



CITY OF KIRKLAND
Department of Public Works
123 Fifth Avenue, Kirkland, WA 98033 425.587.3800
www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager

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

Date: June 3, 2021

Subject: DAVID E. BRINK PARK SHORLEINE RENOVATION—AWARD CONTRACT

RECOMMENDATION:

It is recommended that the City Council awards a construction contract to Wyser Construction Company of Snohomish, Washington, in the amount of \$1,151,831.34.

By taking action on this item under the Consent Calendar, the City Council is awarding a construction contract for the subject project.

BACKGROUND DISCUSSION:

David E. Brink Park is a 6.05-acre community park located in the Moss Bay neighborhood (see Attachment A, Vicinity and Area Map). The park is used for passive recreation, access to Lake Washington, and picnics.

In 2013, staff retained Associated Earth Science to complete the "Kirkland Parks Shoreline Structures Assessment Report" for the City's docks and shorelines. That study evaluated existing park infrastructure, provided a structure assessment, and estimated remaining service life for the major waterfront park elements. The assessment found that many of the concrete bulkheads at David E. Brink Park have degraded and are failing. Additionally, as the shoreline and dock elements continue to degrade, the cost of renovation in the future becomes more expensive.

This project is the third highest priority of eight projects in the Dock and Shoreline Program in the Capital Improvement Plan (CIP). The highest priority projects, at Marina Park and Houghton Beach Park, were completed in 2018.

In 2019, the City began design work for this project. Specific project elements include removal of degraded pier piles, repair of pier substructure, and bracing. Surface elements include sidewalk replacement, water access stair removal and replacement, and replacing the north and south concrete bulkheads with soft shorelines. Because the project is within the shoreline area, staff coordinated compliance and mitigation planning processes early and received permits in March 2021.



With an engineer's estimate for construction of \$1,051,730.44, the project was first advertised for construction bids on April 14, 2021. Bids were opened on May 5, and the following six bids were received.

Table 1: Project Bid Results

| Bidder | Amount |
|-----------------------------------|------------------------|
| <i>Engineer's Estimate</i> | <i>\$ 1,051,730.44</i> |
| Wyser Construction Company | \$ 1,151,831.34 |
| Combined Construction Inc. | \$ 1,634,057.72 |
| Road Construction NW | \$ 1,655,220.53 |
| Stellar J Corp. | \$ 1,678,076.01 |
| C.A. Carey Corp. | \$ 2,187,418.21 |
| Green Tech Excavation | \$ 2,661,395.02 |

Staff evaluated the bidder's qualifications and proposal after the bid opening and found that Wyser Construction Company was the lowest responsible bidder.

Budget

Using the aforementioned "Shoreline Structures Assessment Report," staff created a funding plan for each of the projects identified, which was adopted in the 2019-2024 CIP. At that time, the David E. Brink Park project was projected to be funded with City resources at \$1,575,000. Fortunately, the 2021 State legislature awarded the project an "Aquatic Lands Enhancement Account" grant of \$500,000 from the Washington State Recreation and Conservation Office (RCO). The RCO grant enables the City to bridge the gap between the estimated cost and the currently projected cost.

Total funding and anticipated expenses for the project are summarized in Table 2, below. The design phase of the project included significant geotechnical and risk reviews. Based on those reviews, staff have established an 11% contingency which fits within the current project funding level. However, projects in or near sensitive areas or within the shoreline area often need additional funding levels to mitigate unknown site conditions. Unexpected funding requirements could end in the 15-20% range. If there are substantial costs beyond the 11% contingency, staff would return to Council to request additional funding. Staff will be monitoring this project budget very closely.

Table 2: Project Funding and Expenses (PKC1331017)

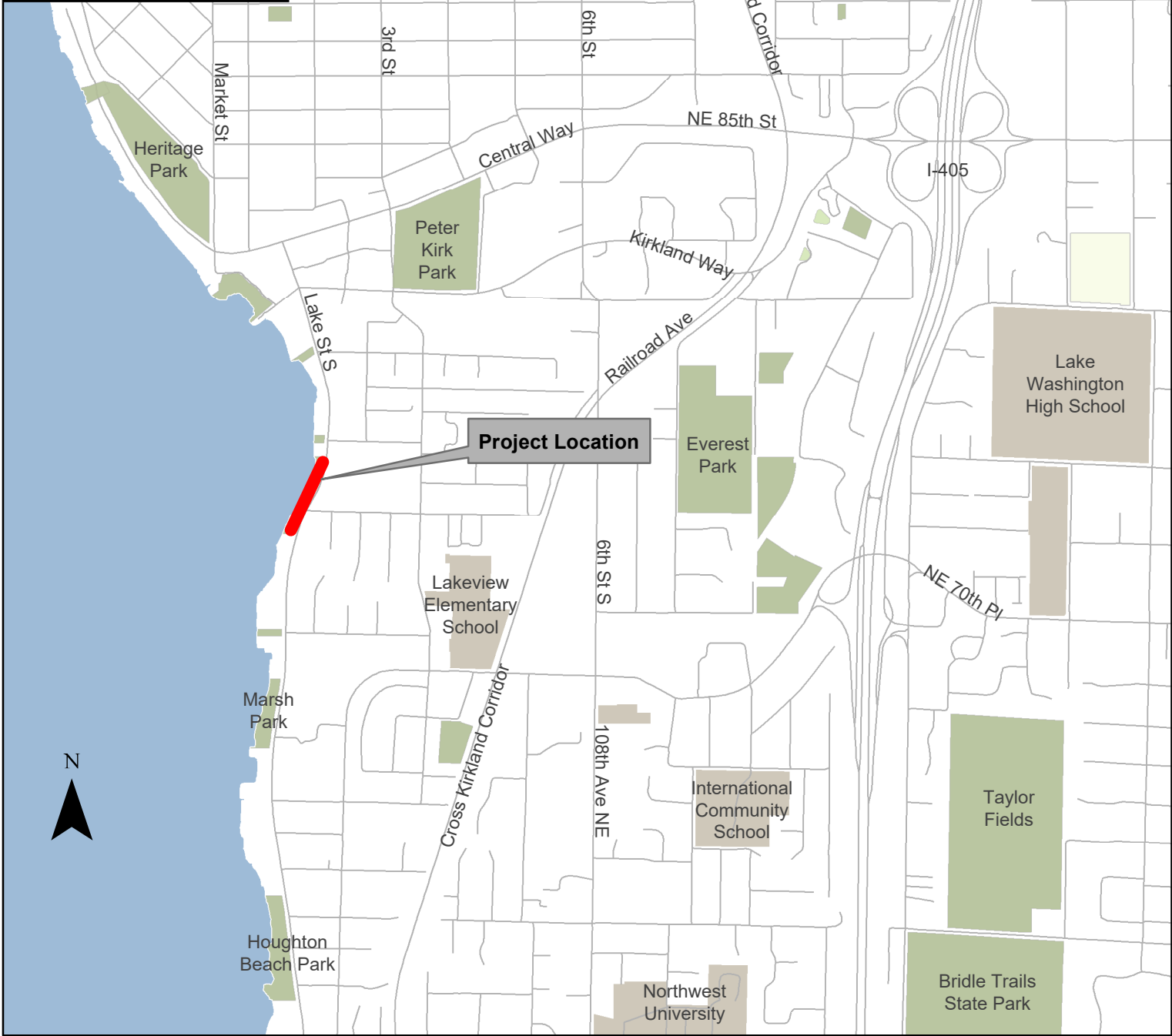
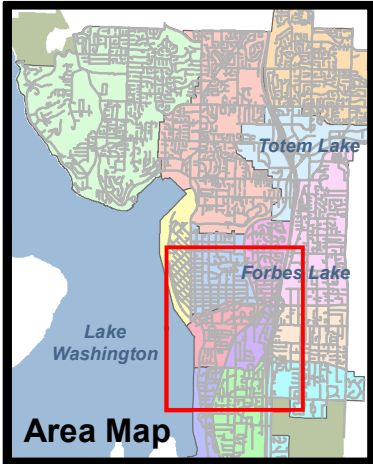
| Funding | |
|--|----------------------|
| City Funds—David E. Brink Shoreline Renovation (CIP) | \$1,575,000 |
| RCO Grant | \$500,000 |
| Total Project Funding | \$2,075,000 |
| Expenses | |
| Design/Permitting/Staff | (\$585,615) |
| Inspection/Design Construction Support | (\$213,858) |
| Construction | (\$1,151,832) |
| Total Anticipated Expenses | (\$1,951,305) |
| Contingency (11%) | (\$123,695) |
| Balance If All Contingency Required | -0- |

The costs for design/permitting/staff relates to the substantial permitting involved with this project, including developing necessary mitigation plans for construction, reporting, and coordination with external agencies (e.g., Tribes, CORPS, Ecology, etc.) as part of the shoreline processes. For example, the permitting process took approximately two years and there was a significant effort to examine soil conditions and slope stability. Additionally, the project includes robust inspection resources to ensure mitigation requirements are met.

Staff recommends awarding the construction contract to Wyser Construction Company. If awarded, staff anticipates construction to start in July 2021. Because Lake Washington Boulevard is an arterial roadway, as well as a popular route for non-motorized users, staff has added contract provisions to maintain street and sidewalk facility uses during construction. The contractor will install construction fencing on along the west (lake) side of the existing sidewalk; the contractor's equipment and material storage will be west of the fencing. The contractor will be keeping sidewalks and the roadway open to the public and will utilize flaggers to temporarily stop pedestrians, bicycles, and cars when accessing the job site. The project may be substantially complete by spring 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, together with a regularly updated construction schedule, also will be posted on the City's website.

Attachment A: Vicinity and Area Map
Attachment B: Fiscal Note



FISCAL NOTE*CITY OF KIRKLAND*

| Source of Request | | | | | | | |
|--|---|-------------------------|-----------------------------|----------------------------------|------------------------|-----------------------------|----------------|
| Julie Underwood, Director of Public Works | | | | | | | |
| Description of Request | | | | | | | |
| Recognize \$500,000 in grant funding for David Brink Park (PKC1331017) from Washington State Recreation and Conservation Office. This will increase the overall project budget from \$1,575,000 to \$2,075,000. | | | | | | | |
| Legality/City Policy Basis | | | | | | | |
| | | | | | | | |
| Fiscal Impact | | | | | | | |
| - Recognize \$500,000 in grant funding in PKC1331017. | | | | | | | |
| 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 | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Revenue/Exp Savings | | | | | | | |
| Other Source | Washington State Recreation & Conservation Office Grant | | | | | | |
| Other Information | | | | | | | |
| David Brink Park is part of the Dock & Shoreline Renovations (PKC1331000) program in the CIP. | | | | | | | |

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| Prepared By | Robby Perkins-High, Financial Planning Supervisor | Date | June 1, 2021 |
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