

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2002-83

**Increase Contingency Funds for Kent Commuter Rail Station Construction Contract
"Phase 2A, On-Site Work"**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	6/27/02	Discussion / Possible Action	Lee Bullock, Sounder Director Bob Sundin, Construction Program Manager	(206) 398-5111 (206) 398-5118

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

- Applicable to proposed transaction.

OBJECTIVE OF ACTION

To increase the contingency on the Kent Commuter Rail Station contract RTA/CR 19-01A, Phase 2A, with PCL Construction Company.

ACTION

Authorizes the Executive Director to increase the contract contingency by \$100,000 to Contract No. RTA/CR 19-01A with PCL Construction Company for the construction services for Kent Station, Phase 2A, for a new total authorized amount not to exceed \$3,961,000.

KEY FEATURES

- The work of this contract provides a pedestrian bridge over the tracks, a transit island, additional short-term parking and long-term accessible parking, a park area and improvements to Railroad Avenue.
- Railroad Avenue is currently closed to traffic while rebuilding activities are progressing.
- Changed site conditions and required design changes have drawn down the original available contingency funds. A listing of the changes identified to date is shown on following page.

Description	Estimates / Proposals	Negotiated Amount see "Background of Changes" below
Milestone revision	\$79,018	1
Contaminated Soil - Handle and Stockpile	\$12,348	2
Pulverized Asphalt at Railroad	\$10,753	2
Remove 12" at Railroad Subgrade	\$50,000	2
Export and Treat Contaminated Soil	\$15,000	2
Laser Impacts on Contaminated Soil	\$19,962	2
Install Tactile Tile	\$28,000	3
East Pier Footing Excavation (RFI #4)	\$14,134	3
Additional Civil/Electrical Work on Railroad Avenue	\$55,776	3
Temporary Panels for Bridge & Shipping	\$12,000	3
19 projects – valued under \$10,000	\$87,769	
Total	\$384,760	

BACKGROUND OF CHANGES

The project changes are shown as those over \$10,000 and those under that cost. The 19 changes under \$10,000 are for an assortment of construction coordination and small scope items that came up during construction. The current construction is at 70% complete and all excavation is complete.

The ten items over \$10,000 in cost fall in three categories:

1. Milestone adjustment - \$79,018: The sequencing of the work was required to be changed to coordinate with the opening of the garage and preparations for temporary parking areas for commuter parking during construction. The contractor had to revise his work plan to accommodate this revision.
2. Changed site conditions/unsuitable soils - \$108,063: Contaminated soil was encountered when conducting excavations for utilities on the east side of the station platform. The suspect soil was tested to determine the levels of contaminate, then remediated in the prescribed manner. During sub-base preparation on Railroad Avenue, a 300-foot long plank road of four by six-inch timbers was discovered. With this material in place, the sub-base could not be compacted to receive the final paving. The contractor was directed to remove the material.
3. Revised design features - \$109,910: The civil and electrical design was changed on Railroad Avenue to improve the safety and access of the intersection when installing the permanent power transformer. A revised tactile tile detail on the bus island was

incorporated to meet the latest accessibility standards. Temporary closure panels were procured and installed on the pedestrian bridge to accommodate the later installation of the finish panels on the bridge portion over the tracks.

BUDGET IMPACT SUMMARY

Project Description: Kent Station

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	Y	Changed site conditions
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 increase is included in the construction phase budget of the Kent Station 2002 Budget.

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.

M/W/DBE AND/OR SMALL BUSINESS PARTICIPATION

- Goal = 20.0%
- Basis of bid = 20.1%

PCL Construction Company meets the M/W/DBE and/or small business participation goals on this contract. The change orders will be allocated across the same sub-contractors performing the work.

HISTORY OF PROJECT

- Work under this contract is a portion of the Phase 2 work at the station. Phase 1, which was substantially complete in February 2001, included the station platforms, and temporary and permanent parking. Work under the Phase 2A contract includes:
- A pedestrian bridge that is primarily financed by three federal grants totaling \$2,045,600. These grants are:
 - an \$800,000 federal grant (STP-E grant from PSRC) obtained by the City of Kent with assistance by Sound Transit, which is now being managed by Sound Transit;
 - \$818,203 of a \$1,000,000 CMAQ grant for pedestrian and bike improvements that Sound Transit secured and;
 - \$427,397 assigned to the bridge as part of the King Street Station grant exchange with WSDOT;
- A transit island partially funded by King County Metro (\$300,000);
- Additional short term parking and long term accessible parking;
- A park area, and;
- Improvements to Railroad Avenue.
- Work under contract for Phase 2C provides new streets on the west and north sides of the garage (2nd and Temperance);
- Additional and significant street improvements in the station area will be forthcoming under the Phase 2B off-site work contracts. Work will include:
 - Widening of Smith Street to allow a turn pocket to the garage;
 - Widening of Pioneer Avenue to allow bus access to station;
 - New pavement for Railroad Avenue and 1st Avenue.

Prior Board or Committee Actions and Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
Motion No. M2002-39	Motion approving construction contract award for Kent Station's "Phase 2, Package 2C Street Improvements".	4/4/02
Motion No. M2001-86	Motion approving amending MBT contract for, among other items "... breaking of Phase 2 into three contracts, necessary by federal requirements and by the accelerated completion date of the garage."	9/6/01
Motion No. M2001-85	Motion approving construction contract award for Kent Station's "Phase 2A, On-Site Work".	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. M99-59	Phase 1 Contract – Authorized a construction contract for the	9/2/99

	Sounder Kent commuter rail station to Gary Merlino Construction Company, Inc. in the amount of \$3,178,395 plus a contingency amount of 15% (\$476,759) for a total amount not exceeding \$3,655,154	
Motion No. M98-90	Motion to select Site 1 for the parking garage, the current location.	12/10/98
Motion No. M98-73	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. M98-43	Motion to approve Kent's north site, add parking garage to project.	6/11/98
Resolution No. R98-10	MOU for commuter rail project with the City of Kent	4/9/98

Consequence of Delay

- Financial - No financial impact will occur if Board acts on motion on June 27, 2002. If no action is taken, the contractor will be issued a stop work order and additional close out and possible remobilization costs will be incurred. Another alternative is to remove the Railroad Avenue paving out of the contract and readvertise that work at a later time and additional cost.
- Schedule - Delay will proportionately delay opening of east side of the station access and parking.
- Scope - delay will not affect the scope.

Regional Partnership and Cooperation

The City of Kent, PSRC, King County, and the Federal government were all instrumental in obtaining the grants that pay for the majority of this contract.

Public Involvement

- The contract is a result of earlier Technical Advisory Committee meetings and the City of Kent's Arts Commission.

Legal Review

JDW – 6/19/02

SOUND TRANSIT

MOTION NO. M2002-83

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to increase the contract contingency by \$100,000 with PCL Construction Company for the construction services for the Kent Station, Phase 2A, On-Site Work for a new total authorized contract amount not to exceed \$3,961,000.

Background:

Work under this contract is a portion of the Phase 2 work at the station. Phase 1, which was substantially completed in February 2001, included the station platforms, and temporary and permanent parking.

Work under the Phase 2A contract includes:

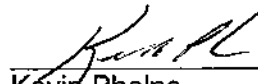
- A pedestrian bridge that is primarily financed by three federal grants totaling \$2,045,600;
- A transit island partially funded by King County Metro (\$300,000);
- Additional short term parking and long term accessible parking;
- A park area, and;
- Improvements to Railroad Avenue.

The increased cost is to address changed site conditions and required design changes			
East Pier Footing Excavation (RFI #4)	\$14,134	Temporary Panels for Bridge & Shipping	\$12,000
Milestone revision	\$79,018	Laser Impacts on Contaminated Soil	\$19,962
Contaminated Soil - Handle and Stockpile	\$12,348	Install Tactile Tile	\$28,000
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Pulverized Asphalt	\$10,753	Total	\$384,760

Motion:

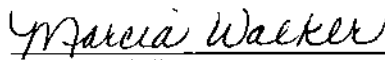
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Executive Director is authorized to increase the contract contingency by \$100,000 with PCL Construction Company for the construction of the Kent Station, Phase 2A, On-Site Work for a new total authorized contract amount not to exceed \$3,961,000.

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