

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2003-62

Construction Contract Award: Sumner Station Parking Lot A

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	6/5/03	Discussion/Possible Action	Martin Minkoff, Sounder Commuter Rail Director Bob Sundin, Construction Program Mgr.	(206) 398-5111 (206) 398-5118

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

³Applicable to proposed transaction.

OBJECTIVE OF ACTION

Authorization of Contract No. RTA/CR 58-03 with Precision Earthworks, Inc. to construct Sumner Station parking Lot A.

ACTION

Authorize the Executive Director to execute a contract with Precision Earthworks Inc. to provide construction services for the Sumner Commuter Rail Station Lot A project in the amount of \$232,565, with a 10% contingency of \$23,256, for a total authorized contract amount not to exceed \$255,821.

KEY FEATURES

- Scope of this contract includes the construction of a 76-stall parking lot at the Sumner Commuter Rail Station with lighting, irrigation, drainage, curb, sidewalk, striping, landscaping and the addition of speed humps to the existing parking lot.
- Construction of Parking Lot A will complete Sound Transit's commitments listed in the August 31, 1999 Lease Agreement with the City of Sumner. The lease agreement defines parking and street improvements to be completed by Sound Transit and the City of Sumner.
- Five bids were opened May 13, 2003. All bids were lower than the engineer's estimate of \$415,500. Currently, the bid climate for small construction contract work is competitive.

BUDGET IMPACT SUMMARY

There are no budget impacts for this action.

BUDGET DISCUSSION

The proposed action is consistent with the Adopted 2003 Budget. 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.

Installation of the system-wide closed circuit television (CCTV), changeable message signs and public address systems are planned at Sumner Commuter Rail Station, and are the only significant remaining work elements to be accomplished. Adequate funds will remain in the project construction phase budget for these communication systems to be completed at a later date.

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 Contract Award (parking lot in Sumner)

	Current Board Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	772	433	-	433	339
2 Pre-Engineering	127	128	-	128	(1)
3 Final Design	742	446	-	446	296
4 Right of Way	1,534	1,419	-	1,419	115
5 Construction	7,340	6,152	256	6,408	932
6 Contingency	716	-	-	-	716
7 Total Current Budget	11,231	8,578	256	8,834	2,397

Phase Budget Detail

8 Station Construction	4,277	4,277		4,277	-
9 Parking Lot A	800	-	256	256	544
10 Construction Management	927	772		772	155
11 Miscellaneous	1,336	1,103		1,103	233
12 Total Phase	7,340	6,152	256	6,408	932

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
13 Precision Earthworks, Inc.	-	-	233	233
14 Contingency	-	-	23	23
15 Total	-	-	256	256
16 Percent Contingency	0%	0%	10%	10%

Budget Shortfall

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

Committed-to-date includes actuals and commitments through May 15, 2003 (HQ).

M/W/DBE – SMALL BUSINESS PARTICIPATION

The IFB stated a 30% goal for small business participation. The prime contractor for this contract, Precision Earthworks, Inc., has committed to a small business participation level of 72%. Precision Earthworks, Inc., qualifies as a small business and will meet and exceed the small business participation goal for work they have identified, which they will perform. A projection of all firms identified shows that 84% will be achieved.

Utilization Breakdown Table

Subconsultant	Business Type	% of Work	Dollar Value
Precision Earthworks, Inc. (prime)	Small business	72 %	\$167,447
Stripe Rite, Inc.	Small business	1.2%	\$ 2,779
JB Asphalt Paving	Small business	11 %	\$ 25,712
Total		84.2%	\$195,938

EEO Commitment

Contractor agrees to comply with Sound Transit’s EEO requirements for this project.

HISTORY OF PROJECT

Original Sumner station designs included Lot A for parking. However, construction of Lot A was delayed to allow the City of Sumner to vacate and clear their Public Works Maintenance yard (formerly located on the Lot A site) per the 1999 Lease Agreement with Sound Transit.

Sumner station was constructed by Lumpkin Construction. The station was completed in 2001 and the Certificate of Occupancy was signed on November 30, 2001.

Souder ridership at the Sumner Commuter Rail Station has exceeded expectations and demand for parking is at a premium. With the completion of Lot A (76 stalls), Sumner Station will have a total of 286 surface parking spaces. The bid cost per stall is \$3,060, which is under industry standards for surface parking. The existing tight economic conditions promoted these favorable bids.

**PRIOR BOARD OR COMMITTEE ACTIONS
AND RELEVANT BOARD POLICIES**

Motion or Resolution Number	Summary of Action	Date of Action
M2001-54	Increase in the contract contingency with Lumpkin Construction Company, Inc., for construction of the Sumner Commuter Rail Station.	6/7/01
M99-58	Execute a contract with Lumpkin General Contractor for construction of the Souder Sumner Commuter Rail Station.	9/2/99
R99-24	Enter into a 99-year lease and development agreement with the City of Sumner as necessary for the construction and operation of the Sumner Commuter Rail Station for the Tacoma-to-Seattle Commuter Rail Project.	7/22/99

CONSEQUENCES OF DELAY

There are no significant cost or schedule implications should the Finance Committee choose to delay this action for up to another month. However, there is significant demand for additional parking spaces at the Sumner Commuter Rail Station.

REGIONAL PARTNERSHIP AND COOPERATION

Sound Transit has been working closely with the City of Sumner on the leased property and agreement. Sound Transit has also worked cooperatively with Pierce Transit on coordination of services at Sumner Station.

PUBLIC INVOLVEMENT

Sumner Station, including Lot A, was included in the 1998 Tacoma-Seattle Environmental Assessment (EA). Thus, public input was solicited throughout this environmental review process. Community meetings were held in October 1997 in Seattle, Tukwila, Kent, Auburn, Sumner, Puyallup and Tacoma. These meetings provided an opportunity for the public to learn about the project and to offer input into the project elements such as station location and layout.

Public meetings were also held in January 1998 – in Seattle, Kent and Puyallup – following the publication of the draft EA. The public was invited to view elements of the proposed project and to comment on the draft EA.

During the design process, the Sumner Station Technical Advisory Committee was involved to provide input regarding station design elements, etc.

More recently, Sounder staff handed out informational flyers to passengers at Sumner Station in November 2002 announcing the development of Lot A.

LEGAL REVIEW

MB 5/21/03

SOUND TRANSIT

MOTION NO. M2003-62

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract with Precision Earthworks Inc., to provide construction services for the Sumner Station Lot A Project in the amount of \$232,565, with a 10% contingency of \$23,256 for a total authorized contract amount not to exceed \$255,821.

Background:

Scope of this contract includes the construction of a 76-stall parking lot at Sumner Station with lighting, irrigation, drainage, curb, sidewalk, striping and landscaping and the addition of speed humps to the existing parking lot.

Construction of this parking lot will complete Sound Transit's commitments listed in the August 31, 1999 Lease Agreement between the City of Sumner and Sound Transit. The lease agreement defines parking and street improvements to be completed by Sound Transit and the City of Sumner.

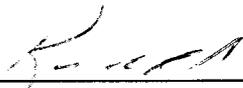
Original Sumner Station designs included Lot A for parking. However, construction of Lot A was delayed to allow the City of Sumner to vacate and clear their Public Works Maintenance yard (formerly located on the Lot A site) per the 1999 Lease Agreement with Sound Transit.

Sumner Station was constructed by Lumpkin Construction. The station was completed in 2001 and Certificate of Occupancy signed on November 30, 2001.

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 with Precision Earthworks Inc., to provide construction services for the Sumner Station Lot A Project in the amount of \$232,565, with a 10% contingency of \$23,256 for a total authorized contract amount not to exceed \$255,821.

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