

AM No. 12-031 (C7)

MEMO TO:

City Council

FROM:

John Marchione, Mayor

DATE:

February 21, 2012

SUBJECT:

APPROVAL OF SUPPLEMENTAL CONSULTANT AGREEMENT NO. 1 FOR ENGINEERING DESIGN SERVICES, REDMOND CENTRAL CONNECTOR PHASE 1, PROJECT NO. 20021142

I. RECOMMENDED ACTION:

Approve Supplemental Consultant Agreement No. 1 with Berger Partnership for design services for Phase I of the Redmond Central Connector, Project No. 20021142, in an amount not to exceed \$143,500 including contingencies, and authorize the Mayor to sign the Agreement.

II. DEPARTMENT CONTACTS:

Craig Larsen, Parks and Recreation Director	425-556-2310
Bill Campbell, Director of Public Works	425-556-2733
Carolyn Hope, Senior Park Planner	425-556-2313
Mike Haley, Senior Project Manager	425-556-2843

III. DESCRIPTION:

In June 2010, the City purchased four miles of former BNSF Railroad right-of-way in Redmond and immediately began planning for the development of the corridor for city and regional projects such as a stormwater trunk line, a regional trail and linear park, north-south transportation connections, and future light rail. In June 2011, the City adopted the Redmond Central Connector Master Plan for the corridor, which identified a phased approach to building the regional trail and linear park. The design of Phase I of the Redmond Central Connector is currently underway.

During design development the project team identified a need for an interim parking lot west of Leary Way and south of the BNSF railroad right-of-way. Staff recommends developing the interim parking lot design in conjunction with the trail design to allow for construction of both facilities in summer 2012.

The Berger Partnership team is under contract to design the Redmond Central Connector trail and has provided a scope and fee to design and permit the interim parking lot. This

City Council February 21, 2012 Approval of Supplemental Agreement No.1 Engineering Design Services, Redmond Central Connector Phase I, Project No. 20021142 Page 2

Supplemental Agreement addresses coordination of the interim parking lot design with the Redmond Central Connector trail, and will allow for the parking lot to be constructed in coordination with the trail construction. In addition, this agreement addresses other out of scope items associated with the Sound Transit easement definition and future trail improvements to the north.

IV. IMPACT:

A. <u>Service Delivery:</u> This project will provide the first phase of design for the Redmond Central Connector trail in downtown Redmond, between the Sammamish River and Bear Creek along with an auxiliary parking lot for trail users and downtown business.

B. Fiscal:

Estimated Project Costs

Design	
Consultant Agreement (Preliminary and Final Trail Design)	\$ 843,737
City Administration	90,000
Subtotal of Approved Budget as of June 21, 2011	933,737
Proposed Supplement No. 1 (Leary Way Parking Lot Design)	<u>143,500</u>
Total Proposed Design Phase Costs	\$1,077,237
Project Funding	
Parks CIP	\$ 410,632
State Department of Commerce Grant	200,000
Federal Transportation Enhancement Grant	353,850
Business Tax Transportation Improvements (BTTI)	112,755
Total Funding	\$1,077,237

V. ALTERNATIVES:

The City Council could choose not to approve the Supplemental Agreement No. 1; however, this would delay the parking lot design and construction.

VI. TIME CONSTRAINTS:

Complete Final Design	May 2012
Advertise for Bids	June 2012
Construction Period	Summer 2012 - Spring 2013

City Council
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Approval of Supplemental Agreement No.1 Engineering Design Services,
Redmond Central Connector Phase I, Project No. 20021142
Page 3

The final design is projected to be complete in May 2012, with construction beginning in summer 2012, and complete by the end of 2012 or early 2013, which is desired to meet grant requirements and in order to celebrate the trail grand opening as part of the Redmond Centennial.

VII. LIST OF ATTACHMENTS:

A. Vicinity Map

B. Supplemental Consultant Agreement No.1

William J. Campbell, Director of Public Works

Graig Larsen, Director of Parks and Recreation

Approved for Council Agenda

John Marchione, Mayor

2/13/19

2/5/12 Date

Attachment A



Vicinity Map

Redmond Central Connector

Attachment B

Redmond Central Connector Project No. 20021142

SUPPLEMENTAL AGREEMENT NO. 1

This SUPPLEMENTAL AGREEMENT, made and entered into this	day of	, 2012,
between the City of Redmond, Washington, hereinafter called the $\overline{\text{CITY}}$	-	•
P.S., hereinafter called the CONSULTANT, amends an earlier Agreemo	ent (AGREEM)	ENT) dated June
50, 2011.		
DESIGNATION OF THE PROPERTY OF	T.	

WHEREAS the CITY desires to supplement the original AGREEMENT;

NOW THEREFORE, it is mutually agreed that the terms, stipulations, and conditions of the original AGREEMENT shall be binding upon the parties hereto except insofar as amended by this SUPPLEMENTAL AGREEMENT as follows:

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Section II, SCOPE OF WORK, is amended by the additional tasks summarized in Exhibit A-1attached hereto.

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Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the completion date for all work to read December 31, 2012.

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Section V, PAYMENT, shall be amended to compensate the CONSULTANT for the work described in Exhibit A-1.

A breakdown of the CONSULTANT'S cost proposal is attached hereto as Exhibit B-1. By this reference the exhibit is made a part of this SUPPLEMENTAL AGREEMENT.

Summarized below are the costs as listed in the original AGREEMENT and as modified by this SUPPLEMENTAL AGREEMENT.

Summary									
Description	Original Agreement	Supplement No. 1	Supplement No.	Total					
Labor Cost	\$747,142	\$127,755		\$874,897					
Reimbursables	\$16,870	\$2,700		\$19,570					
Total	\$764,012	\$130,455		\$894,467					
Contingency	\$79,725	\$13,045		\$92,770					
Grand Total	\$843,737	\$143,500		\$987,237					

EXECUTION

IN WITNESS WHEREOF, the parties have executed this SUPPLEMENTAL AGREEMENT by having their representatives affix their signatures below.

Berger Partnership, P.S.	CITY OF REDMOND
ByGuy Michealsen	By
Principal	
	Attested:
	ByCity Clerk
	A
	Approved as to Form: By City Attorney

City of Redmond Central Connector Design Project

Additional Scope of Work-Leary Way Parking Lot

Berger Partnership, P.S.

January 26, 2012

A. PROJECT DESCRIPTION / BACKGROUND

The scope of work is provided to include the Final Design of the temporary long-term Leary Way Parking lot. This work includes design, planting, irrigation, site entitlement, storm drainage design, lighting analysis and design, traffic analysis from parking lot onto Bear Creek Parkway, utility coordination with PSE, and site utility upgrades and design to the Bid Document level.

B. General Assumptions

In addition to the existing scope of work under contract, the following assumptions are made to provide further direction to this added scope of the design:

Design Standards and Guidelines

- Temporary Use Permit (Based on 2008 Addendum)
- Site Plan Entitlement Application
- Shoreline Master Program
- City of Redmond Parking and Landscape Standards

Parking Lot Design

The scope of work assumes Parking Lot design shall include, but is not limited to:

- ☐ Layout of stalls, ingress, egress, and pedestrian access points.
- □ Adjacent landscaping, irrigation, and parking lot illumination.
- □ Surface material design and detailing.
- ☐ Parking meter system / documentation will <u>not</u> be included in this scope of work.
- ☐ Site Entitlement / Permitting as necessary to complete the project.
- □ Traffic analysis for adjacent roadways.
- □ Integration of base scope artist program.

City Review

- ☐ The process for design, specifications, and estimates will follow the base project scope starting from 30% documentation and includes: 60%, 90% and Bid PS&E submittals
- □ Site Entitlement Plans These plans will be developed in parallel with the construction documentation submittals and as part of the Shoreline Permit for the base project. As part of the permitting process, additional information or plans sets (up to 2 maximum revisions for permitting) will be provided as necessary for permit application of the parking lot and adjacent landscape.

Limits of Improvements

□ Improvements of this proposal are limited to the southern block of the "Station Area" shown in the master plan, bounded by Leary Way, Bear Creek Parkway, and 161st Street. Project limits extend from ST Easement area to back of curb on adjacent roadways.

Central Connector Design Project

Property Needs

- No property acquisition will be required as part of this scope of work. The project will be designed within the existing public right-of-way with no additional right-of-way or easements required.
- ☐ City will coordinate and acquire all required easements for the project.

Structural Engineering

□ No structural engineering is part of this additional scope of work

Geotechnical Engineering

□ No geotechnical engineering is part of this additional scope of work

Signage

This scope of work includes identifying and locating City standard signage. The scope of work does not include the design or layout of alternative signage.

Construction Services

Construction Services are not included in this agreement, but may be scoped under a future supplemental agreement.

Reimbursable Expenses:

□ Reimbursable expenses are provided on a per-task basis. Reimbursable expenses include printing, reprographic expenses, CAD plots, travel costs, Subconsultant B&O taxes and other reimbursable expenses.

C. Scope of Work

Task 16: Leary Way Parking Lot:

16.1 Preliminary Design – 10% Layout

Task 16.1 Deliverables

コー10% Plan Set - Completed

16.2 30% Design Development

Task 16.2 Deliverables

□ 30% Plans – Include grading, drainage, layout, landscape, traffic flow, cost estimate, parking meter study (kiosk). - Completed

16.3 60% Design Development

The Consultant shall prepare 60% complete design for the Leary Way Parking lot. It is anticipated that additional sheets will be added for Leary Way Parking lot as shown below:

Task 16.3 Deliverables.

- □ 30% Comment Response (Spreadsheet / 2 Meetings with City)
- □ Prepare additional 60% plans (5)-11x17 copies
 - Landscape Plan / Materials Plan (1"=20' / 1 sheet)

Central Connector Design Project

- Landscape Details (1"=20' / 1 sheet)
- Planting Plan (1"=20' / 1 sheet)
- Irrigation Plan (1"=20' / 1 sheet)
- Grading, Drainage, and Utility Plan Sheet and Details (1"=20' / I sheet)
- Illumination Plan, Signage Plan and Details (1"=20' / 1 Sheet)

16.4 90% Plan Documentation

The Consultant shall prepare 90% plans for review and approval by the City. It is anticipated that additional sheets will be added for Leary Way Parking lot as shown below:

Task 16.4 Deliverables:

- □ 60% Comment Response (Spreadsheet / 2 Meetings with City)
- □ Prepare additional 90% plans (5)-11x17 copies
 - Landscape Plan / Materials Plan (1"=20' / 1 sheet)
 - Landscape Details (1"=20' / 1 sheet)
 - Planting Plan (1"=20' / 1 sheet)
 - Irrigation Plan (1"=20' / 1 sheet)
 - Grading, Drainage, and Utility Plan Sheet and Details (1"=20' / 1 sheet)
 - Illumination Plan, Signage Plan and Details (1"=20' / 1 Sheet)

16.5 Bid Documentation

The Consultant shall incorporate 90% comments and prepare Bid Document Plans for advertisement for bids.

Task 16.5 Deliverables:

- □ 90% Comment Response (Spreadsheet / 2 Meetings with City)
- □ Prepare additional Bid Document plans (5) 11x17 copies, (2) 22x34 copies, (10) specifications, cost estimate and upload to BXWA.com

16.6 Cost Estimation

The Consultant will calculate quantities and prepare construction cost estimates in support of the 60%, 90% and Bid Documents.

Task 16,6 Deliverables:

□ Engineer's Estimate for 60%, 90%, Bid plans

16.7 Specifications

The Consultant will prepare 60% (outline), 90% and Bid Document specifications for review and approval by the City. Specifications will be based on 2012 WSDOT Standard Specifications, using contract boilerplate and general specifications provided by the City.

Task 16.7 Deliverables:

□ Specifications for 60%(Outline), 90%, Bid plans

16.8 Stormwater Report

Supplement Draft and Final Project Specific Drainage Report as described in Task 9 base scope of work. At this time, no additional Geotechnical exploration will be conducted at the site for storm water design and installation purposes. The storm water report for this site will compile past reports and borings to determine storm water needs.

Task 16.8 Deliverables

Supplemental Draft and Final Project Specific Drainage Report

16.9 Traffic Analysis

Provide traffic analysis of impacts of Leary Way parking lot onto Bear Creek Parkway and Leary Way. Intersection design, signalization, or warrant analyses are not included in this contract.

Task 16.9 Deliverables

□ Traffic Analysis Memo

16.10 Utility Coordination

Utility Coordination with PSE: Coordination shall include obtaining copies of available utility maps and discussions of the need for relocations, adjustments, and upgrades of existing utilities and installation of new facilities. The Consultant shall prepare minutes of all meetings with PSE documenting decisions.

Task 16.10 Deliverables:

□ Meeting minutes

16.11 Arborist Survey / Report

Arborist report, amendment to base scope including tree inventory, tagging and evaluation for existing trees within Leary Way Parking Lot scope.

Task 16.11 Deliverables:

- □ Amended Arborist report including tree inventory, tagging and evaluation
- □ Tree Preservation Plan for Site Entitlement process.

16.12 Artist Integration

Our team will continue the integration of artwork into the area of scope for the parking lot and adjacent landscape with the selected artist for the Redmond Central Corridor project. Additional coordination with the artist will be included in the additional scope of work.

Task 16.12 Deliverables:

Provided in plan documentation

16.13 Environmental Permitting

Additional shoreline and environmental permitting will be completed under Task 14.1 of the base contract.

Task 16.13 Deliverables:

- Shoreline Permit (incorporate into Redmond Central Connector Shoreline Permit)
- □ SEPA Application / Checklist (if required separately for Parking Lot Temporary Use Permit)

16.14 Site Permitting / Site Entitlement

Coordination and development of plans for use by City Staff in acquiring Temporary Use Permit and Site Entitlement for the Parking Lot.

Task 16.14 Deliverables:

- □ Temporary Use Permit
 - Complete application and checklist for submittal
 - Attend 3 meetings with City Staff
 - Pre-application
 - Review Additional Information
 - Intake Meeting
 - Vicinity Map
 - Site Plan
 - Lighting Plan / Details
 - Signage Plan / Details
 - SEPA Documentation (under task 16.13)
- □ Site Entitlement Application
 - Tree Preservation Plan (under task 16.11)
 - Tree Health Assessment (under task 16.11)
 - Landscape and Lighting Plans meeting application requirements

16.15 Management / coordination / administration

Additional project management, coordination and administration will be performed per the base contract scope of work.

16.16 Provide additional base map and DTM for the Leary Way Temporary Long-Term Parking Lot.

Survey limits include south of BNSF ROW, east of 161st Avenue NE to Leary Way and north of Bear Creek Parkway. Field review base map for accuracy.

Task 16.16 Deliverables:

- □ Additional Base Map
- □ Additional DTM

<u>Task 17: Base Contract – Out of Scope Work:</u>

This scope of work also includes additional traffic analysis for the intersections of Leary Way and NE 76th Street and 166th Avenue NE and NE 76th Street, to provide Traffic Operations documentation and cost comparisons of signalized intersection options versus rectangular rapid flash beacons (RRFB) at the above intersection as described herein.

This scope also includes coordination efforts for the Sound Transit and King County Easements, Coordination with Center Pointe Development on design development concepts, wayfinding coordination with City Staff, and grant assistance with the North Redmond Central Trail.

17.1 Additional Project Coordination / Mapping

This task covers the additional scope requested by the City for coordination and development beyond the base scope of work with various entities and adjacent land owners. These include, but are not limited to the Sound Transit Easement mapping, Center Pointe Development site, City of Redmond wayfinding, and North Redmond Central Corridor grant coordination.

Task 17.1 Deliverables:

□ Varies per request / coordination effort

D. DELIVERABLES

Deliverables prepared by the Consultant are identified at the end of each task in the scope of work.

E. CITY OF REDMOND PROVIDED ITEMS:

The	City of Redmond will provide/prepare the following, if available:	
O .	Any appropriate completed studies and reports	

- ☐ Submittal reviews, comments, and approvals (1 set of comments per submittal)
- Sewer as-builts, including side sewer locations or video of the sewer indicating the location of side sewers.
- ☐ Water as-builts, including the location of side services
- □ Stormwater as-builts
- Street as-builts
- Specifications contract & general special provisions samples.
- Meeting room arrangements
- ☐ Title reports
- Permit fees
- □ Arrangements for Value Engineering Study, if required.
- ☐ Information on property leases within the project area
- All required reproduction necessary for permit/applications including but not limited to; Shoreline Permit, Temporary Use Permit, and Site Entitlement process.

EXHIBIT B-1

CONSULTANT FEE DETERMINATION

PROJECT: Redmond Central Connector

NEGOTIATED HOURLY RATES:

<u>Classification</u>	<u>Hours</u> x	<u>Rate</u>	=	<u>Cost</u>
Principal	61	\$170		\$10,370
Project Manager	405	\$125		\$50,625
LA Staff	116	\$90		\$10,440
Administratioin	16	\$55		\$880

TOTAL = \$72,565.00

REIMBURSABLES:

"mileage, reproduction, utility locates, traffic control"	= \$ 600.00
SUBCONSULTANT COSTS (see C-1)	= \$_57,290.00
TOTAL	= \$130,455.00
CONTINGENCIES:	= \$ 13,045.00
GRAND TOTAL:	= \$143,500.00



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EXHIBIT C-1

SUBCONTRACTED WORK

The CITY permits subcontracts for the following portions of the work of the AGREEMENT:

	TOTAL	\$57.290.00
Tree Solutions	Arborist	\$670.00
GeoEngineers	Environmental Documentation	\$5,000.00
KPG Inc. (See Attached C-3 for Details)	Civil Engineering, Traffic, Survey	\$51,620.00
SUBCONTRACTOR	WORK DESCRIPTION	AMOUNT