

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Motion to award Bid No. 15056 to Reynolds General Contracting, Inc., authorizing approval of a public works contract to complete code-required upgrades at Highland Community Center.

FISCAL IMPACT

Awarding this bid will obligate the City to an amount up to \$122,438. This project will be funded from Parks CIP Project No. P-R-11, Renovation & Refurbishment of Park Facilities. There are sufficient funds budgeted to complete this project.

STAFF CONTACTS

Glenn Kost, Planning Manager, 452-5258

Ken Kroeger, Capital Projects Manager, 452-4624

Parks and Community Services Department

POLICY CONSIDERATION

Bellevue City Code:

Bellevue City Code Chapter 4.28 provides for the fair and equitable treatment of persons in the purchasing process. Because the total amount of the project exceeds \$90,000, Council approval is required.

Bellevue City Code 4.28.210 also provides that if no responsive bid is received on the first call, the City may (1) conduct a second formal bid process, (2) enter into a contract without any further call, or (3) become its own general contractor and enter into a series of labor and material sub-contracts.

BACKGROUND & SCOPE OF WORK

The Highland Community Center provides a variety of programs and activities for all ages and abilities. The facility was built in 1938-39 and has undergone a series of additions and renovations over the years. The Center includes a gymnasium, large community room, exercise room, kitchen, and several classrooms.

Based on the current use of the facility, the City's building officials determined that portions of the building did not comply with current building codes. Specifically, additional fire and life safety measures are required in the classrooms to increase their fire resistance and to maintain current uses. The scope of work includes demolition, new wall framing, additional drywall layers for fire separation, fire rated doors; fire and smoke dampers; fire stops, and fire-rated painting. Because this is an active, year-round community center, the contractor is required to complete the work in a limited period of time to minimize program disruption.

BID & CONTRACT NEGOTIATIONS

Consistent with City bid procedures, staff invited the City's Job Order Contractor (JOC) and seven qualified general contractors from the City's Small Works Roster to submit quotes. None were received. The contractors identified the following reasons for not bidding:

- Three were unable or unwilling to redirect (or hire) staff to complete this job.
- One no longer competed for public works.
- Three could not meet our scheduling requirements.

In reviewing the options outlined in BCC 4.28.040 (identified in the Policy Consideration section of this memo), re-bidding the project provides no guarantee of attracting additional project interest. Market conditions have not changed, and rebidding provides no certainty of receiving responsive bids. Current staff resource commitments to other projects do not allow the City to act as the general contractor for this project in the timeframe needed to address safety and programming concerns. Staff then looked to the third option – entering into a contract without another formal call to bid. Ten additional general contractors were contacted based on their experience, previous interest in the project, capacity for the work, and/or previous experience on similar projects. Two contractors expressed interest. Staff thoroughly reviewed the project requirements and invited each contractor to submit a proposal. One contractor, Reynolds General Contractors, Inc. submitted a proposal of \$122,438, which includes WSST and a construction contingency.

After reviewing the contractor's bid, background, references, and previous projects, staff believe that the proposal represents a fair price for the work, and that Reynolds General Contractors, Inc. is capable of performing the work per the plans and specifications and within the timeframe specified. We believe this project can be completed within the bid amount. However, if it is necessary to authorize minor changes because of unknown circumstances, only additional work necessary to achieve the complete and proper development of the project will be authorized.

EFFECTIVE DATE

If adopted by Council, this motion will become effective immediately.

OPTIONS

1. Award Bid No. 15056 to Reynolds General Contracting, Inc., authorizing approval of a public works contract to complete code-required upgrades at Highland Community Center.
2. Conduct a second formal bid process. This option anticipates that a more favorable bidding climate will emerge in the near future.
3. Reduce the scope of the project, and re-bid at a later date. Reducing the scope would not meet current building codes.
4. Authorize staff to purchase the supplies, materials, and equipment to perform the scope of work and improvement by hiring day laborers (serve as the general contractor).
5. Reject the Bid and provide alternative direction to staff.

RECOMMENDATION

Option 1.

MOTION

Move to Award Bid No. 15056 to Reynolds General Contracting, Inc., authorizing approval of a public works contract to complete code-required upgrades at Highland Community Center.

ATTACHMENT

CIP Project Description

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

Copy of Contract