

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Authorize the City Manager to Award a Contract for the Construction of Baseball/Softball Field Improvements at Richmond Highlands

DEPARTMENT: Parks, Recreation and Cultural Services
Public Works

PRESENTED BY: Dick Deal, PCRS Director; and
Tricia Juhnke, Capital Projects Administrator

PROBLEM/ISSUE STATEMENT:

This staff report requests Council to authorize the City Manager to award a construction contract with Wyser Construction Company in the amount of \$221,080.50 for the demolition of the existing old restroom facility at the Richmond Highlands baseball/softball field complex and the construction of new restroom facilities at that same location, as well as the creation of a new plaza overlook with terraced seating adjacent to the new restroom. The project was advertised as a small public works project on August 5, 2009 and bids were opened on August 26, 2009. Two bids were received, and Wyser Construction Company had the lowest responsible base bid at \$221,080.50. The engineers estimate for the base bid was \$192,812.

FINANCIAL IMPACT:

The Richmond Highlands Baseball/Softball Field Improvements project is funded in the Capital Improvements Plan and is part of the 2006 Parks Bond. A summary of the financial information for this project is as follows:

Project Costs:

Engineering	
Contracted Services	\$32,734.00
Direct City Costs	\$37,676.00

Construction	
Contract with Wyser Construction	\$221,080.50
Contingency	\$22,108.00
1% for the Arts	\$2,210.00

Total Project Costs	\$315,808.50
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Project Revenue:

General Capital Revenue	\$250,000.00
Parks Repair/replacement fund allocation	\$100,000.00

Total Project Revenue

\$350,000.00

Project Balance (Revenue- Costs)

\$ 34,191.50

There is sufficient funding in the project budget to award this contract, as presented in this staff report. The remaining project budget will be utilized for other baseball/softball field improvements, such as dugouts and/or backstops.

RECOMMENDATION

Staff recommends Council to authorize the City Manager to award a construction contract to Wyser Construction Company in the amount of \$221,080.50, plus a 10% contingency for construction of the Richmond Highlands Baseball/Softball Field Improvements.

Approved by:

City Manager _____

City Attorney _____

BACKGROUND

The City of Shoreline Capital Improvement Plan includes replacement of the restroom facility adjacent to the Richmond Highlands Community Center baseball field, as part of the baseball/softball field improvements included in the Parks Bond projects. The existing restroom is well over 40 years old, is in very bad condition and its location, virtually on the field sideline, and is a continuing problem for sports teams using the field. Replacement of the restroom and relocating it to a higher elevation adjacent to N 167th Street would improve field conditions and provide better visibility of the site from the adjacent Richmond Highlands Community Center.

The Richmond Highlands baseball facility has historically been a heavily used ballfield for the Shoreline sports community. Keeping this facility in quality condition will ensure continued, positive use of the facility.

The Berger Partnership was retained in 2008 to carry out design work for the new facility. The scope of work involves demolition of the existing restroom structure and then placing the new restroom at the same elevation as N 167th Street. A new concrete plaza would be built adjacent to the restroom and will form both a gathering spot and a fine location for viewing field activities. The use of a restroom "kit" manufactured by the ROMTEC Company would simplify the cost and time involved with building a new structure from ground up. Plans for the new facility were reviewed and approved by City staff in the spring of 2009.

ANALYSIS

On August 5, 2009, the Richmond Highlands Baseball/Softball Field Improvements project was advertised as a small works project. The project was bid with three alternatives. Alternative #1 provided for a Wilkerson Stone wainscot finish on the exterior of the structure and a stucco finish above the wainscot. Alternative #2 provided for a stand-alone drinking fountain at the west perimeter of the field. Alternative #3 provided for landscaping adjacent to the new facility. Two bids were received by the City. Base bids ranged from a low of \$221,080.50 to a high of \$263,973. The engineer's estimate for the work was \$192,812. A table of bid results follows:

Company	Base Bid	Alt #1	Alt #2	Alt #3
1. Wyser Construction	\$221,080.50	\$21,576.75	\$6,460.50	\$8,595.75
2. Ese Corporation	\$263,973.00	\$32,412.00	\$10,675.02	\$5,887.82

The base bid is higher than the engineers estimate; therefore, staff is recommending that only the base bid be awarded for this project. After a thorough review of the estimate against the project scope, staff's consensus is that a rebid of this project would be unlikely to achieve better bid results.

Staff has completed the mandatory responsibility checks and is confident in Wyser's ability to complete the project within the terms of the contract.

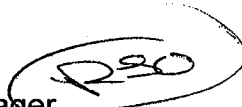
Although this project was advertised as a small works project and is within the \$300,000 limit for small works, City policies require that all projects over \$200,000 be authorized by the City Council.

RECOMMENDATION

Staff recommends Council to authorize the City Manager to award a construction contract with Wyser Construction Company in the amount of \$221,080.50, plus a 10% contingency for construction of the Richmond Highlands Baseball/Softball Field Improvements.

Approved by:

City Manager



City Attorney