

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2007-16

Construction Services Contract for Lakewood Station

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	2/1/07	Discussion/Possible Action to Recommend Board Approval	Jim Edwards, Acting Director, Capital Projects	(206) 398-5436
Board	2/8/07	Action	Christine Engler, Construction Manager Dick Andrews, Construction Project Manager	(206) 398-5056 (206) 398-5472

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

PROJECT NAME

Lakewood Station

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with PCL Construction Services Inc., to provide construction services for the Lakewood Station project in the amount of \$17,092,000 with a 10% contingency of \$1,709,200, for a total authorized contract amount not to exceed \$18,801,200.

KEY FEATURES OF PROPOSED ACTION

- The Lakewood Station project includes a single platform for commuter rail service, a bus transit facility for regional and local bus service, and a four-level parking garage with approximately 620 parking stalls.
- The project is located on the west side of Pacific Highway SW, approximately one-half mile north of Bridgeport Way and approximately one mile south of the I-5/SR512 Interchange.
- Three contractors submitted bids and all were in excess of the engineer's estimate of \$15,226,723. The three bids are clustered, thus representing a consistent estimating strategy between contractors. The low bid is 12% higher than the engineer's estimate but is within available budget.
- Construction is projected to begin first quarter 2007 and last approximately 17 months.

BUDGET IMPACT SUMMARY

Current Project Phase: Construction
 Projected Completion Date: 2nd Quarter of 2008

There is no action outside of the Board-adopted budget; 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 2007 adopted budget for this project is \$32,919,701 with a construction phase budget of \$20,309,090. The proposed action is to authorize a construction contract in an amount not to exceed \$18,801,200. This action will leave a remaining construction phase balance of \$23,848 and a total project balance of \$4,480,126.

There are sufficient funds to complete this action. Committing these funds will not endanger any other project elements that are to be funded out of the overall project.

BUDGET TABLE

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

Project: 253 - Lakewood Station

	2007 Board Adopted Budget ¹ (A)	Committed To Date ² (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	\$ 1,890	\$ 640	\$ -	\$ 640	\$ 1,249
2 Preliminary Engineering	\$ 1,432	\$ 1,102	-	\$ 1,102	330
3 Final Design	\$ 2,222	\$ 1,947	-	\$ 1,947	276
4 Right of Way	\$ 4,463	\$ 4,465	-	\$ 4,465	(2)
5 Construction	\$ 20,309	\$ 1,484	18,801	\$ 20,285	24
6 Contingency	\$ 2,603	\$ -	-	\$ -	2,603
7 Total Current Budget	\$ 32,920	\$ 9,638	\$ 18,801	\$ 28,440	\$ 4,480

Phase Budget Detail

8 Construction	\$ 20,309	\$ 1,484	\$ 18,801	\$ 20,285	24
9 Misc. Activity					-
10 Total Phase	\$ 20,309	\$ 1,484	\$ 18,801	\$ 20,285	\$ 24

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
11 PCL Construction Services	\$ -	\$ -	\$ 17,092	\$ 17,092
12 Contingency	-	-	1,709	\$ 1,709
13 Total	-	-	18,801	18,801
14 Percent Contingency	0%	0%	10%	10%

Notes:

¹ Project budget is located on page 123 of the Proposed 2007 budget book. The Adopted 2007 Budget was approved by the Board on December 14, 2006.

² Committed to date amount includes actual outlays and commitments through December 28, 2006.

SMALL BUSINESS PARTICIPATION

Prime Contractor

PCL Construction Services, Inc. is the prime contractor for this contract. PCL Construction Services, Inc. committed to a 16.65% Small Business goal.

Utilization Breakdown Table

Subcontractor	Business Type	% of Work	Dollar Value
Addison Construction Supply	Small Business	3.57%	\$610,000
REP Electric Inc.	Small Business	3.77%	\$644,200
Ramsett Mechanical	Small Business	2.60%	\$444,000
Corona Steel	MBE	3.69%	\$631,700
SS Landscape	Small Business	3.02%	\$517,500
Total		16.65%	\$2,847,400

EEO Commitment

PCL Construction Services, Inc. will comply with all EEO requirements specified in the Contract. PCL's workforce demographics are 15% women and 23% minorities.

Apprentice Utilization Commitment

PCL Construction Services, Inc. has committed to utilize apprentices on this project. A draft apprenticeship goal of 20% was established for this contract, and PCL Construction, Inc., is to provide an apprenticeship utilization plan for the use of apprentices on this contract.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

The Lakewood Station site is located in the City of Lakewood, Washington. The Lakewood Station project will provide a single platform for commuter rail service, a bus transit facility for regional and local bus service, and a four-level parking garage with approximately 620 parking stalls. The station will include amenities such as passenger shelters with windscreens, ticket vending machines, system signage, public art, and landscaping.

The necessary environmental reviews and approvals are complete for this station project. In May 2002, the Federal Transit Administration (FTA) and Sound Transit issued the Final Environmental Impact Statement (FEIS) in compliance with the National Environmental Policy Act (NEPA) and the State Environmental Policy Act (SEPA) for the Lakewood to Tacoma Commuter Rail and SR512 Park-and-Ride Lot Expansion project. The FEIS included evaluation of the environmental impacts of several alternatives for the Lakewood Station project, including the preferred alternative. The Record of Decision (ROD) was issued for this project on December 30, 2002.

Sound Transit and the City of Lakewood executed a cooperative agreement for the Lakewood Station Project in May 2006. This agreement defines the project improvements, development standards, and mitigation; outlines an expedited project review and permit process; and identifies ownership and maintenance responsibilities. In summary, Sound Transit will own and operate the project and the City of Lakewood will be responsible for maintenance requirements for a period of forty years (with Sound Transit responsible for life-cycle maintenance). Provision of security will be split between the City of Lakewood and Sound Transit.

Prior Board/Committee Actions on this Project

Motion/Resolution Number and Date	Summary of Action
M2006-37 5/11/06	Authorizes the Chief Executive Officer to execute an agreement with the City of Lakewood establishing roles, responsibilities, terms and conditions regarding the development of the Lakewood Station Project.
M2005-112 10/20/05	Authorizes the Chief Executive Officer to execute a contract with URS Corporation to provide construction management services for the Lakewood Commuter Rail Station in the amount of \$1,210,000, with a 10% contingency of \$121,000, for a total authorized contract amount not to exceed \$1,331,000.
M2005-99 9/2/05	Authorizing the Chief Executive Officer to execute a contract amendment with KPFF Consulting Engineers to exercise the option for final design for the Lakewood Station in the amount of \$1,500,000 with a 10% contingency of \$150,000, for a new total authorized contract amount not to exceed \$2,201,272, and to extend the contract through December 2007.
M2005-58 6/2/05	Directing staff to complete preliminary engineering and any necessary environmental documentation in order for the Board to consider modifying the Lakewood Station scope to include structured parking.
M2005-46 4/21/05	Executed a contract with KPFF Consulting Engineer, Inc. to provide refined preliminary engineering services for the Lakewood Station in the amount of \$501,156 with a 10% contingency of \$50,116, for a total authorized contract amount not to exceed \$551,272.
M2001-13 2/8/01	Authorize the Executive Director to acquire, dispose, or lease certain real property interests by negotiated purchase, by condemnation (including settlement), condemnation litigation or entering administrative settlement, and to pay eligible relocation and re-establishment benefits to affected owner and tenants as necessary for the construction of the Lakewood and South Tacoma Commuter Rail Station, the new Lakewood Connector Railroad Line to be constructed from D Street to M Street in Tacoma, and the Layover Yard at Camp Murray.

CONSEQUENCES of DELAY

A delay beyond February 2007 could have impacts to scheduled service changes for Pierce Transit and Sound Transit buses in June 2008. An extended delay would affect the construction scheduling for the Tacoma to Lakewood Commuter Rail project.

PUBLIC INVOLVEMENT

Significant public involvement has occurred on this project during the preliminary engineering and environmental documentation phase and the final design phase. Outreach has included open houses, direct mailings, Council presentations, several station design open houses, community briefings, and web site updates.

ENVIRONMENTAL COMPLIANCE

SSK 1/04/07

LEGAL REVIEW

DLB 1/23/07

SOUND TRANSIT

MOTION NO. M2007-16

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with PCL Construction Services Inc., to provide construction services for the Lakewood Station project in the amount of \$17,092,000 with a 10% contingency of \$1,709,200, for a total authorized contract amount not to exceed \$18,801,200.

Background:

The Lakewood Station site is located in the City of Lakewood, Washington. The Lakewood Station project will provide a single platform for commuter rail service, a bus transit facility for regional and local bus service, and a four-level parking garage with approximately 620 parking stalls. The station will include amenities such as passenger shelters with windscreens, ticket vending machines, system signage, public art, and landscaping.

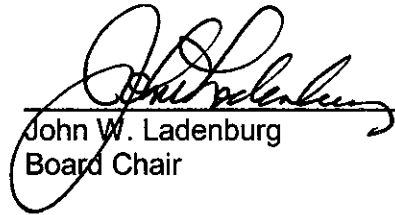
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Motion:


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 PCL Construction Services Inc., to provide construction services for the Lakewood Station project in the amount of \$17,092,000 with a 10% contingency of \$1,709,200, for a total authorized contract amount not to exceed \$18,801,200.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 8, 2007.



John W. Ladenburg
Board Chair

ATTEST:



Marcia Walker
Board Administrator