

STAFF REPORT

SOUND TRANSIT MOTION NO. M2000-68

Contract Change Order with MBT Architecture

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	8/3/00	Discussion/Possible Action	Paul Price, Commuter Rail Director	(206)389-5111
Board	8/10/00	Action	Val Batey, Project Development Manager	(206)389-5117

PROPOSED ACTION

Authorizes the Executive Director to execute a contract amendment to the architecture and engineering contract with MBT Architecture for Commuter Rail station design services for the Kent Commuter Rail Station, in the amount of \$644,682 with a 10% contingency of \$64,468 for a total authorized contract amendment amount of \$709,150. The original contract amount of \$763,333 plus the total contract amendment amount of \$709,150 will result in a new total authorized amount not to exceed \$1,472,483.

KEY FEATURES

Highlights of Proposed Action:

- ◆ Amends the existing architecture and engineering contract with MBT Architecture to complete the final design of the Phase II improvements (exclusive of the parking garage).
- ◆ Amends the existing architecture and engineering contract with MBT Architecture in order to provide support through the design-build process for the Kent Commuter Rail station garage.

Discussion of Proposed Action:

Sound Transit contracted with MBT Architecture in October 1998 to provide preliminary design services with the option to amend the contract for final design for the Kent Commuter Rail station project. In January 1999, the contract was amended to complete final design for Phase I of the Kent station. Since that time, final design for the Phase I station development has been completed, including station platforms and canopies, surface parking, and associated lighting, landscaping, utility and street improvements. Phase I construction is underway and the station will be operational in late 2000.

Sound Transit amended MBT Architecture's contract again in March 2000 to extend the contract period through completion of the design of the station project. At the same time, a contract change order for \$42,204 was executed to pay for additional design services to address revisions required by the City of Kent during the permit review process.

The proposed action will allow MBT Architecture to provide design services for the completion of the Phase II elements of the Commuter Rail station. These elements include:

- ◆ an off-street bus transfer area with four bus zones, shelters and layover space;
- ◆ a pedestrian bridge over the railroad tracks and First Avenue, including two elevators and connecting the garage with both platforms;
- ◆ a pedestrian plaza and open space connecting the station to downtown Kent and existing park areas;
- ◆ major street improvements (required as a condition of the land use permit) on Smith Street, Temperance Street, Pioneer Street, Railroad Avenue, First Avenue, and Second Avenue.

In addition, MBT Architecture will provide support services to Sound Transit through the design-build process for the parking garage.

Kent Station Design Phase: Impact Of Action On Mbt Contract

Current Contract Value Not to Exceed (A)	Proposed Action – Cost for Amendment (including 10% contingency) (B)	Proposed Total Contract Value – Not to Exceed (C) = (A + B)
\$763,333	\$644,682 + \$64,468 = \$709,150	\$1,472,483

BUDGET

Total Project Budget	Budget for PE/Env. and Final Design Phases (A)	Expenditures ¹ and Commitments to Date (B)	Total Amount Requested (C)	Shortfall or Surplus (A-[B+C])
\$20,257,442	\$810,000*	\$782,110	\$709,150	(\$681,260)
Amount of Shortfall	Potential Revenues	Funding Sources		
\$681,260	\$2,169,000	Vehicles Phase Under-run Transfer		

¹ Expenditures through May 31, 2000

* The approved 2000 budget did not assume that the parking garage would be procured through a design-build process and therefore did not anticipate that additional funds for support services would be needed.

A budget transfer from the vehicle under-run in the 2001 budget process will address the shortfall.

ALTERNATIVES

The alternative to taking this action is to not amend the contract with MBT Architecture to complete the design and construction documents for the Kent Commuter Rail station phase II elements, and to re-bid another contract for this work. The time involved in packaging and advertising the project, selecting and negotiating, as well as bringing a new design team up to speed would delay completion of the project and Sound Transit’s ability to occupy the parking garage.

The City of Kent has made it clear that Sound Transit must obtain approval of the required street improvement design before building permits will be approved for the parking garage.

CONSEQUENCES OF DELAY

Delaying action on this change order to MBT Architecture would result in a delay to the completion of the Kent Commuter Rail station facility. It would also impact the schedule for completion of the Kent station parking garage. As mentioned above, building permits for the parking garage will not be issued by the City of Kent until they have approved the required street improvements that are to be designed as a part of the scope of this change order.

REGIONAL PARTNERSHIP AND COOPERATION

Sound Transit has been working closely with City of Kent and King County Metro in the development of the design for the Kent Commuter Rail station. This includes the off-street bus transit area, which was designed in consultation with King County Metro, and the street improvements which will improve access to the Commuter Rail station for buses as well as cars.

PUBLIC INVOLVEMENT

Sound Transit has provided many public involvement opportunities throughout the planning and design process for the Kent Commuter Rail station. From the initial station siting and environmental review process to the siting of the Kent station parking garage and development of the station design, the community has had many opportunities to comment on the project at public meetings, open houses, and by other means.

In addition, the Technical Advisory Committee established in cooperation with the City of Kent represents the community throughout the development of the station design and the concept design for the Kent station parking garage.

LEGAL REVIEW

MLB 7-24-00

BOARD ADMINISTRATION REVIEW

JE 8-5-00

SOUND TRANSIT

MOTION NO. M2000-68

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract amendment to the architecture and engineering contract with MBT Architecture for Commuter Rail station design services for the Kent Station in the amount of \$644,682 with a 10% contingency of \$64,468 for a total authorized contract amendment amount of \$709,150. The original contract amount of \$763,333 plus the total contract amendment amount of \$709,150 will result in a new total authorized amount not to exceed \$1,472,483.

Background:

Sound Transit contracted with MBT Architecture in October 1998 to provide preliminary design services with the option to amend the contract for final design for the Kent Commuter Rail station project. In January 1999, the contract was amended to complete final design for Phase I of the Kent station. Since that time, final design for the Phase I station development has been completed, including station platforms and canopies, surface parking, and associated lighting, landscaping, utility and street improvements. Phase I construction is underway and the station will be operational in late 2000.

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The proposed action will allow MBT Architecture to provide design services for the completion of the Phase II elements of the Commuter Rail station. These elements include:

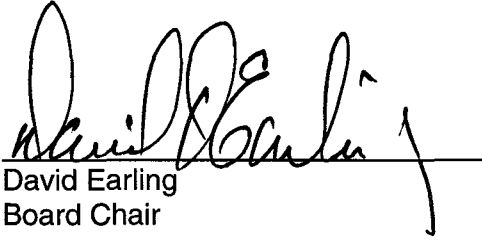
- ◆ an off-street bus transfer area with four bus zones, shelters and layover space;
- ◆ a pedestrian bridge over the railroad tracks and First Avenue, including two elevators and connecting the garage with both platforms;
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Motion:

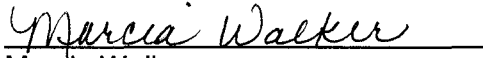
It is hereby moved by the Board of Directors of the Central Puget Sound Regional Transit Authority that the Executive Director is authorized to execute a contract amendment to the architecture and engineering contract with MBT Architecture for commuter rail station design services for the Kent Station in the amount of \$644,682 with a 10% contingency of \$64,468 for a total authorized contract amendment amount of \$709,150. The original contract amount of \$763,333 plus the total contract amendment amount of \$709,150 will result in a new total authorized amount not to exceed \$1,472,483.

APPROVED by the Board of Directors of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on the 10th day of August, 2000.



David Earling
Board Chair

ATTEST:



Marcia Walker
Board Administrator