

February 26, 2018

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Motion to award Bid No. 18001 to KLB Construction Inc. as the lowest responsible bidder for the construction of Surrey Downs Park.

FISCAL IMPACT

This action obligates the City to an amount up to \$4,155,880 including project contingency, plus all applicable taxes. This project will be funded through the CIP Plan No P-AD-95, Surrey Downs Park Development. There are sufficient funds budgeted in P-AD-95 to complete this project.

STAFF CONTACTS

Patrick Foran, Director, 452-5377
Glenn Kost, Planning Manager, 452-5258
Pam Fehrman, Project Manager, 452-4326
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

The Surrey Downs property was transferred from King County to the City in 2005. In 2015, the District Court facilities were demolished, and the area was used as an interim park. In 2008 the voters approved the Parks & Natural Areas Levy that included funds to improve Surrey Downs Park. With strong neighborhood support and, after a unanimous recommendation from the Parks & Community Services Board, the City Council adopted the updated Surrey Downs Park Master Plan on November 16, 2015 (see Attachment A - Resolution 9012). The updated Master Plan reflected changes to the park necessitated by the light rail alignment that eliminated vehicle access to the park from 112th Avenue SE. The park design is consistent with the updated Master Plan. Construction of Surrey Downs Park will provide the neighborhood with a 10.5-acre park.

Scope of Work & Construction Timing

The completed park will provide areas for flexible, unstructured use and will include walking paths, picnic shelters, a sport court, parking, restroom facilities and a playground. A play meadow will provide a flexible space for a variety of activities or pick-up games. The park's eastern edge, along 112th Avenue SE, will include a retaining wall and a series of landscaped berms to provide a visual neighborhood buffer from the light rail trackway and pleasing views into the park from 112th Avenue SE.

The City's agreement with Sound Transit provided a construction window between April and December 2018 to complete park construction, and staff is working closely with Sound Transit to coordinate the work on both projects. Depending on weather and light rail construction progress along 112th Avenue

SE, landscaping may be deferred until the spring of 2019. The park will be closed throughout construction.

The scope of work does not include the boundary fence replacement, as staff continues to work with the neighbors to establish the specific fence style and location.

Bid Process, Analysis & Recommendation

Surrey Downs Park Bid 18001 information was provided online through Builders Exchange and published on January 18 and 23 in both the *Seattle Daily Journal of Commerce* and *The Seattle Times*. Bids were due and opened on February 8, 2017. The following bids were submitted:

Bidder	Bid Amount (All Taxes Included)
KLB Construction, Inc.	\$ 4,470,480.00
Ohno Construction Company	\$ 4,675,020.00
Thomco Construction, Inc.	\$ 4,807,812.45
Road Construction Northwest, Inc.	\$ 5,174,595.62
A-1 Landscaping and Construction, Inc.	\$ 6,405,489.66
Engineer's Estimate	\$5,000,000 to \$5,500,000

The low bid is less than 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 KLB Construction, Inc. 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. Staff also believes 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. Staff recommends that Council award the bid to KLB Construction, Inc.

EFFECTIVE DATE

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

OPTIONS

1. Award Bid No. 18001 to KLB Construction, Inc. as the lowest responsible bidder for the construction of Surrey Downs Park.
2. Reject all bids and provide alternative direction to staff.

RECOMMENDATION

Option 1

MOTION

Move to award Bid No. 18001 to KLB Construction, Inc. as the lowest responsible bidder for the construction of Surrey Downs Park.

ATTACHMENTS

- A. Surrey Downs Park Master Plan
- B. CIP Project Description

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

Copy of contract