

REGIONAL TRANSIT AUTHORITY

RESOLUTION NO. 88

A RESOLUTION of the Board of the Regional Transit Authority for the Pierce, King and Snohomish Counties region authorizing the Executive Director to award a tenant representation services contract to Craig Kinzer & Co., Domoto Company, and The Seneca Real Estate Group, Inc., and a space planning contract to Allbee Romein, for purposes of securing the RTA with interim and permanent headquarters office space.

WHEREAS, on November 5, 1996, the voters residing within the RTA district passed a ballot proposal to finance the implementation of the Ten-Year Regional Transit System Plan; and

WHEREAS, as a result of the successful vote on the RTA ballot measure, the RTA is under an aggressive schedule to transition from its former planning effort required to take the ballot measure to voters to a fully functional organization with the capabilities necessary to build and implement the rapid transit program; and

WHEREAS, by Resolution No. 79 adopted February 13, 1997, the RTA Board adopted a budget for the period January 1 to June 30, 1997 based upon a 14-month work plan intended to guide activities during the transition period; and

WHEREAS, the currently adopted budget projects the RTA to grow to approximately 100 full-time staff by December 31, 1997, 150 full-time staff by June 30, 1998, and to co-locate 100 consultants and contractors by December 31, 1998; and

WHEREAS, the RTA is currently leasing approximately 5000 square feet of furnished office space housing some 25 employees, on the fifteenth floor of the Exchange Building, 821 Second Avenue, Seattle, from King County through a month-to-month agreement without space for further expansion; and

WHEREAS, in order to meet its schedule, new headquarters space must be secured by the RTA as rapidly as possible so that additional staff may be hired and provided with office space; and

WHEREAS, permanent space can not be available for six to nine months, creating the need for an interim move so as to keep pace with its schedule; and

WHEREAS, the RTA has developed a set of criteria that address the RTA's unique mission, to be used to evaluate the location of its permanent headquarters; and

WHEREAS, the Authority has solicited proposals for tenant representation services and space planning services to be awarded for purposes of securing the RTA with interim and permanent headquarters office space; and

WHEREAS, the selection committee charged with evaluation of the solicited proposals has determined that Craig Kinzer & Co., Domoto Company, and The Seneca Real Estate Group, Inc., offering a proposal for tenant representation services, and, Allbee Romein, offering a proposal for space planning purposes, have provided the Authority with the most competitive proposal, meeting or exceeding each of the requirements delineated in the RTA's Request for Proposal (RFP); and

WHEREAS, the evaluation included different cost comparisons and comparisons of relevant public sector experience so that the selection committee unanimously recommends that the tenant representation services contract be awarded to Craig Kinzer & Co., Domoto Company, and The Seneca Real Estate Group, Inc., and that the space planning services contract be awarded to Allbee Romein; and

WHEREAS, Craig Kinzer & Co., Domoto Company, The Seneca Real Estate Group, Inc., and Allbee Romein are authorized to do business in the State of Washington;

NOW THEREFORE BE IT RESOLVED by the Board of the Regional Transit Authority as follows:

Section 1. The Executive Director is hereby authorized to execute contracts with Craig Kinzer & Co., Domoto Company, The Seneca Real Estate Group, Inc., and Allbee Romein, substantially in the form of those contracts on file with the Board Administrator.

Section 2. The Finance Director shall report to the Finance Committee on a regular basis as to actual performance under the RTA headquarters relocation project to ensure conformance to the approved budget and to this motion and to determine if corrective action is needed.

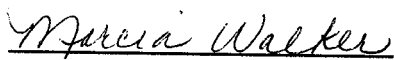
Section 3. The Executive Director shall return with proposals for permanent space to the Finance Committee for its approval and recommendation to the Executive Committee for action.

ADOPTED by the Board of the Regional Transit Authority for the Pierce, King and Snohomish region at its meeting held on April 24, 1997.



Bob Drewel
Chair of the Board

ATTEST:



Marcia Walker
Board Administrator