



**CITY OF KIRKLAND
PUBLIC WORKS**

123 Fifth Avenue, Kirkland, WA 98033
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MEMORANDUM

To: Kurt Triplett, City Manager

From: Julie Underwood, Director of Public Works
Rob English, PE, Capital Division Manager
George Minassian, PE, Capital Projects Supervisor
William Denton, PE, Senior Project Engineer

Date: June 11, 2026

Subject: **Award of Bid – 2026 Street Overlay Project in the Annual Street Preservation Program**

RECOMMENDATION:

Staff recommends that the City Council awards a construction contract for the 2026 Street Overlay Project to Northwest Asphalt, Inc., of Renton, Washington, in the amount of \$1,629,750.00. By approving the Consent Calendar, the City Council is approving the award of this construction contract.

EXECUTIVE SUMMARY:

- The City's preservation program utilizes multiple treatments to maintain quality road surfaces for safety, consistency, and to extend the life of roadway pavements. This year's Annual Street Preservation program consists of two projects: the 2026 Slurry Seal project (which is addressed in a separate memorandum on the July 7 Council agenda) and the 2026 Street Overlay project (which is the subject of this memorandum).
- This year's 2026 Street Overlay project will overlay 3 streets in the Central Houghton and Finn Hill neighborhoods.
- Staff recommends awarding the 2026 Street Overlay construction contract to Northwest Asphalt, Inc., as the lowest responsive and responsible bidder, in the amount of \$1,629,750.00.
- The project has a planned budget surplus. A portion of that surplus is proposed to be allocated to the 120th Avenue NE Rehabilitation Project (discussed in a separate bid award memorandum on July 7 Council agenda) to provide additional funding and contingency.

BACKGROUND:

The City of Kirkland's preservation program utilizes multiple treatments to maintain quality road surfaces for safety, consistency, and to extend the life of roadway pavements. The quality of road surfaces is measured in terms of a pavement condition index (PCI), which considers

condition of the road surface, prior maintenance history, and scheduled capital and private improvement work. The City uses a pavement management system to manage, prioritize, and schedule pavement preservation treatments throughout the City's network of maintained streets, alleys, and parking lots. This year, the Annual Street Preservation Program consists of two projects, the 2026 Slurry Seal project (which is addressed in a separate memorandum on the July 7 Council agenda) and the 2026 Street Overlay project (which is the subject of this memorandum).

The Street Overlay project resurfaces streets to provide a smooth, crack-free surface, providing a comfortable ride for multi-modal users and seals the surface to any water intrusion to the subsurface, thus increasing the life expectancy of the pavement and the overall PCI of the City's pavement network. The project also improves safety by building ADA-compliant sidewalk ramps and parking areas, widening bike lanes, and adjusting roadway channelization, as needed. Staff looks for opportunities to enhance the Active Transportation Network through a coordinated effort with the design and construction of the preservation program. This coordinated effort helps make incremental progress toward the Active Transportation Plan goals.

Once selected for treatment, candidate streets are then reviewed for potential conflicts with other construction projects (e.g., other capital improvement projects, private development, Washington State Department of Transportation projects, and private utility work). High priority street segments that do not have construction conflicts are added to the current year's program list. For the 2026 Street Overlay Project, the highest-ranking streets will receive subgrade preparation and repair, pavement milling, and the application of a new wearing surface layer of asphalt. This year's project covers 2.1 lane miles of streets in the Central Houghton and Finn Hill Neighborhoods, as detailed in the vicinity and area map provided in Attachment 1.

This project supports Council goals of Dependable Infrastructure and Balanced Transportation.

DISCUSSION/ANALYSIS:

With an engineer's estimate of \$1,780,000, the project was first advertised on June 1, 2026. On June 18, 2026, four bids were received, with Northwest Asphalt, Inc. being the lowest responsive and responsible bidder. The bid results are presented in Table 1.

Table 1 – Bid Results – 2026 Street Overlay Project

Contractor	Total Bid Amount
Northwest Asphalt	\$1,629,750
JB Asphalt Inc.	\$1,677,215
<i>Engineer's Estimate</i>	<i>\$1,780,000</i>
Lakeside Industries Inc.	\$1,817,001
Granite Construction Co.	\$2,140,279

Northwest Asphalt's bid is approximately 8.5% lower than the engineer's estimate. Reference checks for Northwest Asphalt, Inc. were satisfactory.

The 2026 Street Overlay project is part of the 2026 Annual Preservation program and has two sources of local funding, a base budget of \$1,701,706 plus a Street Levy contribution of \$2,702,000, for a total CIP budget of \$4,403,706. The 2026 project funding and anticipated expenses are shown in Table 2.

Table 2 – 2026 Street Preservation Funding and Anticipated Expenses

Items	Funding
2026 Annual Street Preservation Program	\$1,701,706
2026 Street Levy Street Preservation	\$2,702,000
Total Available Funding	\$4,403,706
Items	Estimated Expenses
Design/Inspection/Administration/Testing	(\$786,000)
2026 Street Overlay Project (this Memo)	(\$1,629,750)
2026 Slurry Seal Project (other action item)	(\$434,000)
Contingency (for both projects)	(\$206,375)
Total Anticipated Expenses	(\$3,056,125)
Anticipated Remaining Funds	\$1,347,581

Based on anticipated expenses, the 2026 Street Preservation program has additional balance available, as shown in Table 2. The remaining funds are a planned surplus and proposed to be used to fulfill the additional funding needs to support the 120th Avenue NE Rehabilitation project (which is discussed in a separate item on the Council July 7 consent agenda). Any unused funds will be returned to the parent Annual Preservation project to be used for future years.

NEXT STEPS:

If Council approves this construction contract, staff will continue the pre-construction public outreach process by notifying adjacent property owners with an informational mailer describing the Annual Street Preservation Program. This information, along with the regularly updated construction schedule, will also be posted on the City's website.¹

Work by the contractor is anticipated to begin in early August and be complete by late October 2026. Construction notice signs will be installed on streets in advance of the overlay. Door hangers describing the work will also be distributed to all adjacent homes and businesses at least 24 hours prior to construction.

ATTACHMENTS:

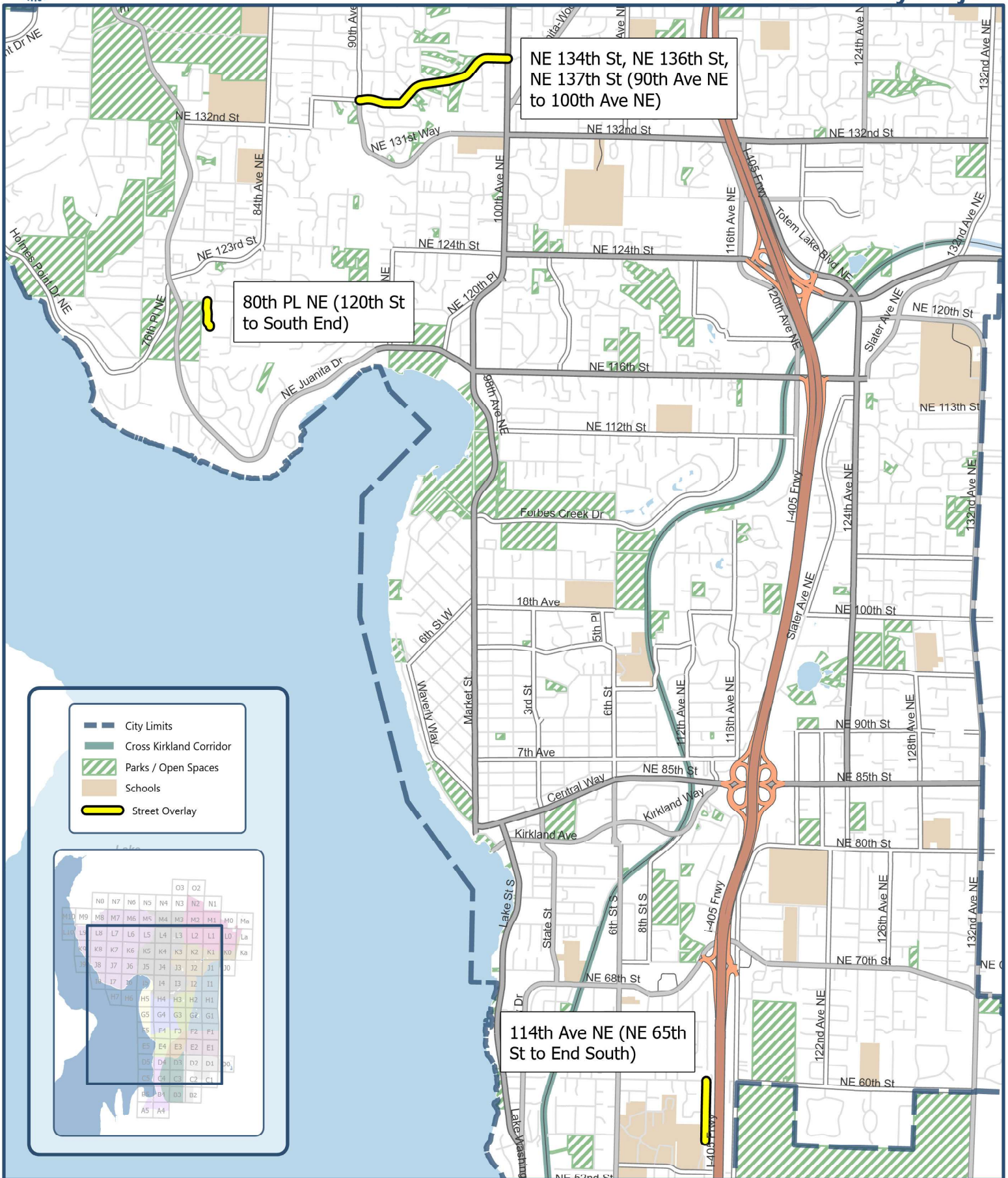
Attachment 1 – Vicinity and Area Map for the 2026 Street Overlay Project

¹ <https://www.kirklandwa.gov/Government/Departments/Public-Works-Department/Construction-Projects/Street-Preservation>



Attachment 1

Vicinity and Area Map 2026 Street Overlay Project



Path: M:\IT\Work\GIS\SR\Vicinity Maps\2026 Slurry and Street Paving\2026 Slurry and Street Paving.aprx

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Author: Metadata: Credits

Name: 2026 Slurry and Street Paving

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