



CITY OF KIRKLAND

Department of Public Works

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MEMORANDUM

To: Kurt Triplett, City Manager

From: Dave Snider, P.E., Capital Projects Manager
Ray Steiger, P.E., Public Work Director

Date: May 3, 2012

Subject: MAINTENANCE CENTER PARKING ADDITION – AWARD CONTRACT

RECOMMENDATION:

It is recommended that City Council award a contract for the Maintenance Center Parking Addition (MCPA) Project to AGR Contracting of Monroe, WA, in the amount of \$147,436.28.

BACKGROUND AND DISCUSSION:

HISTORY

The present Maintenance Center facility was built in 1989 and has now become insufficient in size to support all staff needs, vehicle and equipment parking, material storage, shop space and fleet maintenance. The use of all existing property is nearly maximized. As a result, an overall Maintenance Center Expansion Project was created to identify opportunities for maximizing use of the current space. This overall Project will also provide for a full space and feasibility study to determine long term growth needs and options for expansion beyond the existing property (Attachment A).

A brief study was completed in 2010 that identified early actions that could be accomplished to accommodate immediate space needs within the current property. That study recommended taking advantage of the height in the shop space by adding storage mezzanines, expansion of fleet maintenance bays and constructing additional staff parking adjacent to the Maintenance Center Administration Building (Attachment B).

BUDGET

The total budget for the overall Maintenance Center Expansion Project is \$1,950,000. From that total budget, \$400,000 is planned to be transferred to the Public Safety Building Project to fund design and construction of a fleet maintenance bay devoted to police vehicles. Staff presented the advantages of locating fleet maintenance at the Public Safety Building through a Public Safety Building Project update at a regular City Council meeting of February 28, 2012. That Update informed Council that the demand for police vehicle repairs warranted a devoted maintenance bay and locating the maintenance bay at the Public Safety Building created efficiencies in vehicle

transport, plus the opportunity to reduce the required expansion of general fleet maintenance at the Maintenance Center. At that same meeting, City Council accepted the recommendation to include fleet maintenance in the Public Safety Building Project scope of work.

The result of the City Council action is an overall Project budget balance of \$1,550,000 for the full space needs and feasibility study, property acquisition, design and construction associated with the remaining Maintenance Center Expansion project elements, and this MCPA Project; of the remaining budget, \$300,000 is available for the MCPA Project (Attachment C).

MAINTENANCE CENTER PARKING ADDITION PROJECT

The demand on Maintenance Center parking is high and, with a current total of 58 parking stalls (57 regular and 1 ADA) serving the Administration Building, there are approximately 36 Public Works and Parks Department staff who park on the neighborhood streets during the work week. As a result, and due to the fact that a scope of work for creating additional parking is different from other proposed building modifications, a specific parking (MCPA) project was established. The design and permitting for the parking addition work began in October 2011 and was complete in March 2012. The parking lot design includes storm water quality improvements, lighting, landscape improvements, upgrading ADA parking and access, seal coat and restriping of the entire parking lot.

As designed, the Project will result in a net gain of 17 additional parking stalls for City and staff vehicles (15 regular with 2 ADA) and, with an engineer's estimate of \$154,636, staff first advertised for contractor bids through the Shared Small Works Roster on April 11, followed by a bid opening on April 25, 2012. The following table shows the bid results:

Contractor	Total Bid
AGR Contracting	\$147,436.28
<i>Engineers Estimate</i>	<i>\$154,635.90</i>
Tiger Construction	\$159,062.99
JBD Excavation	\$179,071.92
Kamins	\$182,581.19
NPM Construction	\$188,390.37
Road Construction NW	\$246,068.40

With a contract award for the MCPA by City Council at their May 15 meeting, work will begin in June and be complete by mid August 2012. In advance of construction, CIP staff will work with Maintenance staff to facilitate a temporary parking plan for the period of construction. As the need for on-street staff parking will increase during the construction phase, staff will also notify adjacent property owners and businesses in the area of the planned work, providing project timelines and pertinent contact information.

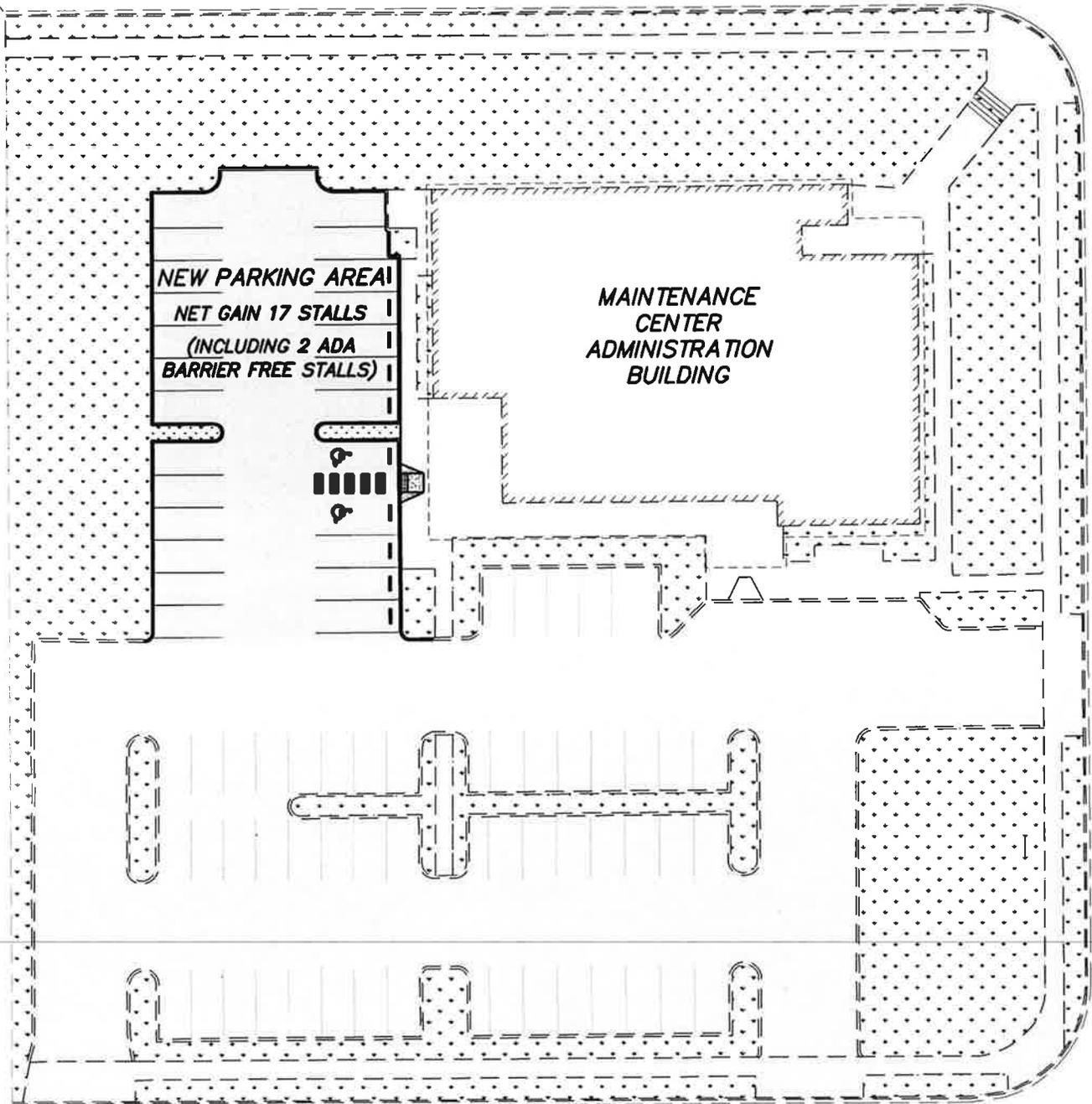
Maintenance Center Parking Addition (MCPA) Project Vicinity Map



MAINTENANCE CENTER PARKING ADDITION SITE PLAN



10TH AVE



8TH ST

9TH AVE

Maintenance Center Parking Addition (MCPA) (CGG-0037-002)

Attachment C

Project Budget Report

