

MOTION NO. M2016-56
Painting Services Contract for King Street Station and Weller Street Bridge Repaint Projects

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Operations and Administration Committee Board	06/02/2016 06/23/2016	Cancelled Final Action	Bonnie Todd, Executive Director of Operations David Huffaker, Deputy Executive Director, Operations and Support Services

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Western Partitions, Inc. to provide painting services for the King Street Station and Weller Street Bridge Repaint Project in the amount of \$411,945, with a 10% contingency of \$41,195, for a total authorized contract amount not to exceed \$453,140.

KEY FEATURES SUMMARY

- The proposed contract would fund a project to repaint King Street Station and Weller Street pedestrian bridge structures to mitigate further corrosion or damage to the structures and protect and extend their expected useful life.
- The contract scope of work includes:
 - Rust removal and minor repairs;
 - Pressure washing and surface preparation;
 - Full and touch-up primer, finish coats, field touch-up;
 - Related thinners and associated materials; and
 - Application of high performance coating systems and paint to stair towers, elevator shafts (exterior), overhead canopy/roofs and other corroded or damaged areas.
- All painting and application of high performance coatings would be limited to rollers and brushes only.
- The Weller Street pedestrian bridge will remain open, including ADA accessibility, for the duration of the project.
- Per the Weller Street Bridge Maintenance Agreement, the Weller Street Bridge costs are shared with First & Goal, King County Metro, and the City of Seattle.

BACKGROUND

Sound Transit routinely inspects its assets to prioritize repairs based on age, condition, and preserving an asset's expected life expectancies in accordance with standard industry practices and Sound Transit's Asset Management Plan. The Asset Management Plan specifies gathering facility condition assessments on a three-year cycle to provide ratings on various components of each facility. These assessment ratings then provide the focus on specific areas in need of repairs to maintain the integrity and value of the asset.

Approximately 40 percent of Sound Transit facilities have been in service for over 10 years. All of these facilities will require rehabilitation and repair in order to meet or exceed their intended useful life. The work that typically needs to be done at the ten year mark includes asphalt overlay, resealing, restriping, caulking, repainting, replacement of doors, major tile replacement and HVAC replacement.

Work began in 2012 to address the highest priority needs – primarily asphalt overlays, concrete repair and repainting. Much of that work has been completed within the CEO's budget authority.

Auburn Station repainting was approved by the Operations and Administration Committee in spring 2015 and completed last summer. King Street Station and Weller Street Bridge are expected to be completed this summer.

Sound Transit requires its painting contractors to use products that produce low or no volatile organic compounds (VOCs) and/or those that meet Green Seal or EcoLogo certification standards for environmental performance.

The scope of work allows for only one stairwell closure at a time. The south and central stairwells serving the Sounder platform will be required to be closed for a period of ten days each. The elevator from the platform will remain in service for ADA accessibility. The north stairwell, from the Sounder platform to S. Jackson Street, will remain open for the duration of the project.

On April 29, 2016, Sound Transit issued an Invitation for Bid (IFB). Of the four bids received, Western Partitions, Inc. was deemed the lowest responsive responsible bidder. The low bid of \$411,495 is 18 percent less than Sound Transit's independent cost estimate.

Federal language was applied as part of the procurement process as this project could qualify for State of Good Repair Funding.

FISCAL INFORMATION

The proposed action will be funded from the Contract Maintenance budget within the 2016 Operations Department operating budget. The total Contract Maintenance budget is \$29 million. Within that amount, \$585 thousand is reserved for King Station and Weller Street repainting. The estimated contract expenditure under the proposed action are within the 2016 budgeted authority.

This cost of this action will be partial offset through the Agency partnership agreement with King County Metro, the City of Seattle and First and Goal who have agreed to share in the maintenance cost of painting the Weller Street Pedestrian Crossing. The partial offset through this partnership agreement is estimated at approximately \$133,000 and the final offset will be based on the actual cost of the project at completion.

The table below illustrates the budget impact of the proposed action.

Currently Year Operations Contract Maintenance budget	Adopted 2016 Budget	Spent and Committed to date in 2016	Contract Expenditures 2016	Remaining 2016 Budget
King Station and Weller Street repainting budget	585	-	453	132
Other Contract Maintenance budget	28,680	1,414	N/A	27,266
Total Operations Maintenance budget	29,265	1,414	453	27,398

Contract Spending Plan	Prior Year(s) Spending			Total
	2015 Spending	2016 Spending	Future Spending	
Western Partitions, Inc		453	-	453

Contract Budget	Approved	Spent to Date	Proposed Action	Contract Value
Western Partitions, Inc	-	-	412	412
Contingency	-	-	41	41
Total Contract	-	-	453	453
Percent Contingency	-	-	10%	10%

Notes:

Spent and Committed to Date = YTD actuals + forecast.

Amounts are expressed in Year of Expenditure \$000.

Board Approvals = Committed to-date + Contingency, and includes pending Board Actions.

Operations Department contract maintenance budget can be found on page 35 of Adopted 2016 Budget book.

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

Participation by Small Businesses and Disadvantaged Business Enterprises (DBEs)

Sound Transit promotes and encourages small business participation, which also includes Disadvantaged Business Enterprises (DBEs). Small Business and DBE goals are based upon an examination of subcontracting opportunities contained in the work of this contract and the number of Small Businesses/DBEs available to perform such subcontracting work.

Sound Transit determined that there were few Small Business and DBE subcontracting opportunities based upon the work described in this contract, so Small Business/DBE goals were not established or required.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A one month delay would not create a significant impact to the project schedule. However, this project is weather dependent, so this project will need to start by mid-August at the latest.

ENVIRONMENTAL REVIEW

Jl 5/13/2016

LEGAL REVIEW

JW 05/26/2016

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A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Western Partitions, Inc. to provide painting services for the King Street Station and Weller Street Bridge Repaint Project in the amount of \$411,945, with a 10% contingency of \$41,195, for a total authorized contract amount not to exceed \$453,140.

BACKGROUND:

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Approximately 40 percent of Sound Transit facilities have been in service for over 10 years. All of these facilities will require rehabilitation and repair in order to meet or exceed their intended useful life. The work that typically needs to be done at the ten year mark includes asphalt overlay, resealing, restriping, caulking, repainting, replacement of doors, major tile replacement and HVAC replacement.

Work began in 2012 to address the highest priority needs – primarily asphalt overlays, concrete repair and repainting. Much of that work has been completed within the CEO's budget authority. Auburn Station repainting was approved by the Operations and Administration Committee in spring 2015 and completed last summer. King Street Station and Weller Street Bridge are expected to be completed this summer.

Sound Transit requires its painting contractors to use products that produce low or no volatile organic compounds (VOCs) and/or those that meet Green Seal or EcoLogo certification standards for environmental performance.

The contract scope of work includes: rust removal and minor repairs; pressure washing and surface preparation; full and touch-up primer, finish coats, field touch-up; related thinners and associated materials; and Application of high performance coating systems and paint to stair towers, elevator shafts (exterior), overhead canopy/roofs and other corroded or damaged areas. The scope of work allows for only one stairwell closure at a time. The south and central stairwells serving the Sounder platform will be required to be closed for a period of ten days each. The elevator from the platform will remain in service for ADA accessibility. The north stairwell, from the Sounder platform to S. Jackson Street, will remain open for the duration of the project.

Per the Weller Street Bridge Maintenance Agreement, the Weller Street Bridge costs are shared with First & Goal, King County Metro, and the City of Seattle who have agreed to share in the maintenance cost of painting the Weller Street Pedestrian Crossing. The partial offset through this partnership agreement is estimated at approximately \$133,000 and the final offset will be based on the actual cost of the project at completion.

On April 29, 2016, Sound Transit issued an Invitation for Bid (IFB). Of the four bids received, Western Partitions, Inc. was deemed the lowest responsive responsible bidder. The low bid of \$411,495 is 18 percent less than Sound Transit's independent cost estimate.

Federal language was applied as part of the procurement process as this project could qualify for State of Good Repair Funding.

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 Western Partitions, Inc. to provide painting services for the King Street Station and Weller Street Bridge Repaint Project in the amount of \$411,945, with a 10% contingency of \$41,195, for a total authorized contract amount not to exceed \$453,140.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 23, 2016.



Dow Constantine
Board Chair

ATTEST:



Kathryn Flores
Board Administrator