



# City Council Agenda Bill

# 20039

Bill Number

**Subject:** Bid award for Lake Padden Golf Course Equipment Wash Bay Facilities

**Summary Statement:** The existing equipment washing facilities at Lake Padden Golf Course do not meet current stormwater requirements. Proposed improvements will involve the collection and routing of wash water from golf carts and mowing equipment through treatment facilities and into the sanitary sewer system. In addition, the existing septic system at the maintenance shop will be eliminated and effluent will be added to the new sewer line. Bids for this work were opened on June 3, 2013. The lowest responsive and responsible bid was \$94,203.22 (including sales tax), submitted by Minergy, Inc. of Ferndale, WA.

**Previous Council Action:** Approval of the 2013 Golf Course Enterprise Fund budget

**Fiscal Impact:** \$94,203.22 is available from the Golf Course Enterprise Fund

**Funding Source:** The Golf Course Enterprise Fund

**Attachments:** Bid Opening Results  
Vicinity Map  
Lake Padden Capital Committee Project Report

Meeting Activity	Meeting Date	Staff Recommendation	Presented By	Time
Committee Briefing Council Vote Requested	01-Jul-2013	Award Bid	James King, Park Director	5 Min

**Council Committee:**

**Parks & Recreation**

Gene Knutson, Chair  
Stan Snapp; Terry Bornemann

**Committee Actions:**

**Agenda Bill Contact:**

Marvin Harris, Parks Operations Manager  
360-778-7100

Reviewed By	Initials	Date
James King, Park Director	<i>JK</i>	6/18/13
Joan Cady, Purchasing Sup.	<i>JC</i>	6-19-13
Legal Mayor	<i>AKM KL</i>	6/24/13 6-26-13

**Council Action:**

# City of Bellingham Purchasing Division

## Bid Opening Results

### Lake Padden Golf Course Equipment Wash Bay Facilities Project

Solicitation Number: **34B-2013**  
 Date of Opening: **06/03/2013**  
 Time of Opening: **11:00 AM**  
 Number of Solicitations Provided: **87**  
 Number of Solicitations Received: **7**

The following are the results from the public bid opening. The results have not been verified for mathematical accuracy, responsiveness or responsibility of the bidder. They are only the results as announced at the public bid opening.



Comments: [34b2013p&p.pdf](#) [34bdirtworks.pdf](#) [34bhenifin.pdf](#) [34bhome&garden.pdf](#) [34biverson.pdf](#) [34bminergy.pdf](#) [34bstreml](#)



Spreadsheet: **Bid Tab** [34b2013bidtab.pdf](#)

#### Results By Vendor

<b>Minergy, Inc. / Ferndale / WA</b>	Lake Padden Golf Course Equipment Wash Bay Facilities Project- Total Bid Amount	\$86,663.50
	<b>Sales Tax:</b>	\$7,539.72
	<b>Group Total:</b>	\$94,203.22
<b>Dirt Works Bellingham Inc / Bellingham / WA</b>	Lake Padden Golf Course Equipment Wash Bay Facilities Project- Total Bid Amount	\$103,872.75
	<b>Sales Tax:</b>	\$9,036.92
	<b>Group Total:</b>	\$112,909.67
<b>Home &amp; Garden Builders / Everson / WA</b>	Lake Padden Golf Course Equipment Wash Bay Facilities Project- Total Bid Amount	\$105,375.00
	<b>Sales Tax:</b>	\$9,167.62
	<b>Group Total:</b>	\$114,542.62
<b>Iverson Earth Works / Custer / WA</b>	Lake Padden Golf Course Equipment Wash Bay Facilities Project- Total Bid Amount	\$111,129.75
	<b>Sales Tax:</b>	\$9,668.28
	<b>Group Total:</b>	\$120,798.03
<b>P &amp; P Excavating, Llc / Bellingham / WA</b>	Lake Padden Golf Course Equipment Wash Bay Facilities Project- Total Bid Amount	\$127,876.52
	<b>Sales Tax:</b>	\$11,125.25
	<b>Group Total:</b>	\$139,001.77

Henifin Construction, Llc / Bellingham / WA	Lake Padden Golf Course Equipment Wash Bay Facilities Project- Total Bid Amount	\$140,191.00
	<b>Sales Tax:</b>	\$12,196.61
	<b>Group Total:</b>	\$152,387.61
Stremier Gravel, Inc. / Lynden / WA	Lake Padden Golf Course Equipment Wash Bay Facilities Project- Total Bid Amount	\$161,513.50
	<b>Sales Tax:</b>	\$14,051.67
	<b>Group Total:</b>	\$175,565.17

Lake Padden Golf Course Equipment Wash Bay Facilities  
Vicinity Map



# Lake Padden Capital Committee Project Report

Revised October 21<sup>st</sup>, 2008  
Revised November 15, 2010  
Revised May 5, 2011  
Revised November 1<sup>st</sup>, 2012

This report categorizes committee proposed capital projects into different groups based on their benefit to the City of Bellingham and its golfing public, and further, whether each is Capital as a result of Deferred Maintenance or is a proposed Capital Improvement. For each project there will be an estimated cost of completion. The purpose of the estimate is for budgeting and benefit comparison. Some items refer to USGA Turf Advisory Inspection Report's of since 2008. Each of those is identified and referenced to the corresponding page of the advisory report.

## **Category of golf course benefits: Projects will fit one or more of these definitions.**

Safety/Regulatory Improvements. Identifies work that will reduce hazards for golfers and others on the course and work required to satisfy regulatory requirements. Safety is our highest priority.

Playability Improvements. We see future benefit to the golfing public through projects that eliminate 'bottleneck' areas of play. These projects are intended to allow groups to move at a consistent pace on the course. Time spent between shots and between holes may spoil the recreation opportunity the course provides. We also recognize benefit in projects that make the course playable for those at all levels of expertise. Players learning the game, may participate at their own level without slowing the game for others and without becoming discouraged. We will retain the challenging aspects of the course. We believe these benefits will better satisfy the golfing public and encourage people to be long-term users of this city recreation facility.

Improvements Which Enhance Goods and Services Available to the Golf Course. These are opportunities to expand or improve the services provided by the course and facilities. We see benefit to the public in creating a more pleasant and beautiful environment to spend time. Lake Padden golf course is a wonderful, natural setting and can be even more so with a modest investment.

Capital Deferred Maintenance. Over the years, maintenance at the golf course has been delivered within a variable maintenance schedule and as a contracted service. The amount of budget dedicated to maintenance work has been the balance available after meeting city financial obligations with annual course revenues. Many times work that might have been scheduled for completion as routine maintenance was deferred because funds were not available. The areas of work listed, addressing the resulting deferred maintenance conditions, are not capital improvements but are capital deferred maintenance intended to repair or replace course components that exist but no longer function as intended. It is prudent to improve conditions with newer design equipment or more current methods while correcting deferred maintenance.

Capital Improvement. These are projects that add value to the course and the city. These are changes that will create something new or modify something existing to create more value in service and/or appearance.

**Lake Padden Capital Project Committee Report**      **Page Two**

**Projects Proposed:** *(numbering is a priority ranking and identification)*

*\*Note: Some items from the previous committee reports have been substantially completed or are to be completed by the City of Bellingham. Because of those circumstances, we've adjusted those items in this list of future projects.*

1. **Wash Bay Run-Off Control.** The regulations are that the current maintenance compound requires some control measures be designed and put into effect to separate and treat wastewater, oil, etc., and detain run-off from entering the nearby creek till it is properly filtered and/or treated. This requires design, permitting and construction of treatment facilities. **This Project is underway and scheduled for completion in 2013.** *Estimated Cost...\$100,000*
2. **Pond Renovation.** The pond between the #13 fairway and #15 bunker needs drainage cleanup and vegetation control. This project is underway and scheduled for completion in 2013. *Estimated Cost...\$60,000*
3. **Major Course Drainage Work.** This work does not have a complete scope developed yet. There are several areas of the course that hold water and cause delays in maintenance work and poor playing conditions and frustration for golfers. An example of this condition was the lower portion of Fairway #14. That area was addressed in 2011 and is proving to drain properly now. Fairways #13 and 15 should be done next. Fairways #6, 10, 11 and 16 would follow as time and funding allow. *Improvements Which Enhance Goods and Services Available to the Golf Course, Capital Deferred Maintenance, Capital Improvement, USGA Report, page 9.* *Estimated Cost...\$90,000*
4. **Redesign and Renovate Hole # 4 green.** The hole was designed with too much length and is too steep uphill for most players. The green has a severe slope, far beyond what an average golfer can reasonably navigate. The concept is to flatten the green and shorten the hole. *Playability Improvements, Improvements Which Enhance Goods and Services Available to the Golf Course, Capital improvement.* *Estimated cost...\$40,000*
5. **Recondition Tees.** Level # 5, 7 and 13 tee areas; expand tee number 8, 12 and 17. Add forward tee set on all 18 holes. *Playability Improvements, Improvements Which Enhance Goods and Services Available to the Golf Course.* *Estimated Cost...\$125,000*

6. **Redesign and Renovate Hole #1 Tee area.** Consolidate the existing two narrow tees into one large tee area by removing trees; relocating cart path, staging area and scoreboard, this would make the area more flexible in use, visible and easier to monitor and control. Safety Improvements, Playability Improvements, Improvements Which Enhance Goods and Services Available to the Golf Course, USGA Report, Page 7. Estimated Cost...\$40,000
7. **Renovate Tee #6.** Install a forward and closer tee area on hole #6 and eliminate the existing blue tee area. This hole is too long for most players. The green may be saved if we reduce the distance to this uphill, into the prevailing wind, green. The blue tee area receives no sunlight, making growth unsustainable. Safety Improvements, Playability Improvements, Improvements Which Enhance Goods and Services Available to the Golf Course, USGA Report, Page 7. Estimated Cost...\$40,000
8. **Improve Practice Areas.** The Practice areas are currently undersized and incomplete. Improving and expanding these areas adds significantly to the future public use of the course and safety of users. Many people may not be able to set aside time to play golf on a day, but may have time to use the practice areas. Enhancing these creates a more complete facility for the public. Examples of improvements are addition of a new chipping green while expanding and improving the current practice sand bunker area. Playability Improvements, Safety Improvements, Improvements Which Enhance Goods and Services Available to the Golf Course. Estimated Cost...\$25,000
9. **Install New Irrigation System Satellites.** This is important as the existing controls are beyond their functional life span and beginning to fail...parts are difficult to locate. Capital Deferred Maintenance, Capital Improvement. Estimated Cost...\$95,000
10. **Material Storage Area.** The course maintenance area is best presented when machinery is stored out of site and materials are contained in a suitable enclosure. Improvements Which Enhance Goods and Services Available to the Golf Course. Estimated Cost...\$25,000
11. **Repair and Reshape Bunkers.** Repair, reshape and improve bunker drainage, install new sand. The bunker drainage systems have failed over time and are in need of major repair and renovation. Playability Improvements, Improvements Which Enhance Goods and Services Available to the Golf Course, Capital Deferred Maintenance, USGA Report, page 5. Estimated Cost...\$75,000
12. **Main Water Line Repair.** The main water supply to the course is in deteriorated and damaged condition. Repair and replacement must be done sequentially. It is impossible to know the extent of work required at this point, but a 10-year program is anticipated. Capital Deferred Maintenance, Capital Improvement. Estimated Cost...\$200,000 at \$20,000 per year over ten years.

13. **Maintenance and Machinery Storage Building Reconstruction.** The course maintenance building is in poor repair and generally not suitable to its intended use. Safety Improvements, Improvements Which Enhance Goods and Services Available to the Golf Course. Estimated Cost...\$250,000
14. **Golf Cart Storage Building.** A formal storage area would remove golf carts from public view and would allow for use of electric carts instead of gas to reduce emissions and reliance on petroleum resources. Improvements Which Enhance Goods and Services Available to the Golf Course. Estimated Cost...\$100,000.

*It is the recommendation of the committee that as many projects as possible be combined to form one endeavor whenever possible, using income once dedicated towards payment for clubhouse and course modifications. That previous loan was paid in full in 2010, allowing future beneficial investment in the golf course.*

**Total cost of all proposed projects... \$1,265,000**