

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2006-45

**Contract Amendment for Architectural
Design Services During Construction for Beacon Hill and Mount Baker Stations**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	6/01/06	Discussion/Possible Action	Ahmad Fazel, Link Director Bob Parsons, Link Civil Engineering Manager	206-398-5389 206-398-5150

Contract/Agreement Type:	✓	Requested Action:	✓
Competitive Procurement	✓	Execute New Contract/Agreement	
Sole Source		Amend Existing Contract/Agreement	✓
Interlocal Agreement		Contingency Funds (Budget) Required	
Purchase/Sale Agreement		Budget Amendment Required	

✓ *Applicable to proposed transaction.*

PROJECT NAME

Central Link Light Rail Initial Segment

PROPOSED ACTION

Authorizes the Chief Executive Officer to execute a contract amendment with OTAK to provide architectural design services during construction for the Central Link Light Rail Initial Segment - Beacon Hill and Mount Baker Stations, in the amount of \$300,000, for a new total authorized contract amount not to exceed \$3,509,386.

KEY FEATURES of PROPOSED ACTION

- The purpose of this action is to increase the contract amount for architectural design services during construction for the Beacon Hill and Mount Baker Stations. OTAK's original design contract did not include funds for design services during construction. A provision to add these design services during construction in the scope was added through a contract change order. To date these services have been funded from balances remaining in OTAK's contract at the completion of final design.
- Design services during construction include, but are not limited to: reviewing submittals; responding to requests for information from the contractor; preparing design modifications required by existing conditions; providing design change management; and coordination with third parties.
- During the course of the construction of the Beacon Hill Station and the Mount Baker Stations, staff determined that the present level of design effort on the project is insufficient to address the number of submittals and requests for information from the contractor.

- Design services during construction will continue to be provided by OTAK on an on-call basis as determined necessary by Sound Transit staff. Services to be provided will be negotiated by staff and will be consistent with the project scope of work contained in the contract.

BUDGET IMPACT SUMMARY

Current Project Phase: Construction
 Projected Completion Date: 2009

Action Outside of Adopted Budget:	✓	Comments on Checked Items
This Project		
This Phase		
This Task	✓	This action exceeds the task budget by \$3.5M. This shortfall will be funded by unallocated contingency in the final design phase.
Budget Amendment Required		

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

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

BUDGET and FINANCIAL PLAN DISCUSSION

This action would authorize execution of a contract amendment with OTAK to provide civil engineering design services during construction of the Beacon Hill and Mount Baker Stations within the Beacon Hill Tunnel segment (C710) of the Central Link Light Rail Initial Segment project in the amount of \$300,000, for a new total authorized contract amount not to exceed \$3,509,386.

The Adopted 2006 Budget for the Central Link Light Rail Initial Segment is \$2.07 billion. Within that budget, \$6,050,648 has been set aside for C710 design services during construction in the final design phase. Approval of the proposed action would result in a shortfall of \$3,526,000 for this budget line item. There is sufficient unallocated contingency in the final design phase to fund this action. Consistent with Sound Transit’s budget policies, this shortfall will be addressed in the 2007 budget process.

The proposed action is otherwise consistent with the current board-adopted budget, and is affordable within the agency’s current long-term financial plan and subarea financial capacity. The action will have no new revenue impact on Sound Transit.

BUDGET TABLE

Action Item: OTAK (provide civil engineering design services during construction for the Beacon Hill Station and Mount Baker Station within the Beacon Hill Section C710 of the Central Link Initial Segment project)

(Year of Expenditure \$000)

Initial Segment		Adopted 2006 Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1	Agency Administration	216,780	115,195		115,195	101,585
2	Preliminary Engineering	34,000	33,611		33,611	389
3	Final Design	145,523	145,163	300	145,463	61
4	Right of Way	223,516	191,692		191,692	31,824
5	Construction	1,170,439	1,057,975		1,057,975	112,464
6	Construction Services	86,875	84,437		84,437	2,438
7	Third Party Agreements	59,560	58,690		58,690	870
8	Vehicles	133,307	131,799		131,799	1,508
9	Total Current Budget	2,070,000	1,818,562	300	1,818,862	251,138
Final Design Phase Detail						
10	DSDC C710	6,051	9,277	300	9,577	(3,526)
11	Other Design Support	22,856	23,888		23,888	(1,031)
12	Other Final Design	112,869	111,908		111,908	961
13	FD Unallocated Contingency	3,748	91		91	3,657
14	Total Phase	145,523	145,163	300	145,463	61
Contract Amount						
		Board Approvals to Date (F)	Current Approved Contract Value (G)	Proposed Action (H)	Proposed Total for Board Approval (I)	Proposed Contract Value (J)
15	Contract Amount	2,987.6	3,137.5	300.0	3,287.6	3,437.5
16	Contingency	221.8	71.9	-	221.8	71.9
17	Total	3,209.4	3,209.4	300.0	3,509.4	3,509.4
18	Percent Contingency	7%	2%	0%	7%	2%
Budget Shortfall						
	Task Level	\$ (K)	Potential Resources (L)		Source (M)	
19						
20						

Notes:

10(B) COMMITTED TO DATE includes pending board motions to increase contract amounts for other consultants providing Design Services during Construction (DSDC) for construction contracts C710.

11(B) COMMITTED TO DATE includes pending board motions to increase contract amounts for other consultants providing Design Services during Construction (DSDC) for construction contract C755.

M/W/DBE – SMALL BUSINESS PARTICIPATION

Prime Consultant/Contractor

OTAK is the prime consultant for this contract. During construction, the need to send work to the designer of record is driven by the scope of the change as well as the timeliness of the response required. The actual M/W/DBE percentages achieved will vary depending on these needs and cannot be confirmed at this time. However, consistent with the actions of OTAK through final design, OTAK is committed to distributing the work to the subconsultant designer of record when possible to provide the services as required.

The M/W/DBE goal established for this contract was 15.8%. Performance to date on this contract has achieved 17.2% M/W/DBE participation. The M/W/DBE estimate for OTAK's design services during construction is expected to be 10%, which reflects a greater utilization of the prime consultant staff during this phase. When the project is complete, the resulting M/W/DBE participation for the overall contract is estimated to meet or exceed the established 15.8% goal for this contract.

The following M/W/DBE subconsultant may be utilized for this contract amendment:

Murase MBE/DBE

EEO Commitment

OTAK workforce demographics are 32% women and 8.4% minorities.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

The Beacon Hill Tunnel project includes construction of an approximately one-mile-long, twin tube tunnel beneath Beacon Hill, including a deep mined tunnel station. Vertical circulation to the tunnel station will be provided through an access shaft with four high-speed elevators and stairways. A secondary shaft will be provided for emergency egress. A station headhouse will provide access to elevators and stairways. East of the tunnel, the alignment continues on an elevated guideway, including an aerial station near McClellan Street. The aerial Mount Baker Station is fully enclosed and includes a new urban plaza. The alignment descends to grade in the median of Martin Luther King Way just north of South Walden Street. OTAK is the architect of record for the Beacon Hill and Mount Baker Stations.

The purpose of this action is to increase the contract amount for architectural design services during construction of the Beacon Hill and Mount Baker Stations. To date, design services during construction scope has been covered under OTAK's design budget. OTAK's original design budget did not include budget for design services during construction.

Design services during construction include, but are not limited to: reviewing submittals; responding to requests for information from the contractor; preparing design modifications required by existing conditions; providing design change management; and coordination with third parties.

During the course of the construction of the Beacon Hill and Mount Baker Stations, staff determined that the present level of design effort on the project is insufficient to address the number of submittals and requests for information from the contractor.

Design services during construction will continue to be provided by OTAK on an on-call basis as determined necessary by Sound Transit staff. Services to be provided will be negotiated by staff and will be consistent with the project scope of work contained in the contract.

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

Motion or Resolution Number	Summary of Action	Date of Action
M2002-05	Authorized the Executive Director to execute a contract amendment with Otak, Inc. (Contract No. RT/VLR32 99d) for an additional \$858,110 for final design services with associated urban design for the Beacon Hill Station for a total revised contract amount of \$3,209,387.	2/7/02
M99-63	Awarded six separate contracts for professional services for architecture, landscaping and urban design services for the Central Link light rail.	10/7/99

CONSEQUENCES OF DELAY

A significant delay in Board action could result in less timely responses to the contractor's submittals and requests for information, which could delay the construction schedule.

PUBLIC INVOLVEMENT

Not applicable to this action.

ENVIRONMENTAL COMPLIANCE

JI 05/18/06

LEGAL REVIEW

JW 5/26/06

SOUND TRANSIT

MOTION NO. M2006-45

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract amendment with OTAK to provide architectural design services during construction for the Central Link Light Rail Initial Segment - Beacon Hill and Mount Baker Stations, in the amount of \$300,000, for a new total authorized contract amount not to exceed \$3,509,386.

Background:

The Beacon Hill Tunnel project includes construction of an approximately one-mile-long, twin tube tunnel beneath Beacon Hill, including a deep mined tunnel station. Vertical circulation to the tunnel station will be provided through an access shaft with four high-speed elevators and stairways. A secondary shaft will be provided for emergency egress. A station headhouse will provide access to elevators and stairways. East of the tunnel, the alignment continues on an elevated guideway, including an aerial station near McClellan Street. The aerial Mount Baker Station is fully enclosed and includes a new urban plaza. The alignment descends to grade in the median of Martin Luther King Way just north of South Walden Street. OTAK is the architect of record for the Beacon Hill and Mount Baker Stations.

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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 amendment with OTAK to provide architectural design services during construction for the Central Link Light Rail Initial Segment - Beacon Hill and Mount Baker Stations, in the amount of \$300,000, for a new total authorized contract amount not to exceed \$3,509,386.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 1, 2006.



Fred Butler
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator