

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2002-82

**Auburn Commuter Rail Station
Award of Construction Contract "Phase 2"**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	6/27/02	Discussion / Possible Action	Lee Bullock, Director, Sounder Commuter Rail David Beal, Program Manager – Project Development Jeff Wolfe, Project Manager	(206) 398-5111 (206) 398-5124 (206) 398-5289

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

4 Applicable to proposed transaction.

OBJECTIVE OF ACTION

- To award the construction contract for the Sounder Auburn Commuter Rail Station, Phase 2 (Pedestrian Bridge, Busway and Surrounding Improvements).

ACTION

- Authorize the Executive Director to execute Contract No. RTA/CR 22-02 with PCL Construction Services, Inc. for the construction of the Auburn Station, Phase 2 for \$2,668,000 with a 10% contingency of \$266,800 for a total authorized contract amount not to exceed \$2,934,800, ~~contingent upon Board approval of Resolution No. R2002-12.~~

KEY FEATURES

- Work under the Phase 2 contract includes:
 - a pedestrian bridge connecting the parking garage with the southbound platform;
 - expansion of the current transit busway;
 - short-term parking;
 - a public/entry plaza, and;
 - improvements to 2nd Avenue.

BUDGET IMPACT SUMMARY

Project Description: Auburn Station, Phase 2 (Pedestrian Bridge, Busway and Surrounding Improvements).

Current Status: Pending Board Approval

Project Completion Date: Winter, 2002/2003

Action Outside of Adopted Budget:	Y/N	Y Requires Comment
This Line of Business	N	
This Project	Y	Funds from King Street Station
This Phase	Y	Funds from King Street Station
This Task	Y	Funds from King Street Station
Budget amendment required	Y	Funds from King Street Station
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

Funding for this contract award is included in the construction phase budget of the Auburn Commuter Rail Station Adopted 2002 Budget and as proposed in Resolution No. R2002-12 amending the 2002 Budget.

REVENUE, SUBAREA, AND FINANCIAL PLAN IMPACTS

The proposed action will be consistent with the 2002 budget. However, in order to permit construction at a later date of certain station elements (e.g., a closed circuit TV/public address system) a budget amendment will be required at a future Board meeting when a super-majority is in attendance to transfer funds from the *Sounder* King Street Station budget to the Auburn Station budget, assuming the adoption of the budget amendment proposed in Resolution No. R2002-12. The action is affordable within Sound Transit's current long-term financial plan and the subarea financial capacity. All funding for this action is derived from the South King County subarea revenues.

BUDGET

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

Action Item: Auburn Commuter Rail Station Award of Construction Contract Phase 2

	Current Board Adopted Budget (A)	Commitments (B)	This Action (C)	Total Committed & Action (D)	Pending Items	Uncommitted (Shortfall) (E)
1 Agency Administration	1,033	997	-	997		36
2 Pre-Engineering	130	141	-	141		(11)
3 Final Design	1,322	1,305	-	1,305		17
4 Right of Way	4,290	4,290	-	4,290		-
5 Construction	19,055	16,118	2,935	19,053		2
6 Contingency	28	-	-	-		28
7 Total Current Budget	25,858	22,851	2,935	25,786	-	72

Phase Budget Detail

8 Auburn Garage Design/Bui	8,433	8,433	-	8,433	-	-
9 Phase 1 Construction	5,453	5,453	-	5,453	-	-
10 Phase 2 Construction	2,013	-	2,935	2,935	-	(922)
11 Construction Management	1,033	1,235	-	1,235	-	(202)
12 TVMs	882	882	-	882	-	-
13 Miscellaneous	1,241	115	-	115		1,126
14 Total Phase	19,055	16,118	2,935	19,053	-	2

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
15 PCL Construction	-	-	2,668	2,668
16 Contingency	-	-	267	267
17 Total	-	-	2,935	2,935
18 Percent Contingency			10%	10%

Budget Shortfall

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

M/W/DBE – SMALL BUSINESS PARTICIPATION

PCL submitted a bid of \$2,668,000 with a Small Business utilization amount of \$551,738.00. The Small Business percentage equals 20.68%, which is slightly above the stated Small Business Goal of 20% established for this contract. To meet the 20% Small Business Goal, PCL identified two (2) firms --Trans World Electric (an electrical contractor) and Farwest Fabrication (a steel fabricator), both eligible based on their size.

HISTORY OF PROJECT

The construction phase of the Auburn Station consists of three major contracts. The three major contracts and their status are as follows:

1. **Phase 1, Basic Station**, which was substantially completed in September 2000. Scope included:
 - the station platforms;
 - temporary and permanent parking;
 - some street improvements to “B” Street.

2. **Parking Garage**, which was substantially completed in January 2002. Scope included:
 - construction of a six-level, 580-stall parking garage which included a \$2.1M contribution from the City of Auburn that funded 180 stalls for City of Auburn’s use, and funded 14,000 square feet of retail space which the City will manage.

3. **Phase 2 (Pedestrian Bridge)** -- Bids were opened for this construction package on May 14, 2002. Scope includes:
 - a pedestrian bridge connecting the parking garage with the southbound platform;
 - expansion of the current transit busway;
 - short-term parking;
 - a public/entry plaza, and;
 - improvements to 2nd Avenue.

Three bids were received on the Phase 2 Pedestrian Bridge contract, all significantly higher than the engineer’s estimate of \$2,217,700. The bids were:

- | | | |
|--|-------------|--------------------|
| • PCL Construction Services, Inc. | \$2,668,000 | 20% over estimate; |
| • Berschauer Phillips Construction Co. | \$2,949,877 | 33% over estimate; |
| • Howard S. Wright Construction Co. | \$3,030,500 | 37% over estimate; |

A significant portion of the funding (\$1,402,323) of the pedestrian bridge is provided through grants obtained by the City of Auburn with Sound Transit’s assistance, and transferred to Sound Transit to manage.

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

Motion or Resolution Number	Summary of Action	Date of Action
Motion No. M2001-83	Motion authorizing an increase in the station budget and garage contract by \$283,696 for the City's share of the construction upgrades and additions in the garage.	8/23/01
Motion No. M2001-84	Motion authorizing an agreement with the City of Auburn for the lease of the tenant spaces and 180 stalls within the parking structure, and for the operations and maintenance of the garage, lease spaces, and plaza north of the garage.	8/23/01
Motion No. M2000-94	Motion authorizing the design and construction of a parking garage at the Auburn Commuter Rail station.	11/16/00
Motion No. M99-47	Motion authorizing a contract for construction of the Sounder Auburn commuter rail station Phase 1.	7/15/99
Resolution No. R99-27	MOU for commuter rail project with the City of Auburn and King County.	8/26/99

CONSEQUENCES OF DELAY

- Schedule -- A delay beyond June 27, 2002 will not allow this contract to be awarded per the current schedule. The busway expansion, which is included in the contract, is needed by Metro to expand service at the station. The current schedule has Metro shifting operations from the Auburn Downtown Transit Center to the Sounder Station on the September 2002 service change date. A delay will also proportionately delay the opening of the pedestrian bridge.
- Financial – A delay will not affect the financial impact of the project.
- Scope – A delay will not affect the scope of the project.

REGIONAL PARTNERSHIP AND COOPERATION

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

PUBLIC INVOLVEMENT

- The public was involved through the Technical Advisory Committee, the Environmental Assessment (EA) review, and numerous public forums in the earlier stages of the project.

LEGAL REVIEW

JDW – 6/13/02

SOUND TRANSIT
MOTION NO. M2002-82

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract with PCL Construction Services, Inc. to provide construction services for Auburn Station Phase 2, in the amount of \$2,668,000, and a 10% contingency of \$266,800, for a total authorized contract amount not to exceed \$2,934,800

Background:

This construction contract is the final of three major contracts that make up the Auburn Commuter Rail Station. Work under the Phase 2 contract includes:

- a pedestrian bridge connecting the parking garage with the southbound platform;
- expansion of the current transit busway;
- short-term parking;
- a public/entry plaza, and;
- improvements to 2nd Avenue.

Bids for this contract were opened on May 14, 2002, and three bids were received. Bids were evaluated by Sound Transit in accordance with the competitive bidding process to determine the lowest responsive and responsible bidder.

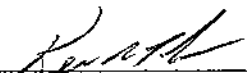
Funding for this contract award is included in the construction phase budget of the Auburn Commuter Rail station 2002 Budget.

A significant portion of the funding (\$1,402,323) of the pedestrian bridge is provided through grants obtained by the City of Auburn with Sound Transit's assistance, and transferred to Sound Transit to manage. Funds are available within the South King County Sounder budget to authorize this contract. In order to permit construction at a later date of certain station elements a budget amendment will be required at a future Board meeting when a super-majority is in attendance to transfer funds from the Sounder King Street Station budget to the Auburn Station budget.

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 PCL Construction Services, Inc. to provide construction services for Auburn Station Phase 2, in the amount of \$2,668,000, and a 10% contingency of \$266,800, for a total authorized contract amount not to exceed \$2,934,800.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 27, 2002.



Kevin Phelps
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator