

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2005-04

**Sammamish Park-and-Ride Lot
Construction Management Contract**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	1/6/04	Discussion/Possible Action	Jim Edwards, Deputy Director, Capital Projects, Sounder & Regional Express Christine Engler, Construction Program Manager, Capital Projects Jerry Dahl, Construction Manager, Capital Projects	(206) 398-5436 (206) 398-5056 (206) 398-5284

Contract/Agreement Type:	<input checked="" type="checkbox"/>	Requested Action:	<input checked="" type="checkbox"/>
Competitive Procurement	<input checked="" type="checkbox"/>	Execute New Contract/Agreement	<input checked="" type="checkbox"/>
Sole Source	<input type="checkbox"/>	Amend Existing Contract/Agreement	<input type="checkbox"/>
Inter-local Agreement	<input type="checkbox"/>	Contingency Funds (Budget) Required	<input type="checkbox"/>
Purchase/Sale Agreement	<input type="checkbox"/>	Budget Amendment Required	<input type="checkbox"/>

✓ *Applicable to proposed transaction.*

ACTION

Authorizes the Chief Executive Officer to execute a contract with Lin and Associates to provide construction management services for the Sammamish Park-and-Ride Lot/228th SE Project in the amount of \$274,964 with a 10% contingency of \$27,496, for a total authorized contract amount not to exceed \$302,460.

KEY FEATURES

- Authorizes the execution of a contract with Lin and Associates for construction management services for the construction of the Sammamish Park-and-Ride Lot to be constructed in the summer of 2005.
- Establishes expectations and defines the scope of work for the construction management services to be provided, including contract administration, field services, monitoring, materials testing, and project close-out.

BUDGET IMPACT SUMMARY

There is no action outside of the Board-adopted budget; there are no contingency funds required, no subarea impacts, or funding required from other parties other than what is already assumed in the financial plan.

BUDGET DISCUSSION

The Sammamish Park-and-Ride Lot project (#380) was included in the Adopted 2005 Budget with a total project budget of \$7.8 million. Within this budget, \$3 million was allocated to the construction phase. After execution of this contract, the phase budget will have a balance of \$2.7 million. This amount is sufficient to complete the remaining aspects of this phase of the project.

REVENUE, SUBAREA, AND FINANCIAL PLAN IMPACTS

The proposed action is consistent with the current Board-adopted budget and is affordable within Sound Transit's current long-term financial plan and the subarea financial capacity. There are no new revenues accruing to Sound Transit associated with this action.

BUDGET TABLE

Summary for Board Action (Year of Expenditure \$000)

Action Item: Execute a contract with Lin and Associates for construction management services for the Sammamish Park-and-Ride project (#380), \$s in thousands

	2005 Adopted Budget ¹ (A)	Committed To Date ² (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	\$ 378	\$ 348	\$ -	\$ 348	\$ 30
Preliminary Engineering	216	241	-	241	(25)
Final Design	508	591	-	591	(83)
Right of Way/Permits	2,910	2,722	-	2,722	188
Construction	3,048	25	302	328	2,720
Contingency	704	-	-	-	704
Total Current Budget	\$ 7,764	\$ 3,927	\$ 302	\$ 4,229	\$ 3,535

Phase Budget Detail

Construction	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Construction Management	\$ 400	-	302	302	98
Other	\$ 148	25	-	25	123
Total Phase	\$ 3,048	\$ 25	\$ 302	\$ 328	\$ 2,720

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
CM Services	\$ -	\$ -	\$ 275	\$ 275
ST Contingency	-	-	\$ 27	27
Total	\$ -	\$ -	\$ 302	\$ 302
Percent Contingency	0%	0%	10%	10%

Notes:

¹ Adopted Budget is located on page 153 of the *Proposed 2005 Budget Book* (adopted by ST Board 12/09/04)

² Committed to-date includes actual outlays and commitments through December 6, 2004 (HQ). Committed amount includes contract contingencies.

³ Consistent with Sound Transit Board budget policies, these phase level shortfalls will be depicted as negative variances until the 2006 budget is adopted. At that time, the unallocated project contingency can be reallocated to the phases to align phase budget amounts with project phase activity.

M/W/DBE – SMALL BUSINESS PARTICIPATION

Lin and Associates is the prime consultant, is an MBE/DBE firm, and will be performing 87% of the work on this contract. Lin and Associates has committed to 100% small business participation.

Utilization Breakdown Table

Subconsultant	Business Type	% of Work	Dollar Value
Otto Rosenau & Associates	WBE	13%	\$35,150
Total		13%	\$35,150

EEO Commitment

Lin and Associates workforce demographics are 23% women and 38% minorities.

Apprenticeship Utilization

The utilization of apprentices is not required or committed to for this contract.

HISTORY OF PROJECT

Prior Board or Committee Actions and Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
M2004-87	Amendment to the contract with David Evans and Associates to provide additional final design services.	9/2/04
M2003-61	Interlocal Agreement with the City of Sammamish to share in the costs to design, acquire rights of way, and construct roadway and storm water detention improvements related to the Sammamish Park-and-Ride Lot project.	6/12/03
M2003-56	Executed a contract for final design services with David Evans and Associates.	5/15/03
M2002-15	Executed a contract with David Evans and Associates for preliminary engineering and environmental documentation for the Sammamish Park-and-Ride Lot project.	3/7/02

The contract will provide construction management services for the construction of a new park-and-ride lot on the Sammamish Plateau near the 228th Avenue and Issaquah-Pine Lake Road intersection.

Lin and Associates was selected through a standard RFQ process followed by interviews and an RFP.

CONSEQUENCES OF DELAY

The construction contract is scheduled to be advertised in the spring of 2005, with the intent to award it and begin work in early summer 2005. Sound Transit's proposed schedule is for project completion by the end of 2005. A delay in awarding the construction management consultant contract could impact the consultant's pre-construction work in support of the actions needed to get to construction.

PUBLIC INVOLVEMENT

Sound Transit held a public open house in October 2002 to provide information on site alternatives and an opportunity for public comment. A newsletter was mailed to the community in March 2003 providing information on the park-and-ride lot site selection process and the low impact storm water treatment system planned for the project. The City of Sammamish held a public open house in February 2004 to discuss the City's Issaquah-Pine Lake Road extension project (adjacent to the Sound Transit project). Sound Transit staff attended this open house to provide information and answer questions regarding the park-and-ride lot project.

LEGAL REVIEW

JW 12-20-04

SOUND TRANSIT

MOTION NO. M2005-04

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract with Lin and Associates to provide construction management services for the Sammamish Park-and-Ride Lot/228th SE Project in the amount of \$274,964 with a 10% contingency of \$27,496, for a total authorized contract amount not to exceed \$302,460.

Background:

This contract will provide construction management services for the construction of a new park-and-ride lot on the Sammamish Plateau near the 228th Avenue and Issaquah-Pine Lake Road intersection.

Motion:

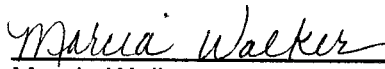
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Chief Executive Officer is authorized to execute a contract with Lin and Associates to provide construction management services for the Sammamish Park-and-Ride Lot/228th SE Project in the amount of \$274,964 with a 10% contingency of \$27,496, for a total authorized contract amount not to exceed \$302,460.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 6, 2005.



Kevin R. Phelps
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator