

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2006-01**

**Contract for Issaquah Transit Center Interim Parking**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	1/05/06	Discussion/Possible Action	Jim Edwards, Deputy Director, Capital Projects Christine Engler, Construction Program Manager <b>Jerry Dahl, Construction Manager</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/SR 900 Project – Interim Parking

**PROPOSED ACTION**

Authorizes the Chief Executive Officer to execute a contract with Kemper Construction Corporation to construct an interim parking lot for the Issaquah Transit Center in the amount of \$237,300 with a contingency of 10% for a total authorized contract amount not to exceed \$261,030.

**KEY FEATURES of PROPOSED ACTION**

- This contract authorizes construction of a graveled parking lot for approximately 170 vehicles for interim use by transit patrons during the construction of the Issaquah Transit Center/SR 900 Project. Work includes an asphalt concrete walkway that will connect paved ADA stalls to the existing walkway on the NW corner of NW Maple Street and SR 900.

**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 Adopted 2006 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 Kemper Construction Corporation for the construction of interim parking at the Issaquah Transit Center/SR 900 Project in the amount not to exceed \$261,030. This action will leave a remaining construction phase budget of \$21,101,450 and a remaining uncommitted project balance of \$22,284,285.

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 Kemper Construction Corporation to construct an interim parking site for the Issaquah Transit Center (#326).

	2006 Board Adopted Budget (A)	Committed To Date (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	38
3 Final Design	1,909	1,825	-	1,825	84
4 Right of Way	1,454	771	-	771	684
5 Construction	23,105	1,742	261	2,003	21,101
7 Contingency	377	-	-	-	377
8 Total Current Budget	\$ 29,482	\$ 6,937	\$ 261	\$ 7,198	\$ 22,284

### Phase Budget Detail

9 Construction	\$ 23,105	\$ 1,742	\$ 261	\$ 2,003	\$ 21,101
11 Misc.	-	-	-	-	-
12 Total Phase	\$ 23,105	\$ 1,742	\$ 261	\$ 2,003	\$ 21,101

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Amended Total Contract Value (I)
13 Kemper Construction Contract	\$ -	\$ -	\$ 237	\$ 237
14 Contingency	-	-	24	24
15 Total	-	-	261	261
16 Percent Contingency	0%		10%	10%

### Notes:

Committed to-date amount includes actual outlays and commitments through December 8, 2005.  
Project budget is located on page 139 of the Adopted 2006 Budget book.

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

### Prime Consultant/Contractor

Kemper Construction is the prime contractor for this contract and is committed to an 88.1% M/W/DBE and Small Business goal.

## Utilization Breakdown Table

<b>Subconsultant</b>	<b>Business Type</b>	<b>% of Work</b>	<b>Dollar Value</b>
Kemper Construction	Small Business	57%	\$136,227.00
PLS, Inc.	Small Business	3.5%	\$8,400.00
Mocon Fence/Net Contractors	Small Business	5.6%	\$13,369.00
MT Electric, Inc.	Small Business	22%	\$52,430.00
<b>Total</b>		<b>88.1%</b>	<b>\$210,426.00</b>

## EEO Commitment

Kemper Construction Corporation is committed to Equal Employment Opportunity and does not discriminate against any person in any aspect of employment covered under federal and state laws and regulations prohibiting such actions. Furthermore Kemper Construction Company will ensure that all of its subcontractors are committed to and will provide for non-discrimination in employment for their respective employees. The contractor reiterated a commitment of achieving a diverse workforce.

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

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

In October 2005, the Sound Transit Board authorized an interagency agreement with the City of Issaquah (Motion No. M2005-69) committing Sound Transit to “use its best efforts to acquire property interests and to provide approximately 160 interim parking stalls during construction of the Project.” The proposed action fulfills this commitment.

Before closing the parking lot at the existing Issaquah Park-and-Ride for construction of the Issaquah Transit Center/SR 900 Project, Sound Transit will develop a gravel parking lot on leased land for transit patrons to use during construction of the project. Consistent with the direction provided by the Board in Resolution No. R2005-01, Sound Transit has executed a lease for use of the interim lot property. The proposed action provides authority to award the construction contract to make the interim lot improvements.

The interim parking lot will be a fully functional graveled parking site for 170 vehicles, including an asphalt concrete walk that will connect the paved ADA stalls to the existing walkway on the NW corner of NW Maple Street and SR 900. The development of the Issaquah Transit Center/SR 900 Project is expected to take approximately eighteen months, beginning in the summer of 2006.

In May 2005, a Request for Qualifications was issued for construction management services for construction of both the Issaquah Transit Center and the interim parking lot. The firm of Harris and Associates was selected as the highest qualified firm based on Sound Transit procedures for evaluating proposals and was selected to administer these construction contracts.

A SEPA Checklist and Determination of Nonsignificance (DNS) were 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 FTA in

December 2004. Both of these environmental documents addressed the need for an interim parking site, and concluded traffic impacts from a potential interim site would not be substantial.

**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
M2005-92	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
R2005-10	Authorizes the Chief Executive Officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), condemnation litigation, or entering administrative settlements, to pay eligible relocation and re-establishment benefits to affected parties as may be necessary for constructions of the Issaquah Transit Center/SR900 project, and to execute all documents necessary to convey interests acquired to the City of Issaquah.	3/24/05
R2005-01	Authorizes the Chief Executive Officer to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), condemnation litigation, or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected parties as may be necessary for certain property interests in connection with the construction of the Regional Express Issaquah Transit Center/SR900 project.	1/13/05

**CONSEQUENCES of DELAY**

A significant delay in awarding this contract will delay the completion of the interim parking, which may affect the beginning of the construction of the proposed expansion of the Issaquah Transit Center. A two-week delay will not adversely affect the project schedule.

**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/SR 900 project. The feedback was strongly supportive of the site of the existing Issaquah Park and Ride lot on SR900.

**ENVIRONMENTAL COMPLIANCE**

SK 12/16/05

**LEGAL REVIEW**

JW 12/27/05

## **SOUND TRANSIT**

### **MOTION NO. M2006-01**

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract with Kemper Construction Corporation to construct an interim parking lot for the Issaquah Transit Center in the amount of \$237,300 with a 10% contingency of \$23,730, for a total authorized contract amount not to exceed \$261,030.

#### **Background:**

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

In October 2005, the Sound Transit Board authorized an interagency agreement with the City of Issaquah (Motion No. M2005-69) committing Sound Transit to "use its best efforts to acquire property interests and to provide approximately 160 interim parking stalls during construction of the Project." The proposed action fulfills this commitment.

Before closing the parking lot at the existing Issaquah Park-and-Ride for construction of the Issaquah Transit Center/SR 900 Project, Sound Transit will develop a gravel parking lot on leased land for transit patrons to use during construction of the project. Consistent with the direction provided by the Board in Resolution No. R2005-01, Sound Transit has executed a lease for use of the interim lot property. The proposed action provides authority to award the construction contract to make the interim lot improvements.

The interim parking lot will be a fully functional graveled parking site for 170 vehicles, including an asphalt concrete walk that will connect the paved ADA stalls to the existing walkway on the NW corner of NW Maple Street and SR 900. The development of the Issaquah Transit Center/SR 900 Project is expected to take approximately eighteen months, beginning in the summer of 2006.

In May 2005, a Request for Qualifications was issued for construction management services for construction of both the Issaquah Transit Center and the interim parking lot. The firm of Harris and Associates was selected as the highest qualified firm based on Sound Transit procedures for evaluating proposals and was selected to administer these construction contracts.

A SEPA Checklist and Determination of Nonsignificance (DNS) were 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 FTA in December 2004. Both of these environmental documents addressed the need for an interim parking site, and concluded traffic impacts from a potential interim site would not be substantial.

**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 Kemper Construction Corporation to construct an interim parking lot for the Issaquah Transit Center in the amount of \$237,300 with a 10% contingency of \$23,730, for a total authorized contract amount not to exceed \$261,030.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 5, 2006.

  
Fred Butler  
Finance Committee Vice Chair

ATTEST:

  
Marcia Walker  
Board Administrator