

MOTION NO. M2018-130

Contract to provide water intrusion repairs at Auburn Station Garage

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Operations and Administration Committee	11/01/2018	Final Action	Bonnie Todd, Executive Director of Operations Bruce Polnicky, Director for Facilities and Asset Control, Operations

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Schuchart Corporation to provide construction services to mitigate water intrusion at the Auburn Station Garage in the amount of \$268,200, with a 10% contingency of \$26,820, for a total authorized contract amount not to exceed \$295,020.

KEY FEATURES SUMMARY

- Under the contract, Schuchart Corporation will provide water intrusion mitigation repairs on the first and second levels of the Auburn parking garage, where water from precipitation is pooling and leaking into the leased commercial retail spaces on the ground floor, resulting in impacts to commercial tenants and degrading the condition of the garage.
- In 2017 Sound Transit engaged Parametrix, Inc. to design solutions for the water intrusion. Schuchart Corporation will use their designs to make repairs and install mitigation measures to prevent further damage, improve garage drainage, and preserve the structure.
- The requested amount covers the cost of the repairs and mitigation for the first and second floor of the garage, plus contingency.

BACKGROUND

Auburn parking garage is a six-story, open-air garage with commercial retail on the street level. Since its construction, the garage has suffered interior water intrusion issues. This has resulted in standing water accumulating in various areas of the garage that leak into the lower levels. The most severe problem is on the second floor of the garage where water intrusion issues result in water seeping into first floor leased spaces.

Sound Transit Facilities has attempted repairs previously in order to mitigate the intrusion issues but has been unable to fully resolve the issue. As a result, the on-call consulting firm Parametrix, Inc. was hired to design solutions for water intrusion repairs in the garage.

This contract is implementing the first and second floor repairs per Parametrix Inc.'s drawings and specifications, including installation of sealant, the addition of waterproof coatings, and concrete work and minor regrading to improve drainage.

PROCUREMENT INFORMATION

A Small Works Roster (SWR) Request for Quote (RFQ) was issued on July 27, 2018, for this work. One quote was received. The single quote was evaluated in accordance with Sound Transit's procurement policies and procedures and accepted as fair and reasonable.

FISCAL INFORMATION

The proposed action will be funded from the Services category within the Operations Department's annual operating budget. The services category budget is \$67,956,749 of which a total of \$295,020 will be spent on this action and is within budget authority.

Operations (in thousands)

Cost Category	2018 Annual Operating Budget ¹	YTD Actuals ²	This Action (Current Year Impact Only)	YTD Actuals Plus Action (Current Year Only)	Remaining Annual Operating Budget
Salaries and Benefits	\$22,533	\$14,624	\$	\$14,624	\$7,909
Services	67,957	43,780	295	44,075	23,882
Materials and Supplies	11,663	8,148		8,148	3,515
Utilities	5,632	4,171		4,171	1,461
Insurance		32		32	-32
Taxes	2,868	2,269		2,269	599
Purchased Transportation Service	177,101	131,868		131,868	45,233
Miscellaneous	480	291		291	189
Leases and Rentals	9,140	6,740		6,740	2,401
Total Annual Operating Budget	\$297,374	\$211,921	\$295	\$212,216	\$85,158

Contract Spending Plan	Forecasted Spend for Remainder of			Total
	Spending to Date ³	2018	Future Spending	
Schuchart Coporation	\$	\$295	\$	\$295

Contract Detail	Board Approved Contract Value	Proposed Action	Proposed Revised Board Approved Contract Value
Schuchart Corporation	\$	\$268	\$268
Contingency		27	27
Estimated Taxes			
Contract Amount - Total	\$	\$295	\$295
Percent Contingency	0%	10%	10%

Notes:

¹2018 Annual Operating Budget is located on page 29 of the 2018 Adopted Budget book.

²YTD Actuals as of September 30, 2018.

³Spending to Date as of September 30, 2018.

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

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.

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

This work is heavily impacted by weather as waterproofing work has to be done when the surface of the walls and floors are dry. A Limited Notice to Proceed was issued on September 24, 2018, to allow Schuchart Corporation to commence work on portions of the contract scope. A one-month delay will likely defer completion of project work until early summer 2019.

ENVIRONMENTAL REVIEW

KH 10/24/18

LEGAL REVIEW

AJP 10/25/18

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A motion of the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Schuchart Corporation to provide construction services to mitigate water intrusion at the Auburn Station Garage in the amount of \$268,200, with a 10% contingency of \$26,820, for a total authorized contract amount not to exceed \$295,020.

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MOTION:

It is hereby moved by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with Schuchart Corporation to provide construction services to mitigate water intrusion at the Auburn Station Garage in the amount of \$268,200, with a 10% contingency of \$26,820, for a total authorized contract amount not to exceed \$295,020.

APPROVED by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on November 1, 2018.



Paul Roberts
Operations and Administration Committee Chair

ATTEST:



Kathryn Flores
Board Administrator