



**MEMO TO:** Members of the City Council

**FROM:** Mayor John Marchione

**DATE:** April 16, 2019

**SUBJECT:** Acceptance of Construction with MidMountain Contractors, Inc. and Approval of Final Contract Amount of \$11,312,780.35, for the Downtown Park, and Acceptance of Construction with Fabrication Specialties, Ltd. and Approval of Final Contract Amount of \$930,273.30 for the Pavilion Art Elements Fabrication and Installation, Project No. 50020970

## **I. RECOMMENDED ACTION**

Approve the final contract amount with MidMountain Contractors, Inc. of Kirkland, Washington, for the base bid amount of \$10,379,921.10, including Schedule A base bid, two warranty additive alternates from Schedule B and sales tax, plus or minus change orders and bid items increases or decreases, resulting in a final contract amount of \$11,312,780.35, and accept construction of Downtown Park, City Project No. 50020970, as of April 16, 2019. Approve the final contract amount with Fabrication Specialties, Ltd. of Seattle, Washington, for \$930,273.30, plus or minus change orders, resulting in a final contract amount of \$930,273.30, and accept the fabrication and installation of the pavilion art elements for Downtown Park, City Project No. 50020970, as of April 16, 2019.

## **II. DEPARTMENT CONTACTS**

Kristi Wilson, Interim Director of Public Works	425-556-2733
Gary Schimek, Interim City Engineer	425-556-2721
Carolyn Hope, Park Planning Manager	425-556-2313
Lisa Singer, Project Manager	425-556-2726

## **III. DESCRIPTION/BACKGROUND**

### **Project Location and Setting**

This project constructed the 2.2-acre Downtown Park located at 16101 Redmond Way in the heart of Downtown, adjacent to the historic core. The Downtown neighborhood is one of two urban centers in Redmond, and the area around the park is zoned for multi-family housing. Substantial redevelopment has occurred near the park in recent years, with a corresponding increase in population, activity and demand for park services.

## **Project Purpose**

The Downtown Park Master Plan identified this park's future as a significant destination in Redmond that will serve many roles. Downtown Park is a park that serves the Downtown neighborhood on a daily basis for active and passive park activities, a place for community-wide gatherings and cultural events, a showcase for the arts, and a catalyst for economic development. To achieve these high standards, the Master Plan process included extensive public input that strongly influenced the ultimate design of the park.

## **Project Description**

The completion of the 2.2-acre site into the new Downtown Park fulfills the Master Plan vision by including six main features and a support facility:

- An artist designed pavilion and water wall on a raised platform that is the significant artistic feature of the park, creating a covered location for public encounters and performances, suitable for everyday use, and highlighted by lighting and programming featuring digital art projection onto the water wall. The pavilion is a one of a kind structure for integrated digital art projection that includes electrical, communications, a water feature for digital art projection, and high quality and unique structural elements and artistic finishes.
- A raised lawn ringed by a continuous wood seating platform/deck.
- A hardscape multi-use plaza that is used for day to day activities as well as for events and performances.
- A splash pad for summer season water play that is also used as a viewing area for performances in the pavilion.
- Planted landscape beds with vegetation that help to screen Redmond Way and are reminiscent of the historic bog landscapes on the site.
- A grove of trees adjacent to Cleveland Street, suitable for outdoor dining.
- A support facility that includes restrooms, water treatment facility, utility areas, and maintenance area.

The MidMountain main contract was awarded based on the main work (Schedule A) plus two alternates selected from Schedule B:

- Additional One Year Guarantee: Spray Park Mechanical System
- Additional One Year Guarantee: Pavilion Water Wall System

The art elements fabrication contract provided the pavilion art elements that were installed during the prime contractor's work on the pavilion structure. Procuring the materials and starting the fabrication ahead of the Downtown Park construction contract successfully reduced the overall construction schedule for the Downtown Park and helped to assure that the intended quality for the art pavilion was achieved.

## **Budget**

The pavilion art elements fabrication and installation project was completed under the total budget during the construction phase. There were no change orders nor any claims.

The MidMountain main contract was completed under the total budget during the construction phase. There was one claim posted against the bond by a subcontractor. The claim was released after completion of negotiations and payment between the prime contractor and the subcontractor.

The construction period had both cost reductions and unanticipated costs which placed the final construction contract over the award amount due to:

- Cost reductions due to revised or deleted work (\$135,000)
- Overrun of estimated excavation quantities \$325,000
- Updated technology translucent panels, fiber & Wi-Fi \$140,000
- Site drainage, and plaza concrete jointing and fiber addition \$150,000
- Building structural and ADA updates \$220,000
- Electrical changes for quality and maintenance efficiency \$110,000
- Mechanical and plumbing for building and splash park \$125,000

## **IV. PREVIOUS DISCUSSIONS HELD**

Staff gave regular updates to the Parks and Trails Commission and the Arts and Culture Commission throughout the project.

## **V. IMPACT**

### **A. Service/Delivery:**

The main construction contract constructed the Downtown Park, creating a 2.2-acre flexible use urban park with integrated art in the heart of the Downtown neighborhood.

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### **B. Fiscal Note:**

Costs for the project are shown below. The design and construction budget below was approved at Award of Bid, and includes the pavilion art elements fabrication and installation contract and the previously completed peat removal contract.

Project Costs - Design and Construction:

Design	\$ 2,857,299
Construction	<u>\$15,768,686</u>
Total Project Cost – Design and Construction	\$18,625,985

Current Project Funding - Design and Construction:

Parks CIP	\$15,998,069
WA State Dept. of Commerce Appropriation	<u>\$ 2,950,000</u>
Total Funding - Design and Construction	\$18,948,069

Budget Difference*	\$ 322,084
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\*These funds will remain in the project as a contingency pending real estate litigation.

The following table summarizes the entire project expenditures.

Total Project Costs

Acquisition and Relocation	\$20.9 M
Master Plan	\$ 0.6 M
Demolition and Restoration	\$0.75 M
Design and Construction	\$18.6 M
Contingency for Pending Litigation	<u>\$0.32 M</u>
Total	\$41.2 M

Total Project Funding

Parks CIP	\$38.25 M
WA State Dept. of Commerce Appropriation	<u>\$ 2.95 M</u>
Total Funding	\$ 41.2 M

**VI. ALTERNATIVES TO STAFF RECOMMENDATION**

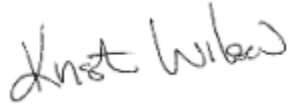
None.

**VII. TIME CONSTRAINTS**

Following project acceptance, in accordance with RCW 60.28, the contract retainage will be released upon receipt of clearances from the Washington State Departments of Revenue and Labor and Industries, and a mandatory 45-day waiting period for filing claims and liens.

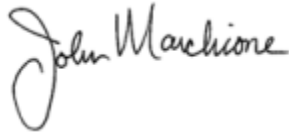
**VIII. LIST OF ATTACHMENTS**

Vicinity Map

A handwritten signature in cursive script that reads "Kristi Wilson".

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**Kristi Wilson, Interim Director of Public Works**

A handwritten signature in cursive script that reads "John Marchione".

Approved for Agenda \_\_\_\_\_  
**John Marchione, Mayor**