

## STAFF REPORT

### SOUND TRANSIT MOTION NO. M2000-91

#### Contract for Architectural, Landscape Architecture, and Urban Design Services for Northgate and Roosevelt Stations (Station Design Package #8)

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	9/21/00	Discussion/Possible Action	Paul Bay, Director, Link Bill Houppermans, Chief Engineer Debora Ashland, Architect	(206)398-5134 (206)398-5125  (206)689-3309

#### **PROPOSED ACTION**

This action authorizes the Executive Director to execute a contract with Hewitt Architects for architectural, landscape architecture, and urban design services for Northgate and Roosevelt Stations (Station Design Package #8) within the Central Link Light Rail project. This contract includes preliminary engineering and final design work for the Northgate station, preliminary engineering for two Roosevelt stations, and final design for one Roosevelt station. Both stations include associated architectural and urban design work within the line segments. Initially, the consultant will be authorized to proceed with preliminary engineering only. This establishes a contract amount of \$3,355,000 with a 10% contingency of \$335,500 for a total authorization not to exceed \$3,690,500.

#### **KEY FEATURES**

##### **Highlights of Proposed Action:**

- ◆ Authorizes the Executive Director to execute a contract with Hewitt Architects for architectural, landscape architecture, and urban design services for the Northgate and Roosevelt stations (Station Design Package #8).
- ◆ Authorizes a contract amount of \$3,355,000 with a 10% contingency of \$335,500, for a total authorized amount not to exceed \$3,690,500.
- ◆ Includes preliminary engineering for the design of both the 12th Avenue and 8th Avenue stations in the Roosevelt District, final design for one Roosevelt station, and preliminary engineering and final design of the Northgate station and related park and ride structure.
- ◆ Includes 18% M/W/DBE participation.

##### **Discussion of Proposed Action:**

On March 1, 2000, Sound Transit requested Statements of Qualifications and Proposals (RFQ/P No. RTA/LR 27-00) for architectural, landscape architecture, and urban design services

for preliminary engineering and final design for the Northgate and Roosevelt Stations (Station Design Package #8) for the Central Link Light Rail project. The architectural team was selected through a competitive qualifications-based process as established in the RFP. Four proposals were received on March 31, 2000. The Sound Transit Selection Committee evaluated and interviewed all proposals and identified Hewitt Architects as best qualified to perform these services.

Initially, the consultant will be authorized to proceed with preliminary engineering only. The Finance Committee previously approved Central Link station design packages #1 through #6 on October 7, 1999, and design package #7 was approved by the Finance Committee on January 20, 2000. This completes the selection of architectural teams for the Central Link Light Rail project.

This contract includes preliminary engineering and final design work for the Northgate station, preliminary engineering for two Roosevelt stations, and final design for one Roosevelt station.

**SUMMARY OF CONTRACT COSTS**

STATION DESIGN PACKAGE	# 8 Roosevelt and Northgate
CONSULTANT	<b>Hewitt Architects</b>
Preliminary Engineering Contract	<b>\$1,375,000</b>
Final Design Contract	<b>\$1,980,000</b>
Total PE & FD Contracts	<b>\$3,355,000</b>
Total Contingency (10%)	<b>\$335,500</b>
<b>TOTAL</b>	<b>\$3,690,500</b>

The architectural design team procured through this process will continue to support and provide design work to the ongoing civil engineering effort within the schedule allotted for preliminary engineering and final design. Architectural design services include design of the station finishes and preparation of plans, specifications, and estimates for station architecture. The scope of work also includes the following:

- Community outreach in coordination with Sound Transit
- Collaboration with Link artists
- Interface with civil facilities and systems
- Design of transition structures, portals and landscape along the guideway in coordination with civil design
- Design of canopy structures and/or station entries
- Implementation of system-wide light rail signage requirements
- Station lighting fixture selection
- Landscape architecture
- Urban design of relevant streetscapes
- Identification of applicable permits

Proposers were requested to establish and detail a plan to utilize certified Minority, Women, and Disadvantaged Business Enterprises (M/W/DBE). Hewitt Architects proposed in this contract to use 18% M/W/DBE participation. The seven station design packages previously approved for contract award by the Finance Committee on October 7, 1999, and January 20, 2000, included a total of 31 local firms located within the Sound Transit service region. Station design package #8 will not add any additional companies to that list. A summary listing the Hewitt Architects sub-consultant team is attached.

**BUDGET**

Sound Move authorized expenditures to perform preliminary engineering for the line segment running from the University District to Northgate. Costs related to designing two potential routes in this line segment are expected to cause the expenditures to exceed the budget for preliminary engineering and final design for these tasks.

Total Project Budget	Budget for this Task (A)	Expenditures to Date (B)	Total Amount Requested (C)	Shortfall or Surplus (A-[B+C])
\$95,677,000	\$3,200,000	\$0	\$3,690,500	(\$490,500)

(B) No expenditures to date for this task.

**ALTERNATIVES**

- Do not proceed with the architectural services until later in the final design phase of civil engineering.

This alternative does not allow for design input from the architectural teams to the engineering effort for the civil facilities and public outreach program. This alternative may also affect the final design schedule negatively by delaying the completion of architectural design for the stations.

**CONSEQUENCES OF DELAY**

Delaying the award of this contract could delay completion of the coordinated light rail engineering work for these design segments and result in an inability to open the line to Northgate in accordance with Sound Move schedules.

**REGIONAL PARTNERSHIP AND COOPERATION**

This work will be coordinated with the City of Seattle and King County Metro.

**PUBLIC INVOLVEMENT**

This work includes graphic materials and presentations of station designs throughout the design process to the City and at community meetings.

**LEGAL REVIEW**

MBL 9/5/00

## SOUND TRANSIT

### MOTION NO. M2000-91

A motion of the Finance Committee of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract with Hewitt Architects for architectural, landscape design, and urban design services for Northgate and Roosevelt Stations in the Central Link Light Rail project. The action establishes a contract amount of \$2,910,000, including a 10 percent contingency of \$290,000 for a total authorized amount not to exceed \$3,200,000.

#### **Background:**

On March 1, 2000, Sound Transit requested Statements of Qualifications and Proposals (RFQ/P No. RTA/LR 27-00) for architecture, landscape architecture, and urban design services for preliminary engineering and final design for the Northgate and Roosevelt Stations (Station Design Package #8) for the Central Link Light Rail project. The architectural team was selected through a competitive qualifications-based process as established in the RFP. Four proposals were received on March 31, 2000. The Sound Transit Selection Committee evaluated and interviewed all proposals and identified Hewitt Architects as best qualified to perform these services.

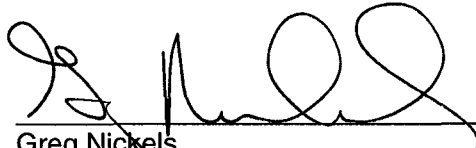
The Finance Committee previously approved Central Link station design packages #1 through #6 on October 7, 1999, and design package #7 was approved by the Finance Committee on January 20, 2000. This completes the selection of architectural teams for the Central Link Light Rail project.

This contract includes preliminary engineering and final design work for the Northgate station, preliminary engineering for two Roosevelt stations, and final design for one Roosevelt station. Initially, the consultant will be authorized to proceed with preliminary engineering only. Architectural design services include design of the station finishes and preparation of plans, specifications, and estimates for station architecture.

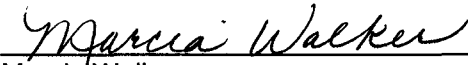
#### **Motion:**

It is hereby moved by the Finance Committee of the Board of the Central Puget Sound Regional Transit Authority that the Executive Director is authorized to execute a contract with Hewitt Architects for architecture, landscape architecture, and urban design services for Northgate and Roosevelt Stations (Station Design Package #8) in the Central Link Light Rail project for a contract amount of \$2,910,000, with a 10% contingency of \$290,000, for a total authorized amount not to exceed \$3,200,000.

APPROVED by the Finance Committee of the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on the 21<sup>st</sup> day of September 2000.

  
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Greg Nickels  
Finance Committee Chair

ATTEST:

  
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Marcia Walker  
Board Administrator

**Station Design Package #8  
RTA/LR 27-00  
Hewitt Architects**

<b><u>Company</u></b>	<b><u>Address</u></b>	<b><u>Contact Name</u></b>	<b><u>Contract %</u></b>	<b><u>DBE</u></b>
Hewitt Architects (Prime)	119 Pine Street Suite 400 Seattle, WA 98101	David Hewitt	81%	
C3 Management Group (C3MG)	25 Central Way Suite 310 Kirkland, WA 98033	Denise Purdue	2.8%	X
Nakano Associates	300 E. Pike Street Suite 2000 Seattle, WA 98122	Kenichi Nakano	13.3%	X
Suzuki Associates Architects	317-17 <sup>th</sup> Avenue South Seattle, WA 98144	N. Robert Suzuki	2.1%	X
Lumena	1601 Fifth Avenue Suite 900 Seattle, WA 98101	Denise Simpson	0.8%	X