

TO: City Council
FROM: Colby Fletcher, Construction Engineer
DATE: April 1, 2025
SUBJECT: Construction Contract with Northwest Cascade, Inc. for the Linwood Ave Sidewalk, Susitna Ln to 2nd Ave project, Request for Additional Construction Funds

1) Recommended Action:

Approve and authorize the increase to the Transportation and Engineering Director's change order authority under Tumwater Municipal Code 2.14.060 from 10% to 20% for the Linwood Ave Sidewalk, Susitna Ln to 2nd Ave project. This was recommended for approval on the consent calendar at the March 20, 2025 Public Works Committee meeting.

2) Background:

The Linwood Ave Sidewalk, Susitna Ln to 2nd Ave project addresses pedestrian and bicycle safety improvements. The project includes construction of new sidewalks and infill sections of missing sidewalk along Linwood Ave and adjacent streets to complete a walkable path between residential neighborhoods and Michael T. Simmons elementary school. Other improvements include upgrades to existing sidewalk ramps to current ADA standards, concrete driveways, stormwater improvements, asphalt pavement overlay, roadway pavement marking, and signage upgrades.

This project is currently under construction and expected to be completed by late Spring 2025.

The City Council awarded the project on July 16, 2024, to Northwest Cascade, Inc. with their official bid of \$1,451,572.00. Per Tumwater Municipal Code (TMC) 2.14.060, Public works – Change order authority, *“The director of public works or the department director of the project department is authorized to approve any contract change order, provided the total construction costs with the change order do not exceed the contract bid amount by more than ten percent.”* Current estimates indicate construction costs will exceed the contract bid amount by 20 percent, which exceeds the authority provided to staff under TMC 2.14.060. Staff are proactively requesting an increase in change order authority based on projected total cost to avoid claims for delayed payment.

There are many factors that have contributed to increases for this project included but not limited to; additional work to rebuild the intersection at Linwood Ave and 7th Ave in order to improve Intercity Transit useability and move the route using 6th Ave back to the historical route on 7th Ave, additional roadway repairs, unknown utility conflicts, discovery of unknown obstructions and obstacles.

3) Policy Support:

Create and Maintain a Transportation System Safe for All Modes of Travel – Bike and Pedestrian System Improvements.

4) Alternatives:

Reject the request for additional funds and do not complete project construction.

5) Fiscal Notes:

The project is funded in part by the Transportation Improvement Board (TIB) Fuel Tax Agreement. A total of \$393,750 has been awarded to this project. Local funding match comes from the TBD and Transportation CFP.

6) Attachments:

A. Project Overview