

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2005-92**

**Construction Management Services for Issaquah Transit Center/SR 900**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	9/1/05	Discussion/Possible Action	Jim Edwards, Deputy Director, Capital Projects Christine Engler, Program Manager, Capital Projects <b>Jerry Dahl, Construction Manager, Capital Projects</b>	(206) 398-5436 (206) 398-5056 (206) 398-5284

<b>Contract/Agreement Type:</b>	<input checked="" type="checkbox"/>	<b>Requested Action:</b>	<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**

Issaquah Transit Center

**PROPOSED ACTION**

Authorizes the Chief Executive Officer to execute a contract with Harris and Associates to provide construction management services for the Issaquah Transit Center/SR 900 project for an authorized contract amount not to exceed \$1,654,794 with a 10% contingency of \$165,480 for a total authorized contract amount not to exceed \$1,820,274.

**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 four-story, cast-in-place, and post tensioned concrete parking garage.
- Provides for CM services for construction of the new bus loop, six bus bays, bus layover areas, and passenger shelters.
- Provides for CM services for construction of an interim parking area to be constructed prior to the construction of the parking garage.

## **BUDGET IMPACT SUMMARY**

Current Project Phase: Final Design/Construction  
Projected Completion Date: 4th Quarter 2007

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

<b>Key Financial Indicators:</b>	<b>✓</b>	<b>Comments on Checked Items</b>
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 \$29,482,069 including a construction phase budget of \$23,104,815. The proposed action is to award a contract for construction management services for the Issaquah Transit Center/SR 900 project in an amount not to exceed \$1,820,274 leaving an uncommitted construction phase balance of \$21,197,000. The proposed action would leave an uncommitted project balance of \$22,285,693.

## 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 Issaquah Transit Center/SR 900 (#326)

	Current Board Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	\$ 1,731	\$ 2,454	\$ -	\$ 2,454	\$ (722)
2 Preliminary Engineering	854	869	-	869	(15)
3 Final Design	1,915	1,764	-	1,764	152
4 Right of Way	1,877	202	-	202	1,675
5 Construction	23,105	88	1,820	1,908	21,197
8 Total Current Budget	\$ 29,482	\$ 5,376	\$ 1,820	\$ 7,196	\$ 22,286

#### Phase Budget Detail

9 Construction	\$ 23,105	\$ -	\$ 1,820	\$ 1,820	\$ 21,285
11 Misc. Activity	-	88	-	88	(88)
12 Total Phase	\$ 23,105	\$ 88	\$ 1,820	\$ 1,908	\$ 21,197

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
13 Harris & Assoc.	\$ -	\$ -	\$ 1,655	\$ 1,655
14 Contingency	-	-	165	165
15 Total	-	-	1,820	1,820
16 Percent Contingency			10%	

#### Notes:

Committed to-date amount includes actual outlays and commitments through July 27, 2005.  
Project budget is located on page 139 of the 2005 Adopted budget book.

## **M/W/DBE – SMALL BUSINESS PARTICIPATION**

Harris and Associates is the prime consultant for this contract. Harris and Associates has committed to 32.5% M/W/DBE and Small Business participation.

### **Utilization Breakdown Table**

<b>Subconsultant</b>	<b>Business Type M/W/DBE [not what kind of work they do]</b>	<b>% of Work</b>	<b>Dollar Value</b>
JTS Manage Services, Inc.	MWBE/DBE	17.1%	\$ 283,180
Pacific Project Management	WBE/DBE	3.8%	\$ 63,400
AAR Testing	WBE/DBE	10.9%	\$ 180,000
ICON	MBE /DBE	0.4%	\$ 6,150
Elevator Consultants, Inc.	Small Business	0.3%	\$ 4,918
<b>Total</b>		<b>32.5%</b>	<b>\$537,648</b>

### **EEO Commitment**

Harris and Associates workforce demographics are 30.8% women and 31.1% people of color.

### **Apprentice Utilization Commitment**

There is no apprentice utilization requirement in this contract.

## **PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION**

This project is a new transit center with structured parking at the existing Issaquah Park-and-Ride Lot on SR 900 and Newport Way N.W. After extensive review of sites in Issaquah this location was identified as the preferred site because of its access to Interstate 90 and adjacent roadways, customer convenience, operational efficiency, minimal environmental impacts, and surrounding land uses.

The facility will include boarding areas to accommodate efficient transfers between regional and local routes, shelters and improved weather protection for riders, rider amenities, bus layover space, and reconfiguration of the existing fully used park-and-ride lot with structured parking for approximately 800 stalls. The City of Issaquah is expected to fund \$1M of the project through a future interagency agreement.

Environmental review of this project was completed in fall 2004. The project is currently at 90% design. Construction is scheduled to last approximately 18 months beginning in spring 2006.

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

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

Motion or Resolution Number	Summary of Action	Date of Action
M2004-100	Executed a contract with KPFF Consulting Engineers to provide final design services for the Issaquah Transit Center/SR900.	10/21/04
M2003-46	Executed a contract amendment to with KPFF Consulting Engineers provide funding to complete environmental review and documentation for the selected site for Issaquah Transit Center/SR900.	5/01/03
M2004-30	Identified the structured parking option as the preferred alternative to expand parking capacity at the existing Issaquah Park-and-Ride Lot as part of the Issaquah Transit Center/SR900 project.	4/01/04

### **CONSEQUENCES of DELAY**

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

### **PUBLIC INVOLVEMENT**

Sound Transit hosted a public open house on March 16, 2004 seeking input on a preferred project alternative. The feedback was strongly supportive of the structured parking alternative.

Sound Transit hosted a public open house on March 20, 2003 for the Issaquah Transit Center/SR900 project. The feedback was strongly supportive of the site of the existing Issaquah Park-and-Ride Lot on SR900.

### **LEGAL REVIEW**

JW 7/29/05

## **SOUND TRANSIT**

### **MOTION NO. M2005-92**

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 the Issaquah Transit Center/SR 900 project for an authorized contract amount not to exceed \$1,654,794 with a 10% contingency of \$165,480 for a total authorized contract amount not to exceed \$1,820,274.

#### **Background:**

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This contract defines a scope of work for construction management, 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.

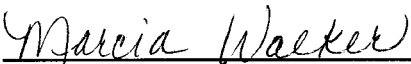
#### **Motion:**

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 the Issaquah Transit Center/SR 900 project for an authorized contract amount not to exceed \$1,654,794 with a 10% contingency of \$165,480 for a total authorized contract amount not to exceed \$1,820,274.

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

  
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Jack Crawford  
Finance Committee Chair

ATTEST:

  
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Marcia Walker  
Board Administrator