



**CITY OF KIRKLAND**  
**Department of Public Works**  
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800  
www.kirklandwa.gov

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**MEMORANDUM**

**To:** Kurt Triplett, City Manager

**From:** Aparna Khanal, P.E., Project Engineer  
David Snider, P.E., Capital Projects Manager  
Michael Cogle, Deputy Director, Parks and Community Services  
Kathy Brown, Public Works Director

**Date:** November 6, 2015

**Subject:** WAVERLY BEACH PARK RENOVATION PHASE 1 PROJECT - AWARD OF CONTRACT

**RECOMMENDATION:**

It is recommended that City Council award a contract for the construction of the Waverly Beach Park Renovation Phase 1 Project to Nordland Construction NW, of Nordland, WA, in the amount of \$916,515.00, including sales tax.

As the original construction budget is \$803,000, it is further recommended that City Council approve supplemental funding for the project by authorizing \$75,000 from PK0133100, the Dock & Shoreline Renovation Program, and an additional \$38,515 from REET 1 reserves.

By taking action on this memo during approval of the consent calendar, City Council is awarding the construction contract for the Waverly Beach Park Renovation Phase 1 Project and authorizing the supplemental funding request.

**BACKGROUND DISCUSSION:**

Waverly Beach Park is one of Kirkland's oldest parks, dating back to the early 20<sup>th</sup> century. On the shores of Lake Washington, the park is a popular destination for Kirkland residents and features a swimming beach, pier, playground, picnic amenities, restrooms, and parking. Fishing and non-motorized boating are popular year-round activities in the park.

Renovation of Waverly Beach Park was identified as a priority project as part of Kirkland's voter-approved 2012 Park Levy. A long-range renovation plan (**Attachment 1**) for the park was completed in 2014. Identified improvements for the first phase of park improvements include; demolition and clearing, earthwork, asphalt paving, concrete paving, curbs and walls, storm drainage utilities, play area renovation, pier renovation, site furnishing installation, picnic shelter, irrigation and landscape, shoreline protection, and beach expansion. The picnic shelter is jointly-funded with generous contributions from the Rotary Club of Kirkland and the Kirkland Parks Foundation. A construction budget of \$803,000 was previously approved by the Council but the Engineer's estimate for the project construction came in at \$895,000.

**Project Bidding**

Because the Engineer’s estimate for the construction cost exceeded the previously approved budget, the project was divided up into a “base bid” and several bid alternates to see how many phases of the project could be accomplished with the existing budget based on the bids. The Project was first advertised for contractor bids on October 13, 2015. The bid opening occurred on October 29 with five bids received, as shown in table below:

<b>Contractor</b>	<b>Total Base Bid</b>	<b>Total Additive Alternative</b>
<i>Engineer’s Estimate</i>	<i>\$655,000.00</i>	<i>\$240,000.00</i>
<b>Nordland Construction NW</b>	<b>\$629,625.00</b>	<b>\$286,890.00</b>
Allied Construction	\$738,030.00	\$246,648.75
Welwest Construction	\$717,225.00	\$281,962.50
A-1 Landscaping and Construction	\$742,102.31	\$313,170.00
Paul Brothers Construction	\$856,207.17	\$325,243.24

In addition to a Base Bid, four separate bid alternates were requested from the contractors for (1) pier deck replacement at the north terminus; (2) pier deck replacement at the north leg approach; (3) the picnic shelter; and (4) playground expansion. A graphic depicting the location of the additive bid alternates is provided as **Attachment 2**, and a detailed breakdown of bids received by the City is provided as **Attachment 3**.

**Bid Award Recommendation**

The base bid and additive alternates still exceeded the construction budget. Staff evaluated several project alternatives that would have remained within budget. These included not doing the new playground or delaying the dock renovation. However, since Waverly Beach Park needs to be closed for the base bid construction, it would be more efficient and less impactful to the community to accomplish all the work at the same time. Therefore staff recommends that the City accept the base bid as well as all four bid alternates from Nordland Construction NW (Nordland) in the total amount of \$916,515. Nordland is the responsive low bidder and staff has confirmed that Nordland meets all bidding criteria for City Public Works contracts.

Total bid award to Nordland is as follows (all prices include sales tax):

\$ 629,625	Base Bid
\$ 35,040	Alternate C-1a Pier Deck Replacement – north terminus
\$ 38,325	Alternate C-2a Pier Deck Replacement – north leg approach
\$ 147,825	Alternate C-3a Picnic Shelter
\$ 65,700	Alternate C-4a Playground Expansion
<b>\$916,515</b>	<b>Total Bid Award</b>

In addition to the construction contract award amount, by its action the City Council will also approve Nordland's submitted unit pricing for any unanticipated import or export of soil as follows (all prices include sales tax):

*\$43.80/cubic yard - Bid Schedule B-1 Unit price to provide and install selected imported fill dirt*  
*\$43.80/cubic yard - Bid Schedule B-2 Unit price to excavate, haul, and dispose of unsuitable soils*

### **Project Funding**

In order to award the bid at the amount recommended, the project budget will need to be amended. **Attachment 4 and Attachment 5** provide an overall project budget summary and status report, including revenue sources and anticipated project expenses.

Staff requests that the project budget be supplemented by a total of \$113,515, as follows:

\$75,000        Allocated from PK0133100 Dock & Shoreline Renovation CIP Project  
\$38,515        Allocated from available REET 1 Reserves

A fiscal note detailing this request is provided as **Attachment 6**.

### **Construction Schedule**

The permitting process for this Project is complete and has included coordination with Washington State Departments of Ecology and Fish and Wildlife; U.S. Army Corp of Engineers; Muckleshoot Tribe; and the City of Kirkland Planning Department, as the project involves working within and near the Lake Washington shoreline. A City of Kirkland building permit has also been secured.

The Project schedule shows a total construction period of 104 working days. It is anticipated that the physical work will start in early to mid-December with Waverly Beach Park closed during all construction activities. The project is scheduled to be completed prior to the summer of 2016 for park re-opening.

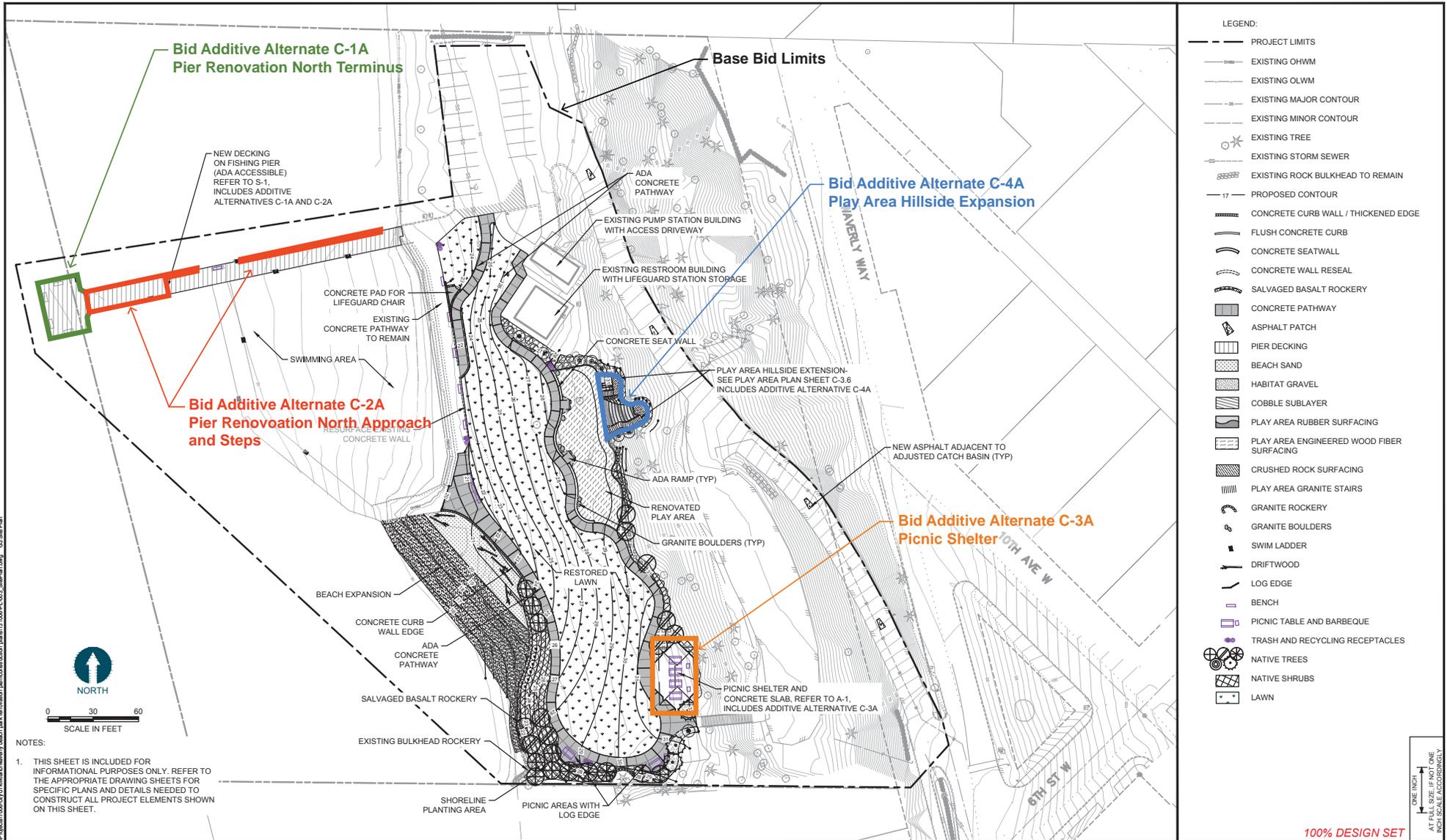
With a contract award, staff will begin its public outreach for the Project with informational mailers being sent to adjacent and nearby residents, together with regular updates to the Kirkland Capital Improvement Project website.

Attachment 1 – Park Renovation Plan  
Attachment 2 – Bid Alternate Graphic  
Attachment 3 – Bid Tabulation  
Attachment 4 – Project Budget Summary  
Attachment 5 – Project Budget Report  
Attachment 6 – Fiscal Note

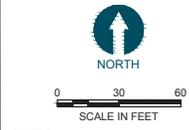
Attachment 1



# Attachment 2



- LEGEND:**
- PROJECT LIMITS
  - - - - EXISTING OHWM
  - - - - EXISTING OLWM
  - - - - EXISTING MAJOR CONTOUR
  - - - - EXISTING MINOR CONTOUR
  - EXISTING TREE
  - EXISTING STORM SEWER
  - EXISTING ROCK BULKHEAD TO REMAIN
  - - - - PROPOSED CONTOUR
  - CONCRETE CURB WALL / THICKENED EDGE
  - FLUSH CONCRETE CURB
  - CONCRETE SEATWALL
  - CONCRETE WALL RESEAL
  - SALVAGED BASALT ROCKERY
  - CONCRETE PATHWAY
  - ASPHALT PATCH
  - PIER DECKING
  - BEACH SAND
  - HABITAT GRAVEL
  - COBBLE SUBLAYER
  - PLAY AREA RUBBER SURFACING
  - PLAY AREA ENGINEERED WOOD FIBER SURFACING
  - CRUSHED ROCK SURFACING
  - PLAY AREA GRANITE STAIRS
  - GRANITE ROCKERY
  - GRANITE BOULDERS
  - SWIM LADDER
  - DRIFTWOOD
  - LOG EDGE
  - BENCH
  - PICNIC TABLE AND BARBEQUE
  - TRASH AND RECYCLING RECEPTACLES
  - NATIVE TREES
  - NATIVE SHRUBS
  - LAWN



**NOTES:**

- THIS SHEET IS INCLUDED FOR INFORMATIONAL PURPOSES ONLY. REFER TO THE APPROPRIATE DRAWING SHEETS FOR SPECIFIC PLANS AND DETAILS NEEDED TO CONSTRUCT ALL PROJECT ELEMENTS SHOWN ON THIS SHEET.

100% DESIGN SET

ONE INCH = 1' AT FULL SCALE IF NOT ONE INCH SCALE ACCORDINGLY

		123 5th Ave. Kirkland, WA 98033 (425) 587-3800		DESIGNED BY: A. SPOONER/P. HUMMEL DRAWN BY: M. DOOG, HEWETT CHECKED BY: P. HUMMEL/D. RICE APPROVED BY: P. HUMMEL SCALE: 1" = 30' DATE: OCTOBER 2015	<b>WAVERLY BEACH PARK                  RENOVATION - PHASE 1</b>	<b>G-3</b>																					
				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>APP'D</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV		DATE	BY	APP'D	DESCRIPTION																	
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**CITY OF KIRKLAND**  
**Waverly Beach Park Renovation PK-00870-100**  
**BID TABULATION**  
10/29/2015 @ 2pm

Item No.	Item Description	Engineer Estimate	Apparent Low	2nd	3rd	4th	5th
			Norland Construction	Allied Construction	Welwest Construction	A-1 Landscaping & Construction	Paul Brothers, Inc.
<b>SCHEDULE A</b>			Price:	Price:	Price:	Price:	Price:
A-1	All Base Bid Work		\$575,000.00	\$674,000.00	\$655,000.00	\$677,719.00	\$781,924.36
	Washington State Sales Tax - 9.5%		\$54,625.00	\$64,030.00	\$62,225.00	\$64,383.31	\$74,282.81
	<b>Total, Unit Price A-1</b>	<b>\$655,000.00</b>	<b>\$629,625.00</b>	<b>\$738,030.00</b>	<b>\$717,225.00</b>	<b>\$742,102.31</b>	<b>\$856,207.17</b>
<b>SCHEDULE C</b>							
C-1a	Additive Alternate C-1a: Pier deck replacement, north leg terminus		\$32,000.00	\$17,500.00	\$45,000.00	\$31,000.00	\$49,844.66
	Washington State Sales Tax - 9.5%		\$3,040.00	\$1,662.50	\$4,275.00	\$2,945.00	\$4,735.24
	<b>Total, Add. Alt C-1a:</b>	<b>\$39,000.00</b>	<b>\$35,040.00</b>	<b>\$19,162.50</b>	<b>\$49,275.00</b>	<b>\$33,945.00</b>	<b>\$54,579.90</b>
C-2a	Additive Alternate C-1a: Pier deck replacement, north leg approach, and pier step renovation and deck replacement, north leg		\$35,000.00	\$26,650.00	\$63,000.00	\$42,000.00	\$64,670.63
	Washington State Sales Tax - 9.5%		\$3,325.00	\$2,531.75	\$5,985.00	\$3,990.00	\$6,143.71
	<b>Total, Add. Alt C-2a:</b>	<b>\$48,000.00</b>	<b>\$38,325.00</b>	<b>\$29,181.75</b>	<b>\$68,985.00</b>	<b>\$45,990.00</b>	<b>\$70,814.34</b>
C-3a	Additive Alternate C-3a: Picnic shelter, concrete slab, and walls		\$135,000.00	\$122,500.00	\$84,500.00	\$128,000.00	\$105,555.40
	Washington State Sales Tax - 9.5%		\$12,825.00	\$11,637.50	\$8,027.50	\$12,160.00	\$10,027.76
	<b>Total, Add. Alt C-3a:</b>	<b>\$110,000.00</b>	<b>\$147,825.00</b>	<b>\$134,137.50</b>	<b>\$92,527.50</b>	<b>\$140,160.00</b>	<b>\$115,583.16</b>
C-4a	Additive Alternate C-4a: Hillside slides, rubberized surfacing, stone steps and associated work		\$60,000.00	\$58,600.00	\$65,000.00	\$85,000.00	\$76,955.10
	Washington State Sales Tax - 9.5%		\$5,700.00	\$5,567.00	\$6,175.00	\$8,075.00	\$7,310.73
	<b>Total, Add. Alt C-4a:</b>	<b>\$43,000.00</b>	<b>\$65,700.00</b>	<b>\$64,167.00</b>	<b>\$71,175.00</b>	<b>\$93,075.00</b>	<b>\$84,265.83</b>
	<i>Total Additive Alternate</i>		<b>\$286,890.00</b>	<b>\$246,648.75</b>	<b>\$281,962.50</b>	<b>\$313,170.00</b>	<b>\$325,243.24</b>
<b>Total Bid (Schedule A, B, C)</b>		<b>\$895,000.00</b>	<b>\$916,515.00</b>	<b>\$984,678.75</b>	<b>\$999,187.50</b>	<b>\$1,055,272.31</b>	<b>\$1,181,450.41</b>

**Waverly Beach Park Renovation Phase 1 (PK 0087 100)**

<b><u>Funding Sources:</u></b>	<b>Budgeted Amount:</b>	<b>Actual/Request Amount:</b>
Original CIP Funding	\$239,000	\$239,000
2012 Parks Levy	\$500,000	\$500,000
March 2015 Supplemental Funding from City Council	\$429,500	\$429,500
Snyder's Corner Project (PK0124) Repurposing (Council Approved March 2015)	\$75,000	\$75,000
Park Furnishings Donation Account	\$25,000	\$25,000
Playground Replacement CIP Project Fund (PK 0066)	<u>\$100,000</u>	\$100,000
NEW REQUEST: Dock & Shoreline CIP Project Fund (PK0133100)		\$75,000
NEW REQUEST: Supplemental Funding REET 1		<u>\$38,515</u>
Subtotal City Funds	<b>\$1,368,500</b>	<b>\$1,482,015</b>
Community Picnic Shelter Contributions (Rotary, Park Foundation)	Subtotal Other Funds	<b><u>\$91,000</u></b> <b><u>\$75,000</u></b>

**REVENUES**

Total: **\$1,459,500**    **\$1,557,015**

**Project Budget:**

	<b>Original Amount:</b>	<b>Projected Amount:</b>
Construction Contract Budget	\$803,000	\$916,515
Project Contingency	\$73,000	\$60,000
Design & Engineering Services	\$411,894	\$411,894
Owner-Supplied Park Furnishings	\$25,000	\$25,000
1% for Art	\$8,000	\$8,000
Permits, Other Costs, Reimbursables, Shelter Planning	\$15,606	\$15,606
City Project Management Costs	\$73,000	\$70,000
Construction Inspection Services	<u>\$50,000</u>	\$50,000

**EXPENSES:**

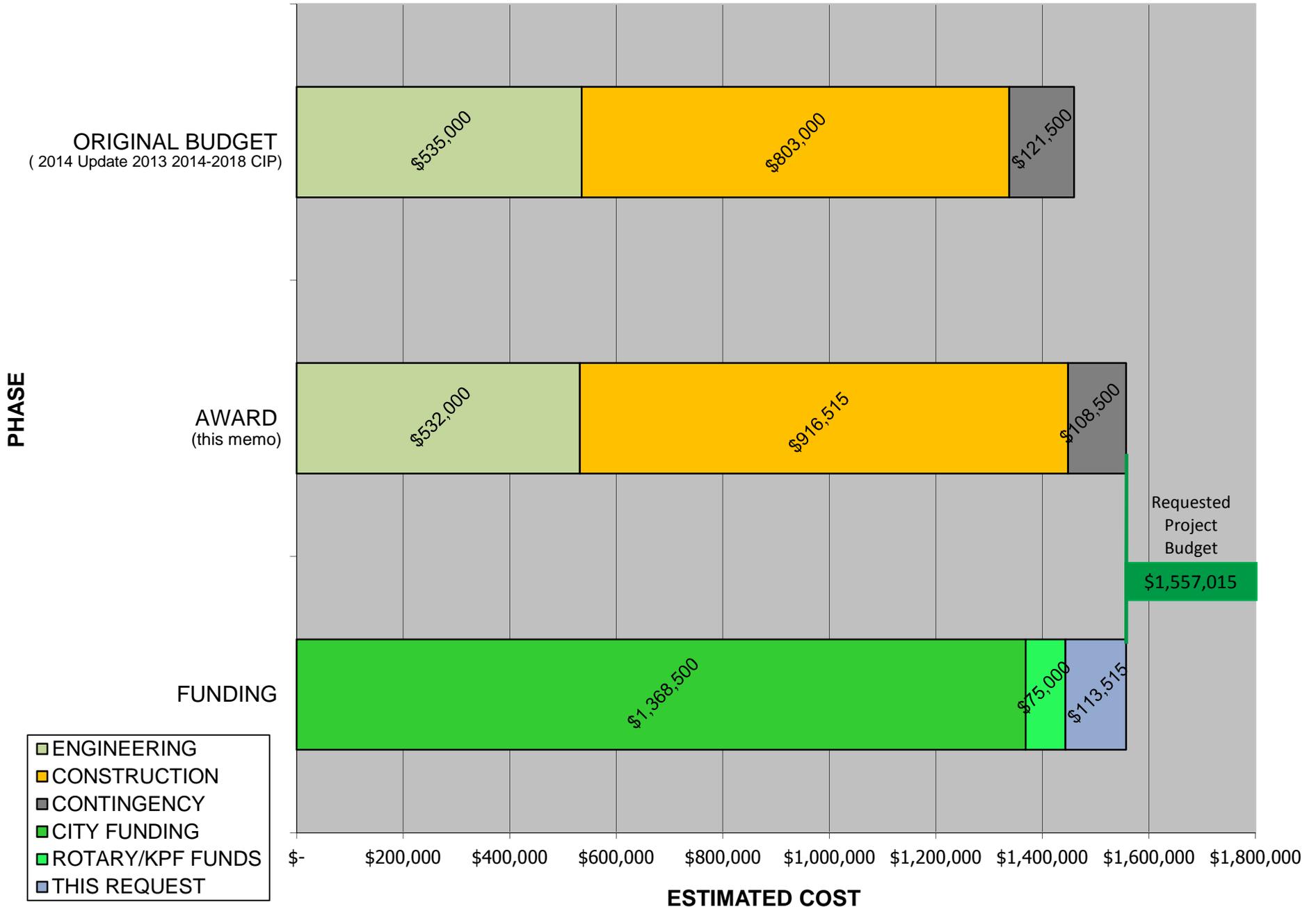
Total: **\$1,459,500**    **\$1,557,015**

**BID AWARD OPTIONS:**

<b><u>Apparent Low Bid (Norland Construction)</u></b>	<b><u>All Items</u></b>	<b>Add Shelter Only</b>	<b>Add Shelter &amp; Pier Decking</b>
Staff Recommendation			
Base Bid	\$ 629,625	\$ 629,625	\$ 629,625
Add 1 (Pier North Terminus)	\$ 35,040	\$ -	\$ 35,040
Add 2 (Pier North Approach & Steps)	\$ 38,325	\$ -	\$ 38,325
Add 3 (Picnic Shelter)	\$ 147,825	\$ 147,825	\$ 147,825
Add 4 (Playground Expansion)	\$ 65,700	\$ -	\$ -
Total:	\$ 916,515	\$ 777,450	\$ 850,815
Original Budget:	<u>\$ 803,000</u>	<u>\$ 803,000</u>	<u>\$ 803,000</u>
Needed:	<b>\$113,515</b>	<b>(\$25,550)</b>	<b>\$47,815</b>
		<i>(surplus)</i>	

**WAVERLY BEACK PARK RENOVATION PHASE 1 PROJECT  
(CPK - 0087100)**

**PROJECT BUDGET REPORT**



## FISCAL NOTE

CITY OF KIRKLAND

Source of Request							
Jennifer Schroder, Director of Parks & Community Services							
Description of Request							
Request for additional funding for Waverly Beach Park Renovations (CPK 0087 100) as described in the attached memo. Funding of \$38,515 from REET 1 Reserves and \$75,000 from the Dock & Shoreline Renovations project (CPK 0133 100) for a total request of \$113,515.							
Legality/City Policy Basis							
Fiscal Impact							
One-time use of \$38,515 from REET 1 reserve. This reserve is fully able to fund this request. <b>Reappropriation of funding for Dock &amp; Shoreline Renovations project (CPK 0133 100).</b> The expected project balance is fully able to fund this request.							
Recommended Funding Source(s)							
	Description	2016 Est End Balance	Prior Auth. 2015-16 Uses	Prior Auth. 2015-16 Additions	Amount This Request	Revised 2016 End Balance	2016 Target
<i>Reserve</i>	REET 1 Reserves	8,697,813	847,967	0	38,515	7,811,331	1,732,329
	Prior Authorized Uses of REET 1 Reserves: Waverly Beach Park Renovations Request #1 (\$429,500); 2011 LTGO Bonds Defeasance (\$41,467); Cross Kirkland Corridor Enhanced Maintenance (\$127,000); Sound Transit Project 3 Study (\$250,000). Uses do not reflect all proposed uses in the 2015-2020 CIP adoption. No prior authorized additions.						
<i>Revenue/Exp Savings</i>							
<i>Other Source</i>	Expected available project balance from Dock & Shoreline Renovations project (CPK 0133 100) from the 2013-2015 program is sufficient to fund this request.						
Other Information							
Prepared By	Neil Kruse, Senior Financial Analyst				Date	November 10, 2015	