

**CITY COUNCIL AGENDA MEMORANDUM**

**SUBJECT**

Motion to waive minor bid irregularity and award Bid No. 11123 for Parksite and Crossroads North Reservoir Recoating Projects (2011), to Purcell P&C, LLC dba Purcell Painting & Coatings, as lowest responsible and responsive bidder in an amount not to exceed \$389,168.48.

**FISCAL IMPACT**

Awarding this bid commits the City to a contract in the amount of \$389,168.48. The low bid is 2.4% above the Engineer's Estimate. This contract is fully funded through the Utility's 2011 Water Maintenance Budget. Although the bid for this project exceeds the Engineer's Estimate, sufficient funds are available within the Utility's 2011 Water Maintenance Budget to complete this project.

**STAFF CONTACT**

Mike Jackman, Interim Deputy Director, 452-6012  
Wes Jorgenson, Assistant Director, 452-4887  
Utilities Department

**POLICY CONSIDERATION**

It is the policy of the Utilities Department to perform preventive maintenance to preserve the structural integrity and ensure the full useful life of facilities. Maintenance & Operations funds have been allocated to perform this ongoing maintenance.

**BACKGROUND**

The Parksite and Crossroads North Reservoir Recoating Projects 2011 contract includes the cleaning, preparation and re-coating of the exterior of the Parksite reservoir and the interior ceiling of the Crossroads North reservoir. The Parksite 2-million gallon steel reservoir is located just south of Newport Way adjacent to the South Bellevue Community Center. The Crossroads North 2-million gallon steel reservoir is located on the 16000 block of NE 8<sup>th</sup> Street. An inspection of both reservoirs was recently performed as part of the City's ongoing condition assessment of our water infrastructure. The inspection report indicated that the exterior coating of the Parksite Reservoir and the coating on the interior ceiling and structural roof members of the Crossroads North are nearing the end of their useful lives and require replacement.

This contract will provide for complete removal of the exterior coating at Parksite reservoir and recoating with new paint to continue to protect the steel from the elements. The color of the Parksite reservoir will match the existing dark green color to ensure that the tank continues to blend well with the adjacent park. Utilities is also coordinating with the Parks Department to minimize disruption to citizens visiting the South Bellevue Community Center and the nearby sports fields.

The Crossroads North reservoir ceiling and structural roof members have experienced corrosion that needs to be removed and recoated with new paint to protect the reservoir ceiling and structural elements from the humid interior environment.

Because tank coatings need to be applied during favorable weather conditions, the work will be performed during summer when warm and dry weather is expected.

Bids were opened on May 24, 2011 and are as follows:

Purcell P&C, LLC dba Purcell Painting & Coatings	\$389,168.48
Coatings Unlimited, Inc.	405,697.50
S & K Painting, Inc.	427,050.00
Long Painting Company	468,762.94
HCI Industrial & Marine Coatings, Inc.	544,093.46

**Engineer's Estimate**

**\$380,000**

Bid submittals were reviewed and a minor irregularity was found with the apparent low bidder, Purcell P&C, LLC dba Purcell Painting & Coatings proposal. The Non-Collusion certificate was found to be un-notarized. This irregularity was reviewed and discussed with the City Attorney and it was determined that it can be waived under provisions of the contract documents that allow the City to waive informalities, and because no bidder has an advantage as a result.

The bid price by the low bidder, Purcell P&C, LLC dba Purcell Painting & Coatings, exceeds the Engineer's Estimate by approximately 2.4%. Staff have reviewed the bid and believe that the price received from the low bidder is valid and represents a fair cost to perform the work. Several bids were received, and staff believes bids were competitive. The low bid price is reasonably close to the Engineer's Estimate, and it is unlikely that re-bidding the project will provide better results than that obtained with this bid.

To the best of staff's knowledge, all factors that normally contribute to construction expense have been accounted for in the plans and in the Engineer's Estimate. It is our experience that construction projects of this type usually result in some amount of field changes. Such claims are rigorously reviewed and only those that are clearly necessary to accomplish the intent of the contract, but have somehow not been provided for, will be paid.

**EFFECTIVE DATE**

If adopted, the award of this bid will become effective immediately.

**OPTIONS**

1. Waive minor bid irregularity and award Bid No. 11123 for Parksite and Crossroads North Reservoir Recoating Projects (2011), to Purcell P&C, LLC dba Purcell Painting & Coatings, as lowest responsible and responsive bidder in an amount not to exceed \$389,168.48.
2. Award contract to another bidder, if low bidder is rejected.

3. Reject all bids and re-bid at a later date.

### **RECOMMENDATION**

Adopt Option No. 1, waive minor bid irregularity and award Bid No. 11123 for Parksite and Crossroads North Reservoir Recoating Projects (2011), to Purcell P&C, LLC dba Purcell Painting & Coatings, as lowest responsible and responsive bidder in an amount not to exceed \$389,168.48.

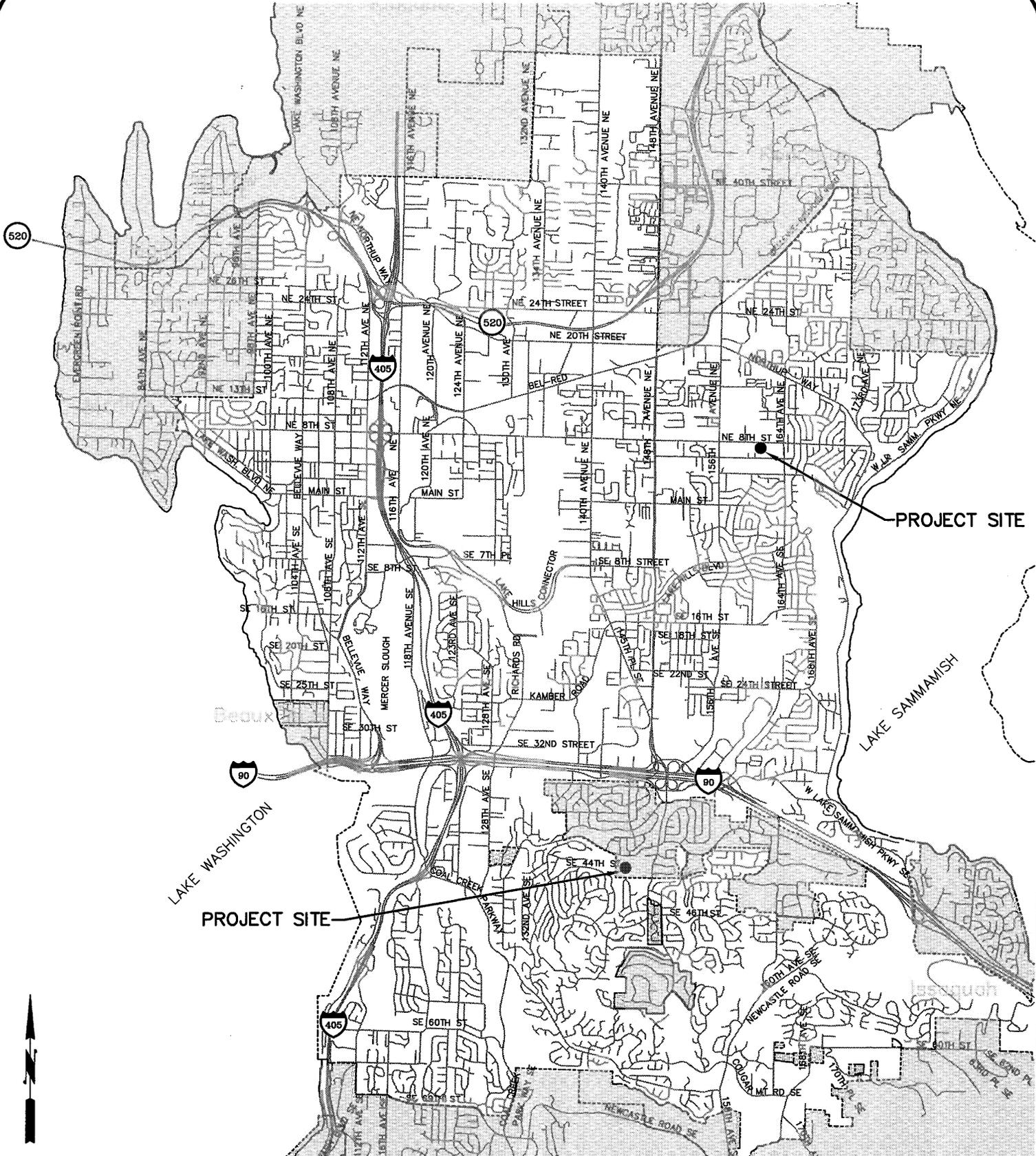
References have been checked and the contractor has the resources and experience necessary to successfully complete this project.

### **MOTION**

Move to waive minor bid irregularity and award Bid No. 11123 for Parksite and Crossroads North Reservoir Recoating Projects (2011), to Purcell P&C, LLC dba Purcell Painting & Coatings, as lowest responsible and responsive bidder in an amount not to exceed \$389,168.48.

### **ATTACHMENTS**

Vicinity Map



----- CITY OF BELLEVUE CITY LIMITS

## VICINITY MAP

PARKSITE AND CROSSROADS NORTH RESERVOIR  
RECOATING PROJECT 2011