**Council Meeting Date:** July 28, 2008 **Agenda Item:** 7(f)

# CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

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| **AGENDA TITLE:** | Richmond Beach Saltwater Park – Phase 1 Improvements Construction Contract Award Recommendation |
| **DEPARTMENT:** | Parks, Recreation and Cultural Services |
| **PRESENTED BY:** | Dick Deal, Director of Parks, Recreation and Cultural Services<br>Tricia Juhnke, Capital Projects Administrator |

**PROBLEM/ISSUE STATEMENT:**

This Agenda Item is to request Council's authorization to award a construction contract with Plats Plus, Inc. for construction of Richmond Beach Saltwater Park Phase 1 Improvements. The project was advertised for bid on June 25, 2008. The pre-bid conference was held on Wednesday, July 2, 2008 and bids were opened on Wednesday, July 16, 2008. Four bids were received, with Plats Plus, Inc. being the lowest responsible base bid at $1,651,791.72. With Alternate No. 1 for construction of the Overlook Parking area added to the base bid, a recommended contract award amount is $1,888,718.04. The Engineers Estimate for the base plus Alternate No. 1 is $1,900,000.00.

**RECOMMENDATION**

Staff recommends that Council authorize the City Manager to award a construction contract to Plats Plus, Inc. in the amount of $1,888,718.04, plus a 10% contingency for construction of Richmond Beach Saltwater Park - Phase 1 Improvements.

Approved by: City Manager_____ City Attorney_____

## BACKGROUND

Richmond Beach Saltwater Park site is a treasured resource for the Shoreline community, composed by forty (40) acres offering spectacular views of Puget Sound and the Olympics, and complete with wide sandy beaches, facilities for picnics, group gatherings, hiking trails, water sports and more.

The spectacular views available at the park and the great beach area have tended to mask a series of on-going problems at Saltwater Park that have the potential to do long-term damage to this priceless resource for the City. The lack of proper drainage and storm water facilities has created significant erosion problems in the park. Pockets of erosion damage are evident along both sides of the main access road to the beach parking area and at numerous points along the steep, sandy banks of the park bowl. The proliferation of invasive non-native plant species, particularly Scotch Broom, had threatened to take over the park and crowd out what little native plant material remains.

These concerns led the Council in 2005 to allocate funds for the preparation of a Saltwater Park Master Plan that would be used as a guide to address both short and long-term improvements at Saltwater Park. Staff carried out a consultant selection process and in October 2005, Hewitt Architects was selected as the design team for Saltwater Park.

### Site Evaluation and Opinion Assessments

A thorough inventory of existing conditions at Saltwater Park was the first task in the master planning process. Evaluating plant communities, soils conditions, mapping erosion patterns and areas of potential slope instability was all part of the study. A review of mechanical systems and the condition of existing structures was also part of this initial effort.

This initial effort also provided for a sampling of public opinion in Shoreline about Saltwater Park. Interviews with Parks Board members, other key stakeholders and community representatives were carried out to document public attitudes and interests about the future of Richmond Beach Saltwater Park.

### Past Council Actions:

### A. Council Authorizes Preparation of Master Plan

In February 2006, Council authorized staff to proceed with the preparation of the master plan. The effort focused on testing a range of possible future uses, activities and improvements for the park. Alternative master plan concepts were illustrated and described in a consistent and objective manner, so that preferences were more easily understood. These ideas were then tested through an extensive public involvement effort to determine attitudes and preferences for the park's future.

## B. Council Adopts the Master Plan

On February 12, 2007, Council adopted the Richmond Beach Saltwater Park Master Plan. The plan is intended to guide the development and management of Saltwater Park for many years ahead. Council also authorized the design team to proceed with the Schematic and Design Development phases of design for the individual projects that would make up the Phase 1 package of Saltwater Park improvements. Elements of the plan include:

a) Park Entrance Improvements – create an attractive point of entry with a traffic-calming landscaped median, specialty paving, a new entry sign and improved overlook seating.

b) Roadway Improvements – Major road improvements to control drainage and provide a safe and inviting pedestrian path down to the beach area.

c) New stairs and trails –Create new pedestrian stairs to define pedestrian access through the steep slopes of the park that will serve to reduce foot traffic on the fragile slopes of the park. Create new-planted areas adjacent to the paths to improve site vegetation.

d) Overlook across from caretaker's residence – Create a new paved parking area across from the caretaker's residence that will provide an ideal location to enjoy the view or provide easier access to the bluff trail.

e) Bridge Access Improvements – Provide safer and accessible access from the lower parking area to the bridge crossing over to the beach. The bridge itself will be upgraded with new surfacing and safety fencing.

f) Beach Wash Down Area –At the beach area adjacent to the primary walkway, provide outdoor shower facilities for visitors to remove sand from shoes and feet.

g) Signage and Interpretation – Design and install a series of interpretive signs depicting the history of Saltwater Park, its natural features and ecology of the park.

## C. Council Approves Design Development Drawings:

On May 7, 2007, Council reviewed the Phase 1 Design Development drawings for Saltwater Park. Illustrations, sections and perspective sketches were used to convey the design concepts proposed for the park. The Council also heard about proposals for the Park Vegetation Management Plan and the signage and interpretive program for the park. Council endorsed the plans and authorized the design team to proceed with construction documents for the park.

Construction documents for Saltwater Park and application for environmental approvals and construction permits were carried out through 2007. In March 2008, the 90% drawings were approved by the City.

## Public Involvement Process

An extensive public involvement process was undertaken throughout the preparation of the Saltwater Park Master Plan. During the preparation of initial concepts for the redevelopment of the park, illustrations depicting optional use plans appeared in the "Enterprise". A questionnaire was developed to test people's opinions about the park. These questionnaires were distributed at community meetings, were mailed to people on community mailing lists and were available at information boxes in the park itself.

Well-publicized Open Houses were held on March 18, 2006 and on July 29, 2006. The Parks Board carried out a detailed review of plan options at its meeting in May 2006. In September 2006, the design team summarized and documented the design direction that had resulted from these review sessions and outlined a series of individual improvements at Saltwater Park that would be incorporated as a part of the Master Plan.

## ACTION ITEM

**Award Construction Contract to Plats Plus, Inc.**
The Saltwater Park project was advertised for bid on June 25, 2008. The pre-bid conference was held on Wednesday, July 2, 2008. Bids were opened on Wednesday, July 16, 2008. Four bids were received by the City. Base bids ranged from a low of $1,651, 791.72 to a high of $2,227,206. The lowest bid was received from Plats Plus, Inc. in the amount of $1,651,791.72. A table of bid results follows:

| | Company Name | Base Bid | Alternate No. 1 | Total |
|---|---|---|---|---|
| 1. | Plats Plus, Inc. | $1,651,791.72 | $236,926.32 | $1,888,718.04 |
| 2. | Jansen, Inc. | $1,885,966.84 | $168,706.93 | $2,054,673.77 |
| 3. | A-1 Landscaping | $2,027,373.80 | $339,426.00 | $2,366,799.80 |
| 4. | Construct Co LLC | $2,227,206.00 | $160,230.00 | $2,387,436.00 |

Staff has completed all applicable reference checks on Plats Plus, 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 Plat Plus's ability to complete the project within the terms of the contract.

**FINANCIAL IMPACT:**
Richmond Beach Saltwater Park Phase 1 Improvements are funded in the 2008-2013 Capital Improvements Plan. A summary of the budget for this project can be found in Attachment A. The revenue for this project is $3,001,158. The total project cost estimate is $2,943,895.

## RECOMMENDATION

Staff recommends that Council authorize the City Manager to award a construction contract with Plats Plus, Inc. in the amount of $1,888,718.04, plus a 10% contingency for construction of Richmond Beach Saltwater Park Phase 1 Improvements.

Approved: City Manager_____ City Attorney_____

# ATTACHMENT A

| Project Costs | | Saltwater Park – Phase 1 Budget | Total |
|---|---|---|---|
| **Project Administration** | | | **$719,000** |
| | Contracted Services | $533,000 | |
| | City Costs | $186,000 | |
| **Construction** | | | **$2,224,895** |
| | Construction Contract Incl Alternate | $1,888,718 | |
| | Art allocation | $39,025 | |
| | Contingency (10%) | $188,872 | |
| | WSST @ 9% | $108,280 | |
| | **TOTAL** | $2,224,895 | |
| **Total Engineering and Construction** | | | **$2,943,895** |
| **Project Revenue** | | | |
| Parks Bond Fund | | $2,640,000 | |
| RCO Grant | | $300,000 | |
| King County Easement Funds | | $38,658 | |
| Park Bench Allocation | | $22,500 | |
| **Total Revenue** | | $3,001,158 | |
| **Project Balance (revenue- costs)** | | | **$57,263** |