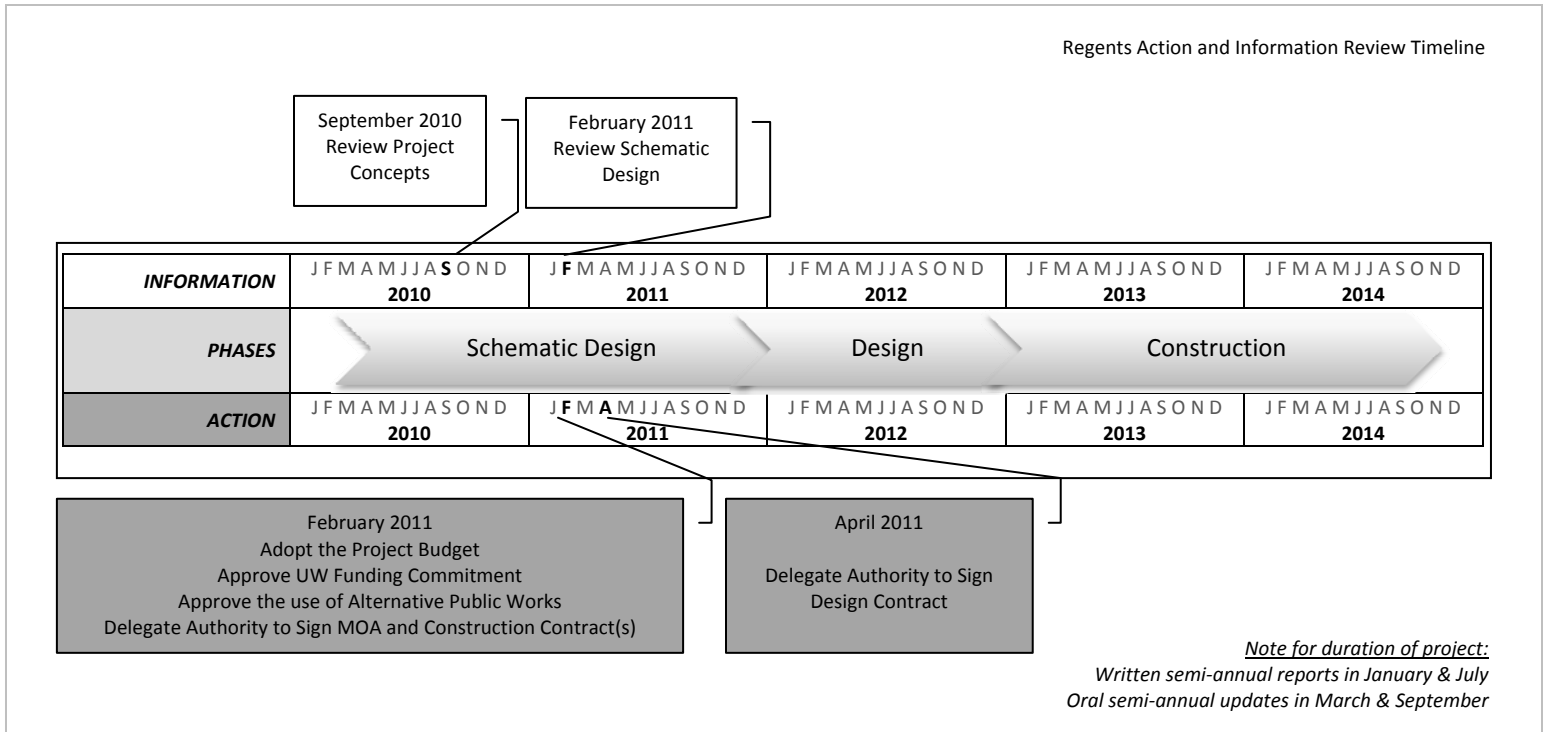


VII. STANDING COMMITTEES

B. Finance, Audit and Facilities Committee

Montlake Triangle Project – Delegate Authority to Sign Design Contract



RECOMMENDED ACTION:

It is the recommendation of the administration and the Finance, Audit and Facilities Committee that the Board of Regents delegate authority to the President to sign a design contract for the Rainier Vista Land Bridge (RVLB) Civil/Structural subproject of the Montlake Triangle Project.

PROJECT DESCRIPTION:

The scope of the Montlake Triangle Project (MTP) lowers NE Pacific Place and constructs a land bridge that will connect the Montlake triangle with the lower Rainier Vista in a seamless pedestrian experience. Transit patrons will access the triangle via a combination of existing crosswalks and a new mid-block bridge across Montlake connecting directly to the new Sound Transit (ST) University of Washington Station and Husky Stadium Plaza.

The MTP will consist of three subprojects that will be constructed sequentially and scheduled to minimize impacting light rail tunnel and Husky Stadium renovation haul routes designated by the City of Seattle. These subprojects (SP) consist of:

## VII. ST/ANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Montlake Triangle Project - Delegate Authority to Sign Design Contract (continued, page 2)

- Montlake Pedestrian Bridge (SP1): This subproject will be designed and constructed under the management of Sound Transit (ST). ST will construct a new bridge from the light rail station head house to the Montlake Triangle replacing their originally approved pedestrian bridge. They will also construct a new bicycle accessible pedestrian ramp connecting to the public Montlake Boulevard NE sidewalk south of the station headhouse. The project budget for this subproject is set at \$11.4 million.
- Rainier Vista Land Bridge Civil/Structural (SP2): This subproject will be designed and constructed under the management of the UW. UW will lower NE Pacific Place, add light weight “fill” to raise the top of the Montlake Triangle, fill in the roadway which connects to the below grade entrance to the UW Triangle Garage northwest to Stevens Way and construct a “land bridge” connecting Rainier Vista to the Montlake Triangle. The project budget for this subproject is set at \$20.8 million.
- Rainier Vista Land Bridge Landscaping, Hardscaping and Finishes (SP3): This subproject will be designed and constructed under the management of the UW. UW will install hard surface pathways, lighting, irrigation, trees and shrubbery from Stevens Way along the lower Rainier Vista, over the land bridge, the top of the Montlake Triangle and under the land bridge along the newly lowered NE Pacific Place. The project budget for this subproject is set at \$4.5 million.

#### CONTRACTING STRATEGY:

Rainier Vista Land Bridge Civil/Structural (SP2) and Rainier Vista Land Bridge Landscaping, Hardscaping and Finishes (SP3) will be combined into one project to be managed by the UW and constructed together by one General Contractor/ Construction Manager (GC/CM). This will allow economies of construction as well as better coordination between the two subprojects, resulting in an integrated and coordinated project that completes the 30% design recently reviewed and approved by the UW.

The design work will be divided into two contracts to be awarded to separate firms managed by the UW. These two design packages will then be integrated into one package to be bid and constructed by the GC/CM.

For SP2, a firm will be selected to design and manage this subproject, integrating this work with the design to be completed for SP3. This firm will manage the

## VII. ST/ANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Montlake Triangle Project - Delegate Authority to Sign Design Contract (continued, page 3)

overall project design and documentation, coordinate with the five agencies involved, work with the GC/CM firm and be responsible for the overall project budget and schedule.

For SP3, the firm of Gustafson Guthrie Nichol (GGN) will be contracted to continue to develop their design work completed to date as the 30% submittal and prepare construction documents as well as perform construction administration.

#### PROPOSED SCHEDULE:

- |                                      |                   |
|--------------------------------------|-------------------|
| ▪ 30% Design Complete                | February 2011     |
| ▪ Execute MOA                        | February 2011     |
| ▪ Design Complete                    | Fall 2011         |
| ▪ Montlake Bridge Construction (SP1) | Start Summer 2012 |
| ▪ RVLB Construction (SP2)            | Start Winter 2014 |
| ▪ RVLB Landscaping (SP3)             | Start Fall 2014   |
| ▪ Project Complete                   | Spring 2015       |

#### PROJECT BUDGET AND FUNDING:

The project budget for the three subprojects, plus \$1.3 million for work accomplished through February 2011 and permitting is set at \$38 million. The project budget for the work to be managed by the UW is as follows:

Rainier Vista Land Bridge Civil and Structural (SP2)	\$ 20.8 million
RVLB Landscaping, Hardscaping and Finishes (SP3)	<u>\$ 4.5 million</u>
<b>Total to be managed by the UW</b>	<b>\$ 25.3 million</b>

Funding commitments for this project are agreed to as follows:

University of Washington	\$ 4 million
Sound Transit	\$ 12 million
Washington State Department of Transportation	<u>\$ 22 million</u>
<b>Total</b>	<b>\$ 38 million</b>

## VII. ST/ANDING COMMITTEES

### B. Finance, Audit and Facilities Committee

#### Montlake Triangle Project - Delegate Authority to Sign Design Contract (continued, page 4)

#### PREVIOUS ACTIONS:

- September 2010   ▪   Review Project Concept
- February 2011   ▪   Adopt the Project Budget for the Montlake Triangle Project (MTP) at \$38 million
- Approve a University of Washington funding commitment of \$4 million
  - Approve the use of Alternative Public Works (General Contractor/ Construction Manager - GC/CM)
  - Delegate authority to the President to sign a three party Memorandum of Agreement (MOA) between the Washington State Department of Transportation (WSDOT), Sound Transit (ST) and the University of Washington (UW)
  - Delegate authority to the President to sign construction contract(s).