

**City of Kenmore
City Council Regular Meeting
Minutes
January 21, 2020**

CALL TO ORDER - Mayor David Baker called the meeting to order at 7:00 p.m.

ROLL CALL

Mayor David Baker
Deputy Mayor Nigel Herbig (running late)
Councilmember Joe Marshall
Councilmember Milton Curtis
Councilmember Debra Srebnik
Councilmember Corina Pfeil
Councilmember Melanie O'Cain

FLAG SALUTE

AGENDA APPROVAL

CITIZEN COMMENTS

Maile Hodge
6626 NE 182nd Street
Kenmore, Washington 98028

Ms. Hodge spoke about the health of the stream and rain gardens.

Phyllis Finley
5962 NE Arrowhead Drive
Kenmore, Washington 98028

Ms. Finley spoke about spending concerns. She does not want the Council to develop the St. Edward ballfields.

John Hendrickson
5919 NE 202nd Street
Kenmore, Washington 98028

Mr. Hendrickson spoke against the ballfield projects.

Note: Deputy Mayor Herbig arrived at 7:08 p.m.

BUSINESS AGENDA

Award the West Sammamish River Bridge Project Construction Bid and Authorize the City Manager to Execute a Contract with Ceccanti, Inc. - John Vicente, City Engineer

City Engineer Vicente explained that the West Sammamish River Bridge Replacement Project (Project) includes replacement of the existing southbound bridge, widened pedestrian and bicycle facilities between NE 170th Street and NE 175th Street, street illumination, retaining walls, drainage improvements, landscaping, utility undergrounding, and signal improvements.

Project Status:

The project was advertised on October 14, 2019 and 6 bids were received on December 10th. The project was split into a base bid and an alternate bid. The base bid included the bridge replacement, all improvements along the west side of the corridor and along the Rhododendron frontage, utility undergrounding, and Northshore Utility District watermain relocation. The additive alternative bid included all sidewalk improvements along the east side of the road between the bridge and NE 175th Street and extension of the queue jump lane.

Staff is recommending Council award the base bid without the alternative bid. The low bidder received was Kraemer, NW, however, due to errors in their bid, WSDOT has determined Kraemer's bid to be non-responsive and the City must reject their bid. As such, Ceccanti, Inc., the second low bidder was determined to be the lowest responsible bidder at an amount of \$30,301,418 for the base bid. The low bid received exceeded the available budget by \$6.5M. On January 13, 2020, Council approved a funding strategy to award the project to the low bidder. WSDOT has reviewed the bid and has approved the award to Ceccanti, Inc. The Engineer's estimate for the base bid was \$25,279,115 and the Engineer's estimate for the additive alternative bid was \$1,402,441. Below is a summary of the bids received.

<u>Bidder</u>	<u>Bid Amount Received (Base Bid)</u>	<u>Bid Amount Received (Alternative Bid 1)</u>	<u>Total Base + Alternative</u>
<u>Kraemer NW (rejected)</u>	<u>\$30,036,588.52</u>	<u>\$2,077,432.30</u>	<u>\$32,114,020.82</u>
<u>Ceccanti</u>	<u>\$30,301,418.00</u>	<u>\$1,016,925.00</u>	<u>\$31,318,343.00</u>
<u>Shimmick</u>	<u>\$31,866,737.00</u>	<u>\$1,984,036.50</u>	<u>\$33,850,773.50</u>
<u>IMCO</u>	<u>\$30,417,834.00</u>	<u>\$1,176,986.36</u>	<u>\$31,594,820.36</u>
<u>Atkinson Construction</u>	<u>\$34,977,542.25</u>	<u>\$1,421,133.50</u>	<u>\$36,398,675.75</u>
<u>Granite Construction</u>	<u>\$32,736,801.50</u>	<u>\$1,749,279.50</u>	<u>\$34,486,081.00</u>

City staff has verified that Ceccanti, Inc. meets the responsibility criteria defined by law and the City contract documents. If approved, construction is expected to start in March. Construction completion is expected during the fall of 2022. The project has a large amount

of habitat mitigation that must be put into place. The project permits require a 10-year plant establishment/monitoring period once the project is completed.

During Construction:

The project is expected to have a significant impact on both roadway and river traffic. It is anticipated that during construction hours, travel lanes will be reduced to one lane in each direction. During non-working hours, every attempt will be made to restore traffic to two lanes in each direction but that will weigh heavily on the current activities occurring at that time. River traffic will be impacted periodically. Boat traffic will be managed similarly to roadway traffic with flaggers and buoys utilized to manage the flow. Occasional disruption of passage under the bridges will occur from time to time for safety reason.

The project permits only allow construction activity within the river (Fish Window) from July 1st – August 31st in 2020 and 2021 and July 15th – August 31st in 2022. Given the narrow window for construction in the river, it is anticipated that night work will occur during these periods. Night work will be restricted to the following situations:

- Work required during established Fish Window
- for construction of major bridge elements
- for phase transitioning
- paving and striping
- any work requiring use of the Kenmore boat Launch property

The bridge will be constructed in 3 phases.

Phase 1: Demolition of pedestrian walkway, construction of access roads and temporary work trestles, construction of western bridge piers, construction of the western half of the bridge

Phase 2: Transfer southbound traffic to newly constructed western half of bridge, demolition of remainder of old bridge, construction of eastern bridge piers, construction of the remainder of the bridge, remove and replace northbound traffic barrier and street lighting

Phase 3: Transfer southbound traffic to new travel lanes, construct final lift for sidewalk/bike path, install railing and architectural treatments on east and west bridges.

Staff have selected KBA, Inc. to provide construction management services during construction. Approval of their contract will be brought to Council on January 27th if Council approves award of the construction contract.

Public Outreach:

To provide as much information about the project and set expectations for the public, a variety of public outreach has been conducted to date and a public outreach plan has been developed for construction and will be implemented throughout the construction period.

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Outreach provided to date:

- On January 26, 2017, the entire city populace was invited to an open house which introduced the public to the project and discussed the reasons for replacing the bridge, the bridge concepts, and a project timeline.
- On July 20, 2017, an invitation went out to all properties that abutted the Sammamish River in Kenmore and Bothell, Department of Fish and Wildlife, and the US Coast Guard to discuss the impacts to users on the river during construction and to answer questions about any changes to the river usage after the new bridge is constructed.
- Individual meetings were held with KWAC and Lakeside School to discuss impacts to their activities during construction
- Individual meeting with each property owner adjacent to the construction area were held to discuss the proposed improvement, impacts during construction, and property needs.
- Several City Council meetings were held to discuss the progress of the project and to provide and update on key elements of the work.
- Articles have been included in various newsletters to provide a project update.
- A project webpage has been in place for the project which identified the project goals and the proposed plan.

During construction, a public engagement firm, Enviroissues, will provide assistance in communication and public outreach.

Prior to construction start, notifications and outreach will involve the following:

- Newsletter: In March, the city newsletter will be issued and will feature an article about the start of construction for the bridge. The article will note the project scope, construction period, and alert readers to traffic impacts
- Open House: On January 29th, an open house will be held at City Hall and will provide information about the project, what to expect during construction, and how to get information during construction. The open house will introduce the public to the construction team. Invites will go out to the entire city population.
- Drop in hours: On February 12th, staff will set up a table and boards at the Hangar from 8am-4pm to provide information regarding construction of the project and to answer any questions that may arise
- Construction notice signs: A construction notice sign will be posted at the project site. The sign will alert people to the upcoming construction and open house, followed by another sign with project contact information. Additional signs will be posted along NE 175th St east of the 68th alerting drivers that the excess right of way along 175th currently used for parking will be repurposed for construction staging and that parking will be removed.

During construction, notifications and outreach will involve the following:

- A specific project website will be created that will feature what the project is, why we are replacing the bridge, and current status of construction. The webpage will also list contact information and provide links to other sources of information. The website address will be www.kenmoreconstruction.com

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- A telephone hotline will be established that will allow the public to submit concerns 24-hours a day. The hotline number will be (425) 201-4147
- An email address will also be created to provide those that are interested in regular email alerts about the project or wish to send in requests via email. Alerts will focus on upcoming issues that may be of concern to the public (night work, lane closures, signal shutdowns, etc.). The project email address is info@kenmoreconstruction.com

FISCAL CONSIDERATION:

Below is a breakdown on the projected expenditures and the approved budget:

EXPENDITURES

Design:

Staff and other Direct Expenses	\$441,030
Consultant Design Contract	\$2,815,460
Total Design	\$3,256,490

Right of Way Acquisition:

Staff and other Direct Expenses	\$22,300
Property Acquisition Cost	\$1,155,300
Consultant Right of Way Contract	\$118,000
Total Right of Way Acquisition	\$1,295,600

Construction:

Staff and other Direct Expenses	\$518,500
Engineering Consultant Services	\$320,000
Construction Management Services	\$4,269,000
Construction Contract (Ceccanti, Inc.)	\$30,301,418
Future years plant establishment (yrs 6-10)	\$50,000
Total Construction	\$35,458,918

Contingency

\$3,300,000

Total Project Cost

\$43,311,008

REVENUE

Federal Highway Bridge Program (BRAC)	\$12,000,000
Connecting Washington (CWA)	\$12,000,000
Transportation Improvement Board (TIB)	\$6,900,000
Surface Transportation Program (STP)	\$1,063,994
Northshore Utility District	\$1,240,715

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Other Utility/Agencies	\$617,773
Surface Water Fund	\$1,200,000
Transportation Fund	\$1,769,000
Debt Service	\$6,520,000
Total Revenue	\$43,311,482

MOTION: Councilmember O’Cain made a motion to Award the West Sammamish River Bridge Project Construction Bid and Authorize the City Manager to Execute a Contract with Ceccanti, Inc., Mayor Baker seconded the motion. The motion passed unanimously.

Review of the Proposed Rhododendron Park Boathouse Lease Framework - Rob Sayre-McCord, Parks Project Manager

Project Manager Sayre-McCord gave an update on the Rhododendron Park Boathouse lease between the city and the Northshore School District (NSD). The lease provides the terms at which the city will lease use of the building to the NSD. Concurrently with execution of the lease, NSD will enter into a Management Agreement with the George Pocock Rowing Foundation (GPRF) for the management and operation of the boathouse facility. The operating agreement outlines the management plan in place for the GPRF to run day-to-day boathouse operations for the NSD, the Kenmore Rowing Club (KRC), and the general public. The lease and operating agreement have been developed with feedback from the Boathouse Advisory Committee over the past year. The Advisory Committee is comprised of members of the KRC, GPRF, NSD, City staff and consultants, and members of the greater Kenmore community.

Staff is bringing the lease before council for an initial review. Staff recommends that Council pass a motion authorizing the City Manager to execute the boathouse lease and operating agreement, subject to any recommended changes following review by the City Attorney. The intent is to have an executed agreement prior to bid opening. The boathouse project is currently out to bid, with bids due at 1pm Thursday, January 30, 2020. At the 10/7/19 Council meeting, staff presented cost estimates and construction schedule options. Council direction was to pursue a bid alternate package that would allow the City to determine whether to construct the foundation and building shell only or construct the foundation and complete building (including second floor) once bids have been received.

Background: The City has been in discussions with NSD since March 2019 regarding a lease and operating agreement. On January 10, 2020 NSD staff provided the City a draft lease. The lease is currently being reviewed by the City Attorney. The lease agreement will be reviewed and approved by the NSD school board with a target approval date of February 10. The proposed lease agreement is for 5 years with the option to renew twice for additional 5-year periods. The main points of the lease include the following:

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- Day-to-day operations to be managed by the GPRF
- NSD will pay the GPRF \$150/student/semester towards operating costs but no less than \$30,000 and no more than \$50,000/calendar year
- NSD's contribution of \$250,000 towards the City's construction costs for tenant improvements.
- NSD will provide programs, activities, and resources to develop and support the local rowing community
- NSD will purchase and house 4 rowing shells for shared usage with community partners
- NSD will provide the city with an annual program and activities report
- NSD crew teams will have exclusive boathouse access from 3:30-5:30pm M-F, and 5:00-11:59am Saturday mornings, during the scholastic rowing seasons
- NSD will operate in accordance with USA Rowing Safety Standards
- GPRF will charge community rowing groups prices that are comparable and competitive, or lower than, similar programs in the Puget Sound area. Additionally, GPRF will provide scholarship opportunities for kids who receive free/reduced lunch through the school district. These scholarships will be advertised through all brochures and marketing materials.
- Maintenance - the City will be responsible for the building exterior and surrounding park, capital repairs, trash removal, and the public restrooms. GPRF and NSD will be responsible for the building interior
- The City is responsible for all utilities
- Mutual indemnity clause
- NSD will maintain a minimum \$5,000,000 liability insurance policy. The City will require similar liability coverage from the Boathouse Manager
- City communications will be used to promote community rowing programs and available scholarships.

FISCAL CONSIDERATION:

Ordinance No. 19-0947 adopted 9/9/19 amended the 2019-2024 Capital Improvement Program (CIP). \$1,185,019 is allocated to the Rhododendron Boathouse Project, giving a total project cost of \$1,245,018 (\$56,800 spent prior to 2019). Funding sources in the 2019-2020 CIP include the following:

State Capital Budget S1889 – \$242,500

Northshore School District (confirmed upon signing of this lease) – \$250,000 towards tenant improvements

King County Youth Sports Grant (awaiting confirmation) – \$611,000. (Council direction 1/14/19 to request King County reallocation from the St. Edward ballfield project)

Recreation and Conservation Office ALEA Grant 12-1963 – \$22,625

City Park Impact Fees – \$23,469

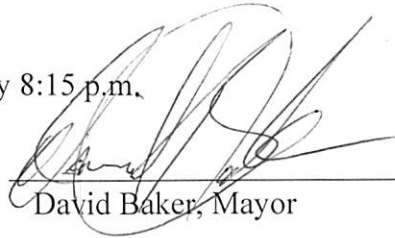
City Real Estate Excise Tax – \$12,800

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At the 10/7/19 Council meeting, staff presented cost estimates and construction schedule options. The budget shortfall was estimated between \$65,568 to \$78,567. Council direction was to not allocate any additional city funds but to fund the shortfall from non-city funds such as non-profit fund raising or other private funding source. Staff is aware that a non-profit has formed a fundraising committee and a campaign to raise \$100,000 has been initiated.

ADJOURNMENT

The meeting was adjourned at approximately 8:15 p.m.



David Baker, Mayor

ATTEST:



Kelly M. Chelin, City Clerk