



CITY OF KIRKLAND

Department of Parks & Community Services

505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300

www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager

From: Jennifer Schroder, CPRP, Director of Parks and Community Services
Michael Cogle, Park Planning Manager

Date: December 20, 2009

Subject: Juanita Beach Park Phase 1 Redevelopment: Award of Construction Bid to DMSL Construction, Inc.

RECOMMENDATION:

That the City Council award a construction contract to DMSL Construction, Inc. in the amount of \$1,180,390.57 for Phase 1 renovation of Juanita Beach Park.

BACKGROUND DISCUSSION:

Funding for the Juanita Beach Park Phase 1 Redevelopment is derived from multiple sources as follows:

\$1,200,000	City of Kirkland CIP Funding
\$ 500,000	2002 Kirkland Park Bond Funds
\$1,000,000	State of Washington Grants (matching funds)
<u>\$ 100,000</u>	King County Flood Control District
\$2,800,000	Total Funding Available

Competitive construction bids were opened for the Juanita Beach Park Phase 1 Renovation Project on December 1, 2009. A total of 13 bids were received (see Attachment 1). In addition to a Base Bid, contractors were asked to provide bids on five additive-alternate items:

Base Bid: Park Construction. Items included in the bidders' base bid include all work related to demolition of existing shelters and creek bridge, construction of a concrete waterfront promenade, parking lot reconfiguration and associated rain gardens, surface drainage and water quality improvements, habitat restoration of Juanita Creek including side channel creation, removal of hazard trees, significant new plantings, lawn renovation, new site furniture, new bridge, new irrigation, new paths, and a public art sculpture. All work for this phase of the Juanita Beach Park project will occur on the beach (south) side of Juanita Drive and the proposed improvements are consistent with the approved 2005 park master plan.

Additive Alternate #1: Parking Lot Lighting. This item is for providing parking lot light fixtures and associated wiring/conduit.

Additive Alternate #2: Vertical Wave Baffle Removal. This item is for removing vertical wave baffles on the west side of the existing walking over-water walking pier so as to improve water circulation (and water quality) within the wading beach area.

Additive Alternate #3: Seal Coat and Striping of Portion of Existing Parking Lot. This item is for applying a seal coat and restriping of an approximately 22,000 sq. ft. portion of the existing parking lot (western portion of existing lot that will remain during this phase).

Additive Alternate #4: Upgrade new park pathways. This item would upgrade new pathways from compacted gravel to asphalt.

Additive Alternate #5: Provide additional benches. This item would provide 5 additional park benches (with associated concrete pads) beyond those benches specified in the Base Bid.

Bid Award Recommendation

The City has received excellent bids for this project. After careful review of the bids received, staff makes the following recommendation for bid award:

Award a construction contract to DMSL Construction, Inc., Arlington, WA

DMSL Construction, Inc. has met the requirements of the City's bidder responsibility criteria. Their public work has included projects for the City of Olympia, City of Mount Vernon, and Washington State Parks. In addition, DMSL successfully completed demolition of structures at Rose Hill Meadows for the City in 2008.

Contract Award

Staff recommends the following contract award to DMSL Construction:

\$960,753.00	Base Bid
\$165,213.33	Additive Alternate #1 – Parking Lot Lighting
\$ 47,304.00	Additive Alternate #4 – Upgrade new park pathways to asphalt
<u>\$ 7,120.24</u>	Additive Alternate #5 – Additional park benches

\$1,180,390.57 Total Contract Award (plus applicable sales tax)

Staff recommends that Additive Alternates #2 and #3 not be awarded as part of this contract. Alt #2 (Removal of vertical baffles) can be completed at a later date. The associated work is under separate permit and our grant funding cannot be applied to this work. Alt #3 (Seal Coat/Striping of Parking Lot) is also not associated with grant funds and can also be completed at a later date.

Subject to receiving final permits, construction is slated to begin in early February and will take 8 - 10 months to complete. Construction is likely to significantly restrict public access to the beach side of the park this summer.

Attachments:

- 1 – Bid Tabulation Sheet
- 2 – Project Budget Chart
- 3 – Phase 1 Work Graphic
- 4 – Park Master Plan Graphic

Attachment 1
Bid Tab - Juanita Beach Phase I

JUANITA BEACH PARK PHASE 1 BIDS
1-Dec-09

								Base Bid Plus Add Alt #1, #4, #5
<u>Contractor</u>	<u>Base Bid</u>	<u>#1 Park Lighting</u>	<u>#2 Buffer Removal***</u>	<u>#3 Seal Coat/Striping***</u>	<u>#4 Asphalt Pathways</u>	<u>#5 Additional Benches</u>	<u>Total All Items</u>	<u>As Recommended</u>
<i>Engineer's Estimate</i>	\$2,000,000.00	\$105,000.00	\$48,000.00	\$52,000.00	\$17,000.00	\$13,000.00	\$2,235,000.00	\$2,135,000.00
1 DMSL Construction	\$960,753.00	\$165,213.33	\$119,683.50	\$49,418.45	\$47,304.00	\$7,120.24	\$1,349,492.52	\$1,180,390.57
2 L.W. Sundstrom	\$1,334,323.20	\$64,703.55	\$52,948.73	\$6,210.84	\$32,959.50	\$7,309.13	\$1,498,454.95	\$1,439,295.38
3 Wyser Construction	\$1,518,994.85	\$87,600.00	\$60,225.00	\$7,829.25	\$36,135.00	\$13,550.63	\$1,724,334.73	\$1,656,280.48
4 Mid-Mountain Contractors	\$1,535,190.00	\$68,985.00	\$65,700.00	\$6,570.00	\$28,470.00	\$9,855.00	\$1,714,770.00	\$1,642,500.00
5 Precision Earth Works	\$1,673,598.00	\$88,038.00	\$56,940.00	\$7,665.00	\$65,700.00	\$21,243.00	\$1,913,184.00	\$1,848,579.00
6 A-1 Landscaping	\$1,738,860.00	\$78,840.00	\$60,225.00	\$19,710.00	\$63,510.00	\$10,731.00	\$1,971,876.00	\$1,891,941.00
7 Construct Co.	\$1,750,510.80	\$76,102.50	\$52,560.00	\$6,022.50	\$21,452.00	\$4,599.00	\$1,911,246.80	\$1,852,664.30
8 Construction International	\$1,752,000.00	\$65,700.00	\$43,800.00	\$6,022.50	\$10,950.00	\$9,855.00	\$1,888,327.50	\$1,838,505.00
9 Paul Brothers	\$1,785,850.00	\$80,312.80	\$55,467.23	\$6,898.50	\$31,755.00	\$17,520.00	\$1,977,803.53	\$1,915,437.80
10 Ohno Construction	\$1,813,081.00	\$80,417.00	\$22,323.00	\$6,710.00	\$7,542.00	\$11,647.00	\$1,941,720.00	\$1,912,687.00
11 Aero Construction	\$1,866,556.00	\$72,270.00	\$72,051.00	\$6,022.50	\$60,459.33	\$12,045.00	\$2,089,403.83	\$2,011,330.33
12 Thompson Brothers	\$1,971,000.00	\$83,220.00	\$41,610.00	\$6,570.00	\$33,945.00	\$10,512.00	\$2,146,857.00	\$2,098,677.00
13 Pelco Construction	\$2,173,575.00	\$77,526.00	\$52,122.00	\$6,428.00	\$4,818.00	\$8,026.00	\$2,322,495.00	\$2,263,945.00
Average:	\$1,682,637.83	\$83,763.71	\$58,127.34	\$10,929.04	\$34,230.76	\$11,077.92	\$1,880,766.60	\$1,811,710.22

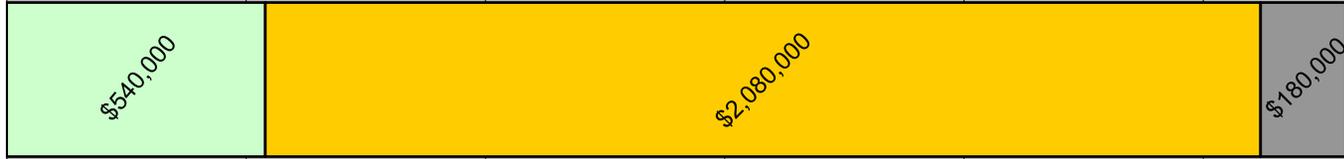
(all prices exclude sales tax)

*** These additive items NOT recommended for inclusion in construction contract award.

Attachment 2 - Juanita Beach Redevelopment Phase 1 Project

PROJECT BUDGET REPORT

ORIGINAL BUDGET



\$2,800,000

AWARD CONTRACT
(This memo)



\$2,220,000

ACCEPT WORK

Upon Project Completion

To Be Determined

- DESIGN / ENGINEERING / PROJECT MANAGEMENT
- CONSTRUCTION-RELATED COSTS
- CONSTRUCTION CONTINGENCY

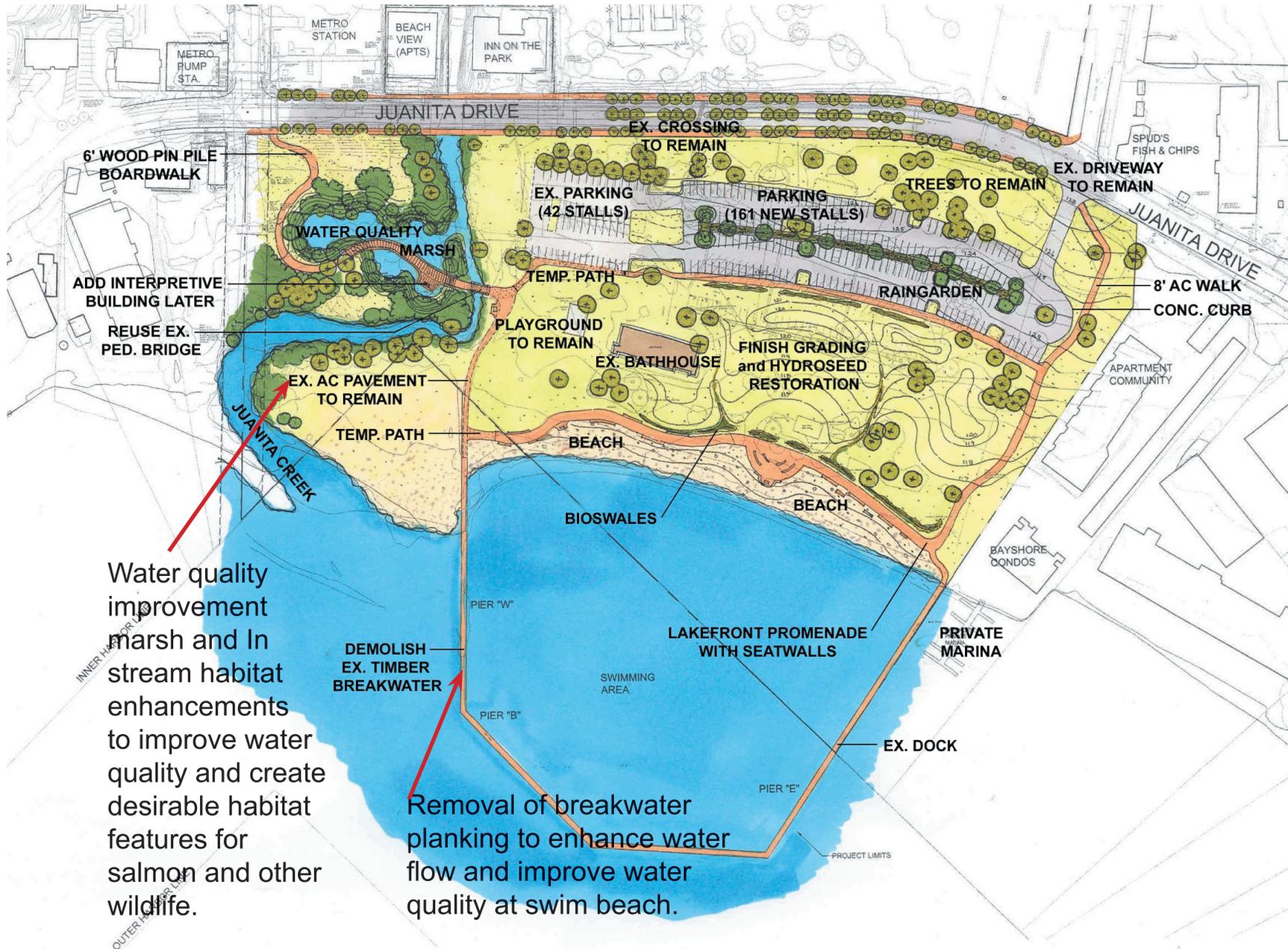
ESTIMATED COST

\$- \$500,000 \$1,000,000 \$1,500,000 \$2,000,000 \$2,500,000 \$3,000,000

Attachment: Phasing Plan

IAC ALEA 06-1923

City of Kirkland Parks and Community Services
Juanita Beach Park Redevelopment Phase 1-A



Water quality improvement marsh and In stream habitat enhancements to improve water quality and create desirable habitat features for salmon and other wildlife.

Removal of breakwater planking to enhance water flow and improve water quality at swim beach.



MASTER PLAN

JUANITA BEACH PARK MASTER PLAN
CITY OF KIRKLAND PARKS AND COMMUNITY SERVICES

J.A. BRENNAN ASSOCIATES, PLLC
In Association with
J.T. ATKINS & COMPANY P.C.
MAKERS ARCHITECTURE AND URBAN DESIGN
TETRATECH
DOUGLASS CONSULTING
LANDAU ASSOCIATES