

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Construction Contract Awards for Twin Ponds Soccer Field Improvements
DEPARTMENT:	Parks, Recreation and Cultural Services
PRESENTED BY:	Dick Deal, Director of Parks, Recreation and Cultural Services Dave Buchan, Capital Projects Manager

PROBLEM/ISSUE STATEMENT:

The 2008-2013 Capital Improvement Plan includes construction of improvements to the Twin Ponds soccer field. Completion of this work is proposed through two separate, but related components: 1) **Field Preparation** and 2) **Synthetic Turf Installation**. Staff is requesting Council authorize the award of two contracts for construction of major improvements to the soccer field at Twin Ponds Park.

FINANCIAL IMPACT:

The improvements are funded in the 2008-2013 Capital Improvement Plan. A summary of the financial information including these two project components is as follows:

Project Costs:

Engineering:

Contracted Services ¹	\$108,250
Direct City Costs ²	\$38,600
Subtotal Engineering	\$146,850

Construction:

Contract with Precision Earthworks, Inc. ³	\$553,873
Purchase order with KCDA	\$377,065

Contingency (10%).....	\$93,094
Subtotal Construction (Incl. Tax and Contingency).....	\$1,024,032
1% for the Arts	\$5,539

Total Project Costs	\$1,176,421
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¹ Contract services include design services and engineering services during construction (including inspection).

² Direct city costs include staff time and miscellaneous expenses.

³ Base Bid plus alternate 1 (including Washington State sales tax).

Project Revenue:

Parks Bond Revenue	\$ 1,206,996
General Capital Fund	\$25,000
Total Project Revenue	\$1,231,996

Project Balance (Project Revenue-Project Costs) \$ 55,575

There is sufficient funding in the project budget to award both contracts as presented in this staff report.

RECOMMENDATION

Staff recommends that the Council authorize the City Manager to award: 1) a construction contract to Precision Earthworks, Inc. in the amount of \$553,873 for the field preparation and 2) a purchase order to King County Directors Association (KCDA) in the amount of \$377,065 for synthetic field turf including installation.

Approved By: City Manager ____ City Attorney ____

INTRODUCTION

The improvement and upgrade of the Twin Ponds Soccer Fields was approved as part of the Parks Open Space Bond Issue in May 2006. Design of the improvements has been completed and the project is scheduled to begin construction at the end of April 2008. Staff is requesting authorization to award contracts for the field preparation and turf installation components of the project.

BACKGROUND

The Twin Ponds soccer field was originally built by King County in the mid-1970's and turned over to the City of Shoreline upon Shoreline's incorporation. The soccer field was updated with an all-weather soil mix in the late 1980's. The soccer field at Twin Ponds is a heavily used recreational facility serving both youth and adults alike.

In recent years, the field surface has deteriorated significantly. Decomposing leaves and other vegetative matter have gradually contaminated the field's soil mix and clogged the existing drainage system. This creates a field that ponds up water in the rainy season and is very dusty in the dry season.

On May 16, 2006, Shoreline voters approved the Parks Open Space Bond Proposition #1 to provide for a series of land acquisitions and park improvements in Shoreline. Twin Ponds Soccer Field was one of the named projects in the Park Bond Measure with the intent of providing a new synthetic playing surface for the soccer field. The new surface will create better sideline conditions for both players and spectators, will drain water easily, and will create a much more appealing facility for the sports community in Shoreline.

In October 2006, the City hired D.A. Hogan and Associates to prepare plans and specifications for the Twin Ponds Soccer Field project. Design work was completed in early 2007 and advertised for bid in spring 2007. Due to the proximity of the soccer field to sensitive ecosystem at Twin Ponds Park, the project was delayed in order to complete an environmental review of the project including some minor modifications to the design. In the fall of 2007, the City's Planning and Development Services Department issued a Declaration of Non-Significance (DNS) for the project. To minimize potential impacts to the adjacent wetlands and streams, construction will not physically begin until April 28, 2008.

The flood event that occurred in Shoreline in early December 2007 has raised concerns about potential damage to the new synthetic field should a similar event occur in the future. The new field is designed to infiltrate at the rate of 20 inches of water an hour. During a storm event, surface water on the field will infiltrate through the field drainage system and outlet into Thornton Creek on the south side of the field. In the event the level of Thornton Creek increases, there is potential for water to be impounded in the

permeable aggregate layer and the piping system below the field, this would not have an adverse impact or damage the field. It is not feasible for a rise in Thornton Creek to force silt and debris up into and through the subsurface drainage system which could cause damage or require maintenance.

In an extreme storm event, surface flows could create standing water on the field which would saturate the rubber infill material. Most likely, play would be suspended during such an extreme event thus eliminating risks to players. Relatively minor maintenance may be required after flows recede to clean and restore the surface. In general, serious rain events or flooding should not damage the new synthetic surface.

Approach to Contracting for Field Improvements

Similar to soccer field improvements carried out for Shoreline Park Soccer Fields A and B in 2006, the Twin Ponds project will be carried out through two separate, but related contracts: the Field Preparation component and the Turf Installation component.

Field Preparation work will remove the field's old clogged sub-drain system and compacted soils, grade the site to a level condition, install a new sub-grade drainage system and related drainage lines, add layers of well-draining and well compacted gravels, install a new irrigation system for a portion of the field's perimeter, and improve some existing pathways between the soccer field and the parking lot. This component of work was advertised in January 2008 and the bid results are contained elsewhere in this document

Providing and installing the new synthetic field surfacing material will occur through a purchase order issued to King County Directors Association (KCDA). KCDA is a state-wide buying cooperative for schools, County, and municipal governments, that offers pre-approved competitive pricing for all manner of equipment and materials. Staff proposes that the City install the same turf material that has been used successfully at Shoreline Park Soccer Fields A and B, Prestige XP-60 turf. The XP-60 turf at Shoreline Park Soccer Fields A and B has been heavily used for well over a year and is performing extremely well. Parks staff is enthusiastic about the Prestige product and is now fully familiar with its modest maintenance requirements.

Schedule

With authorization for contract awards, construction of the field preparation should begin in late April and be completed in 60 days which will be the end of June. Installation of the synthetic surface will begin July 1, 2008 and will require 30 calendar days to be substantially complete. The new Twin Ponds soccer field should be back in operation by mid-August 2008.

BID RESULTS AND ANALYSIS

Field Preparation

The **Base Bid** for the Field Preparation component at Twin Ponds provides for all work and materials necessary to remove unsuitable soils, replace subsurface drainage, add new layered gravels, provide ball control fencing, and prepare the surface to accept turf installation. **Alternate #1** provides for resurfacing 1,000 lineal feet of pathway at Twin Ponds Park. This will be sufficient to replace existing pathways from the First Avenue North entry to the soccer field and beyond to the park restroom facility.

The bid opening was held on January 25, 2008 and ten (10) bids were received. Below are the results of the bid opening:

Contractor	Base Bid	Alternate 1	Total
Precision Earthworks, Inc.	\$485,738.00	\$22,869.00	\$508,607.00
Wyser Construction	\$488,735.03	\$23,958.00	\$512,693.03
Yellow Iron Construction	\$512,719.86	\$25,134.12	\$537,853.98
Ohno Construction Co.	\$534,372.30	\$18,066.51	\$552,438.81
A-1 Landscaping/Construction	\$539,910.96	\$20,146.50	\$560,057.46
Premier Field Development	\$543,179.04	\$24,230.25	\$567,409.29
Grade, Inc.	\$647,143.69	\$18,295.20	\$665,438.89
Road Construction NW	\$668,646.00	\$27,225.00	\$695,871.00
Terra Dynamics	\$674,091.00	\$44,649.00	\$718,740.00
Kerr Construction, Inc.	\$706,230.00	\$17,968.50	\$724,198.50
Engineer's Estimate	\$494,205.00	\$22,000.00	\$516,205.00

Precision Earthworks, Inc., the low bidder, is the same company that carried out the Field Preparation work for the Shoreline Park Soccer Fields A and B project in 2006. The same construction team at Precision Earthworks is in place and a reference check of work carried out by the company in 2007 shows the same quality work that was done for the City in 2006. Staff is confident that the quality of construction and the company's fiscal management will prove successful with Twin Ponds Park. Staff recommends that both the Base Bid and Alternate #1 be included in the contract award.

Synthetic Turf

In December 2007, KCDA was asked to prepare a price quote for providing and installing synthetic turf material options for Twin Ponds Park. Three different turf materials were quoted. The first is the Field Turf brand of synthetic surfacing. The second is the Field Turf Duraspine Monofilament, a new product introduced to the industry just last year. The third is the Prestige XP-60 turf which was the same material

installed at Shoreline Park Soccer Fields A and B. The Prestige XP-60 product is 12% less expensive than the "Field Turf" brand offered by KCDA and 18% less expensive than the new "Duraspine" monofilament brand also offered by KCDA. All the products offer an eight (8) year product warranty and service package from the KCDA vendor.

As discussed above, the Prestige XP-60 product has performed very well at Shoreline Park Soccer Fields A and B and represents a significant savings over the other two product brands offered through KCDA. Staff recommends that the City continue to use the Prestige XP-60 product.

FINANCIAL IMPACT:

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⁶ Base Bid plus alternate 1 (including Washington State sales tax).

⁷ Includes turf, installation, and Washington State sales tax.

RECOMMENDATION

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Approved By:

City Manager

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City Attorney

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