Council Meeting Date: April 28, 2008 **Agenda Item: 7(c)**

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize the City Manager to: 1) Award the Construction Contract with Grade, Inc. for Construction of the Boeing Creek Park Improvements & the Boeing Creek Park Stormwater Project; 2) Award the Professional Services Contract Amendment with Otak, Inc. for Engineering Services during Construction of these Projects; and ; 3) Enter into an Agreement with the Washington State Recreation and Conservation Office to Accept a Grant of up to $500,000 for the Boeing Creek Park Improvements Project.
DEPARTMENTS:	Public Works and Parks, Recreation and Cultural Services
PRESENTED BY:	Tricia Juhnke, Capital Projects Administrator Jon Jordan, Capital Projects Manager Maureen Colaizzi, PRCS Project Coordinator

PROBLEM/ISSUE STATEMENT:

The purpose of this staff report is to request Council's authorization to award a construction contract with Grade, Inc. and a professional services contract amendment with Otak, Inc. for construction of the Boeing Creek Park Improvements and the Boeing Creek Park Stormwater Project and for construction engineering services, respectively. The projects were advertised together as one bid package and bids were opened on April 2. The engineer's estimate is $1,173,200. Ten bids were received with Grade, Inc. being the lowest bid at $999,499.70. This report also requests Council's authorization to enter into an agreement with the Washington State Recreation and Conservation Office to accept a grant of up to $500,000 to support funding of current and future improvements in Boeing Creek Park.

RECOMMENDATION

Staff recommends that Council Authorize the City Manager to: 1) award the construction contract with Grade, Inc. in the amount of $999,499.70 plus a 10% contingency for construction of the Boeing Creek Park Improvements & the Boeing Creek Park Stormwater Project; 2) award the professional services contract amendment with Otak, Inc. in the amount of $127,800 for engineering services during construction of these projects; and 3) enter into an agreement with the Washington State Recreation and Conservation Office to accept a grant in the amount up to $500,000 for Boeing Creek Park Improvements.

Approved By: City Manager RBO City Attorney ___

BACKGROUND

The 2008-2013 Capital Improvement Plan includes the Boeing Creek Park Improvements and the Boeing Creek Park Stormwater Project as separate CIP projects. They were designed together with the intent to advertise and construct the projects concurrently. Combining these projects is a cost-effective and efficient use of City resources because it reduces the amount of time access is restricted to park users, minimizes the duration of construction impacts, integrates the improvements to look and feel like one project, uses less staff time, and reduces costs associated with two separate construction contracts.

Boeing Creek Park offers a unique opportunity to explore 36 acres of natural forest and streams for an enriching outdoor experience. The park is in need of trail restoration improvements and user amenities to mitigate existing erosion problems and enhance this experience. The stormwater facility in Boeing Creek Park serves a vital function during storms, retaining runoff from homes, businesses and streets in the area. Stormwater drains into Boeing Creek through a flow control structure at the northwest end of the facility. The detention facility protects the neighborhood, Boeing Creek and Hidden Lake during large storm events and is in need of additional storage volume to adequately protect these resources.

Plans to modify the existing stormwater facility in Boeing Creek Park began in 2002 as part of the 3rd Avenue NW Drainage Improvement Project to alleviate flooding of homes and private property and to mitigate for peak flows from the drainage improvements and reduce downstream erosion in Boeing Creek. Park improvements were included in the design process to better integrate the stormwater facility within the park setting. The Parks, Recreation and Cultural Services (PRCS) staff identified the need for a capital improvement project; however, there was no funding identified for such improvements.

King County Mitigation: In the same year, King County approached the City about the county's plans to replace and upgrade the Hidden Lake Pump Station / Boeing Creek Trunk Sewer. The 3rd Avenue Drainage Improvement Project was then separated into phases. Modifications to the stormwater facility and park improvements would occur after the county's construction of the new underground sewer storage detention facility in Boeing Creek Park. The 3rd Avenue Drainage Improvements were completed in 2005 and the remaining stormwater improvements became the Boeing Creek Park Stormwater Project.

In February 2005, Council authorized an interlocal agreement with King County in which the county agreed to pay the City $1.1 million as mitigation for all direct and indirect impacts of the Hidden Lake Sewer Project on Boeing Creek Park, Saltwater Park and the surrounding community. The City agreed to allow the county to install the underground sewer storage pipe within the boundaries of the park instead of within the street right-of-way of NW 175th Street and 3rd Avenue NW to alleviate traffic and construction concerns.

Past Council Action: The mitigation funds made it possible to construct the park improvement concepts as well as enhance the scope for the stormwater facility improvements. On May 23, 2005 Council authorized city staff and Otak to develop a

conceptual site plan for all the improvements in the park. The concept for Boeing Creek Park improvements, originally designed as part of the Third Avenue Drainage Improvement Project and mitigation for the King County wastewater storage pipe, was updated to reflect comments from the public, which included an expanded scope to improve trails and stream crossings. The Boeing Creek Park Improvements and the Boeing Creek Park Stormwater Project began being considered as a joint project. With the newly created CIP project for Boeing Creek Park improvements and mitigation funding, the City now had the available funding to meet match requirements for grants.

On June 27, 2005, City Council approved the Washington State Recreation and Conservation Office (RCO) application for grant funding up to $500,000 under Resolution 233. PRCS staff submitted a grant application to the RCO to support and expand the King County Mitigation funding to construct improvements including ADA accessible trail improvements, native landscaping, fencing, interpretive signs, site furniture, a restroom, and on-street parking.

Public Process: An extensive public involvement process began. A project site tour was held on October 15, 2005 to introduce the community to the conceptual plan for future park and stormwater improvements. The conceptual site plan for the park was complete in late 2005; however, further design was postponed until after King County substantially completed the underground sewer facility within the park. The county completed most of their work in the park by fall 2007.

Further design and public participation ensued in 2007. A site tour and community meeting was held on May 31, 2007 to look at updated conceptual design plans and alternatives for park improvements. In addition, a neighborhood meeting was held on August 9, 2007 in accordance with the City of Shoreline Planning and Development Services (PADS) procedures for the Site Development Permit Review. The Parks, Recreation and Cultural Services (PRCS) Board and their subcommittee, the Trail Corridor Study Group, has reviewed and approved the proposed improvements.

Interested public and affected agencies were notified in January of the completed Site Development Permit proposal during the official Notice of Site Development Permit including SEPA DNS process as required by law. Project plans were available to the public throughout the process. A Determination of Nonsignificance (DNS) was issued on January 31, 2008. Construction documents were prepared and the joint project was publicly advertised in March and bids opened on April 2, 2008. Grade Inc was identified as the lowest responsible bidder.

Scope of Work: Awarding the contract to Grade, Inc. will allow construction of the following improvements in Boeing Creek Park: new parking and ADA access; adding benches and picnic tables, installing native landscaping and irrigation to improve habitat and aesthetics; improving trails and stream crossings; creating a cascading water feature in the stormwater facility; and replacing the perimeter fence and gates. Awarding the contract to Grade, Inc. will also allow construction of the following improvements to the Stormwater Facility: excavating approximately 4000 cubic yards of soil to increase the capacity of the stormwater detention facility; modifications to the flow control structure to reduce erosion in Boeing Creek; and grading and planting with

native vegetation to improve water quality leaving the facility. A conceptual plan of these improvements can be found in Attachments A and B.

ACTION ITEMS

1) Award Construction Contract to Grade, Inc.
The projects were advertised together as one bid package and bids were opened on April 2. The engineer's estimate for the project is $1,173,200. Ten bids were received with Grade, Inc. being the lowest bid at $999,499.70. A table of all bid results follows.

	Company Name	Amount
1	Grade Inc.	$ 999,499.70
2	Construct Company LLC	$ 1,048,364.71
3	Road Construction Northwest, Inc.	$ 1,091,812.00
4	Ohno Construction Company	$ 1,109,220.00
5	Precision Earthworks, Inc.	$ 1,136,480.00
6	Award Construction Inc.	$ 1,158,338.09
7	Paul Brothers Inc.	$ 1,208,312.10
8	Iliad, Inc.	$ 1,225,353.50
9	A-1 Landscaping and Construction, Inc.	$ 1,238,253.00
10	Advanced Construction Inc.	$ 1,556,000.00

Staff has completed all applicable reference checks on Grade, Inc., including State Agency fiscal compliance. References were satisfactory regarding quality of construction and their history of managing budget, materials, and personnel. Staff is confident in Grade, Inc's ability to complete this project within all terms of the contract.

2) Amend Professional Services Contract with Otak, Inc.
The construction management and inspection services contract for this project is with a separate engineering firm, *Vanir Construction Management, Inc.* and is not part of this authorization request. Otak's contract is for services other than construction management and inspection and includes: bid support services, verification of construction documents and site conditions, special inspections, developing and administering a stormwater pollution prevention plan, remodeling pond hydraulics, preparation of record drawings, and other engineering services during construction. The Otak amendment is to an existing contract for design services. Otak was selected in 2002 using the A&E Request for Qualification Waiver process for work on the 3rd Avenue NW Drainage Improvement Project. That contract was amended in 2005 for professional design services in connection with the Boeing Creek Park Improvements, the Boeing Creek Park Stormwater Project, and the Pan Terra Pond and Pump Station.

3) Enter into Agreement and Accept Grant from the Washington Recreation and Conservation Office Note: In 2007, the Washington State Inter Agency Committee for Outdoor Recreation changed its name to the Recreation and Conservation Office.

The City applied for funding with the RCO in 2005 for the Boeing Creek Park Improvements per resolution 233. The project was not funded under the 2005-07 RCO

funding cycle however, and it was put on a wait list. In late 2007, PRCS staff received notice from RCO that additional funding had become available for unfunded projects from the 2005-07 RCO funding cycle. In early 2008, staff finalized all requirements of the grant to receive funding.

The RCO grant will support funding the current park improvements of the construction contact as well as future park improvements including stream crossings, additional trail improvements, and other user amenities such as interpretive and way finding signage and possibly a restroom. The RCO grant requires matching funds which can be agency or other. Adequate matching funds currently exist from a combination of the city general capital fund, the parks bond issue, and King County mitigation funds.

FINANCIAL IMPACT:
The improvements are funded in the 2008-2013 Capital Improvement Plan. A summary of the financial budget for these two projects can be found in Attachment C. The bid results are below engineer's estimate and there is sufficient funding in each project budget to award a contract to Grade, Inc. and a contract amendment to Otak, as presented in this Staff Report. The combined revenue for these two projects is $2,157,096. The combined total cost estimate, including the Grade, Inc. and Otak contracts, is $1,974,807. The projected balance from the Boeing Creek Park Improvements budget of $121,680 will be combined with additional grant funding and bond issue funds to complete future park improvements.

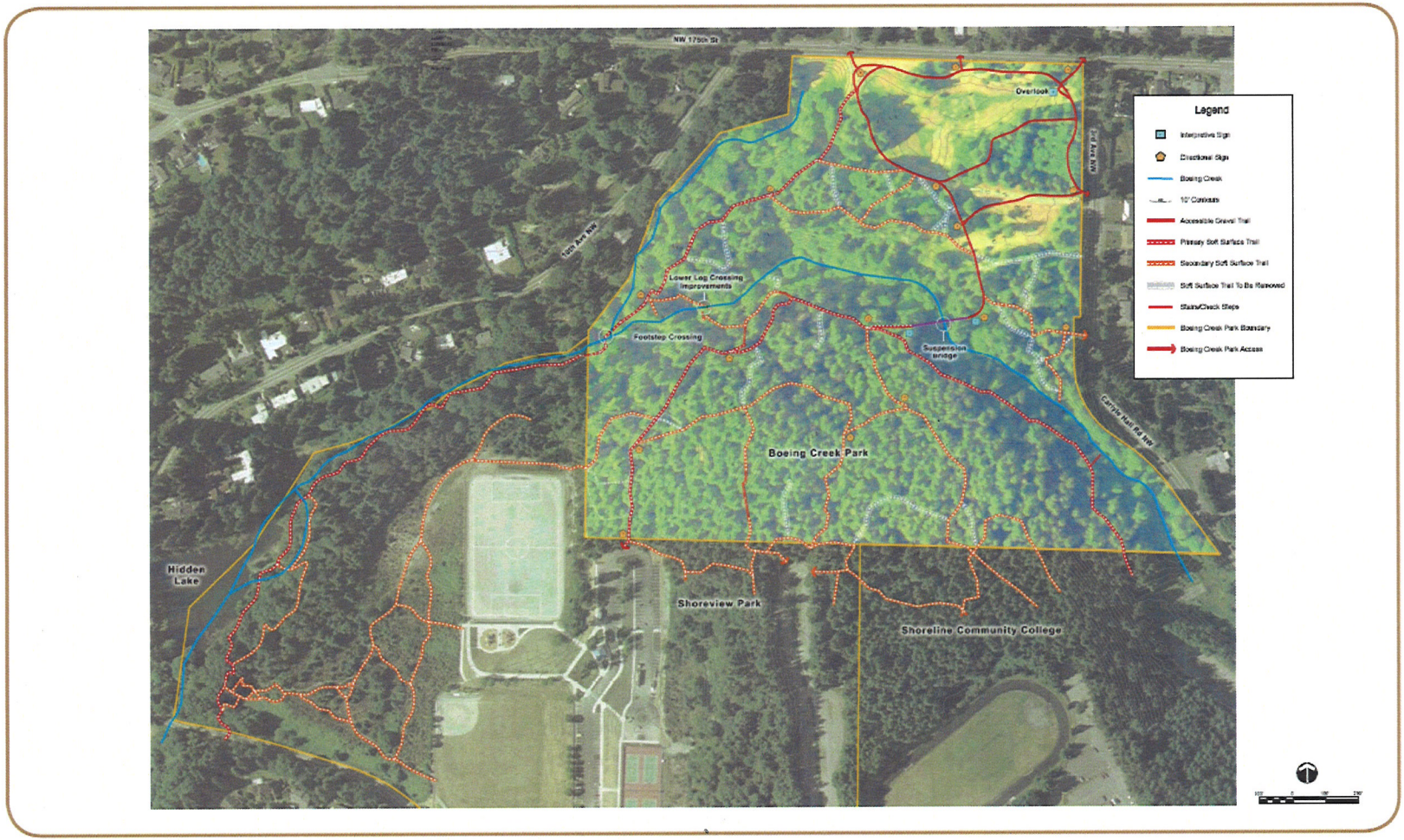
RECOMMENDATION

Staff recommends that Council Authorize the City Manager to: 1) award the construction contract with Grade, Inc. in the amount of $999,499.70 plus a 10% contingency for construction of the Boeing Creek Park Improvements & the Boeing Creek Park Stormwater Project; 2) award the professional services contract amendment with Otak, Inc. in the amount of $127,800 for engineering services during construction of these projects; and 3) enter into an agreement with the Washington State Recreation and Conservation Office to accept a grant in the amount up to $500,000 for Boeing Creek Park Improvements.

ATTACHMENTS:
Attachment A – Park Trails Map
Attachment B – Stormwater Facility Map
Attachment C – Budget Summary

ATTACHMENT A

TRAILS MAP



BOEING CREEK PARK IMPROVEMENTS - COMMUNITY MEETING

AUGUST 9, 2007

1218 Third Avenue, Suite 300, Seattle, Washington 98101 Phone (206) 224-7221 Fax (206) 224-9230 www.otak.com

ATTACHMENT B

STORMWATER FACILITY

CONCEPTUAL PLAN

BOEING CREEK PARK IMPROVEMENTS

AUGUST 17, 2007

1218 Third Avenue, Suite 300, Seattle, Washington 98101 Phone (206) 224-7221 Fax (206) 224-9230 www.otak.com

Budget Summary

Boeing Creek Park Improvements

Project Costs	Subtotal	Total
Engineering		$ 430,061
Contracted Services	$ 191,786	
Otak	**$ 69,500**	
Vanir	**$ 97,452**	
City Costs	$ 71,323	
Real Estate Acquistion	$ -	
Construction		$ 612,900
Construction Contract	**$ 543,545**	
Contingency (10%)	$ 54,355	
Utilities (other)	$ 15,000	
1% for Arts		$ 5,435
Total Costs		$ 1,048,396
Project Revenue		
King County Mitigation	$ 563,175	
General Capital Fund	$ 606,901	
Total Revenue		$ 1,170,076
Project Balance (revenue- costs)		$ 121,680

Boeing Creek Park Stormwater Facility

Project Costs	Subtotal	Total
Engineering		$ 424,860
Contracted Services	$ 211,488	
Otak	**$ 58,300**	
Vanir	**$ 81,748**	
City Costs	$ 73,324	
Real Estate Acquistion	$ -	
Construction		$ 501,550
Construction Contract	**$ 455,955**	
Contingency (10%)	$ 45,595	
Utilities (other)	$ -	
1% for Arts		$ -
Total Costs		$ 926,410
Project Revenue		
King County Mitigation	$ 513,714	
Surfacewater Capital Fund	$ 473,306	
Total Revenue		$ 987,020
Project Balance (revenue- costs)		$ 60,610