

CITY COUNCIL AGENDA TOPIC

A RESOLUTION authorizing execution of an agreement with NRC Homes, LLC, for the replacement of the exterior siding and roofing of the Robinswood Tennis Center in the amount of \$687,700, plus all applicable taxes.

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Parks & Community Services

EXECUTIVE SUMMARY**ACTION**

Authorize a Resolution to execute an agreement with NRC Homes, LLC, to replace the exterior siding and roofing of the Robinswood Tennis Center in the amount of \$687,700, plus all applicable taxes.

RECOMMENDATION

Move to adopt Resolution No. 10490

BACKGROUND/ANALYSIS

Robinswood Tennis Center opened in 1973 as an enterprise facility. Over the years, Robinswood Tennis Center has been recognized as one of the finest public tennis facilities in the country. It has received national, regional, and local awards for its programs and services. As a public facility, membership is not required to play at Robinswood or participate in programs or activities.

The majority of the current facility was built in 1987 and the interior of the clubhouse was renovated in 2010. The exterior siding of the building today is the same as in 1987, and the roof was last replaced in 2005. Both the roof and siding have reached the end of their useful life and require replacement. In 2018 Parks Maintenance staff identified soft spots on the roof and flagged the roof for replacement. Further investigation revealed numerous soft spots and holes in the siding that have been enlarged and accessed by birds and squirrels. Rolluda Architects began design work in 2023 and the project has received the required building permits.

Scope of Work

The scope of work provides for all labor, equipment and materials for residing the tennis center. The project includes more durable metal siding, reroofing of all sloped roofs, and installing new trim, flashing and gutters.

Bid Process & Analysis

The bid process was conducted per the City standard procurement procedures to ensure a State RCW compliant bid process that was open, fair, and transparent. The bid was advertised in the Seattle Times and Daily Journal of Commerce, and available on the City and Builders Exchange of Washington websites. Bids were due and opened on February 13th, 2025. The following bids were received:

Bidder	Base Bid Amount
Tecta America Roofing Redefined	\$1,144,994
Reynolds General Contracting	\$954,353
Queen City S.M. & Roofing Inc.	\$937,100
BCN Construction LLC	\$775,360
American West Contracting Co.	\$750,147
Alpha Developers LLC	\$727,432
NRC Homes LLC	\$687,700
<i>Engineer's Estimate</i>	<i>\$1,135,863</i>

The engineer's estimate was \$1,135,863. The bid from NRC Homes, LLC, represents the lowest responsive bid submittal. NRC Homes, LLC's, Bid Proposal Form included minor mathematical errors which did not give them a competitive advantage as they would remain the lowest responsive bidder after correction. NRC Homes, LLC's, corrected low bid amount is \$687,700, plus all applicable taxes.

Staff recommends the contract be awarded to NRC Homes, LLC. The bid is \$448,163 under the engineer's estimate. The four lowest bids were within 13 percent of one another, substantiating the reasonableness of the low bid. The contractor has done work of similar value and has good references.

Construction Timing

On-site construction is projected to commence in April 2025, with completion anticipated in summer 2025. The project has been coordinated with the Tennis Center supervisor and will have minimal impact on Tennis Center operation

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code chapter 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required to award the bid where the cost is estimated to exceed \$350,000.

PA-41. Evaluate existing parks and facilities, and renovate, where appropriate, to maximize efficient maintenance and operating practices, improve safety and accessibility for all users, and to reduce, where feasible, the impacts on adjacent properties.

PA-42. When feasible, install, renovate or replace facilities using materials, construction and operation methods that meet or exceed green building certification or other performance standards and are known to be weather-resistant and longer lasting.

Fiscal Impact

Awarding this bid will obligate the City to an amount up to \$687,700, plus all applicable taxes. This project is funded through the 2025-2030 General Capital Improvement Program (CIP Plan No. P-R-11). Sufficient funds exist to complete this project.

OPTIONS

1. A RESOLUTION authorizing execution of an agreement with NRC Homes, LLC, for the replacement of the exterior siding and roofing of the Robinswood Tennis Center in the amount of \$687,700, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Vicinity Map
 - B. CIP Project Description (P-R-11)
- Proposed Resolution No. 10490

AVAILABLE IN COUNCIL LIBRARY

Public works agreement with NRC Homes, LLC