

STAFF REPORT

SOUND TRANSIT MOTION No. M2000-95

Kent Station Parking Garage Design-Build Contract

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	10/5/00	Discussion	Paul Price, Director	(206) 398-5111
Finance Committee	10/19/00	Discussion/Possible Action to Recommend Board Approval	Val Batey, Project Development Manager	(206) 398-5117
Board of Directors	10/26/00	Action		

PROPOSED ACTION

Authorize the Executive Director to negotiate and execute Contract No. RTA/CR 100-00 with PCL Construction Company for the design and construction of a parking garage at the Kent Commuter Rail Station for an amount not to exceed \$7,612,805 and a five percent contingency of \$380,640, for a total contract amount not to exceed \$7,993,445.

KEY FEATURES

Highlights of Proposed Action:

- ◆ Authorizes the negotiation and execution of a contract with the PCL Construction Company for the design and construction of the Kent station commuter parking garage in an amount not to exceed \$7,612,805 and a five percent contingency of \$380,640, for a total contract amount not to exceed \$7,993,445.
- ◆ The contract is for the design and construction of a 4-level, 680-stall parking garage in Kent.

Discussion:

On May 22, 2000, Sound Transit issued Request for Proposals (RFP) No. RTA /CR 103-00, for the design and construction of the Kent Station Parking Garage. A selection panel was established, including a representative from the City of Kent, ST staff, and consultants. On June 5, 2000 a pre-submittal meeting was held at Sound Transit's office to provide potential proposers an opportunity to request additional information and ask questions. On June 7, 2000 Sound Transit issued an addendum to the RFP in response to requests from the contracting community to employ a two-step (RFQ/RFP) procurement process. On June 9 and 16, 2000 ST offered pre-submittal site tours of the site for potential proposers. Statements of Qualifications were received on June 21, 2000. On June 26, 2000, the selection panel chose three finalists to proceed with in the RFP process. The three finalists were PCL Construction Company, Absher Construction Company and Lease Crutcher Lewis.

Proposals were received on September 15, 2000. The selection panel reviewed proposals and after conducting a question and answer session with each of the proposal teams, identified the

proposal submitted by PCL Construction as the proposal that best meets the technical and financial criteria established by RFP No. RTA/CR 103-00.

The engineer's estimate for the scope of work is \$8,337,500. The highest bid received was \$10,305,000 and the lowest was \$7,017,700.

BUDGET

Kent Station and Parking Garage Budget/Forecast

Description	Sound Move ¹	Adopted 2000 Budget	Proposed 2001 Budget ⁵	Current Forecast
Station				
Administration ²	\$ 134,287	\$ 557,000	\$ 975,000	\$ 975,000
Pre. Eng/Envir.	126,853	213,000	190,000	191,231
Final Design	295,704	597,000	1,045,000	1,044,879
Right of Way ³	3,301,350	6,985,000	7,496,000	7,496,279
Construction ⁴	1,788,133	5,865,000	8,713,500	8,725,035
Contingency	1,004,720	41,000	105,000	0
<i>Station Total</i>	<i>\$6,651,047</i>	<i>\$14,257,000*</i>	<i>\$18,525,500</i>	<i>\$18,432,424</i>
Parking Structure				
<i>Design/Build</i>	<i>\$ 0</i>	<i>\$6,000,000</i>	<i>\$8,337,500</i>	<i>\$7,993,445</i>
Station and Parking Structure				
Grand Total	\$6,651,047	\$20,257,000	\$ 26,863,000	\$ 26,425,869

* Note: Rounding to thousands in the annual budget causes sum to deviate from total.

¹ Reflects YOES conversion from '98 budget escalation rates of the plan's \$669 million in 1995\$

² Proposed figure increased to include new 5.1% admin. associated with inter-project transfers.

³ Includes costs for parking structure real estate, but total is equivalent to ROW required if there were no garage since additional surface parking would be required.

⁴ Includes \$1 million for a pedestrian bridge.

⁵ Includes \$2.1 million and \$1.6 million transfers from Vehicle and King St. Station under-runs, as well as \$2 million of unidentified funding sought from partners.

ALTERNATIVES

At least three alternative actions exist:

1. Request new bids on this project in hopes of a better bid price, although the lowest bid came in under Sound Transit's estimate for the job.
2. Reject the bid, and repackage Sound Transit's work at Kent Station to reduce the scope of work.
3. Take no action at this time.

It is not the recommendation of staff to request new bids for this work. The Board could choose to provide the required parking in an alternative location, in surface parking lot(s), and not go forward with the design and construction of the parking garage at this time.

The provision of parking spaces in surface lots rather than in parking structures is no longer significantly less expensive because property values have increased in the station area. In Kent, earlier proposals called for a 560 space parking garage with the remaining 250 required spaces to be provided by surface lots. During negotiations to acquire the station property it became apparent that one of the properties proposed for surface parking was going to result in a cost of \$21,600 per parking space for land costs alone. This property was dropped from the station plan and the 125 parking stalls that were to be built there were added into the parking structure. Based on conceptual design, the initial cost estimate for the 680 space garage in Kent was \$8 million. The property acquisition and relocation costs are about \$5 million. The cost per garage parking space would be \$19,118. At the same location, the cost of surface parking including property and relocation, would be \$5.5 million for 270 parking spaces. The cost per surface parking space would also be about \$20,000.

CONSEQUENCES OF DELAY

It is expected that the parking spaces available on opening day of service will very soon be operating at capacity. Significant additional ridership at the Kent station cannot occur until additional parking is provided.

REGIONAL PARTNERSHIP AND COOPERATION

The Kent Commuter Rail Station is one of the eight stations on the Tacoma-to-Seattle Sounder line. This station is projected to serve up to 1,100 daily boardings by 2010. Parking demand for 810 spaces is expected at that ridership level.

Pursuant to the agreement signed by the City of Kent and Sound Transit, (Resolution No. R99-20, August 26, 1999), the City will contribute \$4 million to the parking garage project.

PUBLIC INVOLVEMENT

Sound Transit has relied upon a community-based technical advisory committee (TAC) for community input throughout the design process for the station and the conceptual design of the parking garage. Informal public open houses and community meetings also provided opportunities for input as the station design was developed. The work program for the design build contract on the Kent parking garage includes continued input from the community, primarily via the TAC, through the design process.

LEGAL REVIEW

MBL 10/02/00

SOUND TRANSIT

MOTION NO. M2000-95

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to negotiate and execute Contract No. RTA/CR 103-00 with PCL Construction Company for the design and construction of a parking garage at the Kent Commuter Rail Station for a contract amount of \$7,612,805 and a five percent contingency of \$380,640, for a total contract amount not to exceed \$7,993,445.

Background:

On May 22, 2000, Sound Transit issued Request for Proposals (RFP) No. RTA /CR 103-00, for the design and construction of the Kent station parking garage. A selection panel was established, including a representative from the City of Kent, Sound Transit staff and consultants. On June 5, 2000 a pre-submittal meeting was held at Sound Transit's office to provide potential proposers an opportunity to request additional information and ask questions. On June 7, 2000 Sound Transit issued an addendum to the RFP in response to requests from the contracting community to employ a two-step (RFQ/RFP) procurement process. On June 9 and 16, 2000 pre-submittal site tours were offered at the Kent station garage site for potential proposers. Statements of Qualifications were received on June 21, 2000. The selection panel selected three finalists to proceed with in the RFP process on June 26, 2000. The three finalists were PCL Construction Company, Absher Construction Company and Lease Crutcher Lewis.

Proposals were received on September 15, 2000. The selection panel reviewed proposals and, after conducting a question and answer session with each of the proposal teams, selected PCL Construction as the proposal that best meets the technical and financial criteria established by RFP No. RTA/CR 103-00.

Motion:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the Executive Director is authorized to negotiate and execute contract No. RTA/CR 103-00 with PCL Construction for the design and construction of a parking garage at the Kent Commuter Rail Station for a contract amount of \$7,612,805 and a five percent contingency of \$380,640 for a total contract amount not to exceed \$7,993,445.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on the 26th day of October 2000.



David Earling
Board Chair

ATTEST:



Marcia Walker
Board Administrator