



CITY OF KIRKLAND
Department of Parks & Community Services
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MEMORANDUM

To: Kurt Triplett, City Manager

From: Brian Baker, Public Works Senior Capital Project Coordinator
Rod Steitzer, P.E., Capital Projects Manager
Julie Underwood, Director of Public Works
Lynn Zwaagstra, Director of Parks & Community Services

Date: May 20, 2021

Subject: 132nd SQUARE PARK DEVELOPMENT PROJECT—AWARD CONTRACT

RECOMMENDATION:

It is recommended that the City Council receive an update about the 132nd Square Park Development project and award the construction contract as recommended by staff to Allied Construction Associates, Inc., of Everett, Washington in the amount of \$8,219,069.85. The scope of the construction contract recommended by staff includes the base bid and two scope additions, which are discussed below.

BACKGROUND DISCUSSION:

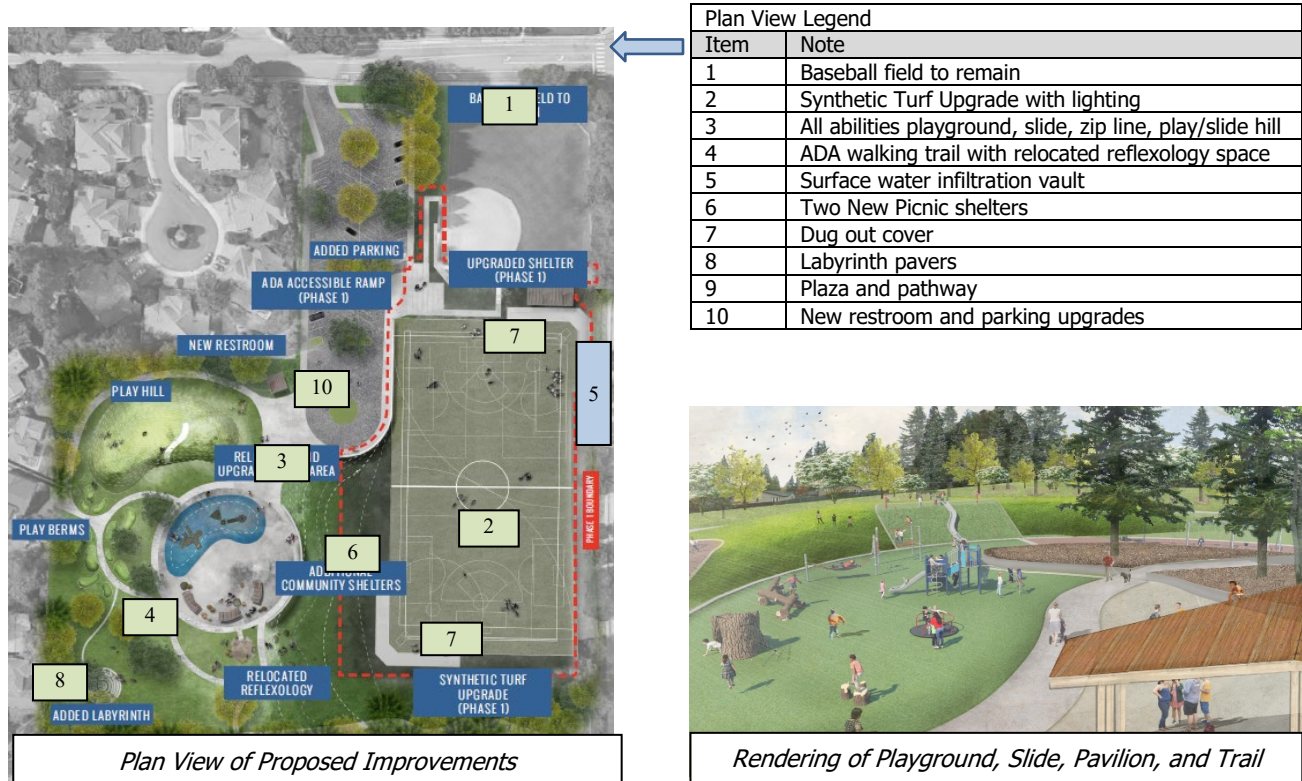
132nd Square Park is a 9.76-acre community park located in the Evergreen Hill neighborhood and provides a place for users to enjoy outdoor space, picnic, and participate in active and passive recreation (see Attachment A, Vicinity and Area Map). To improve those uses and expand park amenities, staff initiated a 2019 master plan process that included community engagement, design, and coordination with the Park Board. During that time, the City received two surface water control grants for the area, one from the Washington State Department of Ecology (ECY) and the other from the King County Flood Control District (KCFCD). Those grants focus on surface water quality and flow control improvements for 48.25 acres of park, roadway, and surrounding area surfaces. At its November 6, 2019 meeting ([link](#)), the City Council authorized staff to design the master plan with surface water improvements.

Recognizing the uncertainty and flux of market prices at the time, the project was designed with a base scope of work and optional scope additions. The base design included surface water controls and park improvements to this former King County park, including the installation of a synthetic turf play field with lighting to maximize time of year and hours of availability, an all-abilities playground, a slide, a zip line, and an ADA-compliant walking trail.

The surface water portion of the base design calls for the installation of an oil/water separator, filter cartridge system, and a concrete infiltration facility that will replenish the aquifer. The location and

design of the concrete infiltration facility, including maintenance access, allows for minimal park impact during maintenance operations and does not limit use of the proposed synthetic turf play field.

Optional improvements were two picnic shelters, covered dugout areas for sports participants and equipment, an automated parking gate, the replacement of existing baseball field fencing, labyrinth pavers, a concrete plaza, and concrete paths. (see park rendering images and itemization of optional scope additions below).



The project design complies with all federal, state, and local environmental and development requirements. In March 2021, the project received approvals for all 16 permits and on March 31, with a base bid engineer's estimate for construction of \$7,420,469.38, the project was advertised for construction bids. A public bid opening was held on April 27, 2021 and the following eight base bids were received (see Table 1, below).

Table 1: Project Base Bid Results

Contractor Name	Schedules A - C (Base Bid)
<i>Engineer's Estimate</i>	<i>\$ 7,420,469.38</i>
Allied Construction Associates	\$ 8,089,033.85
Wyser Construction Company	\$ 8,314,751.99
Interwest Construction	\$ 8,797,812.04
OMA Construction	\$ 9,043,991.68
Ohno	\$ 9,896,862.54
A1 Landscape	\$ 11,563,614.40
Titan Earthworks	\$ 11,326,359.64
C.A. Carry Corp.	\$ 13,188,313.93

The base low bid is \$668,564.47 (9.0%) higher than the engineer's estimate. Table 2 below details the construct cost differences, including tax, by funding source.

Table 2: Construction Base Bid Cost Difference by Fund Source

Item	Engineer's Estimate	Apparent Low Bid	Difference
Park Elements	\$ 4,420,566.94	\$ 4,808,409.85	\$ 387,852.91
Surface Water Elements	\$ 2,999,912.45	\$ 3,280,624.00	\$ 280,711.56
Total	\$ 7,420,469.38	\$ 8,089,033.85	\$ 668,564.47

A review of over 100 bid items revealed that market prices for material costs, particularly steel, were higher than expected. Higher cost items reflected in the bid include:

\$251,136 restroom
\$ 74,128 all-steel storage building
\$ 70,474 steel guard rail and fencing
\$299,419 mobilizing equipment and contractor costs to construct the project, much of this cost is driven by the stormwater portion of the project

Lower cost items, such as excavating the site, are also reflected in the bid; this item is \$326,066 lower than estimated because materials excavated on the site will be reused to create the play hill and level sport fields. Overall, the 100 plus bid items reflect a construct cost that is \$668,564.47 higher than estimated.

The apparent low bidder is Allied Construction. Staff checked references and determined that Allied Construction Associates Inc. is the lowest responsive and responsible bidder.

Table 3, below, shows construction costs for each optional element that were noted above.

Table 3: Bid Results for Park Optional Amenities

Park Amenity (bid Schedule D)	Construction Bid Including Tax	Soft Cost	Total
Two New Picnic Shelters	\$ 42,978.00	\$ 1,500.00	\$ 44,478.00
Dugout Covers	\$ 87,058.00	\$ 1,500.00	\$ 88,558.00
Automated Gate	\$ 24,244.00	\$ 1,000.00	\$ 25,244.00
Replacement Baseball Field Fencing	\$ 121,220.00	\$ 3,000.00	\$ 124,220.00
Labyrinth (Pavers)	\$ 42,978.00	\$ 500.00	\$ 43,478.00
Concrete Plaza ¹	\$ 42,978.00	\$ 1,000.00	\$ 43,978.00
Concrete Paths ¹	\$ 92,568.00	\$ 2,000.00	\$ 94,568.00
Total Cost (All Alternates)	\$ 454,024.00	\$ 10,500.00	\$ 464,524.00

Note 1: the more durable concrete option replaces the base bid asphalt surfacing

Parks and Public Works staff evaluated the bid results considering aspects of cost, amenities with highest potential use, and the amount of rework and cost that would be needed to install each of the amenities later. Based on that evaluation, staff recommends including the two new picnic shelters and dugout covers in the contract that is awarded. However, based upon the Council's discussion and direction, any combination of options could be awarded with additional funding.

Budget

The Project is funded through multiple sources as shown in Table 4, below.

Table 4: Project Funding

Item	Element Funds	Total
Kirkland Park Project (PKC1340000)	\$ 5,672,109	\$ 5,672,109
ECY Grant (SDC107000)	\$ 3,577,257	
KCFCF Grant (SDC107000)	\$ 1,109,085	
Surface Water Subtotal (SDC107000)	\$ 4,686,342	\$ 4,686,342
Total Project Funding		\$ 10,358,451

Using the base bid and recommended additional elements, Table 5, below, shows an itemized list of anticipated expenses and project funding.

Table 5: Project Funding and Anticipated Expenses as Recommended

Expense Items	Park Work (PKC134000)	Surface Water Work (SDC107000)	Anticipated Expenses
Design/Staff/Permitting	\$ 732,114	\$ 912,666	\$1,644,780
Artwork	\$ 56,700	\$ 0	\$ 56,700
Construction Management	\$ 215,704	\$ 427,035	\$ 642,739
Construction ¹	\$ 4,938,446	\$ 3,280,624	\$ 8,219,070
Contingency	\$493,845	\$ 328,061	\$ 821,906
Total Anticipated Expenses	\$6,436,809	\$4,948,386	\$ 11,385,195
Funding	\$ 5,672,109	\$4,686,342	\$ 10,358,451
Difference	\$(764,700)	\$(262,044)	\$(1,026,744)

Note 1: costs represent base bid plus recommended options

Table 5 illustrates that anticipated expenses for the recommended scope of work are greater than current funding levels. The increased costs are as follows:

\$ 798,601	base construction increase, picnic shelters, dug outs, and associated tax
\$ 54,974	maintain a 10% contingency for recommended construction elements
\$ 173,169	additional construction support services
\$1,026,744	Total

The support services were added to ensure installation of the infiltration system soil will meet surface water flows and to address the over 100 material approvals and inspections.

In the table, an additional \$262,044 of surface water funds would be combined with the \$4,686,342 of grant funds (Table 4) to complete the surface water project. An additional \$764,700 of general government funds would be needed to complete the base park work with the recommended optional park elements. With approval of the proposed funding adjustment, grant funds still represent 41% of the entire project.

The \$764,700 need can be funded with \$502,450 in Park Impact Fees and \$262,250 in REET 1 Reserves. The City has received \$1.05M in Park Impact Fees in 2021 to date, which is 87% of the annual budget. Based on this, staff recommends increasing the Park Impact Fee budget for the year to fund this project. REET 1 Reserves are available from funding that was originally set aside as a contingency for Fire Station 27. With the approval of the Fire Prop 1 levy, these REET 1 Reserves have been made available for other projects.

Award Options

As noted above, the bid includes several park optional amenities. Below are three options for the Council's consideration:

Option 1 (Recommended) Award base bid, two new picnic shelters, and dugout covers.

The estimated expenses and need for Option 1 are reflected below.

Item	Amount [with tax and soft costs]
Base scope for park and surface water	\$ 11,252,159
Two shelters and dugout cover option	\$ 133,036
Subtotal	\$ 11,385,195
Funding	\$ 10,358,451
Difference / need	\$ (1,026,744)

Award of Option 1 requires approval of funding as reflected on attached fiscal note.

Option 2 Award base bid and all optional amenities or any combination of optional scope elements.

The estimated expenses and need for Option 2 are reflected below.

Item	Amount [with tax and soft costs]
Base scope for park and surface water	\$ 11,252,159
All optional amenities	\$ 464,524
Subtotal	\$ 11,716,683
Funding	\$ 10,358,451
Difference / need	\$ (1,358,232)

Award of Option 2 would require an amended fiscal note to the one provided with this staff report. Additional REET would be the funding source for the \$331,000 difference.

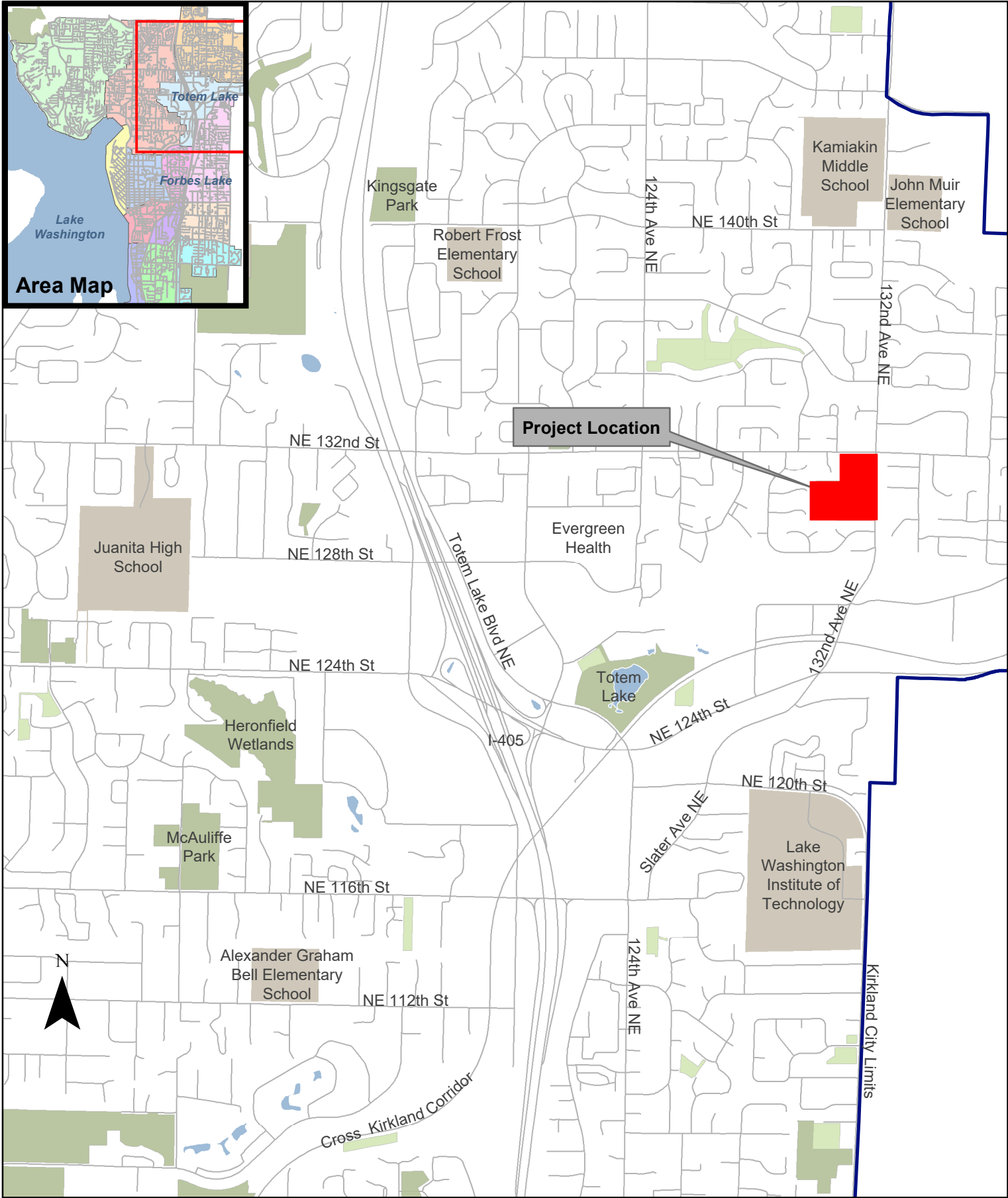
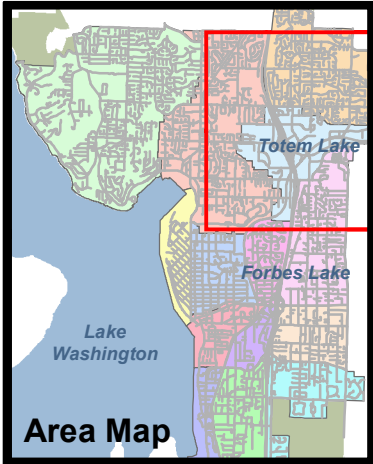
Option 3 Reject contractor bids and re-advertise the project this coming autumn.

Because staff has been seeing increases in market pricing currently, Option 3 is not recommended.

Were the Council to approve of Option 1, staff anticipates construction would start by the end of June 2021. The project is expected to be substantially complete by June 2022.

Staff will continue to provide community outreach by notifying adjacent property owners with an informational mailer describing the upcoming project and timeline. This information, along with a regularly updated construction schedule also will be posted on the City's website.

Attachment A: Vicinity Map
Attachment B: Fiscal Note



FISCAL NOTE*CITY OF KIRKLAND*

Source of Request							
Julie Underwood, Director of Public Works							
Description of Request							
Project budget increases of \$764,700 for 132nd Square Park (PKC134000) and \$35,387 for 132nd Square Park Surface Water Retrofit (SDC1070000) . The request for PKC1340000 will increase the overall budget from \$5,672,200 to \$6,436,900, and will be funded with transfers from Park Impact Fees and REET 1 Reserves. The request for SDC1070000 will increase the overall budget from \$4,913,000 to \$4,948,387. The overall project budget increase of \$35,387 will be made up of two parts. First, the approved grant revenues will be decreased by \$226,657 to match revised amount from granting agencies. Second, \$262,044 will be funded with Surface Water Reserves.							
Legality/City Policy Basis							
Fiscal Impact							
<ul style="list-style-type: none"> - Recognize and transfer \$502,450 in Park Impact Fees to PKC1340000. - One-time transfer of \$262,250 in REET 1 Reserves to PKC1340000. - One-time transfer of \$262,044 from Surface Water Reserves to SDC1070000. 							
Recommended Funding Source(s)							
	Description	2022 Est End Balance	Prior Auth. 2021-22 Uses	Prior Auth. 2021-22 Additions	Amount This Request	Revised 2022 End Balance	2022 Target
Reserve	REET 1 Reserves	4,806,956	(555,000)	25,769	(262,250)	4,015,475	1,000,000
	Note: Prior authorized use of \$555,000 assumes approval of Lake & Kirkland fiscal note at the 5/18/21 Council meeting.						
Revenue/Exp Savings	Recognize \$502,450 in new Park Impact Fees due to updated revenue projections.						
Other Source							
Other Information							
- Decrease grant budgets in SDC1070000 by \$226,657 to match revised granting agency amounts.							

Prepared By	Robby Perkins-High, Financial Planning Supervisor	Date	May 26, 2021
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