

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2008-34

Amend Design Services Contract for Everett Station

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	3/20/08	Postponed	Jim Edwards, Director of Capital Projects	(206) 398-5436
Finance Committee	4/3/08	Discussion/Possible Action	Val Batey, Project Manager	(206) 398-5117

Contract/Agreement Type:	<input checked="" type="checkbox"/>	Requested Action:	<input checked="" type="checkbox"/>
Competitive Procurement	<input checked="" type="checkbox"/>	Execute New Contract/Agreement	
Sole Source		Amend Existing Contract/Agreement	<input checked="" type="checkbox"/>
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 amendment with Zimmer Gunsul Frasca Partnership to provide design services for the Everett Station Project in the amount of \$22,938 with a 10% contingency of \$2,294 totaling \$25,232, for a new total authorized contract amount not to exceed \$1,943,437, contingent upon Board approval of Resolution No. R2008-06.

KEY FEATURES of PROPOSED ACTION

- This action will provide additional funds for architectural support during the final phase of construction at Everett Station.

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 amend the construction support services with Zimmer Gunsul Frasca Partnership increasing it by \$25,232, of which \$20,232 will be charged to the Everett Station Project (#201) and \$5,000 will be charged to Layover (#140).

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	\$ 21,319	\$ 20	\$ 21,339	\$ 398
6 Vehicles	\$ -	\$ -	\$ -	\$ -	\$ -
7 Contingency	\$ 323	\$ -	\$ -	\$ -	\$ 323
8 Total Current Budget	\$ 33,957	\$ 33,168	\$ 20	\$ 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	\$ 16,058	\$ 5	\$ 16,063	\$ 5,657
14 Vehicles	\$ -	\$ -	\$ -	\$ -	\$ -
15 Contingency	\$ 207	\$ -	\$ -	\$ -	\$ 207
16 Total Current Budget	\$ 24,423	\$ 17,799	\$ 5	\$ 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 ZGF - Everett Station	\$ 1,744	\$ 1,744	\$ 18	\$ 1,762
18 Contingency - Everett Station	\$ 174	\$ 151	\$ 2	\$ 176
19 Total - Everett Station	\$ 1,918	\$ 1,895	\$ 20	\$ 1,938
20 ZGF - Layover	\$ -	\$ -	\$ 5	\$ 5
21 Contingency - Layover	\$ -	\$ -	\$ 0	\$ 0
22 Total - Layover	\$ -	\$ -	\$ 5	\$ 5
23 ZGF Total Contract	\$ 1,918	\$ 1,895	\$ 25	\$ 1,943
24 Percent Contingency	10%	9%	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.

SMALL BUSINESS PARTICIPATION

Prime Consultant/Contractor

Zimmer Gunsul Frasca Architects, LLP (formerly doing business as Zimmer Gunsul Frasca Partnership) is the prime consultant for this contract. A DBE/Small Business participation goal was not established for the original contract, and Zimmer Gunsul Frasca Partnership did not commit to any specific level of DBE/Small Business participation. Zimmer Gunsul Frasca Partnership utilized the services of Milbor-Pita and Associates, Inc. a certified MBE/DBE firm for a portion of the design work. Milbor-Pita and Associates, Inc. was acquired by another firm in 2006 and no longer exists. DBE/Small Business participation to date is 2.4%.

Zimmer Gunsul Frasca Architects, LLP will utilize one Small Business firm for a portion of the work covered by this contract amendment.

Utilization Breakdown Table

Subconsultant	Business Type	% of Work	Dollar Value
PATH Consultants	Small Business	2.4%	\$551,000
Total		2.4%	\$551,000

EEO Commitment

Zimmer Gunsul Frasca Architects, LLP workforce demographics are 42% women and 18% minorities. Zimmer Gunsul Frasca Architects, LLP 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 including the 440-stall east parking lot, a pedestrian bridge over the tracks, pedestrian access plazas on both sides of the tracks, completion of the 330-stall south parking lot, and an operations building for light maintenance equipment and supplies and use by BNSF train crews, utilities, and landscaping.

Sound Transit contracted with Zimmer Gunsul Frasca Architects, LLP to design the south and east parking lots, the Amtrak platform, the station track, the commuter rail platform, an operations building, and the pedestrian bridge. This work was divided into two phases: the first, including the Amtrak platform, a portion of the station track and commuter rail platform, was completed and has been in service since December 2003.

Due to the delay in reaching an agreement with BNSF to provide commuter rail service to Everett, Sound Transit elected to delay construction of the second phase of the Everett Station. Zimmer Gunsul Frasca Architects, LLP was directed to stop work on finalizing the Phase II contract documents in 2002. When an agreement was reached with BNSF in December 2003, Zimmer Gunsul Frasca Architects, LLP was directed to update the Phase II contract documents, include a bus layover area in the east parking lot, and provide design services during bidding and construction. Zimmer Gunsul Frasca Architects, LLP contract was amended to include this work in March 2004. In late 2004, to insure that the layover track for Train 2 would be in service by June 2005, procurement of the Phase II improvements was separated into three contracts. The layover track construction was completed in June 2005. The demolition and remediation contract work was complete in January 2006.

Additional design services were required to prepare revisions and updates to the contract documents to meet current site conditions (post demolition), and address changes in codes and standards. The contract budget originally programmed for architectural support during bidding and construction, and contingency, was reallocated to revision and update tasks. Additional funds are required to complete that work, to replenish the contract for the architectural support during bidding and construction, to cover the cost of extending the project schedule, and to

replenish the contract contingency.

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.

Prior Board/Committee Actions

Motion/ Resolution Number and date	Summary of Action
M2007-88 8/16/07	Execute a contract amendment with Zimmer Gunsul Frasca Architects, LLP to provide design services during construction for the Everett Station project.
M2006-09 1/26/06	Execute a contract amendment with Zimmer Gunsul Frasca Partnership to complete revisions to the final design for station improvements, provide architectural support during construction contract procurement, and provide architectural support during construction for the Everett Station project in the amount of \$150,840, with a 10% contingency of \$15,084, for a new total authorized contract amount not to exceed \$1,666,112.
M2004-14 3/18/04	Execute a contract amendment with Zimmer Gunsul Frasca Partnership to complete final design for the Sounder commuter rail components of the Everett Station, to provide for the design of a Regional Express bus layover area, and to provide design support services during construction for the Everett Station Phase II Project.
M2001-45 5/2/01	Execute a contract amendment with the Zimmer Gunsul Frasca Partnership for final design services at the Everett Commuter Rail station.
M2001-19 3/15/01	Execute a contract with the Zimmer Gunsul Frasca Partnership to provide preliminary design services for the Everett commuter rail station.

CONSEQUENCES of DELAY

The design services consultant needs to be under contract before the construction contractor begins work. A delay to the design services consultant contract beyond the date that Notice to Proceed is issued to the construction contractor would result in delays to the construction contractor’s schedule. That Notice To Proceed is expected in late April.

PUBLIC INVOLVEMENT

Not applicable to this action.

ENVIRONMENTAL COMPLIANCE

SSK 3-6-08

LEGAL REVIEW

JW 3/12/08

SOUND TRANSIT

MOTION NO. M2008-34

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract amendment with Zimmer Gunsul Frasca Partnership to provide design services for the Everett Station Project in the amount of \$22,938 with a 10% contingency of \$2,294 totaling \$25,232, for a new total authorized contract amount not to exceed \$1,943,437, contingent upon Board approval of Resolution No. R2008-06.

Background:

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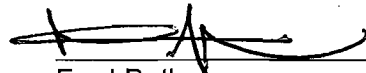
replenish the contract contingency.

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Motion:

It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract amendment with Zimmer Gunsul Frasca Partnership to provide design services for the Everett Station Project in the amount of \$22,938 with a 10% contingency of \$2,294 totaling \$25,232, for a new total authorized contract amount not to exceed \$1,943,437, contingent upon Board approval of Resolution No. R2008-06.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 3, 2008.



Fred Butler
Finance Committee Vice-Chair

ATTEST:



Marcia Walker
Board Administrator