



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
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 26, 2012

Subject: ROSE HILL BUSINESS DISTRICT SIDEWALKS - AWARD CONTRACT;
124th Avenue NE Sidewalk from NE 80th Street to NE 90th Street

RECOMMENDATION:

It is recommended that City Council award the construction contract for the Rose Hill Business District Sidewalks, 124th Avenue NE Sidewalk from NE 80th Street to NE 90th Street, to Road Construction Northwest, Inc., of Renton, WA, in the amount of \$1,241,851.00.

BACKGROUND DISCUSSION:

The corridor improvements along NE 85th Street are made up of multiple projects that include: the on-going undergrounding of a significant portion of the overhead utilities and the future installation of a new 24-inch water main, the addition of traffic signal upgrades and additional capacity improvements at key intersections, storm water quality improvements, the provision of continuous sidewalks and pedestrian improvements on both sides of NE 85th Street, and this subject project that will provide for the installation of continuous sidewalks and pedestrian improvements on both sides of 124th Avenue NE, between NE 80th and NE 90th Streets (Attachment A). The 124th Avenue NE Sidewalk Project will also add surface water quality features, new retaining walls, bicycle lanes, and landscaping.

With an engineer's estimate of \$1,003,827 for construction, the Project was first advertised for contractor bids on July 9; on July 24, 2012, six bids were received with Road Construction Northwest, Inc., being the lowest responsive bidder submitting a bid of \$1,241,851. Road Construction Northwest, Inc., recently completed the City's NE 85th Street and 114th Avenue NE Intersection Improvement Project (and happens to also be the lowest responsive bidder on the Lakeview Elementary Pedestrian Improvement under a separate City Council memo for the August 7, 2012 meeting). A list of the bid results is as follows:

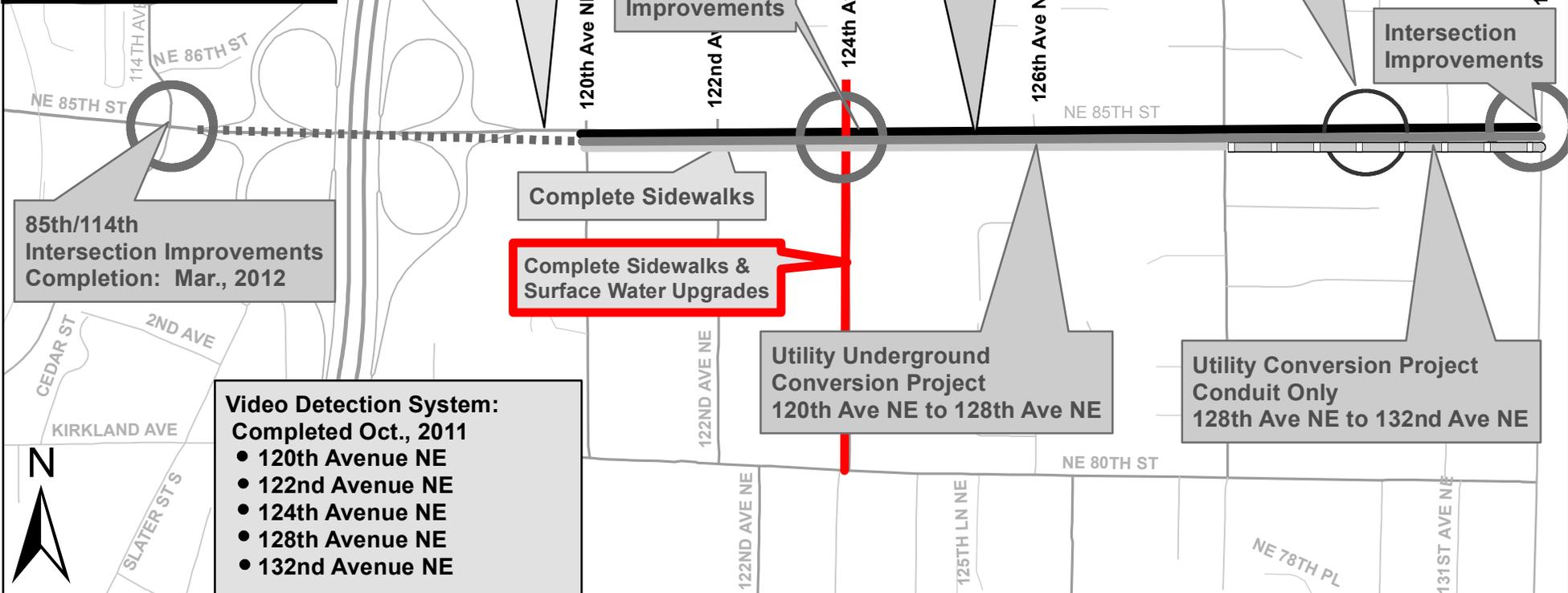
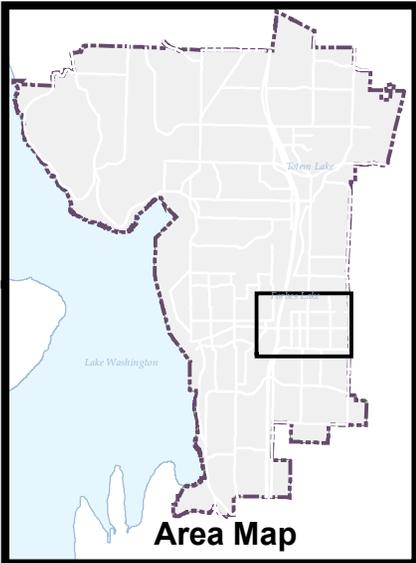
Contractor	Total Bid
<i>Engineer's Estimate</i>	<i>\$ 1,003,827</i>
Road Construction Northwest	\$ 1,241,851
West Coast Construction	\$ 1,285,478
Kamins Construction	\$ 1,304,221
Award Construction Inc (ACI)	\$ 1,311,063
Johansen Excavating	\$ 1,345,677
Westwater Construction Company	\$ 1,461,673

The results of the 124th Avenue Sidewalk bid opening appear to be consistent with how general contractor bidding has been trending over the past year; bid prices for sidewalk and other types of transportation project have been moving upward over the past two years (Attachment B). Staff is pleased with the bidder turn-out on this particular project; however, as shown above, the grouping of contractor bids at an amount near the approximate bidder average of \$1.32M, or nearly 30% over the engineer's estimate, speaks to the need for an updating of costs used in estimating sidewalk projects. Staff will be working with the City's engineering consultants as we move towards the subsequent phases of the overall NE 85th Street corridor improvements.

The work elements for this Project were planned as a separate construction package in order to help expedite the completion of all Corridor construction phases, as well as to allow for greater control over work zones and the number of contractor crews working within the area. The remaining work elements for the overall NE 85th Street Corridor Improvement Project will include the 124th Avenue NE and 132nd Avenue NE Signal Improvements, the NE 85th Street Watermain Replacement, and NE 85th Street Surface Water Improvements. These next elements of work will be advertised for contractor bids in late fall, 2012, with construction following in 2013. The total budget for the sidewalk only elements of the overall NE 85th Street Corridor Improvement Project, including this Project and the future sidewalks along NE 85th Street, is \$4,338,300. The current estimate for the future NE 85th Street Sidewalk Improvements is \$2,990,000; the Road Construction Northwest bid of \$1,241,851 represents 29% of that overall Corridor's sidewalk-only budget. The budget remaining for all future Corridor work elements is \$8,757,600 (Attachment C). Based on the results of the subject Project bid opening, staff will be updating the engineer's estimate for the overall NE 85th Corridor Improvement Project (all schedules and phases of work) and will provide City Council with an updated budget report prior to advertising for construction bids for the next phases of work.

With an award of the contract by City Council at their August 7 meeting, construction would start in September and is expected to be completed by December, 2012. In advance of construction, Public Works staff will notify adjacent property owners through project flyers, direct mailings, and the City's web page. Staff will continue to provide regular updates through the *NE 85th Corridor Project Newsletter*. The *Newsletter* provides in-depth information regarding the overall general scope, individual project locations, the various Project phases, and general Project schedule. Additionally, staff has assembled a construction management team that will work with a stakeholder Construction Advisory Group (CAG) to facilitate construction, coordinate with businesses, enhance pedestrian and business access plans, and maximize traffic flow through the work zones.

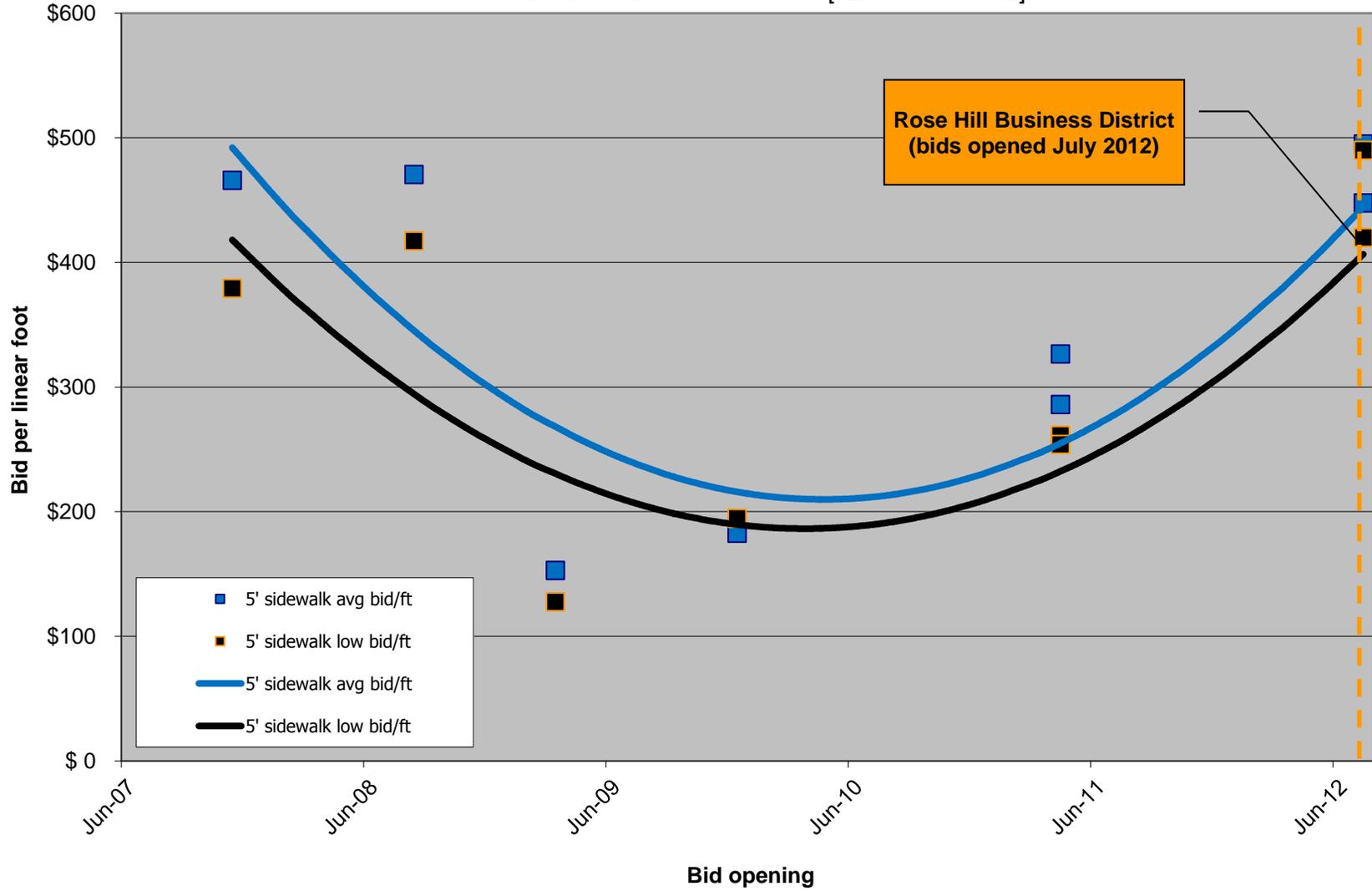
Attachments: (3)



Historical Comparison of Sidewalk Bids 2007-2012

Rose Hill Business District Sidewalks [124th Avenue NE]

ATTACHMENT B



NE 85th STREET CORRIDOR IMPROVEMENTS

PROJECT BUDGET REPORT

