

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2006-36

Construction Contract for Issaquah Transit Center

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	5/4/06	Discussion/Possible Action to Recommend Board Approval	Jim Edwards, Deputy Director, Capital Projects	(206) 398-5436
Board	5/11/06	Action	Christine Engler, Program Manager Jerry Dahl, Construction Manager	(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"/>
Real Estate	<input type="checkbox"/>	Property Acquisition	<input type="checkbox"/>

PROJECT NAME

Issaquah Transit Center/SR 900

PROPOSED ACTION

Authorizes the Chief Executive Officer to execute a contract with Harbor Pacific Contractors, Inc. to construct a transit center at the existing Issaquah Park-and-Ride lot in the amount of \$18,207,908 with a 10% contingency of \$1,820,791, for a total authorized contract amount not to exceed \$20,028,699.

KEY FEATURES of PROPOSED ACTION

Authorizes a contract for the redevelopment of the existing Issaquah Park-and-Ride lot into a new regional transit center. The project is located on the east side of SR 900, approximately one-half mile south of I-90, between NW Maple Street and Newport Way NW. The project includes a new four-story, 800-stall parking garage and a new six bay transit island.

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 and FINANCIAL PLAN DISCUSSION

The Board adopted budget for this project is \$29,482,069 with a construction phase budget of \$23,104,815. The proposed action is to execute a contract with Harbor Pacific Contractors, Inc., for the construction of the Issaquah Transit Center/SR 900 in an amount not to exceed \$20,028,699 leaving a remaining construction phase balance of \$1,075,545. The remaining balance for the project will be \$1,983,603.

There are sufficient funds to complete this action. Committing these funds will not endanger any other project elements that are to be funded out of the overall project.

BUDGET TABLE

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

Action Item: Execute a contract with Harbor Pacific Contractors, Inc. to construct the transit center and parking garage for the Issaquah Transit Center/SR 900 project (#326).

	2006 Board Adopted Budget ¹ (A)	Committed To Date ² (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	\$ 1,755	\$ 1,755	\$ -	\$ 1,755	\$ -
2 Preliminary Engineering	\$ 882	\$ 844	-	844	37
3 Final Design	\$ 1,909	\$ 1,932	-	1,932	(23)
4 Right of Way	\$ 1,454	\$ 938	-	938	516
5 Construction	\$ 23,105	\$ 2,001	20,029	22,029	1,076
7 Contingency	\$ 377	-	-	-	377
8 Total Current Budget	\$ 29,482	\$ 7,470	\$ 20,029	\$ 27,498	\$ 1,984

Phase Budget Detail

9 Harbor Pacific Contractors	\$ 23,105	\$ 2,001	\$ 20,029	22,029	1,076
10 Total Phase	\$ 23,105	\$ 2,001	\$ 20,029	\$ 22,029	\$ 1,076

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
11 Construction	\$ -	\$ -	\$ 18,208	\$ 18,208
12 Contingency	-	-	1,821	\$ 1,821
13 Total	-	-	20,029	20,029
14 Percent Contingency			10%	10%

Budget Shortfall³

Level	Shortfall Amt (J)	Potential Funds (K)	Funding Source (L)
15 Final Design	\$ (23)	\$ 23	Project Contingency
Total	\$ (23)	\$ 23	

Notes:

¹ Project budget is located on page 141 of the Adopted 2006 budget book.

² Committed to-date amount includes actual outlays and commitments through April 12, 2006.

³ There is a budget shortfall in the Final Design phase of \$22,802, there are sufficient project contingency funds to cover the shortfall.

M/W/DBE – SMALL BUSINESS PARTICIPATION

Prime Contractor

The goals for this contract are 20% small business participation, to be met with a minimum of 12% M/W/DBE participation.

Harbor Pacific Contractors, Inc., the prime contractor for this contract, is a small business firm and will self perform 44.5% of this contract.

Harbor Pacific Contractors is committed to a 56.6% Small Business goal, of which 12.1% will be performed by M/W/DBE firms, thus meeting the contract goals.

Utilization Breakdown Table

Subconsultant	Business Type	% of Work	Dollar Value
Harbor Pacific Contractors	Small Business	44.5%	\$8,100,000
JP Francis	MBE	2.7%	\$495,349
Salinas Construction	MBE/DBE	2.5%	\$461,330
Stephens Enterprises	MWBE	0.6%	\$112,145
Fryer-Knowles	WBE/DBE	0.1%	\$13,883
JKT Development	MBE/DBE	0.2%	\$21,000
P&G Landscaping	WBE/DBE	1.6%	\$282,500
Rainier Steel	MBE/DBE	2.9%	\$535,260
Fortner Trucking	WBE/DBE	1.5%	\$265,000
Total		56.6%	\$10,286,467

EEO Commitment

Harbor Pacific and its subcontractors will comply with all EEO requirements in accordance with this contract.

Apprentice Utilization Commitment

Bidders were instructed that Sound Transit has set a 20% Apprentice Utilization Goal on this contract in accordance with Sound Transit policy. Harbor Pacific has provided an Apprenticeship Utilization Plan to meet the goal.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

The Issaquah Transit Center/SR 900 project will redevelop the existing Issaquah Park-and-Ride lot located on the east side of SR 900, approximately one-half mile of I-90, between NW Maple Street and Newport Way NW. The project includes a new four-story, 800-stall parking garage and a new six-bay transit island.

Consistent with Board direction in Motion 2005-69, Sound Transit and the City of Issaquah have entered into a partnership agreement for the project development. The City of Issaquah will contribute \$1 million in a lump sum payment towards the cost of the project. At the completion of construction, Sound Transit will dedicate a one-half acre parcel to the City of Issaquah for its future development of an Eastside Fire and Rescue Station.

Three construction bids were received for the transit center project: all were in excess of the engineer's estimate of \$17.9 million. The two lower bids are within approximately 2% of the engineer's estimate, and both are within the currently available project budget.

During review of the bids, the lowest bid was deemed non-responsive. Evaluation of the second lowest bid determined that the contractor was both responsive and responsible. Harbor Pacific Contractors, Inc. is the low responsive and responsible bidder.

In May 2005, Harris and Associates was selected to provide construction management services for construction of the Issaquah Transit Center and will administer this construction contract.

A SEPA checklist and Determination of Non Significance (DNS) was issued by Sound Transit and the City of Issaquah for the Issaquah Transit Center project in August 2004. A NEPA Documented Categorical Exclusion for the Issaquah Transit Center was approved by Federal Transit Administration in December 2004.

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

Motion or Resolution Number	Summary of Action	Date of Action
M2005-69	Authorizes the Chief Executive Officer to execute a partnership agreement with the City of Issaquah regarding development of the Issaquah Transit Center/ SR 900.	10/13/05
M2005-104	Authorizing the Chief Executive Officer to acquire certain real property from the Washington State Department of Transportation for the Issaquah Transit Center/SR900 project, in the amount of \$2,064,800 in land bank credits.	9/15/05
M2005-92	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.	9/1/05

CONSEQUENCES of DELAY

A significant delay in awarding this contract may adversely affect the projected costs and schedule by pushing the project's earthwork into the wet season.

PUBLIC INVOLVEMENT

The City of Issaquah Development Commission held a public, televised Community Conference Meeting on July 28, 2004, for the proposed Issaquah Transit Center/SR900 project as a part of the City's site development permit approval process.

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 SR900 Park-and-Ride.

ENVIRONMENTAL COMPLIANCE

SK 4/12/06

LEGAL REVIEW

JW 4/25/06

SOUND TRANSIT

MOTION NO. M2006-36

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract with Harbor Pacific Contractors, Inc. to construct a transit center at the existing Issaquah Park-and-Ride lot in the amount of \$18,207,908 with a 10% contingency of \$1,820,791, for a total authorized contract amount not to exceed \$20,028,699.

Background:

The Issaquah Transit Center/SR 900 project will redevelop the existing Issaquah Park-and-Ride lot located on the east side of SR 900, approximately one-half mile of I-90, between NW Maple Street and Newport Way NW. The project includes a new four-story, 800-stall parking garage and a new six-bay transit island.

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Motion:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the Chief Executive Officer is authorized to execute a contract with Harbor Pacific Contractors, Inc. to construct a transit center at the existing Issaquah Park-and-Ride lot in the amount of \$18,207,908 with a 10% contingency of \$1,820,791, for a total authorized contract amount not to exceed \$20,028,699.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 11, 2006.



Mark Olson
Board Vice Chair

ATTEST:



Marcia Walker
Board Administrator