



CITY OF KIRKLAND

Department of Parks & Community Services

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MEMORANDUM

To: David Ramsay, City Manager

From: Jennifer Schroder, CPRP, Director
Michael Cogle, Park Planning Manager

Date: April 6, 2009

Subject: Authorization to Call for Bids: Everest Park Grandstands (Project #CPK0112)

RECOMMENDATION

The Park Board and staff recommend:

1. That the City Council authorize final design, preparation of construction documents, and solicitation of construction bids for replacement of the Everest Park Grandstands (CPK0112) in 2009.
2. That replacement of the Everest Park Restroom and Storage Building Project (CPK0071) be deferred.
3. That CIP funding allocated for the Everest Park Restroom and Storage Building Project (CPK0071) be reallocated to the Everest Park Grandstands (CPK0112).

BACKGROUND

The Park Board and staff have been working on planning for replacement/renovation of two important features at Everest Park – the restroom/storage building and the 'A' Field grandstands. Attached are some design concepts for replacement of these structures generated by the design team (Lewis Architects) in consultation with representatives of Kirkland American Little League (KALL).

- **Everest Park Grandstands**

This project is funded in our CIP in the amount of \$175,000. *While originally envisioned as a renovation project, due to continuing deterioration and heavy maintenance demands the Park Board and staff recommend instead full replacement of the grandstands rather than repair/renovation.*

The wooden grandstands at 'A' Field are in poor condition. Wood planking for seating has been replaced multiple times over the years and continues to need significant attention. Wooden structural support beams for the structures are now showing signs of needing replacement as well. Beneath the grandstands, storage areas used for maintenance supplies and equipment leak and attract rodents.

The grandstands are viewed as integral (if not iconic) to Everest Park and our design goals include replicating the look and feel of the grandstands while using more durable, less maintenance-intensive materials (concrete foundation, aluminum seating). More effective and versatile use of the storage capacity beneath the grandstands is also one of our goals. We also asked the design team to provide a

cost-effective option for seasonally covering a portion of the grandstands for shade/weather protection, and this could be included should construction funds allow.

Overall grandstands replacement project cost estimate:

<u>Grandstands</u>	<u>Estimate</u>
Demo and Construction	\$325,000
Design/Engineering @12%	\$39,000
Construction Contingency @ 10%	\$32,500
Sales Tax @ 9.5%	\$31,000
Miscellaneous Costs	\$3,000
Project Management @ 10%	\$32,500
Permitting	\$5,000
Total Estimate	\$468,000

- **Everest Park Restroom/Storage Building**

The 1,300 square foot restroom was constructed in 1963 as a Little League and Rotary Club community volunteer project. The restroom building also serves as permanent storage space for KALL – game equipment, uniforms, concession supplies, etc. A capital improvement project to replace the building was originally funded in the 2005 CIP in the amount of \$355,000, although the funding amount at that time was not based on a specific design.

The building, while still functional, is approaching the end of its life cycle. ***However, an assessment by the design team concluded that no significant repairs are necessary, that the facility meets code requirements, and that with appropriate maintenance the building can easily last several more years.***

A replacement restroom/storage building would be recommended to be constructed in the same general location as the existing building. We have developed a design concept for a slightly larger building (1,425 sq. ft.), with an additional restroom stall proposed for each gender. The floor plan would ideally be “flip-flopped” so that the restrooms in the new building would be more accessible and visible from the park’s main concession area located just to the east. Storage for KALL purposes would continue to be provided.

The construction cost estimate for the concept building is estimated at \$267 per square foot (2009 construction costs). The Park Board strongly encourages an environmentally sustainable design featuring use of non-toxic, low-impact, recycled materials; energy efficiency; and quality construction with an emphasis on durability and ease of maintenance. This structure could be a good candidate for a “green roof” and LEED certification could be targeted.

Overall building replacement project cost estimate (present-day costs):

<u>Restroom/Storage Building</u>	<u>Estimate:</u>
Demo, Construction, Site Costs	\$510,000
Design/Engineering @ 20%	\$102,000
Construction Contingency @ 10%	\$51,000
Sales Tax @ 9.5%	\$49,000
Miscellaneous Costs	\$5,000
Project Management @ 10%	\$51,000
Permitting	\$7,000
Total Estimate	\$775,000

Funding Recommendation

The Park Board and staff believe that replacement of the 'A' Field grandstands is the more pressing need of the two projects and should be completed this year.

The restroom will eventually need to be replaced but for now it remains functional and without any urgent repair needs. We recommend that funding for restroom building replacement be reconsidered by the Park Board and City Council as part of the next CIP update process in 2010.

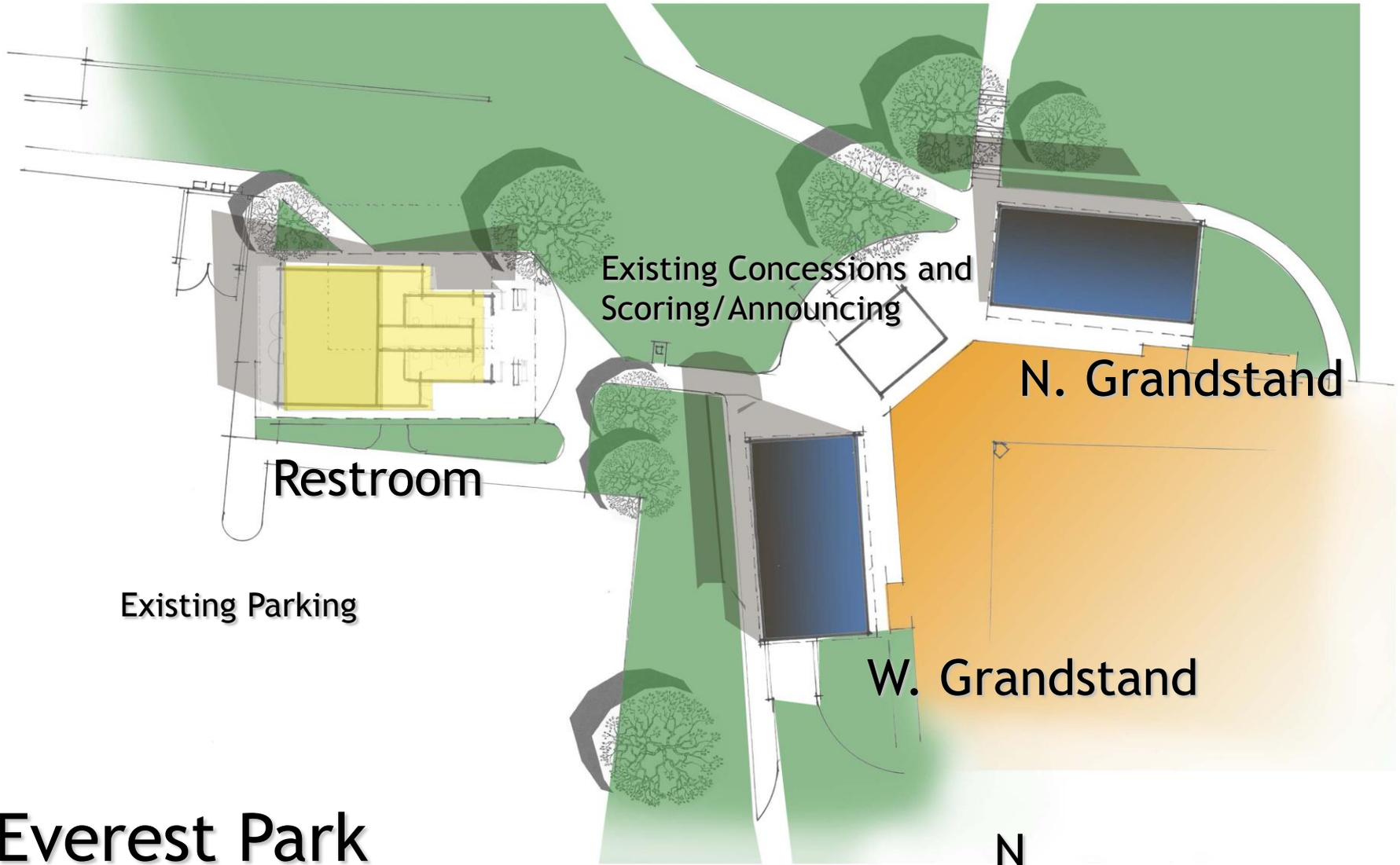
Given the gap between available and necessary funding for grandstand replacement, we would recommend that a majority of the \$355,000 funded in the CIP for the restroom project be diverted to replacing the grandstands. Combined with the existing \$175,000 grandstand budget, this would provide sufficient funding for the grandstands to be replaced in 2009.

\$355,000	Restroom Replacement Funding (CPK0071)
<u>\$175,000</u>	Grandstands Funding (CPK0112)
\$530,000	Total Funding Available
<u>-\$468,000</u>	Grandstands Replacement Cost Estimate
\$ 62,000	Projected Balance

The recommended project approach and conceptual designs have been reviewed with Kirkland American Little League and their leadership has expressed support for the Board recommendation. In addition, staff have presented the project design and recommended approach at a recent meeting of the Everest Neighborhood Association.

If the Council approves this request, work will proceed immediately on final design, preparation of construction documents, permitting, and bidding for replacement of the grandstands. We would aim for starting construction this fall so that the project could be completed prior to the start of the 2010 baseball season. No disruptions would occur to scheduled baseball/softball activities in the park.

Attachment



Everest Park Restroom and Grandstands



LEWIS

Architecture + Interior Design



'A' Field Grandstands

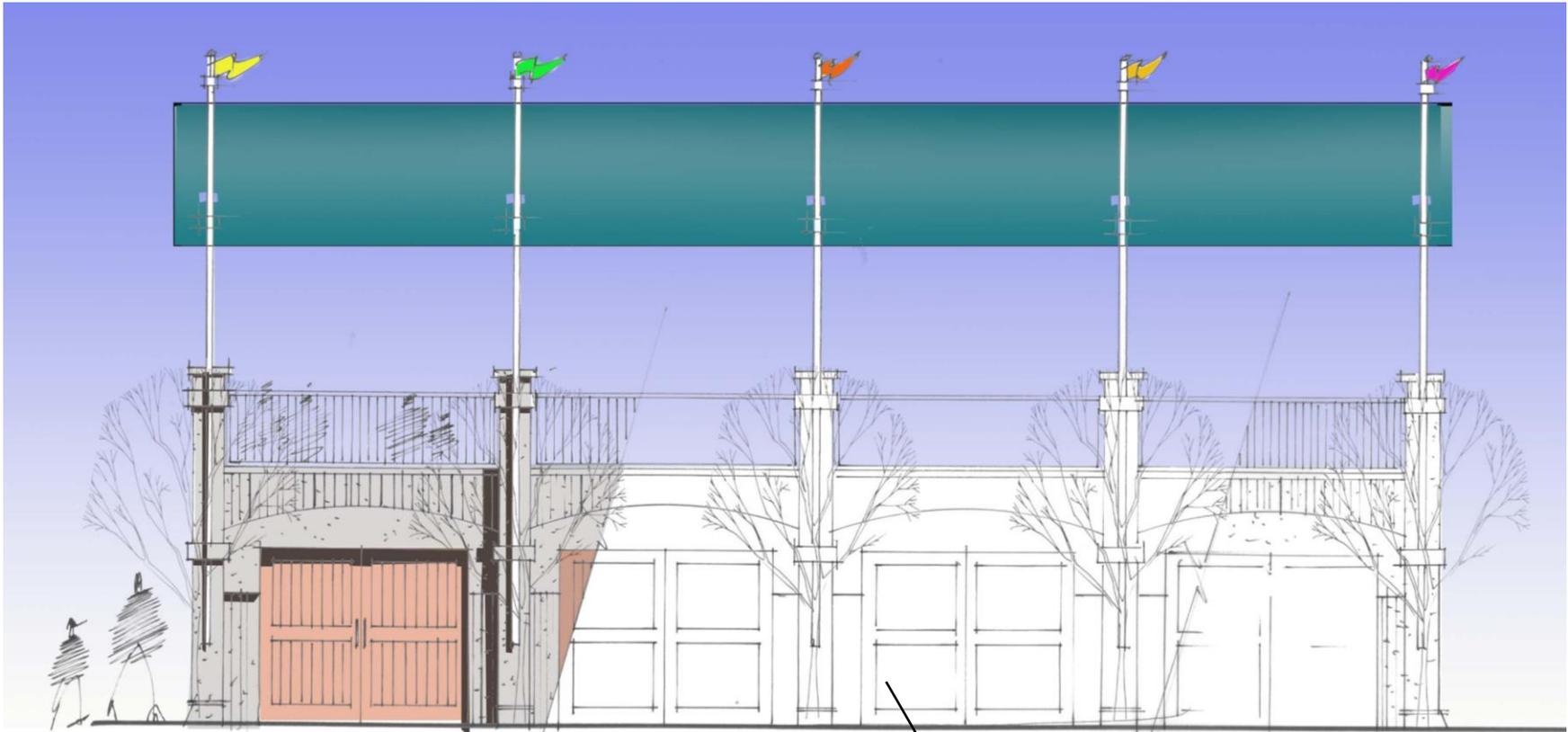


'A' Field Grandstands

LEWIS

Architecture + Interior Design

Tensile fabric shade on structural metal
Supports - remove fabric in off-season.



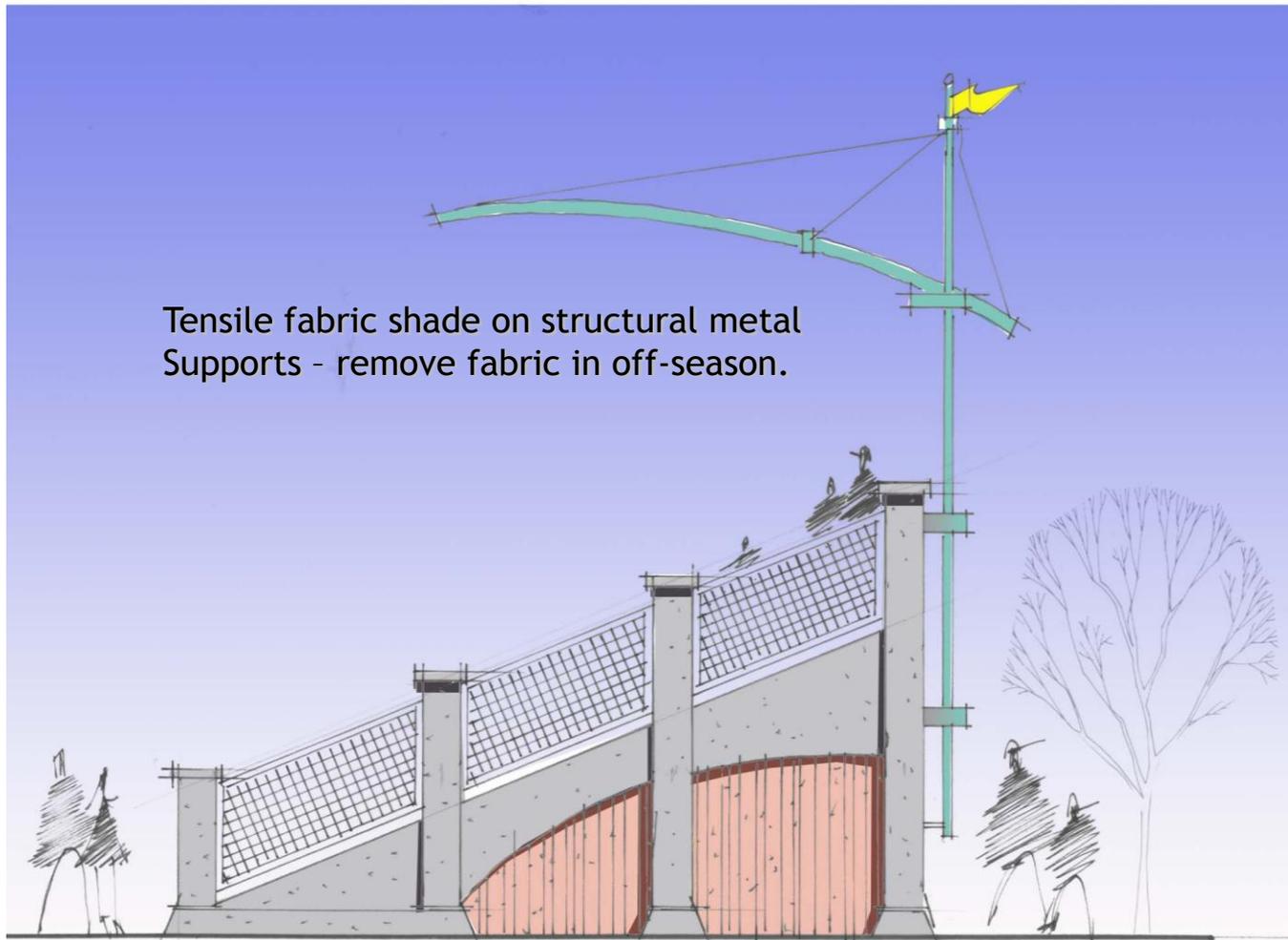
Concrete structure with textured
Form liner façade, painted

Under-Structure Storage areas

West Grandstand, West Elevation

LEWIS

Architecture + Interior Design



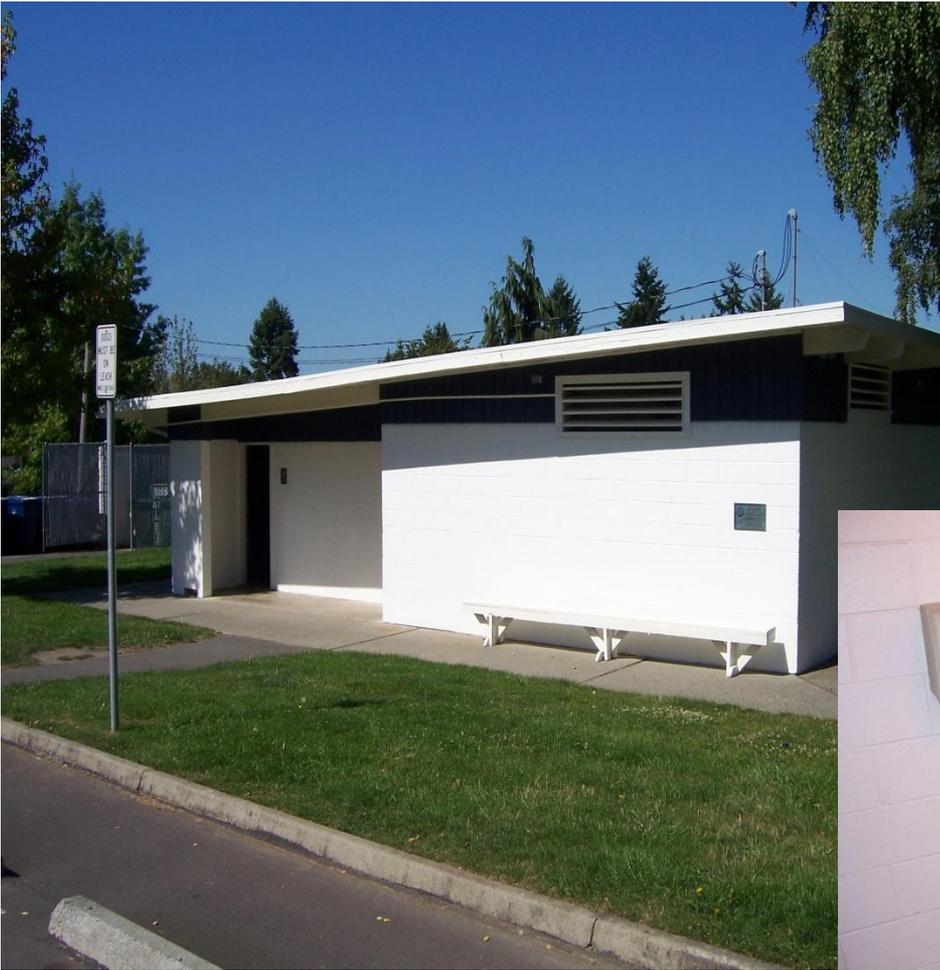
Tensile fabric shade on structural metal Supports - remove fabric in off-season.

Concrete structure with textured Form liner façade, painted

West Grandstand, North Elevation

LEWIS

Architecture + Interior Design



Existing Restroom/Storage Building

LEWIS

Architecture + Interior Design



Existing Restroom/Storage Building

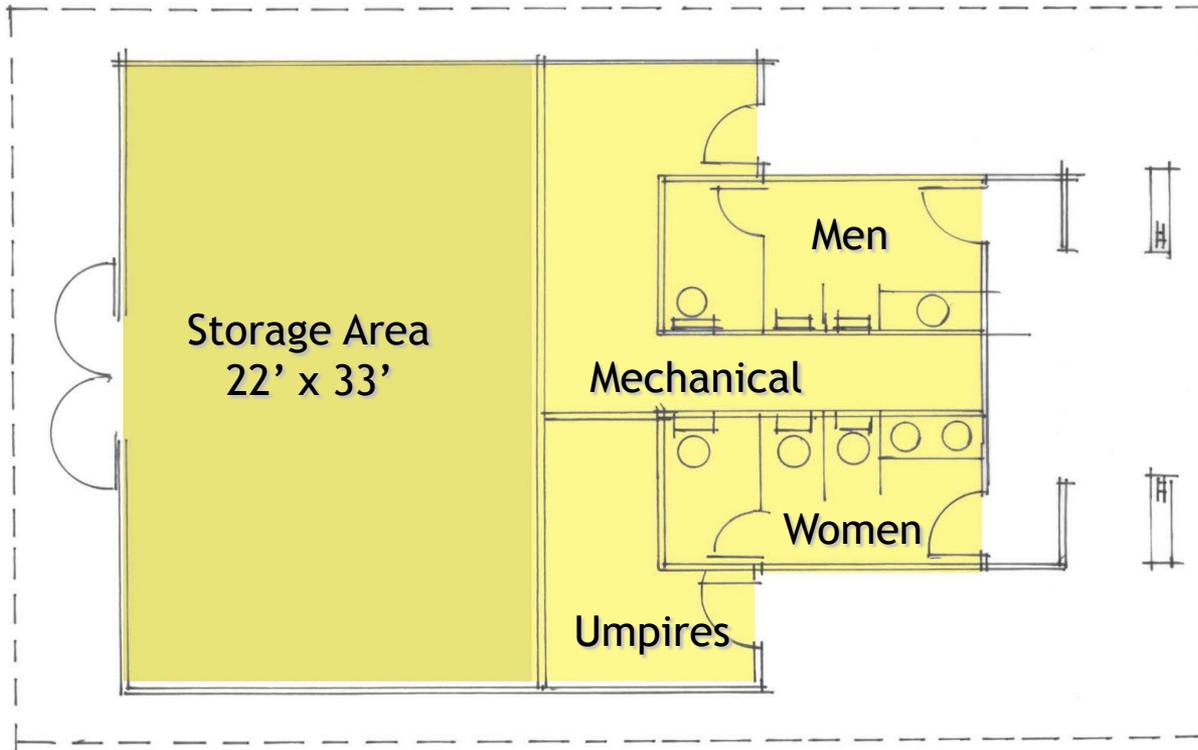




Restroom and Storage - South Elevation



Restroom and Storage - East Elevation



Restroom and Storage Plan