

**CITY COUNCIL REGULAR SESSION**

Resolution authorizing execution of Supplement 1 of a Professional Engineering Services Agreement with KPFF, Inc. in the amount of \$149,022.58, plus all applicable taxes, to provide engineering support services during construction of the 130th Avenue NE Station Area Park and Ride Project (CIP Plan No. PW-R-209 and CD-48).

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*Transportation Department*

**EXECUTIVE SUMMARY**

This Resolution provides engineering support services during construction of the 130<sup>th</sup> Avenue NE Station Area Park and Ride project. KPFF, Inc. performed the design and is the Engineer of Record for this project. A motion to award the construction contract for this project is also scheduled for the June 21 Council meeting.

**RECOMMENDATION**

Move to adopt Resolution No. 9954

**BACKGROUND/ANALYSIS**

On November 15, 2011, the City and Sound Transit entered into an Umbrella Memorandum of Understanding (MOU) related to the construction, operation and maintenance of the East Link project including the City's contribution for a downtown tunnel.

On May 6, 2015, an Amended and Restated MOU was completed, finalizing negotiations related to the additional property rights exchanged. Contemplated in the MOU was an agreement for Sound Transit to transfer in fee three parcels between 130<sup>th</sup> and 132<sup>nd</sup> Avenue NE (130<sup>th</sup> Parcels) to the City for mixed-use, transit-oriented development (TOD), subject to the requirement that the City's redevelopment of the parcels integrate a 300-stall park and ride facility on the property prior to the start of East Link fare service. The terms of the conveyance and requirements for the City's delivery of the parking facility are outlined in the "Conveyance Agreement for Property at 130<sup>th</sup> Station" (Agreement) effective October 17, 2019.

To maximize the ability of the City to advance the vision set forth in the BelRed Plan and BelRed TOD Planning Objectives (approved by Council on January 16, 2016), the agreement provides the City multiple options for delivering Sound Transit's required parking facility on time. Included in those options is the ability for the City to extend the timeline for delivering the required on-site permanent parking facility to 2028 through the provision of interim parking facilities on and off-site while the TOD project is being planned and constructed.

On April 29, 2020, the City notified Sound Transit of its plan to pursue the "Interim Parking Option" and advance planning and design for an interim park and ride facility on the 130<sup>th</sup> Parcels. Development of

an interim park and ride facility on the 130<sup>th</sup> Parcels is required to ensure the City can meet its contractual obligation to deliver parking by the accelerated East Link in-service date. Additionally, it allows the City to continue its work analyzing feasibility of redevelopment scenarios and associated public-private partnership strategies that will ensure completion of a TOD project that integrates a permanent parking facility for Sound Transit by 2028.

This contract was created to complete the design and prepare the construction contract documents for the 130<sup>th</sup> Avenue NE Station Area Park and Ride. The services under this supplement will consist of, but are not limited to, site visits and regular contractor meeting support, response to Requests for Information (RFIs), response to constructability issues and plan clarifications, review and approval of shop drawings and submittals, geotechnical construction observation support, and developing as-built drawings.

As part of the 2021-2027 Capital Investment Program (CIP) budget, adopted by Council on December 14, 2020, the 130<sup>th</sup> Avenue NE Station Area Park and Ride (CIP Plan No. PW-R-209) project and the Public-Private Partnership – BelRed TOD project (CIP Plan No. CD-48) was funded for partial implementation. Over the past year City staff have been in discussion with the U.S. Department of Transportation Build America Bureau on the possibility of adding this project to our TIFIA portfolio of projects. This would provide an opportunity to cover the difference between the budgeted amount and project bid, while also allowing the City to refinance the current loan to today's lower interest rate. While refinancing to lower interest rates may still be beneficial and remains in progress, the current terms to add this new project is not proving beneficial. Instead, staff seek to redirect project savings to fully fund the project.

The completion of this project is anticipated in August 2022.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

Timely execution of the interim park and ride is required for the City to retain possession of the 130<sup>th</sup> Parcels. Timely execution of this project is directly connected to the City's ability to advance the 130<sup>th</sup>/BelRed Station Area planning vision and remain consistent with the BelRed TOD Planning Principles and 130<sup>th</sup> Station Area TOD Planning Principles approved by Council on January 25, 2016.

### **Fiscal Impact**

This is one of three items scheduled for Council action tonight for the 130<sup>th</sup> Avenue NE Station Area Park and Ride Project (CIP Plan No. PW-R-209) and the Public-Private Partnership – BelRed TOD Project (CIP Plan No. CD-48). The first item is an Ordinance to amend the budget for PW-R-209 and to award the bid to construct the project; the second item is a Resolution to execute an agreement with HDR, Inc. for construction management support services.

This action obligates the City to \$149,022.58, plus all applicable taxes, for professional engineering services during construction of the 130<sup>th</sup> Avenue NE Station Area Park and Ride Project (CIP Plan Nos. PW-R-209 and CD-48) with KPFF Consulting Engineers, Inc. Sufficient funding exists in CD-48 to fund this contract.

<b>Professional Services Agreement with KPFF Consulting Engineers, Inc.</b>	
Original Contract (No. 2050123)	\$372,637.84
Supplement No. 1 (Tonight's Action)	\$149,022.58
<b>New Contract Total Amount</b>	<b>\$521,660.42</b>

## OPTIONS

1. Adopt the Resolution authorizing execution of Supplement 1 of a Professional Engineering Services Agreement with KPFF, Inc. in the amount of \$149,022.58, plus all applicable taxes, to provide engineering support services during construction of the 130th Avenue NE Station Area Park and Ride Project (CIP Plan No. PW-R-209 and CD-48).
2. Do not adopt the Resolution and provide alternative direction to staff.

## ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Vicinity Map
  - B. CIP Project Description (PW-R-209)
  - C. CIP Project Description (CD-48)
- Proposed Resolution No. 9954

## AVAILABLE IN COUNCIL LIBRARY

Supplemental Agreement