

COUNCIL MINUTES

Special Meeting/Study Session May 10, 2005

Mayor Don Gerend opened the study session of the Sammamish City Council at 6:30 pm.

Councilmembers present: Mayor Don Gerend, Deputy Mayor Michele Petitti, Councilmembers Jack Barry, Mark Cross, Kathleen Huckabay and Nancy Whitten.

Staff present: City Manager Ben Yazici, Assistant City Manager Pete Butkus, Public Works Director Delora Kerber, Senior Transportation Program Engineer Jeff Brauns, Senior Project Engineer Jed Ireland, Finance Director Lyman Howard, Administrative Services Director Mike Sauerwein, City Attorney Bruce Disend, City Clerk Melonie Anderson.

Roll Call/Pledge

Roll was called. Deputy Mayor Petitti led the pledge.

MOTION: Councilmember Huckabay moved to excuse Councilmember Felling.
Councilmember Cross seconded. Motion carried unanimously 6-0.

Approval of Agenda

MOTION: Councilmember Huckabay moved to approve the agenda. Deputy Mayor Petitti seconded. Motion carried unanimously 6-0.

Public Comment - None

New Business

Sammamish Commons Bid Award

Assistant City Manager Pete Butkus gave the staff report. This bid was advertised in the King County Journal and Daily Journal of Commerce. There were two addendums to the bid. Any changes made after these addendums were issued will have to be dealt with through change orders. Bids were opened on May 5, 2005. Four bids were received. Bayley Construction was the apparent low bidder. Staff is recommending that alternatives 1- Room 214, 2-Sheet metal roofing and 3- Standby power be included in the contract. Alternate #4-Viewing Tower could be a stand alone project and completed at another time and Alternate #5 compost amended mixed grass area, could probably be accomplished for less than the bid price. Staff is not recommending to include Alternates 4 and 5 in this contract. This firm has experience in building schools, public

buildings, and multiple floor structures with elevators. They have a history of very few change orders. When references were checked, the company received high ratings for staying on schedule, working with subcontractors and had no claims or litigation after the projects were completed. They have experience in keeping the detailed records necessary for the LEED certification. After performing this due diligence, staff is strongly recommending Bayley Construction being awarded this bid.

Items not included in the bid price are:

* Design/construction, lower drainage/tax 1000/10,000	11,880
* North eco block – design and certification	1101
Soils amendment (Alternate 5) (SEPA/CUP settlement) Estimate ONLY/tax	16,320
MQP sidewalk (5400) & lighting (5000) Estimate ONLY/tax	11,320
Sammamish Plateau W & S fees	137,626
PSE electrical fees, SC Estimate ONLY	5000
PSE, electrical, Kellman relocate	7500
PSE gas fees, SC (\$3563 – already paid)	0
Special inspections – Building envelope – the foundation, basement walls, exterior walls and roof/tax	45,696
Special inspections – concrete and steel work /tax	162,210
Plan and specifications printing/tax Estimate ONLY	25,000
TOTAL	\$423,653

Also to be included in this total is the LEED certification inspections which will be an additional \$20,152 for a total of \$442,805.

MOTION: Councilmember Huckabay moved to award the contract to Bayley Construction in an amount not to exceed \$15,681,453. Deputy Mayor Petitti seconded. Motion carried unanimously 6-0.

Easement Use Payment

Mr. Butkus gave the staff report. Williams Pipeline Company is under federal order to improve their pipeline. Some of these improvements will be made to the pipeline in the City of Sammamish. Two city-owned properties are involved in the improvement. Williams is offering to pay for the easements and pay for any trees that are removed. The total offer is \$68,024.68. Signing this agreement does not prohibit the city from any future action regarding this project.

MOTION: Deputy Mayor Petitti moved to authorize the City Manager to sign the agreement with Williams Pipeline. Councilmember Cross seconded. Motion carried unanimously 6-0.

City Manager Report

Sammamish Commons Groundbreaking Date

Mr. Yazici told the Council that there will be an official groundbreaking ceremony for the Sammamish Commons project sometime during the last week of May. The specific day will be established after conferring with the Contractor.

Mr. Yazici reported that Senator Reichert's office has just informed him that an appropriation bill for funds for the Sammamish Parkway improvement project has been submitted to congress. This would make the development of the waterfront park property possible.

Executive Session - Pursuant to RCW 42.30.110(1)(b)

Council retired to Executive Session at 7:50 pm and returned at 8:10 pm. No action was taken.

Open Study Session

8:15 pm

Eastlake Sammamish Parkway Project Update

Jeff Brauns Senior Transportation Program Manager introduced Peter DeBoldt and Michael Booth of Perteet, who are consulting with the city on this project. They gave a brief background of the project, where the project is today and what is planned for the future. (A complete copy of the presentation is available upon request of the City Clerk).

244th Avenue Project Update

Jed Ireland, Senior Project Engineer gave an update on the status of the 244th Street Project. He covered the project goals and outlined the proposed actions to achieve those goals. He showed Council the project timeline.

Drought Alternative Plan (deleted)

Eastside Transportation Choices

Councilmember Huckabay explained the Eastside Transportation Choices Program. This organization is requesting the city become a member of this organization. Council will consider this membership at the next regular meeting.

Ebright Creek Park Project

Park Planner Hope Gibson reviewed the background on the alternatives for the restrooms at Ebright Creek. She will gather even more information and present it to Council at the next regular meeting.

Close Study Session

9:50 pm

Adjourn

Mayor Gerend adjourned the meeting at 9:50 pm.

Melonie Anderson, City Clerk

Donald J. Gerend, Mayor