

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2001-86

**Kent Commuter Rail Station
Continuing Design Services**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	9/6/01	Discussion, Possible Action	Jeff Wolfe, Project Manager	(206) 398-5289

OBJECTIVE OF ACTION

- Extend the expiration date of the MBT contract from 12/31/01 to 12/31/02.
- Increase the contingency of the MBT design contract for Kent Commuter Rail Station by \$150,000.

ACTION

Authorize the Executive Director to execute a contract amendment to MBT Architecture for design of the Sounder Commuter Rail station in Kent to extend the end date of the contract from 12/31/01 to 12/31/02, and to increase the contract contingency amount by \$150,000 for a new total authorized amount not to exceed \$1,595,837.

KEY FEATURES

Highlights of Action:

- Authorize the Executive Director to execute a contract amendment to MBT Architecture for design of the Sounder Commuter Rail station in Kent, to extend the end date of the contract from 12/31/01 to 12/31/02.
- Increase the contract contingency amount by \$150,000 for a total authorized amount not to exceed \$1,595,837. Tasks funded by this increase include:
 - Addition of the west side "passenger load-zone" area made possible by the City's purchase of the Borden property rail spur from BNSF.
 - Creation of "value engineering" options and ultimate redesign of Pioneer Street resulting in construction cost reductions.
 - Breaking of Phase 2 into three contracts, made necessary by Federal requirements and the accelerated completion date of the garage.
 - Additional utility coordination including that caused by challenges in coordinating with some private utilities.
 - Additional support on right of way dedication and property acquisitions.
 - Coordination and redesign time necessary because of incorrect placement of the garage by PCL (garage contractor). Please note that PCL is paying for these costs.

History of this Project

Sound Transit contracted with MBT Architecture in October 1998 to provide preliminary design services with the option to amend the contract for final design for the Kent Commuter Rail station project. In January 1999, the contract was amended to complete final design for the Kent station. Since that time, final design and construction of Phase 1 (platform, temporary, and permanent surface parking) has been completed.

In August 2000, Sound Transit amended the contract to provide design services for the completion of the Sounder Commuter Rail station. This proposed action will allow MBT Architecture to provide continuing design services on the Phase 2 elements (pedestrian bridge, street improvements, surface parking, park, and bus transit island) of the Sounder Commuter Rail station.

Motion/Resolution Number	Summary of Action	Date of Action
Motion No. M2000-68	Authorized an amendment to the MBT contract for the Kent Station design in the amount of \$644,682 with a 10% contingency of \$64,468 for a total authorized contract amendment amount of \$709,150. The original contract amount of \$763,333 plus the total contract amendment amount of \$709,150 will result in a new total authorized amount not to exceed \$1,472,483.	8/10/00

BUDGET

Table 1 - Impact of Action on MBT Contract

Description	Current Contract Value Not to Exceed ¹ (A)	Proposed Action Cost for Amendment (B)	Proposed Total Contract Value - Not to Exceed (C) = (A+B)
Total Authorized	\$ 1,472,483	\$ 123,354	\$ 1,595,837

¹ See Motion M2000-68 (8/10/00); Board authorized amendment of \$709,150 for a new total of \$1,472,483.

Funding for this contract amendment is included in the preliminary and final design phases budget of the Kent Commuter Rail Station found on page 96 of the Adopted 2001 Budget document, and supplemented by Resolution R2001-10, the Sounder Cost-to-Complete Budget Amendment. Committing these funds does not endanger any other project elements that are to be funded out of the respective projects. The following table displays the associated budget, obligations and the corresponding impact of this action to those figures.

Table 2 – Kent Station Design Budget, Obligations and Impact of Action

Project Name / No.	Total Project Budget ¹	Budget for Design Phases ¹ (A)	Expenditures to Date ² (B)	Commitments to Date ² (C)	This Action (D)	Shortfall* or Surplus (A-B-C-D)
Kent Station #237	\$34,398,000	\$1,670,000	\$1,065,151	\$440,201	\$123,354	\$41,294
*Amount of Shortfall	Potential Revenues					
\$ 0	N/A					

¹ Figures are for PE and Final Design combined and are the sum of 1) Adopted 2001 Budget (Resolution R2000-14 of 12/17/00, page 97.) project total of \$26,881,000, and design phases of \$1,259,000 and 2) Cost-to-Complete Budget Amendment for the Seattle-to-Tacoma Stations (Resolution R2001-10 of 8/9/01) project total of \$7,517,000 and \$411,000 for the design phases.

² Expenditures and commitments are through 7/31/01.

CONSEQUENCES OF DELAY

- A significant delay would result in the delay of needed design changes, therefore delay in issuing of contract packages 2b and 2c.
- Not approving the Motion would require Sound Transit to find others to finish the work, at a likely higher cost.

REGIONAL PARTNERSHIP AND COOPERATION

The City of Kent is leading the difficult negotiations with the private utility companies. The City of Kent also purchased property from BNSF making the west side car passenger drop-off area possible, and the City reduced its requirements for Pioneer Street resulting in a significant cost reduction.

PUBLIC INVOLVEMENT

None.

LEGAL REVIEW

MBL 7/31/01

SOUND TRANSIT

MOTION NO. M2001-86

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract amendment to MBT Architecture for design of the Sounder Commuter Rail station in Kent, to extend the end date of the contract from 12/31/01 to 12/31/02 and to increase the contract contingency amount by \$150,000 for a total authorized amount not to exceed \$1,595,837.

Background:

Work under this design contract is generally for all design work at the Kent Commuter Rail station except the parking garage. Work under this amendment will include design work for:

- Addition of the west side passenger load zone lot made possible by the City's purchase of the Borden property rail spur from BNSF.
- Creation of "value engineering" options and ultimate redesign of Pioneer Street resulting in construction cost reductions.
- Breaking of Phase 2 into 3 three contracts, required by Federal requirements and by the accelerated completion date of the garage.
- Additional utility coordination including that caused by challenges in coordinating with some private utilities.
- Additional support on ROW dedication and property acquisitions.
- Coordination and redesign time necessary because of incorrect placement of the garage by PCL (garage contractor). Please note that PCL is paying for these costs.

Motion:

It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Executive Director is authorized to execute a contract amendment to MBT Architecture for design of the Sounder Commuter Rail station in Kent, to extend the end date of the contract from 12/31/01 to 12/31/02, and to increase the contract contingency amount by \$150,000 for a total authorized amount not to exceed \$1,595,837.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on the 6th day of September, 2001.



Rob McKenna
Finance Committee Vice Chair

ATTEST:



Marcia Walker
Board Administrator