

## STAFF REPORT

### SOUND TRANSIT MOTION NO. M2001-08

#### Contract Amendment with HNTB Corporation to Include Construction Management Services for the NE 40th Street Overlake Transit Center/Park-and-Ride Lot Project

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	2/01/01	Discussion/Possible Action	Agnes Govern, Director, Regional Express Linda Smith, Project Manager, Capital Projects	206-398-5037 206-689-4922

#### **PROPOSED ACTION**

Authorizes the Executive Director to execute a contract amendment with HNTB Corporation to include construction management services for the NE 40th Street Overlake Transit Center/Park-and-Ride Lot Project, in the amount not to exceed \$275,353 plus a 10% construction contingency of \$27,535, for a total authorized amount not to exceed \$302,888.

#### **KEY FEATURES**

##### **Highlights of Proposed Action:**

- ◆ Provides the Board with an update on the NE 40th Street Overlake Transit Center/Park-and-Ride Lot Project, which is currently in final design and is scheduled to begin construction during 1st Quarter 2001.
- ◆ Authorizes the Executive Director to execute a contract amendment with HNTB Corporation for construction management of the NE 40th Street Overlake Transit Center/Park-and-Ride Lot Project, in the amount of \$275,353 plus a 10% contingency of \$27,535, for a total authorized amount not to exceed \$302,888.
- ◆ Describes the proposed strategy for construction of this project.

##### **Discussion of Proposed Action:**

The Overlake Transit Center/Park-and-Ride Lot is a \$6 million (YOES) project that will be constructed on a 10-acre site at the intersection of 156th Ave NE and NE 40th Street, just east of SR 520 in the City of Redmond. The Microsoft Corporation donated the land for this site. The project is intended to accommodate present and projected demand for regional and local bus service, while improving transit access to SR 520 and nearby employment centers. It will include 235 parking stalls, passenger waiting and boarding areas, transit and shuttle van loading areas, and bicycle facilities. The site will also include a building which will house the Microsoft employer shuttle operations center and a second building to house a police substation, the Greater Redmond Transportation Management Association with customer information, a bike station, a convenience vendor, and driver restrooms. The facility will be served by Sound Transit, King County Metro, and Community Transit bus service, as well as local employer shuttles. The project is currently in final design and permitting stage.

Construction is scheduled to begin 1st Quarter 2001 and be substantially complete by 3rd Quarter 2001. The facility is scheduled to open 3rd Quarter 2001, though the construction of the two buildings, which will house the support services, will be completed in early 2002.

HNTB is currently under contract with Sound Transit for design of the Overlake Transit Center/Park-and-Ride Lot Project. They have provided engineering and design support from the beginning of this project. As provided in the original contract, Sound Transit has the option to extend the design contract to include construction management support. Sound Transit is pleased with HNTB's performance to date and wishes to retain them for the next phase of work. HNTB has done an excellent job in both a technical and a project management capacity. The project contained many site design challenges, which HNTB handled capably and professionally. Some of these included tree preservation, difficult access circumstances, stormwater retention/detention requirements, and the existence of a red-tailed hawk on the park-and-ride lot site. In addition, HNTB has worked successfully with many project stakeholders with different interests, has proven to be flexible and adaptable, and has been responsive to the needs of Sound Transit, King County Metro, and the City of Redmond.

HNTB's construction management responsibilities would include the following tasks: constructability reviews, cost estimation, assistance during bidding and contracts award, contract administration, quality control/quality assurance, monitoring permit compliance, special inspections, and other tasks as related to the construction process.

**BUDGET**

The table below shows the available budget for the Overlake Transit Center/Park & Ride Lot Project as it relates to expenditures, commitments, and the impact of this action. The 2001 Adopted Budget contains sufficient budget for this construction management effort and committing these funds will not endanger any other project elements that are to be funded out of the respective elements of the budget.

**Table 1: Adopted 2001 Budget, YOES**

<b>Total Project Budget</b>	<b>Budget for Construction</b>	<b>Construction Expenditures to Date</b>	<b>Total Amount Requested</b>	<b>Budget Remaining</b>
	(A)	(B)	(C)	(A-[B+C])
\$5,950	\$3,782	\$0	\$303	\$3,479

Budget amounts shown are in accordance with the Sound Transit Adopted 2001 Budget (reference page 196 of the Budget document, project number 332). In addition to the amount budgeted by Sound Transit, King County Metro will be contributing \$1,000,000 for the construction of this project.

**ALTERNATIVES**

- Award contract to a firm on the Regional Express construction management roster.** A roster has been established to provide construction management services for Regional Express capital projects. The Board could decide to award the construction management contract to a firm on this roster. However, the firms on the roster do not have the familiarity with the various aspects of the Overlake Transit Center/Park-and-

Ride Lot site that HNTB has from work to date on the project. HNTB has done an excellent job to date, and have strong construction management expertise.

2. **Publish a separate submittal to procure a construction management firm.** The Board could direct staff to go through a separate procurement process to contract with a construction management firm on this project. This would have a direct impact on this project's construction schedule, and it is not certain that a superior contract could be established through this process.

### **CONSEQUENCES OF DELAY**

This project is moving forward quickly and much of the scope of work for the construction management firm is on a critical path. Significant delays from awarding a construction management contract could delay the project construction schedule. We want to move ahead expeditiously so that the project can be completed in the fall of 2001 to accommodate Sound Transit, King County Metro, and Community Transit bus routes and meet existing demand in the Redmond area and on the eastside as a whole.

### **REGIONAL PARTNERSHIP AND COOPERATION**

Project partnerships have been established with the City of Redmond, King County Metro, and the Microsoft Corporation, and these agencies serve on the Project Management Team. The Project Management Team meets regularly to discuss project issues and provides direction to HNTB and the rest of the consultant team. In addition, Sound Transit has consulted extensively with WSDOT (Washington State Department of Transportation) and Community Transit on the project design.

### **PUBLIC INVOLVEMENT**

During the alternative development stage, the project team held a public open house to discuss what facilities should be included in the project with the community. Furthermore, a design charrette was held for this project, which included agency staff and design professionals, and community representatives who looked at different design and layout possibilities at the Overlake site. A public comment period was held during the environmental process – copies of the environmental documentation were made available to the public and written comment was invited. Newsletters have been provided to the community, project staff have met with community groups, worked with the Greater Redmond TMA representing area employers and the City of Redmond as well as the Sound Transit bicycle advisory committee. Additionally the Redmond Design Advisory Committee made up of community representatives has provided design oversight and review of the project providing valuable input.

### **LEGAL REVIEW**

JLG 1/17/01

## SOUND TRANSIT

### MOTION NO. M2001-08

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority to authorize the Executive Director to execute a contract amendment with HNTB Corporation to include construction management services for the NE 40th Street Overlake Transit Center/Park-and-Ride Lot Project in the amount not to exceed \$275,353 plus a 10% construction contingency of \$27,535, for a total authorized amount not to exceed \$302,888.

#### Background:

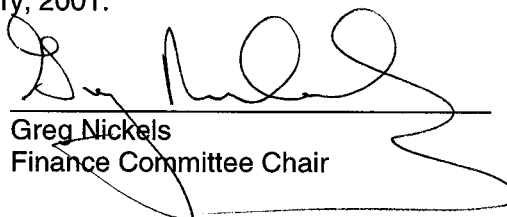
The NE 40th Street Overlake Transit Center/Park-and-Ride Lot is a \$6 million (YOES) project that will be constructed on a 10-acre site at the intersection of 156th Ave NE and NE 40th Street, just east of SR 520 in the City of Redmond. The project will include 235 parking stalls, passenger waiting and boarding areas, transit and shuttle van loading areas, and bicycle facilities. The project is currently completing final design and is applying for the necessary permits for project construction. Construction is scheduled to begin in 1st Quarter 2001 and be completed by 3rd Quarter 2001. The facility is scheduled to open in 3rd Quarter 2001.

HNTB is currently under contract with Sound Transit for design of the NE 40th Street Overlake Transit Center/Park-and-Ride Lot Project. They have provided engineering and design support from the beginning of this project. As provided in the original contract, Sound Transit has the option to extend the design contract to include construction management support. Sound Transit is pleased with HNTB's performance to date, and wish to retain them for the next phase of work. HNTB's construction management responsibilities would include the following tasks: constructability reviews, cost estimation, assistance during bidding and contracts award, contract administration, quality control/quality assurance, monitoring permit compliance, special inspections, and other tasks as related to the construction process.

#### Motion:

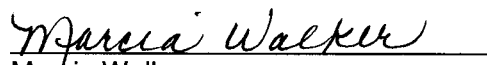
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Executive Director is authorized to execute a contract amendment with HNTB Corporation to include construction management services for the NE 40th Street Overlake Transit Center/Park-and-Ride Lot Project, in the amount not to exceed \$275,353 plus a 10% construction contingency of \$27,535, for a total authorized amount not to exceed \$302,888.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on the 1st day of February, 2001.



Greg Nickels  
Finance Committee Chair

ATTEST:



Marcia Walker  
Board Administrator