

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2007-84

**Contract Amendment for Construction Management Services
for the Mercer Island Park-and-Ride/North Mercer Way**

| Meeting: | Date: | Type of Action: | Staff Contact: | Phone: |
|-------------------|--------------|----------------------------|---|--|
| Finance Committee | 8/16/07 | Discussion/Possible Action | Jim Edwards, Acting Director, Capital Projects Christine Engler, Construction Manager Dick Andrews, Construction Project Manager | (206) 398-3374 (206) 398-5056 (206) 398-5472 |

| Contract/Agreement Type: | ✓ | Requested Action: | ✓ |
|--------------------------------------|---|-----------------------------------|---|
| Competitive Procurement | | Execute New Contract/Agreement | |
| Sole Source | | Amend Existing Contract/Agreement | ✓ |
| Agreement with Other Jurisdiction(s) | | Budget Amendment | |
| Real Estate | | Property Acquisition | |

PROJECT NAME

Mercer Island Park-and-Ride/North Mercer Way

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract amendment with Harris and Associates to provide construction management services for the Mercer Island Park-and-Ride/North Mercer Way project in the amount of \$140,452, with a contingency of \$34,000 totaling \$174,452, for a new total authorized contract amount not to exceed \$1,162,615.

KEY FEATURES of PROPOSED ACTION

- This action is needed to continue construction management services through the extended duration and closeout of the construction contract for the Mercer Island Park-and-Ride project.
- The contract time for construction of the Mercer Island Park-and-Ride has been extended a total of 214 calendar days to date due to the changes in the construction contract required by errors in the design of the garage.
- The facility is currently anticipated to be substantially complete in late October 2007. Closeout should be complete in early 2008.
- The increased funding is for costs to administer the construction contract and to provide field services and special inspections over the period of extended contract time.

BUDGET IMPACT SUMMARY

Current Project Phase: Construction
 Projected Completion Date: 2007

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 amended Adopted 2007 Budget for this project is \$16,829,371. The proposed action is to increase the existing contract with Harris and Associates by \$174,452. The budget for the construction phase is \$12,730,035; this action will result in a new phase level balance of \$677,280. The project balance will be \$1,383,772.

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)

Project: 354 - Mercer Island Park & Ride/N Mercer Way

| | 2007 Adopted Budget ¹ (A) | Committed To Date ² (B) | This Action (C) | Total Committed & Action (D) | Uncommitted (Shortfall) (E) |
|---------------------------|--|--|--------------------|---------------------------------------|-----------------------------------|
| 1 Agency Administration | \$ 1,000 | \$ 1,000 | \$ - | \$ 1,000 | \$ - |
| 2 Preliminary Engineering | \$ 1,483 | \$ 1,483 | - | \$ 1,483 | (0) |
| 3 Final Design | \$ 855 | \$ 660 | - | \$ 660 | 195 |
| 4 Right of Way | \$ 251 | \$ 250 | - | \$ 250 | 1 |
| 5 Construction | \$ 12,730 | \$ 11,878 | 174 | \$ 12,053 | 677 |
| 6 Contingency | \$ 511 | \$ - | - | \$ - | 511 |
| 7 Total Current Budget | \$ 16,829 | \$ 15,271 | \$ 174 | \$ 15,446 | \$ 1,384 |

Phase Budget Detail

| | | | | | |
|------------------|-----------|-----------|--------|-----------|--------|
| 8 Construction | \$ 12,730 | \$ 11,878 | \$ 174 | \$ 12,053 | 677 |
| 9 Misc. Activity | | | | | - |
| 10 Total Phase | \$ 12,730 | \$ 11,878 | \$ 174 | \$ 12,053 | \$ 677 |

| Contract Budget | Current Approved Contract Value (F) | Committed To Date ² (G) | Proposed Action (H) | Proposed Total Contract Value (I) |
|--------------------------|--|--|---------------------------|---|
| 11 Harris and Associates | \$ 898 | \$ 898 | \$ 140 | \$ 1,039 |
| 12 Contingency | 90 | 90 | 34 | 124 |
| 13 Total | 988 | 988 | 174 | 1,163 |
| 14 Percent Contingency | 10% | 10% | 24% | 12% |

Notes:

¹ Project budget is located on page 158 of the Adopted 2007 Budget book. The Adopted 2007 Budget was approved by the Board on December 14, 2006 and amended by Resolution No. R2007-03 on February 22, 2007.

² Committed to date amount includes actual outlays and commitments through July 20, 2007.

SMALL BUSINESS PARTICIPATION

Prime Consultant/Contractor

Harris and Associates is the prime consultant for this contract. Harris and Associates committed to 22.9% M/W/DBE and small business participation. Small business participation to date is 20.6%. Projected small business participation at the end of the contract is 20%.

Because of the changing scope of the work, the percentage of small business participation has been reduced.

EEO Commitment:

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

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

This project is located on the existing Mercer Island Park-and-Ride Lot on the north side of I-90. It is a triangular site facing North Mercer Way, and bordered by 81st Ave SE on the east and SE 24th Street on the north. The project consists of a two story cast-in-place, post tensioned concrete parking garage. The Mercer Island garage will provide approximately 450 stalls. The garage will contain lighting, signing, fire sprinklers, CCTV, and be surrounded by significant irrigated landscaping. North Mercer Way is improved to provide transit loading areas in both directions.

Sound Transit and King County Metro will share operating and maintenance costs for the Mercer Island Park-and-Ride project once completed.

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 project. No appeals were received on the EA, or the Determination of Non-Significance.

Prior Board/Committee Actions on this Project

| Motion/Resolution Number and Date | Summary of Action |
|--|---|
| M2005-91 9/1/2005 | Authorized 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 |

CONSEQUENCES of DELAY

A delay beyond September may require suspension of the work for the construction management services and impact the scheduled completion of the project.

PUBLIC INVOLVEMENT

Not applicable to this action.

ENVIRONMENTAL COMPLIANCE

SK 7/25/07

LEGAL REVIEW

JW 8/9/07

SOUND TRANSIT

MOTION NO. M2007-84

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract amendment with Harris and Associates to provide construction management services for the Mercer Island Park-and-Ride/North Mercer Way project in the amount of \$140,452, with a contingency of \$34,000 totaling \$174,452, for a new total authorized contract amount not to exceed \$1,162,615.

Background:

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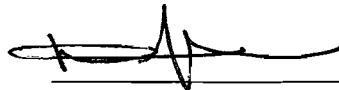
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Motion:

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 amendment with Harris and Associates to provide construction management services for the Mercer Island Park-and-Ride/North Mercer Way project in the amount of \$140,452, with a contingency of \$34,000 totaling \$174,452, for a new total authorized contract amount not to exceed \$1,162,615.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 16, 2007.



Fred Butler
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator