



**CITY OF KIRKLAND**

**Department of Public Works**

**123 Fifth Avenue, Kirkland, WA 98033 425.587.3830**

**www.ci.kirkland.wa.us**

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**MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Daryl Grigsby, Public Works Director  
Ray Steiger, P.E., Capital Projects Manager

**Date:** July 20, 2006

**Subject:** WAVERLY BEACH PARK LIFT STATION – AWARD CONSTRUCTION CONTRACT

RECOMMENDATION:

It is recommended that the City Council award the construction contract for the Waverly Beach Park Lift Station to McClure and Sons, Inc. of Mill Creek, WA in the amount of \$866,735.62, and authorize a budget increase of \$470,000, with additional funds coming from the currently approved Trend Sewer Lift Station (CSS-0060.)

BACKGROUND DISCUSSION:

The Waverly Beach Park Lift Station provides wastewater services to 125 residents along the shores of Lake Washington. Through several major modifications, the last in 1979, the existing facility has been able to provide basic wastewater services, however, the lift station has reached its useful design life and has many operational and maintenance deficiencies. The plan to upgrade this lift station was originally identified in the 1993 Sanitary Sewer Comprehensive Plan and a corresponding project was identified in the 2000-2005 CIP – the project design first began in 2000. The project scope was revised in the 2004 - 2009 CIP to include a replacement of the entire facility and to provide for appropriate levels of construction impact mitigation, all as an outcome of design development involvement by the Kirkland Park Board, the Kirkland Parks Department and the general public.

The Project consists of the construction of a new lift station immediately north of the existing Waverly Beach Park restroom facilities (Attachments A, B and C). The new building will house two pumps, an emergency generator, an odor control system, electrical controls, telemetry system and confined space safety improvements. The project also includes the placement of a new sewer main from existing lift station to the new lift station, a new force main along the access road leading to and from the Park and reconstruction of the Park's access road. Following the construction of the new lift station, the old lift station, located at the south end of the park, will be demolished and the site made usable for general Park usage.

The community and surrounding neighbors were actively involved in the development of the design and siting for the new lift station facility. At the April 20, 2004, Park Board meeting, Public Works presented several conceptual designs from which the Park Board selected the final location and design. This design was then presented to the Park's users at an open house at City Hall on May 25, 2004. Following the public presentation, additional meetings were held with individual members of the Park Board and the Park's users to address specific concerns and to incorporate additional features into the design.

At their meeting on November 15, 2005, Council authorized the Public Works staff to advertise for contractor bids on the Project with an engineer's estimate of \$586,000. At that time Council was informed that the anticipated costs for the project were significantly higher than those originally budgeted in the 2004-2009 CIP. Council was also informed that additional costs were occurring as a result of engineering fees expended pursuing a thorough evaluation of lift station replacement options and the iterative public and Park Board design process. In addition, it was noted that the current bidding climate was suggesting that the estimated construction costs for the lift station would be above the budgeted amount. (Attachment D.)

Staff originally went to Council for authorization to advertise for contractor bids in November of last year when it was thought that construction could start in January and be completed in July 2006. As we approached the beginning of the new year final building permitting was delayed pushing the anticipated start date to a point where construction activities would significantly impact Park activities. In discussing the delay with the Parks Department it was decided that by postponing the project start date until after Labor Day 2006 the Waverly Park would be guaranteed a full summer of uninterrupted use by the general public.

During the bidding process staff was advised by various consultants and construction industry leaders that it would not be unreasonable for us to anticipate a 30% increase above our November 2005 engineer's estimate in order to be consistent with local contractor pricing (re.: July 2006 engineer's estimate below.) On July 18, 2006 four contractor bids were received with the bid tabulation as follows:

<b>Contractor</b>	<b>Total Bid</b>
<i>Engineers Estimate (Nov. 2005)</i>	<i>\$ 586,000</i>
<i>Engineer's Estimate (July 2006)*</i>	<i>\$ 764,455</i>
<b>McClure &amp; Sons, Inc.</b>	<b>\$ 866,735.62</b>
Hisey Construction	\$ 884,973.76
David L. Sack	\$ 891,954.57
Shoreline Construction	\$ 967,748.80

\* 30% bidding premium added

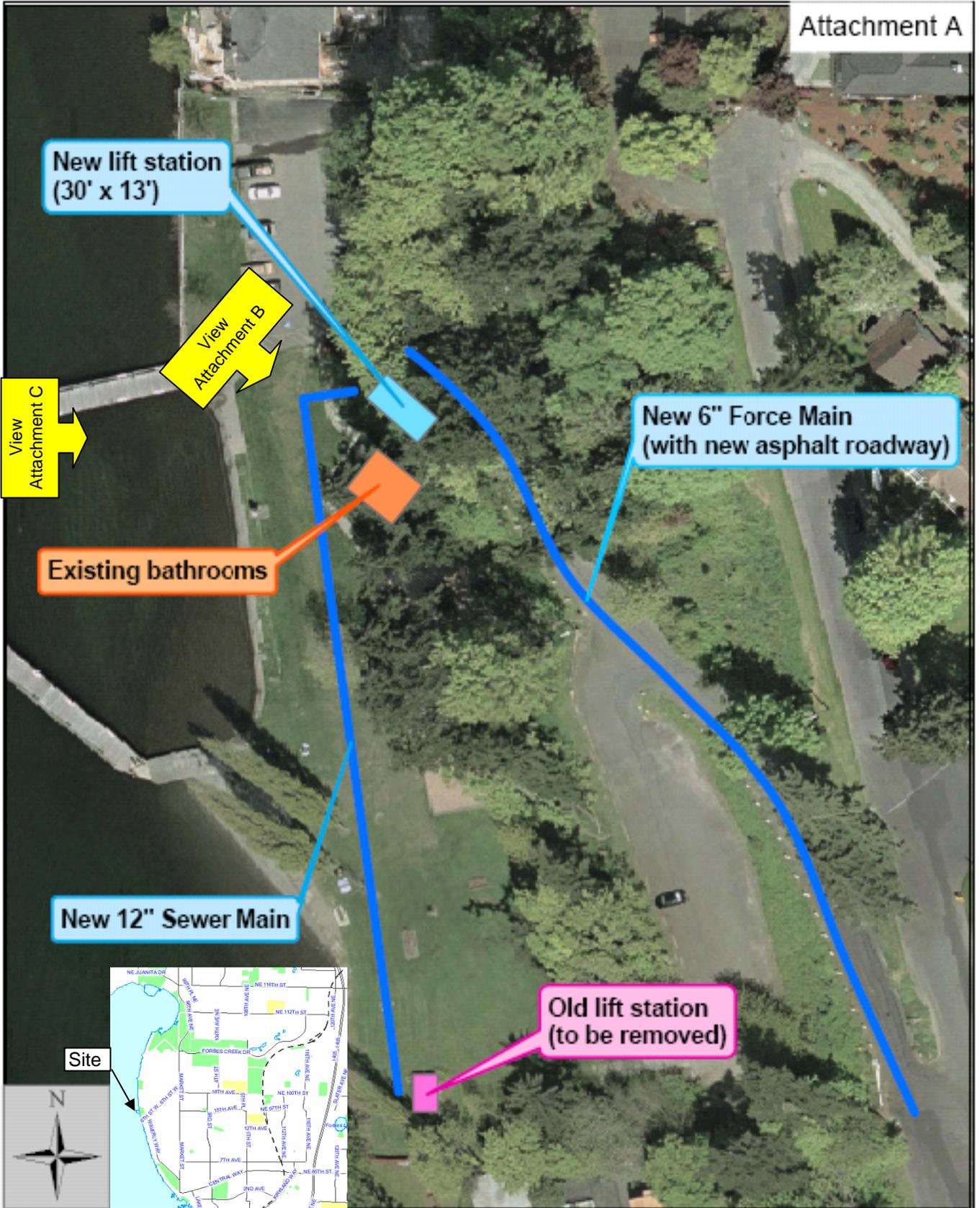
The original list of prospective bidders contained seven contractors, however, only four bidders actually submitted. One of the potential bidders who chose not to submit a bid was the same contractor who constructed the City's Plaza Lift Station in 1996. In a conversation with a representative of TEK Construction, Mr. Scott stated that the Waverly Lift Station Project looked like a good project for them but that TEK had just been awarded another job and wouldn't be able to start our project soon enough to complete it by summer 2007. For that reason, Mr. Scott elected not to submit, however, he did say that the mid-\$800,000 range appeared consistent with his number and with similar projects in other jurisdictions.

In consideration of the continued upward escalation of bid prices and the City's objective to reconstruct this critical facility during a time when Park use is at a minimum, staff proposes moving forward with the construction of the Waverly Park Lift Station Project. As a result, it is proposed that the additional funds for the Project come from another lift station project that is currently funded within the CIP. The Trend Lift Station, located in North Rose Hill, serves approximately 40 residents and in the 2004 – 2009 CIP it was moved from the "unfunded" to the "funded" category as a result of the possibility of coordinating the work with the City of Redmond and a development activity that was to occur east of 132<sup>nd</sup> Ave NE. Presently, the Redmond development has not proceeded as originally anticipated and, as such, the opportunity for coordinating the elimination of the Trend Lift Station with our neighbor to the east is not viable. Our work on the Trend Lift Station Elimination project feasibility will continue and the project reprogrammed within the CIP with a modification being reflected in the CIP update this Fall.

With a budget increase, as proposed by staff, and an award of the contract at the Council meeting of August 1<sup>st</sup>, construction would begin after September 6<sup>th</sup> with total project completion occurring before summer 2007.

Attachments: (5)

Site Map, Architect's Rendering, Photo Rendition, Project Budget Report, Fiscal Note



New lift station  
(30' x 13')

View  
Attachment B

View  
Attachment C

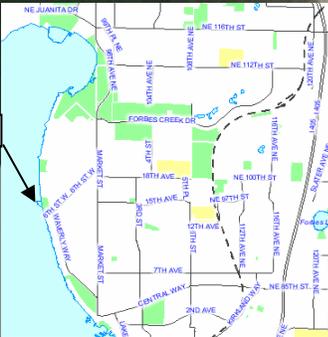
New 6" Force Main  
(with new asphalt roadway)

Existing bathrooms

New 12" Sewer Main

Old lift station  
(to be removed)

Site



Aerial View  
Waverly Beach Park and the New Lift Station



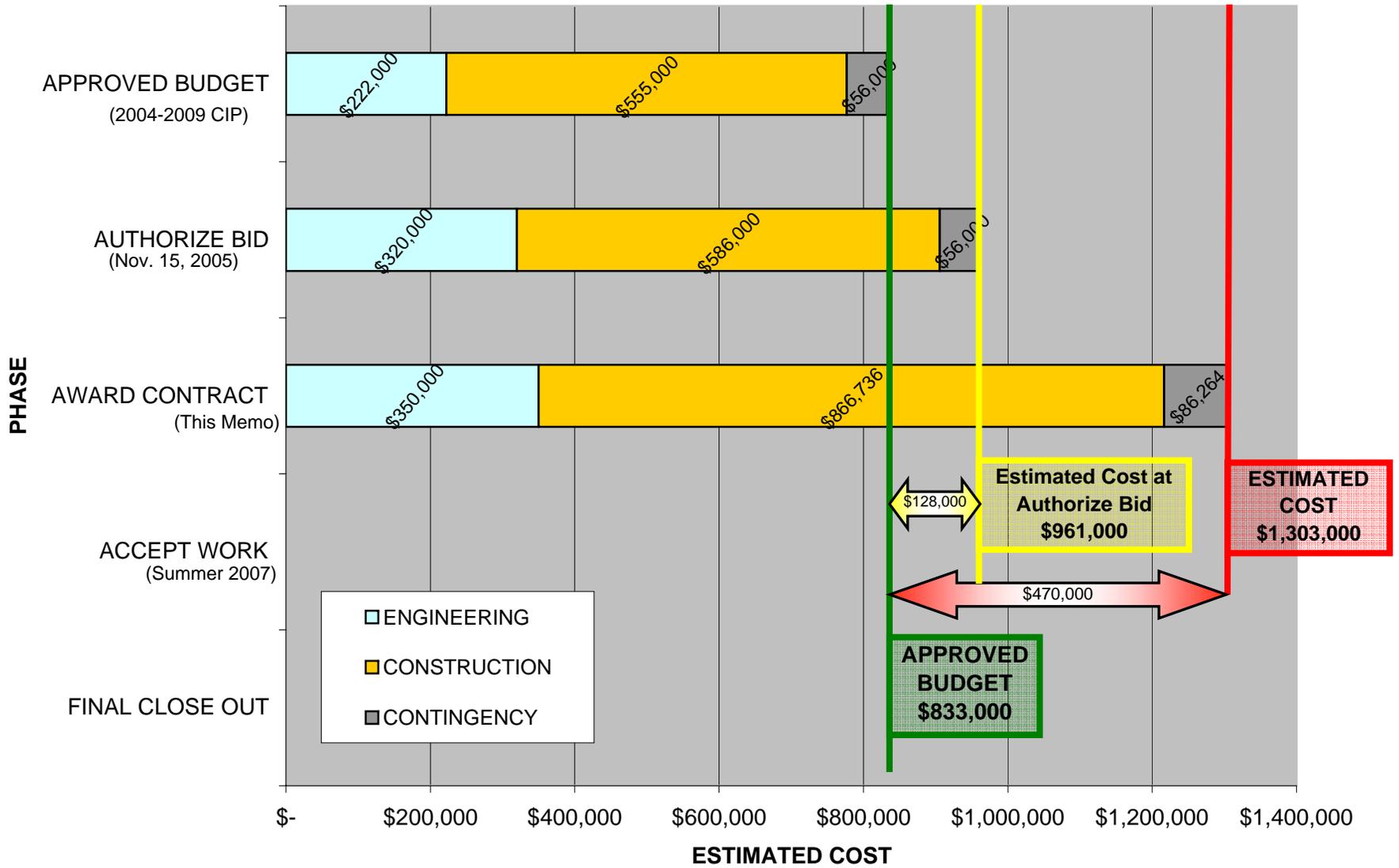
**Architect's Rendering of New Lift Station**  
(Looking Southwesterly)



Photo Rendering of Lift Station  
Adjacent to Existing Restroom  
(From Dock)

# PROJECT BUDGET REPORT

## (Waverly Beach Lift Station CIP#SS-0053)



**FISCAL NOTE**

Source of Request							
Daryl Grigsby, Public Works Director							
Description of Request							
Request for additional funding of \$470,000 for the Waverly Beach Park Lift Station project, to be funded from the approved Trend Lift Station Elimination Project. The costs for the Waverly Beach Park Lift Station project have increased due to changes in the scope of the project, design alterations based on the adjusted scope, and the continuation of escalating construction costs.							
The Trend Lift Station Elimination project is an approved CIP project in the 2006-2011 CIP. Due to expected development in the area that was prompting the current timing of this project not occurring to-date, the elimination of the Trend Lift Station can be delayed. The delay in this project frees up current funding that can be used for the increase on the Waverly Beach Lift Station project.							
Legality/City Policy Basis							
Fiscal Impact							
<b>Use of \$470,000 from the currently approved Trend Lift Station Elimination project.</b> The Trend Lift Station Elimination project will be delayed and it will be reprogrammed in the CIP during the CIP update process to happen during the fall of 2006.							
Recommended Funding Source(s)							
<i>Reserve</i>	Description	2006 Est End Balance	Prior Auth. 2005-06 Uses	Prior Auth. 2005-06 Additions	Amount This Request	Revised 2006 End Balance	2006 Target
<i>Revenue/ Exp Savings</i>	The Trend Lift Station Elimination Project (CSS0060) in the adopted 2006-2011 CIP is budgeted in 2006 for \$869,000. Use of \$470,000 of this total budget will allow the lift station elimination feasibility to be completed and the actual elimination of the station and extension of the sewer main to be delayed till future years. The project will be reprogrammed as part of the 2006-2011 CIP Update in the fall of 2006.						
<i>Other Source</i>							
Other Information							

Prepared By	Sandi Miller, Financial Planning Manager	Date	July 19, 2006
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