

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2004-22

**Construction Management Services for
the Sounder Commuter Rail Everett Station Phase 2**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	3/18/04	Discussion/Possible Action	Matrin Minkoff, Director, Sounder Commuter Rail Bob Sundin, Program Manager, Facilities Construction, Sounder Commuter Rail	(206) 398-5111 (206) 398-5118

Contract/Agreement Type:	<input checked="" type="checkbox"/>	Requested Action:	<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"/>
Interlocal Agreement	<input type="checkbox"/>	Contingency Funds (Budget) Required	<input type="checkbox"/>
Purchase/Sale Agreement	<input type="checkbox"/>	Budget Amendment Required	<input type="checkbox"/>

OBJECTIVE OF ACTION

To execute a contract for construction management services for the Sounder Commuter Rail Everett Station Phase 2 Project.

ACTION

Authorize the Chief Executive Officer to execute a contract with KBA, Inc. to provide construction management services for the Sounder Commuter Rail Everett Station Phase II Project in the amount of \$710,000 with a 10 percent contingency of \$71,000, for a total authorized contract amount not to exceed \$781,000, for a period of three years, with options for two one-year extensions.

KEY FEATURES

- Defines a scope of work for construction oversight for the following project components:
 - demolition of three buildings, removal of underground tanks and site soil remediation east of the existing Everett commuter rail station;
 - construction of a 440-stall parking lot, a pedestrian bridge over the Burlington Northern Santa Fe (BNSF) tracks, and a Sounder Commuter Rail operations building.
- Provides an option to extend construction management services for construction of the Edmonds and Mukilteo commuter rail stations, environmental mitigation projects, and railroad crossing median safety barrier projects.

- Funds for this contract are available within the Sounder Commuter Rail budget. The Everett Station Phase II Project contract contains some Federal Transportation Administration funds.
- The scope of work is to assist Sound Transit in the procurement of the construction contracts and manage the contracts, as they are executed by Sound Transit to construct the facilities at the Everett Commuter Rail Station along the northern terminus of the Sounder Commuter Rail alignment. The construction management firm will be on-site. The construction management firm shall perform services including, but not limited to: constructability reviews, assist in bidding, assist in contract administration (including reports regarding contract compliance pertaining to M/W/DBE and small business participation and EEO/Apprentice utilization), surveying, construction management, quality control/quality assurance, special inspection and testing, scheduling, obtaining permits, monitoring environmental and permitting compliance, inspections and other tasks related to the construction process.

BUDGET IMPACT SUMMARY

There is no action outside of the Board-adopted budget; there are no contingency funds required, no subarea impacts, or funding required from other parties other than what is already assumed in the financial plan.

BUDGET DISCUSSION

The 2004 Provisional Budget for the construction phase of this project is \$13,405,000. This action, for \$781,000, together with prior commitments, results in a remaining budget amount of \$6,665,000 to complete the construction of the station. The project budget contains sufficient, unspent and unallocated budget to fund this action without jeopardizing any other project elements that will need to be funded out of the overall project.

The amounts shown in the budget table are based on the 2004 Provisional/Proposed Budget. A revised budget, estimate at completion (EAC), was adopted in total by the Board in December of 2003 and will be presented with phase and cashflow detail to the Board for its consideration in late March of 2004. The Provisional/Proposed total project budget was \$24,649,000 and the total adopted project budget is \$26,872,034.

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.

BUDGET TABLE

	2004 Provisional/ Proposed Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	1,269	\$ 789	\$ -	\$ 789	\$ 480
Preliminary Engineering	1,564	1,196		1,196	368
Final Design	1,025	949		949	76
Right of Way	7,386	7,060	-	7,060	326
Construction	13,405	5,960	781	6,740	6,665
Contingency	-	-	-	-	-
Total Current Budget	24,649	\$ 15,955	\$ 781	\$ 16,735	\$ 7,914

Phase Budget Detail

Construction	\$ 13,405	\$ 5,960	\$ 781	\$ 6,740	\$ 6,665
Total Phase	\$ 13,405	\$ 5,960	\$ 781	\$ 6,740	\$ 6,665

Contract Budget	Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
Construction Management	\$ -	\$ -	\$ 710	\$ 710
ST Contingency	-	-	71	71
Total	\$ -	\$ -	\$ 781	\$ 781
Percent Contingency	0%		10%	10%

Budget Shortfall

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

Notes:

- (A) The project budget amounts shown above are Provisional, as shown in the 2004 proposed budget book on page 70.
- (B) Committed to-date amount includes actual outlays and commitments through March 4, 2004.

M/W/DBE – SMALL BUSINESS PARTICIPATION

Prime Consultant/Contractor

KBA, Inc. is the prime consultant for this contract. KBA, Inc. is certified as an SDB, DBE, and WBE business and is committed to a 71% M/W/DBE and Small Business goal.

Utilization Breakdown Table

Prime Consultant	Business Type	% of Work	Dollar Value
KBA, Inc.	S/W/DBE	67.6%	\$480,214
Subconsultant			
OnSite Environmental	MBE	3.5%	\$ 25,050
NVL Laboratories	MBE	0.2%	\$ 1,250
Total		71.3%	\$506,514

EEO Commitment

KBA Inc. workforce demographics are 42% women and 25% minorities.

HISTORY OF PROJECT

Prior Board or Committee Actions and Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
M2004-14 (pending)	Executing a contract amendment with ZGF to provide finalization of design for the Everett Commuter Rail Station Phase II project in the amount of \$198,013.	3/18/04
M2002-93	Reimbursing Amtrak the costs to construct Sound Transit's commuter rail platform and station track at Everett Station in the amount of \$726,000.	9/12/02 Board
M2001-105	(1) Increase the Sounder construction budget for Everett Station to \$13,272,990; (2) approve a transfer of \$4,738,965 from the Regional Express Pacific Avenue Overpass Project to the Sounder Everett Station Project; and (3) authorize the Executive Director to execute a second supplemental agreement to the Memorandum of Agreement between Sound Transit and the City of Everett for Funding Design and Construction of the Everett Station.	10/25/01
M2000-33	Executing a Supplement to the City of Everett Memorandum of Agreement for Reimbursement of Everett Station Design Services in an amount not to exceed \$200,000.	4/20/00
R99-5	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 Sounder Commuter Rail components of a transportation center located at Smith Avenue and Pacific Avenue in Everett	2/11/99

On December 16, 2003, Sound Transit requested proposals for construction management services for the Sounder Commuter Rail Everett Station Phase II Project. On January 6, 2004, a pre-proposal meeting was held. On January 22, 2004, Sound Transit received eight written

proposals. A selection panel evaluated the written proposals and three firms were selected for interviews. On February 17, 2004, KBA, Inc. was selected as the top ranked firm. Negotiations have been successfully concluded.

CONSEQUENCES OF DELAY

Construction on the Sounder Commuter Rail Station Everett Phase 2 construction contract is expected to start in Spring 2004. Delay in approving this action would consequently delay the mobilization of the construction management staff to assist Sounder with pre-bid and pre-construction preparations. Timing to start construction in the drier summer months could impact the cost if the project is delayed substantially.

PUBLIC INVOLVEMENT

Sound Transit has worked cooperatively with the City of Everett, Community Transit, Washington State Departments of Transportation, and Ecology, and local businesses and interest groups on the Sounder Commuter Rail Project.

Sound Transit staff continues to keep local and area residents informed about the status of the project and the impact of construction on the affected neighborhoods.

LEGAL REVIEW

DB 03/05/04

SOUND TRANSIT

MOTION NO. M2004-22

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract with KBA, Inc. to provide construction management services for the Sounder Commuter Rail Everett Station Phase II Project in the amount of \$710,000 with a 10 percent contingency of \$71,000, for a total authorized contract amount not to exceed \$781,000, for a period of three years, with options for two one-year extensions.

Background:

This Construction Management contract will oversee key features of construction including the demolition of three buildings, removal of underground tanks, site soil remediation east of the existing Everett commuter rail station, as well as the construction of a 440-stall parking lot, a pedestrian bridge over the Burlington Northern Santa Fe (BNSF) tracks, and a Sounder Commuter Rail operations building. This contract also provides an option to extend construction management services for construction of the Edmonds and Mukilteo commuter rail stations, environmental mitigation projects, and railroad crossing median safety barrier projects. Funds for this contract are available within the Sounder Commuter Rail budget. The Everett Station Phase II Project contract contains some Federal Transportation Authority funds.

The scope of work is to assist Sound Transit in the procurement of the construction contracts and manage the contracts, as they are executed by Sound Transit to construct the facilities at the Everett Commuter Rail Station along the northern terminus of the Sounder Commuter Rail alignment.

The construction management firm will be on-site and will not be co-located with Sound Transit. The construction management firm shall perform services including, but not limited to: constructability reviews, assist in bidding, assist in contract administration (including reports regarding contract compliance pertaining to M/W/DBE and small business participation and EEO/Apprentice utilization), surveying, construction management, quality control/quality assurance, special inspection and testing, scheduling, obtaining permits, monitoring environmental and permitting compliance, inspections and other tasks related to the construction process.

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Motion:

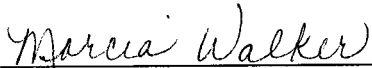
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Chief Executive Officer is authorized to execute a contract with KBA, Inc. to provide construction management services for the Sounder Commuter Rail Everett Station Phase II Project in the amount of \$710,000 with a 10 percent contingency of \$71,000, for a total authorized contract amount not to exceed \$781,000, for a period of three years, with options for two one-year extensions.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on March 18, 2004.



Kevin Phelps
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator