

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize the City Manager to Execute a Contract with Pellco Construction Inc for improvements at Kruckeberg Botanic Garden
DEPARTMENT:	Parks, Recreation and Cultural Services
PRESENTED BY:	Dick Deal, Parks Director Tricia Juhnke, Capital Projects Administrator Ross Heller, Capital Projects Manager
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Discussion

PROBLEM/ISSUE STATEMENT:

The 2012-2017 Capital Improvement Program (CIP) includes improvements at Kruckeberg Botanic Garden primarily to provide parking, frontal, trail, and other improvements to the access and entrance to the Garden. The Phase I improvements include most of these items. This project was formally advertised and bids were opened on June 19, 2012. The low bid is \$304,450.00, which requires authorization by the City Council.

RESOURCE/FINANCIAL IMPACT:

This project is funded through the Parks Bond and is part of the 2012-2017 CIP. Below is a summary of the authorized budget and projected expenditures per the proposed 2012-2017 CIP.

FINANCIAL IMPACT

Below is a breakdown of project expenditures and revenues per the proposed 2012-2017 CIP.

Project Costs

Project Administration	\$ 465,942.01
Real Estate Acquisition	\$ 918,271.90
Construction	
This Contract	\$ 304,450.00
Previous Improvements	<u>\$ 70,910.39</u>
Total Project Costs	\$1,759,574.30

Project Revenue

Conservation Futures Tax Grant	\$ 452,236.00
Brightwater Mitigation Funding	\$ 30,501.00
State of Washington Local Community Project	\$ 148,125.00
Bond Issue - *	<u>\$1,130,712.00</u>
Total Revenue	<u>\$1,761,574.00</u>
Project Balance (Revenue-Costs)	\$ \$ 1,999.70

* - Bond revenue for Kruckeberg Park improvements is included in both Kruckeberg Botanical Garden and Trail Corridors CIP summaries.

RECOMMENDATION

Authorize the City Manager to execute the contract with Pellco for \$304,450.00 for construction of Phase 1 improvements at Kruckeberg Gardens.

Approved By: City Manager DT City Attorney IS

BACKGROUND

In 2008, the City purchased this four-acre site which is home to a collection of rare and native plants protected by a conservation easement. The City has an agreement with the non-profit Kruckeberg Botanic Garden Foundation to maintain and operate the garden. A master plan was completed in 2010. The Phase 1 improvements identified in the Master Plan included providing parking and enhancing the entrance. The Phase 1 improvements will increase access and usability of the Garden for visitors. Future improvements identified in the Master Plan include classrooms, sales and other improvements to enhance the success of the Garden.

The Kruckeberg Garden acquisition was originally funded through the 2006 Parks Bond. The City was successful in obtaining Conservation Futures Tax Grant and State of Washington Local Community Project funding for the acquisition which has allowed the Parks Bond funding to be used for development of the Master Plan and the Phase 1 improvements.

The Phase 1 improvements will be constructed in 2012. The project has incorporated sustainability techniques by utilizing porous concrete and pavers. Special attention has been given to reduce and minimize the impacts to the trees and vegetation at the site. Several trees and shrubs have been relocated to other portions of the property and the entry sidewalk has been located to minimize the need to remove all of the significant fir trees located along the front of the property; however several trees will be removed for the construction of these improvements.

The project was formally advertised with a bid opening on June 19, 2012. One bid was received; the single bidder, Pellco, was determined to be the lowest responsible bidder at an amount of \$304,450.00. While more than one bid is preferred on projects, staff has reviewed the bid compared to the engineers estimate and is comfortable with the results as explained in more detail below.

ALTERNATIVES ANALYSIS

The bid results are as follows:

Contractor	Bid Amount
Pellco Construction Inc	\$ 304,450.00

Pellco Construction Inc. has been identified as the lowest responsible bidder after a thorough review by City staff to verify that the Contractor meets all the responsibility criteria defined by law and the City contract documents.

City staff reviewed the bid results, the available project budget and evaluated two primary alternatives:

1. Award bid (Recommend)
2. Reject all bids and re-advertise the project

City staff recommends award of the contract based on adequate budget to complete the project, strong reference checks on Pellco Construction and no evidence that re-advertising the project would significantly change the resulting bids. Re-advertising the project requires additional expenditures by the City, delays the project by approximately

two months and may not result in a lower bid. Based on all of these considerations, staff recommends awarding the contract.

FINANCIAL IMPACT

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Project Balance (Revenue-Costs)

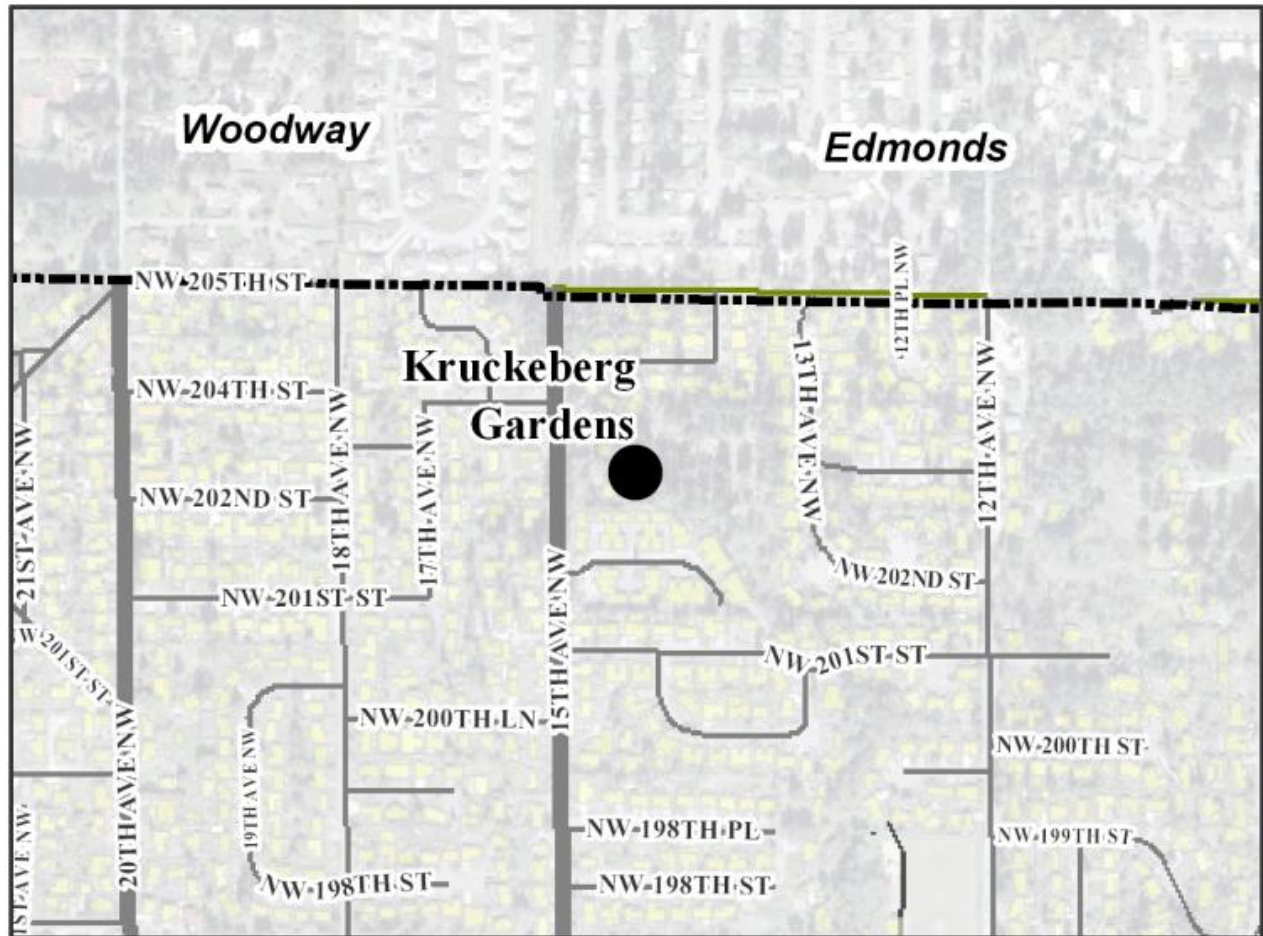
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KRUCKEBERG BOTANIC GARDEN



Vicinity Map