



Motion No. M2023-28

Contract for Central Operations and Maintenance Facility Light Rail Vehicle Pit Platform Gates with Harborland2c LLC

Meeting:	Date:	Type of action:	Staff contact:
Rider Experience and Operations Committee	04/06/2023	Final Action	Suraj Shetty, Executive Director, Operations Gita Monghate, Project Manager, Operations

Proposed action

Authorizes the chief executive officer to execute a contract with Harborland2c LLC to provide construction services for the Central Operations Maintenance Facility Light Rail Vehicle Pit Platform Gates in the amount of \$93,976 with a 25 percent contingency of \$23,494 for a total authorized contract amount not to exceed \$117,470, plus applicable taxes.

Key features summary

- The bid price for the work of this contract is 43 percent higher than the Sound Transit Independent Cost Estimate (ICE). Sound Transit committee approval is required when the bid price is 20 percent or more than the Independent Cost Estimate per Resolution No. R2018-40, the Board's Procurement, Agreements and Delegated Authority Policy.
- This project will consist of adding guardrails and swing gates to existing rail vehicle access platforms at Central Operations and Maintenance Facility (OMF).
- As a result of a Public Works Small Works Roster bid, three bids were received with the lowest of the three being 43 percent higher than the ICE amount of \$65,560 (including contingency). The bids included higher prices due in part to market conditions resulting from labor shortages and material availability and price. The ICE was prepared estimating at a lower labor rate due to the nature and size of the project and material cost for the work.
- Applicable taxes for this contract are estimated at \$9,633.

Background

During the most recent safety inspection of the Sound Transit Operations and Maintenance Facility (OMF), it was observed that providing steel guardrail systems with swing gates at 32 Light Rail Vehicle (LRV) access platforms was necessary. A fall hazard was present when the maintenance bays were unoccupied with an LRV. The presence of a parked LRV mitigates the risk at the maintenance bays. Each Operations and Maintenance facility gets inspected individually by the Sound Transit safety team. Other OMF locations are equipped with safety measures including gates, chains, and railing.

Procurement information

Bids for this project were solicited under the Small Works Roster. An Independent Cost Estimate (ICE) was produced in the amount of \$59,600.00 and identified an additional 10 percent contingency that would total \$65,560.00. The subject contract award for Central OMF LRV Pit Platform Gates is the result of an

Invitation for Bid sent on October 14, 2022 to the 133 approved contractors listed on Municipal Research and Services Center (MRSC) Small Works Roster, using description that fits the services required from the lists provided. Three bids were received by Sound Transit on December 9, 2022.

The apparent responsive, responsible low bidder is Harborland2c LLC with a price of \$93,975.96, which is 43 percent higher than the ICE of \$65,560.00. Independent cost estimate analysis indicates that the estimate did not include current market conditions for materials (availability and price increases) such as labor shortages and material availability.

Sound Transit Procurement staff determined that the bid amount is fair and reasonable after conducting responsive and responsible bidder review, reviewing the ICE, discussions with estimators and Project Manager for the project, and confirming other bids as additional indicator of market conditions.

Fiscal information

This action is within the authorized project allocation and sufficient monies remain after approval of this action to fund the remaining work in the construction phase. This action does not have an impact on the affordability of the Agency’s Finance Plan.

The authorized project allocation for the Link OMF Pit Fall Protection project is \$535,000. Within that amount, \$400,000 had been allocated to the construction phase for Link OMF Pit Fall Protection. The action would commit an additional \$127,103 (including estimated taxes and contingency) to the contract in the construction phase and leave a project budget balance of \$150,691.

LINK OMF Pit Platform Gates

(in thousands)

Project Phase	Authorized Project Allocation	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$135	\$55		\$55	\$80
Preliminary Engineering					
Final Design					
Third Party					
Right of Way					
Construction	400	122	127	249	151
Construction Services					
Vehicles					
Total Current Budget	\$535	\$177	\$127	\$304	\$231
Phase Detail - Construction					
Construction	400	122	127	249	151
Total Phase	\$400	\$122	\$127	\$249	\$151

Contract Details Harborland2c	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount			\$94	\$94
Contingency			23	23
Total Contract			\$117	\$117
Estimated Sales Tax			10	10
Total Contract with Sales Tax			\$127	\$127
Percent Contingency	0%	0%	25%	25%

Notes:

Amounts are expressed in Year of Expenditure \$000s.

Board Approvals = Committed and PO Contingency Remaining as of 2/28/2023.

This project is managed under the Ops Enhancement Portfolio. Portfolio details on page 187 of 210 of the 2023 Financial Plan & Adopted Budget.

**Disadvantaged and Small Business Participation
Participation by small businesses (SBEs) and disadvantaged business enterprises (DBEs)**

Sound Transit promotes and encourages small business participation, which also includes disadvantaged business enterprises (DBEs). Small business and DBE goals are based upon an examination of subcontracting opportunities contained in the work of this contract/agreement and the number of small businesses/DBEs available to perform such subcontracting work.

This procurement was solicited through the Small Works Roster procurement method. Due to the procurement method and associated solicitation parameters, contract inclusion goals for DBE/SBE participation were not established for this contract by Sound Transit.

Public involvement

Not applicable to this action.

Time constraints

A one-month delay will not create a significant impact.

Environmental review – KH 3/6/23

Legal review – JSA 3/22/23



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A motion of the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Harborland2c LLC to provide construction services for the Central Operations Maintenance Facility Light Rail Vehicle Pit Platform Gates in the amount of \$93,976 with a 25 percent contingency of \$23,494 for a total authorized contract amount not to exceed \$117,470, plus applicable taxes.

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This project will consist of adding guardrails and swing gates to existing rail vehicle access platforms at Central OMF.

As a result of a Public Works Small Works Roster bid, three bids were received with the lowest of the three being 43 percent higher than the ICE amount of \$65,560 (including contingency). The bids included higher prices due in part to market conditions resulting from labor shortages and material availability and price. The ICE was prepared estimating at a lower labor rate due to the nature and size of the project and material cost for the work.

Applicable taxes for this contract are estimated at \$9,633.

Motion

It is hereby moved by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with Harborland2c LLC to provide construction services for the Central Operations Maintenance Facility Light Rail Vehicle Pit Platform Gates in the amount of \$93,976 with a 25 percent contingency of \$23,494 for a total authorized contract amount not to exceed \$117,470, plus applicable taxes.

APPROVED by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on _____.

Kristina Walker
Rider Experience and Operations Chair

Attest:

Kathryn Flores
Board Administrator