



## City Council

### Approval of Bid Award for the Carpenter Road Site Cleanup Action Project

**Agenda Date:** 7/9/2024  
**Agenda Item Number:** 4.B  
**File Number:**24-0521

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**Type:** contract **Version:** 1 **Status:** Consent Calendar

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#### **Title**

Approval of Bid Award for the Carpenter Road Site Cleanup Action Project

#### **Recommended Action**

##### **Committee Recommendation:**

Not referred to a committee.

##### **City Manager Recommendation:**

Move to award the construction contract to TITAN Earthwork, LLC. in the amount of \$1,085,565.27 and authorize the City Manager to execute all documents necessary to complete the project.

#### **Report**

##### **Issue:**

Whether to award the construction contract for the Carpenter Road Site Cleanup Action project to TITAN Earthwork, LLC. in the amount of \$1,085,565.27.

##### **Staff Contact:**

Jim Rioux, Project Manager, Public Works Engineering, 360.753.8484

##### **Presenter(s):**

None - Consent Calendar Item.

#### **Background and Analysis:**

The City of Olympia (City) owns property located near the intersection of Martin Way and Carpenter Road (see attached Site Map). There is an abandoned firing range on the site that was previously used by the Olympia Police Department. The City closed the firing range due to public health and environmental concerns. Past use of lead bullets left significant lead dust contamination in the building and in soils adjacent to the building.

Public Works plans to construct a maintenance facility at this location for the Waste Resources line of business. This will free up valuable space at the existing Maintenance Facility at 1401 Eastside Street.

Public Works initiated work to prepare the site for future development. To date the site has been

logged and security fence has been installed around the perimeter.

This project will demolish the existing building and complete cleanup actions required by the Department of Ecology.

Following the bid opening and staff's analysis of the bids, the apparent low bidder was rejected. The apparent low bidder, DH Environmental, Inc. was rejected for failing to meet the supplemental bidder responsibility requirements for past project experience.

**Climate Analysis:**

Development of this site offers several opportunities to meet the City's goals related to greenhouse gas emissions. Public Works will complete a thorough assessment of climate impacts of facility construction and operations during the project design phase. Public Works will return with specific recommendations for design, construction, and facility operations to reduce greenhouse gas emissions. Design is expected to begin in 2024.

**Equity Analysis:**

Development of this site offers opportunities to assess impact on the community of site development and address current inequities through procurement and hiring practices employed during facility construction and long-term facility operations. Public Works will include equity assessments as part of the design and project planning phases and will return with specific recommendations for procurement and hiring practices.

**Neighborhood/Community Interests (if known):**

None known at this time. However, due to the location of the Carpenter Road property in the Lacey Urban Growth Area, City of Lacey officials will need to be briefed and consulted at the appropriate time.

**Options:**

1. Award the construction contract to TITAN Earthwork, LLC. in the amount of \$1,085,555.27 and authorize the City Manager to execute all documents necessary to complete the project. Site preparation and remediation will proceed as planned.
2. Reject all bids and readvertise the project. This could significantly delay site work including cleanup actions required by the Department of Ecology and increase project costs.

**Financial Impact:**

This project is identified in the Capital Facilities Plan. Funding for the project comes from the Waste Resources Capital Improvement Program.

The low bid of \$1,085,565.27 is less than 8% above the Engineer's estimate. There are sufficient funds in the budget to complete this project.

Overall project construction costs:

Total Low Bid:	\$1,085,565.27
Contingency to Award (10%):	\$108,556.52
Construction Engineering*	\$440,000.00

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Total Estimated Construction Cost: \$1,634,121.79  
Available Project Funding: \$1,733,512.00

**Attachments:**

Vicinity Map  
Site Map  
Summary of Bids