



CITY OF KIRKLAND

Department of Public Works

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www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

From: Dave Snider, P.E., Capital Projects Manager
Pam Bissonette, Interim Public Works Director

Date: July 16, 2013

Subject: 2011 Emergency Sewer Construction Project – Accept Work

RECOMMENDATION:

It is recommended that the City Council accept the construction of the 2011 Emergency Sewer Construction Project (ESP), as constructed by Shoreline Construction Inc., of Woodinville, Washington, and establish the statutory 45 day lien period.

BACKGROUND DISCUSSION:

The ESP helps safeguard the environment from poorly maintained or failed private sewer septic systems, and a program to extend sewer main lines to those areas of Kirkland with older and/or failing septic systems was first developed in 1998. Currently, there remains an estimated 900 Kirkland properties with active septic systems. Through the ESP, sewer system infrastructure is currently in place to serve approximately a third of those properties.

The scope of the 2011 ESP project included the installation of new sanitary sewer main in the following Kirkland neighborhoods (Attachment A):

Bridle Trails:

Area 1 - 116th Ave NE, from NE 55th St to NE 60th St, including 115th Pl NE

Area 2 - 126th Ave NE, from NE 60th St to NE 65th St.

North Rose Hill:

Area 3

- a) 126th Ave NE, from NE 85th to NE 87th Ct.
- b) NE 90th St, from 124th Ave NE to 126th Ave NE
- c) NE 91st St, from 125th Ave NE to 126th Ave NE

Area 4 - NE 104th St, from 129th Ave NE to 130th Ave NE

With a biennial program budget of \$1,400,000, the 2011 ESP beneficiary area was approved by City Council at their regular meeting of September 20, 2011. On November 15, 2011, Council awarded the construction contract to Shoreline Construction Inc. in the amount of \$831,445.00. The total amount

paid to the contractor for the work was \$762,563.07, including two change orders totaling \$15,722.12; efficiencies in the construction process and reductions in the qualities of materials led to an overall contract savings of \$84,600 (Attachment B). The extended time period for completion of the project was related to the involvement of the state and federal governments in the transfer of an easement to the City which took approximately one year.

The 2011 Project included the installation of 3,961 lineal feet of new sewer main and provided 53 new sewer connections to the City's Sewer System. The 2011 Program individual assessments are set at \$20,503. To date, six properties of the benefitting 53 have hooked up to the new sewer main, and seven property owners have signed agreements to repay their assessments. Arrangements still need to be made with the remaining 40 property owners.

Under the authority of the ESP Program, benefitting property owners are assessed a proportionate share of all Program costs. At the completion of the improvements, property owners are given the option of: 1) making a full payment of the assessment at the time it is generated, 2) entering into a low interest (currently 1.77 %) loan agreement with the City to pay back their share of the construction cost over a ten year period, or 3) waiting 10-years before doing anything. In any scenario, total payment of each assessment is due within 20-years. City ordinance does not require hooking up to the sewer unless a property owner's septic tank fails.

From the Program's 1998 inception, through the 2011 Program year, over 28,800 lineal feet (5.5 miles) of new sewer main has been built. Included within that 5.5 miles of new main line, a total to 512 side sewer connections have been made available with 292 property owners electing to pay their assessments in-full, with another 119 entering into payment contracts. 101 property owners have functioning septic systems and have chosen to not connect. Of the 512 side sewer connections made available, 220 properties have connected to the City's sewer system (Attachment C).

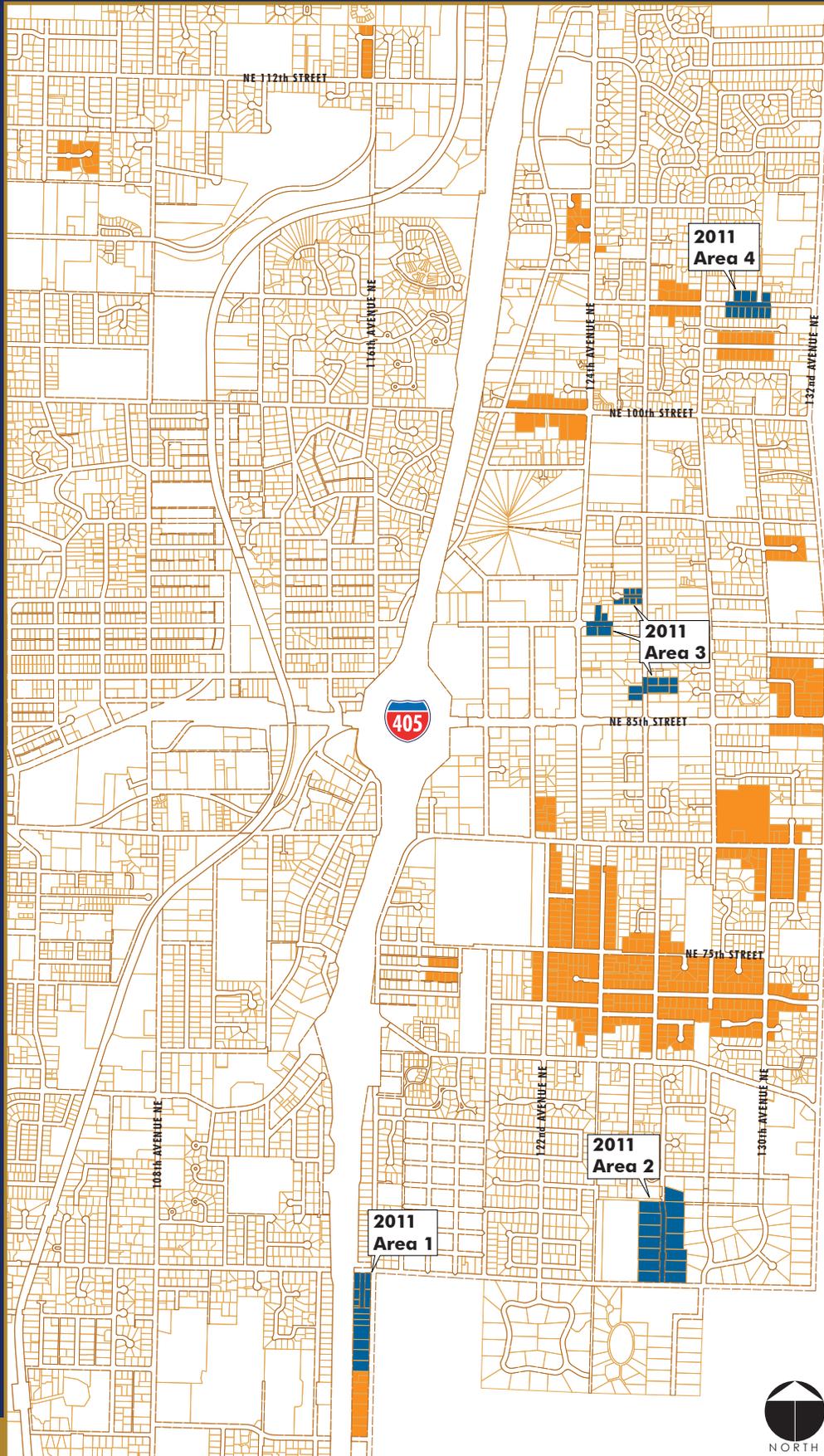
Attachment A - Vicinity Map
Attachment B - Project Budget Report
Attachment C - Current Program and Financial Overview



CITY OF KIRKLAND 2011 Emergency Sewer Program



Program History



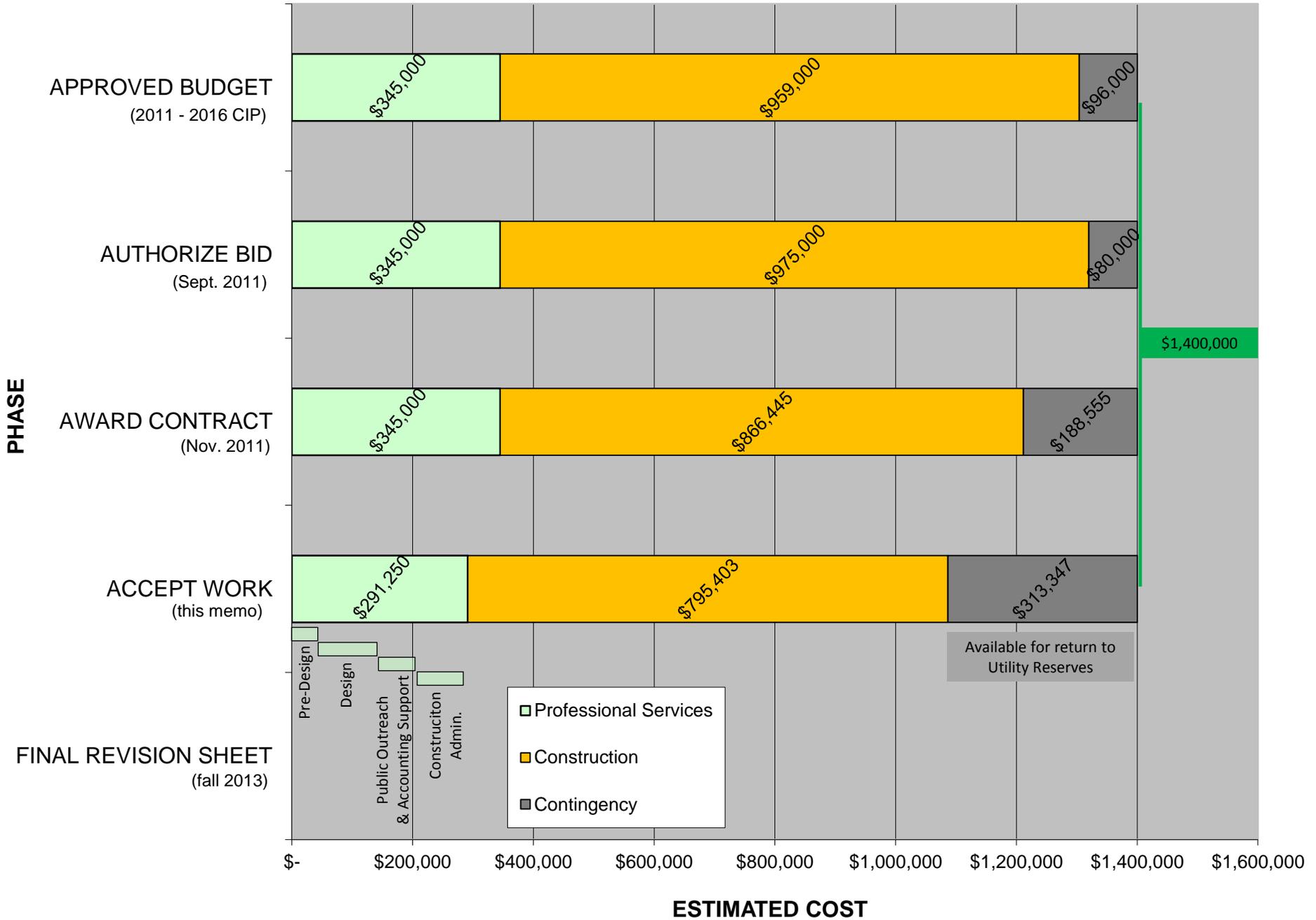
LEGEND

- 2011 Proposed Service Area
- Previous ESP Projects



2011 Emergency Sewer program (CSS 1156)

Project Budget Report



EMERGENCY SEWER PROGRAM OVERVIEW

ATTACHMENT C

EMERGENCY SEWER PROGRAM OVERVIEW AS OF June 2013

Program	Year	Length (linear feet)	# Connections Provided*	Connected To Date	Final Project Cost	Cost Per Assessment	Reimbursed through 1/31/2013	% Reimbursed	Principal Due
1	1999	2,900	54	38	\$576,028	\$8,025	\$538,660	94%	\$56,872
2	2001	4,756	74	50	\$725,995	\$9,726	\$702,030	97%	\$67,941
3	2003	5,700	114	62	\$1,435,668	\$11,857	\$1,195,093	83%	\$240,575
4	2005	4,150	83	25	\$1,325,925	\$15,975	\$874,953	66%	\$450,972
5	2007	4,583	84	33	\$1,668,576	\$19,864	\$805,787	48%	\$862,789
6	2009	2,810	49.5	9	\$810,344	\$16,371	\$334,317	41%	\$476,027
7	2011	3,961	53	3	\$1,086,653	\$20,502.89	\$0	0%	\$1,086,653
TOTAL		28,860	512	220	7,629,189	102,320	4,450,840	58%	3,241,829

*0.5 attributed to adjacent developer sewer exte

43% Percent Connected

Program	Year	Connections	Paid in Full	Payment Refinance	Payment Sale	Payment Other	ACTIVE Contracts	Delinquent Contracts	Inactive
1	1999	54	50	14	23	13	3	1	1
2	2001	74	70	22	17	31	9	0	2
3	2003	114	80	21	22	35	23	3	12
4	2005	83	46	8	15	24	20	1	15
5	2007	84	28	9	7	12	42	5	15
6	2009	49.5	18	5	2	11	18.5	4	10
7	2011	53.0	0	0	0	0	3	0	51
TOTAL		512	292	79	86	126	119	14	106