

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2003-06

**Contract Amendment with URS/O'Brien Kreitzberg
For Construction Management Services**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	1/16/03	Discussion/Possible Action to Recommend Board Approval Action	Martin Minkoff, Sounder Commuter Rail Director Eric Kosty, Project Manager	(206) 398-5111
Board	1/23/03			(206) 398-5123

Contract/Agreement Type:		Requested Action:	
Competitive Procurement	3	Execute New Contract/Agreement	3
Sole Source		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

- Execute a contract amendment for funds to cover construction management services for the Tacoma Dome Commuter Rail Station, Reservation to Freighthouse Square track and signal construction, and median safety improvements.
- Exercise an option to extend the contract period through April 30, 2004.

ACTION

- Authorize the Executive Director to execute a contract amendment with URS/O'Brien Kreitzberg to provide construction management services for the Tacoma Dome Commuter Rail Station, Reservation to Freighthouse Square track and signal construction and median safety improvements in the amount of \$829,152, with a 10% contingency of \$82,915 totaling \$912,067 for a new total authorized amount not to exceed \$5,727,768.
- Authorize the Executive Director to exercise an option to extend the contract to April 30, 2004.

KEY FEATURES

- The continuing scope of work under this contract is to provide full service construction management including resident engineering, office engineering, inspection, estimating, scheduling, change order administration, quality assurance, material testing, construction contract closeout, and diversity and PLA administration.

	Tacoma Dome Sounder Station	Reservation to Freighthouse Square Track work	Median Projects	Total
Price	\$298,238	\$507,952	\$22,969	\$829,152
Contingency	\$ 29,824	\$ 50,795	\$ 2,297	\$82,915

Total Cost	\$328,062	\$558,747	\$25,266	\$912,067
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- Amends the contract to include Federal contract clauses to allow for future potential grant funding.
- The total value of construction to be managed totals \$14,818,000 including contingency. This represents 6.2% construction management costs of total associated construction costs.
- The proposed contract amendment exercises an option to extend the contract to April 30, 2004. Staff is anticipating returning to the Board in 2003 for an additional contract amendment for the Sumner Commuter Rail Station Lot A and Kent 2B Street Improvements.

BUDGET IMPACT SUMMARY

Project Description: Construction Management Services for Tacoma Dome Commuter Rail Station, Reservation to Freighthouse Square track and signals, and Safety Medians
Current Status: In Construction
Projected Completion Date: September 2003

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	N		

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

BUDGET DISCUSSION

The proposed action is consistent with the adopted 2003 Budget and is included within the construction phase budget.

The budget detail for this action is the combination of three project budgets:

- Project 110 – Seattle – Auburn Track and Facilities
- Project 120 – Auburn – Tacoma Track and Facilities
- Project 245 – Tacoma Dome Sounder Station

The Reservation to Freighthouse Square track and signal construction and the safety median construction is funded by a 60/40 split of Project 110 and Project 120. This allocation is due to the specific subarea project definitions between South King Subarea and Pierce Subarea. The Tacoma Dome Sounder Station construction is fully funded by Project 245 within the Pierce Subarea.

In the table below, the final design phase depicts an overcommitted budget of \$1,275,000. As consistent with our Board approved budget policies, this additional commitment, as it may be reduced in the future, will be depicted as a negative variance until the 2004 budget is adopted when unallocated project contingency can be reallocated to the final design phase. Currently staff predicts these three projects can be completed within the allocated 2003 adopted 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.

SUMMARY FOR BOARD ACTION

Action Item: Construction Management Services contract amendment for Tacoma Dome Station, Reservation to Frieghthouse Square and Medians

	Current Board Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Maintenance Yard/Layover	15,846	8,168	-	8,168	7,678
2 Agency Administration	23,016	21,945	-	21,945	1,071
3 Pre-Engineering	10,992	10,798	-	10,798	194
4 Final Design	9,059	10,334	-	10,334	(1,275)
5 ROW	3,108	2,414	-	2,414	694
6 Construction	341,276	326,235	912	327,147	14,129
7 Vehicles	95,278	95,278	-	95,278	-
8 Contingency	2,960	36	-	36	2,924
9 Total Current Budget	485,689	467,040	912	467,952	17,737

Phase Budget Detail

10 Station Construction	325,900	324,495	-	324,495	1,405
11 Construction Management	1,635	274	912	1,186	449
12 Other	13,741	1,466	-	1,466	12,275
13 Total Phase	341,276	326,235	912	327,147	14,129

Task Budget Detail

14 CM Reservation to Freighthouse Square	760	-	559	559	201
15 CM Tacoma Dome Station	825	274	328	602	223
16 CM Median Projects	50	-	25	25	25
17 Total Task	1,635	274	912	1,186	449

Contract Budget

	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
18 URS/O'Brien Kreitzberg	4,596	4,409	829	5,425
19 Contingency	220	196	83	303
20 Total	4,816	4,605	912	5,728
21 Percent Contingency	5%	4%	10%	6%

Budget Shortfall

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

Committed-to-date includes actuals and commitments through January 7, 2002 (HQ).

M/W/DBE – SMALL BUSINESS PARTICIPATION

For this amendment, URS/O'Brien Kreitzberg commits 20.9% of the contract amendment value to small businesses. Total contract amount dedicated to small businesses is \$173,151. The following firms and associated scopes have been included in the contract:

CS3W (MBE) – Scheduling and document control	6.3%
ICON (MBE) – Electrical and signal inspection	7.7%
ORA (WBE) – Material testing and special inspection	6.9%

A diversity plan, submitted by the contractor, committed to 18% M/W/DBE and small business participation on this contract. Utilization of small businesses has been consistent throughout the life of this contract with small business firms performing the scope of work they were assigned at the start of the original contract. Participation on this contract is currently 16.2%. This amendment extends construction management scope of services to the small businesses listed above.

HISTORY OF PROJECT

In April 1999, the Board authorized a contract with URS/O'Brien Kreitzberg Inc. to provide construction management services for the construction contracts associated with the Sounder Commuter Rail stations from Tacoma to Seattle. The initial contract was executed for an 18-month period of performance with options to extend the contract until April 30, 2004.

In April 2001, the Board authorized an increase in the scope of work, contract value and contract time for construction management of construction contracts for the Kent and Auburn design/build garages, Kent and Auburn Phase 2 construction projects and temporary stations in Tukwila and Tacoma. The contract was also extended for an additional two years to expire December 31, 2002.

In November 2002 the Board authorized an increase in the contract value to cover additional construction management services for Auburn Station Phase 2 construction and extended the contract to April 30, 2003. At this time staff committed to returning to the Finance Committee and Board for approval of contract amendments for the final projects between Tacoma and Seattle.

Prior Board or Committee Actions and Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
Motion No. M2002-120	Motion authorizing an amendment to perform CM services for the Auburn Phase 2 project and close out projects at Kent Commuter Rail Station.	11/7/02
Motion No. M2001-31	Motion authorizing an amendment to perform construction management services for additional commuter rail construction contracts performed on the Tacoma to Seattle segment.	4/19/01
Motion No. M99-20	Motion authorizing construction management services for the initial commuter rail station construction of the Tacoma to Seattle segment.	4/22/99

CONSEQUENCES OF DELAY

A delay beyond January 23, 2003 will require a suspension of work for the construction management services and impact the scheduled construction of the Tacoma Dome Sounder Station. This delay will affect the interim operating agreement between BNSF and Sound Transit for Tacoma to Seattle service.

REGIONAL PARTNERSHIP AND COOPERATION

Sound Transit is working closely with the City of Tacoma to design the commuter rail station planned at Tacoma Dome Station. The construction management staff works closely with the

City's project representatives during construction to resolve day to day construction issues and to secure City approvals of construction.

PUBLIC INVOLVEMENT

Sound Transit staff continues to keep local and area residents informed about the status of construction and impact of construction on affected businesses and neighborhoods. Sound Transit has worked closely with the owners and merchants of Freighthouse Square to coordinate planned construction. The construction management staff is charged with implementing Sound Transit commitments to sequence work operations to allow for continuation of business operations during construction projects.

LEGAL REVIEW

JDW 1/7/03

SOUND TRANSIT

MOTION NO. M2003-06

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract amendment with URS/O'Brien Kreitzberg to provide funding for construction management services for the Tacoma Dome Commuter Rail Station, Reservation to Freighthouse Square track and signal construction and median safety improvements in the amount of \$829,152 with a 10% contingency of \$82,915 totaling \$912,067 for a new total authorized contract amount not to exceed \$5,727,768; and to exercise an option to extend the contract expiration date to April 30, 2004.

Background:

In April 1999, the Board authorized a contract with URS/O'Brien Kreitzberg Inc. to provide construction management services for the construction contracts associated with the Sounder Commuter Rail stations from Tacoma to Seattle. The initial contract was executed for an 18-month period of performance with options to extend the contract until April 30, 2004.

In April 2001, the Board authorized an increase in the scope of work, contract value and contract time for construction management of construction contracts for the Kent and Auburn design/build garages, Kent and Auburn Phase 2 construction projects and temporary stations in Tukwila and Tacoma. The contract was also extended for an additional two years to expire December 31, 2002.

In November 2002, the Board authorized an increase in the contract value to cover additional construction management services for Auburn Station Phase 2 construction and extended the contract to April 30, 2003. Staff committed to returning to the Finance Committee and Board for approval of contract amendments for the final projects between Tacoma and Seattle.

This action authorizes construction management services for the Tacoma Dome Commuter Rail Station, Reservation to Freighthouse Square track and signal construction, and median safety improvements.


As designs, costs and schedules are finalized, staff will return to the Board for a final contract amendment to cover construction management services for Sumner Commuter Rail Station Lot A and Kent 2B Street Improvements.



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 amendment with URS/O'Brien Kreitzberg to provide funding for construction management services for the Tacoma Dome Commuter Rail Station, Reservation to Freighthouse Square track and signal construction, and median safety improvements in the amount of \$829,152 with a 10% contingency of \$82,915 totaling \$912,067 for a new total authorized contract amount not to exceed \$5,727,768; and to exercise an option to extend the contract expiration date to April 30, 2004.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 23, 2003.



Ron Sims
Board Chair

ATTEST:



Marcia Walker
Board Administrator

