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City Council

Approval of Bid Award for the Percival Landing F-Float Replacement Project

Agenda Date: 8/4/2014
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Title

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Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to award Percival Landing F-Float Replacement to Neptune Marine.

Report

Issue:

Whether to award the contract to Neptune Marine as bid or to reject all bids and redesign the project with less expensive floats. Low bid was \$494,496, which is 40% over the Engineer's estimate of \$354,013.

Staff Contact:

Kip Summers, Project Engineer, Parks, Arts and Recreation, 360.570.5834

Presenter(s):

None - Consent Calendar item.

Background and Analysis:

The City closed the Percival Landing F-Float in January of 2013 due to the unsafe conditions of the float. Replacement floats were designed, permits obtained and bids received for the replacement floats on December 5, 2013. All bids exceeded the engineer's estimate. As a result, all bids were rejected and City Council directed staff to conduct stakeholder outreach and redesign the project to reduce the cost and still meet stakeholders input.

Since that time:

- On March 31, 2014, staff conducted a public meeting focused on the Percival Landing E and F-Float rehabilitation project. Staff contacted key stakeholders such as Harbor Days, Wooden Boat, the Port of Olympia and the Olympia Yacht Club specifically to discuss float decking and flotation

options. The feedback received was instrumental in re-designing F-Float to serve more as a sewage pump-out facility than transient moorage.

- The E-Float and F-Float work was separated into two projects. This allowed the city to maintain the critical project schedule on F-float while design and bidding continues on E-Float.
- On July 2, 2014, staff received bids for the F-Float Replacement project. The lowest bid was \$494,496, which is 40% above the engineers estimate. Attachment A is a tabulation of bids received. Two options that will meet the 2015 boating season deadline are presented for Council consideration:
 1. Allocate additional funds and award the project. Two funding sources have been identified that could be transferred to the F-Float project to allow Council to award the project as bid. Those transfers would be:
 - Appropriate \$100,000 of Community Park Impact Fees to the Artesian Commons project freeing General Capital Improvement Funds to be used to fund the F-Float project.
 - Transfer \$67,000 in CIP funds from CAMMP - Heritage Fountain Repairs project to the F-Float project and use \$67,000 from the GHB Building Special Account to fund Heritage Fountain repairs. This can be done administratively and does not require an ordinance.
 2. Council has the authority to reject all bids by resolution pursuant to RCW 35.23.352. This alternative requires redesign and rebidding without guaranteed bids results.
 - One alternative in a re-design process would be consideration of the float materials. Staff considered an option of floats constructed of aluminum framing. Given uncertainty of yet another bidding process and the community interest in a completed project by 2015, it seems prudent to award the bid and keep to a project schedule that calls for F-Float to be built by the 2015 boating season.

Staff recommends transferring funds as identified in Option 1 and awarding the F-Float Replacement project to Neptune Marine. This allows the City to move forward with the replacement of F-Float with concrete floats, as designed and bid. The on-site work would then begin in January, with completion by June.

Neighborhood/Community Interests (if known):

Staff contacted key members of the boating community and they would like to see power and water services added to the Percival Landing floats. All floats have been without power and water since 2006 and F-Float was closed in January of 2013 due to safety concerns.

Options:

1. Direct staff to transfer funds identified above and award the F Float Replacement Project to Neptune Marine.

2. Reject all bids. Direct staff to develop new drawings and specifications to allow aluminum floats. The revised project will still be able to meet the June 2015 boating season as well as meet the current project budget.

Financial Impact:

Awarding the low bid will require additional funding in the amount of \$167,000.