

August 3, 2015

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Motion to award Bid No. 15058 to WM Dickson Co. as the lowest responsible bidder for the Surrey Downs Courthouse Demolition Project.

FISCAL IMPACT

Awarding this bid will obligate the City to an amount up to \$302,460.13, which includes Washington State Sales Tax (WSST) and a project contingency. This project will be funded through the CIP Plan No. P-AD-95, Surrey Downs Park Development. There are sufficient funds budgeted in P-AD-95 to complete this project.

STAFF CONTACTS

Patrick Foran, Director, 425-5377
Glenn Kost, Planning Manager, 425-5258
Ken Kroeger, Capital Projects Coordinator, 425-4624
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 of the amount of the purchase, Council approval is required.

BACKGROUND

The City acquired the Surrey Downs property, including the District Court facility, in 2005 and subsequently removed the southern (daycare) wing to expand the existing park area. The District Court and Probation functions remained at Surrey Downs until June 2015, when they were relocated to the Bellefield Office Park. King County has removed some of their furniture in the court for future reuse, and the building is now vacant. The demolition plans have been coordinated with Sound Transit to eliminate any project scope overlap with the future light rail construction. After an extensive community engagement process and Park Board recommendation, Council endorsed a Master Plan revision for Surrey Downs Park in 2014 that included the removal of the court building. Funding for demolition is provided in the 2015-2016 CIP.

SCOPE OF WORK and TIMING

Construction activities will include demolition of all structures, adjacent paving, related utilities, and hazardous material abatement. Utilities will be capped for future reuse during park redevelopment. The impacted area will be graded smooth, seeded and maintained for interim park use until full park redevelopment begins. The demolition area will be fully fenced so that the remaining park can remain open, including vehicle access from 112th and the main parking lot. After construction, the entire park will re-open until light rail construction begins in this area, which will eliminate access from 112th and to the parking lots.

If awarded, demolition is expected to start in mid-August and be complete by the end of the year.

BID ANALYSIS

Bids were requested online through the Builders Exchange, and advertised in *The Seattle Times*

and the *Seattle Journal of Commerce*. The following bids were opened July 22, 2015:

Bidder	Base Bid (Incl. WSST)
WM Dickson, Co.	\$302,460.13
3 Kings Environmental, Inc	319,455.15
Rhine Demolition, LLC	339,951.15
Anderson Environmental Contracting (AEC)	423,345.04
Road Construction Northwest, Inc.	477,366.73
Engineer's Estimate	\$559,000.00

After a thorough review of the contractor's bid, qualifications, background, references, and previous projects, staff believes that WM Dickson Co. is responsive, meets the requirements of the project specifications, and is capable of performing this work per the plans and specifications. To the best of staff's knowledge, this project can be constructed within the bid amount and time specified. Only additional work necessary for the complete and proper development of the project will be authorized. Staff recommends awarding the contract to WM Dickson Co. as the lowest responsible bidder.

EFFECTIVE DATE

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

OPTIONS

1. Award Bid No. 15058 to WM Dickson Co. as the lowest responsible and responsive bidder for the Surrey Downs Courthouse Demolition Project.
2. Reject all bids and provide alternative direction to staff.

RECOMMENDATION

Option 1.

MOTION

Move to award Bid No. 15058 to WM Dickson Co. in the amount of \$302,460.13, including WSST, as the lowest responsible and responsive bidder for the Surrey Downs Courthouse Demolition Project.

ATTACHMENT

CIP Project Description

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

Copy of Contract