



CITY OF KIRKLAND

Public Works Department

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MEMORANDUM

To: Kurt Triplett, City Manager

From: Anneke Davis, P.E., Senior Project Engineer
Rod Steitzer, P.E., Capital Projects Manager
Julie Underwood, Interim Public Works Director
Joe Sanford, Fire Chief

Date: August 20, 2020

Subject: FIRE STATION 24 REPLACEMENT—AWARD CONTRACT

RECOMMENDATION:

Staff recommends that the City Council award the construction contract for replacement of Fire Station 24 by motion, specifically to award a construction contract to Kirtley-Cole Associates, LLC, of Everett, Washington, in the amount of \$10,133,113 for construction and \$1,023,444.41 for sales tax, for a total contract value of \$11,156,557.41.

BACKGROUND DISCUSSION:

Kirkland's *2012 Fire Strategic Plan* and *2014 Standards of Coverage and Deployment Plan* ("Standards Plan") include recommendations that provided a blueprint for improving fire and emergency medical response times in the City, and for updating older fire stations to meet current safety standards. A series of investments have been initiated to implement the plans. The plans call for renovating aging stations to make much-needed safety, building code, and operational efficiency improvements. The *Standards Plan* calls for closing Fire Station 24 on 84th Avenue NE on Finn Hill and building a new Fire Station 24 in a more central location in north Kirkland. The *Standards Plan* also calls for building a new Fire Station 27, currently located on NE 132nd Street, repositioning it from the west side of Interstate 405 to east side of the Interstate. When completed, these two strategic investments will provide improved coverage in north Kirkland from new, contemporary stations.

Since those plans were adopted, the City has made great strides in implementing them. For instance, in 2016, a fourth fire fighter was added to Fire Station 25, located on Holmes Point Way and Juanita Drive, to allow the station to respond to multiple calls at one time. The City also completed renovations to Fire Station 25 in 2018. That same year, the City sold the previous Fire Station 24 located on 84th Avenue NE, and the City identified a location for a new Station 27 just north of Evergreen Hospital on NE 132nd Street.

In 2016, following attempts to have a negotiated sale, the City initiated eminent domain proceedings to secure the site for the new Fire Station 24 where there had been a Rite Aid drug store. The proceedings were successful, the decree was signed on September 24, 2019, and the City purchased the property thereafter. Rite Aid remained the lease holder until April 30, 2020, at which time the City took possession of the property. The City began to demolish the building on May 1, 2020 and completed demolition in June 2020. Only then was the City able to execute hydrogeological testing on the site, the results of which were needed to finalize the station's design.

Project Overview

The Fire Station 24 Replacement project (Project) is located at 9824 NE 132nd Street. The Project will construct an 11,975 square foot fire station and associated onsite and offsite (right-of-way) improvements. The station will be a steel-framed structure with three apparatus bays, support spaces, crew workspace, crew living spaces, and eight sleeping rooms. The site is approximately 2.52 acres. The associated onsite work includes a storm water system, utilities, landscaping, and paving. The right-of-way work will include frontage improvements and traffic improvements, including a new traffic signal system that will coordinate with access to Juanita Elementary School across the street.

Figure 1: Rendering of Fire Station 24 as viewed from NE 132nd Street looking northwest.



Vault

Development standards and permits require the detention of stormwater. The Project identified two viable solutions to meet this requirement: either a detention pond or a detention vault. Project cost estimates showed that a vault would likely exceed the Project's funding. However, in order to take advantage of a possibly favorable bid climate, staff moved forward with designs for both options and bid the Project with a detention pond in the base bid and a stormwater vault as a bid alternate.

Indeed, the bids received were favorable, and staff recommends constructing a vault instead of a detention pond. Construction of a vault will allow greater flexibility for utilizing the back half of the fire station property in the future as a vault would be required if the City were to add any structures to that portion of the property.

Rockery

The Fire Station 24 property is bordered on the west and north by a large rockery. Replacement of the rockery is not within the Project's scope and is not a development requirement for the fire station. The City hired a geotechnical engineer to evaluate the rockery's condition. The engineer's report recommended eventual removal of the rockery and replacing it with a retaining wall. Since the replacement is not a requirement for construction of the fire station, staff has identified this as a future project. However, staff recognizes the possibility that certain construction activities for the Project may disturb the rockery and necessitate repairs to it. Because of that possibility, staff recommends a contingency for such repairs, if needed, that is beyond the normal Project contingency. If unused, this "rockery contingency," which is not enough to fully pay for the anticipated cost of the retaining wall, could be applied to its future construction or other fire station needs. The rockery will be monitored by a geotechnical engineer during construction of the fire station to identify any shifting or safety concerns.

Unit Prices

In order to control costs in the event of unforeseen conditions during earthwork, the bidding documents required bidders to provide unit prices for: 1) unsuitable soil, 2) contaminated soils, 3) rock removal, and 4) controlled density fill. The unit price amounts from the bid, while they will be included in the contract, are not included in the contract price. In the event that work based on unit prices is needed, they will be authorized by change order and paid from the Project's contingency.

Northshore Utility District

When reviewing the Project, which is located within Northshore Utility District's (NUD) jurisdiction, NUD requested the Project to replace a portion of the waterline within NE 132nd Street. Staff and NUD reached an understanding that NUD will reimburse the City for this replacement. To facilitate the future reimbursement agreement, NUD requested the waterline work be identified separately on the bid form; bidders were required to identify the costs specific for the waterline replacement. Staff will continue to negotiate an agreement with NUD to ensure the costs of design, project management, contractor overhead, and taxes are included in its reimbursement.

Art

The Fire Station 24 Art Subcommittee, a group consisting of representatives from the Kirkland Cultural Arts Commission (KCAC) and the Fire Department, selected Michael Clapper Studios as the artist for the Fire Station 24 project. The Subcommittee has approved the final concept for the art, the KCAC has reviewed it, and staff will bring the final concept to City Council soon for acceptance.

Award

The Project's design was completed with an engineer's estimate for construction of \$10,300,000 for the base bid and the engineer's estimate for construction of Alternate 1 (Detention Vault) was \$990,000. The Project was advertised for bid on July 21, 2020, and on August 18, 2020, six contractor bids were received, as detailed in Table 1, that follows.

Table 1: Bid Results

CONTRACTOR	BASE BID	ALT 1 (VAULT)	BASE BID + ALT 1	(NOT INCL. IN BID) UNIT PRICES (4) X 250	NUD REIMB.	(BASE BID + ALT 1 - NUD) TOTAL COST
Kirtley-Cole Associates LLC	\$ 9,390,000	\$ 743,113	\$ 10,133,113	\$ 85,000	\$ 180,000	\$ 9,953,113
Petra, Inc.	\$ 10,053,000	\$ 700,000	\$ 10,753,000	\$ 131,250	\$ 98,000	\$ 10,655,000
Western Ventures Construction	\$ 10,048,000	\$ 725,000	\$ 10,773,000	\$ 131,250	\$ 54,085	\$ 10,718,915
<i>Engineer's Estimate</i>	<i>\$ 10,300,000</i>	<i>\$ 990,000</i>	<i>\$ 11,290,000</i>			<i>\$ 11,290,000</i>
Interwest Construction, Inc.	\$ 11,000,000	\$ 891,000	\$ 11,891,000	\$ 126,500	\$ 55,355	\$ 11,835,645
Bayley Construction	\$ 11,250,000	\$ 690,000	\$ 11,940,000	\$ 141,750	\$ 250,000	\$ 11,690,000
Osborne Construction	\$ 11,690,000	\$ 833,000	\$ 12,523,000	\$ 133,012	\$ 90,000	\$ 12,433,000

Funding and Expenses

A budget of \$16,890,908 was authorized by the Council during the 2019-2024 CIP Budget Update on December 10, 2019. Since that time, \$100,000 was identified to be transferred from the Surface Water Reserves to fund the replacement of damaged and ill-placed corrugated metal stormwater pipe along NE 132nd Street. This brings the available funding for the project to \$16,990,908.

Of the \$16,990,908 of funding, \$14,357,600 is using REET 1, \$1,763,000 is General Fund Cash, \$690,308 is from the sale of the former Fire Station 24, \$100,000 is Surface Water Reserves, and \$80,000 is funds remaining from the Fire Station 25 Renovation project. The \$180,000 reimbursement from NUD for the waterline brings the total project funding to \$17,170,908.

Table 2: Funding vs Expenses

Funding	
PSC3002200 - Fire Station 24 Construction	\$ 16,890,908.00
Surface Water Reserves	\$ 100,000.00
NUD Reimbursement	\$ 180,000.00
TOTAL FUNDING	\$ 17,170,908.00
Expenses	
Construction	\$ (10,133,113.00)
Sales Tax	\$ (1,023,444.41)
Demolition	\$ (484,374.94)
Design/CM/Inspection	\$ (1,840,781.00)
In House	\$ (350,000.00)
Permitting	\$ (150,000.00)
Fees (Utilities, Misc)	\$ (135,000.00)
Art	\$ (117,250.00)
FFE (Furniture, Technology, Supplies, etc.)	\$ (313,000.00)
King County Capacity Charge	\$ (150,000.00)
Project Contingency	\$ (1,115,655.74)
TOTAL EXPENSES	\$ (15,812,619.09)
BALANCE	\$ 1,358,288.91

Given the favorable bids received for Fire Station 24, it is anticipated the Project will be completed with a positive remaining balance of \$1,358,288.91.

As show in Table 2, above, the Project has a contingency of \$1,115,655.74. Staff recommends adding the anticipated project balance of \$1,358,288.91 as additional contingency to mitigate the potential need for work on the rockery due to construction. As noted previously, if these funds are

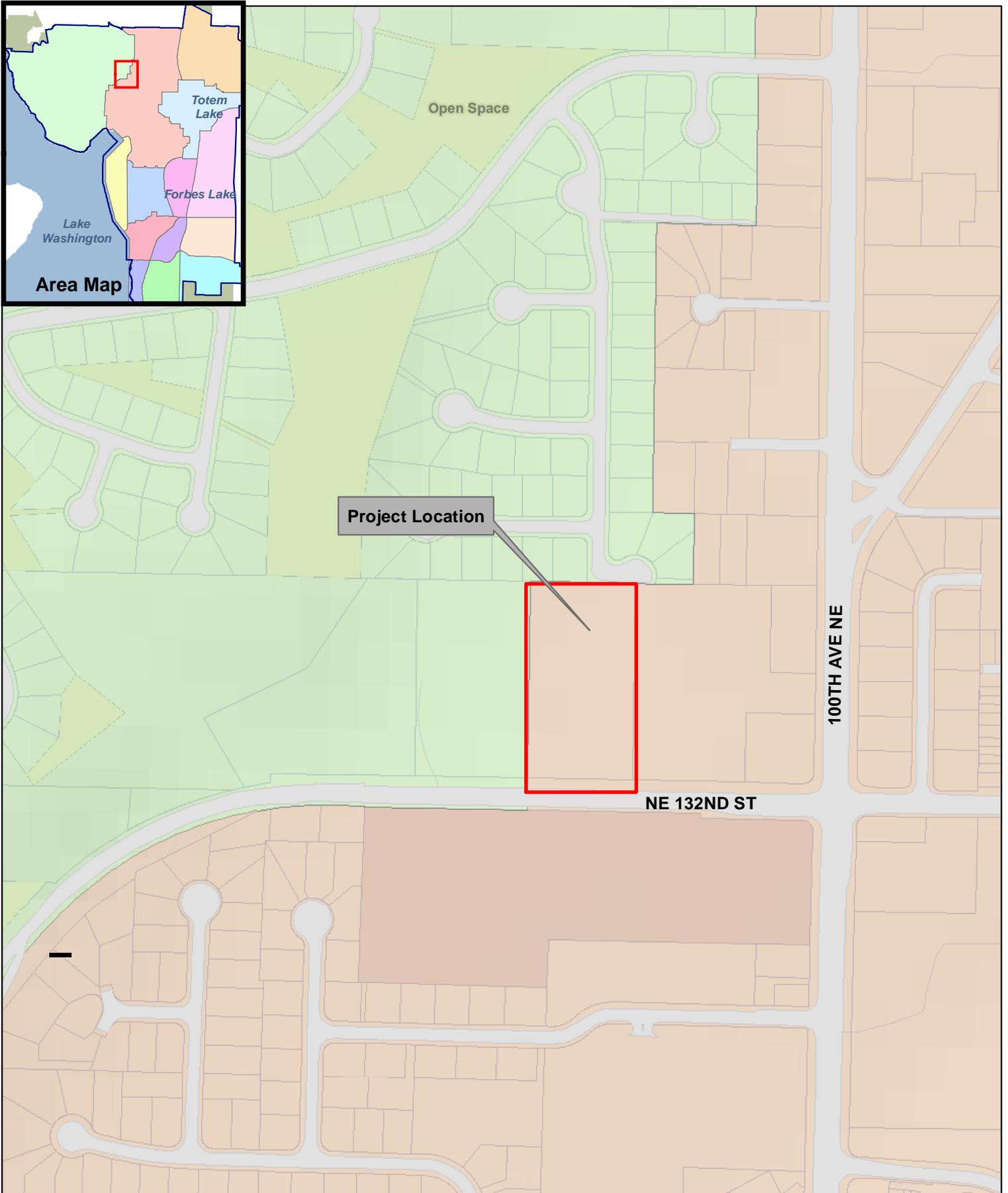
not required, they could be used toward replacing the rockery in the future or for other fire station needs.

Note that there is also funding remaining in the separate CIP project related to acquisition of the Rite Aid site in the amount of \$675,912.10. Staff recommends that this balance be held to help repay the interfund loan used to by the new station 27 property, if the November 2020 ballot measure fails. In the event the measure passes, recommendations on the use of those funds will be brought forward as part of the overall fire station implementation funding strategy.

If the City Council awards this contract on September 1, 2020, staff anticipates a notice to proceed being issued to the contractor before the end of September. The Project is anticipated to achieve final completion in November 2021.

Attachment A: Vicinity Map with Area Map Inset
Attachment B: Project Budget Report

This is CIP Project CPS 3002 002



Vicinity Map
Fire Station 24
9824 NE 132nd Street
PSC 3002 200

Project Budget Report
Fire Station 24 Construction Project
(PSC 3002 200)

Attachment B

