

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2008-32

Construction Services for Everett Station Phase 2

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	3/20/08	Postponed	Jim Edwards, Director Capital Projects	(206) 398-5436
Finance Committee	4/3/08	Discussion/Possible Action to Recommend Board Approval Action	Jerry Dahl, Construction Project Manager	(206) 398-5284
Board	4/10/08			

Contract/Agreement Type:	✓	Requested Action:	✓
Competitive Procurement		Execute New Contract/Agreement	✓
Sole Source		Amend Existing Contract/Agreement	
Agreement with Other Jurisdiction(s)		Budget Amendment	
Real Estate		Property Acquisition	

PROJECT NAME

Everett Station Project
Layover Project

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Wilder Construction Company to construct the Everett Station Phase 2 Project in the amount of \$12,320,000 plus a 10% contingency of \$1,232,000 for a total authorized contract amount not to exceed \$13,552,000.

KEY FEATURES of PROPOSED ACTION

- Authorizes the construction of the final phase of commuter rail station improvements at the Everett Station.
- The successful low bidder for the construction contract was Wilder Construction with a bid of \$12,320,000, 26.23% higher than the engineer's estimate of \$9,759,666. The bids came in higher due to steel prices and an ongoing labor shortage.

BUDGET IMPACT SUMMARY

Current Project Phase: Final Design
Projected Completion Date: December 2008

There is no action outside of the Board-adopted budget; there are no contingency funds required, no subarea impacts, or funding required from other parties other than what is already assumed in the financial plan.

BUDGET and FINANCIAL PLAN DISCUSSION

The Adopted 2008 Budget for Everett Station is \$28,774,391; a concurrent action (Resolution No. R2008-06) to amend the budget to \$33,956,653 will be considered by the Board. With the approval of Resolution No. R2008-06 there will be sufficient funds to complete this action within both project budgets. Committing these funds will not endanger any other project elements that are to be funded out of the overall projects. The numbers shown in the budget table shown below reflect the amended amounts.

The proposed action is to award the construction contract to Wilder Construction Company in the amount of \$13,552,000, of which \$13,202,000 will be charged to the Everett Station Project and \$350,000 will be charged to Layover.

If Resolution No. R2008-06 is approved by the Board, the amended budget for the construction phase of Everett Station will be \$21,737,921. The proposed action would leave a remaining construction phase balance of \$398,452 and a project balance of \$768,224.

The Adopted 2008 Budget for Layover is \$24,423,735, with a construction phase budget of \$21,719,678. The proposed action will leave a construction phase balance of \$5,657,037 and a project balance of \$6,618,697.

BUDGET TABLE

Summary for Board Action (Year of Expenditure \$000)

Project: 201 - Everett Station and 140 - Layover

	2008 Current Budget ¹ (A)	Committed To Date ² (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	\$ 1,881	\$ 1,881	\$ -	\$ 1,881	\$ -
2 Preliminary Engineering	\$ 1,195	\$ 1,195	\$ -	\$ 1,195	\$ -
3 Final Design	\$ 1,511	\$ 1,511	\$ -	\$ 1,511	\$ 0
4 Right of Way	\$ 7,309	\$ 7,262	\$ -	\$ 7,262	\$ 47
5 Construction	\$ 21,738	\$ 8,137	\$ 13,202	\$ 21,339	\$ 398
6 Vehicles	\$ -	\$ -	\$ -	\$ -	\$ -
7 Contingency	\$ 323	\$ -	\$ -	\$ -	\$ 323
8 Total Current Budget	\$ 33,957	\$ 19,986	\$ 13,202	\$ 33,188	\$ 768

Project: 140 - Layover

9 Agency Administration	\$ 808	\$ 808	\$ -	\$ 808	\$ -
10 Preliminary Engineering	\$ 315	\$ 170	\$ -	\$ 170	\$ 145
11 Final Design	\$ 503	\$ 438	\$ -	\$ 438	\$ 65
12 Right of Way	\$ 870	\$ 325	\$ -	\$ 325	\$ 545
13 Construction	\$ 21,720	\$ 15,713	\$ 350	\$ 16,063	\$ 5,657
14 Vehicles	\$ -	\$ -	\$ -	\$ -	\$ -
15 Contingency	\$ 207	\$ -	\$ -	\$ -	\$ 207
16 Total Current Budget	\$ 24,423	\$ 17,454	\$ 350	\$ 17,804	\$ 6,619

Contract Budget	Current Approved Contract Value (F)	Committed To Date ² (G)	Proposed Action (H)	Proposed Total Contract Value (I)
17 Wilder - Everett Station	\$ -	\$ -	\$ 12,002	\$ 12,002
18 Contingency - Everett Station	\$ -	\$ -	\$ 1,200	\$ 1,200
19 Total - Everett Station	\$ -	\$ -	\$ 13,202	\$ 13,202
20 Wilder - Layover	\$ -	\$ -	\$ 318	\$ 318
21 Contingency - Layover	\$ -	\$ -	\$ 32	\$ 32
22 Total - Layover	\$ -	\$ -	\$ 350	\$ 350
23 Wilder Total	\$ -	\$ -	\$ 13,552	\$ 13,552
24 Percent Contingency	0%	0%	10%	10%

Notes:

¹ The Everett Station project budget is located on page 118 and the Layover project is on page 116 of the Proposed 2008 Budget book. The Adopted 2008 Budget was approved by the Board on November 29, 2007, and for Everett Station is being amended by Resolution No. R2008-06 which is being taken to the board concurrently with this action. With the approval of R2008-06 there is sufficient budget to fund this action.

² Committed to date amount includes actual outlays and commitments through December 31, 2007, construction commitments include amounts for two other pending board actions that are being taken concurrently with this action. This action is contingent upon the Board's approval of the budget amendment.

SMALL BUSINESS PARTICIPATION

Prime Contractor

Wilder Construction Company is the prime consultant for this contract. Wilder Construction Company committed to a 16.44% Small Business goal.

Utilization Breakdown Table

Subcontractor	Business Type	% of Work	Dollar Value
Steele Corporation	Small Business	6.46%	\$796,000
Belarde Construction	MBE/DBE	4.63%	\$571,413
Prairie Mountain Landscape	Small Business	2.5%	\$313,256
Williams Mechanical	Small Business	2.25%	\$277,759
Whatcom Construction	Small Business	0.6%	\$75,910
Total		16.44%	\$2,034,338

Apprentice Utilization Commitment

Wilder is committed to hiring apprentices for 20% of all labor hours.

EEO Commitment

Wilder Construction Company workforce demographics are 20.1% women and 10% minorities. Wilder Construction Company has committed to uphold all applicable state and federal EEO rules and regulations.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

Everett Station is a multimodal station accommodating Amtrak, Greyhound, Everett Transit, Community Transit, ST Express Bus, Sounder Commuter Rail, charters, taxis, and shuttles. The initial phase of the project was developed by the City of Everett and includes the Everett Station building; the off-street bus transit center; parking for commuters, Amtrak and Greyhound customers and other patrons; a portion of the commuter rail platform and canopies; and the Amtrak passenger boarding platform. Sound Transit is responsible for the final phase of the station improvements, which will include a 440-stall east parking lot, a pedestrian bridge over the existing tracks, pedestrian access plazas on both sides of the tracks, completion of a 330-stall south parking lot, and an operations building for light maintenance equipment and supplies and use by BNSF train crews, utilities, and landscaping.

The Adopted 2008 Budget for the Everett Station is based on an engineer's estimate for construction of the final phase of the project that was prepared for the project in August 2006. That estimate totaled \$8,590,964 and included a 5% contingency. In October 2007 prior to advertisement, an updated engineer's estimate was prepared. The revised cost estimate of \$9,759,666, which included a 5% contingency and a 1.08 % construction cost escalation factor, was used to support the bid opening.

In October 2007, the Invitation for Bid for the construction of the Everett Station Phase 2 project was issued. Two contractors submitted bids, which were opened on January 18, 2008. The bids were \$12.3 million and \$12.9 million. Wilder Construction Company is the low responsive and

responsible bidder with a bid of \$12,320,000, 26.23% higher than the 2007 engineer's estimate, creating a budget shortfall for the entire project. At this time, based on the current bidding climate and rising costs of labor and materials we believe this is a reasonable bid and offers the best value to the Agency. Canceling the bids and re-bidding the project would not be in the best interest of the Agency as the potential risk of receiving higher bids is great.

The estimated shortfall for the project is \$5.4 million, which includes shortfalls in the construction contract, construction management, construction contingency, project administration, and proposed contingency amounts. A transfer of funds from the Everett-Seattle Track and Signal Project and Sounder Program Reserves for Snohomish County will address this shortfall. This transfer will be considered by the Board in a concurrent action (Resolution No. R2008-06).

Environmental impacts resulting from the Everett Station improvements were addressed in the Everett Multimodal Transportation Facility NEPA EA/SEPA EIS (1995) issued by the City of Everett, the Everett – Seattle Commuter Rail Final EIS issued by FTA and Sound Transit (December, 1999), and subsequent environmental documentation. A Finding of No Significant Impact was issued for the City's environmental document. Sound Transit's Final EIS received a Record of Decision (ROD) from FTA in February 2000. Sound Transit also issued a SEPA Addendum on June 7, 2005 and had a NEPA reevaluation approved by FTA on June 1, 2005 for design refinements to the Everett Station east parking lot.

CONSEQUENCES of DELAY

Sound Transit has 120 days from bid opening to award the bid at the price offered by the bidder. This period expires on May 17, 2008. Delaying award of the bid will reduce the dry weather construction period for the project. Delaying the project does not affect planned or existing service.

PUBLIC INVOLVEMENT

Not applicable to this action.

ENVIRONMENTAL COMPLIANCE

SSK 3 -6-08

LEGAL REVIEW

JW 3/12/08

SOUND TRANSIT

MOTION NO. M2008-32

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Wilder Construction Company to construct the Everett Station Phase 2 Project in the amount of \$12,320,000 plus a 10% contingency of \$1,232,000 for a total authorized contract amount not to exceed \$13,552,000.

Background:

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Motion:

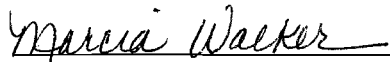
It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with Wilder Construction Company to construct the Everett Station Phase 2 Project in the amount of \$12,320,000 plus a 10% contingency of \$1,232,000 for a total authorized contract amount not to exceed \$13,552,000.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 10, 2008.



Claudia Thomas
Board Vice-Chair

ATTEST:



Marcia Walker
Board Administrator