

MOTION NO. M2018-57

Kent Station Garage Repair Contract

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Operations and Administration Committee	05/03/2018	Final Action	Bonnie Todd, Executive Director of Operations Bruce Polnicky, Director, Facilities and Asset Control Tom Williams, Facilities Maintenance Manager

PROPOSED ACTION

Authorizes the chief executive officer to execute a construction contract with Leewens Corporation to repair the top deck of Kent Station garage in the amount of \$399,348, with a 10% contingency of \$39,935, for a total authorized contract amount not to exceed \$439,283.

KEY FEATURES SUMMARY

- Under the contract, Leewens Corporation will repair, recoat, and restripe approximately two-thirds (40,000 sf) of the upper deck and ramp of the Kent parking garage structure. The other one-third was repaired and recoated four years ago.
- The structure is degrading rapidly due to breaches in the concrete drive panels, allowing water in and rust to form on the structural reinforcement.
- The repairs and recoating will help preserve the structure and prevent further damage.
- Per Washington Administrative Code, Section 458-20-171, this work is tax exempt.

BACKGROUND

Since its construction in 2001, the Kent Station garage has suffered from water intrusion that has affected the support columns and upper deck of the structure. In 2014, Sound Transit hired a contractor to repair and recoat approximately one-third of the upper deck, the worst portion of the garage, to reduce water intrusion. The repair work has performed very well; however, degradation of the rest of the deck continues. This project will complete the upper decking and repair the support columns to help preserve this asset out to its intended lifespan.

Leewens Corporation will be using the same coating material that proved successful in 2014. The company is certified by the coating manufacturer in its use. The repair coating products are acrylic resin based materials. As with any industrial coating product, personal protective equipment is essential. This project is outdoors, so ventilation is not a concern. Protection of storm water drains is included in the work plan to ensure no contamination to waterways is allowed.

PROCUREMENT INFORMATION

The procurement was conducted under the Design-Bid-Build delivery method in accordance with Sound Transit's procurement policies and procedures. On March 9, 2018, Sound Transit issued an Invitation for Bid (IFB) for this work. On April 5, 2018, Sound Transit received seven competitive bids. Leewens Corporation deemed the low responsive and responsible bidder.

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 \$439,283 is estimated to be spent in the current year of the contract and is within the agency's budget authority. After approval of this action, the remaining annual budget amount will be used to fund other department expenditures anticipated in the 2018 annual budget.

Operations Department

(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	\$	\$	\$	\$22,533
Services	\$67,957	13,854	439	14,293	53,663
Materials and Supplies	\$11,663				11,663
Utilities	\$5,632				5,632
Taxes	\$2,868				2,868
Purchased Transportation Services	\$177,101				177,101
Miscellaneous	\$480				480
Leases and Rentals	\$9,140				9,140
Total Annual Operating Budget	\$297,374	\$13,854	\$439	\$14,293	\$283,080

Contract Spending Plan	Spending to Date ³	Forecasted Spend for Remainder of 2018	Future Spending	Total
Leewens Corporation	\$	\$439	\$	\$439

Contract Detail	Board Approved Contract Value	Proposed Action	Proposed Revised Board Approved Contract Value
Leewens Corporation	\$	\$399	\$399
Contingency		40	\$40
Contract Amount		439	\$439
Current Tax Estimate			
Contract Amount - Total		\$439	\$439
Percent Contingency	0%	10%	10%

Notes:

¹2018 Operation Department Budget is located on page 29 of the Adopted 2018 Budget book.

²YTD Actuals as of March 31, 2018.

³Spending to Date as of March 31, 2018.

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). 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 the successful Bidder/Proposer has committed to the following Small Business/DBE Participation:

Small Business Goals

Sound Transit Goal: 12%

Commitment: 100%

Small Business and Disadvantaged Business Enterprise Goals

Sound Transit Goal:

Small Business: 12%

DBE: 0%

Commitment:

Small Business: 100%

DBE: 0%

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

This project is highly weather dependent. A minor delay of one month would not create any concerns; however, anything longer could jeopardize the ability to complete the project within the dry season.

ENVIRONMENTAL REVIEW

KH 4/26/2018

LEGAL REVIEW

AJP 4/27/2018

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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 construction contract with Leewens Corporation to repair the top deck of Kent Station garage in the amount of \$399,348, with a 10% contingency of \$39,935, for a total authorized contract amount not to exceed \$439,283.

BACKGROUND:

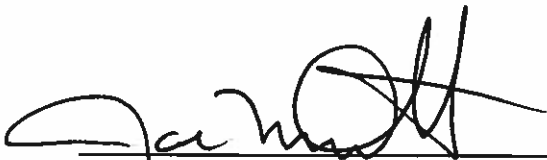
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MOTION:

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 construction contract with Leewens Corporation to repair the top deck of Kent Station garage in the amount of \$399,348, with a 10% contingency of \$39,935, for a total authorized contract amount not to exceed \$439,283.

APPROVED by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held May 3, 2018.



Joe McDermott
Operations and Administration Committee Vice Chair

ATTEST:



Kathryn Flores
Board Administrator