



**BUSINESS OF THE CITY COUNCIL
CITY OF MERCER ISLAND**

**AB 6619
February 4, 2025
Consent Agenda**

AGENDA BILL INFORMATION

TITLE:	AB 6619: Public Works Building Seismic Retrofit Project Appropriation and Bid Award	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
RECOMMENDED ACTION:	Award the Public Works Building Seismic Retrofit Project construction contract to Casa Bella LLC and appropriate funds for the project.	

DEPARTMENT:	Public Works
STAFF:	Jason Kintner, Chief of Operations Alaine Sommargren, Deputy Public Works Director
COUNCIL LIAISON:	n/a
EXHIBITS:	1. Public Works Building Site Map
CITY COUNCIL PRIORITY:	3. Make once-in-a-generation investments to update and modernize aging infrastructure, capital facilities, and parks.

AMOUNT OF EXPENDITURE	\$ 1,138,420
AMOUNT BUDGETED	\$ 0
APPROPRIATION REQUIRED	\$ 1,138,420

EXECUTIVE SUMMARY

The purpose of this agenda bill is to award a public works construction contract and appropriate funds from the Capital Improvement Project Fund for seismic retrofits at the Public Works building.

- At the February 6, 2024 and May 21, 2024 City Council meetings (see [AB 6402](#) and [AB 6477](#)), City staff presented the findings from the Public Works Building Seismic Analysis and the Public Works Building Facility Conditions Assessment.
- At the July 16, 2024 City Council meeting (see [AB 6517](#)), City Council directed staff to proceed with seismic repairs to the Public Works Building.
- In December 2024, City staff issued an Advertisement for Bids for this project and received four bids.
- City staff recommends awarding the contract to the lowest responsible bidder, Casa Bella LLC, a Washington-based company, in the amount of \$886,887.
- An appropriation of \$1,138,420 is needed from the Capital Improvement Project Fund. Work will include removing a green roof system and its associated soils, roof replacements, foundation reinforcement at the mechanic shop, and various new bracing and anchoring of existing walls within the building.

BACKGROUND

The purpose of a Facilities Condition Assessment (FCA) is to inventory and evaluate building and site infrastructure conditions, document observed deficiencies, and develop a recommended strategy to ensure continuity of services, extend the life of each facility, or alternatively prepare to replace existing assets. The FCA for the Public Works building, completed in January 2024 by Northwest Studio, the City’s consultant, confirmed its functional obsolescence. However, key components of the facility must remain operational for approximately five to seven years while a new building and maintenance yard is designed, funding is secured, and a new building is constructed.

Staff explored the feasibility of fully abandoning the Public Works building and using alternative facility options until the opening of the new Public Safety and Maintenance (PSM) building. Unfortunately, there are no reasonable alternatives to fully abandoning the building at this time. As a result, City Council directed staff to make the minimum necessary seismic repairs to ensure the Public Works building can operate safely in the interim.

Minor safety improvements identified in the FCA, such as fall protection at the Public Works campus and wired glass reinforcement in the building, have been addressed through a separate contract. This work was completed in January 2025.

ISSUE/DISCUSSION

PROJECT DESCRIPTION

Based on the findings of the building’s Facilities Conditions Assessment (FCA), Northwest Studio engaged Quantum Consulting Engineers, a structural engineering firm, to conduct a detailed seismic analysis of the Public Works Building and to identify specific structural retrofits required (see [AB 6477](#)). Design for this project was completed based on the FCA results and Quantum’s recommendations. The project will include the following seismic improvements:

- Complete removal of the existing green roof and its associated soils.
- Roof replacement in the former green roof area and installation of roof drainage and stormwater conveyance, and replacement of other selectively removed roof areas.
- Installation of anchoring between the walls and the wood diaphragms at the two higher level roofs (the second-floor office space and high bay garage).
- Installation of a subsurface concrete grade beam along the exterior of each end of the high-bay garage doors of the mechanic shop.
- Installation of bracing to numerous unbraced interior concrete masonry unit walls throughout the building.

BID RESULTS

Four construction bids were received on December 18, 2024. The following table shows the bid results.

PUBLIC WORKS BUILDING SEISMIC RETROFIT BID RESULTS	
COMPANY NAME	TOTAL BID AMOUNT
CDK Construction Services, Inc.	\$ 802,793
Casa Bella LLC	\$ 886,887
Optimus Construction and Development, Inc.	\$ 929,537
Ferguson Construction, Inc.	\$ 998,412
ENGINEER’S ESTIMATE	\$935,000 - \$1,025,00

The apparent lowest bidder – CDK Construction Services, Inc. – was determined to be non-responsible per RCW 39.04.350, because Labor and Industries (L&I) listed them as having been debarred from bidding on public works projects. Staff recommends awarding the Public Works Building Seismic Retrofits project to the lowest responsible bidder, Casa Bella LLC.

Casa Bella has successfully completed private residential and larger-scale construction projects in recent years, including on Joint Base Lewis-McChord and at several fire stations in Pierce County. A review of the L&I website confirms Casa Bella LLC is a contractor in good standing with no license violations, outstanding lawsuits, or L&I tax debt. Based on review of Casa Bella’s bid submittal and reference checks, staff has determined that Casa Bella is the lowest responsible bidder for this project and recommends awarding the project to Casa Bella LLC.

PROJECT BUDGET

Design work for this project was completed through the FCA process in 2024 by Northwest Studio and therefore is not included in the project budget for construction.

Amounts for construction, permitting, inspection, project management, and contingency brings the total estimated construction cost to \$1,138,420. Project staff have included a 15% construction contingency for this project due to potential underground conflicts during the concrete grade beam excavation and unknown conditions associated with the green roof removal.

Project costs and budget are summarized in the table below.

PUBLIC WORKS BUILDING SEISMIC RETROFIT PROJECT BUDGET	
DESCRIPTION	TOTAL
Construction Contract (Casa Bella LLC)	\$ 886,887
Permitting	\$ 18,500
Inspection Services	\$ 10,000
Construction Management (NW Studio)	\$ 45,000
Project Management/In-House Staff Support	\$ 45,000
Construction Contingency (15%)	\$ 133,033
TOTAL PROJECT COST	\$ 1,138,420
Total Available Project Budget	\$ 0
Budget Appropriation Required	\$ 1,138,420

NEXT STEPS

If this award is approved, construction activities at the Public Works building are expected to begin in late February and continue for approximately four months. Public Works CIP and engineering staff, as well as the Utility Billing team, will be temporarily displaced from the upper level of the Public Works Building during construction. Select staff will have access to shared desk space at the Luther Burbank Administrative Building and several staff members will shift to working remotely while access to these offices is limited.

Substantial completion is anticipated to be achieved in early July 2025.

RECOMMENDED ACTION

Award Public Works Building Seismic Retrofit construction project to Casa Bella LLC, a Washington based company, authorize the City Manager to execute a contract with Casa Bella LLC for the construction of Public Works Building Seismic Retrofit in an amount not to exceed \$886,887, and appropriate \$1,138,420 from the Capital Improvement Project fund for the seismic retrofits at the Public Works building.