

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2002-125

**Contract Approval for the Construction of the
Sounder Tacoma Dome Commuter Rail Station**

| Meeting: | Date: | Type of Action: | Staff Contact: | Phone: |
|-------------------|--------------|----------------------------|--|--|
| Finance Committee | 11/7/02 | Discussion/Possible Action | Martin Minkoff, Director David Beal, Project Development Program Manager Kimberly Denny, Project Lead | (206) 398-5111 (206) 398-5124 (206) 398-5329 |

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

4 Applicable to proposed transaction.

OBJECTIVE OF ACTION

- To approve a contract with Berschauer Phillips Construction Company for the construction of the Sounder Tacoma Dome Commuter Rail Station.

ACTION

- Authorize the Executive Director to execute a contract with Berschauer Phillips Construction Company to provide construction services for the Sounder Tacoma Dome Commuter Rail Station in the amount of \$3,268,000, with a 10% contingency of \$326,800 for a total not to exceed \$3,594,800.

KEY FEATURES

- Authorizes the Executive Director to execute a contract with Berschauer Phillips Construction Company to provide construction services in an amount of \$3,268,000, with a 10% contingency of \$326,800 for a total authorized amount not to exceed \$3,594,800.
- Construction will include a single-side platform, pedestrian plaza, and pedestrian concourse. The construction of the concourse includes the partial demolition and reconstruction of a portion of the existing Freighthouse Square building.
- Features of the platform/plaza include:
 - Steel canopies with glass windscreens
 - Landscaping
 - Mini-high platform for wheelchair boarding
 - Granite platform pavers

- Lighting
 - Signage and patron information
 - Drive aisle for emergency access and delivery vehicles
- Features of the concourse include:
 - Ticket vending machines
 - Patron information
 - Granite paver flooring
 - Access to the Sounder Platform, Tacoma Link Station, Tacoma Dome Station Garages and Freighthouse Square.

BUDGET IMPACT SUMMARY

Project Description: Sounder Tacoma Dome Commuter Rail Station

Current Status: Final Design

Projected Completion Date: September 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 proposed action is consistent with the current Board-adopted budget and the proposed 2003 Budget.

Other outstanding contracts that may be charged to the construction phase of this station include construction of the track spur and signal from the Tacoma Rail to serve the station.

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: Tacoma Dome Sounder Station Construction

| | Current Board Adopted Budget (A) | Committed To Date (B) | This Action (C) | Total Committed & Action (D) | Uncommitted (Shortfall) (E) |
|-------------------------|---|--------------------------|--------------------|---------------------------------------|-----------------------------------|
| 1 Agency Administration | 940 | 915 | - | 915 | 25 |
| 2 Pre-Engineering | 457 | 432 | - | 432 | 25 |
| 3 Final Design | 1,396 | 739 | - | 739 | 657 |
| 4 Right of Way | 3,108 | 2,328 | - | 2,328 | 780 |
| 5 Construction | 10,789 | 1,466 | 3,595 | 5,061 | 5,728 |
| 6 Contingency | 629 | - | - | - | 629 |
| 7 Total Current Budget | 17,319 | 5,880 | 3,595 | 9,475 | 7,844 |

Phase Budget Detail

| | | | | | |
|----------------------------------|--------|-------|-------|-------|-------|
| 8 Station Construction | 5,000 | - | 3,595 | 3,595 | 1,405 |
| 9 Miscellaneous | 2,527 | 407 | | 407 | 2,120 |
| 10 Ticket Vending Machines | 1,177 | 634 | | 634 | 543 |
| 11 Construction Management | 825 | 274 | | 274 | 551 |
| 12 Temporary Station Demolition | 500 | - | | - | 500 |
| 13 CCTV | 250 | - | | - | 250 |
| 14 Tacoma Streetscape | 160 | 23 | | 23 | 137 |
| 15 Signage | 150 | 84 | | 84 | 66 |
| 16 Construction Related Services | 100 | - | | - | 100 |
| 17 Tactile Tile | 100 | 44 | | 44 | 56 |
| 18 Total Phase | 10,789 | 1,466 | 3,595 | 5,061 | 5,728 |

Contract Budget

| | Current Approved Contract Value (F) | Spent to Date (G) | Proposed Action (H) | Proposed Total Contract Value (I) |
|---|--|----------------------|---------------------------|---|
| 19 Berschauer Phillips Construction Co. | - | - | 3,268 | 3,268 |
| 20 Contingency | - | - | 327 | 327 |
| 21 Total | - | - | 3,595 | 3,595 |
| 22 Percent Contingency | | | 10% | 10% |

Budget Shortfall

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

M/W/DBE – SMALL BUSINESS PARTICIPATION

The Small Business Participation Goal for this contract is 25%. Berschauer Phillips Construction Company has committed to small business participation in the amount of 26%.

HISTORY OF PROJECT

The Tacoma Dome Commuter Rail Station is the terminus of the Tacoma to Seattle rail line. This station was addressed in the *Environmental Assessment for the Commuter Rail Facility at Tacoma Dome Station* (April 1999). The Federal Transit Administration issued a Finding of No Significant Impact on April 6, 1999.

The station is a part of the Tacoma Dome Multi-Modal Facility. The station platform will be located immediately south of the Freighthouse Square building and will be served by a new siding track off of Tacoma Rail. Currently, the schedule for track work necessary to serve the station is coordinated with station construction.

Sounder currently operates out of the temporary Tacoma Dome Commuter Rail Station located at the foot of F Street in the Burlington Northern Santa Fe rail yard. The temporary station was designed and constructed using funds from the permanent station. The temporary station will be demolished after operation from the permanent station begins. The demolition contract is also included in the total Tacoma Dome Station budget.

Since the initial station design began in 1998, the Tacoma Dome Commuter Rail Station has been partially designed two times; the first to approximately 60% design and the second to 95% design. Factors leading to the redesigns include comments on the station layout from WSDOT and the City of Tacoma as well as a narrowing of scope to align with the station budget. Otak, Inc completed the final design, as bid for construction.

Despite the redesigns and need for a temporary station, in order to begin service between Tacoma and Seattle in September 2000, the Sounder Tacoma Dome Commuter Rail Station construction has come in under budget.

This project is included in the Project Labor Agreement.

On August 30, 2002, a Request for Bid was issued for the station construction. Sound Transit received four bids and Berschauer Phillips Construction Company was found to be the lowest responsive, responsible bidder.

Bids received were:

| | | | | |
|---------------------|---------------------|--------------------|--------------------|---------------------|
| Berschauer Phillips | Bayley Construction | CA Carey Corp | Stacy & Witbeck | Engineer's Estimate |
| \$3,267,662 | \$3,632,000 | \$3,810,000 | \$4,328,858 | \$3,563,100 |

**Prior Board or Committee Actions
and Relevant Board Policies**

| Motion or Resolution Number | Summary of Action | Date of Action |
|------------------------------------|--|-----------------------|
| M2002-40 | Authorize the Executive Director to execute an amendment to the Commuter Rail agreement between Sound Transit and the City of Tacoma for the upgrade, construction, and joint use of the rail facilities located on the City of Tacoma's rail right of way for purposes of providing Sounder Commuter Rail service to the Tacoma Dome Station. | 4/25/02 |
| M2002-30 | Authorize the Executive Director to execute a contract amendment to contract CR30-97T with Otak, Inc. for final design. | 3/21/02 |
| M2002-03 | Authorize the Executive Director to execute a contract for preliminary engineering services with Otak, Inc. | 1/17/02 |
| R2001-10 | Authorize a Cost-to-Complete budget for the Sounder Commuter Rail Tacoma-to-Seattle corridor. | 8/9/01 |
| M2001-33 | Authorize the establishment of a contingency fund for Contract No. RTA/CR 132-00 with Wilder Construction Company, Inc. for construction of the temporary Sounder Commuter Rail Station in Tacoma. | 4/5/01 |
| M2000-122 | Authorize the Executive Director to execute an Agreement between Sound Transit and the City of Tacoma regarding the construction and operation of commuter rail facilities located in City of Tacoma rail right of way. | 12/14/00 |
| M2000-52 | Authorize the Executive Director to execute an agreement with the City of Tacoma and Pierce Transit for Sound Transit to contribute \$406,000 to Pierce Transit as a portion of the cost for the design and construction of the Tacoma Dome Area Streetscape Project. | 6/15/00 |
| R99-40 | Approved contract change order on contract number RTA/CR30-97c with Wallace Floyd Associates and Joji Minatogawa Inc., a joint venture for final design services. | 6/17/99 |

| | | |
|--------|---|---------|
| R99-18 | Authorize the Executive Director to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation, by settling condemnation litigation or entering administrative settlements, and to pay eligible relocation and reestablishment benefits to affected parties as necessary for the construction and operation of the Kent Commuter Rail Station Parking Garage, Tukwila, Kent, Puyallup and Tacoma for the Tacoma-to-Seattle Commuter Rail Project. | 7/8/99 |
| R98-41 | Authorize the Executive Director to negotiate and execute contracts for commuter rail station designs. | 7/23/98 |

CONSEQUENCES OF DELAY

Approval allows staff to issue a notice to proceed in the beginning of December. This allows the contractor time to mobilize in order to start work the first week of January. Work must begin in January to have the station operational in September 2003.

REGIONAL PARTNERSHIP AND COOPERATION

The City of Tacoma was involved in design review and permitting. WSDOT also provided review and feedback on station design.

PUBLIC INVOLVEMENT

Since January of this year, staff has attended the Dome District Neighborhood meetings to keep the neighborhood updated on the station schedule and solicit comments on station design.

Workshops were held throughout the design process for Freighthouse Square merchants, Dome District representatives and the public.

Staff maintained a project display inside Freighthouse Square with information including design renderings, project schedule and general Sounder information.

The Sound Transit web site is updated regularly with information regarding the station design and schedule.

LEGAL REVIEW

JW 10/22/02

SOUND TRANSIT

MOTION NO. M2002-125

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract with Berschauer Phillips Construction Company to provide construction services for the Sounder Tacoma Dome Commuter Rail Station in the amount of \$3,268,000, with a 10% contingency of \$326,800 for a total authorized amount not to exceed \$3,594,800.

Background:

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Motion:

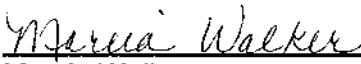
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that authorizes the Executive Director to execute a contract with Berschauer Phillips Construction Company to provide construction services for the Sounder Tacoma Dome Commuter Rail Station in the amount of \$3,268,000, with a 10% contingency of \$326,800 for a total authorized amount not to exceed \$3,594,800.

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