,000.00	\$ 4,552,000.00	5	\$ 458,000.00
Kassel & Associates Inc.	Y	Y	\$ 4,467,000.00	\$ 217,000.00	\$ 4,684,000.00	6	\$ 367,000.00
Berschauer Group Inc.	Y	Y	\$ 4,497,000.00	\$ 243,000.00	\$ 4,740,000.00	7	\$ 378,000.00
Christensen Inc.	Y	Y	\$ 4,795,000.00	\$ 206,000.00	\$ 5,001,000.00	8	\$ 422,000.00
James W. Fowler Co.	Y	Y	\$ 4,867,000.00	\$ 135,000.00	\$ 5,002,000.00	9	\$ 335,000.00
Reynolds General Contracting Inc.	Y	Y	\$ 5,077,000.00	\$ 191,000.00	\$ 5,268,000.00	10	\$ 411,000.00
Engineers Estimate			\$ 5,142,515.00				

The above figures appear as written within bid documents; and as read aloud at bid opening. THEY DO NOT however, REPRESENT ANY BID AWARD; apparent low, or otherwise.