

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize the City Manager to Execute a Contract for the Construction of Richmond Beach Pump Station Park; and Approve "Kayu Kayu Ac Park" as the Park's Official Name
DEPARTMENT:	Parks, Recreation and Cultural Services Public Works
PRESENTED BY:	Dick Deal, Director of Parks, Recreation and Cultural Services Tricia Juhnke, Capital Projects Administrator

PROBLEM/ISSUE STATEMENT:

This agenda item is to request two Council actions in support of the new park at the Richmond Beach Metro Pump Station site, currently known as "Pump Station Park," located at 19911 Richmond Beach Drive NW.

The first action is Council's authorization for the City Manager to award a construction contract with Langsholt Construction, Inc. in the amount of \$416,598 for construction of a new park on 2.08 acres of the Richmond Beach Pump Station site. The project was advertised for bid on November 19, 2008 and bids were opened on Wednesday, December 17, 2008. Twelve bids were received, with Langsholt, Inc. being the lowest responsible base bid at \$416,598. The Engineer's Estimate for the base bid was \$500,000.

The second requested action is Council's approval for naming this new park "Kayu-Kayu Ac" Park (pronounced "Ki-U, Ki-U, Atch" - "ki" like in "kite" and "U" like the letter "U." The last part, "Ac," is pronounced "atch" like in "watch"). The Parks, Recreation and Cultural Services Board recommended this name for approval on November 20, 2008 after a nearly six-month review of potential park names.

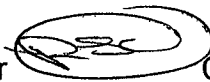
RECOMMENDATION

Staff recommends that Council authorize the City Manager to award a construction contract to Langsholt Construction, Inc. in the amount of \$416,598.00 for construction of Richmond Beach Pump Station Park.

Staff further recommends that Council approve "Kayu Kayu Ac" as the official name for this new 2.08-acre park. This name will be placed on park signage and printed materials associated with this new facility.

Approved by:

City Manager



City Attorney

BACKGROUND

PARK IMPROVEMENTS

King County has operated the Metro Pump Station site for over two decades on a four-acre waterfront site in the Richmond Beach Community of Shoreline. In December of 2003, the King County Executive selected the Point Wells site as the primary outfall for the new King County Brightwater Sewerage Treatment program.

As partial mitigation for the impacts of the proposed Brightwater program on the City of Shoreline, the County agreed to provide the City the sum of \$750,000 and the right to use and develop for park purposes the southernmost two acres of the Pump Station site. As a condition of this use agreement, the City agreed to provide security fencing for the Pump Station facility and to maintain full vehicular access to the Pump Station site from Richmond Beach Drive NW. In October 2004, Council approved the Brightwater Mitigation Agreement and in March 2007, Council approved the Surface Land Use Easement Agreement to maintain the 2.08 acres of the Pump Station site for a future park site.

Preliminary Design and Site Assessment Work

Beginning in 2005, the City began the development of preliminary concepts for use of the new park site. Soils tests were carried out to determine the subsoil condition on site and to test the extent of wetlands adjacent the Pump Station site. Community meetings were held in 2005 and 2006 in an effort to determine the most appropriate mix of facilities at this new park site. Picnic facilities and a children's play area were consistent elements expressed through this community review. The Parks, Recreation and Cultural Services Board expressed a preference for the ability of park users to have a vantage point to view train traffic and boating activity on Puget Sound. A public restroom facility was also determined to be a high priority. A draft master plan for the site was completed in June of 2006. The final design and construction process for the park was delayed until 2008, due to construction by King County at the pump station site to support the Brightwater Sewerage Treatment expansion program.

Design Coordination with King County

The Surface Land Use Easement agreement approved by Council in March of 2007 outlines property management and coordination responsibilities for both the City and King County. The on-going operations at the Pump Station site require that the County be provided 24-hour access to the pumping equipment at the site. Separation of site utilities and irrigation systems between County and City operations will be required, in order to enable each entity to track its utilities use. At each phase of design, the County expressed a desire to review and comment on design proposals for the site. The timing for the design and construction of the project was also coordinated around King County's construction of improvements at the Pump Station Site. Work at the site was completed by King County in early 2008, which enabled the City to proceed with final design. At completion of the City's construction activities with this new site, a sign will be erected at the site, acknowledging King County's financial involvement with the new park project.

Final Design

Public review of design development drawings for the new park at the Pump Station site occurred in early 2007. The interpretive panels for installation in the park's viewing platform were reviewed by the PRCS Board and approved in late 2007. In the summer of 2008, the final design drawings were completed and reviewed by both King County and the City of Shoreline's department of Planning and Development Services. The construction elements for the new park will include a play area with swings, a viewing platform with interpretive panels describing railroad and boating activity in Puget Sound, picnic tables, a unisex restroom facility and a small parking area at the site.

PARK NAME CHANGE

The name "Pump Station Park" has always been considered a placeholder name for this future park site. Over the last six months, the PRCS Board has been deliberating over name choices for this new park. Park naming was discussed at a number of PRCS Board meetings, and the Board solicited naming ideas from the general public.

Naming of a new park facility should be approached with caution, patience and deliberation. Names often come through:

- . Neighborhood or geographical identification
- . A community name or widely accepted existing name
- . Natural or geological features
- . Historical or cultural references
- . An individual, family or organization that has made outstanding civic or monetary contributions to the community.

In the summer of 2008, staff received several ideas for park names. All names were reviewed by the PRCS Board. The Board wanted to avoid duplicative or names similar to existing facilities in Shoreline, so names with "Richmond Beach", "sound", "view", "sunset" or "mountain" were not considered. The PRCS Board appointed a subcommittee to further investigate naming choices. Historical references were considered, and an interest emerged in the significant contributions to this area from the Native American community in this region. The PRCS Board and staff enlisted the help of Edith Nelson, an Elder of the Duwamish tribe here in the Northwest, to provide suggestions for possible names. Ms. Nelson consulted with a tribal member who is doing language research of the early Duwamish people. It was learned that present-day "Richmond Beach" was a well-known area among the Duwamish, and the name for this space was Kayu Kayu Ac. The phonetic pronunciation would be "Ki-U, Ki-U, Atch."

This name, Kayu Kayu Ac is also the Duwamish Dialect name for the plant known as "kinnikinnick", also called "Indian Tobacco." This beautiful plant was a valuable resource for personal use, for gifting and for trading. Richmond Beach must have been a good place for harvesting kinnikinnick. On November 20, 2008, the PRCS Board recommended "Kayu Kayu Ac" for consideration to the City Council as the official name for this new park at the Richmond Beach Pump Station site.

ACTION ITEM

Award Construction Contract to Langsholt Construction, Inc.

On November 19, 2008, the new park at the Pump Station site was advertised for bid. The project was bid as a lump sum bid, with no alternates. A pre-bid conference was held on December 2, 2008, and bids were opened on December 17, 2008. Twelve bids were received by the City. Base bids ranged from a low of \$416,598.00 to a high of \$592,960.00. The Engineer's Estimate for the improvements was set at \$500,000. Nine bids were below the Engineer's Estimate, and the low bid was a full 17% below the estimate. The low bid was received from Langsholt Construction Company from Monroe, Washington, in the amount of \$416,598.00. A table of bid results follows:

Company Name	Total Base Bid
1. Langsholt Construction, Inc.	\$416,598.00
2. Clements Brothers, Inc.	\$444,973.97
3. Interwest Construction, Inc.	\$448,405.00
4. Precision Earthworks, Inc.	\$464,776.00
5. Paul Brothers, Inc.	\$473,986.50
6. Construct Company, LLC	\$474,041.00
7. Razz Construction, Inc.	\$474,150.00
8. Callen Construction, Inc.	\$486,685.00
9. L.W. Sundstrom, Inc.	\$488,865.00
10. Archer Construction, Inc.	\$511,253.60
11. Plats Plus, Inc.	\$515,469.72
12. Ohno Construction Company	\$592,960.00

Staff has completed all applicable reference checks on Langsholt Construction, Inc., including State agency fiscal compliance. References were satisfactory regarding quality of construction and their history of managing budget, materials, and personnel. Staff is confident in Langsholt's ability to complete the project within the terms of the contract.

FINANCIAL IMPACT:

Richmond Beach Pump Station Park Improvements are funded in the 2008-2013 Capital Improvements Plan. A summary of the financial information for this project is as follows:

Project Costs:

Engineering

Contracted Services	\$117,870
Direct City Costs	\$39,600

Construction

Contract with Langsholt Construction	\$416,598
Contingency	\$50,000
1% for the Arts	\$4,166

Total Project Costs	\$628,234
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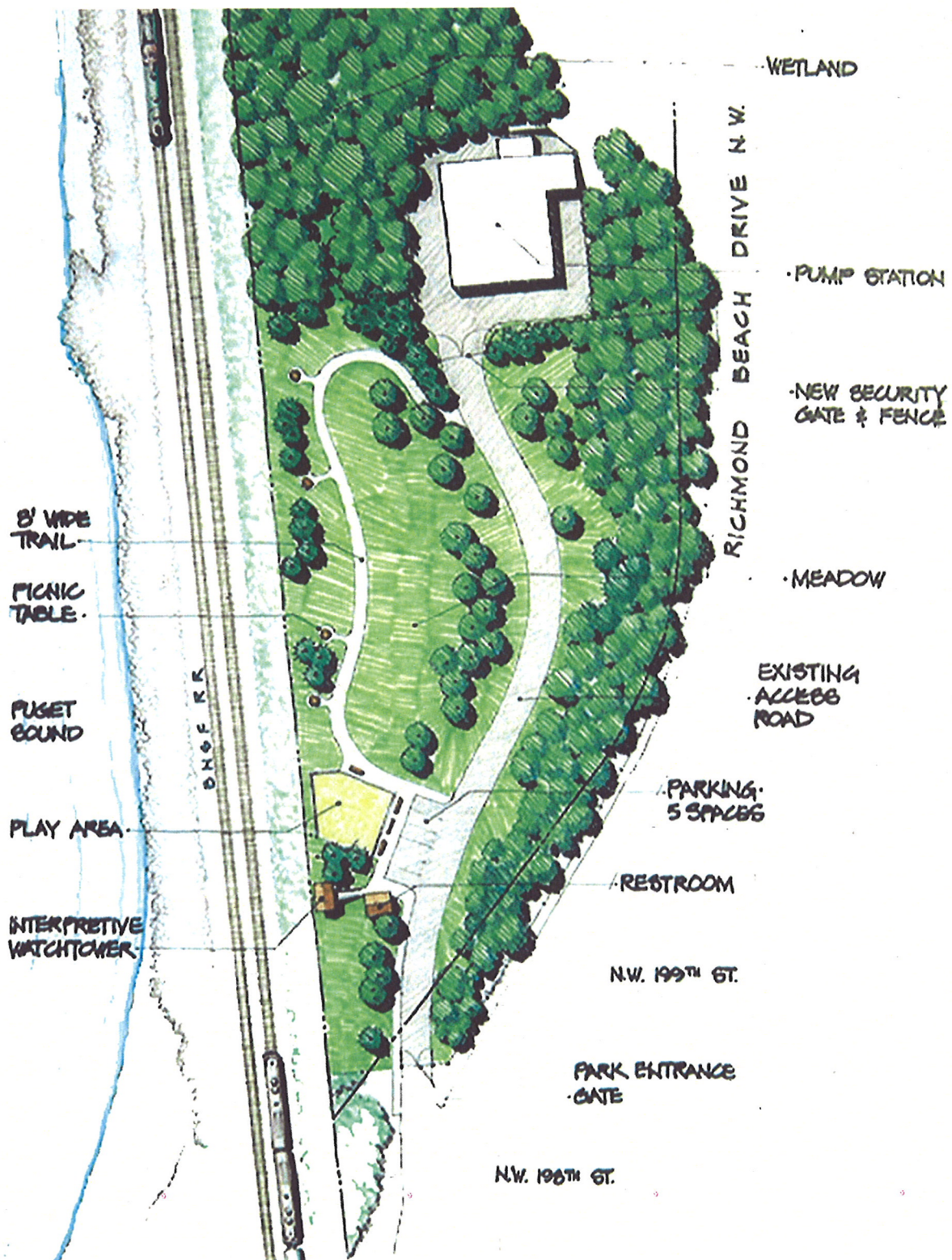
Project Revenue:	
King County Mitigation fund	\$750,000
Total Project Revenue	\$750,000
Project Balance (Revenue – Project Costs)	\$121,766

RECOMMENDATION

Staff recommends that Council authorize the City Manager to award a construction contract with Langsholt Construction, Inc. in the amount of \$416,598.00 for construction of a new park at the Richmond Beach Pump Station site.

Consistent with the City of Shoreline Policy and Procedures 01-02 for park naming, Staff recommends that Council approve "Kayu Kayu Ac" as the official name for this new 2.08-acre park, located on the Richmond Beach pump station site. This name will be placed on all park signage and printed materials associated with this park facility.

Approved: City Manager_____ City Attorney_____



City of Shoreline		POLICY & PROCEDURE	
Subject: Parks and Facility Naming Policy		Department: Parks, Recreation and Cultural Services Number: 01-02	
Effective Date February 11, 2002	Supersedes Not applicable		Approved By: City Council

1.0 PURPOSE:

The purpose of this policy is to outline the procedures and criteria for the official naming of parks and recreation facilities.

2.0 POLICY:

It is the policy of the City of Shoreline for designation of names for park and recreation facilities to be in accordance with the following criteria:

- a. The naming of parks and facilities should be approached with caution, patience, and deliberation.
- b. A name, once adopted, should be permanent, and changes should be strongly resisted.
- c. Existing facility names shall be reviewed in order to avoid duplication, confusing similarity and/or inappropriateness.
- d. A prospective park or major facility name should be one likely to be widely accepted and used by the public.
- e. Whenever possible, a facility shall be named prior to construction of the improvement. Timing is important in naming facilities, since temporary designations tend to be retained. In the development of facilities, a number designation shall be used until formal naming of the facility is complete.
- f. A park's interior features and/or facilities may have names other than that of the entire park.
- g. If a park or sub-element of a park is named after an individual, family or organization, the final recommendation shall include a narrative describing or quantifying in some detail, the contribution. The qualifying achievement should be the result of extraordinary dedication, significant donation or contribution to the City parks and recreation system, over and above the satisfactory performance of normal duties.

- h. There should be a lapse of at least six months between the receipt of the name proposal and the final recommendation for its adoption.
- i. In cases where the person is deceased, the person shall have been deceased for a minimum of two years.
- j. Elected/appointed City of Shoreline officials and currently employed City staff shall not be eligible for consideration until they are no longer in office or have retired from city service.
- k. Length of service, in and of itself, does not meet this criteria.
- l. Names may reflect:
 - 1. Neighborhood or geographical identification
 - 2. Community name or widely accepted name,(e.g., North City Park, Richmond Beach Saltwater Park, Innis Arden Reserve, Meridian Park, Ballinger Open Space)
 - 3. Natural or geological feature (e.g., Boeing Creek Park, Twin Ponds Park)
 - 4. Historical or cultural significance
 - 5. The name may include an individual, family, or organization that has made a significant land and/or monetary contribution to the park and recreation system, or has performed significant public service which made a tangible contribution to the parks and recreation system justifying a permanent memorial.

3.0 PROCEDURES:

- a. Suggestions for names for any park, or public facility may be solicited from individuals and/or organizations. All suggestions, solicited or not, shall be recorded and forwarded to the Parks, Recreation and Cultural Services Advisory Committee for review and consideration.
- b. Staff may review suggestions for names and make a recommendation(s) to the Parks, Recreation and Cultural Services Advisory Committee for consideration.
- c. The Parks, Recreation and Cultural Services Advisory Committee after review of public and staff input shall make a recommendation to the City Council for consideration.
- d. Following adoption of the facility name by the City Council, the Parks, Recreation and Cultural Services Department shall develop facility signage using the name.

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