

MOTION NO. M2010-45
Contract for Escalator Pit Retrofits and HVAC System Upgrades

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	4/8/10	Final Action	Ahmad Fazel, DECM Executive Director John Sleavin, Civil and Structural Design Director	206-398-5389 206-398-5150

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with JEM Contractors, Inc., to retrofit escalator pits with drainage systems and upgrade Heating, Ventilation, and Air Conditioning systems at the Mount Baker, Tukwila International Boulevard, and SeaTac/Airport Stations, in the amount of \$992,369, with a 10% contingency of \$99,237, for a total authorized contract amount not to exceed \$1,091,606.

KEY FEATURES

- The contractor will retrofit escalator pits to meet deferred permit requirements from the Washington Department of Labor & Industries for operation of the escalators at the Mount Baker, Tukwila International Boulevard, and SeaTac/Airport Stations.
- The contractor will also upgrading certain HVAC systems at the three stations to ensure proper elevator performance and equipment and emergency battery system longevity.

PROJECT DESCRIPTION

The 14-mile Initial Segment of the Central Link light rail line has a northern terminus in the Pine Street Stub Tunnel, with passenger service beginning at Westlake Station serving downtown Seattle, the SODO industrial area, Beacon Hill, Rainier Valley, and Tukwila. Passenger stations affected by this action include Mount Baker and Tukwila International Boulevard. Airport Link is a 1.7-mile light rail extension between the Tukwila International Boulevard Station and the SeaTac International Airport; Airport Link includes the SeaTac/Airport Station.

FISCAL INFORMATION

<u>Project Phase</u>	<u>Amount Requested</u>	<u>Approved Phase Budget</u>	<u>Remaining Phase Budget if Approved</u>
Revenue Service/ Construction	\$873,874 for the Initial Segment \$217,732 for Airport Link	\$9,405,993 for the Initial Segment \$7,350,108 for Airport Link	\$1,459,706 for the Initial Segment \$136,027 for Airport Link

SMALL BUSINESS PARTICIPATION

Sound Transit Goal: Small Business: 20% DBE: 5%
Committed: Small Business: 42.5% DBE: 13.65%

Subconsultant/Subcontractor	Business Type	% of Work	Dollar Value
JEM Contractors	Small Business	28.86%	\$286,414
Warrior Electric	DBE	13.64%	\$135,370
Total		42.5%	\$421,784

APPRENTICE UTILIZATION COMMITMENT

Apprentice utilization goal: 20%

EQUAL EMPLOYMENT WORKFORCE PROFILE

8 employees; 37.5% women; 12.5% minorities.

BACKGROUND

Prior to the July 18, 2009 opening of the Initial Segment, the Washington State Department of Labor & Industries (L&I) granted conditional approvals of the escalators at the Mount Baker and Tukwila International Boulevard (TIB) Stations. The approval conditions required that each escalator pit must have a gravity drain to a sanitary sewer system in place by October 15, 2009. Based on a thorough assessment of various design solutions, Sound Transit applied for and received variances and a time extension from L&I to provide pumped drainage systems where gravity drains were deemed impractical. The contract scope includes mechanical and electrical work in the Mount Baker and TIB stations to provide pumped drainage systems with alarms as approved by L&I, and plumbing systems where gravity drains are feasible. Temporary drainage provisions for escalator pits were installed at the SeaTac/Airport Station to obtain L&I approvals needed for the Certificate of Occupancy prior to the opening of Airport Link on December 19, 2009. This contract includes the construction of permanent plumbing systems to route the SeaTac/Airport Station escalator pit drainage to a nearby sanitary sewer system.

As a result of non-binding comments from L&I during the final inspections, Sound Transit also evaluated the ventilation requirements for the Link Initial Segment elevator machine rooms. The evaluation showed that the HVAC systems for the elevator control rooms within the Mount Baker, TIB, and SeaTac Airport Stations are not adequate to meet the elevator manufacturer's maximum machine room temperature requirements. Properly regulating the machinery room temperature to within manufacturer's recommendations will (1) allow the elevators to operate safely regardless of the outside air temperature, (2) decrease the risks of erratic operation due to overheated electronics, increase the elevator's reliability, (3) comply with the manufacturer's warranty, (4) decrease maintenance costs, (5) extend the life of the elevator components, and (6) insure operating permits are not withdrawn. The uninterruptible power supply (UPS) rooms will be upgraded with air conditioning systems to ensure the expected life of the emergency battery.

Sound Transit advertised this project in February 2010 as a competitive bid through local and regional publications and received two bids. The low responsive, responsible bid from JEM Contractors in the amount of \$992,369 was 14% below the engineer's estimate of \$1,147,880.

Work under this contract is scheduled to begin in spring 2010 and be completed in summer 2010.

ENVIRONMENTAL COMPLIANCE

Jl, 3/19/10

TIME CONSTRAINTS

A delay in approval of this action would cause a delay in meeting the permit requirements from L&I and completing the HVAC work before summer heat may negatively impact the elevator and UPS equipment.

LEGAL REVIEW

JW 3/30/10

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A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with JEM Contractors, Inc., to retrofit escalator pits with drainage systems and upgrade Heating, Ventilation, and Air Conditioning systems at the Mount Baker, Tukwila International Boulevard, and SeaTac/Airport Stations, in the amount of \$992,369, with a 10% contingency of \$99,237, for a total authorized contract amount not to exceed \$1,091,606.

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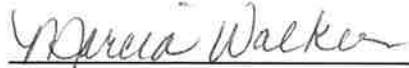
It is hereby moved by the Capital Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with JEM Contractors, Inc., to retrofit escalator pits with drainage systems and upgrade Heating, Ventilation, and Air Conditioning systems at the Mount Baker, Tukwila International Boulevard, and SeaTac/Airport Stations, in the amount of \$992,369, with a 10% contingency of \$99,237, for a total authorized contract amount not to exceed \$1,091,606.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 8, 2010.

A handwritten signature in black ink, appearing to read "Fred Butler", written over a horizontal line.

Fred Butler
Capital Committee Chair

ATTEST:

A handwritten signature in black ink, appearing to read "Marcia Walker", written over a horizontal line.

Marcia Walker
Board Administrator