

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Request For City Council Approval to Combine Paramount School Park, Phase One and Phase Two
DEPARTMENT: Public Works
PRESENTED BY: Arthur E. Maronek, Interim Public Works Director

PROBLEM/ISSUE STATEMENT: Paramount School Park, Phase One costs have exceeded the authorized construction budget by \$20,715, as follows:

Pending Change Orders	(\$ 136,155)
10% Construction Contingency	<u>\$ 115,440</u>
Deficit	(\$ 20,715)

Projected costs for Phase One, if work proceeds without redirection, would exceed the authorized budget by \$74,859 as follows:

<u>Projected Phase One Costs</u>	
Design	\$ 44,137
Permit fees, plan reproduction, etc.	\$ 8,345
Construction Management	\$ 47,394
Project Administration ¹	\$ 40,106
Construction Contract	\$ 1,154,400
Pending Change Orders	<u>\$ 136,155</u>
Total	\$ 1,430,537
Approved Project Budget	<u>(\$1,355,678)</u>
Projected Deficit	(\$ 74,859)

Planned improvements to this park were previously broken into two phases in order to match expected projects costs with capital resources and budget priorities. Council has inquired, however, about the potential of adding planned Phase Two park improvements to Phase One in order to avoid another future closure of the park.

ALTERNATIVES ANALYZED:

Alternative One: Do not combine Phase One and Phase Two, and add a minimum of \$75,000 to Phase One. (Since the skateboard park will have to be delayed until subsoil

¹ Cost increases in project administration are due to extra permitting expenses (\$560), added project management hours due to weather delays (\$2,789), added consultant costs (\$13,589) and project management costs (\$2,655) during the grading permit appeal process, and added consultant and project manager work to process change orders and respond to budget concerns (\$2,674).

conditions allow for certifiable compaction before pouring concrete, the contractor may try to claim delay costs, which could potentially increase the projected deficit.)

Alternative Two (Recommended):

Combine Phase One and Phase Two by change order to the current construction contract, at no cost increase above that already provided for in the CIP.

Phase Two improvements would include:

- Perimeter irrigation
- Second backstop
- Tot play area
- Frontage improvements
- Perimeter fencing
- Picnic shelter

Phase One construction is currently expected to be complete by the end of May 2002, principally due to time needed for certifiable soil compaction for the skateboard park. If combined, staff estimates the combined Phase One and Phase Two schedule to be:

Council authorization to combine Phases--	January 7, 2002
Authorization of design contract--	January 2002
Completion of construction drawings--	April - May 2002
Execution of Change Orders--	April - June 2002
Completion of Construction	August or September 2002

Combining the two phases would allow the City to resolve potential conflicts between Phase One and Phase Two, generate cost savings for the City, and increase the ability to ensure a quality concrete finish for the skateboard park.

FINANCIAL IMPACT

Alternative One: Approve an increase to the existing \$1,356,000 budget (rounded) for Phase One by \$75,000, to an new total of \$1,430,000, including contingencies. Approve a \$375,000 budget for Phase Two, including contingencies. The combined financial impact of increasing the Phase One budget and approving an independent Phase Two budget would total \$1,805,000.

Alternative Two (Recommended): Approve a combined project budget for Paramount Park of \$1,356,000 (Phase One) and \$375,000 (Phase Two). The combined financial impact would total \$1,731,000.

RECOMMENDATION

Staff recommends that the Council approve Alternative Two, and authorize the City Manager to execute a design contract and any construction change orders necessary for the completion of the combined Phase One and Phase Two of Paramount School Park improvements, up to a combined maximum of \$1,731,000.

Approved By:

City Manager 

City Attorney 