



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

City Council

Approval of Bid Award for the Hands On Children's Museum Roof Replacement Project

Agenda Date: 7/14/2020

Agenda Item Number: 4.D

File Number: 20-0542

Type: contract **Version:** 1 **Status:** Passed

Title

Approval of Bid Award for the Hands On Children's Museum Roof Replacement Project

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to award the construction contract to Andy Johnson & Co., Inc., in the amount of \$569,974.00 and authorize the City Manager to execute the contract.

Report

Issue:

Whether to approve the staff recommendation to award the construction contract for the Hands On Children's Museum Roof Replacement Project to Andy Johnson & Co., Inc., in the amount of \$569,974.00.

Staff Contact:

Jim Rioux, Project Manager, Public Works Engineering, 360.753.8484

Presenter(s):

None - Consent Calendar Item.

Background and Analysis:

In 2019, the City conducted a condition assessment on sixteen City owned buildings including the Hands On Children's Museum. The facility is generally in very good condition, except for the roof and some areas of wood siding.

Staff suspected problems with the roof due to the condition of the siding and a history of leaks near the "silo area" at the entrance to the building. The City conducted a more thorough assessment of the roof and concluded the roof had reached the end of its useful life. The roofing material, proximity to saltwater and roosting seagulls are major factors contributing to the need for roof replacement.

When this was discovered, plans were underway to install solar panels on the south facing portions

of the roof through an agreement with Olympia Community Solar. For this reason, the City decided to move forward with this project, which must be completed prior to installation of the solar panels. The proposed project will replace the composite shingle roof with a raised metal seam roof that will have a much longer expected life and is better designed for this environment and the future solar array.

Neighborhood/Community Interests (if known):

The Hands On Children's Museum is a cherished amenity in Olympia. It is critical that the City take the necessary steps to preserve the building for the enjoyment of citizens and visitors to our City.

Options:

1. Award the construction contract to Andy Johnson & Co., Inc., in the amount of \$569,974.00 and authorize the City Manager to execute the contract.
The project proceeds as planned.
2. Reject all bids and direct staff to rebid the project. The time needed to rebid will delay construction. The cost to construct the project may increase and installation of solar panels will be delayed.

Financial Impact:

The estimated cost to replace the roof is shown below. Funding will come from the Public Facilities District fund balance and from the Building Repair and Replacement Fund.

The low bid of \$569,974 is approximately 34% below the Engineer's estimate. There are sufficient funds in the budget to complete this project.

Overall project costs:

Total Low Bid:	\$569,974
Contingency to Award (10%):	\$56,997
Engineering: Design, Inspection, Consultants	\$193,000
Total Estimated Project Cost:	\$819,971
Available Project Funding:	\$819,971

Attachments:

Vicinity Map
Summary of Bids