

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2005-91

Construction Management Services for Mercer Island Park-and-Ride Lot

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	9/1/05	Discussion/Possible Action	Jim Edwards, Deputy Director, Capital Projects 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"/>
Agreement with Other Jurisdiction(s)	<input type="checkbox"/>	Budget Amendment	<input type="checkbox"/>

PROJECT NAME:

Mercer Island Park-and-Ride Lot

PROPOSED ACTION

Authorizes the Chief Executive Officer to execute a contract with Harris and Associates to provide construction management services for a parking garage at the Mercer Island Park-and-Ride Lot for an authorized contract amount not to exceed \$898,331, with a 10% contingency of \$89,833, for a total authorized contract amount not to exceed \$988,164.

KEY FEATURES of PROPOSED ACTION

- Defines a scope of work for construction management (CM), including assistance during design and contract advertisement, construction contract administration, field services, monitoring of diversity/small business/EEO participation relative to the goals, materials testing, and contract closeout.
- Provides for CM services for construction of a two-story, cast-in-place, and post tensioned concrete parking garage.
- Provides for CM services for North Mercer Way improvements, providing transit loading areas in both directions.

BUDGET IMPACT SUMMARY

Current Project Phase: Construction

Projected Completion Date: 1st Quarter 2007

Action Outside of Adopted Budget:	✓	Comments on Checked Items
This Project		
This Phase		
This Task		
Budget Amendment Required		

Key Financial Indicators:	✓	Comments on Checked Items
Contingency Funds Required		
Funding required from other parties (other than what is assumed in financial plan)		

Not checked = action is assumed in current Board-adopted budget. No budget action or adjustment to financial plan required.

BUDGET and FINANCIAL PLAN DISCUSSION

The Board-adopted budget for this project is \$13,315,654 with a construction phase Board adopted budget of \$8,229,807. The proposed action is to award a contract for construction management services for the parking garage at the Mercer Island Park-and-Ride Lot in the amount not to exceed \$988,164 leaving a remaining construction phase balance of \$7,141,752. The remaining balance for the project is \$8,830,763.

BUDGET TABLE

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

Action Item: Approve a contract with Harris and Associates for construction management services for a parking garage at the Mercer Island Park-and-Ride (#354)

	Current Board Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	\$ 852	\$ 869	\$ -	\$ 869	\$ (17)
2 Preliminary Engineering	1,367	1,511	-	1,511	(143)
3 Final Design	1,365	911	-	911	454
4 Right of Way	202	106	-	106	95
5 Construction	8,230	100	988	1,088	7,142
7 Contingency	1,300	-	-	-	1,300
8 Total Current Budget	\$ 13,316	\$ 3,497	\$ 988	\$ 4,485	\$ 8,831

Phase Budget Detail

9 Construction	\$ 8,230	\$ -	\$ 988	\$ 988	\$ 7,242
11 Misc. Activity	-	100	-	100	(100)
12 Total Phase	\$ 8,230	\$ 100	\$ 988	\$ 1,088	\$ 7,142

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
13 Harris & Assoc.	\$ -	\$ -	\$ 898	\$ 898
14 Contingency	-	-	90	90
15 Total	-	-	988	988
16 Percent Contingency			10%	

Notes:

Committed to-date amount includes actual outlays and commitments through July 27, 2005.
Project budget is located on page 144 of the 2005 Adopted budget book.

M/W/DBE – SMALL BUSINESS PARTICIPATION

Prime Consultant/Contractor

Harris and Associates is the prime consultant for this contract. Harris and Associates has committed to 22.9% M/W/DBE and Small Business participation.

Utilization Breakdown Table

Subconsultant	Business Type	% of Work	Dollar Value
Pacific Project Management	WBE/DBE	6.2%	\$ 55,300
AAR Testing Laboratory, Inc.	WBE/DBE	13.4%	\$ 120,000
ICON	MBE/DBE	.5%	\$ 4,302
KJM and Associates	WBE	2.9%	\$ 26,136
Total		22.9%	\$ 205,738

EEO Commitment:

Harris and Associates workforce demographics are 30.1% women and 31.1% people of color.

Apprentice Utilization Commitment:

There is no apprenticeship utilization requirement on this project.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

The Mercer Island Park-and-Ride Project will construct a two-floor parking garage at the existing park-and-ride lot site. In 2003, a “day light basement” concept emerged that would allow for up to 450 stalls to be built on the existing site while minimizing impacts to the surrounding neighborhood and keeping costs within an acceptable range for Sound Transit. This concept was also unanimously endorsed by the City Council and has been the focus of Preliminary Engineering and Environmental Documentation (PE/ED) efforts since December 2003.

During 2004, the Federal Transit Administration issued the Environmental Assessment (EA) under the National Environmental Policy Act (NEPA) and Sound Transit issued the Adoption of Existing Environmental Document and Determination of Nonsignificance under the State Environmental Policy Act (SEPA) for the Mercer Island Park-and-Ride Lot Project. No appeals were received on the EA, or the Determination of Non-Significance.

In May 2005, a Request for Qualifications was issued for construction management services on the park-and-ride lot project. Harris and Associates was determined to be the highest qualified firm based on Sound Transit procedures for evaluating proposals.

Sound Transit has reached an agreement in principle with King County Metro to share operating and maintenance costs for the Mercer Island Park-and-Ride Lot Project.

This project is currently in the 90% final design review, to be completed in August 2005.

Prior Board/Committee Actions on this Project and Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
M2004-119	Executed a contract to provide final design services for the Mercer Island Park-and-Ride Lot/North Mercer Way Project.	12/2/04
M2003-107	Executed a contract amendment for the completion of the preliminary engineering and environmental documentation phase of the Mercer Island Park-and-Ride/North Mercer Way Project.	11/6/03

CONSEQUENCES of DELAY

A significant delay in awarding this contract will delay the completion of technical review for final design, thus delaying the start of construction.

PUBLIC INVOLVEMENT

In January 2004, outreach was begun with the City of Mercer Island staff and two representatives of the surrounding neighborhood regarding the preliminary site layout and design. A neighborhood meeting was held on February 9, 2004, at the Mercer Island City Hall in which immediate neighbors were invited (those living within two to three blocks of the park-and-ride lot).

In 2004, Sound Transit has hosted three public open houses. The initial open house was held to obtain public comment on the project and get suggestions for alternatives, issues and options to consider. The second was held, for the public to review and submit testimony on the EA prepared for the project and to view project design displays and initial project art concepts. The third was held, to provide the public to comment on the proposed property land acquisition of the existing Mercer Island Park-and-Ride Lot from the WSDOT. In addition, three public informational meetings were held in 2004 with the City of Mercer Island regarding the project.

To date, the public has been invited to comment on the design of the Mercer Island Park-and-Ride Lot Project at a City Council Meeting and two Design Commission Meetings. In addition, Sound Transit distributed information on the project to the Mercer Island community at the annual Mercer Island "Summer Celebration" event held on July 9 and 10 2005.

LEGAL REVIEW

JW 7/29/05

SOUND TRANSIT

MOTION NO. M2005-91

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract with Harris and Associates to provide construction management services for a parking garage at the Mercer Island Park-and-Ride Lot for an authorized contract amount not to exceed \$898,331, with a 10% contingency of \$89,833, for a total authorized contract amount not to exceed \$988,164.

Background:

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Motion:

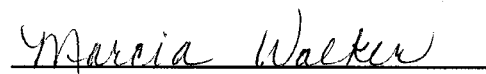
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Chief Executive Officer is authorized to execute a contract with Harris and Associates to provide construction management services for a parking garage at the Mercer Island Park-and-Ride Lot for an authorized contract amount not to exceed \$898,331, with a 10% contingency of \$89,833, for a total authorized contract amount not to exceed \$988,164.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 1, 2005.



Jack Crawford
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator