

SULTAN CITY COUNCIL

AGENDA ITEM COVER SHEET

ITEM NO: C - 10
DATE: December 10, 2009
SUBJECT: Denali Ridge – Reject Final Lift of Asphalt Bids
CONTACT PERSON: Jon Stack, City Engineer

ISSUE:

The issue before the city council is to reject all bids received on the final lift of asphalt on 137th Place SE and Sultan Basin Road related to Denali Ridge Development. All the improvements will be required to be completed with the final lift of asphalt after April 2010.

STAFF RECOMMENDATION:

Reject all bids at this time and notify the contractors.

BACKGROUND:

The City Council accepted the plat of Denali Ridge, on September 27, 2007, a 15 lot formal plat, Resolution 07-26 (Attachment A). At that time a performance bond which included completion costs to install street trees, signage, wetland mitigation, mailboxes, and final lift of asphalt, along with street markings was accepted by the City. Linn Homes started building homes on October 27, 2008 completing plat build out in the summer of 2009.

SUMMARY:

At this time the Developer, Rex Gale has not installed the final lift of asphalt on the plat street (137th Place SE) nor on the widened section of Sultan Basin Road. The city considered placing a claim against the bond and paving the roadway. However the developer opted to pave the roads after April 1, 2010 rather than have the city place a claim against the performance bond. Bids were requested from three paving contractors. Bids received were as follows:

	Schedule A 137 th PI SE	Schedule B Basin Rd
Emerald Paving, Inc	\$43,995	\$43,696.25
Cemex Construction	\$53,300	\$51,825.00
Lakeside Industries	\$60,620	\$43,442.50

Copies of the bid tabulation are attached (Attachment B).

It is important to finish the paving on this project. However, with winter weather here and since the traffic hazards created by the projecting manhole castings have been mitigated, it is recommended that the Developer be allowed to bid this project early 2010 completing the paving after April 1, 2010 per 2008 WSDOT standard paving specification 5-04.3 (16) Weather Limitations (Attachment C).

RECOMMENDATION:

Reject all bids at this time and notify the contractors.

ATTACHMENTS:

- A** Resolution 07-26
- B** Bid Tabulations
- C** WSDOT Paving Specification 5-04.3(16)

CITY OF SULTAN
Sultan, Washington

RESOLUTION NO. 07-26 A

A RESOLUTION OF THE CITY OF SULTAN APPROVING THE DENALI RIDGE FORMAL SUBDIVISION FINAL PLAT AND CONDITIONAL USE PERMIT TO CLUSTER LOTS - CITY OF SULTAN FILE NUMBER FPCUP05-001

WHEREAS, RSG Associates, LLC, c/o Rex Gale (hereinafter referred to as Developer) submitted an Application to the City of Sultan on December 29, 2004 for Approval of a Preliminary Formal Cluster Subdivision known as Denali Ridge described in Exhibit A; and

WHEREAS, the Director of Community Development issued a letter of Complete Application to the developer on January 6, 2005; and

WHEREAS, the responsible Official for the City issued a Determination of Non-Significance for the proposal on February 4, 2005 and no Appeals to that Threshold Determination were received by the City; and

WHEREAS, the Hearing Examiner conducted an Open Record Hearing on the proposal on March 8, 2005; and

WHEREAS, the Hearing Examiner on March 15, 2005 issued a Recommendation for Approval of the Preliminary Subdivision subject to Conditions, and

WHEREAS, the City Council on April 13, 2005 conducted a Closed Record Hearing on the Preliminary Plat and considered the Recommendation and of the Hearing Examiner including the Findings of Fact, Principals of Law, Discussion and Conclusions. The testimony and evidence submitted at the Open Record Hearing, the Hearing Examiner's site visit and review of the Reconsideration request and,

WHEREAS, the City Council upon completion of the Closed Record Hearing on April 13, 2005 accepted the Hearing Examiner's Recommendation Approving the Preliminary Plat of Denali with the Conditions as Recommended by the Hearing Examiner

NOW, THEREFORE, BE IT FOUND AND RESOLVED BY THE CITY COUNCIL OF THE CITY OF SULTAN, WASHINGTON AS FOLLOWS:

Section 1. The Formal Plat Map of the Denali Ridge attached, as Exhibit A is consistent with the requirements of Section 16.28.400 of the Sultan Municipal Code as Amended.

Section 2. The Applicant, RSG Associates, LLC, c/o Rex Gale has satisfied all Conditions of Approval imposed on the subdivision by the City Council on April 13, 2006, except the following improvements, which are scheduled for completion by May 1, 2008:

1. Street Trees and Signage.
2. Wetland Mitigation Plantings.
3. The final lift of asphalt including striping.
4. Mailboxes.

Adequate arrangements to insure completion of these improvements are established below by the City's continued retention of the *Performance Bond* specified in Section 3 below.

Section 3. The *Performance Bond* in the amount of \$400,000.00 will be released upon completion and Approval by the City of the improvements as noted in Section 2, above.

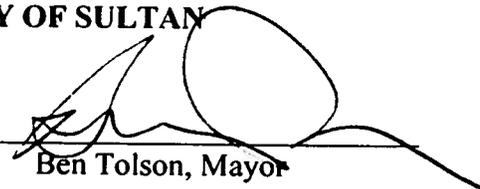
Section 4. The Formal Plat of the Denali Ridge Formal Cluster Subdivision, FPCUP05-001 has approved a Maintenance Bond in the amount of \$60,896.88 to be posted at the time of completion of all required improvements.

Section 5. Based upon the terms of this Resolution, the interests of the City are fully protected. The Final Plat is hereby Accepted and City Staff and Members of the Council shall sign the Plat to allow for it's filing and recording with the Snohomish County Auditor.

PASSED by the City Council and **APPROVED** by the Mayor on this 27th day of September, 2007.

CITY OF SULTAN

By


Ben Tolson, Mayor

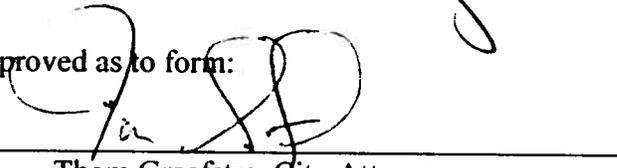
Attest:

By


Laura Koenig, City Clerk

Approved as to form:

By


Thom Graafstra, City Attorney

For mainline planing operations, the equipment shall have automatic controls, with sensors for either or both sides of the equipment. The controls shall be capable of sensing the grade from an outside reference line, or a mat-referencing device. The automatic controls shall have a transverse slope controller capable of maintaining the mandrel at the desired transverse slope (expressed as a percentage) within plus or minus 0.1-percent.

The planings and other debris resulting from the planing operation shall become the property of the Contractor and be disposed of in accordance with Section 2-03.3(7)C. The planings may be utilized as RAP, within the requirements of Section 5-04.2 or 9-03.21.

5-04.3(15) HMA Road Approaches

HMA approaches shall be constructed at the locations shown in the Plans or where staked by the Project Engineer. The Work shall be performed in accordance with Section 5-04.

5-04.3(16) Weather Limitations

HMA for wearing course shall not be placed on any Traveled Way between October 1 of any year and April 1 of the following year without written approval from the Project Engineer.

Asphalt for prime coat shall not be applied when the ground temperature is lower than 50°F without written approval of the Project Engineer.

HMA shall not be placed on any wet surface, or when the average surface temperatures are less than those specified in the following table, or when weather conditions otherwise prevent the proper handling or finishing of the bituminous mixtures:

Surface Temperature Limitation		
Compacted Thickness (Feet)	Wearing Course	Other Courses
Less than 0.10	55°F	45°F
0.10 to 0.20	45°F	35°F
0.21 to 0.35	35°F	35°F
More than 0.35	(Not Applicable)	25°F*

*Only on dry Subgrade, not frozen and when air temperature is rising.

5-04.3(17) Paving Under Traffic

When the Roadway being paved is open to traffic, the requirements of this section shall apply.

The Contractor shall keep on-ramps and off-ramps open to traffic at all times except when paving the ramp or paving across the ramp. During such time, and provided that there has been an advance warning to the public, the ramp may be closed for the minimum time required to place and compact the mixture. In hot weather, the Project Engineer may require the application of water to the pavement to accelerate the finish rolling of the pavement and to shorten the time required before reopening to traffic.

Before closing a ramp, advance warning signs shall be placed and signs shall also be placed marking the detour or alternate route. Ramps shall not be closed on consecutive interchanges at the same time.