



## **CITY OF KIRKLAND**

### **Department of Parks & Community Services**

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## **MEMORANDUM**

**To:** David Ramsay, City Manager

**From:** Jennifer Schroder, CPRP, Director of Parks and Community Services  
Michael Cogle, Park Planning Manager

**Date:** March 26, 2009

**Subject:** Rose Hill Meadows Park Development Project: Award of Construction Bid to Construction International, Inc., Kirkland, Washington

### **RECOMMENDATION:**

That the City Council award a construction contract to Construction International, Inc. in the amount of \$297,570 for park improvements at Rose Hill Meadows.

### **BACKGROUND DISCUSSION:**

A development plan for Rose Hill Meadows, a neighborhood park site in the South Rose Hill neighborhood, was approved by the City Council in January of 2007. The plan provides for various park amenities such as walking trails, lawn areas, picnicking, and a playground. Fencing, landscaping and wetland enhancement are also included as part of the project. A small restroom facility may be added in the future, but is not included as part of the currently planned development.

### **Project Budget**

A budget for site planning, design and park development was included in the 2006 – 2011 Capital Improvement Program in the amount of \$479,000. Due to increased project costs related to sanitary sewer latecomer assessment fees (nearby Amber Ridge project), removal of hazardous materials from structures on the site, subsequent removal of the structures, and additional consultant costs related to wetland-related issues, the City Council authorized an allocation of \$150,000 of park bond proceeds to the project in July of 2008. The total project budget was thereby revised to a total of \$629,000, as detailed below:

**Rose Hill Meadows Project Budget \$629,000**

Item	Design, Engineering, Project Management	Construction- Related Costs
Design and Engineering Services	\$100,000	
In-House Project Management	\$20,000	
Residential Structures - Hazardous Mtrls		\$33,500
Residential Structures - Removal		\$41,500
Sanitary Sewer Latecomer Assessment		\$58,500
Permits and Fees		\$5,000
<b>Park Construction Costs (Bid Target)</b>		<b>\$336,500</b>
Standard Park Sign		\$4,000
Construction Contingency		\$30,000
<b>Subtotal</b>	<b>\$120,000</b>	<b>\$509,000</b>

**Construction Bids Received**

Competitive construction bids for park development were received and opened on March 24. **A total of fourteen (14) bids were submitted, one of the higher totals in recent memory for one of our park projects.** Bid results, sorted by lowest base bid:

Name of Firm	BASE BID	ALT #1 Playground	ALT #2 Shelter	Total
<i>Engineer's Estimate</i>	\$ 285,000.00	\$ 50,000.00	\$ 54,000.00	\$ 389,000.00
<b>Construction International</b>	<b>\$ 234,350.00</b>	<b>\$ 51,230.00</b>	<b>\$ 63,220.00</b>	<b>\$ 348,800.00</b>
Construct Co.	\$ 259,457.06	\$ 42,256.25	\$ 57,111.37	\$ 358,824.68
PGH Excavating	\$ 264,786.07	\$ 55,590.00	\$ 40,221.00	\$ 360,597.07
Archer Construction	\$ 286,767.01	\$ 47,960.00	\$ 65,400.00	\$ 400,127.01
Paul Brothers, Inc.	\$ 287,325.80	\$ 58,881.80	\$ 75,711.40	\$ 421,919.00
Premier Field Development	\$ 288,663.61	\$ 53,936.47	\$ 63,803.15	\$ 406,403.23
L.W. Sundstrom	\$ 299,401.20	\$ 50,140.40	\$ 44,690.00	\$ 394,231.60
Mosbrucker Excavating	\$ 304,315.00	\$ 63,986.00	\$ 46,672.00	\$ 414,973.00
Wyser Construction	\$ 304,491.50	\$ 53,737.00	\$ 50,412.50	\$ 408,641.00
Evergreen Landscape	\$ 315,856.93	\$ 53,020.87	\$ 53,955.00	\$ 422,832.80
Langsholt Construction	\$ 342,260.00	\$ 58,860.00	\$ 50,140.00	\$ 451,260.00
Precision Earthworks	\$ 347,383.00	\$ 63,220.00	\$ 62,130.00	\$ 472,733.00
SGA Corporation	\$ 378,075.00	\$ 51,448.00	\$ 67,484.00	\$ 497,007.00
<i>Dumpman Construction*</i>	\$ 239,000.00	\$ 39,000.00	\$ 26,500.00	\$ 304,500.00
<i>*Invalid bid (no bid bond provided and bid amounts did not include required sales tax)</i>				

### **Bid Award Recommendation**

Staff recommends awarding a construction contract to Construction International, Inc. as the responsive low bidder. Construction International, Inc. has been in business for over 19 years and has successfully completed public projects for the City of Seattle, Seattle School District, and the Woodinville Water District. They are based in Kirkland.

Construction International submitted the following bid:

Base Construction Bid	\$234,350
Additive Alternate #1 (Playground)	\$ 51,230
Additive Alternate #2 (Picnic Shelter)	<u>\$ 63,220</u>
Total Bid:	\$348,800

Funding Available for Park Construction: \$336,500

Shortfall: **-\$ 12,500**

**Given that award of the full bid amount would result in the project being over budget, staff recommends the following strategy:**

1. Award bid to Construction International for Base Bid plus Additive Alternate #2 (Picnic Shelter) in the total amount of \$297,570.
2. Reject Bid for Additive Alternate #1 (Playground Equipment)
3. Following completion of the construction contract, the Parks Dept. will purchase and install the playground system, with possible assistance from neighborhood volunteers (i.e. a community build project). Note that grading and curbing tasks required for the playground will be completed by the contractor as part of Base Construction Bid work.

Recommended Construction Budget Strategy:

\$336,500	Existing Funding Available for Park Construction
-\$297,570	Recommended bid award to Construction International, Inc.
<u>-\$ 40,000</u>	Purchase Price for Playground Equipment (installed by staff/volunteers)
<b>-\$1,070</b>	Nominal funding shortfall to be covered by project construction contingency. This will reduce construction contingency from \$30,000 to \$28,300 (from about 10% to 9.5% of construction contract). Staff believes this will be adequate for the project.

***In summary, staff recommends that by following the strategies detailed above the entire project can be completed without requiring additional funding assistance.***

### **On-Going Maintenance and Operational Costs**

Maintenance tasks associated with Rose Hill Meadows will include garbage pick-up, mowing, maintenance of trees and shrubs, irrigation (for new plant/lawn establishment only), playground inspections, repairs, port-a-potty rental, and other routine maintenance tasks.

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**One-time funding in the amount of \$43,000** for Rose Hill Meadows maintenance and operations (including part-time labor and supplies) was approved in the 2007-08 biennial budget, and was subsequently approved as a budgetary carryover for the 2009-10 biennial budget.

**This approved funding will ensure required maintenance of the new park for 24 months following the park's opening – targeted for October of 2009. It should be noted that on-going funding for the park will be necessary beginning as early as October of 2011. Annual funding necessary is estimated to be \$22,000 - \$25,000 for subsequent years.**

Attachments:

Park Development Plan  
Project Budget Report



# ROSE HILL MEADOWS PARK DEVELOPMENT

## PROJECT BUDGET REPORT

