



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

City Council

Approval of Bid Award for the Grass Lake Nature Park Trail Project

Agenda Date: 7/9/2024
Agenda Item Number: 4.D
File Number: 24-0562

Type: decision **Version:** 1 **Status:** Passed

Title

Approval of Bid Award for the Grass Lake Nature Park Trail Project

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Move to approve awarding the construction contract to Redside Construction LLC in the amount of \$2,541,112.38 and authorize the City Manager to execute the contract.

Report

Issue:

Whether to approve awarding the construction contract to Redside Construction LLC in the amount of \$2,541,112.38 and authorize the City Manager to execute the contract.

Staff Contact:

Neal Glassburn, Project Manager, Parks, Arts and Recreation, (360) 763-2441.

Presenter(s):

None - Consent calendar item.

Background and Analysis:

Grass Lake Nature Park is a community park acquired by the City of Olympia in 1989. The west side of the park currently has gravel and dirt walking trails throughout the park property. The east side of the park has a City sewer main and gravel sewer access road.

This project provides for the construction of a 1.1 mile long paved trail and a 365 foot boardwalk between Kaiser Road and Harrison Avenue in Olympia. Wetland impacts from the boardwalk wetland crossing require mitigation efforts that include in-kind vegetation replacement, 0.5 acres of wetland creation, wetland buffer enhancements, wetland/buffer plantings, and placement of 13 snag trees.

A new 11 stall parking lot with a bus parking stall to accommodate school buses for field trips will be provided at the Kaiser Road trailhead. Frontage improvements including road widening, new

concrete sidewalk, concrete ramps, stormwater facilities, and road striping will be provided at both the Kaiser Road and Harrison Avenue trailhead locations. Signage will be provided throughout the site.

The project also includes the installation of three sculptures to be provided by a local artist and other work, all in accordance with the Contract Documents.

This shared use trail is a segment of a larger Capitol to Capital trail system that will connect the state capital to Capitol Forest through trails and delineated biking and pedestrian routes.

Climate Analysis:

This project provides the construction of a new shared use path. The proposed trail supports active transportation by way of walking or biking. Since this project does require the removal of trees and vegetation, those impacts will be mitigated through new plantings throughout the park property. This project neither supports nor prevents any building or utility elements outlined in the City's climate framework and the Thurston County Climate Mitigation Plan.

Equity Analysis:

Accessibility meeting current ADA standards for the parking lot, trail and park accessories including sculptures will be provided as part of the project development. Once completed, the proposed trail will provide equitable access to all park visitors.

Neighborhood/Community Interests (if known):

The Grass Lake Nature Park Trail received many letters of support from a wide range of local area groups including, Thurston Regional Planning Council, Olympia School District, citizen organizations, volunteer groups, businesses, and community residents.

Financial Impact:

This project is identified in the 2022-2027 Capital Facilities Plan as well as the 2022 Parks, Arts, and Recreation Plan. Funding for the project comes from the Park Impact Fees and a \$467,990 grant from the Washington State Recreation and Conservation Office.

The low bid of \$2,541,112.38 is 15% below the engineer's estimate. There is sufficient parks funding to complete this project.

Overall project costs:

Total Low Bid:	\$2,541,112.38
Contingency to Award (10%):	\$254,111.24
Engineering: Design, Inspection, Consultants:	\$505,990.00
Boardwalk Foundation System Purchase:	\$36,660.00
1% for the Arts	\$29,748.00
Total Estimated Project Cost:	\$3,367,621.62
Available Project Funding:	\$3,565,626.00

Options:

1. Award the construction contract to Redside Construction LLC in the amount of \$2,541,112.38 and authorize the City Manager to execute the contract. The project proceeds as planned with a July 2024 construction start.

2. Do not award the contract, reject all bids, and request that staff rebid the project. Delaying the project could result in higher bids and will require additional staff time to modify and rebid the project. Since OPARD received a RCO grant for this project, delays caused by rebidding the project could result in a loss of grant funding.
3. Take other action.

Attachments:

Summary of Bids