

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2002-120

**Contract Amendment with URS/O'Brien Krietzberg for Construction Management
Services for Sounder Commuter Rail Stations**

| Meeting: | Date: | Type of Action: | Staff Contact: | Phone: |
|-------------------|--------------|----------------------------|---|----------------|
| Finance Committee | 10/31/02 | Meeting Cancelled | Martin Minkoff, Director, Sounder Commuter Rail Bob Sundin, Construction Program Manager | (206) 398-5111 |
| Finance Committee | 11/7/02 | Discussion/Possible Action | | (206) 398-5118 |

| Contract/Agreement Type: | 3 | Requested Action: | 3 |
|---------------------------------|----------|-----------------------------------|----------|
| Competitive Procurement | | Execute New Contract/Agreement | |
| Sole Source | | Amend Existing Contract/Agreement | 4 |
| Memorandum of Agreement | | Contingency Funds Required | |
| Purchase/Sale Agreement | | Budget Amendment Required | |

4 Applicable to proposed transaction.

OBJECTIVE OF ACTION

- Amend the contract for construction management services for Sounder Commuter Rail stations.

ACTION

- A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract amendment with URS/O'Brien Kreitzberg to provide construction management services for certain Sounder Commuter Rail Stations in the amount of \$239,000 plus a 10 % contingency of \$23,960 totaling \$263,560 for a new total authorized contract amount not to exceed \$4,815,663 and to extend the term of the contract to May 31, 2003.

KEY FEATURES

- Authorizes the Executive Director to execute a contract with URS/O'Brien Kreitzberg to provide Construction Management services for the Auburn Station pedestrian bridge, plaza and parking improvements and assistance to Sound Transit staff for final contract closeout for previously awarded Kent Station phase 2A and 2C construction contracts.
- The continuing scope of work under this contract is providing full service construction management, which includes resident engineering, office engineering, inspection, estimating, scheduling, change order administration, quality assurance, material testing, and diversity support.

BUDGET IMPACT SUMMARY

Project Description: Auburn Station
Current Status: In Construction
Projected Completion Date: May 2003

| Action Outside of Adopted Budget: | Y/N | Y | Requires Comment |
|--|------------|----------|-------------------------|
| This Line of Business | N | | |
| This Project | N | | |
| This Phase | N | | |
| This Task | N | | |
| Budget amendment required | N | | |
| Key Financial Indicators: | Y/N | Y | Requires Comment |
| Contingency funds required | N | | |
| Subarea impacts | N | | |
| Funding required from other parties other than what is already assumed in financial plan | N | | |

N = Action is assumed in current Board-adopted budget. Requires no budget action or adjustment to financial plan

BUDGET DISCUSSION

The project budget contains sufficient funds for this effort and committing these funds does not endanger any other project elements that are to be funded out of the overall project.

REVENUE, SUBAREA, AND FINANCIAL PLAN IMPACTS

The proposed action is consistent with the current Board-adopted budget and is affordable within Sound Transit's current long-term financial plan and the subarea financial capacity.

SUMMARY FOR BOARD ACTION

Summary for Board Action (Year of Expenditure \$000)

Action Item: Construction Management Services contract amendment for Auburn and Kent Stations

| | Current Board Adopted Budget (A) | Committed To Date (B) | This Action (C) | Total Committed & Action (D) | Uncommitted (Shortfall) (E) |
|-------------------------|---|--------------------------|--------------------|---------------------------------------|-----------------------------------|
| 1 Agency Administration | 2,255 | 2,156 | - | 2,156 | 99 |
| 2 Pre-Engineering | 320 | 320 | - | 320 | - |
| 3 Final Design | 2,916 | 2,819 | - | 2,819 | 97 |
| 4 ROW | 12,086 | 12,063 | - | 12,063 | 23 |
| 5 Construction | 43,319 | 39,630 | 264 | 39,894 | 3,425 |
| 6 Contingency | 839 | - | - | - | 839 |
| 7 Total Current Budget | 61,735 | 56,988 | 264 | 57,252 | 4,483 |

Phase Budget Detail

| | | | | | |
|---------------------------|--------|--------|-----|--------|-------|
| 8 Station Construction | 37,023 | 35,153 | - | 35,153 | 1,870 |
| 9 Construction Management | 2,516 | 2,211 | 264 | 2,475 | 41 |
| 10 Other | 3,780 | 2,266 | - | 2,266 | 1,514 |
| 11 Total Phase | 43,319 | 39,630 | 264 | 39,894 | 3,425 |

Task Budget Detail

| | | | | | |
|----------------------|-------|-------|-----|-------|----|
| 13 CM Auburn Station | 1,242 | 1,011 | 228 | 1,239 | 3 |
| 14 CM Kent Station | 1,274 | 1,200 | 36 | 1,236 | 38 |
| 16 Total Task | 2,516 | 2,211 | 264 | 2,475 | 41 |

| Contract Budget | Current Approved Contract Value (F) | Spent to Date (G) | Proposed Action (H) | Proposed Total Contract Value (I) |
|---------------------------|--|----------------------|---------------------------|---|
| 17 URS/O'Brien Kreitzberg | 4,356 | 4,173 | 240 | 4,596 |
| 18 Contingency | 196 | 196 | 24 | 220 |
| 19 Total | 4,552 | 4,369 | 264 | 4,816 |
| 20 Percent Contingency | 4% | 4% | 10% | 5% |

Budget Shortfall

| Level | \$ (J) | Potential Revenues (K) | Funding Source (L) |
|-------|-----------|---------------------------|-----------------------|
| NA | - | - | |

M/W/DBE – SMALL BUSINESS PARTICIPATION

For this amendment, URS/O'Brien Kreitzberg commits that 14% of the contract will be performed by small businesses.

The following firms and associated scopes have been included in the contract:

CS3W-(MBE) -Scheduling and document control 7%
 ORA - (WBE) -Material Testing and special inspection 7%

Total contract amendment amount dedicated to small business is \$33, 011.

Utilization of small business has been consistent throughout the life of the contract with small business firms performing the scope of work they were assigned at the start of the original

contract. This amendment extends construction management scope of services to these same small businesses. The small business performance on this contract is 16.2%.

HISTORY OF PROJECT

The original contract was awarded in April 1999 for construction management services for the Seattle to Tacoma Commuter Rail Stations. The contract was amended in April 2001 to provide for the design-build garages at Kent and Auburn and extended construction work at Puyallup, Sumner, Auburn, Kent and Tukwila stations. The current Auburn Phase 2 Pedestrian bridge project was delayed in the advertisement and award process which extended the scheduled construction completion to February 5, 2003. Final completion and acceptance is projected by April 2003. An additional \$209,600 is required to provide construction management services for this extended period. The Kent Phase 2A and 2C contracts for the pedestrian bridge and garage streets were recently completed and are going through punch list completion and contract close out. An additional \$30,000 is required for construction management services for the close out of these contracts.

The construction management contract was approaching completion and staff planned to amend the contract in November 2002, as funds were projected to be available until the end of November. However, several rebilling costs and higher than expected special inspection costs associated with the Kent pedestrian bridge fabrication welding expended funds sooner than projected on the current contract. A \$24,500 change order was issued on October 11, 2002, to provide continuity of construction management services until October 31, 2002, so that construction could continue. An additional \$24,500 change order was issued on October 31, 2002 (upon cancellation of the October 31, 2002, Finance Committee Meeting) to provide for services until the next Finance Committee meeting (total of "bridge" change orders is \$49,000).

A proposal is being requested for construction management services to provide coverage for Tacoma Dome, Reservation Connection track construction to Freighthouse Square, Kent Phase 2B street improvements, Sumner Lot A and crossing median safety improvement projects. After consultation with the FTA, federal clauses will be added to this contract so that the grant eligible construction contracts can be accomplished during 2003. Staff will be returning to the Finance Committee and Board to obtain additional contract authority for this work.

Prior Board or Committee Actions and Relevant Board Policies

| Motion or Resolution Number | Summary of Action | Date of Action |
|------------------------------------|--|-----------------------|
| Motion No. M2001-31 | Motion authorizing an amendment to perform construction management services for additional commuter rail construction contracts performed on the Seattle to Tacoma segment | 4/19/01 |
| Motion No. M99-20 | Motion authorizing construction management services for the initial commuter rail station construction of the Seattle to Tacoma segment | 4/22/99 |

CONSEQUENCES OF DELAY

A delay beyond October 31, 2002 will require a suspension of work for the construction management services and impact the management of the ongoing and planned construction

contracts. Construction management services are essential to the proper and timely execution of work at the Auburn Station to meet planned bus services change, to coordinate with the City of Auburn grade separation project and to meet BNSF construction windows for installation for the pedestrian bridge.

REGIONAL PARTNERSHIP AND COOPERATION

Sound Transit is working closely with the Cities of Auburn and Kent to construct the commuter rail stations planned within these cities. The Construction Management staff works closely with the City's project representatives during construction to resolve day to day construction issues and to secure City approvals of construction.

PUBLIC INVOLVEMENT

Sound Transit staff continues to keep local and area residents informed about the status of construction and impact of construction on the affected businesses and neighborhoods. All the design work has been coordinated with the Technical Advisory Committee (TAC) and the local jurisdiction in both Auburn and Kent

LEGAL REVIEW

JDW 10/24/02

SOUND TRANSIT

MOTION NO. M2002-120

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract amendment with URS/O'Brien Kreitzberg to provide construction management services for certain Sounder Commuter Rail Stations in the amount of \$239,000 plus a 10% contingency of \$23,960 totaling \$263,560 for a new total authorized contract amount not to exceed \$4,815,663 and to extend the term of the contract to May 31, 2003.

Background:

The original contract was awarded in April 1999 for construction management services for the Seattle to Tacoma Commuter Rail Stations. The contract was amended in April 2001 to provide for the design-build garages at Kent and Auburn and extended construction work at Puyallup, Sumner, Auburn, Kent and Tukwila stations. The current Auburn Phase 2 pedestrian bridge project was delayed in the advertisement and award process which extended the scheduled construction completion to February 5, 2003. Final completion and acceptance is projected by April 2003. An additional \$209,600 is required to provide construction management services for this extended period. The Kent Phase 2A and 2C contracts for the pedestrian bridge and garage streets were recently completed and are going through punch list completion and contract close out. The ongoing construction management services will be required to manage these construction contracts at an additional cost of \$30,000. Completion of the project with final contract close out will extend to May 2003.

An additional \$24,500 change order was issued on October 31, 2002 (upon cancellation of the October 31, 2002, Finance Committee Meeting) to provide for services until the next Finance Committee meeting (total of "bridge" change orders is \$49,000).

Motion:

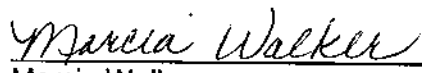
A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract amendment with URS/O'Brien Kreitzberg to provide construction management services for certain Sounder Commuter Rail Stations in the amount of \$239,000 plus a 10% contingency of \$23,960 totaling \$263,560 for a new total authorized contract amount not to exceed \$4,815,663 and to extend the term of the contract to May 31, 2003.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on November 7, 2002.



Kevin Phelps
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator