

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2005-113**

**Construction Management Services for Tacoma to Lakewood Track and Facilities Project  
and Layover Track**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	11/17/05	Discussion/Possible Action to Recommend Board Approval Approval	Jim Edwards, Deputy Director Capital Projects	(206) 398-5436
Board	12/08/05		Christine Engler, Program Manager	(206) 398-5056
			<b>Jerry Dahl, Project Manager</b>	(206) 398-5284

Contract/Agreement Type:	✓	Requested Action:	✓
Competitive Procurement	✓	Execute New Contract/Agreement	✓
Sole Source		Amend Existing Contract/Agreement	
Agreement with Other Jurisdiction(s)		Budget Amendment	

**PROJECT NAME:**

Tacoma to Lakewood Track and Facilities and Layover Track

**PROPOSED ACTION**

Authorizes the Chief Executive Officer to execute a contract with DMJM Harris, Inc. to provide construction management services for the Tacoma to Lakewood track and facilities project and a layover track in Lakewood, for an authorized contract amount of \$5,190,711, with a 10% contingency of \$519,071, for a total authorized contract amount not to exceed \$5,709,782.

**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 site demolition, remediation, grading, and then construction of an 8.2 mile long commuter rail line, which includes a 1.2 mile new rail segment, 7 miles of rail improvement on the newly acquired Burlington Northern-Santa Fe (BNSF) Lakeview subdivision, new centralized traffic control for the entire 8.2 miles, and a temporary train layover facility.

## **BUDGET IMPACT SUMMARY**

**Project Name: Tacoma to Lakewood Track & Facilities (#130)**

**Current Project Phase: Construction**

**Projected Completion Date: 2007**

**Project Name: Layover (#140)**

**Current Project Phase: Construction**

**Projected Completion Date: 2007**

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

<b>Key Financial Indicators:</b>	<b>✓</b>	<b>Comments on Checked Items</b>
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 proposed \$5,709,782 contract for construction management services with DMJM Harris, Inc. impacts two projects; 94% of the proposed contract cost goes to the Tacoma to Lakewood Track and Facilities project and 6% to the Layover project.

The Board-adopted budget for the Tacoma to Lakewood Track and Facilities project is \$136,036,880 with a construction phase budget of \$68,873,785. The proposed action is to provide construction management services for the Tacoma to Lakewood Track and Facilities project in the amount not to exceed \$5,367,195. The resulting uncommitted project balance is \$75,467,491 with an uncommitted construction phase balance of \$63,459,282.

The Board-adopted budget for the Layover project is \$23,092,348 with a construction phase budget of \$20,652,713. The proposed action is to provide construction management services for the Layover project in the amount not to exceed \$342,587. The resulting uncommitted project balance is \$7,660,201 with an uncommitted construction phase balance of \$5,264,409.

## BUDGET TABLE

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

Action Item: Execute a contract with DMJM Harris to provide construction management services for the Tacoma to Lakewood Track & Facilities project (#130)

	Current Board Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	\$ 10,174	\$ 4,437	\$ -	\$ 4,437	\$ 5,738
2 Preliminary Engineering	2,989	2,880	-	2,880	109
3 Final Design	5,855	4,221	-	4,221	1,634
4 Right of Way	28,237	25,850	-	25,850	2,387
5 Construction *	68,874	47	5,367	5,415	\$ 63,459
6 Vehicles	19,783	17,767	-	17,767	2,016
6 Contingency	124	-	-	-	124
7 Total Current Budget	\$ 136,037	\$ 55,202	\$ 5,367	\$ 60,569	\$ 75,467

#### Phase Budget Detail

8 CM Services	\$ -	\$ -	\$ 5,367	\$ 5,367	\$ (5,367)
9 Other Construction Activity	-	47	-	47	(47)
10 Total Phase	\$ 68,874	\$ 47	\$ 5,367	\$ 5,415	\$ 63,459

\* This Action breakout (\$4,879,268 contract + 10% contingency of \$487,927 = total of \$5,367,195)

Action Item: Execute a contract with DMJM Harris to provide construction management services for the Layover project (#140)

	Current Board Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
11 Agency Administration	\$ 509	\$ 2	\$ -	\$ 2	\$ 507
12 Preliminary Engineering	156	35	-	35	121
13 Final Design	375	7	-	7	368
14 Right of Way	750	-	-	-	750
15 Construction*	20,653	15,046	343	15,388	5,264
16 Contingency	650	-	-	-	650
17 Total Current Budget	\$ 23,092	\$ 15,090	\$ 343	\$ 15,432	\$ 7,660

#### Phase Budget Detail

18 CM Services	\$ -	\$ 51	\$ 343	\$ 394	\$ (394)
19 Other Construction Activity	-	14,995	-	14,995	(14,995)
20 Total Phase	\$ 20,653	\$ 15,046	\$ 343	\$ 15,388	\$ 5,264

\* This Action breakout (\$3131,443 contract + 10% contingency of \$31,614 = total of \$342,587)

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
21 DMJM Harris, Inc.	\$ -	\$ -	\$ 5,191	\$ 5,191
22 Contingency	-	-	519	519
23 Total	-	-	5,710	5,710
24 Percent Contingency			10%	10%

#### Notes:

Committed to-date amount includes actual outlays and commitments through September 27, 2005.

Project budget for Tacoma to Lakewood Track & Facilities is located on page 90 of the Adopted 2005 Budget book.

Project budget for Layover is located on page 92 of the Adopted 2005 Budget book.

## **M/W/DBE – SMALL BUSINESS PARTICIPATION**

### **Prime Consultant/Contractor**

DMJM Harris, Inc. is the prime consultant for this contract.

DMJM Harris, Inc. is committed to a 30.1% M/W/DBE and Small Business goal.

### **Utilization Breakdown Table**

<b>Subconsultant</b>	<b>Business Type</b>	<b>% of Work</b>	<b>Dollar Value</b>
KJM & Associates	WBE	23.8%	\$1,237,859
Otto Rossenau & Associates	WBE/DBE	2.1%	\$108,371
True North Land Surveying, Inc.	WBE/DBE	1.0%	\$54,341
Milbor-Pita and Associates	MBE/DBE	3.1%	\$161,366
<b>Total</b>		<b>30.1%</b>	<b>1,561,937</b>

### **EEO Commitment**

DMJM Harris workforce demographics are 23% women and 40% minorities.

## **PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION**

This 8.2 mile Sounder commuter rail segment is comprised of a new 1.2-mile-long rail line on new right-of-way, and a seven-mile upgrade of the Lakeview Subdivision railroad branch line that Sound Transit purchased from BNSF. The new track segment will connect to the Seattle to Tacoma segment at Freighthouse Square and will include three new at-grade crossings between D Street and M Street in Tacoma. The Lakeview Subdivision track will be improved with track, signal and grade crossing improvements from M Street in Tacoma to Bridgeport Way in Lakewood. A temporary layover track will be located between Steilacoom Blvd. SW and 100<sup>th</sup> Street SW in Lakewood. It will consist of two new double-ended storage tracks and a small office/storage facility.

Sound Transit acquired the BNSF right-of-way from Tacoma to Lakewood in September 2004. Preliminary engineering was completed in April 2005 as scheduled and within budget. Final design is scheduled for completion in early 2006, and construction is scheduled for completion by the end of 2007.

These construction management services were secured following the issuance of a Request for Proposals for construction management services in the spring of this year. DMJM Harris, Inc. was determined to be the highest qualified firm based on Sound Transit procedures for evaluating proposals.

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

Motion or Resolution Number	Summary of Action	Date of Action
M2005-61	Contract amendment with HDR Engineering Inc. to include final design services for track and signal work for the Lakewood to Tacoma commuter rail segment, in the amount of \$3,929,927 with a 10% contingency of \$392,997, for a new total authorized contract amount not to exceed \$5,429,916 and to extend the term of the contract to November 22, 2009.	6/23/05
M2004-115	Contract with HDR Engineering, Inc. to provide preliminary engineering services for the Tacoma to Lakewood Track and Signal project in the amount of \$1,006,356, with a 10% contingency of \$100,636 for a total authorized contract amount not to exceed \$1,106,992.	11/18/04
R2003-17	Authorized to acquire, dispose, lease, and transfer certain real property interests by negotiated agreement, 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 acquisition of various properties owned by Burlington Northern Santa Fe Railway and required for the Everett-to-Seattle Segment, the Lakewood-to-Tacoma Segment, and its possible extension.	9/18/03
R2002-21	Select the corridor improvements, station facilities, train storage facility, and park-and-ride improvements to be built for the Lakewood-to-Tacoma Commuter Rail and SR-512 Park-and-Ride Expansion project.	12/12/02
M2002-66	"Funding and Cooperative Agreement Between the City of Lakewood and Sound Transit for the Development of a Regional Rail and Bus Station and Community Connector Budget" which transfers \$1.7 million of local revenue funds to the City to be utilized for the City's CBD Connector Project upon completion of the City's environmental review process and the FTA's review of the Agreement.	5/9/02
M2001-18	Contract with Merritt+Pardini to provide preliminary design services for the Lakewood Transportation Center (combined commuter rail station and express bus facility).	3/15/01
M2001-13	Identify the Preferred Alternative for the Lakewood to Tacoma Commuter Rail and SR-512 Park-and Ride Expansion Project to be considered in the Final Environmental Impact Statement, including rail line corridor improvements, commuter rail station locations in South Tacoma and Lakewood, a train storage facility, and the expansion of the SR-512 Park-and-Ride capacity.	2/8/01
M2000-36	Contract with the Burlington Northern-Santa Fe Railway (BNSF) for Preliminary Engineering, with an option to add Final Design of Everett-to-Seattle and Lakewood to Tacoma railroad improvements.	5/4/00
M1998-14	Contract with Berger/Abam Engineers, Inc. for services in connection with the Final Environmental Impact Statement for the Lakewood to Tacoma commuter rail and 512 Park-and-Ride Expansion.	3/6/98

### **CONSEQUENCES of DELAY**

A delay in contract execution could delay final design for the Tacoma to Lakewood Track and Facilities project, since construction management services prior to soliciting for construction bids is a key step in the final design process, which is required complete before construction can begin.

**PUBLIC INVOLVEMENT**

Not applicable for this action.

**ENVIRONMENTAL COMPLIANCE**

Not applicable for this action.

**LEGAL REVIEW**

JW 11/9/05

## SOUND TRANSIT

### MOTION NO. M2005-113

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract with DMJM Harris, Inc. to provide construction management services for the Tacoma to Lakewood track and facilities project and a layover track in Lakewood, for an authorized contract amount of \$5,190,711, with a 10% contingency of \$519,071, for a total authorized contract amount not to exceed \$5,709,782.

#### Background:

This 8.2 mile Sounder commuter rail segment is comprised of a new 1.2-mile-long rail line on new right-of-way, and a seven-mile upgrade of the Lakeview Subdivision railroad branch line that Sound Transit purchased from Burlington Northern-Santa Fe (BNSF). The new track segment will connect to the Seattle to Tacoma segment at Freighthouse Square and will include three new at-grade crossings between D Street and M Street in Tacoma. The Lakeview Subdivision track will be improved with track, signal and grade crossing improvements from M Street in Tacoma to Bridgeport Way in Lakewood. A temporary layover track will be located between Steilacoom Blvd. SW and 100<sup>th</sup> Street SW in Lakewood. It will consist of two new double-ended storage tracks and a small office/storage facility.

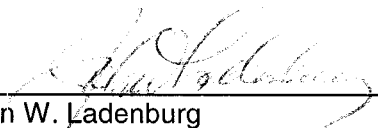
Sound Transit acquired the BNSF right-of-way from Tacoma to Lakewood in September 2004. Preliminary engineering was completed in April 2005 as scheduled and within budget. Final design is scheduled for completion in early 2006, and construction is scheduled for completion by the end of 2007.

These construction management services were secured following the issuance of a Request for Proposals for construction management services in the spring of this year. DMJM Harris, Inc. was determined to be the highest qualified firm based on Sound Transit procedures for evaluating proposals.


#### Motion:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the Chief Executive Officer is authorized to execute a contract with DMJM Harris, Inc. to provide construction management services for the Tacoma to Lakewood track and facilities project and a layover facility in Lakewood, for an authorized contract amount of \$5,190,711, with a 10% contingency of \$519,071, for a total authorized contract amount not to exceed \$5,709,782.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 8, 2005.

  
John W. Ladenburg  
Board Chair

#### ATTEST:

  
Marcia Walker  
Board Administrator