

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2005-41

**Bellevue Transit Center Rider Services Building
Construction Contract with Summit Central Construction, Inc.**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	4/7/05	Discussion/Possible Action	Agnes Govern, Director, Capital Projects, Christine Engler, Construction Program Manager, Capital Projects Jerry Dahl, Construction Manager, Capital Projects	(206) 398-5037 (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"/>
Interlocal Agreement	<input type="checkbox"/>	Contingency Funds (Budget) Required	<input type="checkbox"/>
Purchase/Sale Agreement	<input type="checkbox"/>	Budget Amendment Required	<input type="checkbox"/>

ACTION

Authorizes the Chief Executive Officer to execute a contract with Summit Central Construction, Inc. to construct the Bellevue Transit Center Rider Services Building project in the amount of \$1,495,500, with a 10% contingency of \$149,550, for a total authorized contract amount not to exceed \$1,645,050.

KEY FEATURES

- Defines a scope of work for the construction of the Bellevue Transit Center Rider Services Building and adjacent pedestrian sidewalk plaza areas including some utility work, retaining walls, landscaping, benches, bike racks, and a bike storage area. Includes construction of the foundation for a public art element.
- The solicitation for the construction of the Bellevue Rider Services Building at the Bellevue Transit Center was advertised using the conventional Sound Transit Invitation for Bid (IFB) procedure. The Engineer's Estimate was \$1,649,426. Of the four bids submitted, the lowest responsive/responsible bidder is Summit Central Construction, Inc. with a bid of \$1,495,500, which is \$153,926 (-9.3%) below the Engineer's Estimate.
- Bids were opened for this project on March 11, 2005. Due to an extended bid evaluation period, the lowest responsive/responsible bidder was determined on April 5, 2005. Sound Transit must now inform the unsuccessful bidders that Summit Central Construction, Inc. has been determined to be the lowest responsive/responsible bidder. Sound Transit's contract processes require that this notification to the unsuccessful bidders opens the protest period available to them. Bidders have five (5) calendar days in which to file a protest. If no protests are filed within five (5) calendar days from date of notification, Sound Transit may issue formal notice of award to Summit Central Construction, Inc.

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 Bellevue Rider Services Building project (#323) was included in the adopted 2005 budget with a total project budget of \$4,411,840, of which \$2,434,299 was included in the construction phase. To date, \$305,044 has been committed in this phase. This action would commit \$1,645,050 in the construction phase, leaving an uncommitted phase budget of \$484,205.

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. There are no other revenues accruing to Sound Transit as a result of this action.

BUDGET TABLE

The Bellevue Rider Services Building project was included in the 2005 budget with a total project budget of \$4,411,840, as seen on page 137 of the 2005 budget book. The impact of this action on the phase budgets for this project is illustrated below:

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

Action Item: Execute a contract with Summit Central Construction, Inc. for construction of the Bellevue Rider Services Building project (#323), \$s in thousands

	2005 Adopted Budget ¹ (A)	Committed To Date ² (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	\$ 313	\$ 8	\$ -	\$ 8	\$ 305
Preliminary Engineering	-	-	-	-	-
Final Design	650	68	-	68	583
Right of Way/Permits	171	107	-	107	64
Construction	2,434	305	1,645	1,950	484
Contingency	843	-	-	-	843
Total Current Budget	\$ 4,412	\$ 488	\$ 1,645	\$ 2,133	\$ 2,279

Phase Budget Detail

Construction	\$ 1,800	\$ -	\$ 1,645	\$ 1,645	\$ 155
Construction Management	\$ 90	-	-	-	90
Other	\$ 544	25	-	25	519
Total Phase	\$ 2,434	\$ 25	\$ 1,645	\$ 1,670	\$ 764

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
Construction	\$ -	\$ -	\$ 1,496	\$ 1,496
ST Contingency	-	-	\$ 150	150
Total	\$ -	\$ -	\$ 1,645	\$ 1,645
Percent Contingency	0%	0%	10%	10%

Notes:

¹ Adopted Budget is located on page 137 of the 2005 Budget Book (adopted by ST Board 12/09/04)

² Committed to-date includes actual outlays and commitments through February 17, 2005 (HQ). Committed amount includes contract contingencies.

M/W/DBE – SMALL BUSINESS PARTICIPATION

Prime Consultant/Contractor

The goals for this contract are 20% Small Business Participation, to be accomplished using a minimum of 15% M/W/DBE participation.

Summit Central Construction, Inc. is a small business and is the prime contractor for this contract. Summit Central will perform at least 20% of the contract amount and has committed to a 14% M/W/DBE participation. Sound Transit has concluded that Summit Central made good faith efforts to meet the goal, and has committed to include additional M/W/DBE participation to meet the 15% goal. A minimum of 34% is committed for Small Business and M/W/DBE participation.

Utilization Breakdown Table

Subcontractor	Business Type	% of Work	Dollar Value
Fryer-Knowles	DBE/WBE	1.5%	\$ 22,000
Port A Pro Welding	DBE/MBE	5.1%	\$ 75,600
Fredhoes General Electric	DBE/MBE	7.5%	\$111,800
Total		14.0%	\$209,400

EEO Commitment

Summit Central Construction, Inc. workforce demographics will be provided after Notice of Award.

Apprentice Utilization Commitment

Summit Central Construction, Inc. is committed to meeting the contract goal of 20% of all labor hours being performed by apprentices.

HISTORY OF PROJECT

Prior Board or Committee Actions and Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
M2003-68	Authorized to complete the Bellevue Transit Center Rider Services Building and related sidewalk improvements, landscaping, and the installation of artwork adjacent to the transit center and execution of an agreement with the City of Bellevue for the operation and maintenance of the Rider Services Building.	7/3/03
M2002-116	Contract amendment with Entranco Engineers to provide additional final design and construction support services for the Bellevue Transit Center, including the Rider Services Building.	10/17/02
M2001-69	Contract amendment with Entranco Engineers for final design and construction support of the Bellevue Transit Center, including the Rider Services Building.	7/19/01

R2000-05	Acquisition of certain Real Property interests, including temporary construction, sidewalk, and right of way easements, by Purchase or Condemnation, and payment of eligible relocation and re-establishment benefits to affected parties for Bellevue Transportation Center and Distributed Services Facilities (Bellevue)	4/27/00
M99-87	Contract Amendment with Entranco Engineers for final design and construction support.	12/2/99
R98-18	Contract with Entranco Engineers for environmental review, public involvement, and preliminary engineering.	5/7/98

REGIONAL PARTNERSHIP AND COOPERATION

The Bellevue Transit Center is a major regional hub and key to improving connections between local and regional services in East King County. The project was developed based on a shared vision by Sound Transit, King County Metro, and the City of Bellevue that all three parties would participate in this regional hub in downtown Bellevue to further encourage use of public transit services.

In 2003, the Board directed staff to negotiate an interlocal agreement with the City of Bellevue to share the cost of operating and maintaining the Rider Services Building (Motion No. M2003-68). This agreement took the form of a sublease executed in December 2003 for a five-year term with a five-year renewable option. The sublease provides for the City to sublease approximately 700 square feet of office space, about one-third of the total square footage within the Rider Services Building, for transit and transportation management related programs. The sublease requires an annual rent payment of \$50,000, to be adjusted annually by Consumer Price Index (CPI) and a one time contribution of \$68,000 toward the project's construction costs. The City's annual lease payment is slightly higher than one-third of the estimated annual total for operating and maintaining the Rider Services Building.

CONSEQUENCES OF DELAY

A delay beyond April 7, 2005, may delay Sound Transit from authorizing the contractor to start construction work within the terms of the City of Bellevue building permit issued for the project.

PUBLIC INVOLVEMENT

The community, bus riders, the City of Bellevue, and adjacent property owners have been extensively involved in the development and design of the project improvements in downtown Bellevue.

LEGAL REVIEW

JW 4/4/05

SOUND TRANSIT

MOTION NO. M2005-41

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract with Summit Central Construction, Inc. to construct the Bellevue Transit Center Rider Services Building project in the amount of \$1,495,500, with a 10% contingency of \$149,550, for a total authorized contract amount not to exceed \$1,645,050.

Background:

The Bellevue Transit Center is a major regional hub and key to improving connections between local and regional services in East King County. The project was developed based on a shared vision by Sound Transit, King County Metro, and the City of Bellevue that all three parties would participate in this regional hub in downtown Bellevue to further encourage use of public transit services.

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Motion:

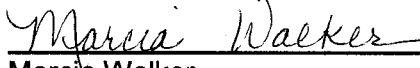
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Chief Executive Officer is authorized to execute a contract with Summit Central Construction, Inc. to construct the Bellevue Transit Center Rider Services Building project in the amount of \$1,495,500, with a 10% contingency of \$149,550, for a total authorized contract amount not to exceed \$1,645,050.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority
at a regular meeting thereof held on April 7, 2005.



Kevin R. Phelps
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator