



## Motion No. M2019-83

### Contract with Western Ventures Construction Inc. for the Operations and Maintenance Facility – Renovations Project

Meeting:	Date:	Type of action:	Staff contact:
Rider Experience & Operations Committee	07/25/2019	Final action	Bonnie Todd, Executive Director of Operations <b>Paul Denison, Executive Operations Director – Light Rail</b> <b>Tae-Hee Han, Manager of Procurement and Contracts, Design and Construction Contracts</b>

#### Proposed action:

Authorizes the chief executive officer to execute a contract with Western Ventures Construction Inc. to provide construction services for the Operations and Maintenance Facility – Renovations project in the amount of \$4,600,000 with a 10 percent contingency of \$460,000 for a total authorized contract amount not to exceed \$5,060,000 plus applicable taxes, contingent upon Board approval of Resolution No. R2019-19.

#### Key features summary

- This action will allow Sound Transit to award a contract to Western Ventures which will complete interior renovation of the Central Link Operations and Maintenance Facility (OMF Central).
- Improvements are needed at OMF Central to accommodate staffing growth and improve utilization of the facility. Existing oversized offices will be reconfigured into the agency standard sizes to create additional spaces and increase efficiency. Some staff will also be relocated to meet new requirements and increase operational efficiency.
- A separate Board action to provide the budget needed for this contract is being sought under Resolution No. R2019-19.
- Applicable taxes are currently estimated to be \$464,600.

#### Background

In 2007, the OMF Central was opened for use with mostly King County staff and minimal Sound Transit oversight staff. Throughout the years and in order to fully support all operations and maintenance functions served from this facility, King County staff have increased and the Sound Transit oversight staff have increased commensurately.

With the passage of ST3, the Link OMF Central facility will need to support the Central Link (West Seattle to Ballard) and the South Link (Angle Lake to Tacoma) until OMF South opens in 2028.

These improvements will accommodate staffing growth and improve utilization of this facility. Existing oversized offices will be reconfigured into the agency standard sizes to create additional spaces and increase efficiency. Operators and dispatch will be relocated to the second floor to provide security for

the Link Control Center per Homeland Security requirements and increase efficiency by eliminating daily trips by the operators to the fourth floor and back. This will become a growing problem when the light rail vehicle fleet expansion increases the number of operators. The project will add a Mother's Room as well.

This action will award a construction contract to Western Ventures that will complete the required renovations. Substantial Completion is due 365 days from Notice to Proceed, and liquidated damages are set at \$1,500 per day. The contractors bid is valid for 60 days from receipt by Sound Transit and will expire on August 13, 2019.

### Project status

○					
<b>Project Identification</b>	<b>Project Refinements</b>	<b>Conceptual Engineering/ Environmental Review</b>	<b>Preliminary Engineering</b>	<b>Final Design</b>	<b>Construction</b>

Projected completion date for construction: End of third quarter, 2020.

### Procurement information

In accordance with Revised Code of Washington (RCW) 39.30.060 Bids on Public Works, Sound Transit conducted an Invitation for Bid (IFB) process for this work. This method was selected as the most efficient means of accomplishing the work. Sound Transit received one bid on June 13, 2019 in response to its Invitation for Bid (IFB). Sound Transit investigated why only a single bid was received and determined that despite the single bid, competition was adequate, there were no restrictive terms preventing other firms from proposing. Sound Transit then proceeded through its procurement process, including evaluating the qualifications presented (Representations and Certifications) by Western Ventures Construction. It was determined that they were responsive, responsible and qualified to perform the work in accordance with the bid documents and Sound Transit policy. As a result of the above listed procurement steps, Western Ventures Construction is recommended for award on this procurement.

### Fiscal information

This action is within the authorized project allocation to date and sufficient monies remain after approval of this action to fund the remaining work in the construction phase as contained in the current cost estimates. The fiscal section below is contingent on the adoption of Resolution R2019-19 being passed. The authorized project allocation to date for the OMF Renovations project is \$7,337,157, and \$6,104,888 has been committed to the construction phase. Within the construction phase, \$45,729 has already been spent and this action would commit an additional \$5,524,600 and leave a remaining budget balance of \$534,559.

## OMF Renovations

(in thousands)

Project Phase	Authorized Project Allocation to Date	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Operation & Maintenance	\$	\$	\$	\$	\$
Agency Administration	325	46			
Preliminary Engineering					
Final Design	350	274		274	76
Right of Way					
Construction	6,105	46	5,525	5,570	535
Construction Services	351				351
Third Party Agreements					
Vehicles					
Contingency	207				207
<b>Total Current Budget</b>	<b>\$7,338</b>	<b>\$366</b>	<b>\$5,525</b>	<b>\$5,844</b>	<b>\$1,169</b>
<b>Phase Detail</b>					
<b>Construction</b>					
Construction	\$6,105	\$46	\$5,525	\$5,570	\$535
Other					
<b>Total Phase</b>	<b>\$6,105</b>	<b>\$46</b>	<b>\$5,525</b>	<b>\$5,570</b>	<b>\$535</b>

Western Ventures Construction Inc	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	\$	\$	\$4,600	\$4,600
Contingency			460	460
Taxes			465	465
<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$5,525</b>	<b>\$5,525</b>
Percent Contingency	0%	0%	10%	10%

### Notes:

Amounts are expressed in Year of Expenditure.

Board Approvals = Committed To-Date + Contingency as of May 2019, and includes pending Board actions.

## Disadvantaged and Small Business 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 the successful Bidder has committed to the following small business participation:

### Small Business Goals

Small Business Goals: 20%

Commitment: 22%

<b>Subcontractor</b>	<b>Business Type</b>	<b>% of Work</b>	<b>Amount</b>
NW Complete Const.	Small Business	1.2%	\$ 55,843
Metro Glass	Small Business	.3%	\$ 14,527
Sullivan Millwork	Small Business	1.1%	\$ 51,860
Reliance Fire	Small Business	2.8%	\$127,900
DB Solutions	Small Business	17%	\$767,000
<b>Total</b>		<b>22%</b>	<b>\$1,017,130</b>

### **Public involvement**

Not applicable to this action.

### **Time constraints**

The current bid for this project will expire on August 13, 2019. A one month delay would require this procurement to be re-bid which would delay the work by 6 to 12 months.

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**Environmental review** – KH 7/11/19

**Legal review** – JN 7/12/19

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A motion of the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Western Ventures Construction Inc. to provide construction services for the Operations and Maintenance Facility – Renovations project in the amount of \$4,600,000 with a 10 percent contingency of \$460,000 for a total authorized contract amount not to exceed \$5,060,000 plus applicable taxes, contingent upon Board approval of Resolution No. R2019-19.

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### **Motion**

It is hereby moved by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with Western Ventures Construction Inc. to provide construction services for the Operations and Maintenance Facility – Renovations project in the amount of \$4,600,000 with a 10 percent contingency of \$460,000 for a total authorized contract amount not to exceed \$5,060,000 plus applicable taxes, contingent upon Board approval of Resolution No. R2019-19.

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APPROVED by the Rider Experience and Operations Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on July 25, 2019.

  
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Paul Roberts  
Rider Experience and Operations Chair

### Attest:

  
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Kathryn Flores  
Board Administrator