

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2007-17

**Contract Amendment for the Bellevue Transit Center
Rider Services Building**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance	2/1/07	Discussion/Possible Action	Jim Edwards, Acting Deputy Director, Capital Projects Christine Engler, Construction Manager Jerry Dahl, Construction Project Manager	(206) 398-5436 (206) 398-5056 (206) 398-5284

Contract/Agreement Type:	<input checked="" type="checkbox"/>	Requested Action:	<input checked="" type="checkbox"/>
Competitive Procurement		Execute New Contract/Agreement	
Sole Source		Amend Existing Contract/Agreement	<input checked="" type="checkbox"/>
Agreement with Other Jurisdiction(s)		Budget Amendment	
Real Estate		Property Acquisition	

PROJECT NAME

Bellevue Transit Center Rider Services Building

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract amendment with Summit Central Construction, Inc., to provide additional construction services for the Bellevue Transit Center Rider Services Building project in the amount of \$35,000, for a new total authorized contract amount not to exceed \$1,680,050.

KEY FEATURES of PROPOSED ACTION

- The Bellevue Transit Center Rider Services Building project includes a new rider services center, plaza, landscaping, and artwork, all adjacent to the Bellevue Transit Center. Summit Central Construction Company, Inc. (SCCI) was awarded the construction contract for this project, which was completed in June 2006.
- This action is needed because of circumstances concerning the permit process for the Rider Services Building by the City of Bellevue.
 - The site of the Rider Services Building is between an office building to the west and a parking garage to the east.
 - The close proximity of the existing office and parking garage relative to the new Rider Services Building led the City of Bellevue to require the development of an "Alternative Materials and Methods" document (AMM), which was issued with the building permit.

- The AMM removes or modifies standard code requirements, adds some site specific requirements, and requires additional inspection, contractual agreements and processing.
 - The differing code expectations complicated the City's permit inspections and delayed the contractor in completing the contract by about 29 calendar days, which cost SCCI an additional \$35,000.
- This contract amendment will allow the contractor to be paid and the contract to be closed out.

BUDGET IMPACT SUMMARY

Current Project Phase: Construction
Projected Completion Date: June 2006

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

The adopted 2007 budget for this project is \$3,500,928. The proposed action is to execute a contract amendment for construction services with SCCI. The Board adopted budget for the construction phase is \$2,434,292. The proposed action will result in a construction phase balance of \$495,849 and a project balance of \$788,480.

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: 323 - Bellevue Rider Services Building

	2007 Board Adopted Budget ¹ (A)	Committed To Date ² (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	\$235	\$145	\$0	\$145	\$90
2 Preliminary Engineering	\$0	\$0	\$0	\$0	\$0
3 Final Design	\$583	\$549	\$0	\$549	\$33
4 Right of Way	\$171	\$80	\$0	\$80	\$91
5 Construction	\$2,434	\$1,903	\$35	\$1,938	\$496
6 Contingency	\$78	\$0	\$0	\$0	\$78
7 Total Current Budget	\$3,501	\$2,677	\$35	\$2,712	\$788

Phase Budget Detail

14 Construction	\$2,434	\$1,903	\$35	\$1,938	\$496
15 Misc. Activity					\$0
16 Total Phase	\$2,434	\$1,903	\$35	\$1,938	\$496

	Current Approved Contract Value (F)	Spent to Date (G)	Construction Proposed Action (J)	Proposed Total Contract Value (K)
17 Contract Budget				
17 Summit Central Construction, Inc.	\$1,496	\$1,495	\$35	\$1,531
18 Contingency	\$150	\$146	\$0	\$150
19 Total	\$1,645	\$1,641	\$35	\$1,680
20 Percent Contingency	10%	10%	0%	10%

Notes:

¹ Project budget is located on Regional Express 2007 Proposed Budget by Project located on page 133 of the Proposed 2007 Budget book, the Adopted 2007 Budget was approved by the Board at the December 14, 2006 meeting.

² Committed to date amount includes actual outlays and commitments through January 3, 2007.

SMALL BUSINESS PARTICIPATION

SCCI is the prime contractor for this contract. SCCI committed to a 20% Small Business participation goal with 15% M/W/DBE participation. To date, SCCI has achieved 100% Small Business participation, with actual M/W/DBE participation of 13.2%.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

The Bellevue Rider Services Building project is the final stage in the construction of the Bellevue Transit Center, a major regional hub and key to improving connections between local and regional service 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 to further encourage use of public transit services.

The Rider Services Building provides comfort stations for transit riders, rider and city information on schedules and events, and space for the Bellevue Police Department.

Prior Board/Committee Actions on this Project

Motion/Resolution Number and Date	Summary of Action
M2005-41 4/7/05	Authorized 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.
M2003-68 7/3/03	Authorized completion of 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.
M2002-116 10/17/02	Contract Amendment with Entranco Engineers to provide additional final design and construction support services for the Bellevue Transit Center, including the Rider Services Building.
M2001-69 7/19/01	Contract amendment with Entranco Engineers for final design and construction support of the Bellevue Transit Center, including the Rider Services Building.

CONSEQUENCES of DELAY

Delaying this action will expose Sound Transit to a claim of late payment by the contractor.

PUBLIC INVOLVEMENT

Not applicable to this action.

ENVIRONMENTAL COMPLIANCE

Not applicable to this action.

LEGAL REVIEW

DLB 1/26/07

SOUND TRANSIT

MOTION NO. M2007-17

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 Summit Central Construction, Inc., to provide additional construction services for the Bellevue Transit Center Rider Services Building project in the amount of \$35,000, for a new total authorized contract amount not to exceed \$1,680,050.

Background:

The Bellevue Rider Services Building project is the final stage in the construction of the Bellevue Transit Center, a major regional hub and key to improving connections between local and regional service 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 to further encourage use of public transit services.

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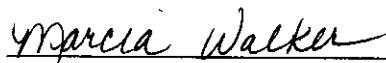
Motion:

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 amendment with Summit Central Construction, Inc., to provide additional construction services for the Bellevue Transit Center Rider Services Building project in the amount of \$35,000, for a new total authorized contract amount not to exceed \$1,680,050.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 1, 2007.


Fred Butler
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator