

August 3, 2015

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Ordinance No. 6245, authorizing: 1) award of Re-Bid No. 15031 to Buckley Nursery Company as the lowest responsive and responsible bidder for the City Hall Green Roof project, in an amount not to exceed \$177,737.12; 2) acceptance of a King Conservation District Grant in the amount of \$90,000; and 3) amendment of the 2015-2016 budget of the Operating Grants, Donations, and Special Reserve fund in the amount of \$40,000; and authorizing expenditures from said fund.

FISCAL IMPACT

Approval of this action will obligate the City to a bid amount of \$177,737.12 including Washington State sales tax for a City Hall green roof. The City's maximum contribution for this project (less the KCD grant) is \$87,737.12. This expenditure was anticipated in the 2015-2016 budget process and sufficient funding exists within the Facility Services Fund.

The King Conservation District grant was anticipated and budgeted during the 2015-2016 budget process at \$50,000. An additional \$40,000 has been awarded and approval of this action will amend the biennial budget by \$40,000 to a total of \$90,000.

STAFF CONTACT

Nora Johnson, Department Director, 452-4167

John Koffley, Facilities Manager, 452-6153

Emma Johnson, Resource Conservation Manager, 452-5246

Civic Services Department

POLICY CONSIDERATION

City policy:

The amount of this funding authorization exceeds the City Manager's authority and therefore needs Council approval.

Comprehensive Plan:

This policy aligns with the recently adopted Comprehensive Plan's support of green building and Low Impact Development as key strategies to balance urban growth with environmental protection and achieving Bellevue's long-term environmental sustainability.

BACKGROUND

Green roofs are an example of Low Impact Development (LID) because their primary function is to slow down and filter rain that would otherwise hit hard surfaces. As outlined in the Comprehensive Plan, "LID focuses on how stormwater enters, is stored, and leaves a site. By mimicking natural systems, LID can help maintain or restore the natural hydrology of watersheds. Site design using LID principles incorporates vegetation and small-scale hydrologic control to capture, treat and infiltrate storm water runoff on site."

The existing roof consists of a perimeter concrete path and 5,000 square feet of gravel-ballasted roof. Currently, the stormwater hits this roof and flows to a storm drain.

The original City Hall design included installation of green roofs in three locations, including outside the third floor deli (Schematic Design Council Briefings, November 2003). As a budget reduction, the green roofs were cut from the project, with the intention that these could be installed at a later. The estimated cost during construction was \$500,000 for three green roofs.

The currently proposed project addresses the roof outside of the third floor deli. The roof will provide a visible and tangible example for City staff and visitors of the benefits of green infrastructure, including pollinator habitat. This project will also serve as a pilot project used to measure potential benefits of additional green roof installations. Factors being measured include before and after of temperature, water run-off (quantity and quality), and the impact of the green space on employees. The third floor green roof will also help reduce glare and heat entering the building; green roofs can reduce the heating and cooling requirements below them by six percent. In addition, the selected bidder will inspect the membrane and extend the roof warranty by 10 years.

BID PROCESS and ANALYSIS

The Advertisement for Bids (Re-Bid No. 15031) was published on May 13 and May 20, 2015, in the *Seattle Daily Journal of Commerce* and *The Seattle Times*, and on the City of Bellevue and Builders Exchange websites, and available for two weeks. Bids were due and opened Thursday, May 28, 2015. An invitation to bid (Bid No. 15031, March 5) received feedback that the scope of work could not be accomplished with budget and was re-bid per Procurement policies in order to include several deductive alternates that could allow bidders to reduce costs. Deductive Alternate #2B is the selected bid, removing more aesthetic components that will not diminish the functionality of the green roof.

Only one bid was submitted.

Contractor	Base Bid	Deductive Alternate #2B
Buckley Nursery Company	\$197,314.62	\$177,737.12

After reviewing the Contractor's bid, background, references, and previous projects, staff believes that Buckley Nursery Company is capable of performing the required work per the plans and specifications. After discussing the project with Buckley Nursery and the supplier, staff believe there are additional cost savings beyond the selected deductive alternate that could be implemented. Following bid award, staff will work with the contractor to further reduce the project cost.

EFFECTIVE DATE

If approved, this Ordinance becomes effective on August 11, 2015.

OPTIONS

1. Adopt the Ordinance authorizing: 1) to award Re-Bid No. 15031 to Buckley Nursery Company as the lowest responsive and responsible bidder for the City Hall Green Roof project, in an amount not to exceed \$177,737.12; 2) to accept a King Conservation District Grant in the amount of \$90,000; and 3) amend the 2015-2016 budget of the Operating Grants, Donations, and Special Reserve fund in the amount of \$40,000, and authorize expenditures from said fund.
2. Do not adopt the Ordinance and provide alternative direction to staff.

RECOMMENDATION

Option 1.

MOTION

Move to adopt Ordinance No. 6245, authorizing: 1) to award Re-Bid No. 15031 to Buckley Nursery Company as the lowest responsive and responsible bidder for the City Hall Green Roof project, in an amount not to exceed \$177,737.12; 2) to accept a King Conservation District Grant in the amount of \$90,000; and 3) amend the 2015-2016 budget of the Operating Grants, Donations, and Special Reserve fund in the amount of \$40,000, and authorize expenditures from said fund.

ATTACHMENTS

Proposed Ordinance No. 6245

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

Scope of Work

Grant application

Architectural plans