

MOTION NO. M2016-90

Contingency Increase for South 200th Link Extension Parking Garage and Plaza

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Board	08/25/2016	Final Action	Ahmad Fazel, DECM Executive Director Miles Haupt, Executive Project Director – South 200th Link Extension

PROPOSED ACTION

Authorizes the chief executive officer to increase the contingency for the construction services contract with Harbor Pacific Graham Joint Venture for the Angle Lake parking garage and plaza work within the South 200th Link Extension in the amount of \$400,000, for a total authorized contract amount not to exceed \$32,776,240.

KEY FEATURES SUMMARY

- The contingency funds are required to address unanticipated additional work to complete the Parking Garage and Plaza in September 2016 to allow the South 200th Link Extension to open for revenue service.
- The work is within the approved scope of the contract and may include but not be limited to safety certification, owner requested changes, and changes by authorities having jurisdiction.

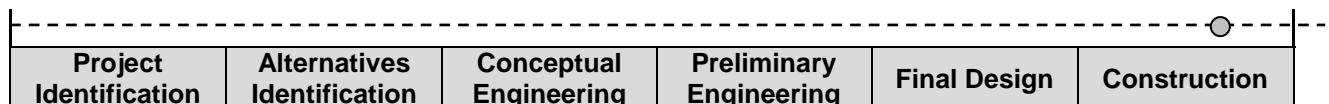
BACKGROUND

The South 200th Link Extension will extend light rail on approximately 1.6 miles of elevated guideway from the SeaTac/Airport Station to a new, elevated station spanning South 200th Street. The new Angle Lake Station, located in the City of SeaTac, will be served by park-and-ride facilities, roadways, and pedestrian/bicycle improvements in the station area. The project is being accelerated to provide light rail service in 2016 by using the design-build project delivery method for the two main contracts: one for the guideway and station and the other for the parking garage.

In February 2014, the Board authorized Motion No. M2014-12, a design-build construction contract for a parking garage and plaza next to Angle Lake Station for the South 200th Link Extension. Construction continues on roadway improvements and surface parking in the vicinity of the Angle Lake Station and parking garage.

The contingency increase requested under this action would fund necessary changes to complete the planned scope of work.

PROJECT STATUS



Projected Completion Date for the project: September 2016

Project scope, schedule and budget summary located on pages 63 – 66 of the June 2016 Agency Progress Report.

FISCAL INFORMATION

This action is within the adopted budget and sufficient monies remain after approval of the action to fund the remaining work in the Construction phase as contained in the current cost estimates of this project.

The total project budget in the 2016 Transportation Improvement Plan (TIP) for the South 200th Link Extension is \$383,241,000. Within that amount, \$32,776,240 has been set aside as the line item budget for Design-Build Construction Parking Garage in the Construction phase. Current commitments for this budget line item are \$32,376,240. The proposed action would increase this amount by \$400,000 for a revised total commitment of \$32,776,240, and leave no remaining budget balance for the line item.

Consistent with Board's Budget policy, staff transferred \$400,000 from Construction phase unallocated contingency to Design-Build Construction Parking Garage. This transfer within the Construction phase of the project took place in August 2016 to provide sufficient budget for this line item to fund the proposed action.

S 200th Link Extension	2016 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	16,764	13,802		13,802	2,962
Preliminary Engineering	5,698	5,698		5,698	(0)
Final Design	9,902	8,748		8,748	1,154
Right of Way	43,549	42,854		42,854	695
Construction	282,922	243,700	400	244,100	38,822
Construction Services	17,322	16,428		16,428	894
Third Party Agreements	7,085	5,678		5,678	1,407
Vehicles	-	-		-	-
Total Current Budget	383,241	336,909	400	337,309	45,932

Phase Detail - Construction					
S445 Design-Build Construction Garage	32,776	32,376	400	32,776	-
Other Construction	250,146	211,324		211,324	38,822
Total Phase	282,922	243,700	400	244,100	38,822

Contract Detail	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Harbor Pacific Graham Joint Venture				
Contract Amount	29,978	31,969	-	29,978
Contingency	2,398	408	400	2,798
Total	32,376	32,376	400	32,776
Percent Contingency	8%	1%	0%	9%

Notes:

Amounts are expressed in Year of Expenditure \$000s.

Board Approvals = Committed To-Date + Contingency, and includes pending Board actions.

2016 TIP = South 200th Link Extension project budget located on page 23 of the Adopted 2016 Transit Improvement Plan (TIP).

SMALL BUSINESS/DBE PARTICIPATION

Sound Transit promotes and encourages small business participation, which also includes Disadvantaged Business Enterprises (DBEs). Consistent with Sound Transit Policies and Federal Regulations, Sound Transit has established Small Business/DBE goals for this contract. These 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.

For this specific contract, the following goals were set and Harbor Pacific Graham Joint Venture has committed to the following Small Business/DBE Participation:

Small Business and Disadvantaged Business Enterprise Goals

Sound Transit Goal:

Small Business:	16.5%
DBE:	5.0%

Commitment:

Small Business:	16.5%
DBE:	11.5%

To date, Harbor Pacific Graham Joint Venture has achieved 12.1% Small Business and 6.5% DBE participation.

PRIOR BOARD/COMMITTEE ACTIONS

Motion No. M2014-12: Authorized the chief executive officer to execute a contract with Harbor Pacific Graham Joint Venture to provide design and construction services for a Parking Garage and Plaza work within the South 200th Link Extension in the amount of \$29,978,000, with a 8% contingency of \$2,398,240, for a total authorized contract amount not to exceed \$32,376,240.

Resolution No. R2011-05: (1) Accelerated the South Link – Airport to South 200th Street Project and establishes a project completion schedule milestone of September 2016; (2) approved Gates 4 and 5 within Sound Transit’s Phase Gate system; (3) amended the Project Lifetime Budget to increase it by \$341,849,600, from \$41,391,400 to \$383,241,000; and (4) amended the Adopted 2011 Annual Project Budget to increase it by \$500,829, from \$11,338,347 to \$11,839,175.

PUBLIC INVOLVEMENT

Throughout the development of the South 200th Link Extension, Sound Transit has conducted an extensive public involvement program including mailings, community open houses, and meetings with more than 350 individuals, and 18 neighborhood and stakeholder groups.

TIME CONSTRAINTS

A one-month delay would have a significant impact on the project by further delaying the contract work and would impact the opening of the South 200th Link Extension.

ENVIRONMENTAL REVIEW

JI 08/15/16

LEGAL REVIEW

JW 08/18/16

MOTION NO. M2016-90

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to increase the contingency for the construction services contract with Harbor Pacific Graham Joint Venture for the Angle Lake parking garage and plaza work within the South 200th Link Extension in the amount of \$400,000, for a total authorized contract amount not to exceed \$32,776,240.

BACKGROUND:

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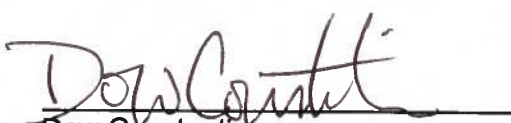
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MOTION:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to increase the contingency for the construction services contract with Harbor Pacific Graham Joint Venture for the Angle Lake parking garage and plaza work within the South 200th Link Extension in the amount of \$400,000, for a total authorized contract amount not to exceed \$32,776,240.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 25, 2016.


Dow Constantine
Board Chair

ATTEST:



Kathryn Flores
Board Administrator