

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2008-67

Construction Contract Amendment for the Issaquah Transit Center/SR 900 Project

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	7/17/08	Discussion / Possible Action	Jim Edwards, Director Capital Projects	(206) 398-5436
Board	7/24/08	Action	Carol Rhodes, Construction Manager	(206) 398-5056

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

Issaquah Transit Center/SR 900

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract amendment with Harbor Pacific Contractors, Inc. to complete construction of the Issaquah Transit Center/SR 900 project in the amount of \$414,000, with a 10% contingency of \$41,400 totaling \$455,400, for a new total authorized contract amount not to exceed \$20,484,699.

KEY FEATURES of PROPOSED ACTION

- The purpose of this action is to amend the Harbor Pacific Contractors, Inc. contract increasing it by \$455,400 required to complete the construction contract and open the transit center garage. There are sufficient funds to allow this action within the construction project budget.
- The Issaquah Transit Center/SR 900 project includes a new transit center with a four story parking garage for 800 cars, and a transit island with six bays. Harbor Pacific Contractors completed construction and opened the transit island for service in June. The garage completion is anticipated at the end of July and offsite wetland mitigation completion is anticipated in November 2008.
- Based on current contract changes, the estimated cost to complete the garage and remaining wetland mitigation work will exceed the current authorized amount.
- A number of factors have driven the need to increase the project budget including bad soils, bad weather, underground utilities, and a higher than anticipated static ground water table level.

BUDGET IMPACT SUMMARY

Current Project Phase: Construction
 Projected Completion Date: 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 this project is \$29,482,069, with a construction phase budget of \$22,361,261. The proposed action is to amend the Harbor Pacific Contractors, Inc. contract increasing it by \$455,400 to provide construction services. The proposed action would leave an uncommitted construction phase balance of \$246,115, and a balance for the project of \$1,562,107.

There are sufficient funds to complete this action within the project's construction phase budget. Committing these funds will not endanger any other project elements that are to be funded out of the overall project.

BUDGET TABLE

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

Project: 326 - Issaquah Transit Center

	2008 Adopted Budget ¹ (A)	Committed To Date ² (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	\$ 1,790	\$ 1,790	\$ -	\$ 1,790	\$ -
2 Preliminary Engineering	\$ 848	\$ 848	\$ -	\$ 848	\$ (0)
3 Final Design	\$ 2,023	\$ 2,007	\$ -	\$ 2,007	\$ 16
4 Right of Way	\$ 1,131	\$ 1,159	\$ -	\$ 1,159	\$ (28)
5 Construction	\$ 22,361	\$ 21,660	\$ 455	\$ 22,115	\$ 246
6 Contingency	\$ 1,328	\$ -	\$ -	\$ -	\$ 1,328
7 Total Current Budget	\$ 29,482	\$ 27,465	\$ 455	\$ 27,920	\$ 1,562

Phase Budget Detail

8 Construction	\$ 22,361	\$ 21,660	\$ 455	\$ 22,115	\$ 246
9 Misc. Activity					\$ -
10 Total Phase	\$ 22,361	\$ 21,660	\$ 455	\$ 22,115	\$ 246

Contract Budget	Current Approved Contract Value (F)	Spent to Date (G)	Proposed Action (H)	Proposed Total Contract Value (I)
11 Harbor Pacific Contractors, Inc.	\$ 18,208	\$ 17,927	\$ 414	\$ 18,622
12 Contingency	\$ 1,821	\$ 1,411	\$ 41	\$ 1,862
13 Total	\$ 20,029	\$ 19,339	\$ 455	\$ 20,484
14 Percent Contingency	10%	8%	3%	10%

Notes:

¹ Project budget is located on page 161 of the Adopted 2008 Budget book. The 2008 Budget was adopted by the Board on November 29, 2007.

² Committed to date amount includes actual outlays and commitments through May 31, 2008.

SMALL BUSINESS PARTICIPATION

Prime Consultant/Contractor

- Harbor Pacific Contractors, Inc. is the prime contractor for this contract and is a small business firm. 78% of this contract to date has been performed by small business and 11% by WBE/DBE.
- Harbor Pacific Contractors, Inc. committed to a 56.6% Small Business goal and a 12.1% M/W/DBE goal.

EEO Commitment

- Harbor Pacific Contractors, Inc. workforce demographics are 9% women and 15% minorities.

Apprentice Utilization Commitment

- The apprenticeship utilization goal on this project was 20%. Harbor Pacific Contractors, Inc. has utilized 24% of apprenticeship to date. This will continue through completion.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

The Issaquah Transit Center/SR 900 project will redevelop the existing Issaquah Park and Ride located on the east side of SR 900 approximately one half mile south of Interstate 90, between NW Maple Street and Newport Way NW. The project includes a new four story, 800 stall parking garage and a new six-bay transit island.

Based on current contract changes, the estimated cost to complete the garage and remaining wetland mitigation work will exceed the current authorized amount.

A number of factors have driven the need to increase the project budget including bad soils, bad weather, and underground utilities. During design development, the project site was determined to have marginal soil conditions, potentially unacceptable for supporting the new work. Unit price bid items were included in the contract to provide competitive pricing for the work associated with the high risk soil conditions. Final quantities on these bid items exceeded the assumed amounts. Similar unforeseen soil conditions not directly applicable to the bid items and a higher than anticipated static ground water table level increased contract costs by an additional \$300,000.

The City of Issaquah has contributed \$1 million in a lump sum payment towards the cost of the project. At the completion of the project, Sound Transit will dedicate a one-half acre parcel to the City of Issaquah for future development of an Eastside Fire and Rescue Station.

Prior Board/Committee Actions

Motion/Resolution Number and Date	Summary of Action
M2006-36 5/11/06	Authorized the construction contract to be awarded to Harbor Pacific Contractors, Inc in the amount of \$18,207,908 plus contingency for the construction of the Issaquah Transit Center/SR 900.

CONSEQUENCES of DELAY

A delay beyond July 24, 2008 will require suspension of the work for the construction project and impact the scheduled completion of the project.

PUBLIC INVOLVEMENT

Not applicable for this action.

ENVIRONMENTAL COMPLIANCE

SSK 6-24-08

LEGAL REVIEW

JW 7/9/08

SOUND TRANSIT

MOTION NO. M2008-67

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract amendment with Harbor Pacific Contractors, Inc. to complete construction of the Issaquah Transit Center/SR 900 project in the amount of \$414,000, with a 10% contingency of \$41,400 totaling \$455,400, for a new total authorized contract amount not to exceed \$20,484,699.

Background:

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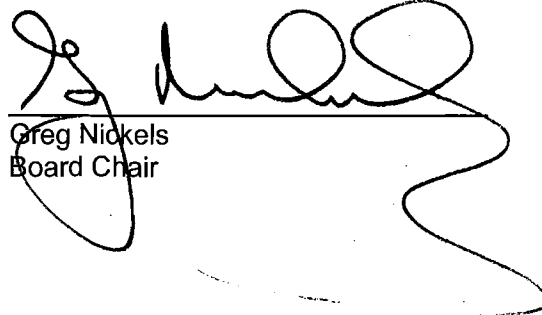
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Motion:

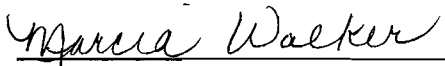
It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract amendment with Harbor Pacific Contractors, Inc. to complete construction of the Issaquah Transit Center/SR 900 project in the amount of \$414,000, with a 10% contingency of \$41,400 totaling \$455,400, for a new total authorized contract amount not to exceed \$20,484,699.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on July 24, 2008.



Greg Nickels
Board Chair

ATTEST:



Marcia Walker
Board Administrator