

CITY COUNCIL REGULAR SESSION

An Ordinance (1) amending the 2021-2027 General Capital Investment Program (CIP) Plan to decrease the budget for the Surrey Downs Park Development (CIP Plan No. P-AD-95) by \$645,000; (2) amending the 2021-2027 General CIP Plan to decrease the budget for the Gateway/NE Entry Downtown Park (CIP Plan No. P-AD-100) by \$783,409; (3) amending the 2021-2027 General CIP Plan to increase the budget for the Newport Hills Park Development (CIP Plan No. P-AD-102) by \$1,428,409; and (4) awarding Bid No. 21070, the Newport Hills SE 60th Street Neighborhood Park project, to Terra Dynamics Inc. as the lowest responsible and responsive bidder, in the amount of \$2,935,750.00, plus all applicable taxes.

Michael Shiosaki, Director, 452-5377

Pamela Fehrman, Planning & Development Manager, 452-4326

Scott Vander Hyden, Project Manager, 452-4169

Parks & Community Services Department

EXECUTIVE SUMMARY

This Ordinance transfers available neighborhood park budget funds from the completed Surrey Downs Park and Downtown Park Capital Improvement Plan (CIP) Projects to support development of the new park in the Newport Hills Neighborhood, and awards the construction contract for the new park to the lowest responsible and responsive bidder.

RECOMMENDATION

Move to adopt Ordinance No. 6597.

BACKGROUND/ANALYSIS

In December 2018, Council approved the 2019-2025 CIP Plan that included \$3 million to plan, design and construct a new neighborhood park in the Newport Hills neighborhood (CIP Plan No. P-AD-102). The park planning process began in May 2019 and concluded eight months later with a Parks & Community Services Board recommendation and Council support of a design for the new 13-acre park. In December 2020, Council approved the 2021-2027 CIP Plan which included carryforward budget in the Newport Hills Park Development project. With engineering, design permitting and contract documentation now complete, estimated project costs are anticipated to exceed available funding in the Newport Hills Park Development project. The transfer of remaining funds from Surrey Downs Park Development (CIP Plan No. P-AD-95) and Gateway/NE Entry Downtown Park (CIP Plan No. P-AD-100) – which are completed projects – to Newport Hills Park Development (CIP Plan No. P-AD-102) of \$1,428,409 provides sufficient funds to complete the new Newport Hills Neighborhood park.

On February 26, 2018, Council Awarded Bid No. 18001 to develop Surrey Downs Park. The Surrey Downs Neighborhood Park was completed and open for community use in the spring of 2019. Project costs were less than anticipated, leaving available budget in the Surrey Downs Park project (CIP Plan No. P-AD-95).

On April 20, 2020, Council Awarded Bid No. 20018 to develop the Downtown Park NE Gateway. The NE Gateway was completed and open for community use in the spring of 2020. Project costs were less than anticipated, leaving available budget in the Downtown Park NE Gateway project (CIP Plan No. P-AD-100).

Scope of Work

The scope of work that this bid includes will complete development of the new park in the Newport Hills Neighborhood. The scope of work includes earthwork and utility infrastructure improvements including water, power, stormwater detention facilities and sewer connections. Right of way improvements include street parking, sidewalks and an actuated crosswalk on SE 60th Street. When contracted work is complete, the approximate 10.7 acres of forested trails will be complemented by three acres of developed park area that will include an open lawn, landscaped beds, irrigation system, play equipment, loop trails, picnic shelter, accessible restroom facility, and fenced off-leash dog area.

Construction is anticipated to begin in September 2021 and the park completed in late Spring 2022.

Bid Process & Analysis

Bids were advertised on the City website, The Seattle Times, and Daily Journal of Commerce beginning on July 1. Contract documents were available on the City and Builders Exchange websites for an open and transparent process. The following bids were opened on July 22.

Bidder	Bid Amount (including applicable taxes)
A-1 Landscaping Construction Inc.	\$ 3,092,405.00 (<i>bid disqualified</i>)
Terra Dynamics Inc.	\$ 3,184,210.00
Road Construction NW Inc.	\$ 3,422,531.19
Ohno TouchDown JV	\$ 3,522,814.00
Premier Field Development	\$ 3,708,667.61
Titan Earthwork	\$ 3,717,515.55
Engineer's Estimate	\$ 2,728,465.00

After thorough review of the submitted bids, and in consultation with the City Attorney's Office and the Finance and Asset Management Department, the apparent low bid submitted by A-1 Landscaping Construction Inc. was determined to be a nonresponsible bid pursuant to BCC 4.28.050 and RCW 39.04.350. A-1 is not a licensed plumbing contractor and did not identify a licensed plumbing subcontractor for the project. A-1's bid proposal has therefore been disqualified.

Staff recommends awarding the contract to Terra Dynamics Inc. as the lowest responsive and responsible bidder. Based on the contractor's background, references, and previous projects, staff believe that Terra Dynamics Inc is capable of successfully completing the required work in accordance with the contract plans and specifications. They are a well-regarded company that has done a variety of large public works projects. Staff also believe the project can be constructed within the bid amount and timeline specified.

Although the bid amount is over the engineers estimate, the number and consistency of bid range amounts indicates a realistic and competitive price for the work. After careful review of the project, staff believes the bids received accurately reflect the current project costs given the residual impacts of the

pandemic on increased construction costs and supply chain shortages. Waiting for improved market conditions is risky, with no guarantees of lower prices in the immediate future. Only additional work necessary for the complete and proper development of the project will be authorized.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code chapter 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required to award the bid where the cost exceeds \$90,000.

Fiscal Impact

This action will amend the 2021-2027 CIP Plan by increasing the project budget for P-AD-102 by \$1,428,409 for a total project budget of \$4,428,409. The increase is funded by project cost savings from the Surrey Downs Park Development (CIP Plan No. P-AD-95), \$645,000, and Gateway/NE Entry Downtown Park (CIP Plan No. P-AD-100), \$783,409.

OPTIONS

1. Adopt the Ordinance (1) amending the 2021-2027 General Capital Investment Program (CIP) Plan to decrease the budget for the Surrey Downs Park Development (CIP Plan No. P-AD-95) by \$645,000; (2) amending the 2021-2027 General CIP Plan to decrease the budget for the Gateway/NE Entry Downtown Park (CIP Plan No. P-AD-100) by \$783,409; (3) amending the 2021-2027 General CIP Plan to increase the budget for the Newport Hills Park Development (CIP Plan No. P-AD-102) by \$1,428,409; and (4) awarding Bid No. 21070, the Newport Hills SE 60th Street Neighborhood Park project, to Terra Dynamics Inc. as the lowest responsible and responsive bidder, in the amount of \$2,935,750.00, plus all applicable taxes.
2. Do not adopt the Ordinance and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Vicinity Map
 - B. CIP Project Description (P-AD-102)
 - C. CIP Project Description (P-AD-95)
 - D. CIP Project Description (P-AD-100)
- Proposed Ordinance No. 6597

AVAILABLE IN COUNCIL LIBRARY

N/A