



Legislation Passed March 25, 2014

The Tacoma City Council, at its regular City Council meeting of March 25, 2014, adopted the following resolutions and/or ordinances. The summary of the contents of said resolutions and/or ordinances are shown below. To view the full text of the document, click on the bookmark at the left of the page.

Resolution No. 38865

A resolution setting Tuesday, April 8, 2014, at approximately 5:30 p.m., as the date for a public hearing by the City Council on the proposed declaration of surplus and sale of a .45-acre parcel of Tacoma Water property near the intersection of State Highway 165 and Ryan Road in Buckley, Washington, to the City of Buckley.

[Gloria Fletcher, Senior Real Estate Officer; Linda McCrea, Superintendent, Tacoma Water]

Resolution No. 38866

A resolution awarding a contract to Rodarte Construction, Inc., on its bid of \$1,304,944.40, including sales tax, plus a 20 percent contingency, for a cumulative total of \$1,565,933.28, budgeted from the Surface Water Fund, for the A Street Storm Sewer Replacement and Retrofit Project located in the vicinity of A Street from South 10th to South 12th Streets - Specification No. ES13-0187F.

[Geoffrey M. Smyth, P.E., Division Manager; Michael P. Slevin III, P.E., Director, Environmental Services]

Resolution No. 38867

A resolution designating South Tacoma Way, between South 37th and South 80th Streets, as a commercial district to be known as Tacoma's Auto Row, allowing the auto dealers the ability to submit applications to the Washington State Department of Transportation for display of directional signage on Interstate 5.

[Shari Hart, Program Development Specialist; Ricardo Noguera, Director, Community and Economic Development]



RESOLUTION NO. 38865

1 A RESOLUTION related to surplus utility property; setting Tuesday, April 8, 2014,
2 as the date for a public hearing regarding the proposed sale of a .45-acre
3 (19,514 square feet) parcel of property near the intersection of State
4 Highway 165 and Ryan Road in Buckley, Washington, owned by the
Department of Public Utilities, Water Division (d.b.a. "Tacoma Water") and
now surplus to its needs, to the City of Buckley.

5 WHEREAS the City of Tacoma, Department of Public Utilities, Water
6 Division (d.b.a. "Tacoma Water"), owns a .45 acre (19,514 square feet) parcel of
7 property near the intersection of State Highway 165 and Ryan Road in Buckley,
8 Washington ("Property"), with an estimated market value of \$43,000, as more fully
9 described in the documents on file in the office of the City Clerk, and
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11 WHEREAS the City of Buckley ("Buckley") has requested the Property to
12 help facilitate a road project, and
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14 WHEREAS Tacoma Water has determined the property is not needed for
15 current or future needs, and
16

17 WHEREAS Buckley has an outstanding 2012 damage claim with Tacoma
18 Water related to a storm water line that needed to be rerouted after Buckley relied
19 on inaccurate records supplied by Tacoma Water, and
20

21 WHEREAS, in order to resolve this 2012 damage claim, Tacoma Water
22 has agreed to subtract the sum of \$28,488, which represents a portion of the
23 additional costs related to rerouting the storm water line, from the estimated
24 market value of the Property, resulting in net proceeds of \$14,512, and
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26



1 WHEREAS, on March 12, 2014, by adoption of Public Utility Board
2 Resolution No. U-10679, the Property was declared surplus to the needs of
3 Tacoma Water and approved for sale, pending confirmation from the City Council,
4 and

5
6 WHEREAS, pursuant to RCW 35.94.040 and TMC 1.06.280, the City
7 Council shall conduct a public hearing on the proposed sale of City-owned real
8 property; Now, Therefore,

9 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

10 Section 1. That a public hearing on the sale of a .45 acre (19,514 square
11 feet) parcel of property owned by the Department of Public Utilities, Water
12 Division (d.b.a. "Tacoma Water"), near the intersection of State Highway 165 and
13 Ryan Road in Buckley, Washington, to the City of Buckley, for a negotiated net
14 price of \$14,512, shall be held before the City Council in the Council Chambers on
15 the first floor of the Tacoma Municipal Building, 747 Market Street, Tacoma,
16 Washington, on Tuesday, April 8, 2014, at approximately 5:30 p.m. or as soon
17 thereafter as the same may be heard.
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Section 2. That the Clerk of the City of Tacoma shall give proper notice of
the time and place of said hearing.

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

Chief Deputy City Attorney

Requested by Public Utility Board
Resolution No. U-10679



RESOLUTION NO. 38866

1 A RESOLUTION related to the purchase of materials, supplies or equipment,
2 and the furnishing of services; authorizing the execution of a contract
3 with Rodarte Construction, Inc., in the amount of \$1,304,944.40,
4 including sales tax, plus a 20 percent contingency, for a cumulative total
5 of \$1,565,933.28, budgeted from the ES Surface Water Fund, for the A
6 Street storm sewer replacement and retrofit project pursuant to
7 Specification No. ES13-0187F.

8 WHEREAS the City has complied with all applicable laws and processes
9 governing the acquisition of those supplies, and/or the procurement of those
10 services, inclusive of public works, as is shown by the attached Exhibit "A,"
11 incorporated herein as though fully set forth, and

12 WHEREAS the Board of Contracts and Awards has concurred with the
13 recommendation for award as set forth in Exhibit "A"; Now, Therefore,

14 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

15 Section 1. That the Council of the City of Tacoma concurs with the
16 Board of Contracts and Awards to adopt the recommendation for award as set
17 forth in the attached Exhibit "A."

18 Section 2. That the proper officers of the City are hereby authorized to
19 enter into a contract with Rodarte Construction, Inc., in the amount of
20 \$1,304,944.40, including sales tax, plus a 20 percent contingency, for a
21 cumulative total of \$1,565,933.28, budgeted from the ES Surface Water Fund,
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for the A Street storm sewer replacement and retrofit project pursuant to
Specification No. ES13-0187F, consistent with Exhibit "A."

Adopted _____

Mayor

Attest:

City Clerk

Approved as to form:

City Attorney



TO: Board of Contracts and Awards
FROM: Michael P. Slevin III, P.E., Director, Environmental Services
Geoffrey M. Smyth, P.E., Division Manager, Science & Engineering
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and
Joe Parris, Finance/Purchasing, Jason Turner, Project Manager
SUBJECT: A Street Storm Sewer Replacement & Retrofit Project; Request for Bids
Specification No. ES13-0187F – March 25, 2014
DATE: February 21, 2014

SUMMARY:

The Environmental Services Department recommends a contract be awarded to Rodarte Construction, Inc., Auburn, WA, in the amount of \$1,304,944.40, plus a 20 percent contingency, including sales tax, for a cumulative total of \$1,565,933.28, budgeted from the ES Surface Water Fund 4301, to remove and replace existing storm sewer pipe, construct a new storm sewer main, manholes, catch basins, and permanent pavement patching on A Street from South 10th Street to South 12th Street. This project will also construct Baysaver storm filter treatment vaults on South 10th and South 11th Streets between Court A and A Street.

STRATEGIC POLICY PRIORITY:

- Plan for and improve public infrastructure that meets the transportation needs of all Tacoma residents and visitors.

The project improves vehicle and pedestrian safety by improving the drainage system and removing excess rain water from the road surface more efficiently.

BACKGROUND:

ISSUE: The collection system in Tacoma’s downtown area is approaching 100 years of use; defects (cracks, holes, etc.) in the aging system allow potentially contaminated groundwater from historic “hot spots” to enter the system and ultimately discharge to the Thea Foss Waterway Superfund site and Commencement Bay. The proposed project will replace approximately 750 feet of deteriorated storm sewer main by constructing a new storm sewer main on A Street from South 10th Street to South 12th Street. The project will also construct two new Baysaver storm filter treatment vaults on South 10th Street and South 11th Street that will treat a total of 33 acres of stormwater runoff. The Washington State Department of Ecology has awarded \$1 million in grant funds to complete this work.

ALTERNATIVES: If this project were not constructed, untreated stormwater from 33 acres of the downtown area would continue to flow into the Thea Foss Waterway and the already aging infrastructure would further deteriorate.

COMPETITIVE SOLICITATION: Request for Bids Specification No. ES13-0187F was opened January 28, 2014. Nine companies were invited to bid in addition to normal advertising of the project. Nine submittals were received. The apparent low bidder’s submittal was deemed non-responsive due to their failure to include the required State Responsibility and Reciprocal Bid Preference Information Form. The second low bidder, Rodarte Construction, Inc., was then selected.



| <u>Respondent</u> | <u>Location (city and state)</u> | <u>Submittal Amount</u> | <u>Evaluated Submittal</u> |
|-----------------------------------|----------------------------------|-------------------------|----------------------------|
| *Tunista Construction, LLC | Federal Way, WA | \$1,257,647.19 | \$1,243,432.38 |
| Rodarte Construction, Inc. | Auburn, WA | \$1,304,944.40 | \$1,283,699.00 |
| R.L. Alia Company | Renton, WA | \$1,312,712.90 | \$1,289,903.90 |
| Northwest Cascade, Inc. | Puyallup, WA | \$1,372,894.31 | \$1,351,654.90 |
| Archer Construction, Inc. | Kent, WA | \$1,376,113.31 | \$1,354,170.00 |
| Pacific Coast General, LLC | Port Orchard, WA | \$1,387,576.57 | \$1,365,120.97 |
| Ceccanti, Inc. | Tacoma, WA | \$1,460,673.72 | \$1,439,594.00 |
| Active Construction, Inc. | Puyallup, WA | \$1,550,530.54 | \$1,528,225.28 |
| Tucci & Sons, Inc. | Tacoma, WA | \$1,558,773.96 | \$1,534,371.00 |

*Non-Responsive

Pre-bid Estimate: \$1,075,664.86

The recommended award is 21 percent above the pre-bid estimate.

CONTRACT HISTORY: New contract.

SUSTAINABILITY: When completed, this project will result in structurally sound stormwater pipe segments that are free of leaks associated with structural defects. The resulting reduction in inflow and infiltration from surrounding soils as well as the treatment facility is expected to reduce the contaminant load to waters of the state.

SBE/LEAP COMPLIANCE: Not Applicable.

DISADVANTAGED BUSINESS ENTERPRISE (DBE): The recommended contract is in compliance with 49 Code of Federal Regulations Part 26 Department of Ecology, per memorandum dated February 6, 2014. The DBE goal for this project is 11 percent, and the DBE participation is 15.91 percent.

RECOMMENDATION:

Environmental Services recommends a contract be awarded to Rodarte Construction, Inc. for the construction of two new Baysaver storm filter treatment vaults, the replacement of approximately 150 feet of existing storm sewer main, and construction of approximately 750 feet of new storm sewer main.



FISCAL IMPACT:

EXPENDITURES:

| FUND NUMBER & FUND NAME * | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT |
|---------------------------|-------------------------------|--------------|-----------------------|
| 4301 – Surface Water | ENV-03020-11 | 5330100 | \$1,565,933.28 |
| TOTAL | | | \$1,565,933.28 |

REVENUES:

| FUNDING SOURCE | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT |
|---------------------------------|-------------------------------|-----------------|-----------------------|
| Surface Water Revenues | ENV-03020-11 | 4300020 | \$565,933.28 |
| WA State Dept. of Ecology grant | ENV-03020-11 | 6371300 | \$1,000,000.00 |
| TOTAL | | | \$1,565,933.28 |

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$1,565,933.28

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes



RESOLUTION NO. 38867

1 A RESOLUTION relating to economic development; designating South Tacoma
2 Way, between South 37th and South 80th Streets, as a commercial
3 district, to be known as "Tacoma's Auto Row," to allow auto retailers to
4 submit applications to the Washington State Department of Transportation
5 for display of directional signage on Interstate 5.

6 WHEREAS a high percentage of the City's auto retailers are located on
7 South Tacoma Way, as it was the main north-south corridor until Interstate 5 ("I-5")
8 was constructed in 1960, and

9 WHEREAS, as a business sector, auto retailers located in the City of
10 Tacoma generate significant tax revenue for the City and provide over 1,000 jobs
11 for citizens in our community, and

12 WHEREAS Community and Economic Development staff conducted
13 targeted outreach to the City's auto retailers on South Tacoma Way beginning in
14 January 2013, and

15 WHEREAS the objectives for this partnership, as presented to the
16 Economic Development Committee on June 25, 2013, are to improve
17 relationships with auto retailers through open and consistent dialogue; problem-
18 solve and make connections to appropriate City services and processes;
19 promote South Tacoma Way as a regional hub to purchase automobiles; and
20 increase auto sales in the City of Tacoma, and

21 WHEREAS City staff has worked with auto retailers to identify potential
22 marketing opportunities, and retailers have expressed interest in having signage
23 on I-5 that would direct drivers to "Tacoma's Auto Row," and
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WHEREAS the Washington State Department of Transportation
1 ("WSDOT") requires that businesses applying for highway signage provide direct
2 service to motorists or be a designated tourist activity, and

3
4 WHEREAS one of the options identified by WSDOT as a "tourist activity"
5 is to "[b]e a commercial district as adopted by a city ordinance or resolution" that
6 (1) has a minimum of one million square feet of leasable commercial space; (2) is
7 located within an area of one square mile; (3) provides unique commercial
8 activity where the majority of the district's customers do not reside in the city
9 where the commercial district is located; and (4) is located within one mile of the
10 nearest state highway, and

11
12 WHEREAS staff analysis of these requirements indicates that (1) auto
13 retailers account for 2.9 million square feet of leasable commercial space in the
14 designated area; (2) South Tacoma Way, from South 37th Street to South 80th
15 Street, equals .86 of a square mile; (3) a sampling of auto retailers indicates that
16 50-70 percent of their customer base comes from outside the City of Tacoma;
17 and (4) the designated area is one mile from I-5 and less than one mile from
18 State Route 16; and

19
20 WHEREAS this resolution, if adopted, provides the opportunity for this
21 group of vested stakeholders to direct traffic to their designated commercial
22 district, and

23
24 WHEREAS the City has determined that the minimum area and location
25 requirements are sufficient to designate South Tacoma Way, between
26



1 South 37th and South 80th Streets, as a commercial district, to be known as

2 "Tacoma's Auto Row"; Now, Therefore,

3 BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TACOMA:

4 That the City Council hereby approves the designation of South Tacoma
5 Way, between South 37th and South 80th Streets, as a commercial district, to be
6 known as "Tacoma's Auto Row."
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9 Adopted _____

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Mayor

12 Attest:

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14 _____
City Clerk

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16 Approved as to form:

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18 _____
Deputy City Attorney

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