

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2002-37**

**Construction Management Contract with Kristen Betty and Associates  
for Lynnwood Transit Center**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	4/4/02	Discussion/Possible Action	Agnes Govern, Director, Regional Express Jim Edwards, Program Manager, Regional Express <b>Jerry Dahl, Construction Manager, Regional Express</b>	(206) 398-5037  (206) 398-5436  (206) 398-5284

<b>Contract/Agreement Type:</b>	✓	<b>Requested Action:</b>	✓
Competitive Procurement	✓	Execute New Contract/Agreement	✓
Sole Source		Amend Existing Contract/Agreement	
Memorandum of Agreement		Contingency Funds Required	
Purchase/Sale Agreement		Budget Amendment Required	

✓ Applicable to proposed transaction.

**OBJECTIVE OF ACTION**

- Execute contract with Kristen Betty and Associates (KBA) to administer the construction contract for the Lynnwood Transit Center/Park-and-Ride Lot project, which will be advertised in May 2002.

**ACTION**

- Authorizes the Executive Director to execute a contract with KBA to provide construction management services for the Lynnwood Transit Center/Park-and-Ride Lot project in the amount of \$917,920 with a 10% contingency of \$91,792 for a total amount not to exceed \$1,009,712.

**KEY FEATURES**

- If approved this action would authorize the Executive Director to execute a contract with KBA to provide construction management services for the Lynnwood Transit Center/Park-and-Ride Lot project.
- Briefly describes the procurement process.
- Highlights the M/W/DBE percentage of this contract.

## **BUDGET**

<b>Column A</b>	<b>Column B</b>	<b>Column C</b>	<b>Column D</b>	<b>Column E</b>
<b>Total Project Budget</b>	<b>Budget for Construction</b>	<b>Obligated to Date for Construction</b>	<b>Total Amount Requested</b>	<b>Budget Remaining (B-[C+D])</b>
\$33,184,000	\$14,237,000	\$0	\$1,009,712	\$13,227,288

The table above shows the available budget as it relates to expenditures and commitments. The budget amounts shown are based on the 2002 Adopted Budget. The project budget contains sufficient funds for this effort and committing these funds does not endanger any other project elements that are to be funded out of the overall project.

## **FINANCIAL IMPACTS**

**Impact on Current Year Budget:** The requested amount is within the current project and phase budgets.

**Impact on Sound Move Budget:** none

**Impact on Cost-to-Complete:** none

**Impact on Subarea(s) Budget(s):** none

## **M/W/DBE AND/OR SMALL BUSINESS PARTICIPATION**

KBA is both a certified WBE and DBE. The subconsultants are minority owned firms that have graduated from the DBE program. One other subconsultant firm is both an MBE and DBE. Altogether these firms are estimated to earn approximately 97% of the construction management contract.

## **HISTORY OF PROJECT**

### **Prior Board or Committee Actions and Relevant Board Policies**

<b>Motion or Resolution Number</b>	<b>Summary of Action</b>	<b>Date of Action</b>
R2001-13	Property Acquisition	10/25/01
M2001-116	Final Design Contract with INCA	11/9/00
R2000-16	Property Acquisition	10/26/00
M99-86	Reallocation of funds from Lynnwood Connector to Lynnwood Project group	02/24/00
R98-11	PE/ED Contract with INCA	4/9/98

The Lynnwood Transit Center/Park-and-Ride Lot project is part of the Lynnwood project group that includes the transit center, park-and-ride lot, and HOV direct access ramp. The project group consists of three improvements to the existing facility:

- A new transit facility with more bus bays, larger passenger waiting areas, better weather protection, more lighting, public art, and up to 300 new parking spaces.
- New ramps providing bus and HOV direct access to I-5 HOV lanes. The ramps will bypass city streets and eliminate the need for HOV vehicles to merge across multiple lanes of traffic.
- Improvements to the existing park-and-ride lot.

This construction management contract is for the Transit Center/Park-and-Ride Lot project. The cost of construction is estimated at \$12.1 million. Sound Transit is scheduled to advertise for construction bids in May 2002 with construction to be completed in 2003. Construction of the HOV Direct Access Ramp is on a different schedule from the transit center and is scheduled to be advertised in July 2002. Construction of the ramp is scheduled to be completed in 2004 and will be administered by WSDOT. The two projects will be under construction simultaneously in close proximity. In addition to normal construction management activities, KBA will be coordinating closely with WSDOT on the complex staging issues. Although the projects are grouped, the HOV direct access ramp has a separate budget in Sound Move and is not affected by this project's budget expenditures.

Sound Transit requested proposals from the three construction management firms on the Sound Transit construction management roster. Sound Transit carefully evaluated and scored each proposal. KBA's proposal provided the most comprehensive information and Sound Transit believes that KBA is the best firm to manage this project. Sound Transit's practice is to bring a construction management firm into a project at the 95% design level to assist with constructibility reviews in an effort to minimize claims during the construction process. Sound Transit has determined that KBA has the necessary skills to perform the required duties successfully.

### **REGIONAL PARTNERSHIP AND COOPERATION**

- The Lynnwood project grouping has established a Project Management Team (PMT) and an Executive Advisory Committee (EAC) to assist staff in making project decisions. Technical personnel from the project team staff the PMT. The EAC is comprised of elected officials, key agency management staff, and city business and community leaders to advise Sound Transit on project-related matters. Both these committees have remained very active through the lifecycle of the project.

### **PUBLIC INVOLVEMENT**

- Sound Transit has an extensive public outreach program that is designed to solicit feedback at different stages of the project. To date, there have been three open houses, three newsletters, an environmental hearing and a project web site. On different occasions, the project team has met with the Lynnwood City Council, Lynnwood Planning Commission, Lynnwood Arts Commission, Lynnwood Central Business District, Lynnwood Public Facilities District, South Snohomish County Chamber of Commerce, Snohomish County

Citizen Advisory Committee on Disabilities. Sound Transit has also attended community and special interest group meetings.

- A groundbreaking ceremony and project newsletter are scheduled for the start of the construction phase.
- Sound Transit will work closely with Community Transit and the City of Lynnwood to keep the public apprised of changes to the park-and-ride lot throughout construction.

**LEGAL REVIEW**

JW 3/21/02

## SOUND TRANSIT

### MOTION NO. M2002-37

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract with Kristen Betty and Associates (KBA) to provide construction management services for the Lynnwood Transit Center/Park-and-Ride Lot project in the amount of \$917,920 with a 10% contingency of \$91,792 for a total amount not to exceed \$1,009,712.

#### **Background:**

This construction management contract is for the Transit Center/Park-and-Ride Lot project. Sound Transit is scheduled to advertise for construction bids in May 2002 with construction to be completed in 2003. Construction of the HOV Direct Access Ramp is on a different schedule from the transit center and is scheduled to be advertised in July 2002. Construction of the ramp is scheduled to be completed in 2004 and will be administered by the Washington State Department of Transportation (WSDOT). Since the two projects will be under construction simultaneously in close proximity, in addition to normal construction management activities, KBA will be coordinating closely with WSDOT on the complex issues. Although the projects are grouped, the HOV direct access ramp has a separate budget in Sound Move and is not affected by this project's budget expenditures.

Sound Transit requested proposals from the three construction management firms on the Sound Transit construction management roster. Sound Transit carefully evaluated and scored each proposal. KBA's proposal provided the most comprehensive information and Sound Transit believes that KBA is the best firm to manage this project. The construction management contract is necessary to facilitate cost control measures necessary for the management of a challenging project. The Lynnwood project will require complex staging and coordination with multiple contractors. Sound Transit's practice is to bring a construction management firm into a project at the 95% design level to assist with constructibility reviews in an effort to minimize claims during the construction process. Sound Transit has determined that KBA has the necessary skills to perform the required duties successfully.


#### **Motion:**

It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract with KBA to provide construction management services for the Lynnwood Transit Center/Park-and-Ride Lot project in the amount of \$917,920 with a 10% contingency of \$91,792 for a total amount not to exceed \$1,009,712.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 4, 2002.

  
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Kevin Phelps  
Finance Committee Chair

ATTEST:

  
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Marcia Walker  
Board Administrator