

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2002-39

**Award of Construction Contract for
Kent Station Phase 2, Package 2C: Street Improvements**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	4/4/02	Discussion / Possible Action	Lee Bullock, Director, Sounder Commuter Rail Jeff Wolfe, Project Manager	(206) 398-5111 (206) 398-5289

Contract/Agreement Type:		Requested Action:	
Competitive Procurement	3	Execute New Contract/Agreement	3
Sole Source	3	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 authorize the execution of Contract No. RTA/CR 06-02, Kent Station Phase 2, Package C: Street Improvements, at the Kent Commuter Rail Station for the construction of new public roads on the west and north sides of the parking garage which are necessary to open the west entrance of the garage and the permanent access to the north entrance.
- Permit the City of Kent to finance additional pedestrian lighting improvements.

ACTION

- Authorize the Executive Director to execute a contract with Active Construction to provide construction services for Contract No. RTA/CR 06-02, Kent Station Phase 2, Package C: Street Improvements, in the amount of \$313,700, with an additional \$15,000 for forthcoming additional pedestrian level lighting requested and financed by the City of Kent, and a 10% contingency of \$32,870, for a total authorized amount not to exceed \$361,570.

KEY FEATURES

- Authorizes the Executive Director to execute a contract with Active Construction to provide these construction services in the amount of \$313,700, with an additional \$15,000 ~~reserve for a~~ forthcoming additional pedestrian level lighting change requested and financed by the City of Kent, and a 10% contingency of \$32,870, for a total authorized amount not to exceed \$361,570.
- Work includes construction of two block-long public roads, 2nd Avenue and Temperance Street, which border the north and west sides of the garage. Scope includes curb, gutter, sidewalks, asphalt paving, storm drainage, trees and tree grates, and street lighting.
- The City of Kent is planning on adding pedestrian level lighting to the scope at their cost. In anticipation of this possible change, staff is recommending an additional \$15,000 be included in the contract budget. ~~an additional \$15,000 reserve be set aside to address this likely change.~~

| ~~The City will reimburse Sound Transit for any expenses related to this change.~~ The station budget will not be affected.

BUDGET IMPACT SUMMARY

Project Description: Kent Garage, Phase 2C Street Improvements
Current Status: Pending Board Approval
Projected Completion Date: August, 2002

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	Y	The budget for this task will include an additional \$15,000 for streetlight improvements requested by the City of Kent which will be reimbursed to Sound Transit.

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

BUDGET DISCUSSION

The City will reimburse Sound Transit for any expenses related to the additional pedestrian level lighting estimated at \$15,000. This change will be reflected as an impact to both expenditure and the contract budget. The station budget will not be affected.

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.

BUDGET

	Current Board Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (D)
1 Agency Administration	1,222,000	877,877	-	877,877	344,123
2 Pre-Engineering/Env	190,000	127,580	-	127,580	62,420
3 Final Design and Specification	1,480,000	1,197,669	-	1,197,669	282,331
4 ROW Acquisition and Permits	7,840,000	7,531,937	-	-	7,840,000
5 Construction	22,855,000	20,287,316	361,570	20,648,886	2,206,114
6 Contingency	811,000	29,371	-	29,371	781,629
7 Total Current Budget	34,398,000	30,051,749	361,570	22,881,382	11,516,618

Phase Budget Detail

8 Phase 1, Basic Station	4,200,000	4,183,230	-	4,183,230	16,770
9 Phase 2, Parking Garage	10,053,000	9,739,153	-	9,739,153	313,847
10 Phase 2a, On-Site Work (ped bridge)	3,861,000	3,503,035	-	3,503,035	357,965
11 Phase 2b, Off-Site Work (City streets)	1,667,000	-	-	-	1,667,000
12 Phase 2c, Street Improvements	400,000	-	361,570	361,570	38,430
13 Misc & Minor Contracts, Permits, etc.	1,600,000	1,787,606	-	1,787,606	(187,606)
14 Construction Management	1,074,000	1,074,292	-	1,074,292	(292)
35 Total Phase	22,855,000	20,287,316	361,570	20,648,886	2,206,114

Contract Budget

	Current Approved Contract Value (E)	Spent to Date (F)	Proposed Action (G)	Proposed Total Contract Value (H)
36 Active Construction, Inc.	-	-	328,700	328,700
37 Contingency	-	-	32,870	32,870
38 Total	-	-	361,570	361,570
39 Percent Contingency	N/A	N/A	10%	10%

Budget Shortfall

Level	\$ (I)	Potential Revenues (J)	Funding Source (K)
40 NA	-	-	NA

M/W/DBE AND/OR SMALL BUSINESS PARTICIPATION

- Goal = 20.0%
- Basis of bid = 50.4%

Please note that Sound Transit had nine bids on this contract with several small businesses bidding. The winning bidder is one of these small businesses which is reflected in the high percentage of M/W/DBE participation obtained on this contract.

HISTORY OF PROJECT

In accordance with past construction contract packaging plans for Commuter Rail, the Kent Garage area was to have two separate bid packages – the garage construction package, and the roadwork around the station (a portion of Package 2b, Off-Site Work). The 2b, Off-Site Work contract will not be bid for several months.

Two streets in the 2b contract, 2nd Avenue and Temperance Street, border the parking garage and are necessary to access the garage. The garage construction contract with PCL required completion by mid July 2002. However, PCL completed the garage 4 months ahead of

schedule (March 15, 2002). Because of this, the two streets bordering the garage were separated from the remainder of the 2b contract so that permanent access to the garage can be completed as soon as reasonable.

On February 6, 2002, staff issued Package 2C for bid (IFB). Bids were opened on February 28, 2002 with nine bids received.

Phased construction of the Kent Commuter Rail Station is as follows:

1. **Phase 1, Basic Station**, (\$4.2m) which was substantially completed in February 2001, included:
 - The station platforms;
 - Temporary and permanent parking;
 - Some street improvements to Railroad Avenue (curb, gutters, sidewalks, repaving, utility work, etc.).
2. **Phase 2 "Garage"**, (\$9.9m) which was substantially completed on March 8, 2002, included:
 - Construction of a five-level 871-stall parking garage which includes \$4,000,000 from the City of Kent, and \$2,120,000 from King County.
3. **Phase 2a, On-Site Work** (early in construction, to be completed summer of 2002 -- \$3.8m) includes:
 - A pedestrian bridge that is primarily financed by three Federal grants;
 - A transit island;
 - Load and unload zones and long term accessible parking;
 - A park / entry plaza;
 - Additional improvements to Railroad Avenue (overlay of asphalt and modification to drainage).
4. **Phase 2b Off-Site Work contract** (not yet bid – estimated costs \$1.7m) will include curbs, gutters, sidewalks, repaving, street lighting, utility relocations and undergrounding, etc. for:
 - Widening of Smith Street to allow for turn pockets to Railroad Avenue for bus access, and to 2nd Avenue for access to the garage;
 - Widening of Pioneer Avenue to allow bus access to station partially funded by King County Metro (\$300,000);
 - New pavement for 1st Avenue and some sections of Railroad Avenue;
5. **Phase 2C Street Improvements** contract (this contract, \$362k) would include:
 - Two new block-long streets, 2nd Avenue and Temperance Street, bordering the north and west sides of the garage.

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

Motion or Resolution Number	Summary of Action	Date of Action
Motion No. M2001-85	Motion approving construction contract award for Kent Station's "Phase 2a, On-Site Work".	9/6/01
Motion No. M2001-86	Motion approving amending MBT contract for, among other items "... Breaking of Phase 2 into 3 three contracts, required by Federal requirements and by the accelerated completion date of the garage."	9/6/01
Resolution No. R99-20	Authorized an agreement with the City of Kent for development of a parking garage.	8/26/99
Motion No. 98-90	Motion to select Site 1 for the parking garage, the current location.	12/10/98
Motion No. 98-73	Motion to designate a preferred site for the parking garage and direct staff to finalize environmental review of the parking garage.	10/22/98
Motion No. 98-43	Motion picking Kent's North site, and adds the parking garage to the project.	6/11/98
Resolution No. 98-10	MOU for commuter rail project with the City of Kent	4/9/98

CONSEQUENCES OF DELAY

- Financial -- No financial impact will occur if Board acts on Motion by April 18, 2002. After that, the apparent winning bidder is not required to hold their bid price and ST may be required to re-bid the package;
- Schedule -- Delay will proportionately delay opening of west garage entrance. Please note that the temporary single entrance meets the minimum needs of the garage today;
- Scope – delay will not affect the scope.

REGIONAL PARTNERSHIP AND COOPERATION

- City of Kent has worked in cooperation with the overall implementation of this project.

PUBLIC INVOLVEMENT

- Public was involved through the Technical Advisory Committee, the Environmental Assessment (EA) reviews of both the station and a follow-up Environmental Assessment for the garage, and numerous public forums in the earlier stages of the project.

LEGAL REVIEW

JDW 3/14/02

SOUND TRANSIT

MOTION NO. M2002-39

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract with Active Construction to provide construction services for Contract No. RTA/CR 06-02, Kent Station Phase 2, Package C: Street Improvements, in the amount of \$313,700, with an additional \$15,000 for forthcoming additional pedestrian level lighting requested and financed by the City of Kent, and a 10% contingency of \$32,870, for a total authorized amount not to exceed \$361,570.

Background:

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In addition, the City of Kent is planning on adding pedestrian level lighting to the scope at their cost. In anticipation of this possible change, staff is recommending an additional \$15,000 be included in the contract budget. The City will reimburse Sound Transit for any expenses related to this change, and will be reflected as an impact to both expenditure and the contract budget. The station budget will not be affected.

Motion:

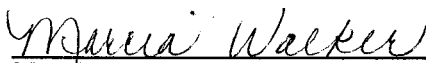
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Executive Director is authorized to execute a contract with Active Construction to provide construction services for Contract No. RTA/CR 06-02, Kent Station Phase 2, Package C: Street Improvements, in the amount of \$313,700, with an additional \$15,000 for forthcoming additional pedestrian level lighting requested and financed by the City, and a 10% contingency of \$32,870, for a total authorized amount not to exceed \$361,570.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 4, 2002.



Kevin Phelps
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator