

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2008-94

**Temporary Replacement Buildings for University of Washington
King County Directors' Association Procurement Task Order**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	9/18/08	Discussion/Possible Action	Ahmad Fazel, Link Executive Director	(206) 398-5389
			John Harrison, Deputy Executive Director	(206) 398-5309
			Henry Cody, Construction Manager	(206) 398-5377

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

PROJECT NAME

University Link – Pine Street Stub Tunnel (PSST) to University of Washington (UW) Station

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with the King County Directors' Association under the existing Interstate Associate Membership Agreement to procure modular buildings in the amount of \$1,061,503, with a 10% contingency of \$106,150, for a total authorized amount not to exceed \$1,167,653.

KEY FEATURES of PROPOSED ACTION

- This action approves a procurement of modular buildings for the University Link project through the existing Interstate Associate Membership Agreement with the King County Directors' Association (KCDA); covering procurement of supplies, equipment, and materials.
- These modular buildings are required to temporarily replace offices, restrooms, a ticket office, a kitchen, a concession stand, and a guest services building now located in two University of Washington (UW) buildings at the perimeter of Husky Stadium.
- The two UW buildings will be demolished by Sound Transit's U210 (Advance Utilities at UW Station) contractor to relocate underground utilities in advance of construction at the UW Station site. Sound Transit is required to provide the UW with temporary replacement buildings in order to assure that the UW is able to maintain its full operational capacity in accordance with the executed Master Implementation Agreement (MIA).

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

The Adopted 2008 Lifetime Capital Budget for University Link is \$1.614 billion. Within that amount \$11,072,000 has been set aside for Miscellaneous University of Washington (UW) Mitigation in the construction phase. When added to current commitments of \$8,913,000, the proposed action would increase this amount by \$1,167,653 to a revised total commitment of \$10,080,653 for this budget line item, and leave a remaining balance of \$991,347.

In July 2008, the Sound Transit Board of Directors approved a revised University Link Project Capital Baseline Cost Estimate (BCE) at \$1.756 billion. This revised capital BCE will be incorporated into the Proposed 2009 Budget for adoption.

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: King County Directors' Association (KCDA) (procure modular buildings for the University Link project under the existing Interstate Associate Membership Agreement between KCDA and Sound Transit)

(Year of Expenditure \$000)

University Link	Adopted 2008 Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	115,229	35,519		35,519	79,710
Preliminary Engineering	24,388	24,329		24,329	59
Final Design	77,944	58,665		58,665	19,279
Right of Way	157,332	112,526		112,526	44,806
Construction	1,046,946	11,630	1,168	12,798	1,034,148
Construction Services	68,526	64,754		64,754	3,772
Third Party Agreements	19,733	9,424		9,424	10,309
Vehicles	103,909	99,185		99,185	4,724
Total Current Budget	1,614,007	416,031	1,168	417,198	1,196,809

Construction Phase Budget Detail

Misc UW Mitigation	11,072	8,913	1,168	10,081	991
Other Construction	1,035,874	2,717		2,717	1,033,157
Total Phase	1,046,946	11,630	1,168	12,798	1,034,148

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)
Contract Amount	-	-	1,062	1,062	1,062
Contingency	-	-	106	106	106
Total	-	-	1,168	1,168	1,168
Percent Contingency	0%	0%	10%	10%	10%

(B) COMMITTED TO DATE amounts are from Agency WBS Report as of July 2008 + approved and pending board actions not recorded as of 7/31/08, or submitted after that date.

SMALL BUSINESS PARTICIPATION

King County Directors' Association is responsible for complying with the small business goals set forth in the KCDA policies.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

The University Link Project is a 3.15-mile extension to the Central Link Light Rail Initial Segment, including twin-bored tunnels with two cut-and-cover stations connecting downtown Seattle with Capitol Hill and the University of Washington campus.

Construction phase will start with the Advance Utilities at UW (U210) contract at the UW Station site. Invitation for bid for this contract was advertised on July 8, 2008. Construction is anticipated to begin in Winter 2008. The U210 contractor will be demolishing two UW buildings at the perimeter of Husky Stadium to relocate underground utilities and clear the area for the follow-on contractors (U220 Tunneling and U250 UW Station).

The Master Implementation Agreement (MIA) with the University of Washington (approved by the Board on June 14, 2007) established the terms and conditions to acquire access to and use of UW property for purposes of design, construction, operation, monitoring, and maintenance of Link light rail transit system. The MIA Section 4.3.4(a), Protection of University Activities from Sound Transit Construction, requires Sound Transit to assure that the UW's facilities are not hampered by Sound Transit construction and are able to operate at full capacity. Therefore, Sound Transit needs to replace these buildings temporarily with modular buildings during the construction at UW Station.

The Interstate Associate Membership Agreement between KCDA and Sound Transit was executed on April 8, 2008, established a cooperative relationship between Sound Transit and the King County Directors' Association. The agreement established the terms and conditions for Sound Transit to purchase supplies, equipment, and materials which are available to public school districts and other governmental entities through KCDA. This agreement provides a fast and best price procurement mechanism for Sound Transit to purchase modular buildings. For modular construction the KCDA has a purchasing agreement with William-Scotsman.

Prior Board/Committee Actions

Motion/Resolution Number and Date	Summary of Action
M2007-62 6/14/07	Authorized the chief executive officer to execute a Master Implementation Agreement with the University of Washington establishing terms and conditions to acquire access to and use of University of Washington property for purposes of design, construction, operation, monitoring, and maintenance of Link light rail transit system.

CONSEQUENCES OF DELAY

A two-week delay in Board action to approve this motion may impact the construction schedule for University Link. Certain modular buildings, e.g. kitchen, have to be set up and in operation prior to the demolition of the existing building in order for UW to maintain uninterrupted and full operational capacity in accordance with the executed MIA.

PUBLIC INVOLVEMENT

Not applicable to this action.

ENVIRONMENTAL COMPLIANCE

JI, 7/17/08

LEGAL REVIEW

JW 9/11/08

SOUND TRANSIT

MOTION NO. M2008-94

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with the King County Directors' Association under the existing Interstate Associate Membership Agreement to procure modular buildings in the amount of \$1,061,503, with a 10% contingency of \$106,150, for a total authorized amount not to exceed \$1,167,653.

Background:

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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 with the King County Directors' Association under the existing Interstate Associate Membership Agreement to procure modular buildings in the amount of \$1,061,503, with a 10% contingency of \$106,150, for a total authorized amount not to exceed \$1,167,653.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority
at a regular meeting thereof held on September 18, 2008.



Fred Butler
Finance Committee Vice-Chair

ATTEST:



Marcia Walker
Board Administrator