

STAFF REPORT

SOUND TRANSIT MOTION NO. M2001-38

Authorization of an Increase in the Tukwila Temporary Commuter Rail Station Contingency for Construction Contract No. RTA/CR 179-00 with C. A. Carey Corporation

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	4/19/01	Discussion / Possible Action	Jeff Wolfe, Project Manager	(206) 398-5289

PROPOSED ACTION

The proposed action would increase the contract contingency fund for Contract No. RTA/CR 179-00 with C.A. Carey Corporation, for construction of the temporary platform for the Tukwila Commuter Rail Station in the amount of \$645,535 by adding \$150,000 to the contingency fund (bringing the total contingency to date to 26%) for a new total authorized contract value not to exceed \$795,535.

KEY FEATURES

Highlights of Proposed Action:

- ◆ Increases the contract contingency fund for Contract No. RTA/CR 179-00 with C.A. Carey Corporation, for construction of the temporary platform for the Tukwila Commuter Rail Station in the amount of \$645,535 by adding \$150,000 to the contingency fund (bringing the total contingency to date to 26%) for a new total authorized contract value not to exceed \$795,535.
- ◆ Provides for work not initially identified due to lack of a survey of the Boeing property.
- ◆ Provides for early completion of features that will support the future construction of the permanent station.

Discussion of Proposed Action:

The contract to build the temporary commuter rail station in Tukwila was “fast-track” in nature from its inception, with the target date for opening the station in the first quarter of 2001 (which was achieved). Sound Transit took advantage of an opportunity to build a temporary platform to serve rail passengers until the permanent station can be built in conjunction with transit oriented development at the site.

From initiation of the design work on this station to the package going out to bid was only five days. Though a contract addendum soon followed, the design team and the City of Tukwila did not have the normal time to study the site and the implications of the design. As a result Sound

Transit did not receive the City's comments on the Building Permit submittal until after the bids were received and the initial Motion (Motion No. M2000-101, 11/16/00) was approved.

Some of the changes the City required include early completion of features that will support the future construction of the permanent station:

- Curb gutter and asphalt overlay of the Sound Transit owned entry road from the intersection of Nelson Place and Longacres Way to the Burlington Northern undercrossing,
- Asphalt overlay and resetting of several utility manholes at the intersection of Nelson Place and Longacres Way (publicly owned property), and;
- Repairs and improvements to the existing sump pumps below the Union Pacific crossing.

Because the bulk of the roadwork would need to be done for the permanent station, the impact on the overall Tukwila station budget has been nominal.

The other area of significant cost increases relates to Boeing's underground utilities on their property. Unfortunately no survey from Boeing was available, therefore the location, type, extent, and nature of the existing underground utilities was unknown. All necessary changes to the affected utilities needed to be designed as construction progressed, and after Motion No. M200-101 had been passed. These included:

- Resetting some storm drain lines and manholes at the temporary parking lot,
- Building a bio-swell for the lot runoff, and;
- Changes to stair and ramp configuration to avoid buried fiber-optic lines.

Please note that the bid for this project (\$586,850) was significantly below ST's engineer's estimate for this project (\$799,310). Even with these additional changes, costs are still below the original estimate.

BUDGET

Table 1 - Impact of Action on C. A. Carey Contract

	Current Contract Value Not to Exceed ¹ (A)	Proposed Action Cost for Amendment (B)	Proposed Total Contract Value - Not to Exceed (C) = (A+B)
Total	\$645,535	\$150,000	\$795,535
Contingency	\$58,685	\$150,000	\$208,685
Percentage	10%	100%	26%

¹ See Motion M2000-101 dated 11/16/00.

Budget for this agreement is included in the construction phase of the Tukwila Commuter Rail Station budget, as shown on page 94 of the agency's 2001 Adopted Budget. Committing these funds with this action will not endanger other program elements that are to be funded out of this phase. Table 2 presents the current budget as it relates to the forecast and the impact of this action:

Table 2 – Action as it Relates to Tukwila Station Construction Budget

Total Project Budget	Budget for Construction Phase (A)	Obligations¹ (B)	Total Amount Requested (C)	Surplus D= (A-B-C)
\$ 16,452,000	\$5,500,000	\$2,467,145	\$ 150,000	\$2,882,855

¹Expenditures of \$1,524,521 and commitments of \$942,624 as of 2-28-01

ALTERNATIVES

- (1) Do not increase contract contingency fund.
- (2) Approve only a portion of the requested amount.

Neither Recommended: C.A. Carey has been an exceptionally cooperative contractor and has gone ahead with the necessary changes without an executed Change Order so that Sound Transit could meet the scheduled opening date.

CONSEQUENCES OF DELAY

A delay would not allow staff to close this contract and pay C.A. Carey their final payment for the work performed. All work on this contract should be completed by mid-April.

REGIONAL PARTNERSHIP AND COOPERATION

All the partnering groups, (the City of Tukwila, the City of Renton, Boeing, and BNSF) have shown extreme support in expediting this contract. All parties have recognized the advantages of opening this station on March 12, 2001 and have provided extraordinary support and creative thinking in getting this project done.

PUBLIC INVOLVEMENT

The changes to the contract which this motion addresses are very technical in nature (primarily paving and utilities), and do not naturally lend themselves to a public involvement process. Therefore, only the City of Tukwila, BNSF, and Boeing were involved in these changes.

LEGAL REVIEW

MBL 4/6/01

SOUND TRANSIT

MOTION NO. M2001-38

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority approving an increase in the contract contingency fund for Contract No. RTA/CR 179-00 with C.A. Carey Corporation, for construction of the temporary platform for the Tukwila Commuter Rail Station in the amount of \$645,535 by adding \$150,000 to the contingency fund (bringing the total contingency to date to 26%) for a new total authorized contract value not to exceed \$795,535.

Background:

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From initiation of the design work on this station to the package going out to bid was only five days. Though a contract addendum soon followed, the design team and the City of Tukwila did not have the normal time to study the site and the implications of the design. As a result Sound Transit did not receive the City's comments on the Building Permit submittal until after the bids were received and the initial Motion (Motion No. M2000-101, 11/16/00) was approved.

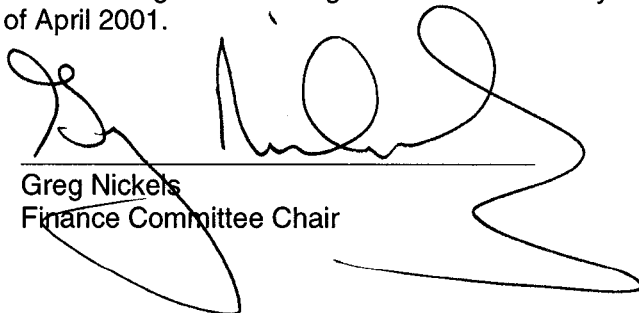
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Motion:

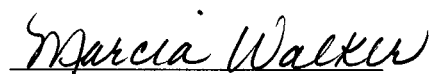
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority to approve an increase in the contract contingency fund for Contract No. RTA/CR 179-00 with C.A. Carey Corporation for construction of the temporary platform for the Tukwila Commuter Rail Station in the amount of \$645,535 by adding \$150,000 to the contingency fund (bringing the total contingency to date to 26%) for a new total authorized contract value not to exceed \$795,535.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on the 19th day of April 2001.



Greg Nickels
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator