

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2007-06

Contract for On-Call Construction and Repair Services

| Meeting: | Date: | Type of Action: | Staff Contact: | Phone: |
|-------------------|--------------|----------------------------|--|--------------------------------------|
| Finance Committee | 1/4/07 | Discussion/Possible Action | Ahmad Fazel, Link Director Ben Emam, Link Construction Manager | (206) 398-5389 (206) 298-5394 |

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

PROJECT NAME

Central Link Initial Segment

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract for one year with two one-year options to extend with Leajak Concrete Construction, Inc. to provide on-call construction and repair services for the Central Link Light Rail Initial Segment for a total authorized contract amount not to exceed \$500,000.

KEY FEATURES of PROPOSED ACTION

- This action is needed to complete smaller construction and maintenance projects along the Initial Segment alignment that are not covered under the major construction contracts for each of the six portions of the Initial Segment.
 - In addition to services performed by the Link Construction Management and Community Outreach Divisions, Leajak Concrete Construction, Inc. will complete remaining punchlist items in dispute with general contractors and/or tasks outside the scope of work of the general contractors who were responsible for the major construction of the Initial Segment contracts.
 - Projects will be located anywhere along the length of the Initial Segment, taking place on either Sound Transit owned or private property.
- The contract defines a scope of work, including requests to provide general miscellaneous construction support for various segments within the construction phase in order to meet the requirements of the Link Light Rail Construction Management and Community Outreach Divisions to complete construction for various segments and support business mitigation. The projects may include but not be limited to: general labor, carpentry, asphalt repair and installation, concrete repair and installation, electrical repair, repair and installation of fencing, landscape repair, basic plumbing, welding of damaged steel structures, site clean-up, and management of general contract requirements.

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 and FINANCIAL PLAN DISCUSSION

This action would authorize execution of a contract with Leajak Concrete Construction, Inc. to provide on-call construction and repair services for the Central Link Initial Segment project in the amount of \$500,000.

The on-call construction and repair services described in the proposed action would be assigned on a task order basis. The contractor will provide general miscellaneous construction support for various segments within the construction phase, estimated at \$400,000. This will be funded from surplus budget within each segment, as available, or from the budget line item for Other Miscellaneous Construction. On-call services will also be provided to support Community Outreach Business Mitigation within the agency administration phase, estimated at \$100,000.

The current adopted budget for the Central Link Initial Segment is \$2.07 billion. Within that amount, the line item budget for Community Outreach Business Mitigation within the agency administration phase is \$1.6 million, and \$1.0 million has been set aside for Other Miscellaneous Construction within the construction phase. Should the proposed action be approved, total commitments for Community Outreach Business Mitigation would increase to \$788,553, and result in a remaining balance of \$827,447 for this budget line item. Approval of the proposed action, depending on surplus budget available for impacted construction segments, could potentially increase commitments for Other Miscellaneous Construction to a maximum of \$626,793, and result in a remaining balance of \$373,207 for this budget line item. The proposed action is consistent with the current adopted budget and is affordable within the agency's long-term financial plan and sub area financial capacity. The action will have no new revenue impact on Sound Transit.

BUDGET TABLE

Action Item: Leajak Concrete Construction, Inc. (Provide on-call construction and repair services within the Central Link Initial Segment project)

(Year of Expenditure \$000)

| Initial Segment | | Adopted 2007 Budget (A) | Committed To Date (B) | This Action (C) | Total Committed & Action (D) | Uncommitted (Shortfall) (E) |
|---|--|-----------------------------------|--|---------------------------|--|-----------------------------------|
| 1 | Agency Administration | 214,780 | 118,894 | 100 | 118,994 | 95,786 |
| 2 | Preliminary Engineering | 33,357 | 33,310 | | 33,310 | 46 |
| 3 | Final Design | 147,167 | 145,078 | | 145,078 | 2,088 |
| 4 | Right of Way | 217,516 | 198,278 | | 198,278 | 19,238 |
| 5 | Construction | 1,174,572 | 1,062,570 | 400 | 1,062,970 | 111,602 |
| 6 | Construction Services | 90,037 | 88,472 | | 88,472 | 1,566 |
| 7 | Third Party Agreements | 60,264 | 58,731 | | 58,731 | 1,533 |
| 8 | Vehicles | 132,307 | 131,799 | | 131,799 | 508 |
| 9 | Total Current Budget | 2,070,000 | 1,837,132 | 500 | 1,837,632 | 232,368 |
| Agency Administration Phase Detail | | | | | | |
| 10 | Community Outreach Business Mitigation | 1,616 | 689 | 100 | 789 | 827 |
| 11 | Other Community Outreach | 5,209 | 1,593 | - | 1,593 | 3,616 |
| 12 | Other Agency Administration | 207,955 | 116,613 | - | 116,613 | 91,342 |
| 13 | Total Phase | 214,780 | 118,894 | 100 | 118,994 | 95,786 |
| Construction Phase Detail | | | | | | |
| 10 | Other Miscellaneous Construction | 1,000 | 227 | 400 | 627 | 373 |
| 11 | Miscellaneous Construction | 7,000 | 4,645 | - | 4,645 | 2,355 |
| 12 | Other Construction | 1,166,572 | 1,057,698 | - | 1,057,698 | 108,874 |
| 13 | Total Phase | 1,174,572 | 1,062,570 | 400 | 1,062,970 | 111,602 |
| Contract Amount (TBA) | | | | | | |
| | | Board Approvals to Date (F) | Current Approved Contract Value (G) | Proposed Action (H) | Proposed Total for Board Approval (I) | Proposed Contract Value (J) |
| 14 | Contract Amount | - | - | 500 | 500 | 500 |
| 15 | Contingency | - | - | - | - | - |
| 16 | Total Contract | - | - | 500 | 500 | 500 |
| 17 | Percent Contingency | 0% | 0% | 0% | 0% | 0% |

(B) COMMITTED TO DATE amounts are from Agency BOE Report as of October 2006 + approved and pending board actions not recorded as of 10/31/06, or submitted after that date.

16(H) PROPOSED ACTION reflects the proposed limit for this task order contract with Leajak Concrete Construction, Inc.

M/W/DBE – SMALL BUSINESS PARTICIPATION

Prime Consultant/Contractor

Leajak Concrete Construction, Inc. is the prime contractor and is an MBE/DBE firm. Leajak has identified seven MBE and minority-owned small businesses from which Leajak will solicit bids for performance of task order work. Leajak is committed to utilizing these seven subcontractors and other small business as may be required for 100% of the performance of task order work for this contract.

EEO Commitment

Leajak Concrete Construction, Inc.'s workforce demographics are 10.53% women and 47.37% minority.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

The on-call construction and repair services contract will provide on-going support for these services along the Central Link Light Rail Initial Segment. The services of the on-call contractor will be shared by the Link Light Rail Construction Management and Community Outreach divisions based on the budget contributions from each division as stated in the contract.

Each of the projects will be initiated by task order with the general contractor for specific services and locations and specified within the request. The general contractor will be required to use a competitive bid process for subcontracted work by soliciting quotations from the subcontractors. Sound Transit reserves the right to approve or reject a proposed subcontractor on a specific task order.

CONSEQUENCES of DELAY

A delay beyond March 5, 2007 on this action may require that a re-bid process be used for several of the small works projects that are waiting to be started under this on-call services contract. This could substantially delay the completion of these projects.

PUBLIC INVOLVEMENT

Not applicable to this action.

ENVIRONMENTAL COMPLIANCE

JI 12/04/06

LEGAL REVIEW

DLB 12/29/06

SOUND TRANSIT

MOTION NO. M2007-06

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract for one year with two one-year options to extend with Leajak Concrete Construction, Inc. to provide on-call construction and repair services for the Central Link Light Rail Initial Segment for a total authorized contract amount not to exceed \$500,000.

Background:

The on-call construction and repair services contract will provide on-going support for these services along the Central Link Light Rail Initial Segment. The services of the on-call contractor will be shared by the Link Light Rail Construction Management and Community Outreach divisions based on the budget contributions from each division as stated in the contract.

Each of the projects will be initiated by task order with the general contractor for specific services and locations and specified within the request. The general contractor will be required to use a competitive bid process for subcontracted work by soliciting quotations from the subcontractors. Sound Transit reserves the right to approve or reject a proposed subcontractor on a specific task order.

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 for one year with two one-year options to extend with Leajak Concrete Construction, Inc. to provide on-call construction and repair services for the Central Link Light Rail Initial Segment for a total authorized contract amount not to exceed \$500,000.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 4, 2007.


Fred Butler
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator