

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize the City Manager to Execute a Contract for the Construction of Hamlin Park Improvements
DEPARTMENT:	Public Works Engineering
PRESENTED BY:	Dick Deal, Director Parks Recreation and Cultural Services Tricia Juhnke, Capital Projects Administrator Maureen Colaizzi, Parks Project Manager

PROBLEM/ISSUE STATEMENT:

Staff is requesting that Council award the bid for the Hamlin Park Improvements Project to the lowest responsive and responsible bidder, Paul Brothers, Inc., in the amount of \$1,063,929.20, plus a 10% contingency.

BACKGROUND

On May 16, 2006, the citizens of the City of Shoreline supported the passing of an \$18.5 million dollar Park and Open Space Bond Levy to complete eleven projects. The Hamlin Park Improvement Project design and construction was approved as part of the Bond Levy. The Bond Levy identified replacement of the ball fields, construction of new ADA pathways, replacement of play equipment and the picnic shelter. See the project background and the attached plan sheet for more information on the project.

BID RESULTS AND ANALYSIS

The bid opening was held on June 26, 2009 and there were nine bids received. Bids ranged between \$1,063,929.20 and \$1,486,295.00. Below are the results of the bid opening:

Bid Results

Contractor	Base Bid
Paul Brothers	\$ 1,063,929.20
Construct Company	\$ 1,074,211.75
Bargmann Construction	\$ 1,115,275.00
Wyser Construction	\$ 1,155,765.00
Ohno Construction	\$ 1,190,388.00
L.W. Sundstrom	\$ 1,256,650.00
Langsholt Construction	\$ 1,284,355.00
A-1 Landscaping	\$ 1,335,279.00
Advanced Construction	\$ 1,486,295.00

Engineer's Estimate	\$1.3 Million
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The bid was separated into the base bid and four alternate bid items. Below is a breakdown describing each bid:

Base Bid: New picnic shelter, two new ball fields plus one T-Ball field, ADA asphalt pathways, new irrigation, new lighting, two children's play areas. Artwork has also been added to the base bid as part of the 1% for Arts requirement.

Alternative 1: Planting and irrigation within the understory of the trees within the active parts of the park

Alternative 2: Storm drainage improvements including bioswale enhancement to the north and east of the ball fields

Alternate 3: Main parking lot improvements including new pavement, restriping, lighting, and landscaping

Alternate 4: Redesign access to west parking lot and bioswale enhancements west of the parking lot

Based upon the bids received and the available budget, staff is recommending that the Council award the base bid work only.

Staff has verified that Paul Brothers, Inc. meets all responsibility requirements and is eligible for contract award.

FINANCIAL IMPACT:

This project is being funded by the Parks Bond under the Hamlin Park Improvement project. Contributions will also be provided by the Trail Corridors Program and the Repair and Replacement Program. The proposed 2010-2015 CIP reflects changes in the Hamlin Park Improvement revenues. The project did not receive the Recreation Conservation Office (RCO) grant originally identified in the 2009-2014 CIP. Below is a breakdown on expenses and revenue based upon the 2010-2015 proposed CIP.

Project Costs:

Project Administration:

Consultant Costs	\$ 292,000
Direct City Costs during Design	\$ 44,800
Direct City Costs during Construction	\$ 126,800
Subtotal Project Administration.....	\$ 463,600

Construction:

Paul Brothers, Inc.	\$ 1,063,929.20
Contingency	\$ 106,392.92
Play Structures Contract:	\$65,000
Subtotal Construction (incl. Contingency)	\$ 1,170,322.12

1% for the Arts	\$ 7,032.10
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Total Project Costs \$ 1,705,954.22

Project Revenue:

Parks Bond \$ 1,450,000

Trail Corridors (Parks Bond) \$100,000

Repair and Replacement Program..... \$100,000

King County Youth Sports Grant..... \$75,000

Total Project Revenues: \$1,725,000

Project Balance (Project Revenue – Project Cost) **\$ 19,045.78**

There is sufficient funding in the project budget to award the base bid contract to Paul Brothers, Inc.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to award the base bid for the Hamlin Park Improvements Project to the low bidder Paul Brothers, Inc. in the amount of \$1,063,929.20, plus a 10% contingency.

Approved By: City Manager  City Attorney ____

BACKGROUND

On July 21, 2008, Staff presented the Hamlin Park Improvement Master Plan. At that Council meeting, staff presented the current plan and discussed public comments received. Public comments were heard and staff conducted follow-up public meetings with the PRCS Board on September 18 and 25, 2008. Recommendations were approved by the PRCS Board regarding continuing with the design and project funding on the September 25, 2008 regular PRCS Board Meeting.

On November 17, 2008, staff presented City Council with the 30% design for Hamlin Park Improvements and sought authorization to complete design with SB & Associates.

DISCUSSION

PUBLIC INFORMATION

PRCS used the council-approved process for soliciting public participation for the Hamlin Park Improvement project. This included, but is not limited to: community mailing to residents living within 1,000 feet of the project; Currents articles; the new "What's Happening" public notice; Enterprise newspaper public notice; Channel 21 slide; posting on the construction sign at the site; posting at all City facilities where public information is posted; the City's website project page; PRCS Board Agenda and City Manager's weekly reports.

PUBLIC INVOLVEMENT

Four open house meetings, one PRCS Board Special Meeting, four regular PRCS Board meetings and one City Council Workshop meeting were held regarding the Hamlin Park Master Site Plan in 2007 and 2008. One PRCS Board Special Meeting and one regular PRCS Board meeting were held during the initial design of the Master Plan. Two additional PRCS regular board meetings were held during design to finalize comments.

Many of the participants/respondents of the public involvement process are long-time residents of the surrounding neighborhood. Staff heard from both passive and active recreational users of the lower Hamlin fields, plus a wide range of other public comment. Staff received questions about safety, lighting, fencing, and the best location for the children's play areas and picnic shelter. The largest number of comments received concerned a balance of un-programmed open space while still providing safer, improved active recreational use of the lower fields.

DESIGN CHANGES

After receiving additional comments from the public and recommendations from the PRCS Board, changes to the plan were implemented that vary slightly from those presented to Council in the Master Plan (see attached drawing). Field 1 (the larger field) will have permanent fencing and keeping the fields open along the sides for off-season open space use. Field 2 will have temporary fencing in place for special events only, with a maximum in-place duration of six weeks per year with no more than a 3-week continuous placement. Below is a summary of the changes:

- Permanent fencing at Field 1 (the larger field)
- Limited time frame for temporary fencing at Field 2
- Limited T-ball area
- The concession area has been relocated to further west, closer to the parking lot
- The picnic shelter has been relocated from adjacent to the restroom closer to the fields and the parking lot, where it will be more visible and provide better natural lighting
- The pathway will be adjusted slightly, to help provide better protection/mitigation for the eroding slopes along the northern edge of the fields
- The existing children's play area enclosure will be reused with new equipment.

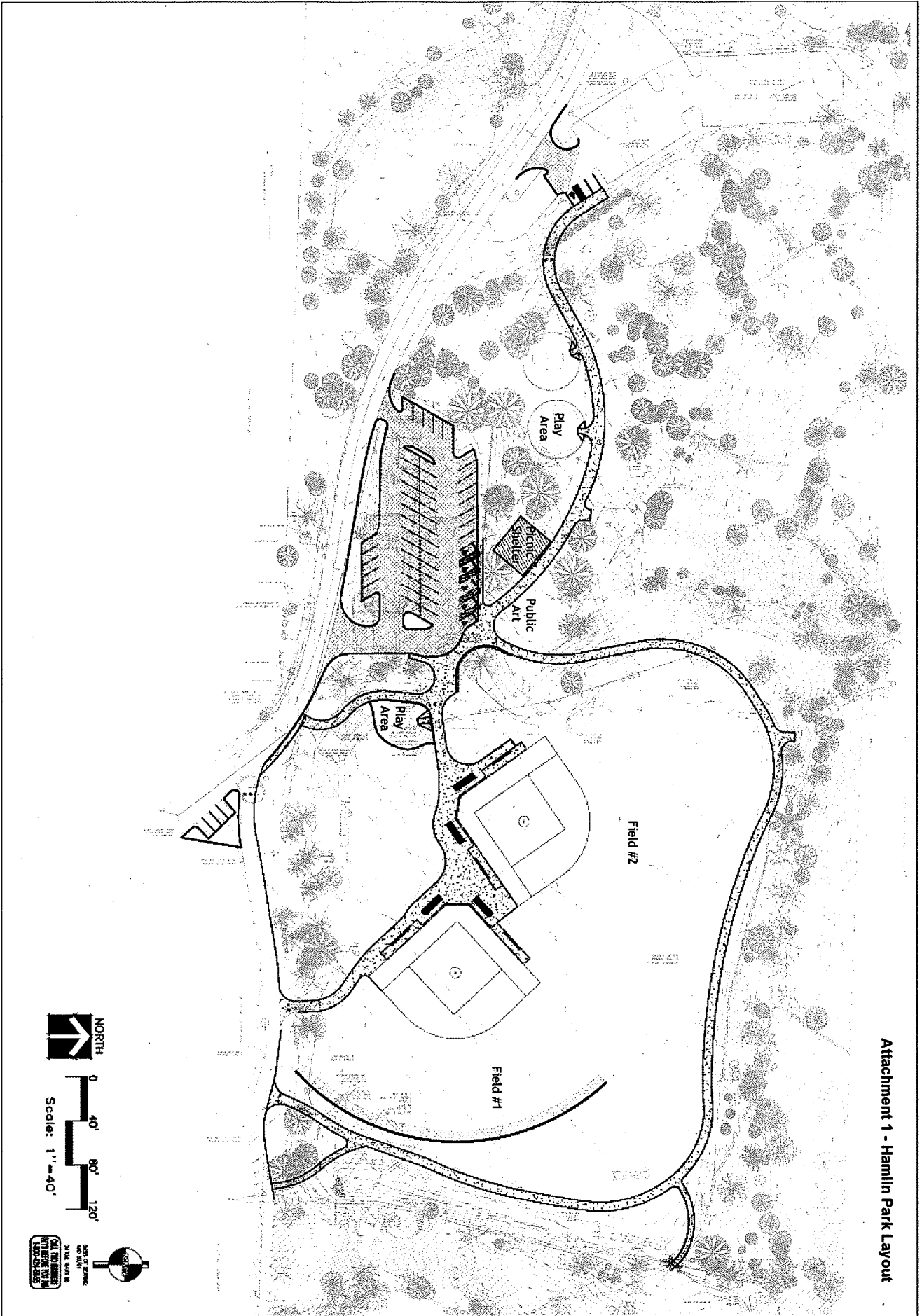
During the design phase, construction estimates were exceeding available budget after learning that the City did not receive the RCO grant. As a result, staff requested that PRCS establish some priorities for construction. These priorities are reflected in the various alternate bid items established with the bid.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to award the base bid for the Hamlin Park Improvements Project to the low bidder Paul Brothers, Inc. in the amount of \$1,063,929.20.

ATTACHMENTS

Attachment A - Hamlin Park Layout



Attachment 1 - Hamlin Park Layout

City of Shoreline Hamlin Park Site Layout Plan May 2009	40		<table border="1"> <thead> <tr> <th>Article</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>Drawn</td> <td>****</td> <td>****</td> </tr> <tr> <td>Designed</td> <td>****</td> <td>****</td> </tr> <tr> <td>Checked</td> <td>****</td> <td>****</td> </tr> <tr> <td>Reviewed</td> <td>****</td> <td>****</td> </tr> <tr> <td>Revised</td> <td>****</td> <td>****</td> </tr> </tbody> </table>	Article	Date	Description	Drawn	****	****	Designed	****	****	Checked	****	****	Reviewed	****	****	Revised	****	****
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