

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2003-60

**Contract with Harris and Associates to Administer Demolition/Construction
for the Federal Way Transit Center**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	6/5/03	Discussion/ Possible Action	Agnes Govern, Regional Express Director Jim Edwards, Program Administrator, Capital Projects Christine Engler, Construction Program Manager, Capital Projects Jerry Dahl, Construction Manager, Capital Projects	(206) 398-5037 (206) 398-5436 (206) 398-5056 (206) 398-5284

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

3Applicable to proposed transaction.

OBJECTIVE OF ACTION

Authorize a construction management services contract to administer two contracts for the Federal Way Transit Center:

1. Demolition of two existing buildings.
2. Construction of the Federal Way Transit Center and parking structure.

ACTION

Authorize the Executive Director to execute a contract with Harris and Associates to provide construction management services in an amount of \$1,840,674, with a 10% contingency of \$184,067, for a total authorized contract amount not to exceed \$2,024,741.

KEY FEATURES

- Defines a scope of work including construction management services for the construction contract final design phase, pre-construction phase, project management/administration, construction contract administration, field services, monitoring of diversity/small business/EEO and apprenticeship goals, materials testing, and project closeout.
- This contract will provide construction management services for both the demolition of the two buildings on the site and for the future construction of a new transit center (including parking) in Federal Way.

- The parking structure will include up to 1,200 stalls on up to five levels with primary entrance/exit road accessing South 316th Street and a secondary exit (right in, right out) accessing 23rd Avenue South.
- The Transit Center will include bus bays for up to 14 routes (Sound Transit, King County Metro, and Pierce Transit); bus layover areas for 11 to 13 buses; a transit-only roadway through and around the platform; and pedestrian connections including a pedestrian bridge between the transit center and parking structure.
- This project will build a new transit center and parking structure in Federal Way. The transit center will be linked to the I-5 center HOV lanes via the I-5 at 317th Direct Access Ramps.
- This contract award represents 8% of the approximately \$22 million construction project.

BUDGET IMPACT SUMMARY

There are no budget impacts for this action.

BUDGET DISCUSSION

The proposed action is within the construction phase budget. The construction phase budget contains sufficient funds for the proposed action and for the future contracts for demolition of existing buildings, construction of a new transit center, and parking structure in Federal Way.

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 financial capacity for the subarea.

SUMMARY OF BOARD ACTION

Action Item: Construction Management Contract with Harris & Associates for the Federal Way Transit Center project (#321), \$s in thousands

	2003 Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	\$ 2,164	\$ 1,931	\$ -	\$ 1,931	\$ 233
Preliminary Engineering	1,596	1,490		1,490	106
Final Design	1,895	1,655	-	1,655	240
Right of Way	6,786	6,075	-	6,075	711
Construction	25,758	1,223	2,025	3,248	22,510
Contingency	-		-	-	-
Total Current Budget	\$ 38,199	\$ 12,374	\$ 2,025	\$ 14,399	\$ 23,800

Phase Budget Detail

Construction	\$ 25,758	\$ 1,223	\$ 2,025	\$ 3,248	\$ 22,510
Total Phase	\$ 25,758	\$ 1,223	\$ 2,025	\$ 3,248	\$ 22,510

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
Construction Management			\$ 1,841	\$ 1,841
ST Contingency			\$ 184	184
Total			\$ 2,025	\$ 2,025
Percent Contingency			10%	10%

Budget Shortfall

Level	Shortfall Amt (J)	Potential Funds (K)	Funding Source (L)
N/A	\$ -	\$ -	N/A

Notes:

Committed to-date includes actual outlays, contract commitments (including contract contingencies) through May 13, 2003 (HQ).

M/W/DBE – SMALL BUSINESS PARTICIPATION

Harris and Associates will be the prime consultant on this construction management contract. The combined M/W/D/SBE participation will be 22.2%. This participation will be comprised as follows:

Utilization Breakdown Table

Subconsultant	Business Type	% of Work	Dollar Value
PPM, Inc.	DBE/WBE/SBE	14.8%	\$271,930
AAR Testing	DBE/WBE/SBE	4.7%	\$ 86,259
KJM & Assoc.	WBE	0.6%	\$ 11,816
Med-Tox NW	DBE/WBE/SBE	1.9%	\$ 35,290
NVL Labs	DBE/WBE/SBE	0.2%	\$ 3,440
Total		22.2%	\$ 408,735

EEO Commitment

Harris and Associates workforce demographics are 32% women and 29% minorities.

Apprentice Utilization Commitment

There is not an apprentice utilization element to this contract.

HISTORY OF PROJECT

The final design of the Federal Way Transit Center and parking structure project is near completion. The project is expected to advertise for construction near the end of 2003. Because of concerns of liability and property damage/vandalism, staff is requesting to expedite the demolition of two abandoned buildings on the site. This work has been separated from the rest of the transit center project and is currently being advertised with a bid opening of June 6, 2003.

Negotiations with Harris and Associates and Sound Transit developed a contract that includes fee schedule, scope of work, diversity program, and responsibilities to provide complete construction management services. Harris and Associates will provide construction management for both the demolition contract and the construction of the transit center in 2004.

Sound Transit's environmental determination under the State Environmental Policy Act has been appealed by Gateway Center and related entities. The appeal was denied by an independent hearing examiner and by the Washington Superior Court. The appeal is now pending in the Washington State Court of Appeals. The appeal does not, however, limit the Board's ability to approve this contract or otherwise proceed with implementing the project.

Prior Board or Committee Actions And Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
R2002-04	Acquire, dispose, or lease certain real property interests by negotiated purchase or by condemnation and to pay eligible relocation and re-establishment benefits to affected parties as necessary for the construction and operation of the Federal Way Transit Center.	4/11/02
M2001-28	MOA with the City of Federal Way concerning the construction of the Federal Way Transit Center.	4/12/01
M2001-20	Task order with WSDOT for design services for Federal Way Direct Access.	3/15/01
M2001-09	Final design for Federal Way Transit Center.	2/1/01

CONSEQUENCES OF DELAY

Delay in executing this construction management contract would delay the schedule for seeking a demolition contractor for the unoccupied buildings on the site of the transit center. There is concern within Sound Transit that leaving the two unoccupied buildings standing increases Sound Transit's exposure to vandalism, property damage, and potential liability for injury on site.

REGIONAL PARTNERSHIP AND COOPERATION

This project has involved close coordination from multiple jurisdictions through a Project Management Team (PMT) and an Executive Advisory Committee (EAC) to assist Sound Transit in making project decisions. The PMT was comprised of technical staff from Sound Transit, WSDOT, the City of Federal Way, the City of Kent, and King County Metro. The EAC was comprised of elected officials, key agency management staff, citizens, and city business and community leaders whose responsibility was to advise Sound Transit on project matters. The PMT continues to meet regularly to give input on the final design of the facility and other matters.

PUBLIC INVOLVEMENT

Sound Transit has a public outreach program designed to solicit feedback at different stages of the project. There have been two open houses and two newsletters on the project as well as an actively managed project web site. Additionally, a design workshop was held with members of the community, agency staff, and design professionals who spent a day looking at the design and operational layout of this facility. An environmental hearing was held as part of the public comment period following release of the Environmental Assessment document.

LEGAL REVIEW

MB 5/15/03

SOUND TRANSIT

MOTION NO. M2003-60

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract with Harris and Associates to provide construction management services for the Federal Way Transit Center Project in an amount of \$1,840,674, with a 10% contingency of \$184,067, for a total authorized contract amount not to exceed \$2,024,741.

Background:

This project will build a new transit center and parking structure in Federal Way. The transit center will be linked to the I-5 center HOV lanes via the I-5 at 317th Direct Access Ramps.

The parking structure will include up to 1,200 stalls on up to five levels with primary entrance/exit road accessing South 316th Street and a secondary exit (right in, right out) accessing 23rd Avenue South.

The Transit Center will include bus bays for up to 14 routes (Sound Transit, King County Metro, and Pierce Transit); bus layover areas for 11 to 13 buses; a transit-only roadway through and around the platform; and pedestrian connections including a pedestrian bridge between the transit center and parking structure.

Motion:

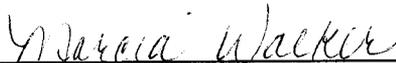
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit that the Executive Director is authorized to execute a contract with Harris and Associates to provide construction management services for the Federal Way Transit Center Project in an amount of \$1,840,674, with a 10% contingency of \$184,067, for a total authorized contract amount not to exceed \$2,024,741.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 5, 2003.



Kevin Phelps
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator