



**CITY OF KIRKLAND**

**Public Works Department**

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**www.kirklandwa.gov**

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**MEMORANDUM**

**To:** Kurt Triplett, City Manager

**From:** Rod Steitzer, P.E., Capital Projects Manager  
Julie Underwood, Director of Public Works

**Date:** August 26, 2021

**Subject:** 124<sup>TH</sup> AVENUE NE SIDEWALK IMPROVEMENTS—ACCEPT WORK

**RECOMMENDATION:**

It is recommended that the City Council:

- Accept the work for the 124<sup>th</sup> Avenue NE Sidewalk Improvements Project, as constructed by Allied Construction Associates Inc., of Everett, Washington, thereby establishing the lien period;
- Retain \$34,029 of surplus funds for plant establishment; and
- Authorize the use of \$23,923 of Surface Water Reserves.

By taking action on this staff report during approval of the Consent Calendar, the City Council is accepting the work performed by the contractor for the referenced project, establishing the statutory lien period, and approving both the return of General Funds and the use of Surface Water Reserve funds.

**BACKGROUND DISCUSSION:**

The 124<sup>th</sup> Avenue NE Sidewalk Improvements ("Project") provided non-motorized connections in the Rose Hill and Totem Lake neighborhoods. The Project constructed approximately 4,000 feet of sidewalks on the west side of 124<sup>th</sup> Avenue NE that are compliant with the Americans with Disabilities Act. The improvements stretch from approximately NE 92<sup>nd</sup> Street to NE 108<sup>th</sup> Place, linking single-family and multifamily residential areas, commercial properties, two parks, a fire station, and the Boys & Girls Club (see Attachment A, Vicinity and Area Map). Additionally, these improvements link to Lake Washington School District school walk routes for Mark Twain Elementary, specifically on NE 95<sup>th</sup> Street, NE 100<sup>th</sup> Street, and NE 104<sup>th</sup> Street. The Project also installed surface water quality and volume control improvements.

During the planning and design phases of this Project, staff was aware that there were two private development projects along the Project's boundaries that were progressing at that time and had obligations to construct frontage improvements, including sidewalks consistent with the design of this Project. One is on the northeast corner of 124<sup>th</sup> Avenue NE and NE 100<sup>th</sup> Street, and the other is at

10265-124<sup>th</sup> Avenue NE. Rather than install sidewalks in those areas at the public's expense that inevitably would have become damaged during the construction of those private projects and then would have needed to be repaired at the developers' expense, and given that the developers were required to build and pay for their frontage improvements, staff chose to leave gaps in this Project where the development was underway.

For different reasons, both private development projects stalled. One has begun to reactivate certain permitting processes recently, while the other remains dormant. During its August 4, 2021 Study Session when it received a preliminary update about the 2021-2026 Capital Improvement Plan, the Council concurred to allocate \$280,000 to build temporary sidewalks to fill in those gaps. Formal action on that preliminary budget direction will be sought later in 2021. The plan is to fill in the gaps, one of which is at a bus stop, during 2022 with asphalt surfaces. Installing concrete sidewalks to the same design as this Project will continue to be a permit obligation for these two development sites.

At its December 11, 2018 meeting, the City Council awarded the construction contract for this Project to Allied Construction Associates in the amount of \$1,443,824.00. Construction began on March 25, 2019, was substantially complete in December 2019, and—after a substantial quantity of plants were established in Forbes Lake Park—was physically complete on June 23, 2021. Total payments to the contractor were \$1,607,924.51.

Three change orders totaling \$164,110.76 (10.2%) were issued for the project. Change orders 1 and 2, in the amount of \$9,696.32 and \$24,059.63 respectively, were for additional survey work, resolving utility conflicts, and the removal of obstructions to install the sidewalk supports needed to span sensitive areas near Forbes Lake. Change order 3, totaling \$130,354.81, adjusted construction quantities to account for differing site conditions and field-fit directives.

## Budget

The Project is funded through a combination of City and Transportation Improvements Board (TIB) "Complete Streets" funds. The total amounts of funding and expenses are shown in Table 1, below.

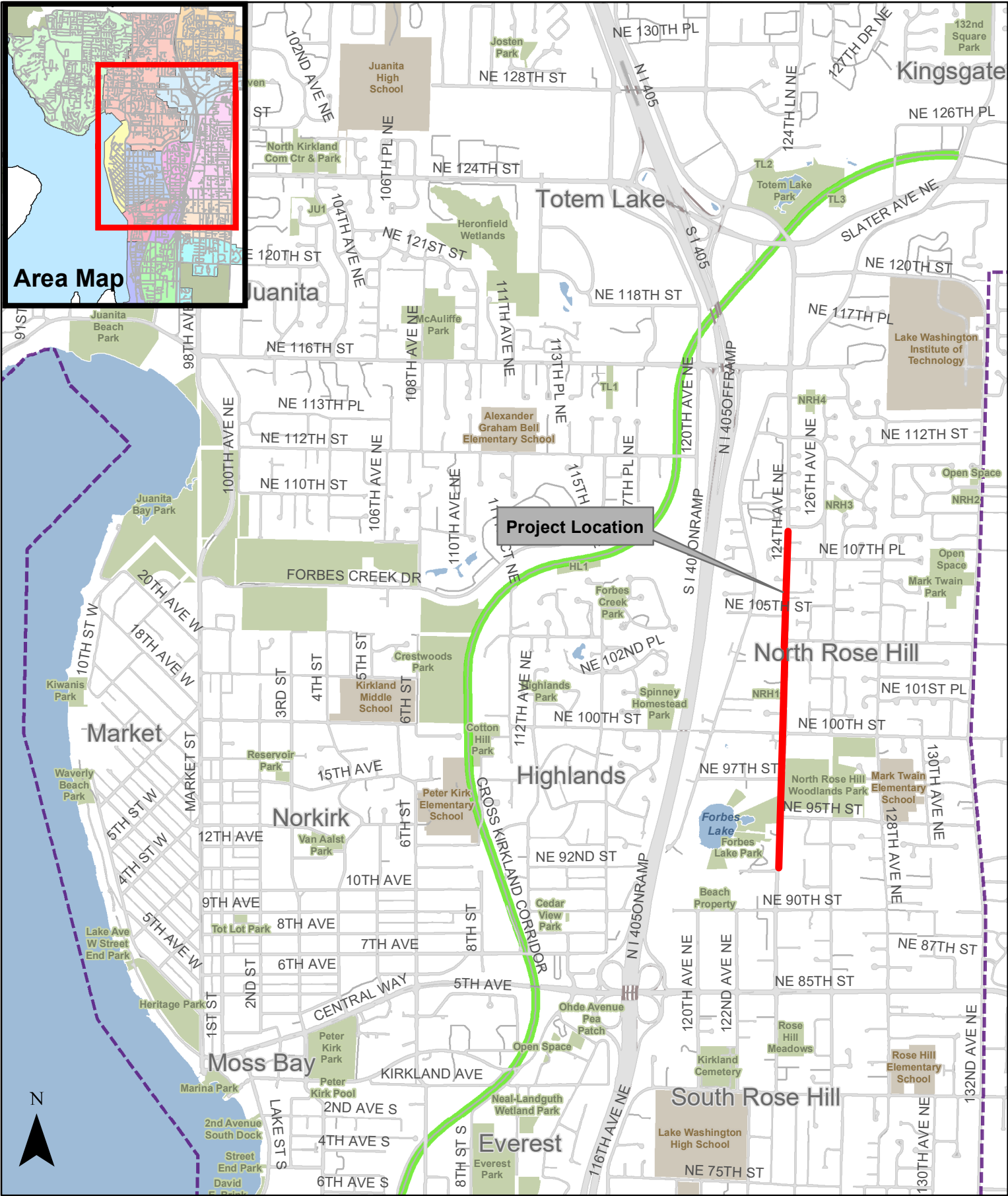
**Table 1: Project Funding and Expenses (NMC 0095)**

Item	Fund			Total
	Transportation Capital	Surface Water	TIB	
Project Funding	\$1,921,780	\$303,220	\$275,000	\$2,500,000
Design/Inspection/Staff/Permitting	(\$486,597)	(\$119,373)	(\$275,000)	(\$880,970)
Construction	(\$1,400,155)	(\$207,770)	-0-	(\$1,607,925)
Total Project Expenses	(\$1,887,752)	(\$327,143)	(\$275,000)	(\$2,488,895)
Balance	\$35,028	(\$23,923)	-0-	\$11,106

Table 1 reflects a net surplus of \$11,106, which is the sum of a \$34,029 Transportation Capital surplus and a \$23,923 Surface Water deficit. The deficit in the surface water fund is proposed to be met by Surface Water Construction Reserves, and the Transportation Capital surplus is recommended to be used to monitor plant establishment in years two through five of the plant establishment period.

Attachment A: Vicinity & Area Map

Attachment B: Fiscal Note



**Vicinity and Area Map**  
**124TH AVENUE NE SIDEWALK IMPROVEMENTS PROJECT**

**FISCAL NOTE***CITY OF KIRKLAND*

Source of Request							
Julie Underwood, Director of Public Works							
Description of Request							
One-time transfer from Surface Water Construction Reserves to the 124th Ave NE Sidewalk Improvements project ( <b>NMC095S100</b> ). The remaining funds in the transportation capital portion of the project will be retained for plant establishment.							
Legality/City Policy Basis							
Fiscal Impact							
- One-time transfer of approximately \$23,923 from Surface Water Construction Reserves to NMC095S100.							
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
<b>Reserve</b>	Surface Water Reserves	6,949,276	(262,044)	2,784,112	(23,923)	9,447,421	1,788,060
<b>Revenue/Exp Savings</b>							
<b>Other Source</b>	- Surface Water Construction Reserve transfer from 42325931-599014 (SDR1111001)						
Other Information							
Approximatey \$34,029 will be retained for plant establishment in NMC095M000.							

Prepared By	Robby Perkins-High, Financial Planning Supervisor	Date	August 23, 2021
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