



Memorandum

Date: 8/5/2024
Meeting of: City Council Special Meeting

File No. AM No. 24-112
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Public Works	Aaron Bert	425-556-2786
Parks	Loreen Hamilton	425-55-2336

DEPARTMENT STAFF:

Public Works	Joe Averill	Project Manager
Parks	Darcey Rayner-Shepard	Parks Manager
Public Works	Steve Gibbs	Capital Projects Division Manager
Public Works	Vangie Garcia	Deputy Public Works Director

TITLE:

Award Bid to Rodarte Construction, Inc. of Auburn, WA, in the amount of \$871,256, for the Hardscape - Grass Lawn Park Parking Lot Project and Increase Project Funding.

OVERVIEW STATEMENT:

Public Works is requesting to award the construction contract for the Hardscape - Grass Lawn Park Parking Lot Project, Project No. 2322. Parking lot paving is weather sensitive and timely award of the construction contract is critical for project delivery in 2024.

Public Works is also requesting Council to increase the total funding for this project from \$981,666 to \$1,219,629. This increase of \$237,963 is to include replacing failing storm pipe and catch basins and replacing cement concrete pavement to meet ADA requirements.

Additional Background Information/Description of Proposal Attached

REQUESTED ACTION:

Receive Information Provide Direction Approve

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
PARCC Plan, ADA Transition Plan

- **Required:**
Council approval is required to award a Public Works contract that exceeds \$300,000 (2018 City Resolution 1503).
- **Council Request:**
NA
- **Other Key Facts:**
NA

OUTCOMES:

This project will renovate the Grass Lawn Park parking lot adjacent to 148th Avenue NE. Approving the contract and increasing the funding will ensure a safe, level surface for vehicles and park visitors. The project will construct new curb ramp, sidewalks, stormwater and catch basins, and parking stalls in compliance with current ADA requirements. A newly paved parking lot increases the life of the parking lot and decreases maintenance service costs.

This project will also address pavement failures due to tree root upheavals. The work includes a full-depth asphalt replacement for the entire parking lot, removal and replacement of 22 significant trees, as well as installing new ADA parking stalls to meet current ADA guidelines.

A total of 57 trees of mixed species are located in the project area. All trees along the periphery of the parking lot are to remain, but 22 trees within the parking lot and along the frontage of 148th Ave NE are to be removed and replaced with trees that are better suited for the site conditions.

The 22 trees to be removed are American Sycamore/London Plane (*Platanus Occidentalis*) and are not the ideal trees for the site and soil conditions. The strong tree roots have severely impacted the parking lot pavement causing uplifting and eruption of the asphalt, uplifted curb and gutter sections, and they have infiltrated the storm pipes. Removing the London Plane trees and replacing them with better suited tree types that have a defined root zone will ensure long-term success of the infrastructure improvements. The replacement trees have been selected in collaboration with Parks staff and are in alignment with the Tree Canopy Plan. The replacement trees include Redpoint Maple, Emerald Avenue Hornbeam, and Magnolia ‘Elizabeth’.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
NA
- **Outreach Methods and Results:**
NA
- **Feedback Summary:**
NA

BUDGET IMPACT:

Total Cost:
\$871,256

Approved in current biennial budget: Yes No N/A

Budget Offer Number:

CIP

Budget Priority:

Vibrant and Connected

Other budget impacts or additional costs: Yes No N/A

If yes, explain:

An additional cost of \$150,000 will be added to the project to replace stormwater pipe and catch basins. Video inspection by Public Works maintenance staff showed that the existing storm system needs replacement due to blockage from root intrusion and repeated root cuttings over the years in this pipe section. Replacement before the parking lot paving is the most efficient time to do this work. This additional funding is being allocated from available REET funds.

An additional cost of \$87,963 will be added to the project to fund replacement of the existing cement concrete pavement for the driveways and to replace the existing asphalt ADA parking stalls with cement concrete pavement. These improvements are necessary to meet ADA requirements. Funding for these ADA improvements is being allocated from the Parks ADA Parking Lots and Pathways CIP.

Both the stormwater pipe replacement and additional cement concrete pavement were not specified in the original project scope and are necessary to ensure long-term use with reduced maintenance costs and a safe, level surface for visitors.

Funding source(s):

General Fund, Real Estate Excise Tax

Budget/Funding Constraints:

Examples: acceptance deadlines, earmarked funds, etc. - if none, enter N/A.

Additional budget details attached

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
7/23/2024	Committee of the Whole - Parks and Environmental Sustainability	Approve

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
8/5/2024	Special Meeting	Approve

Time Constraints:

Parking lot paving is weather sensitive so timely award of construction contract is critical for project delivery in 2024. Delaying approval of this contract may lead to construction beginning in 2025.

ANTICIPATED RESULT IF NOT APPROVED:

Not approving the contract will result in delaying the construction, increasing the cost to complete the project.

ATTACHMENTS:

Attachment A: Hardscape Project - Grass Lawn Park Parking Lot Information Sheet

Attachment B: Additional Project Information