



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
Ray Steiger, P.E., Public Works Director

Date: July 5, 2012

Subject: NE 53rd STREET SEWER MAIN REPLACEMENT PROJECT
AWARD CONTRACT

RECOMMENDATION:

It is recommended that City Council award the construction contract for the NE 53rd Street Sewer Main Replacement Project to Buno Construction, LLC, of Snohomish, WA, in the amount of \$422,954.70.

BACKGROUND AND DISCUSSION:

The NE 53rd Street Sewer Main Replacement Project will provide for the replacement of approximately 850 linear feet of aged 6-inch diameter concrete sewer pipe with new 8-inch PVC pipe, between 108th Avenue NE and 111th Avenue NE (Attachment A). The Project will also allow the replacement of four substandard (original brick) manholes and rehabilitation of the interior of a fifth manhole with the application of a new concrete spray-on lining.

The existing, undersized sewer main requires greater frequency of maintenance by City sewer crews due to cracks, pipe inflow and infiltration, age, and size. This stretch of sewer main has limited side sewer laterals and, as a result, a portion of the new pipe installation will be accomplished by using a trenchless method of construction known as pipe-bursting. With pipe-bursting, a new larger pipe is pulled through the existing pipe leaving the old broken (i.e., "burst") pipe in place. This method of construction allows for sewer line replacement without needing a continuous open trench between manholes, and results in minimal disruption to the roadway surface.

The existing manhole at the intersection of NE 53rd Street and 108th Avenue NE is 25-feet deep, and its replacement will require extensive excavation at an intersection that is congested with a high number of other significant underground utilities including: water, gas, communications, and power. The work effort needed to replace this manhole will require the intersection to be fully closed for up to ten consecutive days. As per the contract documents, the intersection's closure has been established to begin on or after August 13 in order to keep the intersection open during the SummerFest weekend of August 11-12. The contract documents also require 108th Avenue NE be fully opened by August 31, just prior to the start of school at Lake Washington School District; a detailed traffic control plan is part of the Project specifications calling for a temporary traffic diversion via Lake Washington Boulevard, NE 68th Street, NE 52nd Street, and NE 38th Place, as well as onto I-405 (Attachment B). All local neighborhood streets and emergency access will be maintained throughout the Central Houghton area during the Project's entire duration.

For this Project, an extensive outreach to all potentially impacted stakeholders and local property owners began in early March, 2012, in order to ascertain and coordinate, as early as possible, all impacts anticipated throughout the construction phase (Attachment C). The Kirkland Alliance of Neighborhoods was first notified about the upcoming intersection closure at their March meeting. Public Works staff then met with staff from the four schools in the immediate area of the work: BEST High School (Lake Washington School District), Seventh-day Adventist Academy, Kirkland Children's School, and Northwest University. Additional information was presented at the Central Houghton Neighborhood Association's meetings of May 2 and June 6, and all feedback from the various meetings and discussions served to formulate the Project plans and contract specifications.

The Project was first advertised on June 11; on June 28, 2012, one contractor bid was received from Buno Construction Company, as shown below:

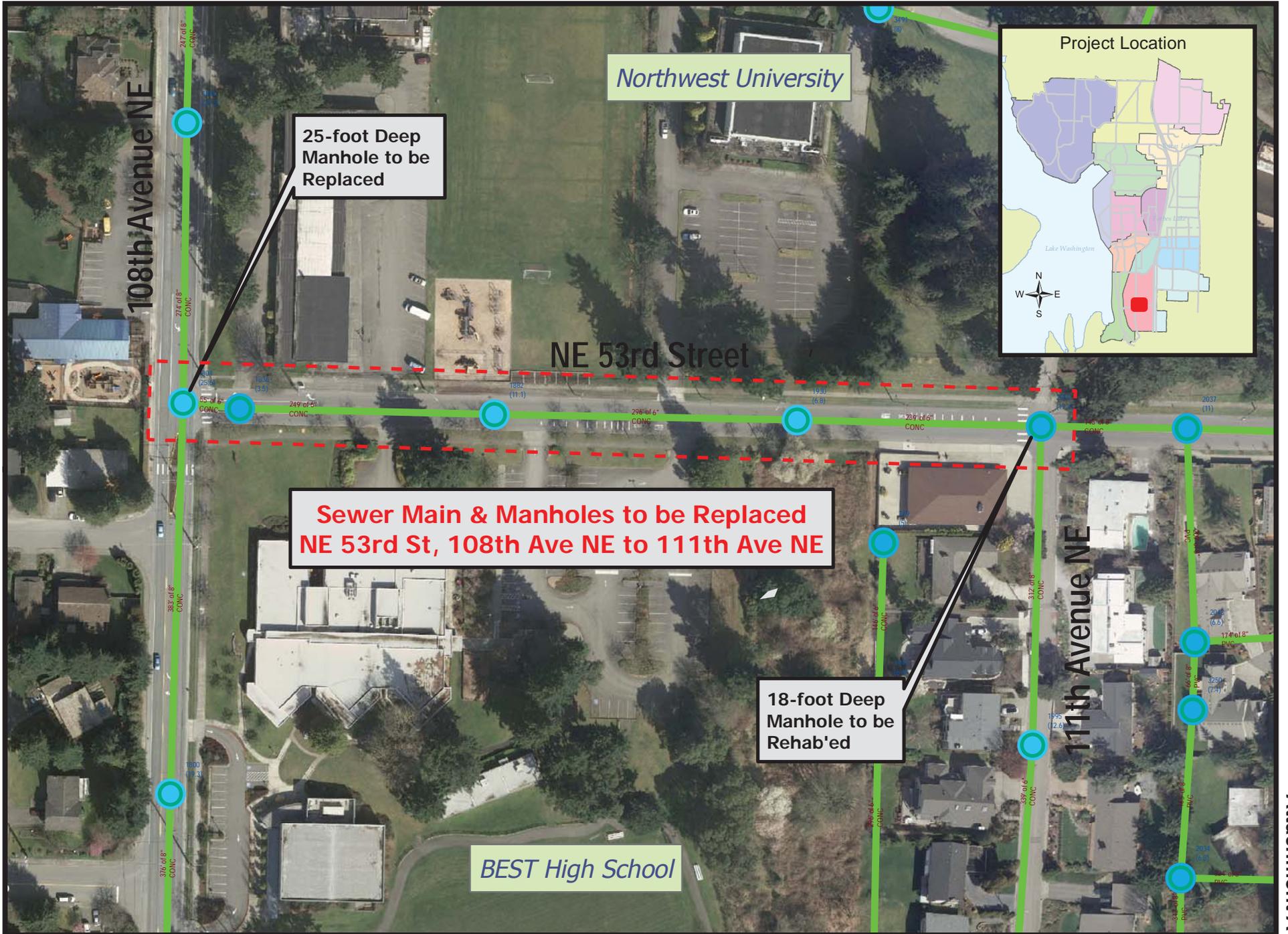
	CONTRACTOR	AMOUNT
1	<i>Engineer's Estimate</i>	<i>\$408,400.00</i>
2	Buno Construction, LLC	\$422,954.70

The receipt of a single bid is highly unusual, and it did raise concerns over making an award recommendation to City Council. In this case, however, staff has concluded that such a recommendation is appropriate for the following reasons:

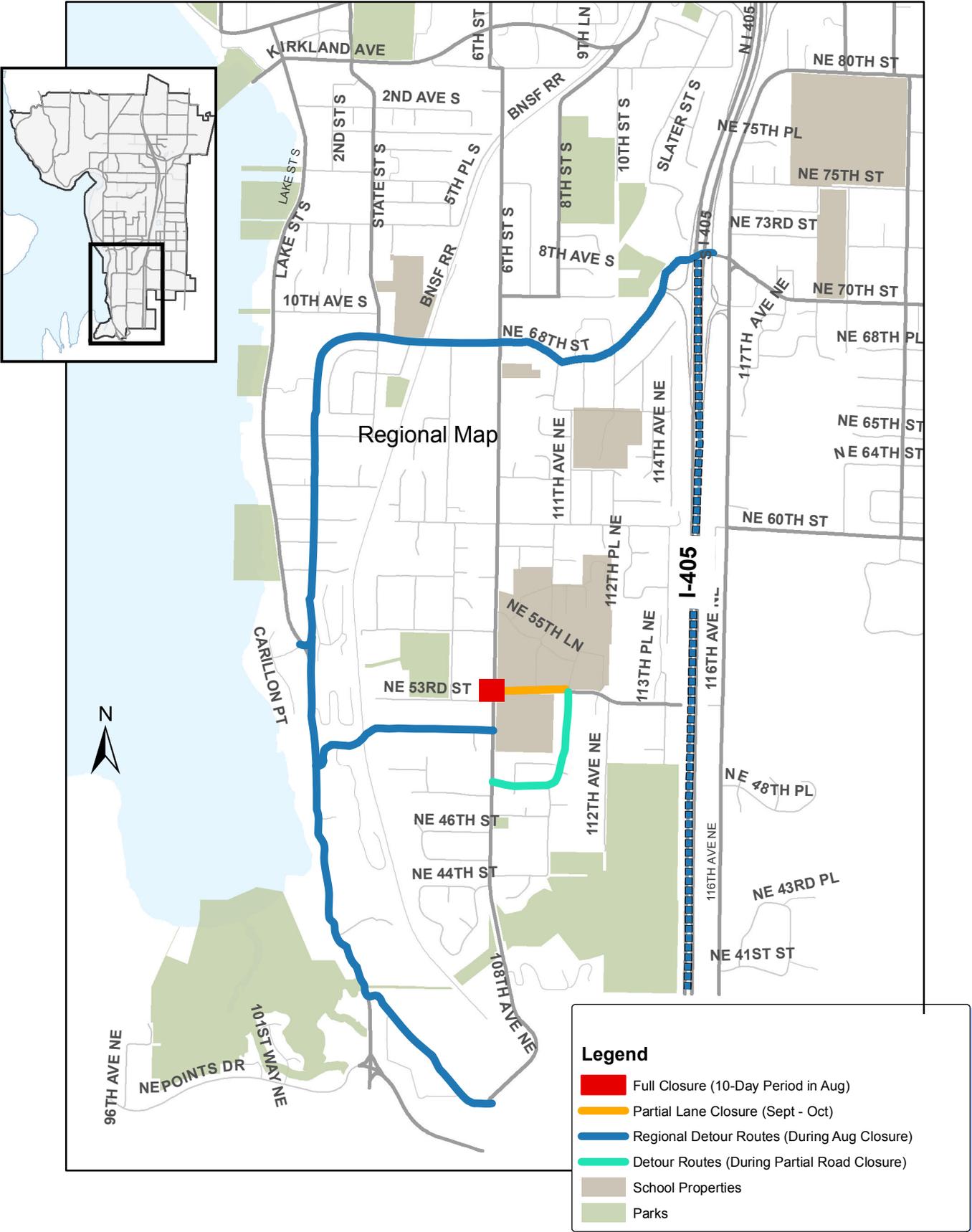
- Buno Construction has completed many projects for the City over the past 20+ years providing high quality results at fair contract pricing;
- Buno Construction has the expertise to complete complex sewer projects such as the subject Project. Of the five general contractors on the plan holder's list, Buno Construction appears to be among the most qualified for this type of work;
- The main reason given to staff's inquiry with other general contractors on the plan holders list as to why they elected not to submit a bid was crew availability. Over the past few years, many contractors have reduced their crew sizes and are no longer able to handle more than one to two jobs at one time. A further check with surrounding agencies has confirmed that bidder turn-out has been low, especially on utility projects, for the 2012 construction season;
- Due to the complexity of the Project, a future re-bid would most likely result in a higher bid price and additional administration cost; and
- The approved Project funding is sufficient enough to accomplish the work (Attachment D).

With City Council's award of a contract for the NE 53rd Street Sewer Main Replacement Project at their meeting of July 17, work will begin in early August and is anticipated to be complete by November, 2012. In advance of construction, Public Works staff will continue to work closely with all stakeholders and adjacent property owners by keeping them apprised of the construction schedule, all planned activities and pertinent contact information.

Attachments (4)



Detour Routes, NE 53rd Street Sewer Project



NE 53rd Street Sewermain Replacement Project Communications/Outreach Highlights

Previous: *March, April, May & June 2012*

- Outreach Effort #1 (Consult) - general information about project and consultation with directly impacted stakeholders:
 - KAN Announcement of Planned Closure – *March, May*
 - Meetings began with Individual Stakeholders – *April*
(Lake Washington School District, Seventh Day Adventist Academy, Kirkland Children's School, Northwest University, METRO, Central Houghton Neighborhood, Google, Metropolitan Market, Puget Sound Consumer Coop)
 - Presentations at and Discussions with the Central Houghton Neighborhood Association Meetings- *May & June*
 - Web site live – *March*
 - Hot Sheet – *March, May*
 - Post on KirkNet – *Early June*

- Outreach Effort #2 (Inform)- preliminary construction schedule and detours: *June*
 - Delivered to adjacent property owners: *Last week of June*
 - Churches and schools in vicinity
 - Residents and businesses adjacent to project, detours, and general vicinity (approximately 500 addresses)
 - Businesses in Houghton, Google and along Northup and 112th Avenue NE in Bellevue (collecting email addresses for electronic notifications in July)
 - Chamber of Commerce and Kirkland Downtown Association
 - Email to list serves: CIP, Neighborhood News, Construction Update Project Notice (franchise utilities, post office, delivery services, hospitals, fire stations, waste management, Metro, WSDOT, City of Bellevue, etc.), project stakeholders list: *Last week of June*
 - Project notice and preliminary schedule on Currently Kirkland: *June 22 - 28*
 - Notices at Wednesday Market: *June 27*
 - CIP Project Hotline: *Last week of June*

Upcoming: *July & August 2012*

- Outreach Effort #3 (Update) - exact construction schedule and detours: *July and August*
 - Project article on City Update: *July*
 - Post on KirkNet: *July*
 - Project Notice sign with information at site: *July*
 - Post card mailing: *July*
 - Churches and schools in vicinity
 - Central Houghton residents and businesses 1300-1500 addresses
 - Lakeview residents and businesses 1000 to 1800 addresses
 - Moss Bay residents and businesses 2300 to 3500 addresses
 - Everest residents and businesses 700 to 800 addresses
 - Notices at Wednesday Market: *July 18 and August 1*

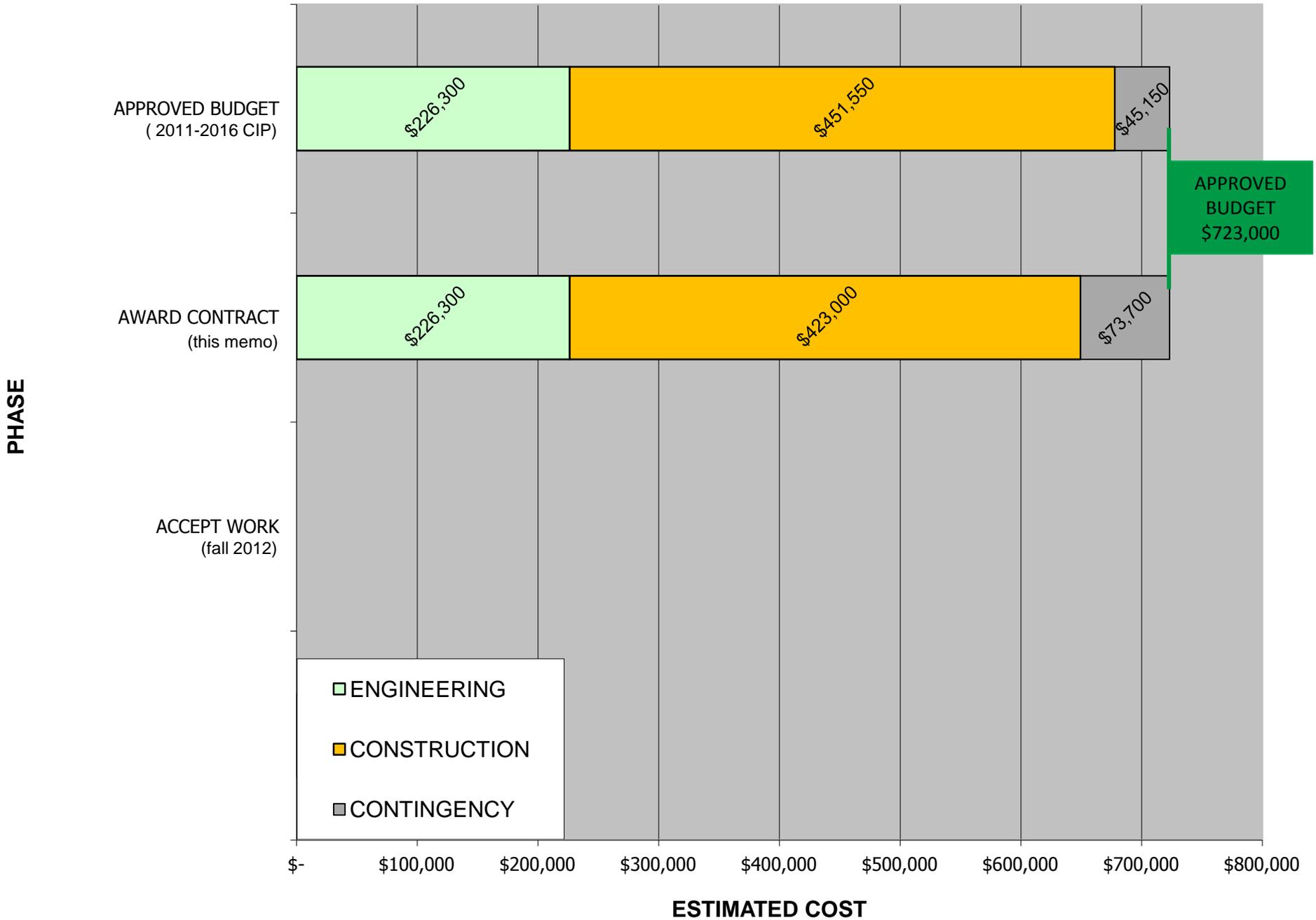
Attachment C

- Email to list serves: CIP, Neighborhood News, Construction Update Project Notice (franchise utilities, post office, delivery services, hospitals, fire stations, waste management, Metro, WSDOT, City of Bellevue, etc.), project stakeholders email list: *Mid July*
- Open House/Business Booth in vicinity of Houghton Plaza: *Mid July*
- Press Release: *Mid July*
- Project notice and preliminary schedule on Currently Kirkland: *Mid July*
- Variable message reader board announcements north and southbound 108th Avenue NE prior to closure according to the approved traffic control plan: *Mid July or Early August*
- City's Web site – home page: *Mid July*
- Twitter notices: *Early August*
- CIP Project Hotline: *Early August*

NE 53rd STREET SEWER MAIN REPLACEMENT PROJECT
(CSS -0063)

Attachment D

PROJECT BUDGET REPORT



Attachment D