

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2005-112

Construction Management Services for Lakewood Commuter Rail Station

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	10/20/05	Discussion/Possible Action	Jim Edwards, Deputy Director, Capital Projects Christine Engler, Construction Program Manager Jerry Dahl, Construction Manager	(206) 398-5436 (206) 398-5056 (206) 398-5284

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"/>
Agreement with Other Jurisdiction(s)	<input type="checkbox"/>	Budget Amendment	<input type="checkbox"/>

PROJECT NAME:

Lakewood Commuter Rail Station

PROPOSED ACTION

Authorizes the Chief Executive Officer to execute a contract with URS Corporation to provide construction management services for the Lakewood Commuter Rail Station in the amount of \$1,210,000, with a 10% contingency of \$121,000, for a total authorized contract amount not to exceed \$1,331,000.

KEY FEATURES of PROPOSED ACTION

- Defines a scope of work for construction management, including assistance during design and contract advertisement, construction contract administration, field services, monitoring of diversity/small business/EEO and apprenticeship goals, materials testing, and contract closeout.
- Provides for construction management services for the construction of a single side platform for commuter rail, a bus transit facility for regional and local bus service, and a parking garage with approximately 620 parking stalls.
- Because the same construction management consultant was selected for this contract and for the South Tacoma Station, Sound Transit will save on both construction management contracts due to efficiency of labor distribution.

BUDGET IMPACT SUMMARY

Current Project Phase: Construction
Projected Completion Date: 2007

Action Outside of Adopted Budget:	✓	Comments on Checked Items
This Project		
This Phase		
This Task		
Budget Amendment Required		

Key Financial Indicators:	✓	Comments on Checked Items
Contingency Funds Required		
Funding required from other parties (other than what is assumed in financial plan)		

Not checked = action is assumed in current Board-adopted budget. No budget action or adjustment to financial plan required.

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 and FINANCIAL PLAN DISCUSSION

The Board-adopted budget for this project is \$25,403,943 with a construction phase budget of \$10,926,366. Within the construction phase, \$ 273,690 has been committed so far. The proposed action is to execute a contract with URS for construction management services for the Lakewood Station in the amount not to exceed \$1,331,000. There are sufficient funds to complete this action. Committing these funds will not endanger any other project elements that are to be funded out of the overall project.

BUDGET TABLE

Summary for Board Action (Year of Expenditure \$000)

Action Item: Execute a contract agreement with URS for construction management services for the Lakewood Station (#253)

	Current Board Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	\$ 1,711	\$ 625	\$ -	\$ 625	\$ 1,086
2 Preliminary Engineering	1,178	1,038	-	1,038	140
3 Final Design	1,882	12	-	12	1,870
4 Right of Way	9,331	3,389	-	3,389	5,942
5 Construction	10,926	274	1,331	1,605	9,322
7 Contingency	376	-	-	-	376
8 Total Current Budget	\$ 25,404	\$ 5,337	\$ 1,331	\$ 6,668	\$ 18,735

Phase Budget Detail

9 CM Services	\$ -	\$ 273	\$ 1,331	\$ 1,604	\$ (1,604)
11 Other Construction Activity	-	1	-	1	(1)
12 Total Phase	\$ 10,926	\$ 274	\$ 1,331	\$ 1,605	\$ 9,322

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
13 URS	\$ -	\$ -	\$ 1,210	\$ 1,210
14 Contingency	-	-	121	121
15 Total	-	-	1,331	1,331
16 Percent Contingency	-	-	10%	10%

Notes:

Committed to-date amount includes actual outlays and commitments through September 13, 2005.
Project budget is located on page 107 of the 2005 Adopted budget book.

M/W/DBE – SMALL BUSINESS PARTICIPATION

Prime Consultant/Contractor

URS is the prime consultant for this contract.
URS is committed to a 45% M/W/DBE and Small Business goal.

Utilization Breakdown Table

Subconsultant	Business Type	% of Work	Dollar Value
Cooper Zeitz Engineers	MBE/DBE	15%	\$185,714
Lin & Associates	MBE/DBE	11%	\$130,013
LKG-CMC, Inc.	WBE/DBE	10%	\$119,911
O'Bunco Engineering	MBE/DBE	1.5%	\$16,180
ICON	MBE/DBE	5%	\$58,296
Otto Rosseneau & Associates	WBE	1.5%	\$17,224
Total		45%	\$542,392

EEO Commitment

URS Corporation workforce demographics are 23% women and 55% people of color.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

The Lakewood Station site is located in the City of Lakewood, Washington. The Lakewood Station project will provide a single side platform for commuter rail, a bus transit facility for regional and local bus service, and a parking garage with approximately 620 parking stalls. The Lakewood Station will include amenities such as passenger shelters with windscreens, ticket vending machines, system-wide signage, and landscaping.

In May 2005, a Request for Proposals was issued for construction management services for the commuter rail station project. URS Corporation was determined to be the highest qualified firm based on Sound Transit procedures for evaluating proposals. The construction management selection process begins at the 60% design review so that construction management is under contract for the 90% constructability review as well as assistance as requested during bidding and pre-construction activities.

Site demolition, rough grading and environmental remediation of the parking lot property will be completed prior to construction of all other station elements. All construction is expected to be complete by the end of 2007.

Prior Board/Committee Actions on this Project and Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
M2001-13	Authorize the Executive Director to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), condemnation litigation, or entering administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for the construction of the Lakewood and South Tacoma Commuter Rail Stations, the new Lakewood Connector railroad line to be constructed from D Street to M Street in Tacoma, and the Layover Yard at Camp Murray.	2/8/2001
M2005-46	Executed a contract with KPFF Consulting Engineers, Inc. to provide refined preliminary engineering services for the Lakewood Station in the amount of \$501,156, with a 10% contingency of \$50,116, for a total authorized contract amount not to exceed \$551,272.	4/21/2005
M2005-58	Directing staff to complete preliminary engineering and any necessary environmental documentation in order for the Board to consider modifying the Lakewood Station scope to include structured parking.	6/2/2005
M2005-99	Authorizing the Chief Executive Officer to execute a contract amendment with KPFF Consulting Engineers to exercise the option for final design for the Lakewood Station in the amount of \$1,500,000, with a 10% contingency of \$150,000, for a new total authorized contract amount not to exceed \$2,201,272, and to extend the contract through December 2007.	9/2/2005

CONSEQUENCES of DELAY

A significant delay in awarding this contract will delay the completion of technical review for final design, thus delaying the start of construction.

PUBLIC INVOLVEMENT

Not applicable for this action.

ENVIRONMENTAL COMPLIANCE

Not applicable for this action.

LEGAL REVIEW

JW 10/10/05

SOUND TRANSIT

MOTION NO. M2005-112

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract with URS Corporation to provide construction management services for the Lakewood Commuter Rail Station in the amount of \$1,210,000, with a 10% contingency of \$121,000, for a total authorized contract amount not to exceed \$1,331,000.

Background:

The Lakewood Commuter Rail Station site is located in the City of Lakewood, Washington. The Lakewood Station project will provide a single side platform for commuter rail, a bus transit facility for regional and local bus service and a parking garage with approximately 620 parking stalls. The Lakewood Station will include amenities such as passenger shelters with windscreens, ticket vending machines, system-wide signage and landscaping.

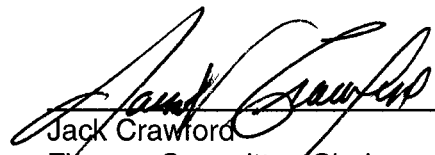
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Site demolition, rough grading and environmental remediation of the parking lot property will be completed prior to construction of all other station elements. All construction is expected to be complete by the end of 2007.

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 URS Corporation to provide construction management services for the Lakewood Commuter Rail Station in the amount of \$1,210,000, with a 10% contingency of \$121,000, for a total authorized contract amount not to exceed \$1,331,000.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on October 20, 2005.



Jack Crawford
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator