

March 6, 2017

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Resolution authorizing execution of a contract with IMCO General Construction to construct the Meydenbauer Bay Park Phase 1 project, in an amount not to exceed a total contract value of \$14,589,500.79.

FISCAL IMPACT

This action obligates the City to an amount up to \$14,589,500.79 including the increased sales tax rate of 10 percent (effective April 1, 2017) and a construction contingency. Funding will be derived from the two CIP projects listed below, and sufficient funds exist within the 2017-2023 CIP plan to complete the project.

CIP Project	Amount
Parks CIP Plan No. P-AD-92 (Meydenbauer Bay Phase 1)	\$14,241,460.79
Utilities CIP Plan No. S-69 (Meydenbauer Bay Sewer Lake Line Replacement)	348,040.00
TOTAL	\$14,589,500.79

STAFF CONTACTS

Patrick Foran, Director, 452-5377
Glenn Kost, Planning Manager, 452-5258
Scott Vander Hyden, Project Manager, 452-4169
Parks & Community Services Department

POLICY CONSIDERATION

Bellevue City Code:

BCC 4.28 provides for the fair and equitable treatment of persons in the purchasing process. Because the amount of this contract exceeds \$90,000, Council approval is required.

BACKGROUND

Meydenbauer Bay Park has been a long-term vision of the City Council beginning with the adoption of the 1987 Park & Open Space Plan 30 years ago. Between 1992 and 2007, the City acquired 12 individual properties to add to the land conveyed by King County to Bellevue when the City was incorporated in 1953. In 2007, Council appointed a Steering Committee to advise the Council and Park Board throughout the development of a park master plan. Working with neighbors and other citizen groups over 2½ years, the Steering Committee recommended approval of the Meydenbauer Bay Park & Land Use Plan, and in December 2010, Council unanimously adopted the Plan (Resolution 8182). Six residential houses and several related piers were removed from the site between 2012 and 2014. Design and permitting began in 2014, is now complete, and is consistent with the adopted Master Plan. Funds available in P-AD-92 include \$4 million in State grant funds obtained for this project. The completion of Meydenbauer Bay Park Phase 1 by the end of 2018 will achieve one of the Council Priorities.

SCOPE OF WORK & CONSTRUCTION TIMING

Phase 1 will occur mainly west/northwest of 99th Avenue NE to connect with and expand the existing Meydenbauer Beach Park. The scope of work includes the relocation and expansion of the public swimming beach, construction of a new beach house with restrooms and showers, a curvilinear pedestrian pier and hand-carry boat launch. The existing stream, currently buried in a pipe, will be daylighted, and the lower portions of the existing park will be converted into a natural ravine. The existing parking lot will remain, and a connecting pathway/promenade with two overlooks will be developed. The shoreline will be restored to a more natural habitat. Walking paths, picnic areas and a pedestrian promenade will be provided, together with a children's play area. To accommodate these features, a series of terraces will be created with retaining walls and landscape plantings. The two remaining houses will be removed, and 99th Avenue will be reconfigured to include a vehicle drop-off and turnaround. 118 off-street parking spaces will be provided. Overhead power lines along Lake Washington Blvd. will be buried. The park facilities will include low-level lighting for evening use.

Work also includes a portion of the Utilities' Meydenbauer Bay Sewer Lake Line Replacement project. Specifically, an underwater existing sewer pipe segment between the west end of the park and pier 1 will be removed along the shoreline where the future swim beach will be located. In addition, a short sewer line segment will connect the existing sewer lake line at the west end of the park to the new sewer line currently under construction. These components were bid as a separate schedule and will be funded by the Utilities CIP.

Under a separate contract, the Whaling Building will be remodeled to include accessible restrooms, a small meeting room and boat rentals. No changes will be made to the marina, except that several slips at the west end will be abandoned to accommodate the hand-carry boat launch.

Construction will start on or about May 1, 2017 and is scheduled to be completed in the fall of 2018. The extended construction period is necessary due to the extensive work in and along the water, which is restricted by permit to an annual 10-week construction "fish window." Two fish windows are needed to complete the work. Sufficient marina parking will remain available for boat owners, though it will likely be reconfigured periodically throughout construction. Meydenbauer Beach Park will be closed throughout the entire project.

BID PROCESS, ANALYSIS & RECOMMENDATION

The Advertisement for Bids (Bid No. 17005) was published on January 10 and 17, 2017 in the *Seattle Daily Journal of Commerce* and *The Seattle Times*. Bid documents were also placed online through Builders Exchange and the City's website. Bids were due and opened February 16, 2017. The following bids were submitted:

Bidder	Bid Amount
IMCO General Construction, Inc.	\$14,565,057.97
MidMountain Contractors, Inc.	16,154,917.52
A-1 Landscaping and Construction, Inc.	17,509,867.58
Pacific Civil & Infrastructure	20,185,895.40
Ohno Construction Company	20,791,279.51
Engineer's Estimate	\$14-15,000,000.00

The low bid is within the engineer's estimate and reflects a competitive price for the work. Based on the contractor's background, references, and previous projects, staff believes that IMCO General Construction is capable of successfully completing the required work per the plans and specifications. They are a well-regarded company that has done a variety of large public works projects. We also believe the project can be constructed within the bid amount and timeline specified. Authorizing minor changes will only be done because of unforeseen circumstances or for work necessary for the complete and proper development of the project.

The contract documents required bidders to include 9.5 percent Washington State sales tax into the project total, which is reflected in the table above. However, WSST increases to 10% effective April 1, 2017, which was not included in the contract documents but will increase all bids by 0.5%. Because construction will begin after April 1, the entire project is subject to the higher rate. While IMCO would remain the low bidder, increasing WSST from 9.5 percent to 10 percent increases the low bid from \$14,565,057.97 to \$14,589,500.79 (a \$24,442.82 increase) based the taxable amounts and new tax rates. Staff therefore recommends that Council approve the contract with the new tax rate.

EFFECTIVE DATE

If approved, this Resolution becomes effective immediately upon Council adoption.

OPTIONS

1. Adopt the Resolution authorizing execution of a contract with IMCO General Construction to construct the Meydenbauer Bay Park Phase 1 project, in an amount not to exceed a total contract value of \$14,589,500.79.
2. Adopt the Resolution without the additional sales tax.
3. Reject the bids and re-bid the project.
4. Do not adopt the Resolution and provide alternative direction to staff.

RECOMMENDATION

Option 1

MOTION

Move to adopt Resolution No. 9243 authorizing execution of a contract with IMCO General Construction to construct the Meydenbauer Bay Park Phase 1 project, in an amount not to exceed a total contract value of \$14,589,500.79.

ATTACHMENTS

Meydenbauer Bay Park Phase 1 Site Plan
Proposed Resolution No. 9243

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

Copy of contract