



**MEMO TO:** Members of the City Council

**FROM:** Mayor John Marchione

**DATE:** June 6, 2017

**SUBJECT: Award of Bid to Andersen Construction Company in the Amount of \$999,900, and Approval of Supplemental Agreement No. 3 with Buffalo Design in the Amount of \$44,904, for the Trinity Building Upgrade, Project No. 20011533**

**I. RECOMMENDED ACTION**

- A. Award bid for the Trinity Building Upgrade, Project No. 20011533, to Andersen Construction Company of Seattle, Washington, for the amount bid of \$999,900, and authorize the Mayor to sign the contract.
- B. Approve Supplemental Agreement No. 3 with Buffalo Design for \$44,904 for additional design and construction support services and authorize the Mayor to sign the agreement.

**II. DEPARTMENT CONTACTS**

Linda De Boldt, Director of Public Works	425-556-2733
Mike Paul, City Engineer	425-556-2721
John Mork, Project Manager	425-556-2713

**III. DESCRIPTION/BACKGROUND**

In spring 2015, Maintenance and Operations Management became aware that use of the Trinity Building on the MOC Campus for vehicle and materials storage was not a permitted use under the Building Code based on the building's occupancy classification (Type *B*). Over the previous 7+ years the building had housed the City's vector trucks, snow plows, de-icer truck, wastewater jetter truck and other heavy equipment. These vehicles all require freeze protection to maintain functionality and quick response to maintenance emergencies.

Under a separate effort in August 2015, plans to move City staff and operations out of the Sammamish River Business Park began. The underused office space within the Trinity Building was identified as a viable option for relocating some of the Sammamish River Business Park's work groups and functions.

In September 2015 through a request for qualifications process (RFQ) Buffalo Design was selected to complete a feasibility analysis for the project. The analysis included providing

a preliminary cost estimate and layout options for retrofitting the Trinity Building to an S-2 occupancy. This new occupancy classification allows vehicle storage and office space within the same building. Existing uses within Sammamish River Business Park were documented, potential efficiencies were explored and an analysis of the existing conditions of the Trinity Building was done to identify the required upgrades needed to become fully operational.

With this construction contract, the following improvements will be made to the building:

- Installation of a fire suppression system.
- Addition of building exhaust system.
- Improvements to the existing HVAC system.
- Improvements to the building's ADA accessibility.
- Renovations and expansion of existing restroom area.
- Construction of an I.T. network room.
- Addition of adjustable high bay storage rack systems.

Under Supplemental Agreement No. 3, Buffalo Design will provide construction administration and closeout services.

### **Bid Results**

The project was advertised in the Daily Journal of Commerce on April 6, 2017, and April 13, 2017. The City Clerk received bids until 2 PM, April 25, 2017. There were five (5) bidders and the bids are summarized below:

<b>Bidder</b>	<b>Business Location</b>	<b>Amount Bid</b>
Grenlar Construction	Kenmore, WA	\$1,116,500
Kassel & Associates, Inc.	Redmond, WA	\$1,635,700
Biwell Construction Inc.	Bellevue, WA	\$1,058,090
Andersen Construction	Seattle, WA	\$999,900
Ferris-Turney General Contractor, Inc.	Seattle, WA	Bid Withdrawn*
<b><i>Engineer's Estimate</i></b>		<b>\$1,279,139.48</b>

\*Ferris-Turney General Contractor, Inc. – The bid proposal was withdrawn by the contractor due to a calculation error.

All bidder's unit prices, extensions and additions have been checked for accuracy and unbalanced bid items. The contractor's references were checked and found to be acceptable. Staff recommends award to Andersen Construction, the low responsible bidder.

#### **IV. PREVIOUS DISCUSSIONS HELD**

<b>Date</b>	<b>Action / Committee Presentation</b>
11/17/2015	Approve Consultant Agreement for Space Use Analysis
06/14/2016	Public Works and Planning Committee
02/21/2016	Approve Consultant Agreement
Today	Approve Supplemental Agreement No. 3
Today	Award of Bid

#### **V. IMPACT**

##### **A. Service/Delivery:**

This project will retrofit the Trinity Building to comply with S-2 Occupancy requirements, allowing storage of vehicles and materials (warehousing), and will complete improvements needed to accommodate maintenance staff.

##### **B. Fiscal Note:**

Estimated costs for the project are shown below.

Current Project Budget:

General Government CIP	\$2,000,000
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Estimated Project Costs:

Design Phase	\$ 234,000
Permits	18,000
Construction Phase	<u>1,549,899</u>
Total Estimated Project Cost	\$1,801,899

Budget Difference	\$198,101
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Transfer Back to General CIP	\$198,101
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#### **VI. ALTERNATIVES TO STAFF RECOMMENDATION**

The City Council could choose not to award the contract; however, this action would delay construction of the project.

#### **VII. TIME CONSTRAINTS**

The project is expected to be completed in the fall of 2017. A delay in moving forward with this project would extend the time that the City's emergency response vehicles

(snowplows, de-icer trucks, vactors, etc.) would remain stored outdoors, significantly impacting response times during cold weather due to freezing.

Target Dates

Begin Construction  
Complete Construction

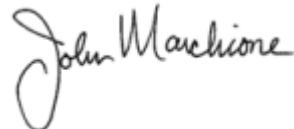
June 2017  
October 2017

**VIII. LIST OF ATTACHMENTS**

- A. Vicinity Map
- B. Supplemental Agreement No. 3



**Linda De Boldt, Director of Public Works**



Approved for Agenda \_\_\_\_\_  
**John Marchione, Mayor**