



Legislation Details (With Text)

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Title:	BID REVIEW - LONGVIEW POLICE STATION PARKING GARAGE REPAIRS				

Sponsors:

Indexes:

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Attachments: 1. LPD Garage Structural Tech Memo.pdf, 2. LPD Garage Photo Log.pdf

Date	Ver.	Action By	Action	Result
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BID REVIEW - LONGVIEW POLICE STATION PARKING GARAGE REPAIRS

COUNCIL STRATEGIC INITIATIVE ADDRESSED:

Enhance public safety & emergency response

SUMMARY STATEMENT:

This project includes non-structural repairs to route, fill and seal extensive cracks and spalls in the upper deck of the parking garage, and apply an elastomeric traffic coating system to seal and protect the concrete. Left exposed to water intrusion, cracks grow during freeze/thaw cycles, reinforcing bars corrode, spalls form and eventually lead to structural issues as the concrete degrades.

On June 27, 2018, eight (8) bids were received for this work. All bids were determined to be regular and responsive, including:

- \$164,888.17 - Western Specialty Contractors, Kent, WA
- \$172,589.76 - Molecular, Inc., Longview, WA
- \$189,763.44 - Pioneer Waterproofing, Tigard, OR
- \$192,089.32 - Cascade Industrial Services LLC, Rathdrum, ID
- \$244,904.01 - Pullman SST Inc., Benicia, CA
- \$265,068.50 - Leewens Corporation, Kirkland, WA
- \$324,037.75 - HCl Industrial & Marine Coatings Inc.,
- \$416,713.55 - FD Thomas, Inc., Kent, WA

\$130,000.00 - Engineer's Estimate

These repairs were originally identified in 1997 when the Key Bank building was first being considered for the police department. The structural engineer who evaluated the building noted shrinkage cracks and strongly recommended the entire upper deck be shot blasted and coated with a fluid applied waterproofing system to prevent it from deteriorating. Given the limited funds available at the time, structural and seismic issues were addressed but maintenance repairs were not. The integrity of the parking garage was re-evaluated in 2017 and the structural engineer re-iterated the need for crack repairs, deck coating and a regular maintenance program to maintain the waterproof membrane.

FINANCIAL SUMMARY:

The total project cost of the parking garage repair is estimated at \$200,000, funded by the Public Safety Fund. As of July 1, the Fund balance was \$1,075,324. After adding estimated revenues and transfers into the Fund, and subtracting the cost of this project and the estimated pedestrian safety improvements costs and city traffic engineer compensation costs allocated to the Fund, the Public Safety Fund balance at the end of 2020 is projected to be \$262,000.

RECOMMENDED ACTIONS:

Motion to accept the low bid and award a contract to Western Specialty Contractors in the amount of \$164,888.17.

STAFF CONTACT:

Amy Blain, Project Engineer