

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorizing the City Manager to Execute Contract No. 8682 with Shreve Construction in the amount of \$5,403,050 and Contract No. 8757 with VECA in the amount of \$407,719 for Construction of the Police Station at City Hall Project
DEPARTMENT:	City Manager's Office
PRESENTED BY:	Dan Eernisse, Economic Development/Real Estate Manager
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

The Shoreline Police facility on N 185th Street has long been recognized as sub-standard. Following an extensive feasibility study, Council directed that the police station be incorporated into the City Hall campus. Council subsequently authorized staff to proceed with the acquisition of the Grease Monkey property next to City Hall to accommodate this integration. At its June 1, 2015 meeting, Council authorized the City Manager to hire David A. Clark Architects, PLLC, to design the improvements to the first and third floors of City Hall and the addition to the east of the City Hall building for this project. Since that time, the Police Station at City Hall project design has progressed from a rough schematic to 100% design, the project has been advertised, and construction bids have been received.

Tonight's discussion will update the Council on the project and address factors that led to the total cost of the project bids to exceed the adopted project budget by 13.6%. This report identifies strategies that Council can take—as well as staff's recommended course of action—to reconcile the shortfall. Tonight, staff is looking to Council to award the construction contract and the technology package contract for the Police Station at City Hall Project. Staff is recommending that Council authorize the City Manager to execute a construction contract (Contract No. 8682) with Shreve Construction and a technology package contract (Contract No. 8757) to VECA.

RESOURCE/FINANCIAL IMPACT:

The Police Station at City Hall project cost is currently estimated at \$7,761,628 in the adopted 2017-2022 Capital Improvement Program (CIP). The updated project cost incorporating construction bids is \$8,819,428, representing a \$1,057,800 (13.6%) shortfall. The City Manager recommends that the remaining funding be covered by designating additional seizure funds and including mitigation reimbursement proceeds. Should revenue estimates from these sources prove to be low, additional general capital fund or general fund funding would be used as contingent sources of revenue. The project budget will be updated to reflect accurate figures as part of the CIP budget process this year.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute Contract No. 8682 with Shreve Construction in the amount of \$5,403,050 and Contract No. 8757 with VECA in the amount of \$407,719 for construction of the Police Station at City Hall Project.

Approved By: City Manager ***DT*** City Attorney ***MK***

BACKGROUND

The Shoreline Police facility on N 185th Street has long been recognized as sub-standard. While the police facility has been incrementally upgraded through small remodels and renovations, the building is considered unworthy of comprehensive improvements. To appreciate the condition of the facility, the City Council toured the facility in the past and acknowledged that the station was a cramped and outdated facility.

In early 2013, Council directed staff to conduct a feasibility study of options to upgrade the police facility. For its 2013-15 Council Goals, Council included an action step under Council Goal 5 to “Complete the police station feasibility study to determine if operational efficiencies can be gained between City and police operations, police neighborhood storefronts, and police volunteers.” Aided by the availability of seizure funds, staff conducted a feasibility study of alternatives for an improved police station, including:

- Option 1 - a new police facility on the current N 185th Street site,
- Option 2 - a new facility on a new site, and
- Option 3 - an integrated facility on the City Hall campus, which was recommended by staff.

On May 13, 2013, Council received a progress report at a Council Dinner Meeting and directed staff to give preference to Option 3, moving the police onto the City Hall campus. The articulated plan was for the Police Department to occupy the first floor of City Hall after its current uses, which primarily includes the City’s Planning and Community Development functions, are moved to a built-out third floor. The additional space and parking for police required the acquisition of the Grease Monkey property just to the east of City Hall.

Additional background on the Police Station at City Hall project is as follows:

- On August 5, 2013, Council received a progress report as part of the 2014 Capital Improvement Project (CIP) update explaining the sources of funds (seizure funds, proceeds from the sale of the current police facility, facility funds from the original City Hall bond reserved for the 3rd floor) as well as a general design and construction timeline of two to three years.
- On September 23, 2013, staff presented its findings more formally as an agenda item at a Council Business Meeting. Justification for the City Hall campus option was presented along with an estimated project cost of approximately \$5.5 million, with a \$2.1 million shortfall in funding.
- On November 18, 2013, Staff answered questions that emerged from the September 23rd meeting at Council’s Dinner Meeting, as well as explaining the process for acquiring the Grease Monkey property.
- On December 9, 2013, Council adopted Ordinance No. 680 authorizing the use of eminent domain for the acquisition of the Grease Monkey property for the Police Station at City Hall project. In addition, the staff report for this ordinance adoption answered questions regarding alternative locations and on-campus parking.

- On June 16, 2014, during the 2015 CIP update, the allocation for the Grease Monkey acquisition was increased from \$1.1 million to \$1.5 million to provide a larger contingency. It was also recommended that the Police Station at City Hall project's gap in funding be made up using short term financing that would be paid back with the sale of the current police station property and future treasury seizure funds. The total project estimate adopted in the 2015 CIP was \$5.58 million.
- On June 1, 2015, Council took action to authorize the City Manager to execute a contract for professional services running through 2017 with David A. Clark Architects, PLLC, for design and construction management services to complete the build-out of the third floor and addition of a Police Station at City Hall in an amount not to exceed \$405,405. At the same meeting, staff provided an update on the project's timeline and budget, specifically indicating that the project completion was projected for the fourth quarter of 2017 and that the budget would have a \$2.52 million shortfall in funding.
- During the 2016 Budget and CIP discussions during the fall of 2015 that resulted in the current project estimate, which is included on page 328 of the 2016-2021 CIP document (<http://shorelinewa.gov/home/showdocument?id=22237>), staff updated the overall cost of the Police Station at City Hall project and the projected funding gap. Due to design and internal changes, such as increasing the contingency to 20% and expensing internal staff time, the overall project budget was increased to \$7.232 million. After a commitment of \$1 million from the General Fund to the project, the spending gap was estimated between \$1.4 and \$1.6 million.
- Staff updated Council on the 60% design of the project at its May 16, 2016 meeting. As the design progressed and issues were addressed, the project's budget increased to \$7.761 million, and Council agreed to cover the \$1.4 million funding gap with a General Fund Balance contribution. The staff report for this most recent Council discussion can be found at the following link: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2016/staffreport051616-9b.pdf>.

DISCUSSION

Project Design Update

The project is now at 100% design. Much of the work accomplished since the May 16, 2016 update to Council was done without significant changes to building function or design, as it consisted primarily in making and responding to permit submittals, defining project specifications, and finalizing interior design functions. No major changes to the design have been made, but as the design progressed, quantities were confirmed and additional issues were addressed, including the following highlights:

- The lobby fireplace was physically removed. Staff and the public have already been enjoying the added space and light provided.
- The Planning & Community Development (PCD) team solidified its design to enhance customer service. Applicants will now be directed to a single station and staff members will come to them as needed. Each station will be equipped with a shared computer station with a screen arranged so that applicants can see and

follow along as permits are managed. The stations are modular, allowing for flexibility in the future.

- Space for the Ronald Wastewater District staff members who will be physically moving to City Hall are now considered in the layout designs.
- In order to respond to exiting requirements, the conference room design alteration was changed from a retractable wall between conference rooms 301 and 302 to a relocated fixed wall. The new configuration will grow the size of conference room 301 by approximately 50% while conference room 302 will be reduced in size to a conference room approximately the size of Council's conference room 104.
- During construction, the Highland Park Center building along the City Hall campus' east property line will continue to house Jersey's Great Food & Spirits, while the former medical office behind Jersey's will be used by the contractor as an office. At some time in the future, staff believes that this area may be ideal for additional police parking and an annex building for City Hall, but no funding is currently allocated for demolition of the Highland Park Center or construction of a new annex building in the Police Station at City Hall project budget.

Project Timeline Update

Assuming that Council authorizes the City Manager to sign the construction contracts this evening, the timeline for the project will be finalized by the contractor after pre-application meetings later this month. Staff anticipates that:

- Construction on the third floor will commence by the end of May 2017;
- Demolition of the Grease Monkey building and excavation of contaminated soils beneath it will commence once the weather becomes (relatively) warm and dry (summer 2017);
- Staff currently occupying the first floor will move to the third floor in the fall of 2017; and
- Police will occupy the first floor in early 2018.

Project Bids and Project Cost Update

The 2017-2022 CIP update placed the total project cost at \$7.761 million. The project was advertised using a construction bid process for the majority of the project, and a negotiated RFP process for the technology package, which includes an overhaul of the key card entry system at City Hall, upgraded security hardware at the entries, and low voltage wiring for networking. Four bids were received for the construction package, and two responsive proposals were received for the technology package. The Low bid for construction of the project was provided by Shreve Construction at \$5,403,050. The selected proposal for the Technology Package was provided to VECA at \$407,719. The combined cost of the project based on these two bids was \$1,057,800, or 13.6%, over the last adopted project budget.

Two factors contributed to the cost increase. First, the Pacific Northwest is in the midst of an unprecedented construction cycle. Economic forces have pushed construction costs higher and created labor shortages that, in turn, generate higher bids from contractors. Given the competitive environment, there was concern that the project would not attract quality contractors. However, the project team is very happy with the quality and experience of the two selected contractors.

Second, the cost was also driven higher as technological and operational challenges of the project were better understood and addressed, and as the project moved its way through permitting. As examples, the HVAC system for City Hall had to be upgraded to adjust for the 24/7 police use; the access control systems throughout City Hall will be upgraded to move from a local system to one that can accommodate regional providers; additional IT network upgrades were needed to accommodate the unique needs of King County; and the fire pump had to be connected to the new emergency generator. Each of these changes improved the function of City Hall but also added to the cost of the project.

Throughout the design process the project team chose between alternatives that affected project cost. While the overall project cost crept higher, staff believes that appropriate decisions were made along the way to produce a project that features similar specifications as the current City Hall, that adheres to the City's accepted sustainability standards, and that will serve the city for many years with lowered operational expenses. The project budget still includes an 8% contingency.

Alternatives and Risk

The construction bid documents included an alternative for the exterior metal siding on the Police Station addition. The base bid assumed siding that matches the existing exterior grey horizontal metal panels on the Council Chambers. Staff believes that this choice provides a cohesive appearance to the City Hall and better suits the established character of the civic campus. The alternative was to substitute the grey horizontal metal panels with a grey vertical corrugated metal siding that is similar to that used on Aurora Rents. The alternative bid for this siding would reduce the project budget by approximately \$105,000. Although staff's recommendation is to stay with the siding in the base bid, the Council could direct staff to use the lower priced siding and as a result reduce the construction contract and project budget by approximately \$105,000.

Staff currently considers the removal of contaminated soils from the former Grease Monkey site an area that could result in additional cost. Although every effort has been taken to estimate the cost for the remediation and to secure a settlement with the polluter to reimburse the City for the full amount of the remediation, until such time as the actual soil removal occurs and negotiations with the polluter conclude there is some risk of additional cost that could occur.

Fund Sources Update

The City Manager recommends that the \$1,057,800 funding shortfall be addressed as follows:

Project Expenditures:

Construction:

Staff and other Direct Expenses	\$982,269
Land Use Expense	1,453,190
Construction Contracts:	
<i>Shreve Construction Contract (Base Bid)</i>	<i>5,403,050</i>
<i>VECA Contract (Technology Package)</i>	<i>407,719</i>
Other Construction (Furniture, Lobby Sound Proofing, 1% for Art)	<u>118,200</u>

Total Construction	\$8,364,428
Contingency	<u>455,000</u>
Total Project Expenditures	\$8,819,428

Budgeted Project Revenue:

Sale of Current Police Station	\$1,800,000
State, Federal and Treasury Seizure Funds	3,237,397
General Fund Contribution	1,782,796
General Capital Fund	<u>941,435</u>
Total Budgeted Revenue	\$7,761,628

Revenue Shortfall	\$1,057,800
--------------------------	--------------------

Recommended Additional Project Revenue

State, Federal & Treasury Seizure Fund Estimate	\$831,000
Remediation Mitigation Claim Estimate	730,000
GenFund Contribution Reduction due to Mitigation Funds	<u>(503,200)</u>
Total Additional Project Revenue	\$1,057,800

Additional Project Revenue Background

The following provides information about the above noted additional project revenue:

- **Treasury, State and Federal Criminal Seizure Funds** - Approximately \$3.2M in seizure funds are committed to the project which represent the Shoreline police department's portion of seized funds from successful criminal and drug convictions in which its personnel participated. There are two potential seizures that are in process that staff believe will be received by the City that could be applied to the project up to the \$831,000 noted amount.
- **Remediation Mitigation Claim Estimate** - Remediating the contaminated soil on the Grease Monkey site is factored into the project cost, but the anticipated revenue from the polluter was never included in revenues. Given the on-going negotiations with the polluter, staff estimates that a \$730,000 reimbursement from the polluter can be used to offset project cost. This reimbursement allows the City to reduce the amount of general fund contributions by approximately \$500,000.

Should actual collections for these revenues be lower than estimates, project funding would need to come from other sources including General Capital Fund or General Fund contributions. Because both funding sources are subject to lengthy negotiations and legal processes, the City may, if necessary, utilize a short-term interfund loan to fund the project and repay the loan with the seizure and mitigation funds once received.

RESOURCE/FINANCIAL IMPACT

The Police Station at City Hall project cost is currently estimated at \$7,761,628 in the adopted 2017-2022 Capital Improvement Program (CIP). The updated project cost incorporating construction bids is \$8,819,428, representing a \$1,057,800 (13.6%) shortfall. The City Manager recommends that the remaining funding be covered by designating additional seizure funds and including mitigation reimbursement proceeds. Should revenue estimates from these sources prove to be low, additional general

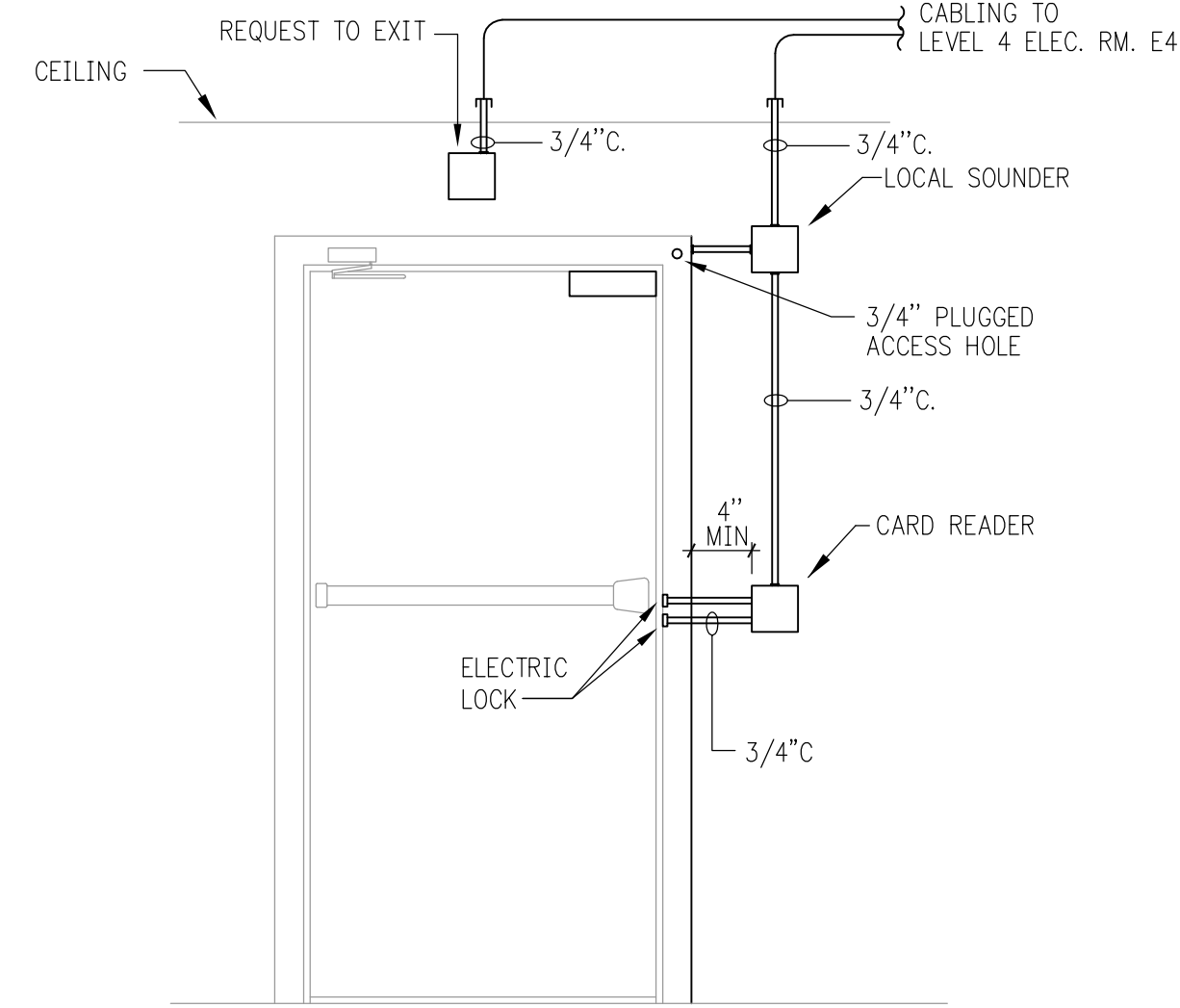
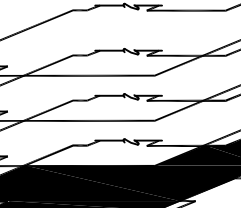
capital fund or general fund funding would be used as contingent sources of revenue. The project budget will be updated to reflect accurate figures as part of the CIP budget process this year.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute Contract No. 8682 with Shreve Construction in the amount of \$5,403,050 and Contract No. 8757 with VECA in the amount of \$407,719 for construction of the Police Station at City Hall Project.

ATTACHMENTS

- Attachment A: Police Station at City Hall Plans
- Attachment B: Rendering of City Hall Campus
- Attachment C: Shreve Construction Call for Bids and Bid Form
- Attachment D: VECA Call for Proposals and Proposal Form



ACCESS CONTROL DOOR DETAIL

SCALE: NONE
NOTES:

**LOW VOLTAGE SYSTEMS
SYMBOL LEGEND**

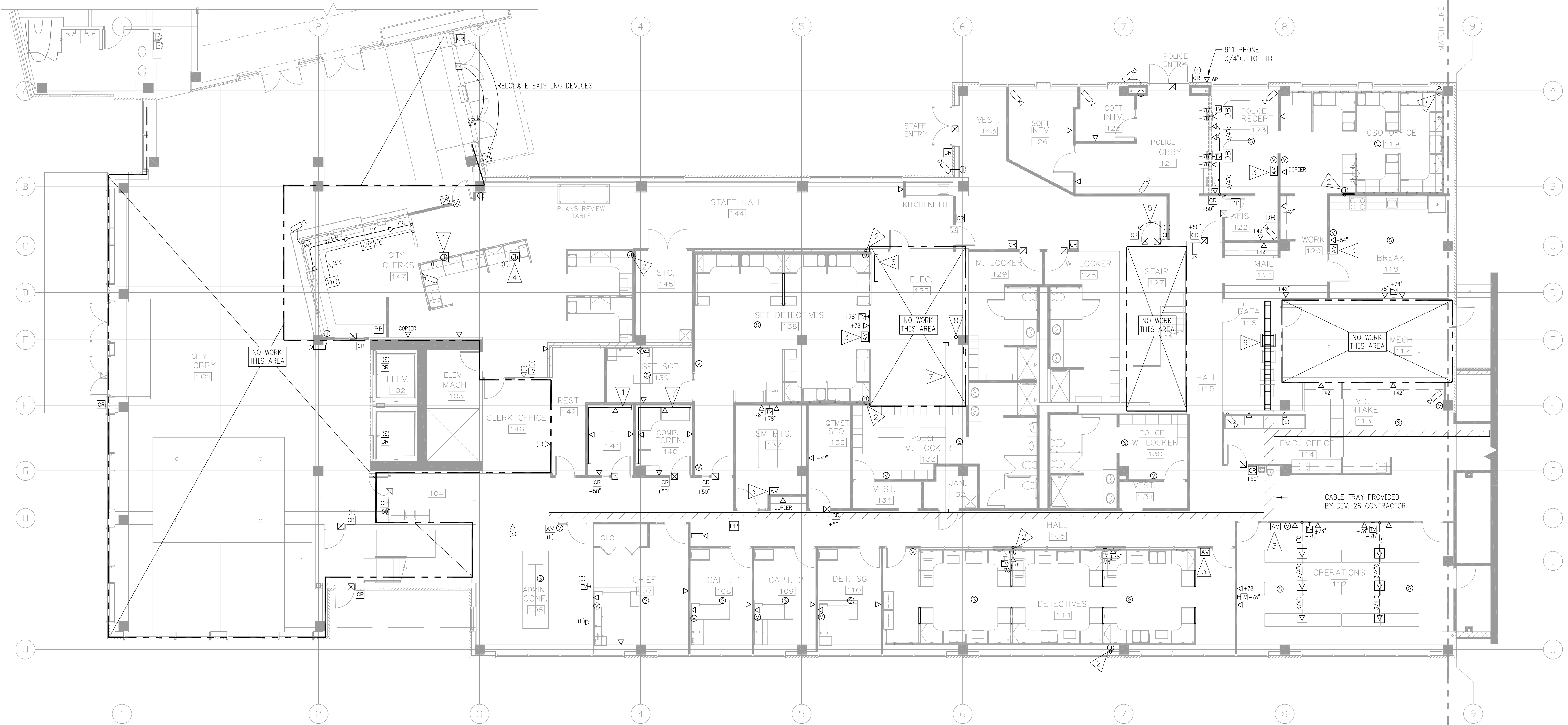
- ▽ VOICE/DATA OUTLET - MIN. (2) CAT6 JACKS AND (2) CAT6 CABLES BACK TO DATA/IT ROOM. SEE DETAIL THIS SHEET.
- ▽ FLOOR MOUNTED VOICE/DATA OUTLET - MIN. (2) CAT6 JACKS AND (2) CAT6 CABLES BACK TO DATA/IT ROOM.
- MODULAR FURNITURE CONNECTION - MIN. (2) CAT6 JACKS AND (2) CAT6 CABLES (PER WORKSTATION) BACK TO DATA/IT ROOM.
- CCTV CAMERA - CAMERA AND CAT6 CABLING BACK VSS SERVER IN DATA ROOM 116.
- TV MONITOR - BY OWNER. PROVIDE CAT6 AND RG6 COAXIAL CABLING BACK TO VSS SERVER IN DATA ROOM 116.
- AV MONITOR CONTROL SWITCH - 6-BUTTON CONTROL STATION AND CABLING TO ASSOCIATED MONITOR(S).
- CARD READER - REQUIRED CABLING TO DOOR CONTROLLER/ACCESS CONTROL SYSTEM IN ROOM E4.
- ⊗ ELECTRIC DOOR STRIKE - REQUIRED CABLING FOR DOOR STRIKE CONTROL IN ROOM E4.
- DB DURESS/PANIC BUTTON - BUTTON AND CABLING BACK TO INTRUSION SYSTEM HEAD-END IN DATA ROOM 116.
- ⊙ CEILING MOUNTED SPEAKERS - SPEAKER AND CABLING BACK TO SOUND SYSTEM.
- ⊙ SPEAKER VOLUME CONTROL - CONTROL STATION AND CABLING BACK TO ASSOCIATED CEILING SPEAKER(S).

**LOW VOLTAGE SYSTEMS
GENERAL NOTES**

1. PROVIDE ALL ASSOCIATED EQUIPMENT, COMPONENTS, WIRING, POWER SUPPLIES, JACKS, MOUNTING EQUIPMENT, ETC. FOR A COMPLETE WORKING SYSTEM FOR THE FOLLOWING:
 - DATA COMMUNICATIONS (LOCAL AREA NETWORK)
 - ACCESS CONTROL
 - INTRUSION
 - VIDEO SURVEILLANCE
 - SOUND
2. FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID.
3. BACKBOXES, RACEWAYS, AND CABLE TRAY SHALL BE BY OTHERS (DIVISION 26/27 CONTRACTOR)
4. PROVIDE CABLING FROM DEVICE BACK TO DATA/IT ROOM ON ASSOCIATED FLOOR, UNLESS OTHERWISE NOTED.
5. THE ACCESS CONTROL SYSTEM HEAD END EQUIPMENT SHALL BE LOCATED IN 4TH FLOOR ELECTRICAL ROOM E4. ROUTE SYSTEM CABLING TO THIS LOCATION.
6. VIDEO SURVEILLANCE (CCTV) AND INTRUSION ALARM HEAD-END EQUIPMENT SHALL BE LOCATED IN FIRST LEVEL DATA ROOM 116.
7. LOW VOLTAGE CABLING IS INTENDED TO BE RUN IN CABLE TRAY WHERE APPLICABLE. MOUNT WITH J-HOOKS ABOVE CEILING IN OTHER AREAS. BUNDLE ASSOCIATED SYSTEM CABLES TOGETHER WITH CABLE TIES IN ALL AREAS.
8. VOICE/DATA - PROVIDE NEW CAT6 PATCH PANELS TO BE INSTALLED ON EXISTING DATA RACKS, ADEQUATE FOR CAT6 CABLING FROM VOICE/DATA OUTLET LOCATIONS, PLUS AN ADDITIONAL 25% SPARE CAPACITY.
9. PROVIDE CABLING BETWEEN FLOORS IF NEEDED TO CONNECT ASSOCIATED SYSTEMS.
10. SEE SPECIFICATIONS FOR FURTHER INFORMATION.

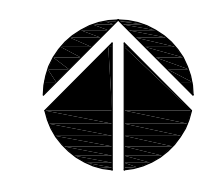
DETAIL NOTES

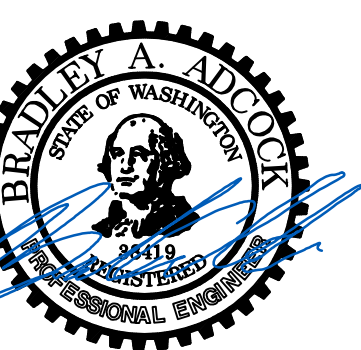
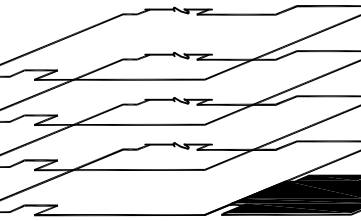
1. WIREMOLD SERIES 4000 WIREWAY MOUNTED ALONG WORKBENCH TOP, BY OTHERS. PROVIDE DATA OUTLETS AS SHOWN.
2. DATA CONNECTION TO SYSTEMS FURNITURE. 2"C.O. TO ABOVE ACCESSIBLE CEILING BY OTHERS.
3. 6-BUTTON CONTROL FOR ON/OFF CONTROL OF MONITORS.
4. EXISTING FLOOR BOX FOR DATA CONNECTION TO SYSTEMS FURNITURE.
5. RELOCATE EXISTING CARD READER, ELECTRONIC DOOR STRIKE AND ASSOCIATED HARDWARE FROM EAST SIDE OF DOOR TO WEST SIDE OF DOOR TO ACCOMMODATE REVISED DOOR SWING.
6. EXISTING BOSCH CONTROLS TO REMAIN OPERATIONAL DURING DURATION OF CONSTRUCTION UNTIL SUCH TIME AS NEW SYSTEM IS INSTALLED AND OPERATIONAL.
7. SPARE 2"C FROM HALL ACCESSIBLE CEILING SPACE TO LOCATION AT CEILING OF ELECTRICAL ROOM.
8. SPARE 2"C RISER FROM ELECTRICAL ROOM 135 TO DATA ROOM D4 ABOVE.
9. DATA ROOM 116 - (1) NEW 19"Wx84" FREE STANDING 2-POST RACK FOR:
 - INTRUSION ALARM SERVER HEAD-END.
 - VIDEO SURVEILLANCE SERVER HEAD-END.



FIRST LEVEL - LOW VOLTAGE PLAN

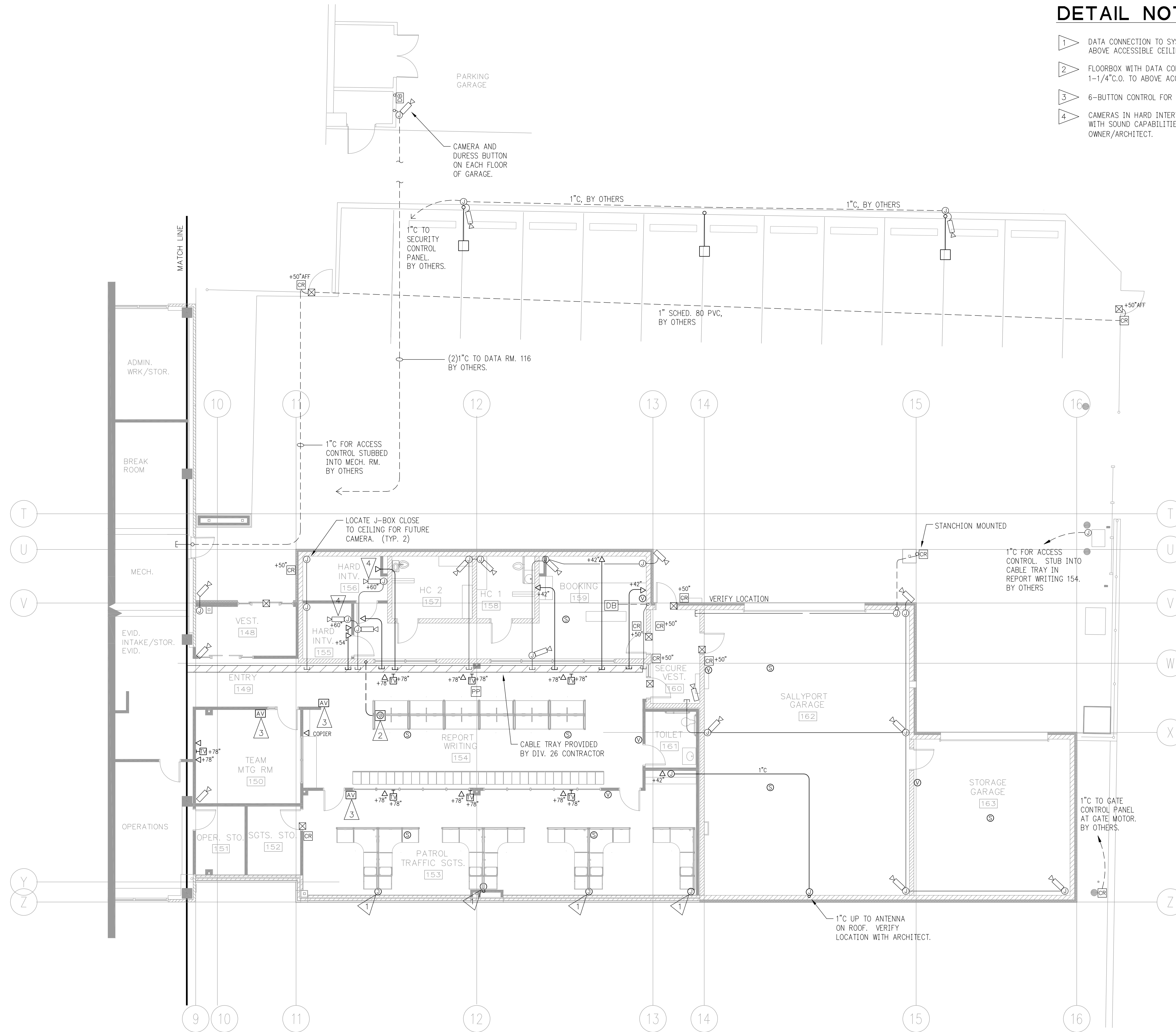
SCALE: 1/8" = 1'-0"





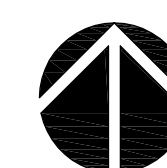
DETAIL NOTES

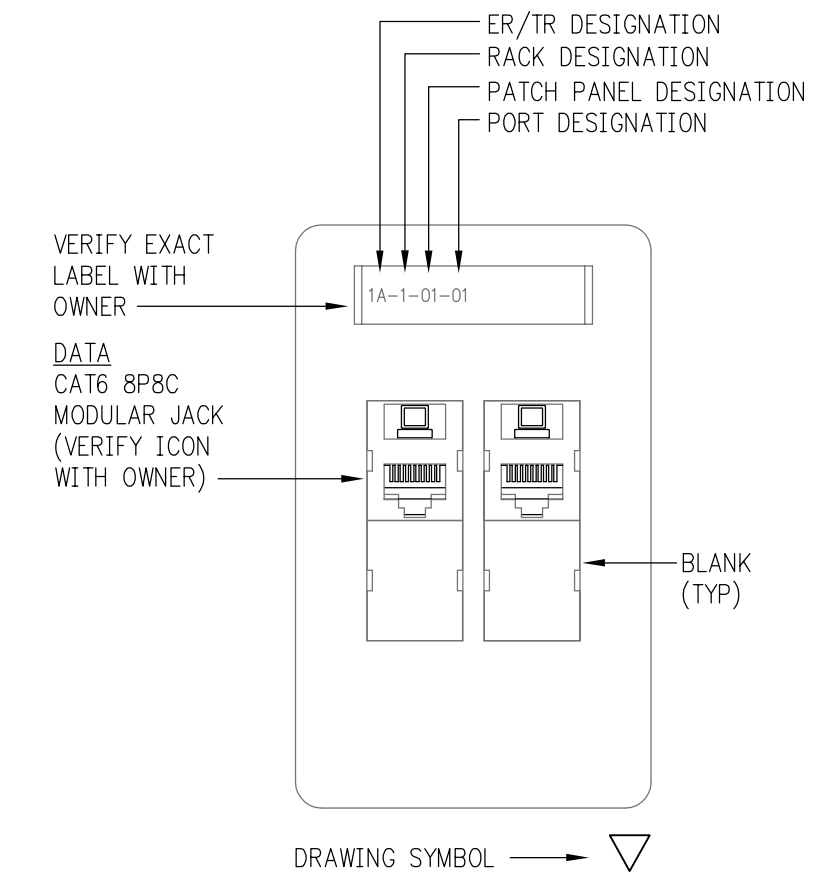
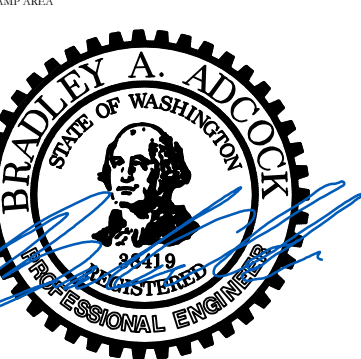
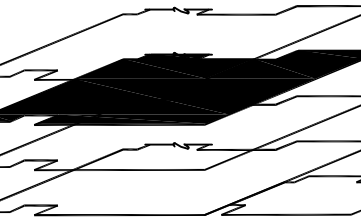
- 1 DATA CONNECTION TO SYSTEMS FURNITURE. 1-1/4"C.O. TO ABOVE ACCESSIBLE CEILING PROVIDED BY OTHERS.
- 2 FLOORBOX WITH DATA CONNECTION TO SYSTEMS FURNITURE. 1-1/4"C.O. TO ABOVE ACCESSIBLE CEILING PROVIDED BY OTHERS.
- 3 6-BUTTON CONTROL FOR ON/OFF CONTROL OF MONITORS.
- 4 CAMERAS IN HARD INTERVIEW ROOMS SHALL BE COVERT TYPE WITH SOUND CAPABILITIES. VERIFY TYPE WITH OWNER/ARCHITECT.



FIRST LEVEL ADDITION - LOW VOLTAGE PLAN

SCALE: 1/8" = 1'-0"



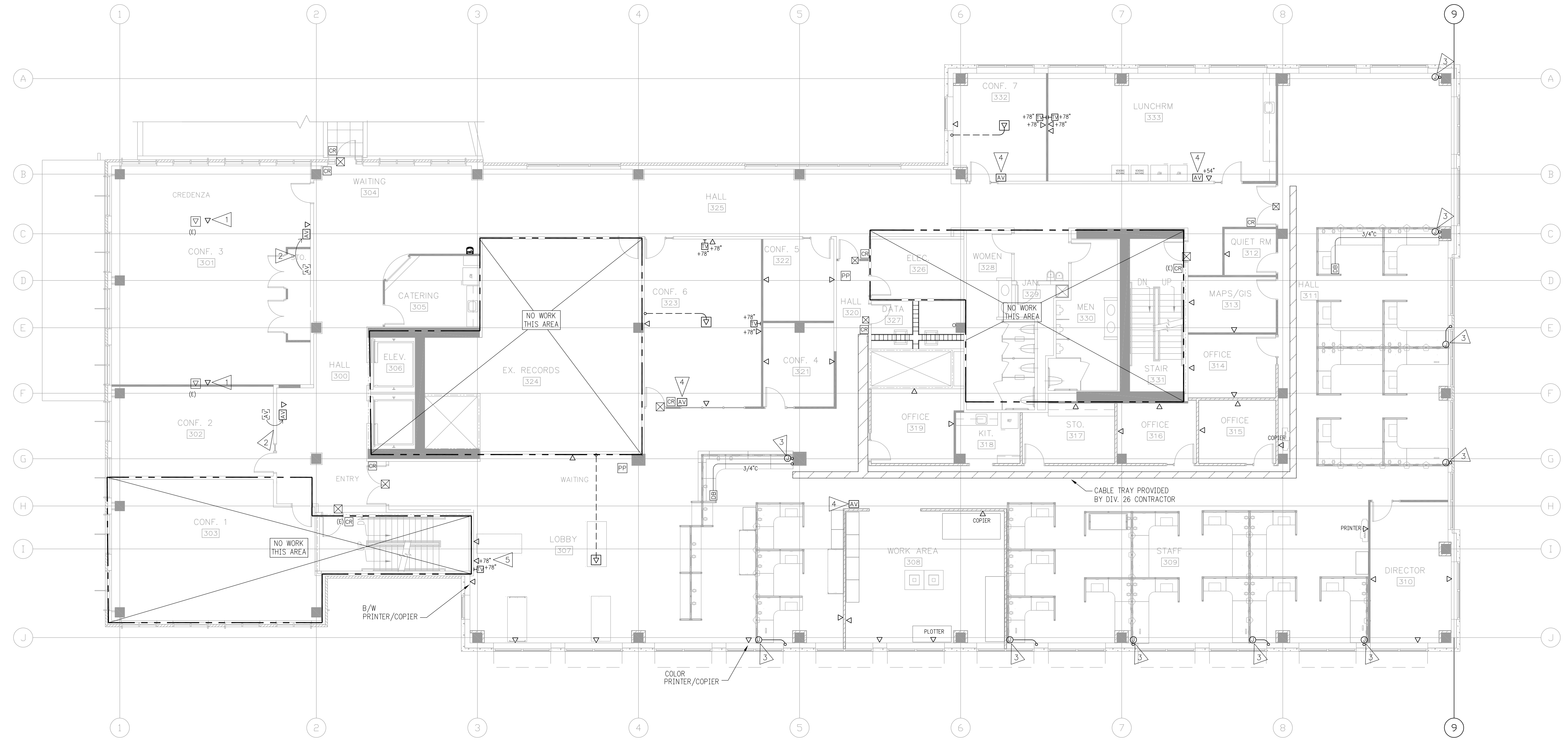


DETAIL NOTES

- 1 REMOVE AND REINSTALL EXISTING DATA FOR CEILING MOUNTED PROJECTOR.
- 2 EXISTING 6-BUTTON AUDIO VISUAL CONTROL. VERIFY EXISTING LOCATION AND RELOCATE AS REQUIRED BY NEW WALL CONFIGURATION. EXTEND EXISTING CONDUCTORS AND REWIRE TO MAINTAIN A COMPLETE AND OPERABLE SYSTEM.
- 3 DATA CONNECTION TO SYSTEMS FURNITURE. 2" C.O. TO ABOVE ACCESSIBLE CEILING PROVIDED BY OTHERS.
- 4 6-BUTTON CONTROL FOR ON/OFF CONTROL OF MONITORS.
- 5 MONITOR - FIELD VERIFY EXACT LOCATION WITH ARCHITECT.

DATA OUTLET DETAIL

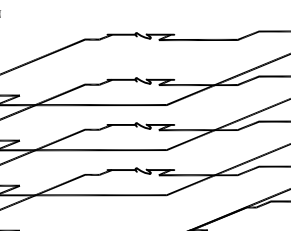
- SCALE: NONE
- NOTES:
1. PROVIDE ASSOCIATED CAT6 CABLING (ONE PER JACK) BACK TO PATCH PANEL(S) IN APPROPRIATE DATA OR IT ROOM.



THIRD LEVEL - LOW VOLTAGE PLAN

SCALE: 1/8" = 1'-0"



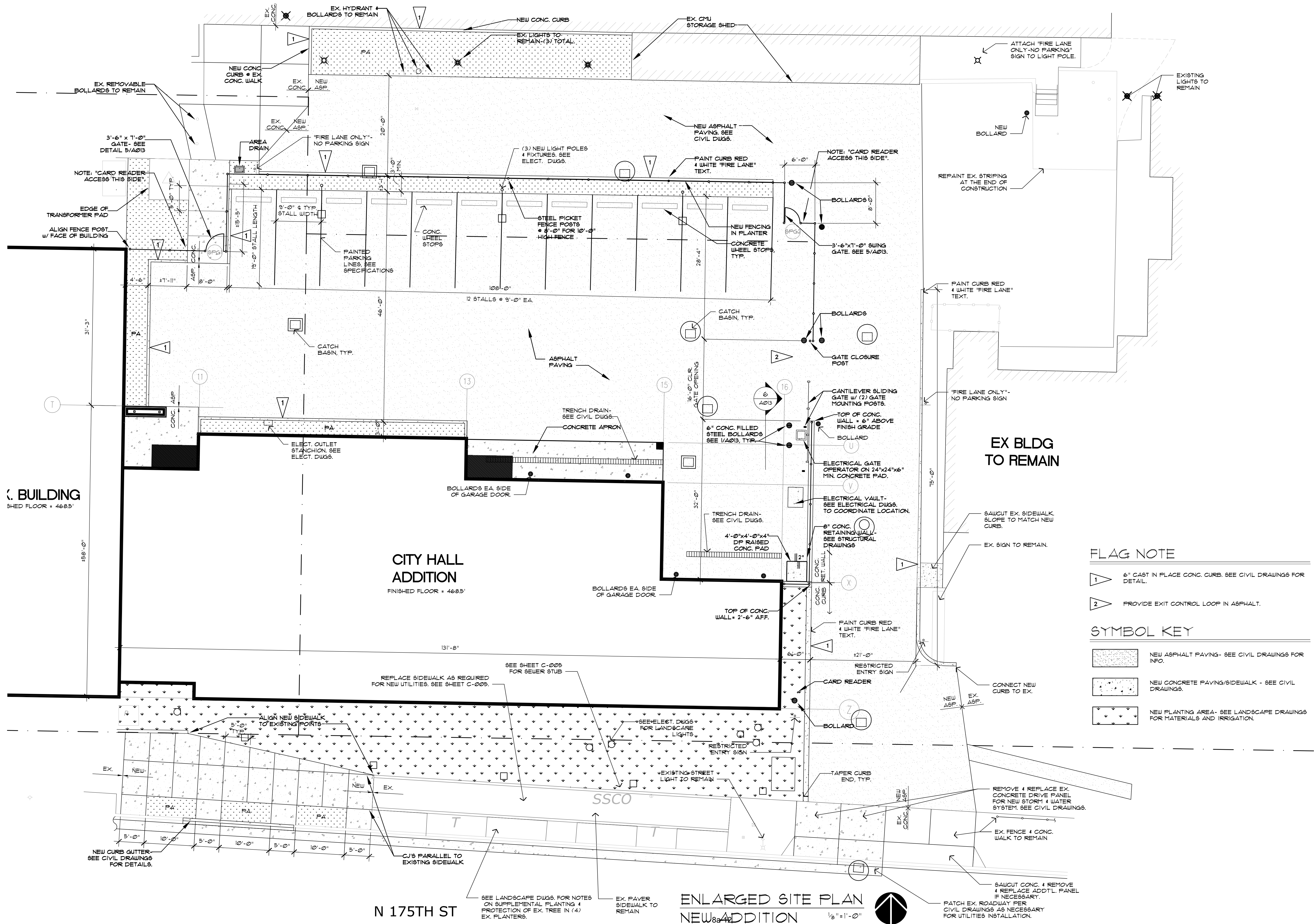


4937 REGISTERED ARCHITECT
David A. Clark
DAVID A. CLARK
REGISTERED ARCHITECT

DRAWING TITLE
Enlarged site plan-
New addition

SCALE
1/8"=1'-0"

DRAWING NO.
A-012



FLAG NOTE

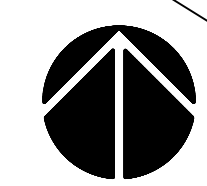
- 1 6" CAST IN PLACE CONC. CURB. SEE CIVIL DRAWINGS FOR DETAIL.
- 2 PROVIDE EXIT CONTROL LOOP IN ASPHALT.

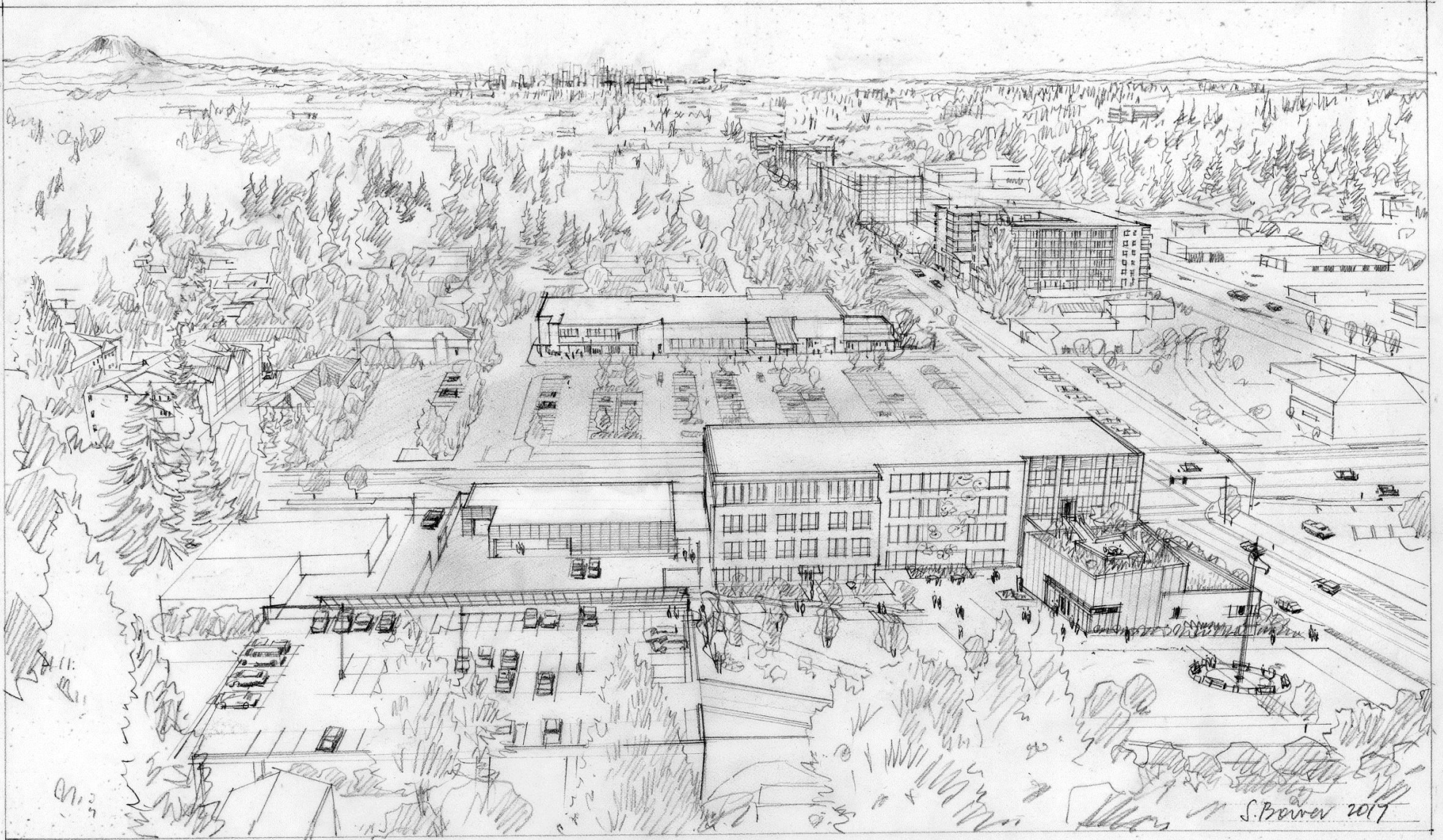
SYMBOL KEY

- NEW ASPHALT PAVING- SEE CIVIL DRAWINGS FOR INFO.
- NEW CONCRETE PAVING/SIDEWALK - SEE CIVIL DRAWINGS.
- NEW PLANTING AREA- SEE LANDSCAPE DRAWINGS FOR MATERIALS AND IRRIGATION.

ENLARGED SITE PLAN
NEW ADDITION

1/8"=1'-0"





SECTION 001116

**CITY OF SHORELINE
CALL FOR BIDS
Police Station at City Hall
BID 8682**

BIDS DUE NO LATER THAN APRIL 6, 2017 AT 11:00 AM EXACTLY

Notice is hereby given that sealed bids will be received by Shoreline City Clerk's Office at the Shoreline City Hall, 17500 Midvale Avenue North, Shoreline, Washington, 98133-4905. Bids are **Due No Later Than 11:00 AM EXACTLY, Pacific local time**, according to the clock in the City Clerk's office, **April 6, 2017** at which time the bids will be opened and publicly read.

The City of Shoreline seeks a contractor to furnish all labor, materials and equipment necessary to complete the project referenced above. The work shall include, but is not limited to: furnishing all labor, equipment, and materials necessary to construct an approximate 5,800 sf CMU and cold rolled steel framed single story addition to the existing four story City Hall building, and major tenant improvements to the first and third floors (each approximately 16,000 sf). Site work includes structure demolition, soil pollution remediation, excavation, fill, grading, relocating utility lines, storm system, asphalt paving, fencing, lighting, landscaping and ROW work: all as described in detail on the plans and the project manual for a completed project. The work will be constructed in sequential phases to complete the third floor TI, and move the first floor staff to the third floor, then complete the first floor TI and addition. All work will be completed while the City Hall building is occupied and open for business. See drawings for a more detailed description of the phasing requirements.

This Project is to be a LEED Certified Gold project.

A pre-bid meeting will be held March 21, 2017, 10:00 AM exactly at the City of Shoreline City Hall lobby. Attendance is strongly advised.

All bidding must satisfy the Terms and Conditions set forth in the Contract Plans and Project Manual.

The estimated construction cost is **\$4.5M**.

The time for completion of the work is within Two Hundred Fifteen (**215**) working days of the date appearing on the "Notice to Proceed".

Plans, specifications, addenda, and the bidders (plan holder) list for this project may be viewed on-line from Builder's Exchange at <http://www.bxwa.com>. To access on-line, click on "Posted Projects", "Public Works", "City of Shoreline", and "Project Bidding". Bidders must register with Builder's Exchange to be notified of addendum and new documents on this project. It is the Bidder's responsibility to check for addenda and other new documents on-line.

Bids are to be submitted only on the forms provided in the project manual. Substitutions will not be accepted during the bid process.

Each bid must be accompanied by a certified check, cashier's check, or surety company bid bond, on a form acceptable to the City, from a State-licensed Surety Company as surety, in an amount not less than five percent (5%) of the bid amount, payable to the City of Shoreline. A one hundred percent (100%) Contract Bond must be submitted by the **Successful Low Bidder (herein after "Contractor")**.

SECTION 001116

Incomplete proposals and proposals received after the time fixed for the opening will not be accepted or considered. Faxed or emailed responses are not acceptable.

All bidders must certify that they are not on the Controller General's list of ineligible contractors or on the list of parties excluded from Federal procurement or non-procurement programs.

Bids may not be withdrawn after bid opening.

The City expressly reserves the right to reject any or all bids and the right to waive any informalities or irregularities and to further award the Project to the lowest, responsive, responsible bidder as it best serves the interest of the City.

The City of Shoreline, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation, issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.

END OF SECTION 001116

SECTION 00400
BID FORM

City of Shoreline
Police Station Addition at City Hall

Bid proposal of Shreve Construction, LLC
(hereinafter called the "Bidder"), organized and existing under the laws of the State of Washington and legally
formed as * a Limited Liability Company (*Insert "a corporation", "a partnership", or "an individual")

To the OWNER (City of Shoreline):

In compliance with your Invitation to Bid, the Bidder hereby proposes to furnish all labor and materials specified herein necessary for and incidental to the completion of the work in strict accordance with the Contract Documents, within the time set forth herein, in compliance with the following items and for the amounts stated below.

- A. WITHDRAWAL OF BID:** No bidder may withdraw his/her bid for a period of sixty (45) working days after the day of bid opening.
- B. TIME OF COMPLETION:** The work of this contract shall commence from the Notice to Proceed and the work specified in this bid form shall be substantially completed within **Two Hundred Fifteen (215) WORKING** (Not Calendar) days for all of the work.
- C. STATE SALES TAX:** The undersigned agrees that the scheduled bid amounts **do include 10%** Washington State Sales Taxes (WSST).
- D. OVERHEAD AND PROFIT:** The bid, including schedules and unit costs, shall include overhead, profit, and all other expenses involved.
- E. COMMENCEMENT OF WORK:** The bidder hereby agrees to commence work under this contract within five (5) working days after the Notice to Proceed and to fully complete the work within the time established in Paragraph B above.
- F. LIQUIDATED DAMAGES:** The Bidder further agrees to pay as liquidated damages, in working days, the sum as calculated in specification section 007213 Standard General Conditions.
- G. BID SECURITY:** Bid security, consisting of a postal money order, cashier's check or bid (surety) bond, in the amount of 5% of the bid attached hereto. Please note that a Performance and Payment bond will be required of the successful bidder.

H. BID SCHEDULES

1. **Schedule 1 Bid: Contaminated Soils Remediation:** As stated herein, and as indicated in the project manual and the drawings, for the excavation (including all dewatering, Baker tanks and erosion control and safety measures for work of this schedule), hauling and proper disposal related to the petroleum-contaminated soil (backfill is not included in this schedule), assuming the given quantity for the amount of:

- A. 500 Contaminated soil Tons at \$ 131⁰⁰ per Ton = 65,500 total cost including WSST
 B. 750 Non-Contaminated soil Tons at \$ 61⁰⁰ per Ton = 45,750 total cost including WSST
 C. Total schedule 1 bid amount of (add totals of A and B together and enter in the line below):

One Hundred ^{Eleven} Thousand Two Hundred Dollars \$ 111,250
 (Amount in words, including 10% WSST) Forty 9 45,100 (Amount in numbers)

Including 10% Washington State Sales Tax (WSST). Bidder understands and agrees that the tonnage volume may change during construction, and their unit price listed above will apply for a deductive change order for contaminated &/or non-contaminated tons removed off site between 500 and 1,250 combined, and will apply for extras for contaminated &/or non-contaminated tons removed off site between 1,250 and 2,500 combined. Extent of excavation (amount of polluted & non-polluted tons excavated and hauled off) shall be field determined based on the onsite supervision and direction. Unit prices above shall assume a no greater than a depth of 15'. The tonnage amount listed above includes the anticipated cuts, with side slopes per the soils report.

2. **Schedule 2 Bid: Backfill:** As stated herein, and as indicated in the project manual and the drawings, for the imported material, backfill, compaction and grading (including dewatering, erosion control and safety measures for the work of this section), to fill the excavation created by the work of Schedule 1 above as indicated in the drawings and the project manual, assuming the given quantity for the amount of:

1250 Tons at \$ 38⁰⁰ per Ton = 47,500 Total cost (Amount in numbers), for a bid amount of:

Forty Seven Thousand Five Hundred Dollars \$ 47,500
 (Amount in words, including 10% WSST) 40,100 (Amount in numbers)

Including WSST. Bidder understands and agrees that the tonnage volume may change during construction, and their unit price listed above will apply for a deductive change order for imported material between 500 and 1,250 tons, and will apply for extras for tons imported between 1,250 and 2,500. Extent of backfill shall be based on the excavations created by schedule 1, which will be field determined based on the onsite supervision and direction. Unit prices above shall assume a hole no greater than a depth of 15'. The tonnage amount listed above includes the anticipated cuts, with side slopes per the soils report.

3. **Schedule 3 Bid: Unknown Underground Storage Tank (UST):** The potential exists that one UST exists on the site. If an assumed 2,000 gallon UST is encountered during excavation the following the lump sum scheduled price shall apply for its excavation, removal & disposal and backfill (should no UST be discovered, this amount shall be removed from the contract by change order during construction):

Thirteen Thousand Three Hundred Dollars \$ 13,300
 (Amount in words, including 10% WSST) 40,100 (Amount in numbers)

4. **Schedule 4 Bid: Trench Safety:** All trench safety for all excavation and utility work as shown on the drawings and as specified in this project manual for the lump sum scheduled price:

Twelve Thousand Dollars \$ 12,000
 (Amount in words, including 10% WSST) 40,100 (Amount in numbers)

5. Schedule 5: Everything else (All Site work not included in schedules above, Building Construction and Tenant Improvements): All other sitework, building construction and tenant improvements and all other improvements as shown on the drawings and as specified in this project manual, exclusive of schedules listed above for the lump sum scheduled price:

Five Million Two Hundred Nineteen Dollars \$ 5,219,000
 (Amount in words, including 10% WSST) thousand of 407,100 (Amount in numbers)

H2. TOTAL OF SCHEDULES 1, 2, 3, 4 & 5:

Add the five schedules and enter the amount here (including 10% WSST):

Five Million Four Hundred Three Thousand Dollars \$ 5,403,050
 (Amount in words, including 10% WSST) Fifty and 407,100 (Amount in numbers)

I. BID ALTERNATE #1 (DEDUCTIVE):

In lieu of providing zinc and aluminum metal panel wall siding shown on the building addition, provide metal siding as specified in section 074213BA and as shown on sheets A-200BA and A-201BA, complete with detailing as prescribed by the manufacturer for the deductive lump sum of (enter in the savings of providing the less expensive siding below) including 10% WSST:

One Hundred ^{Five} Thousand Dollars \$ 105,000
 (Amount in words, including 10% WSST) 407,100 (Amount in numbers)

J. ADDRESS: Notice of acceptance of this bid or request for additional information shall be addressed to the undersigned at the address stated below.

K. SELECTION CRITERIA: This bid is being made in accordance with the Owner's procedures and shall be evaluated as follows:

1. Responsiveness: The Owner will consider all material submitted by the contractor to determine whether the Contractor's proposal is in compliance with the invitation to bid. Failure to submit or fully complete all documents may result in disqualification.
2. Responsibility: The Owner will consider all material submitted by the contractor, and other evidence it may obtain otherwise, to determine whether the contractor is capable of and has a history of successfully completing contracts of this type. The following elements may be given consideration by the Owner in determining whether a contractor is a responsible contractor: a) The ability, capacity and skill of the contractor to perform the contract and/or provide the service required; b) The character, integrity, reputation, judgment, experience and efficiency of the bidder; c) Whether the contractor can perform the contract and do so within the time specified; d) the quality of performance by the contractor on previous and similar contracts; e) The previous and existing compliance by the bidder with laws relating to the contract or services; and f) such other information as may be secured having bearing on the decision to award the contracts. When requested by the Owner, contractors shall furnish acceptable evidence of the contractor's ability to perform, such as firm commitments by subcontractors, equipment, supplies and facilities, and the contractor's ability to obtain the necessary personnel. Refusal to provide such information upon request may cause the bid to be rejected.
3. Lowest Bid: The lowest bid

SECTION 001116

**CITY OF SHORELINE
CALL FOR PROPOSALS
Police Station at City Hall
Data/Security/AV**

Via Competitive Negotiation per RCW 39.04.270

PROPOSAL8757

PROPOSALS DUE NO LATER THAN APRIL 6, 2017 11:30 AM EXACTLY

Notice is hereby given that sealed proposals will be received by Shoreline City Clerk's Office at the Shoreline City Hall, 17500 Midvale Avenue North, Shoreline, Washington, 98133-4905. Proposals are **Due No Later Than 4 PM EXACTLY, Pacific local time**, according to the clock in the City Clerk's office, **April 6, 2017**.

The City of Shoreline seeks a contractor to furnish all labor, materials and equipment necessary to complete the project referenced above. The work shall include, but is not limited to: furnishing all labor, equipment, and materials necessary to construct the Data, Security and Audio/Visual (AV) portions for the approximate 5,800 sf single story addition to the existing four story City Hall building, and major tenant improvement to the first and third floors (each approximately 16,000 sf), along with minor tenant improvements to the second and fourth floors. The work will be constructed in sequential phases to complete the third floor TI, and move the first floor staff to the third floor, then complete the first floor TI and addition. All work will be completed while the City Hall building is occupied and open for business. This project is to be a LEED Certified Gold project.

A pre-proposal meeting will be held March 21, 2017, 1:00 PM exactly and will begin at the City of Shoreline City Hall lobby. Attendance is strongly advised.

This is a competitive negotiation process in accordance with RCW 39.04.270. The City of Shoreline will consider all the evaluation information obtained during the competitive negotiation process, and the City of Shoreline will consider the following significant evaluation factors in the following order of importance:

1. The Proposer's ability to comply with the project specifications.
2. Demonstrated proof that the Proposer, utilizing its own employees, is registered and certified in the design and installation of the manufacturer's product with sufficient training to adequately complete the project to the manufacturer's specification.
3. The Proposer's capacity to provide around the clock (24 X 7) technical support, at a level of support satisfactory to the owner (Police activities will be managed from this facility).
4. The Proposer's response to the Contractor's Qualification Statement, specifically including, without limitation, prior experience on same or similar projects and references obtained from other project owners.
5. Total proposal cost.

Although these are significant evaluation factors, the City of Shoreline reserves its right, without limitation, to consider any and all other factors that may significantly impact the project.

The City of Shoreline will implement the following procedure for technical evaluation of the proposals:

1. The City of Shoreline's technical evaluation team will review all submitted proposals based on the above-stated criteria.
2. The City of Shoreline's technical evaluation team will evaluate the proposals, and may elect to hold interviews of the two or three leading candidates regarding the proposer's ability to construct the project.
3. After receiving and reviewing the information that has been provided to the City of Shoreline during this proposal and technical evaluation process, the City will then select the proposal that is most advantageous to the City with price and other factors considered.

All Proposals must satisfy the Terms and Conditions set forth in the Contract Plans and Project Manual.

The estimated construction cost is **\$270,000**, including Washington State Sales Tax (WSST). The time for completion of the work is within Two Hundred Fifteen (**215**) working days of the date appearing on the "Notice to Proceed".

Plans, specifications, addenda, and the Proposers (plan holder) list for this project may be viewed on-line from Builder's Exchange at <http://www.bxwa.com> . To access on-line, click on "Posted Projects", "Public Works", "City of Shoreline", and "Project Bidding". Proposers must register with Builder's Exchange to be notified of addendum and new documents on this project. It is the Proposer's responsibility to check for addenda and other new documents on-line.

One original proposal is to be submitted only on the forms provided in the project manual, along with one electronic copy on a flash drive. Additional supporting backup or material may be submitted if desired.

Bid security is not required for this proposal. A one hundred percent (100%) Contract Bond shall be required of the **Successful Low Proposer (herein after "Contractor")**.

Incomplete proposals and proposals received after the time fixed for the opening will not be accepted or considered. Faxed or emailed responses are not acceptable.

All Proposers must certify that they are not on the Controller General's list of ineligible contractors or on the list of parties excluded from Federal procurement or non-procurement programs.

Proposals may not be withdrawn after Proposal due date.

The City expressly reserves the right to reject any or all Proposals for good cause and the right to waive any informalities or irregularities and to further award the Project to the lowest, responsive, responsible Proposer that it feels best meets the criteria.

The City of Shoreline, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation, issued pursuant to such Act, hereby notifies all Proposers that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 26 will be afforded full opportunity to submit Proposals in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.

END OF SECTION 001116

SECTION 004000
Data/Security/AV PROPOSAL FORM

Shoreline Police Station Addition at City Hall
Competitive Negotiation per RCW 39.04.270

Proposal of VECA Electric Co., INC
(hereinafter called the "Proposer"), organized and existing under the laws of the State of Washington and legally
formed as * a corporation
(*Insert "a corporation", "a partnership", or "an individual")

To the OWNER (City of Shoreline):

In compliance with your Call for Proposals, the Proposer hereby proposes to furnish all labor and materials specified herein necessary for and incidental to the completion of the work in strict accordance with the Contract Documents, within the time set forth herein, in compliance with the following items and for the amounts stated below.

- A. **WITHDRAWAL OF PROPOSAL:** No Proposer may withdraw his/her proposal after the date and time of the proposal opening.
- B. **TIME OF COMPLETION:** The work of this contract shall commence from the Notice to Proceed and the work specified in this proposal shall be substantially completed within **Two Hundred Fifteen (215) WORKING** (Not Calendar) days for all of the work.
- C. **STATE SALES TAX:** The undersigned agrees that the scheduled proposal amounts do include 10% Washington State and local sales taxes (WSST).
- D. **OVERHEAD AND PROFIT:** The proposal, including schedules and unit costs, shall include overhead, profit, and all other expenses involved.
- E. **COMMENCEMENT OF WORK:** The proposer hereby agrees to commence work under this contract within five (5) working days after the Notice to Proceed and to fully complete the work within the time established in Paragraph B above.
- F. **LIQUIDATED DAMAGES:** The Proposer further agrees to pay as liquidated damages, in working days, the sum as calculated in specification section 007213 Standard General Conditions.
- G. **PROPOSAL SECURITY:** None required. Please note that a Performance and Payment bond will be required of the successful proposer.

H. PROPOSAL SCHEDULES

- 1. Schedule 1: Data Communications:** As stated herein for all the data work, as indicated in division 0, 1 and 27 of this project manual and the drawings as required for a completed and fully functioning system for an amount of:

Eighty-eight thousand three hundred forty-three dollars and fifty cents Dollars \$ 88,343.50
(Amount in words, including 10% WSST) *(Amount in numbers)*

- 2. Schedule 2 Access Control System:** As stated herein for all the access control work, as indicated in division 0, 1 and section 281300 of this project manual and the drawings as required for a completed and fully functioning system for an amount of:

One hundred sixty-nine thousand six hundred fifty-nine dollars and sixty cents Dollars \$ 169,659.60
(Amount in words, including 10% WSST) *(Amount in numbers)*

- 3. Schedule 3 Intrusion Alarm System:** As stated herein for all the intrusion alarm work, as indicated in division 0, 1 and section 281600 of this project manual and the drawings as required for a completed and fully functioning system for an amount of:

Fifteen thousand eight hundred thirty-one dollars and twenty cents Dollars \$ 15,831.20
(Amount in words, including 10% WSST) *(Amount in numbers)*

- 4. Schedule 4 Video Surveillance:** As stated herein for all the Video Surveillance work, as indicated in division 0, 1 and section 282313 of this project manual and the drawings as required for a completed and fully functioning system for an amount of:

Ninety-eight thousand nine hundred sixty-eight dollars and ten cents Dollars \$ 98,968.10
(Amount in words, including 10% WSST) *(Amount in numbers)*

- 5. Schedule 5 Sound System:** As stated herein for all the sound system work, as indicated in division 0, 1 and section 286000 of this project manual and the drawings as required for a completed and fully functioning system for an amount of:

Twenty-eight thousand four hundred four dollars and twenty cents Dollars \$ 28,404.20
(Amount in words, including 10% WSST) *(Amount in numbers)*

- 6. Schedule 6: Miscellaneous (Any costs not included in schedules above):** All other miscellaneous costs and all other improvements as shown on the drawings and as specified in this project manual for a completed, tested and fully functioning systems, exclusive of schedules listed above for the lump sum scheduled price:

Nine thousand five hundred twelve dollars and eighty cents Dollars \$ 9,512.80
(Amount in words, including 10% WSST) *(Amount in numbers)*

H2. TOTAL OF PROPOSAL SCHEDULES 1, 2, 3, 4, 5 & 6:

Add the five schedules and enter the amount here (including 10% WSST):

Four hundred seven thousand seven hundred nineteen dollars and forty cents Dollars \$ 407,719.40
(Amount in words, including 10% WSST) *(Amount in numbers)*

I. ADDRESS: Notice of acceptance of this proposal or request for additional information shall be addressed to the undersigned at the address stated below.

J. SELECTION CRITERIA: This proposal is being made in accordance with the Owner's procedures and shall be evaluated as follows:

1. The Proposer's ability to comply with the project specifications.
2. Demonstrated proof that the Proposer, utilizing its own employees, is registered and certified in the design and installation of the manufacturer's product with sufficient training to adequately complete the project to the manufacturer's specification.
3. The Proposer's capacity to provide around the clock (24 X 7) technical support, at a level of support satisfactory to the owner (Police activities will be managed from this facility).
4. The Proposer's response to the Contractor's Qualification Statement, specifically including, without limitation, prior experience on same or similar projects and references obtained from other project owners.
5. Total proposal cost.

The City of Shoreline will implement the following procedure for technical evaluation of the proposals:

1. The City of Shoreline's technical evaluation team will review all submitted proposals based on the above-stated criteria.
2. The City of Shoreline's technical evaluation team will evaluate the proposals, and may elect to hold interviews of the two or three leading candidates regarding the proposer's ability to construct the project.
3. After receiving and reviewing the information that has been provided to the City of Shoreline during this proposal and technical evaluation process, the City will then select the proposal that is most advantageous to the City with price and other factors considered.

All Proposals must satisfy the Terms and Conditions set forth in the Contract Plans and Project Manual.

L. SIGNATURE: By signing this Proposal Form, the undersigned proposer agrees to submit all insurance documents, performance bonds, and signed contracts within ten (10) working days after City awards the Contract and be bound by all terms, requirements and representations listed in the proposal documents whether set forth by the City or by the proposer.

The proposer acknowledges the receipt of Addenda to the contract documents as follows:

<u>Addendum No.(add lines if req'd)</u>	<u>Date of receipt and acknowledgment</u>
1. Addendum 1 Question responses	<u>3/28/2017 - Acknowledged</u>
2. Addendum 2 Addressing/ confirming approved material substitutions	<u>3/31/2017 - Acknowledged</u>
3.	_____
4.	_____
5.	_____
6.	_____

Failure to acknowledge all addendum may void the proposal.

April 6, 2017

Proposal Date

5614 7th Ave S.

Address 1

Seattle, WA 98108

Address 2

206.436.5200

Telephone Number

206.763.0505

Fax Number

VECA Electric Co., INC

Company Name



Submitted By (Signature)

Doug Burchill

Submitted By (Printed Name)

Sr. Project Manager

Title

doug.burchill@veca.com

E-mail address

END OF PROPOSAL FORM