

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Authorize the City Manager to Execute Change Order #1 at Cromwell Park Project for the Addition of a Restroom
DEPARTMENT: Parks, Recreation and Cultural Services
PRESENTED BY: Dick Deal, Parks, Recreation and Cultural Service Director
Tricia Juhnke, Capital Projects Administrator

PROBLEM/ISSUE STATEMENT:

Staff is requesting Council to authorize the City Manager to execute a change order to add a restroom to the current construction contract for Cromwell Park in the amount of \$162,498.

FINANCIAL IMPACT:

This project is funded by a combination of revenue from the Parks Bond and the Surface Water Utility. Below is a summary of the finances of the project:

Project Administration

Contracted services ¹	\$260,000.00
City costs ²	\$180,000.00
Subtotal	\$440,000.00

Construction

This contract	\$1,085,776.00
10% contingency	\$108,577.60
Change Order #1 - Restroom	\$162,498.00
Subtotal	\$1,356,851.60

Total Project Costs	\$1,796,851.60
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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
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Project Balance (Revenue-Costs)	\$237,577.40
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¹ Contract services includes contracts for survey, design, environmental support and construction management

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

The low bid on this project has created the opportunity to add this restroom and remain within the project budget.

BACKGROUND:

RECOMMENDATION

Staff recommends Council authorize the City Manager to execute Change Order #1 in the amount of \$162,498.00 to be added to the Cromwell Park construction contract. The contingency balance would remain at the originally approved \$108,577.60.

Approved By: City Manager  City Attorney _____

INTRODUCTION

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 the Shoreline School District after the school was closed, 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 citizens of the City of Shoreline 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.

After an extensive public involvement process, the Parks Board and City Council approved the Cromwell Park Master Plan in November 2007. The master plan identified Phase 1 and Phase 2 improvements based on availability of funding.

Phase 1 improvements are currently under construction and include a soccer practice area, a baseball field, basketball court, picnic tables, benches, children's play area, pathways, an amphitheater with a shelter for the stage, significant landscaping and drainage, and maintaining the wooded area in the south. Phase 1 also includes significant storm drainage improvements, featuring enhancement to the central drainage ditch in the park, which creates 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. This stormwater work significantly enhances the park, improves water quality, and expands the wetland features within the park.

As future funding was available, Phase 2 improvements were intended to add several features including on-site parking, a restroom, bridges, additional site furnishings and supplemental plantings. These features were widely supported by the community in the public involvement phase of the master plan process; however, funds limited the ability to include them in the original phase of work.

CURRENT CONSTRUCTION

Council authorized the award of the construction contract to Wyser construction for Cromwell Park at the June 22, 2009 meeting. Construction of the park and surface water improvement started in August 2008.

The competitive bid climate resulted in a low bid that was significantly below the engineer's estimate, thus making available adequate budget to add the restroom. The design currently under construction already includes the necessary utility improvements to support a future restroom.

In working with the contractor and the design team, City staff has determined that a restroom can be added within the currently authorized budget. This restroom would be constructed concurrently with the remainder of the project and completed prior to an anticipated late spring opening of the Park.

ALTERNATIVES ANALYZED

Two primary alternatives were evaluated prior to making this recommendation:

1. Do not add a restroom to the contract
2. Add a restroom to the current contract with Wyser Construction

A restroom could be added at a later date; however, this would require tearing up a portion of the park and impacting use of the park during construction of the restroom. Construction of the restroom under the current contract can be done within the current budget and will provide a restroom with the opening of the park. Within the alternative to build a restroom, staff considered utilizing a pre-fabricated restroom and direct construction of restroom on-site. A pre-fabricated structure is estimated to cost approximately twice as much as designing and building a restroom on-site. After negotiating with Wyser, staff has concluded that a restroom can be constructed for \$162,498.

FINANCIAL IMPACT

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10% contingency	\$108,577.60
Restroom	\$162,498.00
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Project Revenue	
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Project Balance (Revenue-Costs)	\$237,577.40

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The low bid on this project has created the opportunity to add this restroom and remain within the project budget.

RECOMMENDATION

Staff recommends council to authorize the City Manager to execute the construction change order contract with Wyser Construction in the amount of \$162,498.00; and maintain the previously authorized contingency of \$108,577.60.

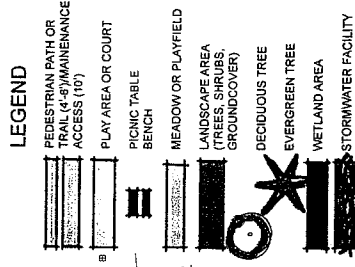
ATTACHMENTS

- Attachment A: Sheet L-1 Restroom Plan View
- Attachment B: Cromwell Park Master Plan
- Attachment C: Restroom Detail

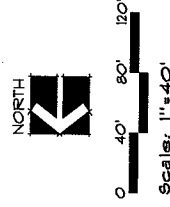
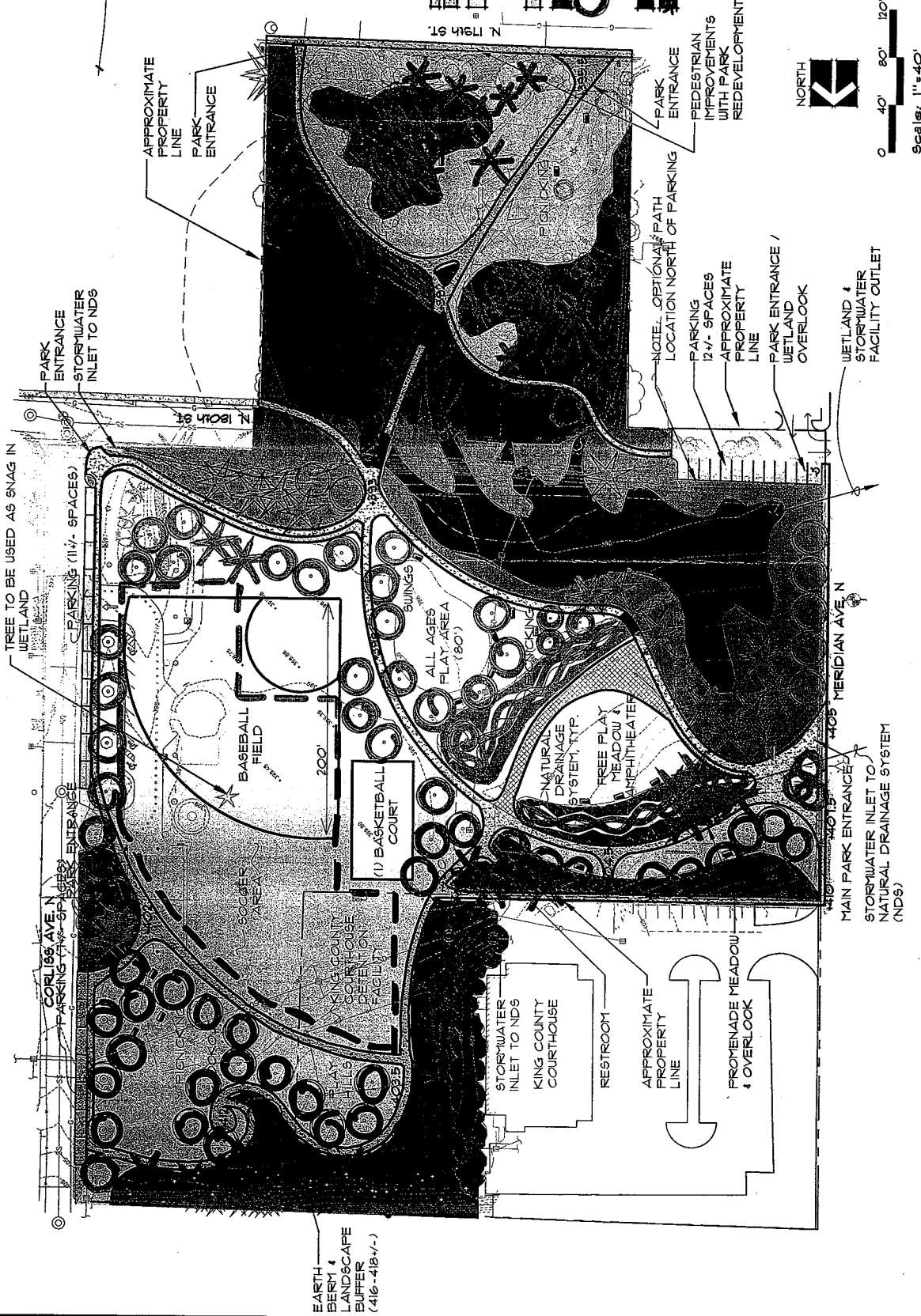
City of Shoreline
Master Plan
Cromwell Park



Draft
Master Site Plan

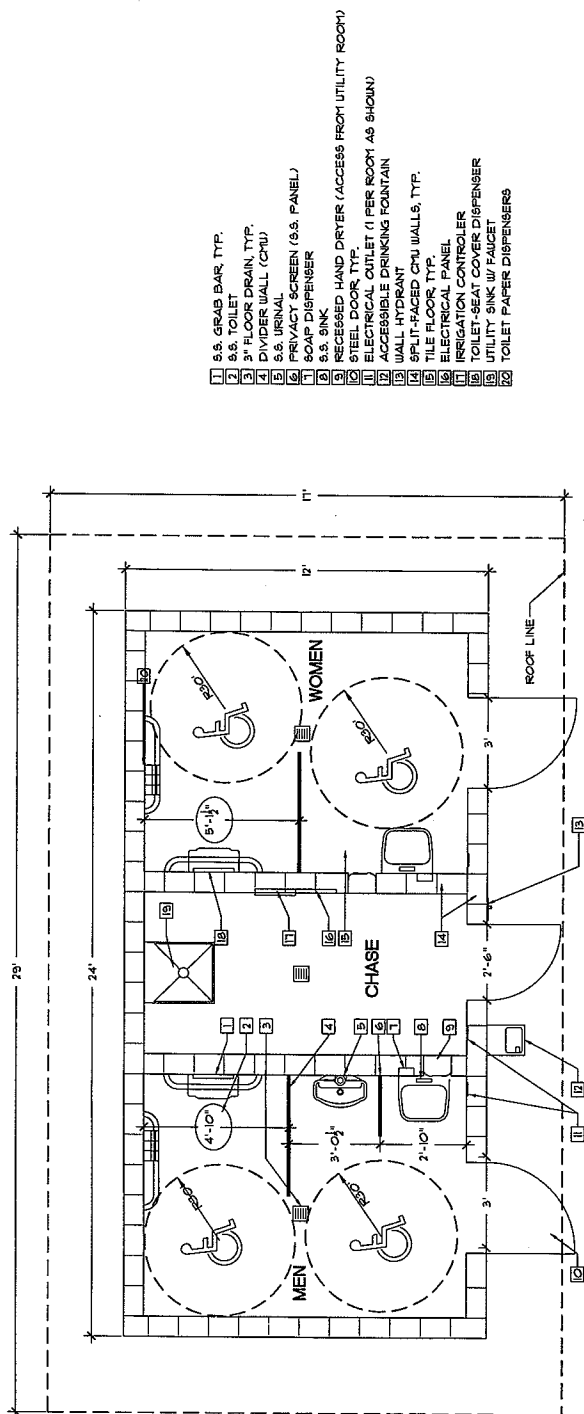


GAYNOR, Inc.

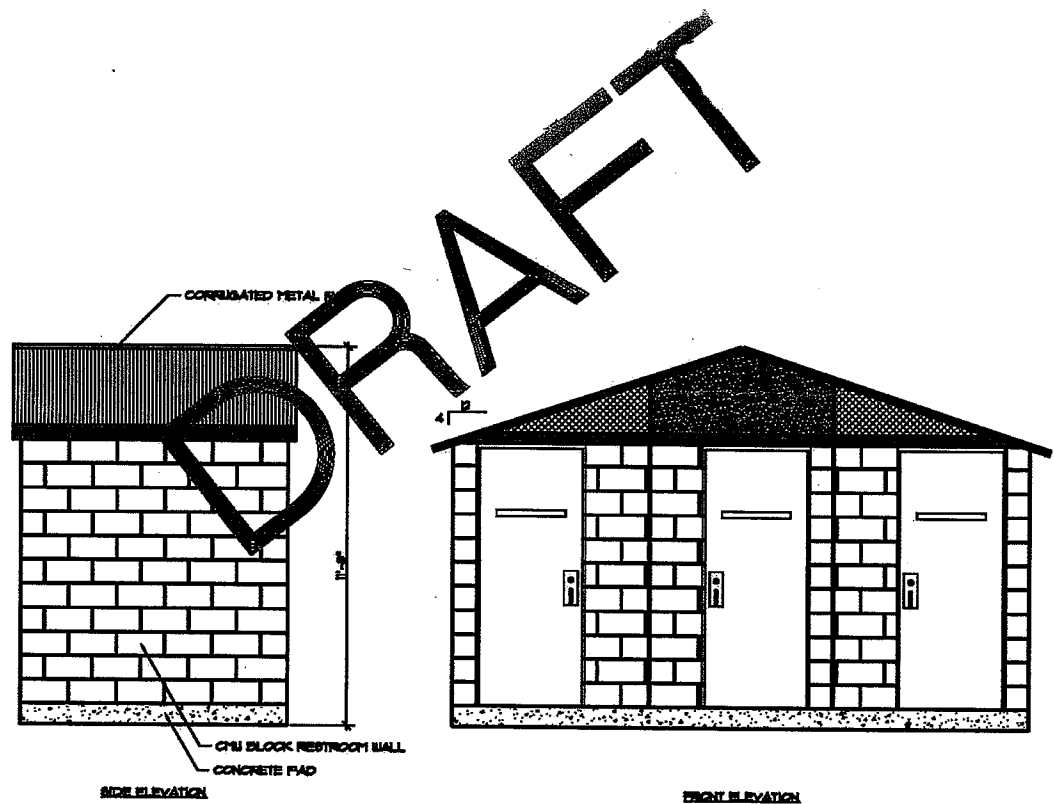


Attachment B

DRAFT



SCALE: 1"=2'-0"



○ RESTROOM DETAIL
NOT TO SCALE

RESTROOM DETAIL
CROMWELL PARK
City of Shoreline

SCALE: NTS	DESIGN: JFM
DATE: 6-26-09	DRAWN: JFM
FILE:	CHECKED: CAU
REVISIONS:	

SBA
LANDSCAPE
ARCHITECTS
26 & ASSOCIATES, INC.
2445 WALLINGFORD AVE. N.
SEATTLE, WA 98107
(206) 769-3131 Fax (206) 769-3136