

CITY COUNCIL REGULAR SESSION

Resolution authorizing the execution of an agreement with Reynolds General Contracting, Inc. for roof replacement at the Enatai Boathouse in the amount of \$786,450 plus all applicable taxes.

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EXECUTIVE SUMMARY

This Resolution authorizes execution of an agreement with Reynolds General Contracting, Inc to replace the roof at the Enatai Boathouse. Work will include replacement of the existing concrete roof and repairing or replacing water damaged structural elements.

RECOMMENDATION

Move to adopt Resolution No. 9989.

BACKGROUND/ANALYSIS

The Boathouse at Enatai Beach Park was built and opened to the public in the mid-1990's. The Boathouse is built into the hillside and the flat roof deck is used by the public for picnics and as a lake view platform. The interior of the building is used for office space, boat storage, and contains public restrooms. REI contracts with the City to provide non-motorized watercraft to the public at this facility.

The Boathouse's roof is leaking and is in need of repair. Repairs over the years, have prolonged the use of the building however water intrusion has continued. In 2019, roof and structural engineering consultants were hired to evaluate the roof's condition and the building's structural integrity. The consultant could not identify the source of water infiltration however noted evidence of dry rot and compromised wood structures. Work to address the leaks includes roof replacement and repair and/or replacement of damaged structural elements. Upon approval, work is anticipated to begin mid-September and be complete by the end of this year. The Boathouse will be closed throughout construction; however, Enatai Beach Park will remain open to the public.

Bid Process & Analysis

The bid process was open, fair, and transparent. An invitation to bid was advertised on the City's website, The Seattle Times, and Daily Journal of Commerce beginning on July 8. Contract documents were available on the City's and Builders Exchange websites. Bids were opened on August 5; a single bid proposal was received:

Bidder	Bid Amount (excluding applicable taxes)
Reynolds General Contracting, Inc.	\$786,450.00

Engineer's Estimate

\$623,632.00

Staff recommends awarding the agreement to Reynolds General Contracting Inc., as the lowest

responsive and responsible bidder. Based on the contractor's background, references, and previous projects, staff believe that Reynolds General Contracting, Inc. is capable of successfully completing the required work in accordance with the contract documents as well as in a timely and cost-effective manner. They are a well-regarded company that has completed a variety of public works projects for the City of Bellevue and other public entities.

Although the bid is 28 percent over the Engineers estimate staff believes that the bid accurately reflects current construction market costs. The Engineer's cost estimate was compiled prior to the pandemic. During this time, related construction costs have escalated, and supply chain shortages were fully recognized. Waiting for improved market conditions is risky, with no guarantee of lower prices in the immediate future. As water has already infiltrated and damaged the building, waiting for improvement of the construction market could result in additional damage and increased costs. Only work necessary for the complete and proper development of the project will be authorized.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required to execute contracts where the cost exceeds \$90,000.

Comprehensive Plan - Parks, Recreation & Open Space PA-34: 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.

Fiscal Impact

Awarding this agreement obligates the City to an amount up to \$786,450 plus all applicable taxes. The Enatai Boathouse Roof Replacement will be funded by Renovation and Refurbishment of Park Facilities (CIP Plan No. P-R-11). There are sufficient funds available to perform this work.

OPTIONS

1. Adopt the Resolution authorizing the execution of an agreement with Reynolds General Contracting, Inc. for roof replacement at the Enatai Boathouse in the amount of \$786,450 plus all applicable taxes..
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Scope of Work
 - B. Vicinity Map
 - C. CIP Project Description (CIP Plan No. P-R-11)
- Proposed Resolution No. 9989

AVAILABLE IN COUNCIL LIBRARY

Agreement with Reynolds General Contracting, Inc.