

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2005-60

Everett Station Construction Contract with Clearcreek Contractors, Inc.

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	6/16/05	Discussion/Possible Action	Jim Edwards, Deputy Director, Capital Projects Christine Engler, Construction Program Manager, Capital Projects Val Batey, Project Manager, Capital Projects	(206) 398-5436 (206) 398-5056 (206) 398-5117

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"/>		<input type="checkbox"/>

PROPOSED ACTION

Authorizes the Chief Executive Officer to execute a contract with Clearcreek Contractors, Inc. to provide demolition and remediation services for the Everett Commuter Rail Station project in the amount of \$896,715, with a 20% contingency of \$179,343, for a total authorized contract amount not to exceed \$1,076,058.

KEY FEATURES of PROPOSED ACTION

- Defines a scope of work, covering the demolition and remediation of property required to construct the last phase of the Everett Station. The scope of the work includes demolition of three buildings, removal or remediation of contaminated soils, removal or abandonment of underground and overhead services and utilities, and decommissioning and removal of aboveground and underground storage tanks. The work also includes grading and establishment of a temporary storm drainage and erosion control system in preparation for construction of the parking lot and other improvements which will be completed under a separate, follow-on contract.
- A standard, competitive invitation-for-bids process was used, and the five bids submitted were opened on May 24, 2005. Clearcreek Contractors was the lowest responsive/responsible bidder with a bid of \$896,715, which is 41% below the engineer's estimate.
- Contract contingency is recommended at 20% because of the likelihood that more excavated material than is currently estimated may be classified as contaminated and/or hazardous and will need to be removed. There is no cost-effective way during design of determining the full extent of contaminated material underlying the site.

BUDGET IMPACT SUMMARY

Project Name: Everett Station
 Current Project Phase: Construction
 Projected Completion Date: December 2006

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 and FINANCIAL PLAN DISCUSSION

The Board-adopted budget for this project is \$26,872,034 with a Construction phase Board-adopted budget of \$14,682,704. The proposed action to award a contract for demolition and remediation to Clearcreek Construction, Inc. in the amount of \$896,715, with a 20% contingency of \$179,343, for a total authorized contract amount not to exceed \$1,076,058 leaves a remaining Construction phase balance of \$7,456,517. The remaining balance for the project is \$9,184,945.

BUDGET TABLE

The project budget can be found on page 94 from the 2005 Board-adopted budget.

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

Action Item: Execute contract with Clearcreek Contractors Inc to provide demolition and remediation for Everett Station project (#201)

	Current Board Adopted Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	1,672	947	-	947	725
2 Pre-Engineering	1,190	1,190	-	1,190	-
3 Final Design	1,168	1,250	-	1,250	(82)
4 Right of Way	7,402	7,075	-	7,075	327
5 Construction	14,683	6,150	1,076	7,226	7,457
6 Contingency	758	-	-	-	758
7 Total Current Budget	26,872	16,611	1,076	17,687	9,185

Phase Budget Detail

8 Construction Award	1,076		1,076	1,076	-
9 City of Everett	5,830	5,829	-	5,829	1
10 Tube Art Displays Inc	234	234	-	234	-
11 Misc. activity	7,542	86	-	86	7,456
12 Total Phase	14,683	6,150	1,076	7,226	7,457

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
13 Clearcreek Contractors Inc	0	0	897	897
14 Contingency	0	0	179	179
15 Total	0	0	1,076	1,076
16 Percent Contingency			20%	20%

M/W/DBE – SMALL BUSINESS PARTICIPATION

Prime Contractor

Sound Transit established a Small Business participation goal of 15% of the total bid price, to be accomplished utilizing M/W/DBE participation of at least 10% of the total bid price, for this contract. Clearcreek Contractors is the prime contractor for this contract and is a Small Business. Clearcreek Contractors has committed to 13% M/W/DBE participation. 83% of this contract will be performed by Small Business.

Utilization Breakdown Table

Subcontractor	Business Type	% of Work	Dollar Value
J Harper Contractors	MBE/DBE	11%	\$98,000
Penny Lee Trucking	DBE	2%	\$18,000
Total		13%	\$116,000

EEO Commitment

Clearcreek Contractors workforce demographics are 18% women and 9% minorities.

Apprentice Utilization Commitment

Clearcreek Contractors has made a commitment in good faith to meet Sound Transit's apprenticeship utilization goals.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

Everett Station is a multimodal station accommodating Amtrak, Greyhound, Everett Transit, Community Transit, Sound Transit Express bus, Sounder commuter rail, charters, taxis, and shuttles. The initial phase of the project was developed by the City of Everett.

Sound Transit is responsible for construction of the final phase of the station, including demolition and remediation on the east side of the tracks (the subject of this action) the east parking lot (440 stalls), a pedestrian bridge over the tracks, connecting the east parking lot to the commuter rail platform, pedestrian access plazas on both sides of the tracks, completion of the north portion of the south parking lot (total 330 parking stalls), and a small operations building on the west side of the tracks to house light maintenance supplies, security personnel and BNSF train crews.

This contract is for the demolition and remediation of the site necessary before construction of the final phase of the project can begin.

Prior Board or Committee Actions and Relevant Board Policies

Motion or Resolution Number	Summary of Action	Date of Action
M2005-47	Authorized the addition of \$100,000 to the approved contingency amount for the construction contract with Clearcreek Contractors	4/21/05
M2004-31	Authorized acquisition of permanent property rights for Everett Station.	3/18/04

CONSEQUENCES of DELAY

Any delay in the authorization of this contract will result in the inability to complete the work in dry weather months, which is the optimum time for this work to take place. Project costs could increase if the work included in this contract is carried over into the wet season.

PUBLIC INVOLVEMENT

The demolition, remediation and preparation of the site for construction was included in the Everett Station project described in the 1999 NEPA Final Environmental Impact Statement for the Everett-Seattle Commuter Rail Project prepared by Sound Transit. The public comment period on the Everett-Seattle Commuter Rail Project Draft EIS ran from June through August 1999. As a part of the EIS process, Sound Transit held a number of public outreach events including a scoping meetings in February 1998 and hearings on the Draft EIS in July 1999. An open house on Everett Station planning was held by the City of Everett in March 1999.

LEGAL REVIEW

JW 6/2/05

SOUND TRANSIT

MOTION NO. M2005-60

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract with Clearcreek Contractors, Inc. to provide demolition and remediation services for the Everett Commuter Rail Station project in the amount of \$896,715, with a 20% contingency of \$179,343, for a total authorized contract amount not to exceed \$1,076,058.

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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 Clearcreek Contractors, Inc. to provide demolition and remediation services for the Everett Commuter Rail Station project in the amount of \$896,715, with a 20% contingency of \$179,343, for a total authorized contract amount not to exceed \$1,076,058.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 16, 2005.



Kevin R. Phelps
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator