



CITY OF KIRKLAND
Department of Public Works
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MEMORANDUM

To: Kurt Triplett, City Manager

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

Date: November 3, 2011

Subject: 2011 EMERGENCY SEWER PROGRAM -- AWARD CONTRACT

RECOMMENDATION:

It is recommended that City Council award the construction contract for the 2011 Emergency Sewer Program (ESP) to Shoreline Construction Inc., Woodinville, WA, in the amount of \$831,445.

BACKGROUND DISCUSSION:

The ESP is a biennial program that provides for new sewer main lines into areas that are not currently served by the Kirkland sewer system. The ESP was first developed in 1998 when it was estimated that 1,500 Kirkland properties were being served by private septic systems and system failures were being reported. By providing new sewer infrastructure into un-sewered areas, the ESP directly helps safeguard the environment from old, poorly maintained or failed septic systems.

All benefiting property owners within the ESP boundaries are assessed a proportionate share of the Program costs for the design, project management, and construction of the sewer system improvements. At the completion of construction and project close out, owners are given an option of making a full payment of their assessment or of entering into a low interest 10-year agreement with the City; the interest rate is currently 1.03%, down from 3.06% just last month, and is the lowest rate that the City has ever been able to offer over the life of the Program.

The 2011 ESP is the seventh biennial program since the inaugural construction in 1999. The 2011 ESP will provide 53 connections and brings the overall total number of connections provided by the ESP to 513. Total project costs and individual assessments for each program year are as shown on Table 1.

ESP year	Total ESP cost	Number of beneficiaries	Individual assessments
1999	\$576,000	54	\$8,025
2001	\$726,000	74	\$9,726
2003	\$1,436,000	114	\$11,857
2005	\$1,326,000	83	\$15,975
2007	\$1,669,000	84	\$19,864
2009	\$810,000	49	\$16,371
2011*	\$1,210,000	53	\$22,000
TOTAL	\$6,796,000	513	

(* Note: 2011 assessment based on Shoreline bid amount and projected total cost)

Table 1. History of individual assessments for ESP

The scope of the 2011 ESP includes the installation of new sanitary sewer main line and associated side sewer stubs in the following neighborhood areas (Attachment A):

Bridle Trails:

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

At their regular meeting of September 20, 2011, Council received an ESP update and authorized staff to advertise the Project for contractor bids. The first advertisement occurred the week of October 3 and on October 17, 2011, thirteen contractor bids were received. The results are as follows:

Contractor	Base Bid
Shoreline Construction Inc	\$831,445.00
RL Alia Co	\$963,243.53
<i>Engineers Estimate</i>	<i>\$989,114.00</i>
Jennings NW	\$1,026,370.05
Titan Earthworks	\$1,049,060.64
Kamins Construction	\$1,071,012.24
Rodarte Construction	\$1,073,932.20
Buno Construction	\$1,083,535.35
Mid Mountain Contractors	\$1,088,914.53
DPK Inc	\$1,138,296.30
3 Kings Environmental Inc	\$1,149,637.98
KLB Construction	\$1,153,557.83

In addition to the new sewer, the cost of pavement restoration (estimated at \$35,000 to be completed with the 2012 overlay program), design engineering, public outreach, construction administration, and inspection services increase the total 2011 ESP to approximately \$1,210,000 leaving an approximate \$190,000 contingency (Attachment B).

Public outreach

Two public open houses were held during the development of the 2011 ESP. At those meetings, and through subsequent mailings and other public outreach, all potential Program beneficiaries were provided with information on the estimated costs for assessments and other associated expenses such as septic system abandonment and connection fees. Staff also provided information on payment requirements, City financing options, and a typical construction schedule. At the open houses, staff indicated that the current bidding climate was expected to produce competitive contractor bids, and that final could likely be lower than those being estimated; original individual assessments were in the \$25,000 range. Staff explained that proceeding with contractor bids was the best way to determine more closely what the final assessment amount would be.

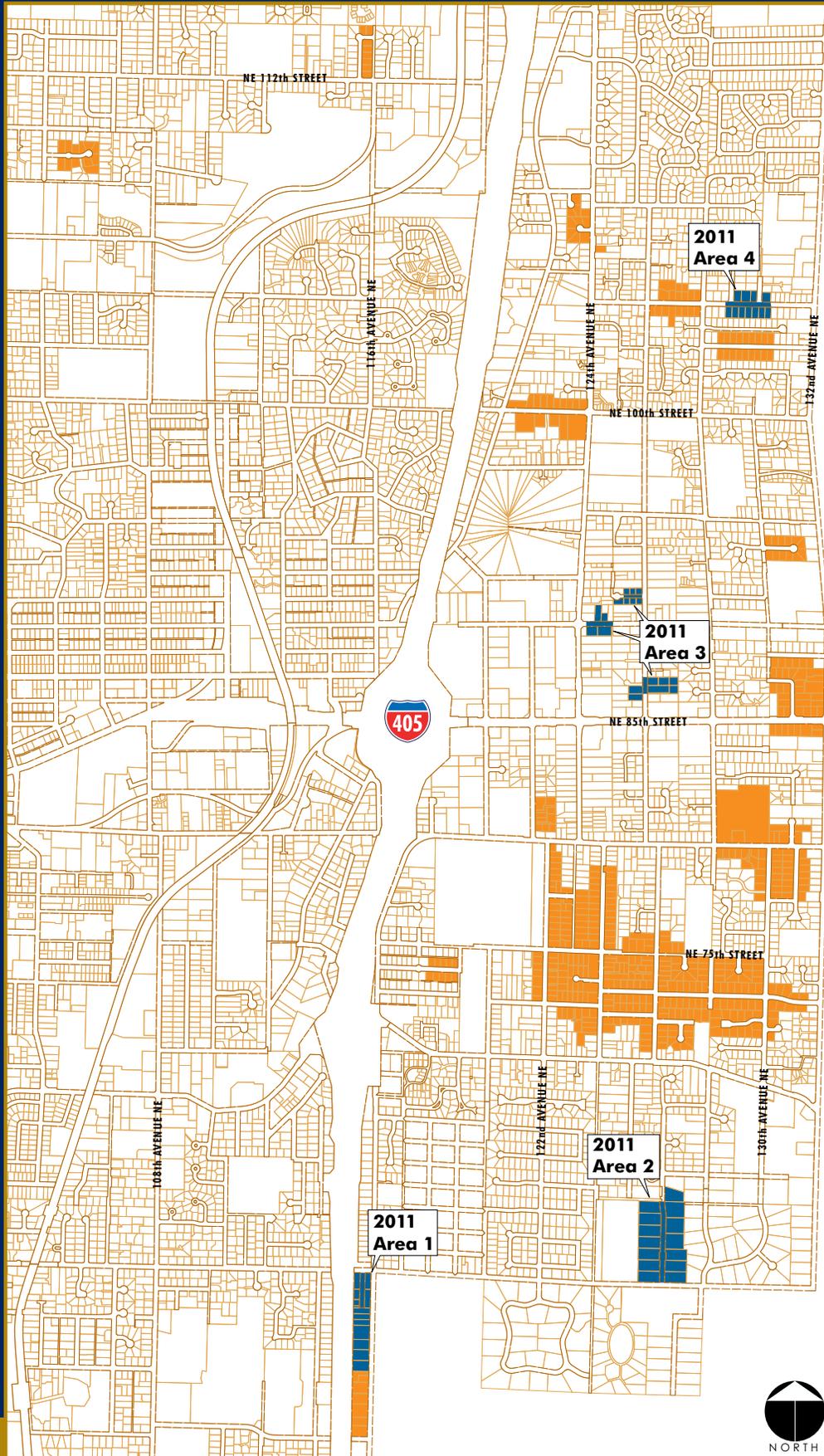
After bids were opened, approximately two and a half weeks ago, staff contacted all beneficiaries with the results and indicated a total estimated cost of approximately \$22,000 per assessment was expected. Beneficiaries were invited to contact the project engineer with additional questions or concerns, and all were informed that City Council would be taking action on staff's recommendation to proceed with construction at their regular meeting of November 15, 2011. Staff has heard from three residents: two by email and one phone call. In each case, beneficiaries were looking for general scheduling information, to express appreciation for the positive bid results, and/or for general Program information.

Based on the level of support expressed by those in the 2011 ESP during the public outreach phase, the demonstrated need to continue to address septic system failures, and the favorable bid results, staff's recommendation is for City Council to award the 2011 ESP to Shoreline Construction Company. With an award, construction would start in early December and be substantially complete by April, 2012. Final paving will follow during the 2012 Overlay Program, and final assessments will be available once all work elements are complete.

Attachments: (6)



Program History



LEGEND

- 2011 Proposed Service Area
- Previous ESP Projects





Area 1



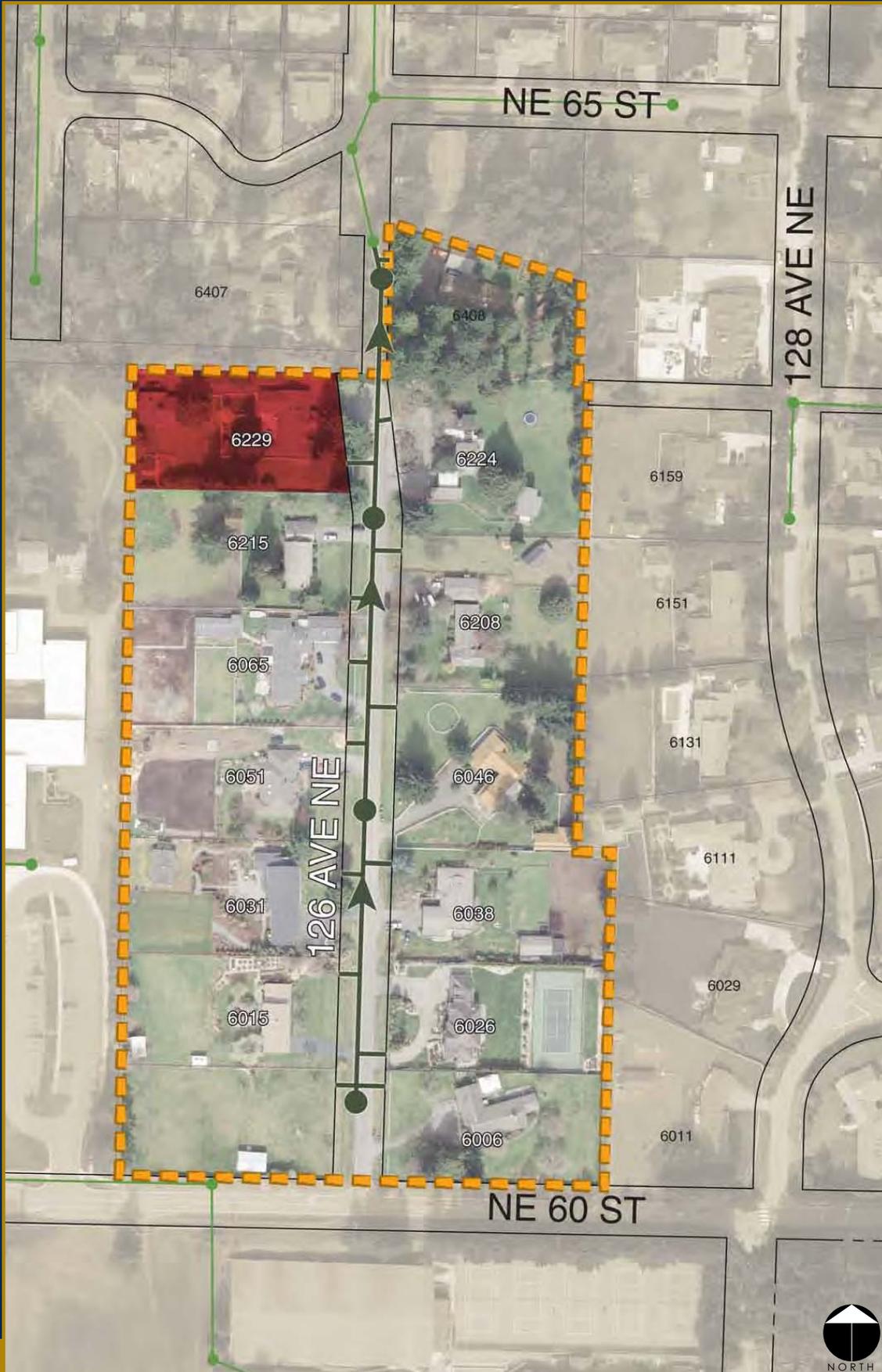
LEGEND

- Reported Failure
- Service Area
- Proposed Sanitary Sewer Alignment
- Existing Sanitary Sewer Alignment





Area 2



LEGEND

-  Reported Failure
-  Service Area
-  Proposed Sanitary Sewer Alignment
-  Existing Sanitary Sewer Alignment





Area 3



LEGEND

- Reported Failure
- Service Area
- Proposed Sanitary Sewer Alignment
- Existing Sanitary Sewer Alignment





Area 4



LEGEND

- Reported Failure
- Service Area
- Proposed Sanitary Sewer Alignment
- Existing Sanitary Sewer Alignment

2011 Emergency Sewer program (CSS 1156)

Project Budget Report

