

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2002-91**

**Contract with Bayley Construction for Construction of the  
Lynnwood Transit Center/Park-and-Ride Lot**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	8/1/02	Discussion/Possible Action to Recommend Board Approval	Agnes Govern, Director, Regional Express	(206) 398-5037
Board	8/8/02	Meeting Cancelled	<b>Jim Edwards, Program Manager, Regional Express</b>	(206) 398-5436
Board	8/22/02	Meeting Cancelled		
Executive Committee	9/5/02	Action	<b>Barry Hennelly, Project Manager, Regional Express</b>	(206) 689-4925
Board	9/12/02	Ratification		

<b>Contract/Agreement Type:</b>	<input checked="" type="checkbox"/>	<b>Requested Action:</b>	<input checked="" type="checkbox"/>
Competitive Procurement	<input checked="" type="checkbox"/>	Execute New Contract/Agreement	<input checked="" type="checkbox"/>
Sole Source	<input type="checkbox"/>	Amend Existing Contract/Agreement	<input type="checkbox"/>
Memorandum of Agreement	<input type="checkbox"/>	Contingency Funds Required	<input type="checkbox"/>
Purchase/Sale Agreement	<input type="checkbox"/>	Budget Amendment Required	<input type="checkbox"/>

✓ Applicable to proposed transaction.

**OBJECTIVE OF ACTION**

- Execute a contract with Bayley Construction for construction of the Lynnwood Transit Center/Park-and-Ride.

**ACTION**

- Authorizes the executive director to execute a contract with Bayley Construction in the amount of \$9,135,679 with a Sound Transit controlled 10% contingency of \$913,568 for a total authorized amount not to exceed \$10,049,247 for construction of the Lynnwood Transit Center/Park-and-Ride Lot.

**KEY FEATURES**

- Describes the features of a new Transit Center/Park-and-Ride Lot to include: 20 newly constructed bus bays, 300 additional parking stalls on the new 5-acre site, 50-80 additional parking stalls on the existing park and ride side for a total of approximately 1200 parking stalls, larger passenger waiting areas, vastly improved and expanded weather protection, more lighting for increased safety and security, public art, a Community Transit funded ride services building, and new storm drainage system incorporating 5 underground vaults for transit center and park and ride runoff required for environmental compliance.
- Describes the procurement process.
- Provides the Finance Committee and the Board with an update of the project schedule.

**Project Description:** Lynnwood Transit Center/Park-and-Ride Lot.

**Current Status:** Plan to begin construction in August 2002.

**Projected Completion Date:** Summer 2003 or 1st quarter 2004.

<b>Action Outside of Adopted Budget:</b>	<b>Y/N</b>	<b>Y</b>	<b>Requires Comment</b>
This Line of Business	N		
This Project	N		
This Phase	N		
This Task	N		
Budget amendment required	N		
<b>Key Financial Indicators:</b>	<b>Y/N</b>	<b>Y</b>	<b>Requires Comment</b>
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 amounts shown in the table below are based on the 2002 Adopted Budget plus the Board authorized increase to accept pass-through funding from Community Transit for the Ride Store (ref. Board Motion No. M2002-59).

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 (Year of Expenditure \$000)**

Action Item: Contract with Bayley Construction for the Construction of the Lynnwood Transit Center P&R

	Current Board Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	1,724	766	-	766	958
Pre-Engineering	1,590	1,708	-	1,708	(118)
Final Design	2,347	2,305	-	2,305	42
Right of Way	11,567	11,163	-	11,163	404
(4) Construction	14,582	1,562	10,049	11,611	2,971
Contingency	1,874	-	-	-	1,874
<b>Total Current Budget</b>	<b>33,684</b>	<b>17,504</b>	<b>10,049</b>	<b>27,553</b>	<b>6,131</b>

**Phase Budget Detail**

(2) Construction Phase	14,237	-	10,049	10,049	4,188
(3) MOA w/ Lynnwood		597		597	(597)
Construction Management		918		918	(918)
Utility Vaults		444		444	(444)
Ride Store	345	-		-	345
Signage and Other		182	-	182	(182)
<b>Total Phase</b>	<b>14,582</b>	<b>2,141</b>	<b>10,049</b>	<b>12,190</b>	<b>2,392</b>

Contract Budget	Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
Bayley Construction	0	0	9,136	9,136
Contingency	0	0	914	914
<b>Total</b>	<b>0</b>	<b>0</b>	<b>10,049</b>	<b>10,049</b>
Percent Contingency			10%	10%

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

**Notes:**

- (1) Budget amounts shown are based on the 2002 Adopted budget, plus the Board authorized budget increase of \$500,000 to include pass-through funding from Community Transit for the CT ride store (ref. Motion No. M2002-59).
- (2) Construction phase budget includes funds for construction contractors, construction management, rider store, storm drainage utility vaults, permits, etc.
- (3) MOA amount shown assumes authority is granted by the Board.

## **M/W/DBE – SMALL BUSINESS PARTICIPATION**

The small business participation goal for this contract was 20%. Bayley Construction submitted a small business participation plan committing to small business participation of 20.17%. Of this amount, M/W/DBE firms will perform 13.6% of the contract, and 6.56% will be performed by a small business.

## **HISTORY OF PROJECT**

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

<b>Motion or Resolution Number</b>	<b>Summary of Action</b>	<b>Date of Action</b>
M2002-64	Supplement to INCA Final Design Contract	5/16/02
M2002-59	Memorandum of Agreement with Community Transit.	5/16/02
M2002-47	Contract with Utility Vault for storm water vault manufacture and delivery.	4/18/02
M2002-37	Contract with KBA for construction management services.	4/4/02
M2000-116	Final design contract with INCA Engineers.	11/9/00
R2000-16	Acquisition of Real Property Easements.	10/26/00
R98-86	Reallocation of Funds from Lynnwood Connector project to Lynnwood Project.	2/24/00
R98-11	PE/ED Contract with INCA Engineers.	4/9/98

The Lynnwood Transit Center/Park-and-Ride Lot Project is part of the Lynnwood Project Group. The project group consists of three improvements to the existing facility:

1. A new transit facility that will continue to serve as Community Transit's hub with more bus bays, larger passenger waiting areas, vastly improved and expanded weather protection, more lighting, public art, up to 300 new parking spaces and a Community Transit funded Rider Services Building.
2. New ramps providing bus and HOV direct access to I-5 HOV lanes. The ramps will bypass city streets and eliminate the need for HOV vehicles to merge across multiple lanes of traffic.
3. Improvements to the existing park-and-ride lot; including a stormwater drainage system and addition constructed to the most current standards and the addition of a fire lane.

On May 30, 2002, an Invitation for Bid for construction of the Transit Center/Park-and-Ride Lot was advertised in the Daily Journal of Commerce, the Sound Transit web site, and Builder's Exchange of Washington web site. Plan sets were distributed to interested firms who responded to the web sites and advertisement as well as firms identified from Sound Transit consultant database. A document holder's list was created using Sound Transit's consultant database to identify contractors and conduct outreach to M/W/DBE firms. On June 27, 2002, four bids were received and opened. It was determined that Bayley Construction is the responsive responsible low bidder, for the construction of the Lynnwood Transit Center/Park-and-Ride Lot Project. Bayley's bid of \$9,135,679 compares favorably with the engineer's cost estimate of \$9,261,895. This occurred after the apparent low bidder, Strander Hunt, exercised their option to rescind their bid based on a claim of error.

As the Committee and Board are aware, Bayley Construction, while delivering quality work on their past work projects with Sound Transit, have had difficulties meeting schedule commitments. The project management team has already begun to meet with Bayley to discuss schedule related matters. In addition Sound Transit's construction management contractor for this project, Kristen Betty and Associates, has been informed of the importance of maintaining schedule on this project.

### **REGIONAL PARTNERSHIP AND COOPERATION**

- The Lynnwood Project grouping established a Project Management Team (PMT) and an Executive Advisory Committee (EAC) to assist staff in making project decisions. Technical personnel from the project team staff the PMT. The EAC is comprised of elected officials, key agency management staff, and city business and community leaders to advise Sound Transit on project-related matters. Both these committees have remained very active through the lifecycle of the project.
- Sound Transit and Community Transit have worked cooperatively throughout the life of this project to meet the needs of the community by designing a facility that enhances transit service, provides for transfers, and incorporates a Ride Store that will enable Community Transit to provide needed services at its transit hub.

### **CONSEQUENCES OF DELAY**

- Sound Transit expects to begin construction of the Transit Center/Park-and-Ride Lot in September 2002 and is scheduled for completion in the summer of 2003. Moving ahead at this time allows Sound Transit to take advantage of stormwater vaults procured in April 2002 in anticipation of this action. The vaults were procured in advance of this contract to enable Sound Transit to construct a portion of the storm water detention system to handle stormwater drainage needs during construction. Without use of these vaults, Sound Transit will be required to construct a temporary drainage system at additional cost to the project. These vaults must be placed before the return of the wet weather season.
- Delay in installation of stormwater detention vaults could cause the project to incur potential storage fees from Utility Vault for unanticipated storage of the five vaults.
- Site work needs to be done on the Transit Center Site prior to beginning construction of HOV Access Ramp, which is anticipated to advertise on July 22, 2002. A delay in the construction of the Transit Center will also delay construction of the HOV Direct Access Ramp project (#111).
- Starting construction in September 2002 will allow this project to stay on schedule as one of the Agency's "2002 Major Milestones."

### **PUBLIC INVOLVEMENT**

- Sound Transit has an extensive public outreach program that is designed to solicit feedback at different stages of the project. To date, there have been three open houses, three newsletters, an environmental hearing, as well as a project web site. On different occasions, the project team has met with the Lynnwood City Council, Lynnwood Planning Commission, Lynnwood Arts Commission, Lynnwood Central Business District, Lynnwood

Public Facilities District, South Snohomish County Chamber of Commerce, Snohomish County Citizen Advisory Committee on Disabilities. Sound Transit has also attended community and special interest group meetings.

- A groundbreaking ceremony and a project newsletter are scheduled for the start of the construction phase.
- Sound Transit will work closely with Community Transit and the City of Lynnwood to keep the public apprised of changes to the park-and-ride lot throughout construction.

## **LEGAL REVIEW**

JW 7/18/02

## SOUND TRANSIT

### MOTION NO. M2002-91

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract with Bayley Construction in the amount of \$9,135,679 with a Sound Transit controlled 10% contingency of \$913,568 for a total authorized amount not to exceed \$10,049,247 for construction of the Lynnwood Transit Center/Park-and-Ride Lot.

#### **Background:**


Sound Transit expects to begin construction of the Transit Center/Park-and-Ride Lot in September 2002 and is scheduled for completion in the summer of 2003. Construction of the ramp is expected to be complete fall 2004 and will be administered by WSDOT. Although the projects are grouped, the HOV direct access ramp has a separate budget in Sound Move and is not affected by this project's budget expenditures.

On May 30, 2002, an Invitation for Bid for construction of the Transit Center/Park-and-Ride Lot was advertised in the Daily Journal of Commerce, the Sound Transit web site, and Builder's Exchange of Washington web site. Plan sets were distributed to interested firms who responded to the web sites and advertisement as well as firms identified from Sound Transit consultant database. A document holder's list was created using Sound Transit's consultant database to identify contractors and conduct outreach to M/W/DBE firms. On June 27, 2002, four bids were received and opened. It was determined that Bayley Construction is the responsive, responsible low bidder, for the construction of the Lynnwood Transit Center/Park-and-Ride Lot Project.

#### **Motion:**

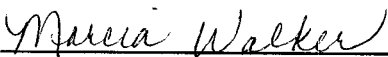
It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the Executive Director is authorized to execute a contract with Bayley Construction in the amount of \$9,135,679 with a Sound Transit controlled 10% contingency of \$913,568 for a total authorized amount not to exceed \$10,049,247 for construction of the Lynnwood Transit Center/Park-and-Ride Lot.

ADOPTED by the Executive Committee on September 5, 2002 and ratified by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 12, 2002.



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Ron Sims  
Board Chair

ATTEST:



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Marcia Walker  
Board Administrator