

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2008-62**

**Contract for On-Call Construction and Repair Services  
for the Central Link Light Rail Initial Segment**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	7/3/08	Discussion / Possible Action	Ahmad Fazel, Link Executive Director Joe Gildner, Link Deputy Executive Director <b>Henry Cody, Link Construction Manager</b>	(206) 398-5389  (206) 689-3350  (206) 398-5377

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 light rail Initial Segment

**PROPOSED ACTION**

Authorizes the chief executive officer to execute a one-year contract with one one-year option with JEM Contractors, Inc., to provide on-call construction and repair services for the Central Link light rail Initial Segment project in the amount of \$707,000, with a 10% contingency of \$70,700, for a total authorized contract amount not to exceed \$777,700.

**KEY FEATURES of PROPOSED ACTION**

- The proposed action would provide the Link Construction Management division with continued on-call construction services to complete a number of small required construction and repair projects not included in the scope of work of any current or previous major construction contracts within the Central Link light rail Initial Segment project.
- The contract scope includes various construction and repair projects required in order to complete construction for various segments and support business mitigation. The project 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, graffiti removal, landscape repair, basic plumbing, welding of damaged steel structures, site clean-up, bird netting, cast-in-place concrete, security enhancements, and management of general contract requirements.
- The on-call construction and repair services described in the proposed action would be assigned on a task order basis for a specific scope of work at a specific location.

- The term of this contract is for one year, with a one-year option to extend.

### **BUDGET IMPACT SUMMARY**

Current Project Phase: Construction  
Projected Completion Date: 2009

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 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 construction segments within the Initial Segment, which will be funded from the budget line item for Other Miscellaneous Construction within the Construction Phase.

The Adopted 2008 Lifetime Capital Budget for the Central Link Initial Segment is \$2.07 billion. Within that amount, \$3,000,000 has been set aside for Other Miscellaneous Construction in the construction phase. When added to current commitments of \$1,719,298, the proposed action would increase this amount by \$777,700 to a revised total commitment of \$2,496,998 for this budget line item, and leave a remaining balance of \$503,002.

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

## **BUDGET TABLE**

**Action Item:** JEM Contractors, Inc. (provide on-call construction and repair services for the Link Light Rail Initial Segment project)

(Year of Expenditure \$000)

<b>Initial Segment</b>	<b>Adopted 2008 Budget (A1)</b>	<b>Committed To Date (B1)</b>	<b>This Action (C1)</b>	<b>Total Committed &amp; Action (D1)</b>	<b>Uncommitted (Shortfall) (E1)</b>
Agency Administration	193,274	169,659		169,659	23,615
Preliminary Engineering	33,310	33,286		33,286	25
Final Design	147,213	146,382		146,382	831
Right of Way	208,396	207,010		207,010	1,387
Construction	1,191,768	1,153,318	778	1,154,095	37,672
Construction Services	100,317	98,452		98,452	1,865
Third Party Agreements	63,414	63,393		63,393	22
Vehicles	132,307	131,799		131,799	508
<b>Total Current Budget</b>	<b>2,070,000</b>	<b>2,003,298</b>	<b>778</b>	<b>2,004,075</b>	<b>65,925</b>

### **Construction Phase Detail**

Other Misc. Construction	3,000	1,719	778	2,497	503
Other Construction	1,188,768	1,151,598		1,151,598	37,169
<b>Total Phase</b>	<b>1,191,768</b>	<b>1,153,318</b>	<b>778</b>	<b>1,154,095</b>	<b>37,672</b>

<b>Contract Amount</b>	<b>Board Approvals to Date (I)</b>	<b>Current Approved Contract Value (J)</b>	<b>Proposed Action (K)</b>	<b>Proposed Total for Board Approval (L)</b>	<b>Proposed Contract Value (M)</b>
Contract Amount	-	-	707	707	707
Contingency	-	-	71	71	71
<b>Total Contract</b>	<b>-</b>	<b>-</b>	<b>778</b>	<b>778</b>	<b>778</b>
Percent Contingency	0%	0%	10%	10%	10%

(B) COMMITTED TO DATE amounts are from Agency WBS Report as of May 2008 + approved and pending board actions not recorded as of 5/31/08, or submitted after that date.

## **SMALL BUSINESS PARTICIPATION**

### **Prime Consultant/Contractor**

JEM Contractors, Inc. is a small business and is committed to an 85% Small Business participation goal. Proposed small business firms include G&C Transportation, Sullivan Electric & Light, LLC, Goodbye Graffiti Seattle, Prime Electric, and Shinn Mechanical.

### **EEO Commitment**

JEM Contractors, Inc. workforce demographics are 14% women and 21% minority.

## **PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION**

An on-call services contract was advertised in April 2008, and Sound Transit received five (5) bids for the work.

The on-call construction and repair services contract will continue to provide on-going support for these services along the Central Link light rail Initial Segment alignment. All requests for services will be by task order for specific services and locations as specified within the task order request. The term of this contract is one year, with an option for a one-year extension.

This contract is required 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. These projects may be required anywhere along the length of the Initial Segment and may take place on Sound Transit owned, other public, or private property. Each of the on-call projects will be initiated by task order with the general contractor. 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.

This contracting approach maximizes opportunities for small and disadvantaged businesses to participate in the Link project, as opposed to awarding one large contract for all of Link follow-on construction.

### **CONSEQUENCES of DELAY**

A delay beyond July 2008 on this action may require that a competitive bid process be used for several of the small 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, 06/17/08

### **LEGAL REVIEW**

JW 6/26/08

## **SOUND TRANSIT**

### **MOTION NO. M2008-62**

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a one-year contract with one one-year option with JEM Contractors, Inc., to provide on-call construction and repair services for the Central Link light rail Initial Segment project in the amount of \$707,000, with a 10% contingency of \$70,700, for a total authorized contract amount not to exceed \$777,700.

#### **Background:**

An on-call services contract was advertised in April 2008, and Sound Transit received five (5) bids for the work.

The on-call construction and repair services contract will continue to provide on-going support for these services along the Central Link light rail Initial Segment alignment. All requests for services will be by task order for specific services and locations as specified within the task order request. The term of this contract is one year, with an option for a one-year extension.

This contract is required 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. These projects may be required anywhere along the length of the Initial Segment and may take place on Sound Transit owned, other public, or private property. Each of the on-call projects will be initiated by task order with the general contractor. 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.

This contracting approach maximizes opportunities for small and disadvantaged businesses to participate in the Link project, as opposed to awarding one large contract for all of Link follow-on construction.

#### **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 one-year contract with one one-year option with JEM Contractors, Inc., to provide on-call construction and repair services for the Central Link light rail Initial Segment project in the amount of \$707,000, with a 10% contingency of \$70,700, for a total authorized contract amount not to exceed \$777,700.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority  
at a regular meeting thereof held on July 3, 2008.

  
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Aaron Reardon  
Finance Committee Chair

ATTEST:

  
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Marcia Walker  
Board Administrator