



CITY OF KIRKLAND
Department of Public Works
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MEMORANDUM

To: Marilynne Beard, Interim City Manager

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

Date: June 28, 2010

Subject: Park Lane (Phase One) Improvements – Accept Work

RECOMMENDATION:

It is recommended that City Council accepts the construction of the Park Lane (Phase One) Improvements (the Project), as constructed by Pacific Northwest Earthworks, LLC, of Fall City, WA and establish the statutory 45 day lien period.

BACKGROUND AND DISCUSSION:

The Project consisted of addressing potential tripping hazards and infrastructure damage. This was accomplished with the installation of approximately 2,400 square feet of Terrawalk[®] rubber sidewalks, root pruning, removal and replacement of two trees, and the installation of two Silva Cell[®] units. The improvements addressed immediate maintenance needs along the corridor between Lake Street and Park Lane that was primarily a result of the significant tree root systems. Phase Two of the Park Lane improvements, completing the "Flexible Festival Street" concept, is in the CIP as an unfunded (\$1.3 million) project to be programmed at a future date; Phase Two will complete the corridor street design adopted by the Council in February, 2009.

The Engineer's Estimate for construction of the Project was \$93,895, and on March 2, 2010, the City received seven bids with Pacific Northwest Earthworks (PNE) providing the low bid of \$48,152.50; at their regular meeting of March 16, 2010, Council awarded the contract. The total amount paid to the Contractor was \$73,568.69 that included three change orders to the contract.

After exposing the roots of the existing Norway Maple in front of the Jalisco Restaurant, staff learned that the roots were located at an elevation that prevented them from being root pruned as originally intended without creating long-term stability issues for the tree. In consultation with the City's Urban Forester and the onsite consultant certified arborist, it was decided that the tree should be removed. The tree was replaced with a 3" diameter *Parrotia* tree that is notorious for beautiful fall colors with minimal maintenance needed. In keeping with the long term vision for the Park Lane corridor, an additional Silva Cell[®] unit was also installed with the tree at this location to allow the new



New *Parrotia* (Jalisco Restaurant)

tree sufficient root area in order to prevent future sidewalk impacts. The added tree and Silva Cell[®] installation increased the Project cost by approximately \$15,000.

In addition to the additional tree and Silva Cell[®], a manufacturing problem with the City provided Terrawalk[®] product resulted in late delivery of the Terrawalk[®] panels and lead to a compensatory delay claim by PNE; this claim was paid. The delay also required the use of temporary cold-mix asphalt (extra costs) in order to keep the sidewalks open to the public. Staff renegotiated the final cost of the Terrawalk[®] panel material with the manufacturer and received an approximate \$3,000 credit to partially offset PNE's extra costs (this was a direct contract between the City and the vendor). The Terrawalk[®] delays added approximately \$4,000 to the construction contract.

Finally, additional old and decaying wood expansion joint material within the existing concrete sidewalks were removed and replaced with new wood at appropriate locations and additional refinements to the layout of sidewalk along the corridor between Lake Street and Park Lane added approximately \$6,000 in materials and labor to the contract.

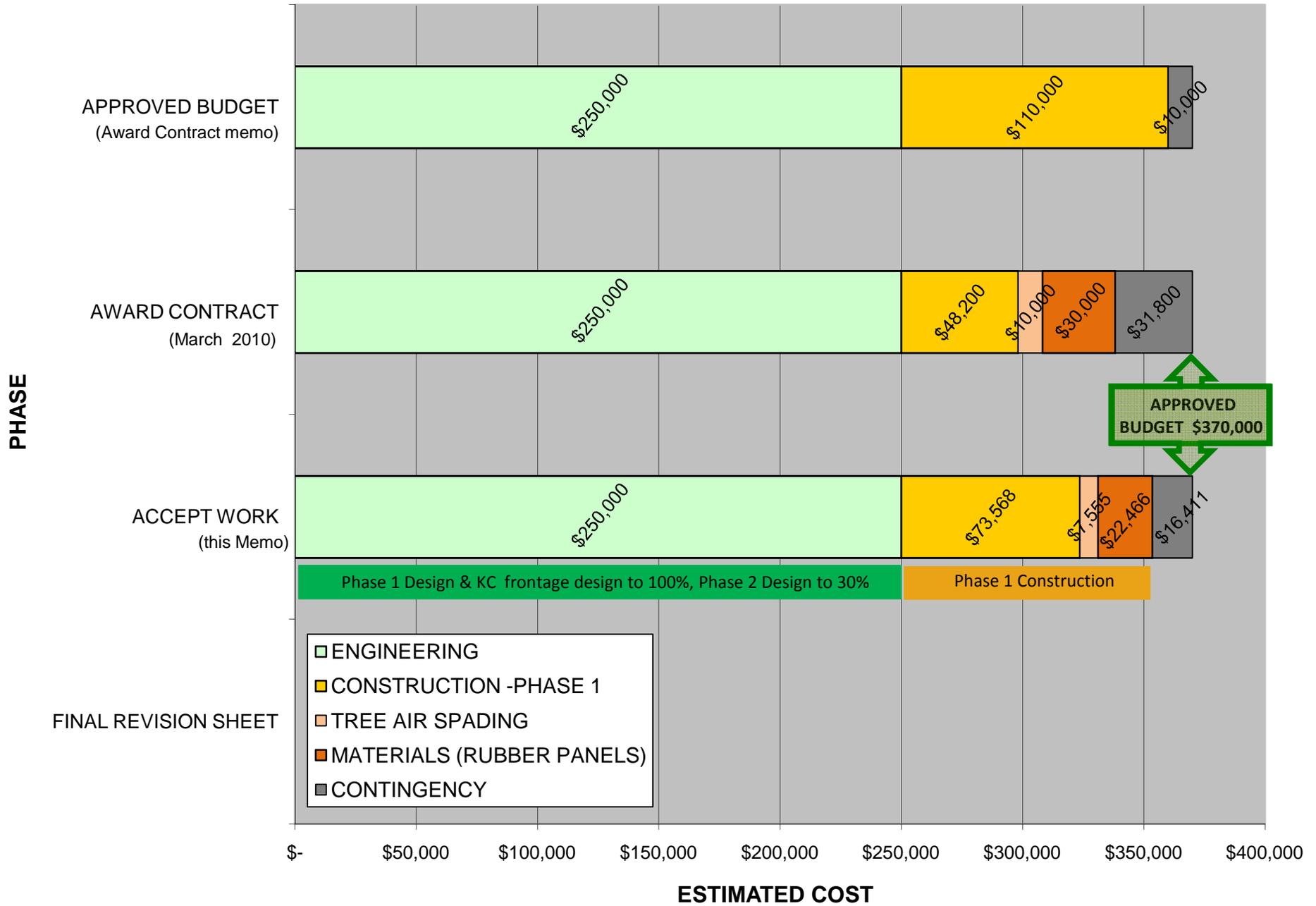
The construction, including punch list items, was completed on May 24, 2010 approximately three weeks behind the originally anticipated completion date. The total Project cost, including the phase one design/inspection, the phase two design (currently on-going), and other construction administration services are within the total Project budget of \$370,000 (Attachment A).

The Phase Two design (funded within the \$370,000) is being completed to a level such that frontage improvements to the proposed King County Pump Station at the intersection of Park Lane and Third Street can be constructed to match the overall Park Lane vision. The Pump Station upgrade project begins in 2011 and will be completed by the end of 2012.

Attachments (2)

Park Lane Phase 1 Improvements (CNM 0064)

Project Budget Report





Before (Simply Decor)



After (Simply Décor)



Before (Cactus Restaurant)



After (Cactus Restaurant)