

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize the City Manager to Execute an amendment to the Professional Services Contract with KPG to complete Design and Provide Construction Engineering Services during construction for the North City Project.
DEPARTMENT:	Public Works
PRESENTED BY:	Jan Knudson, Project Lead/Economic Development Coordinator Paul Haines, Public Works Director

PROBLEM/ISSUE STATEMENT: Staff is requesting additional budget authority to direct KPG, design engineers for the North City Project, to complete the design of the North City Project.

Staff and design engineers have encountered challenges in placing utilities underground through the North City Business District (NCBD). Due to physical constraints discovered during the design process, a 77-foot cross-section surfaced as the minimum necessary to achieve a project that could stay within budget and within the same construction season as currently planned.

The 77-foot cross-section deviates from the adopted North City Subarea Plan and Planned Action cross-section of 71 feet. However, after reviewing the issues, the Senior Strategy Team for the project agreed the 71-foot cross-section is not achievable and that a maximum allowed cross-section of 77 feet is reasonable given the physical constraints.

This solution requires additional design, however, which was not anticipated in KPG's initial contract. This new work also requires additional time. If authorized to proceed, the construction contract award date moves from December 1, 2003 to March 1, 2004, which still permits project start up in our targeted construction season.

ALTERNATIVES ANALYZED: No alternatives were analyzed for the contract amendment.

FINANCIAL IMPACT: The current request for up to \$50,000 additional budget authority is within the current project budget.

\$6.45 million is shown in the 2003-2008 CIP for the project. \$493,541 is identified as "Previous Expenditures". Beginning in 2002, the available funds, including grant funds, for design and construction of the North City Project equaled \$5,960,000.

The original KPG contract in 2002 was for \$327,019. That contract was amended to include \$20,000 to expand the signal warrant analysis at NE 170th Street and 15th Ave NE. A second amendment was authorized by Council in 2003 for \$630,000 to complete design of the North City Project.

Under administrative authority as outlined in the City's purchasing guidelines, the City Manager authorized an amendment for \$49,990 for KPG to continue work on the design changes resulting from the 77' cross-section and other redesign.

The total KPG design contract to date is approximately \$1,027,009. If Council authorizes on December 1 the additional amount of up to \$50,000 to complete the work, KPG's contract will total approximately \$1,077,009.

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 Comprehensive 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 solution that will work until the alley system is constructed and then allow a simple fix to convert the curb line to it ultimate configuration.

An additional contract amendment with KPG for Construction Engineering Services during construction of the project is being requested for up to \$25,000. Funds for these amendments are included in the current project budget.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute an amendment to the Professional Services Contract with KPG for up to \$50,000 to complete the design, plans and specifications for the North City Project; and for up to \$25,000 for construction engineering services during construction.

Approved By: City Manager  City Attorney N/A

Attachment A: Design Cross Section

INTRODUCTION

Staff is requesting that Council authorize the City Manager to execute an amendment to the professional services contract with KPG for completing the design, plans and specifications for the North City Project.

BACKGROUND

The NCBD/15th Avenue Project is identified in Goal No. 6 of Council's 2003 – 2004 Work Plan. Council adopted the North City Subarea Plan and Planned Action in July 2001. The purpose of the Plan and Planned Action, which included a 71-foot street cross-section through the NCBD, is to create a narrower streetscape to calm traffic and create a more human-scaled environment.

In February 2003, staff presented the 30% design to Council for concurrence and requested authorization to amend KPG's contract to complete design. The 30% design included a 77-foot cross-section to ensure enough travel-lane width to accommodate safe turning movements out of existing driveways onto 15th Ave.

DISCUSSION

The North City Project is at 90% design. Staff encountered challenges in placing numerous utilities underground in a confined physical space between the back of sidewalk and the street. Non-City Light utilities need to "sweep around" large City Light vaults that are located in and take up most of the 10.5' sidewalk. There is also a 24' wide band of concrete 10" thick under the middle two lanes of 15th Ave NE through the NCBD. This creates a project cost barrier to moving utilities further out into the right-of-way as a design solution.

As we have been developing design solutions to stay within these physical constraints, we found that we need a wider cross-section than was originally adopted in the North City Subarea Plan and Planned Action (71 feet from building face to building face). In some locations, there was the need to go beyond the 77-foot cross-section that was presented to Council February 2003.

One hallmark of the North City Subarea Plan and Planned Action is the sense of a street narrowing to calm traffic and create a more human-scaled environment. Creating a wider street was causing a potential conflict with the adopted Plan and the SEPA Planned Action, and not achieving our goals for the project. The Senior Strategy Team for the project met several times to discuss and resolve these issues.

The team agreed that the original 71' cross-section of the Plan is not achievable and that a maximum allowed cross-section of 77' is reasonable given the constraints in the project.

While this cross-section is consistent with what was presented to Council in February, additional design work is required to ensure this 77-foot cross-section. Telecommunication company lines that were initially designed to route outside this width to avoid conflicts with other utilities will need to be re-designed and any utility conflicts resolved. The cost of this work is estimated to be \$49,990. There is a chance that some of the costs associated with redesign can be recovered in negotiations with the affected utilities.

Staff has received Planned Action Approval from the Director of Planning and Development Services authorizing a deviation from the approved 71-foot to the required 77-foot cross-section through North City. The Director of Planning and Development Services has the authority to approve such a deviation upon a finding that it meets the intent of the Plan and has no significant environmental impacts over and above the adopted Planned Action.

Some of the work necessary for redesign and the planned action application can be accomplished under the existing budget authority. The additional amount staff will be requesting on December 1 is over and above KPG's existing contract as amended.

KPG's original contract was for \$327,019. That contract was amended to include \$20,000 to expand the signal warrant analysis at NE 170th Street and 15th Ave NE. A second amendment was authorized by Council in 2003 for \$630,000 to complete design of the North City Project. A third amendment for approximately \$49,990 was executed for additional surveying, analysis and design associated with non-NCBD aspects of the project. If Council authorizes on December 1 the additional amount of up to \$50,000 to complete the North City Project design, KPG's contract will total approximately \$1,077,009.

Finally, in addition to the amendment to complete project design, the December 1 request will include authorization to execute a contract amendment with KPG for Construction Engineering Services. These services are usual for the Engineer of Record during project construction and the contract amount is a contingency for changes that may be needed during construction. KPG is not providing construction management services for the project. The contract amendment amount for Construction Engineering services will be for up to \$25,000.

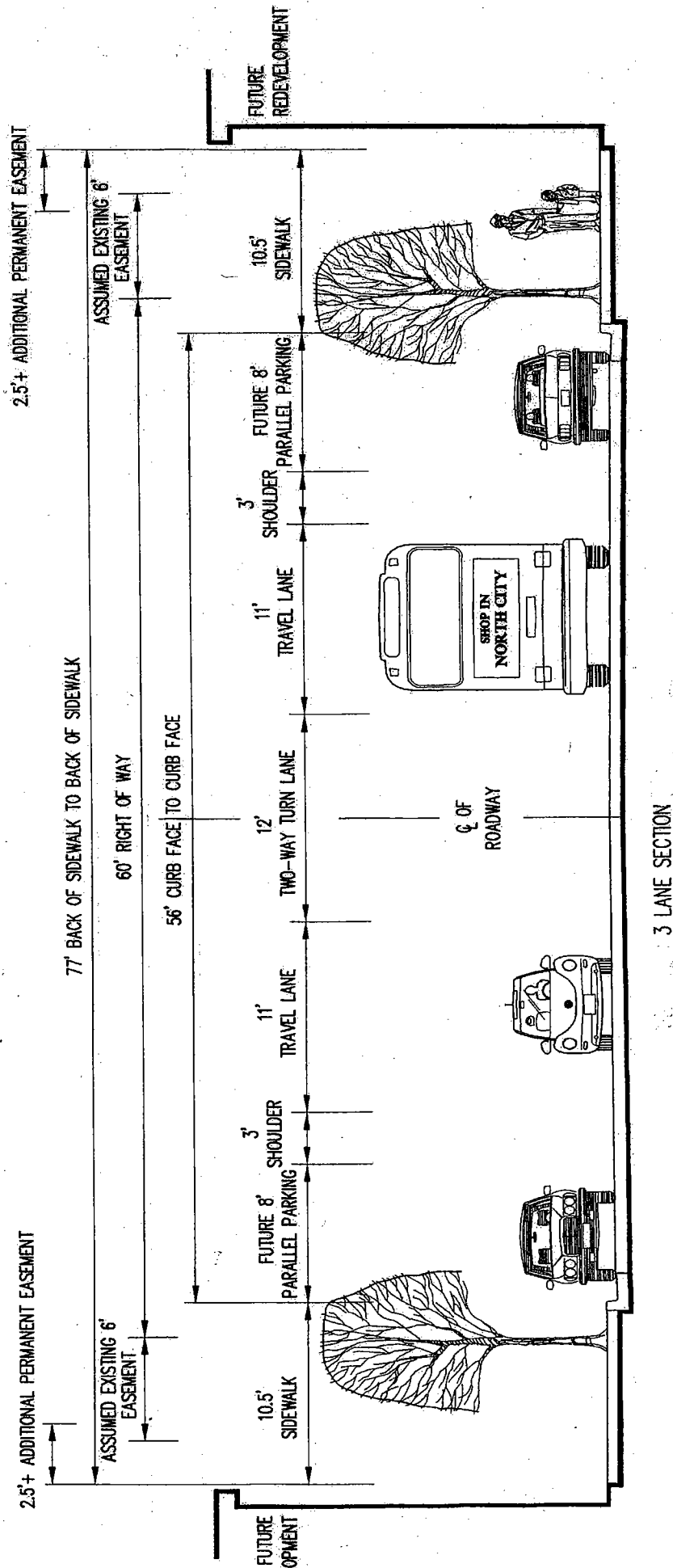
A contract for construction management and inspection services is currently being negotiated with a firm specializing in these services. This contract will be brought to the City Council prior to the construction bid award. Current budget has set aside \$250,000 for this service.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute an amendment to the Professional Services Contract with KPG for up to \$50,000 to complete the design, plans and specifications for the North City Project; and for up to \$25,000 for construction engineering services during construction.

ATTACHMENT A

North City Business District 15th Ave 77' Cross-Section



3 LANE SECTION