

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Authorize the City Manager to Award a Contract for the Construction of Cromwell Park Improvements
DEPARTMENT: Public Works
PRESENTED BY: Mark Relph, Director of Public Works
Tricia Juhnke, Capital Projects Administrator

PROBLEM/ISSUE STATEMENT:

This agenda item is to request Council's authorization to award a construction contract to Wyser Construction Company, Inc. in the amount of \$1,085,776.00 for the construction of Cromwell Park Improvements. The bid amount includes the base park bid of \$1,021,390.00 plus \$20,805.00 for an acrylic surface on the new basketball court and \$43,581.00 for shelter over the stage.

The project was advertised on May 21, 2009 and bids were opened on June 12. The engineer's estimate is \$1,250,000.00.

FINANCIAL IMPACT:

The current construction budget is \$ 1,275,000.00. There is adequate budget to award this contract plus the contingency.

RECOMMENDATION

Staff recommends Council Authorize the City Manager to award the construction contract to Wyser Construction Company, Inc. in the amount of \$ 1,085,776.00, plus a 10% contingency, for construction of the Cromwell Park Improvements.

Approved By: City Manager  City Attorney ____

BACKGROUND

Cromwell Park is located at 18009 Corliss Avenue North in Shoreline. This 9-acre park is located in the central portion of the city, in the Meridian Park Neighborhood on the original Cromwell Elementary School site. King County bought the property from Shoreline School District after it closed the school and developed the park and the District Court building on the property. The Northern portion of the site is open and is highly visible to the neighborhood. The southern portion of the site is smaller, heavily wooded and lacks any significant development. A wetland area exists between the two portions of the site. The immediate area surrounding the park is completely developed and consists of single-family homes.

On May 16, 2006, the Shoreline citizens passed an \$18.5 million dollar Park and Open Space Bond Levy to complete eleven projects, including Cromwell Park. In addition, the Storm Utility had identified the area around Cromwell Park for major storm water improvements. The proposed improvements are based on the Master Plan for Cromwell Park, which was approved by the Parks Board and City Council.

The new park improvements will include an open lawn area for informal/unscheduled play as well as a practice area for soccer, baseball field, basketball court, picnic tables, benches; children's play area, pathways, an amphitheater, significant landscape and drainage improvements, and maintains the wooded area in the south. Optional improvements include a shelter for the amphitheater stage and an improved surface for the new basketball court.

The storm drainage improvements will include enhancement to the central drainage swale in the park, creating a significant amount of water quality treatment and infiltration area. The design adds 3 acre-feet of stormwater storage for the Thornton Creek Basin. This additional detention is a key component to flood relief efforts south of Ronald Bog.

Public Involvement

Two open house meetings, one PRCS Board Workshop and two regular PRCS Board meetings were held about the Cromwell Park Master Site Plan in 2007: May 31, September 26, September 27, October 25 and November 15. In addition, staff and consultants attended the Swingin' Summer's Eve events in 2007 and 2008 at the park to share information and hand out comment forms. Comment forms were provided at all four public meetings in addition to being posted to the City's website and all public facilities directly following these public meetings. City staff received over 35 comment forms prior to the approval of the Master Plan. In addition, staff also attended a Meridian Neighborhood Association Meeting in 2009 to update the community before finalizing construction documents for the project.

Construction

Construction is scheduled to begin at the end of July 2009 and continue through the end of the year. City staff will provide construction administration services, including a joint Parks and Public Works inspection team.

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BID RESULTS

The bids on this project were opened on June 12, 2009. Nine bids were received, with the lowest being \$ 1,085,776.00 submitted by Wyser Construction Company, Inc. The engineer's estimate for the project is \$1,250,000.00. The following table lists the bid results:

Company Name	Main Park	Stage	Court Surface	TOTAL
1 Wyser Const.	\$ 1,021,390.00	\$ 20,805.00	\$ 43,581.00	\$ 1,085,776.00
2 Bargmann Const.	1,269,117.48	6,570.00	49,275.00	1,324,962.48
3 Construct Co.	1,282,397.80	19,881.92	65,822.64	1,368,102.35
4 A-1 Landscaping	1,390,205.00	28,470.00	71,175.00	1,489,850.00
5 Specialized	1,426,879.00	5,294.33	63,202.31	1,495,375.63
6 L.W. Soundstrom	1,457,816.70	5,694.00	45,040.64	1,508,551.34
7 Langshot Const.	1,505,912.50	25,732.50	67,890.00	1,599,535.00
8 Advanced Const.	1,758,765.00	27,375.00	10,950.00	1,797,090.00
9 Ohno Const.	1,760,467.50	5,398.35	5,475.00	1,771,340.85
Engineer's Estimate				1,250,000.00

Staff has completed their review on mandatory bidder responsibility criteria on Wyser Construction Company, 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 Wyser Construction Company, Inc.'s ability to complete this project within all terms of the contract.

FINANCIAL IMPACTS

The low bid is below the Engineers Estimate and below the Construction Budget. There is adequate revenue to construct this project. The following table summarizes the overall project budgets and authorized revenue:

CROMWELL PARK

Project Administration

Contracted Services ¹	\$ 260,000.00
City Costs ²	\$ 180,000.00
Subtotal	\$ 440,000.00

Real Estate Acquisition

Construction

This Contract	\$ 1,085,776.00
10% Contingency	\$ 108,577.60
Subtotal	\$ 1,194,353.60

Total Project Costs **\$ 1,634,353.60**

Project Revenue

Surface Water Capital Fund	\$ 924,429.00
Parks Bond	\$ 1,000,000.00
Grant- King County Water Works	\$ 60,000.00
Grant – King County Youth Sports Facility	\$ 50,000.00

Total Revenue **\$ 2,034,429.00**

Project Balance (Revenue-Costs) \$ 400,075.40

¹ Contract services includes contracts for survey, design, environmental support and construction management

² City Costs include salaries, printing, permits and other miscellaneous costs

RECOMMENDATION

Staff recommends Council to authorize the City Manager to award the construction contract to Wyser Construction Company, Inc. in the amount of \$ 1,085,776.00, plus a 10% contingency, for the construction of Cromwell Park Improvements.

ATTACHMENTS

Attachment A: Drawing of Cromwell Park Master Plan

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