

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Motion to Authorize the City Manager to Execute a Contract with Kirsten Betty & Associates for construction management services for the North City Business District Improvements
DEPARTMENT:	Public Works/CMO
PRESENTED BY:	Jill M. Marilley, P.E., City Engineer Jan K. Knudson, North City Project Lead/Economic Development Coordinator

PROBLEM/ISSUE STATEMENT: Staff is requesting that Council authorize the City Manager to execute a contract with Kirsten Betty & Associates (KBA) to perform construction management services for the North City Business District Improvements of the North City Project. The North City Project is identified in the City's 2003 CIP Budget. It is also identified as part of Goal No. 6 of the Council's 2003 –2004 Workplan - Implement an active economic development program.

The construction management services KBA will provide includes the following major items:

- Daily construction inspection and coordination with contractor and utilities;
- Daily reporting of contractor staff, equipment, material installation and working days;
- Coordination with City staff and interaction with the community;
- Tracking of construction material quantities;
- Material review and testing; and
- Creation of project as-builts (record drawings).

The improvements through the North City Business District (NCBD) include placing power and telecommunication utilities underground along with stormwater drainage, gas, sewer and water lines. This makes the project particularly complex and requires significant levels of coordination with the various utility providers in order to stay on schedule.

It is most cost effective to hire consultants to perform this coordination and the functions identified above. If the City hired the additional staff necessary to accomplish these tasks, these expanded staffing levels would then have to be reduced as this and other capital projects are completed. The City will remain the lead on the project providing oversight to the consulting contractors and coordinating with the businesses and members of the public.

SELECTION PROCESS: A Request for Qualifications was issued for the project on July 7, 2003. The City received 10 proposals and interviewed three firms. KBA was chosen to be the most responsive to the RFQ and qualified for the project.

KBA has significant experience in managing construction projects for municipalities and other public entities. They also have experience with similar road projects such as the SE 140th Project in Bellevue. Staff is also familiar with KBA's quality of service having worked with them in Seattle, King County.

FINANCIAL IMPACT: The current request for \$398,985.00 is within the project budget.

Beginning in 2002, the available funds, including grant funds, for design and construction of the entire North City Project, which includes NCBD improvements, pedestrian safety improvements along 15th Ave south of the NCBD and traffic mitigation projects in the 168th and 177th Street neighborhoods, equaled \$5,960,000. This does not include approximately \$1.4M Seattle City Light will be reimbursing the City for its portion of the underground utilities.

Design costs for the project total approximately \$1,090,000. As previously reviewed with Council, the percentage of design cost to construction cost is higher on this project than most others we have awarded. It has been anticipated for several reasons:

- The City is providing the electrical under grounding design for both Seattle City Light and the telecommunications companies. This was done to expedite the design process. Typically each utility would provide their own design, however time and schedule have been of the essence for this project. The City will pursue recovery of these cost to the extent possible and practical.
- The project goes beyond typical civil engineering design with many unique urban finishes being designed and performance specifications developed.
- The project had a higher investment in public process.
- There has been additional engineering analysis provided on specific elements requested by the City Council and the public.
- Additional design and approval processes necessary to reconcile design level findings related to right of way width needs and budget limitations with comp plan urban design expectations.
- There are two designs in one within the North City phase of the project. The design had to create an interim design that will work until the alley system is constructed and then allow a simple fix to convert the curb line to it ultimate configuration.

The improvements through the NCBD are estimated to be approximately \$3.47M plus the approximately \$1.4M cost for City Light facilities. Staff is continuing to negotiate with the telecommunication companies to provide their proportionate shares of funding for construction management on the project. These companies have already agreed to pay for their respective vaults and conduits.

Project costs for the North City Business District Costs can be generally summarized as follows:

Construction Contract	\$3.47M
Pre/post construction traffic mitigation	\$518,000
Overlay, restriping, signal timing on 15 th Ave NE	\$125,000
Design Contract	\$1.2M
In-house staff time	\$200,000
Construction Inspection	\$398,000
Total	\$5,911,000



RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute a construction management contract with Kirsten Betty & Associates for the North City Project for an amount not to exceed \$398,985.00.

ATTACHMENTS

Attachment A – North City Business District Improvements Design Elements

Attachment B – Proposed Cross Section

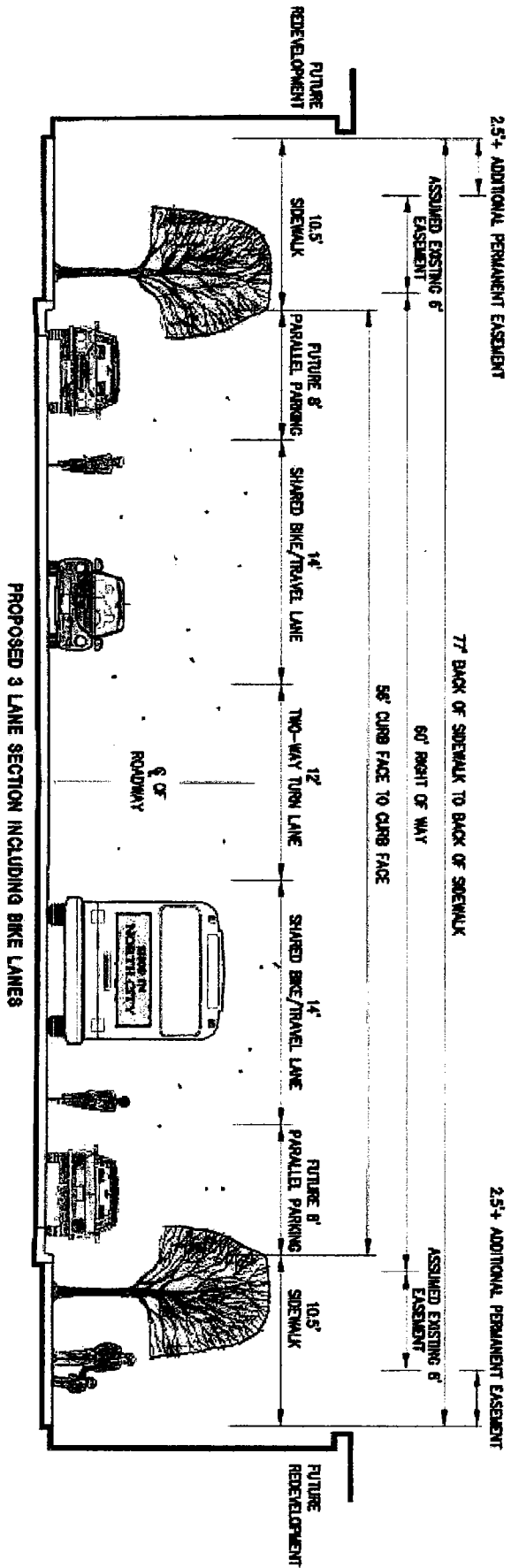
Approved By: City Manager  City Attorney 

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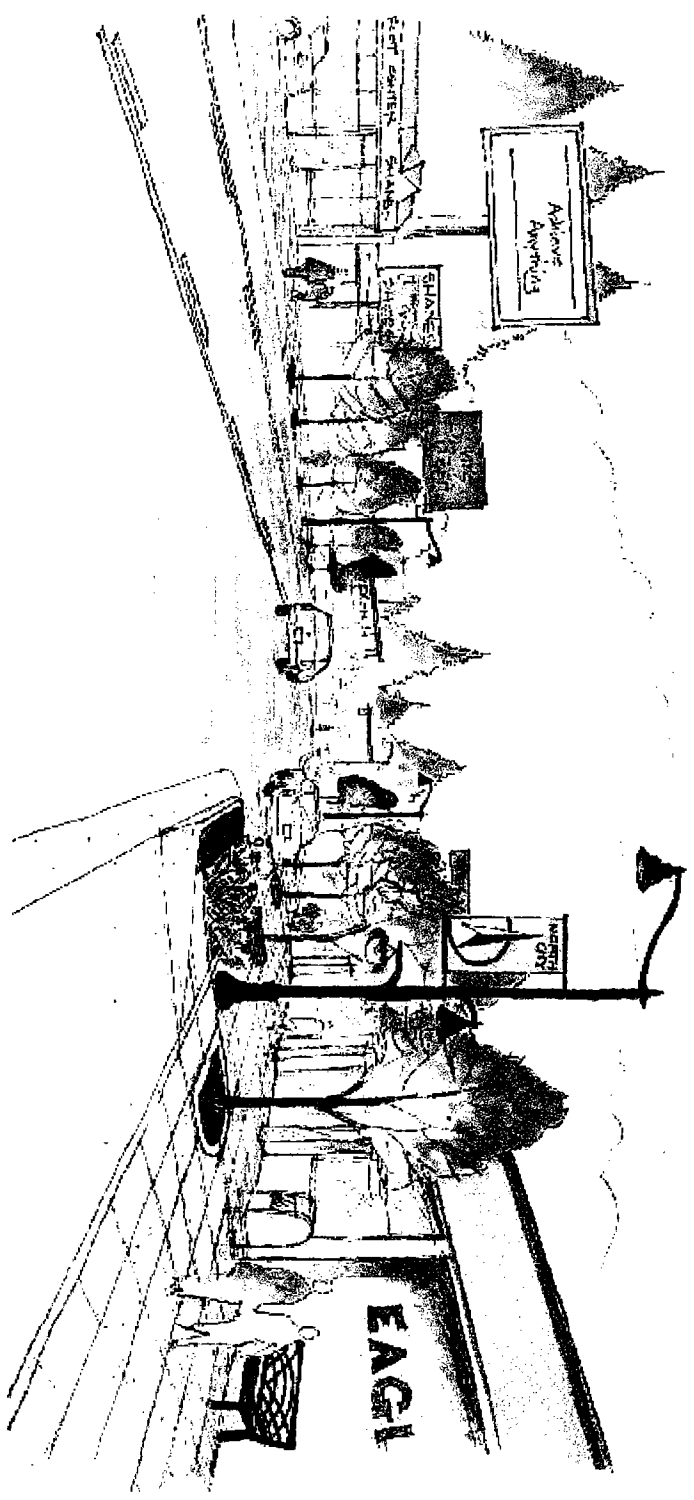
ATTACHMENT A

North City Business District Improvements Design Elements

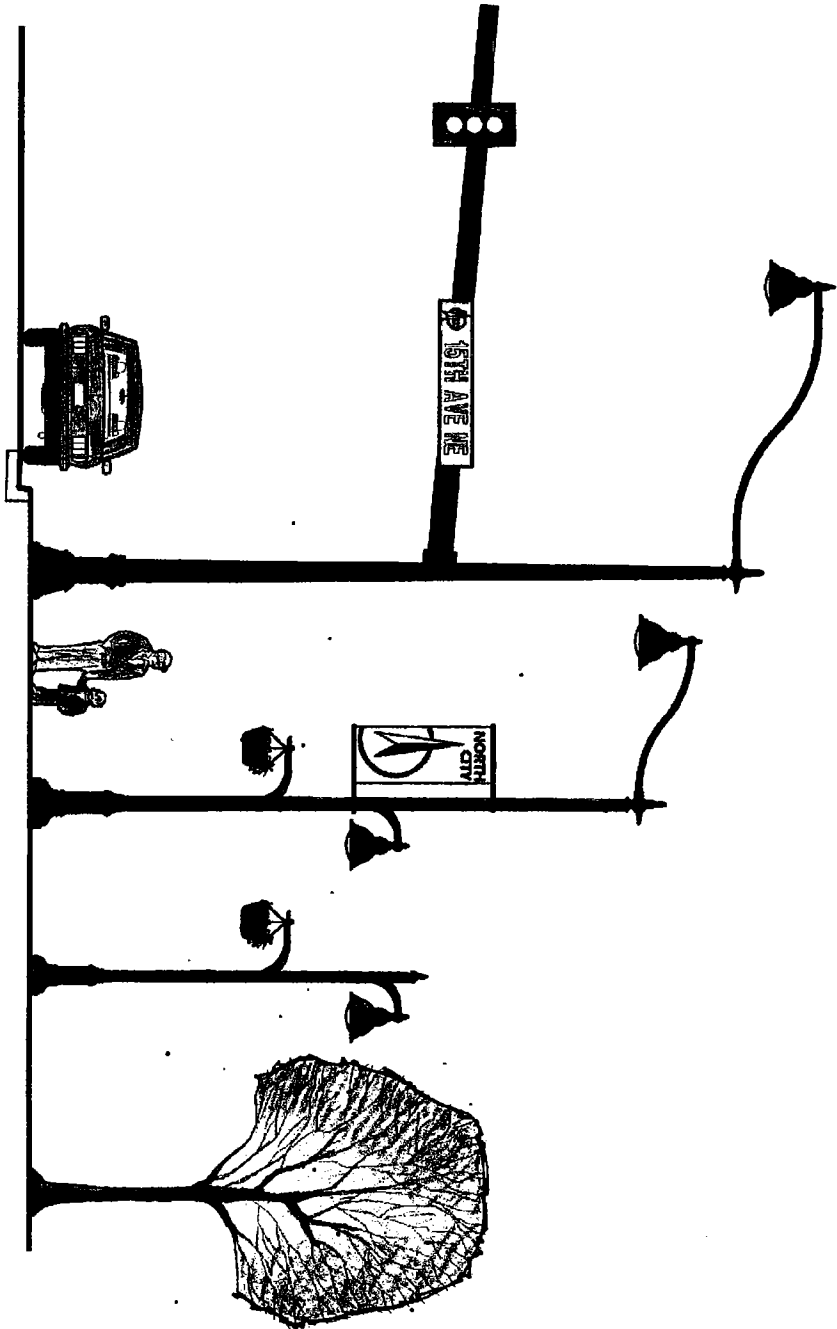
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April 22, 2003



April 22, 2003



Decorative Street Lights

KPG

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