

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Motion to Authorize the City Manager to Execute a Change Order to Add Habitat Mitigation to the Construction Contract for the Shoreview Park Improvement Project

DEPARTMENT: Public Works

PRESENTED BY: Arthur E. Maronek, Interim Public Works Director

PROBLEM/ISSUE STATEMENT: In accordance with the Environmental Impact Statement (EIS) prepared for the Shoreview Park Improvement Project, habitat mitigation was required as a condition of construction. Since construction is nearing completion, staff recommends that the City Council authorize the City Manager to execute a change order to the existing contractor's construction contract in the amount of \$113,196 (\$102,906 plus a 10% contingency) to complete the habitat mitigation element of the project.

The Shoreview Park Improvement project permitting process required a minimum of 75,000 square feet of mitigation area to compensate for the loss in habitat due to the construction of site improvements. Habitat mitigation was originally excluded from construction to expedite completion of the project. The permit requirements mandated that habitat mitigation would be completed one year from construction, so adding habitat mitigation to the current construction contract would save the City time and money to complete the required work.

ALTERNATIVES ANALYZED:

- Execute a change order in the amount of \$113,196 (\$102,906.00 plus a 10% contingency) with the existing contractor, Ohno Construction, to complete the habitat mitigation element.
- Initiate a bidding process to solicit qualified contractors to complete the habitat mitigation element as a separate construction project, as a cost estimated to total \$136,998.00.

FINANCIAL IMPACT: The 2001 Project Budget of \$2,593,897.00 for the Shoreview Improvement Project provides sufficient funding to complete the habitat mitigation.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute a change order in the amount of \$113,196 with Ohno Construction to complete the habitat mitigation work required for the Shoreview Improvement Project.

Approved By:

City Manager



City Attorney



INTRODUCTION

Construction of improvements to Shoreview Park requires the completion of the habitat mitigation element identified during the permitting process. In order to expedite the project, construction of the habitat mitigation was deferred to the end of the construction phase. The construction is nearing completion, and staff recommends a change order to the existing construction contract to complete this required work through the contractor currently on site.

BACKGROUND

The completion of capital improvement projects is identified as Goal No. 2 in the Council's 2001 – 2002 Work Plan. On April 23, 2001, Council authorized the Interim City Manager to execute a construction contract with Ohno Construction to complete the proposed improvements at Shoreview Park. Since then, work has been underway on the construction phase of the project, including construction of a second restroom located at the south side of the site nearest to the new ballfield, and a second play area located adjacent to the existing soccer field. Construction of the improvements to Shoreview Park is estimated to be complete on March 1, 2002. Installation of the required habitat mitigation is dependent on plant availability, typically beginning as late as March. Given the unpredictability of plant availability, it is estimated that habitat mitigation completion will occur at the end of June 2002.

ALTERNATIVES ANALYSIS

Alternative One: Construct the Habitat Mitigation as a new, separate project.

The estimate of \$136,998.00 for construction of the habitat mitigation as a new, separate project is based upon an estimate provided by the consultant. Based upon the 75,000 square feet mitigation requirement, the estimated construction cost is \$68,870. To control erosion problems associated with pedestrian traffic, stairs were incorporated into the design at an estimated cost of \$19,200. As protection for the mitigation area from people climbing on the sandy slope during the plant establishment period, fencing was also added at an estimated cost of \$26,400. With sales tax, the total estimate for habitat mitigation equals \$136,998.

Alternative Two: Construct the habitat mitigation as a change order to the existing construction contract.

By adding the habitat mitigation requirements to the current contractor's construction contract as a change order, both time and costs would be reduced. The cost for this alternative is \$113,196, which is \$23,802 less than Alternative One. This alternative would also decrease the amount of construction disruption within the park. With the existing contractor's familiarity with Shoreview Park, the contract documents, and City of Shoreline practices and staff, completion of the habitat mitigation should occur within a quicker timeframe than could be achieved by a new contractor. Also, if soliciting bids for a new construction contract was required, staff time would have to be expended in preparing contract documents, advertising the project, selecting the bidder, and awarding of the contract. This process would take upwards to 8 weeks to accomplish. The change order process would take approximately 4 weeks to complete. Bids are also not expected to be lower than a change order with the current Contractor, since

expenses for mobilization and demobilization would be part of a competitive bid. Also, construction by a new contractor would continue within the park later in the year than would result from executing a change order with the current contractor.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute a change order in the amount of \$113,196 with Ohno Construction to complete the habitat mitigation work required for the Shoreview Improvement Project.