

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2002-95**

**Contract Amendment with O'Brien Kreitzberg for Construction  
Management services for Bellevue Transit Center**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	8/15/02	Deferred	Agnes Govern, Director, Regional Express	(206)398-5037
Board	8/22/02	Meeting Cancelled	Jim Edwards, Chief Engineer, Regional Express	(206)396-5436
Finance Committee	9/05/02	Action	<b>Jerry Dahl, Construction Manager, Regional Express</b>	(206)398-5284

<b>Contract/Agreement Type:</b>	✓	<b>Requested Action:</b>	✓
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**

- Authorize the Executive Director to execute a contract amendment with O'Brien Kreitzberg (OBK) to provide construction management (CM) services for the construction of the Bellevue Transit Center – Stage 2.

**ACTION**

- Authorizes the Executive Director to execute a contract amendment with OBK to provide additional CM services in support of the construction of the Bellevue Transit Center – Stage 2, due to delays in the construction schedule. The initial CM contract assumed a nine-month construction schedule, but the construction of the project has been extended an additional four months, due primarily to a steel fabricator going out of business during fabrication of critical steel elements and to a conflict with an existing City of Bellevue waterline that had to be relocated. This contract amendment is for \$96,000, with a 10% contingency amount of \$9,600 totaling \$105,600, for a new total authorized contract amount not to exceed \$694,561.

**KEY FEATURES**

- Provides for continued, critical CM services, which are required to support the extended construction schedule for the Bellevue Transit Center.
- Provides the Finance Committee with an update of the construction schedule.

## **BUDGET IMPACT SUMMARY**

**Project Description:** Bellevue Transit Center.

**Current Status:** Stage 1: Construction Complete.  
Stage 2: Under Construction. Operational September 2002.  
Stage 3: Under Design. Construction expected 2003.

**Projected Completion Date:** 4th Quarter 2003

<b>Action Outside of Adopted Budget:</b>	<b>Y/N</b>	<b>Y Requires Comment</b>
This Line of Business	N	
This Project	N	
This Phase	N	
This Task	Y	If the entire contract contingency is used, the CM task may go over the planned CM amount by \$15k. Task budgets were compiled for staff planning purposes only, the budget was not adopted by the Board at the task level. The construction phase is anticipated to be completed within the phase budget
Budget amendment required	N	
<b>Key Financial Indicators:</b>	<b>Y/N</b>	<b>Y 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 and phase 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 project 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: Contract Amendment with O'Brien Kreitzberg for CM Services for Bellevue Transportation Center

	Current Board Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	1,130	1,092	-	(3)	1,133
Pre-Engineering	1,260	1,347	-	1,347	(88)
Final Design	1,810	1,829	-	1,829	(19)
Right of Way	3,187	2,272	-	2,272	915
Construction	13,241	9,524	106	9,630	3,611
Contingency	1,097	-	-	-	1,097
<b>Total Current Budget</b>	<b>21,724</b>	<b>16,064</b>	<b>106</b>	<b>15,075</b>	<b>6,649</b>

**Phase Budget Detail**

(1) Construction Management	771	680	106	786	(15)
Construction Contractor, Stages 1-3	11,678	8,554		8,554	3,124
Other (temp shelters, signage, printing, mitigation KCM ops, misc., etc.)	792	289	-	289	503
Misc. activity	-	-	-	-	-
<b>Total Phase</b>	<b>13,241</b>	<b>9,524</b>	<b>106</b>	<b>9,630</b>	<b>3,611</b>

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract (I)
OBK Construction Inc.	535	211	96	632
Contingency	54	-	10	63
<b>Total</b>	<b>589</b>	<b>211</b>	<b>106</b>	<b>695</b>
Percent Contingency	10%		10%	10%

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

**Notes:**

(1) Construction management consists of multiple contracts.

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

The original contract provided 28% of the total contract value allocated between five DBE sub-consultants. This amounted to \$154,119 of the total contract, \$535,419. Of the \$96,000 contract amendment being proposed, approximately \$40,000 or 42% will be allocated to DBE firms. The forecasted final amount for DBE firms is expected to be \$194,119, approximately 31% of the \$694,561 revised contract amount.

## **HISTORY OF PROJECT**

The current Bellevue Transit Center project is being constructed in stages to keep the existing Bellevue Transit Center operational while it is being reconstructed. Stage 1 was for roadway improvements around the center and was completed in 2001. Stage 2 is the actual replacement and improvement of the transit center island and adjacent roadways. Stage 3 will be for a Rider Services Building to be constructed on the site during 2003. OBK was authorized in September 2001 to perform CM services for Stage 2 construction. A CM contract in the amount of \$535,419 plus 10% contingency of \$53,420 was authorized based on a nine-month construction schedule. Stage 2 construction will be completed in September 2002, approximately four months later than initially planned. The delay in the construction schedule is largely due to steel fabrication delay due to the initial fabricator going out of business. This factor delayed the delivery of the critical path steel elements by approximately two months. The other significant delay factor was the unanticipated need to relocate a major City of Bellevue waterline in the construction area. This factor contributed additional delay in order to design, permit, and construct a replacement waterline. The exact effect of the waterline on the schedule is still to be determined. Construction staging on this site presents special challenges given the narrow confines of the area, the nature of the construction taking place in this confined area, and the need to keep transit operating around and through the site while construction is underway. The transit center island and north transit roadway will reopen for services at the end of August and normal operations will resume around the center with the completion of the south roadway to coincide with the transit service change on September 28, 2002. Liquidated damages, as applicable, will be determined when the work is complete and a full analysis of the schedule and impacts can be performed. This contract amendment is necessary to provide critical CM services during the additional time required completing this work.

### **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>
R98-18	MOA – City of Bellevue and KCM.	5/14/98
M98-39	PE/ED Contract Award	5/7/98
M99-87	Final Design Contract Award.	12/2/99
M2001-69	Final Design Contract Increase.	7/19/01
M2001-99	CM Contract Award to OBK.	9/20/01
M2001-100	Operations and Maintenance Agreement with KCM.	9/27/01
M2001-101	Award Stage 2 Construction to Bayley	9/27/01

## **CONSEQUENCES OF DELAY**

- Approval of this motion allows Sound Transit and OBK to continue providing CM and contract administration at a very crucial stage of the project. The authorized contract

amount is expected to be expended by the end of August 2002. If this contract amendment is delayed, CM support of this project will need to be provided by other means in order to keep the project on schedule. The Bellevue Transit Center must be completed for the September 28, 2002 bus service change and this CM support is essential to meet this date.

### **REGIONAL PARTNERSHIP AND COOPERATION**

- This project has been managed, designed, and permitted with extensive coordination between Sound Transit, King County Metro, and the City of Bellevue. All parties have reviewed all design documents before Sound Transit proceeded with each stage of the project. Stage 2 construction of the transit center island and improvements, bus shelters/canopies, and related customer amenities has been closely coordinated with King County Metro and the City of Bellevue. The staged construction has been designed to have the least possible impact on bus riders during the construction. The September 28 completion date has been closely coordinated with King County Metro and Community Transit to coincide with the September 2002 bus service change.

### **PUBLIC INVOLVEMENT**

- A groundbreaking ceremony for Stage 2 construction was held the second week of October 2001. Sound Transit, King County Metro, the City of Bellevue, community members and property owners have worked with Sound Transit in the design and development of the project.
- Sound Transit is working with King County Metro and Community Transit to ensure that the return to the transit center island is staged without impact to riders.
- Customer information materials are being prepared and street teams will be positioned to support these changes.

### **LEGAL REVIEW**

JW 7/31/02

## SOUND TRANSIT

### MOTION NO. M2002-95

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract amendment with O'Brien Kreitzberg to provide additional construction management services in support of the construction of the Bellevue Transit Center – Stage 2, due to delays in the construction schedule. This contract amendment is for \$96,000, with a 10% contingency amount of \$9,600, for a total of \$105,600, and a new total authorized contract amount not to exceed \$694,561.

#### Background:

The current Bellevue Transit Center project is being constructed in stages to keep the existing Bellevue Transit Center operational while it is being reconstructed. Stage 1 was for roadway improvements around the center and was completed in 2001. Stage 2 is the actual replacement and improvement of the transit center island and adjacent roadways. Stage 3 will be for a Rider Services Building to be constructed on the site during 2003. O'Brien Kreitzberg (OBK) was authorized in September 2001 to perform construction management (CM) services for Stage 2 construction. A CM contract in the amount of \$535,419 plus 10% contingency of \$53,420 was authorized based on a nine-month construction schedule. Stage 2 construction will be completed in September 2002, approximately four months later than initially planned. The delay in the construction schedule is largely due to steel fabrication delay due to the initial fabricator going out of business. This factor delayed the delivery of the critical path steel elements by approximately two months. The other significant delay factor was the unanticipated need to relocate a major City of Bellevue waterline in the construction area. This factor contributed additional delay in order to design, permit, and construct a replacement waterline. Construction staging on this site presents special challenges given the narrow confines of the area, the nature of the construction taking place in this confined area, and the need to keep transit operating around and through the site while construction is underway. The transit center island and north transit roadway will reopen for services at the end of August and normal operations will resume around the center with the completion of the south roadway to coincide with the transit service change on September 28, 2002. Liquidated damages, as applicable, will be determined when the work is complete and a full analysis of the schedule and impacts can be performed. This contract amendment is necessary to provide critical CM services during the additional time required to complete this work.


#### 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 amendment with O'Brien Kreitzberg to provide additional construction management services in support of the construction of the Bellevue Transit Center – Stage 2, due to delays in the construction schedule. The contract amendment is for \$96,000, with a 10% contingency amount of \$9,600, for a total of \$105,600, and a new total authorized contract amount not to exceed \$694,561.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 5, 2002.

  
\_\_\_\_\_  
Jack Crawford  
Finance Committee Vice Chair

ATTEST:

  
\_\_\_\_\_  
Marcia Walker  
Board Administrator