

MOTION NO. M2010-69
Electrical Modifications to the Facilities Management System at the Beacon Hill Station

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	07/15/10	Recommendation to Board	Ahmad Fazel, DECM Executive Director	206-398-5389
Board	07/22/10	Final Action	Richard Sage, Principal Construction Manager	206-398-5226

PROPOSED ACTION

Authorizes the chief executive officer to execute a sole source contract with Major Electric for electrical modifications and changes to the facilities management system and other related systems for the Beacon Hill Station and Tunnels within the Central Link Initial Segment project in the amount of \$212,462, with a 10% contingency of \$21,246, for a total authorized contract amount not to exceed \$233,708.

KEY FEATURES

- The proposed action provides for a sole source contract with Major Electric to furnish and install conduits and electrical wiring in support of the modifications being made to the facilities management system (FMS), under a separate proposed action, at the Beacon Hill Station and Tunnels.
- Major Electric will provide electrical services in support of the modifications to the FMS system. The modifications to the FMS include: a) hardware and programming to operate warning beacons at cross passages, b) controls to monitor status of elevators, c) controls to program stairwell pressurization fans, d) controls to modulate the pressure in cross passages, and e) modifying programming for lighting controls. The work will take approximately four months to complete.
- Additions and modifications to the FMS including the electrical work are required to increase the reliability of the overall system. These modifications were requested during the final system testing and inspection for the occupancy permit and are required for a permanent Certificate of Occupancy.
- Major Electric was the electrical subcontractor used for the FMS system on the Beacon Hill Station and Tunnel project. Entering into a sole source contract will allow the contract with the prime contractor to be closed out while still completing the additional work without delay or duplication of costs.

PROJECT DESCRIPTION

The 14-mile Initial Segment of the Central Link light rail line has a northern terminus in the Pine Street Stub Tunnel, with passenger service beginning at Westlake Station serving downtown Seattle, the SODO industrial area, Beacon Hill, Rainier Valley, and Tukwila. Passenger stations include Westlake, University Street, Pioneer Square, International District/Chinatown, Stadium, SODO, Beacon Hill, Mount Baker, Columbia City, Othello, Rainier Beach, and Tukwila International Boulevard. The Operations and Maintenance Facility and Yard is located south of South Forest Street.

FISCAL INFORMATION

Budget Table

(Year of Expenditure \$000)

Initial Segment	Adopted 2010 Budget (A)	Committed To Date (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
Agency Administration	186,233	181,451		181,451	4,782
Preliminary Engineering	33,289	33,275		33,275	14
Final Design	147,436	147,141		147,141	295
Right of Way	205,713	204,903		204,903	810
Construction	1,198,822	1,175,685	234	1,175,919	22,903
Construction Services	104,912	105,049		105,049	(137) ⁽¹⁾
Third Party Agreements	61,739	62,075		62,075	(336) ⁽²⁾
Vehicles	131,857	131,803		131,803	54
Total Current Budget	2,070,000	2,041,383	234	2,041,617	28,383

Construction Phase Detail

Other Miscellaneous Construction	9,406	8,644	234	8,878	528
Other Construction	1,189,416	1,167,041		1,167,041	22,375
Constr Unallocated Contingency	21,108	2,490		2,490	18,618
Total Phase	1,198,822	1,175,685	234	1,175,919	22,903

Contract Amount	Board Approvals to Date (F)	Current Approved Contract Value (G)	Proposed Action (H)	Proposed Total for Board Approval (I)	Proposed Contract Value (J)
Contract Amount	-	-	212	212	212
Contingency	-	-	21	21	21
Total Contract	-	-	234	234	234
Percent Contingency	0%	0%	10%	10%	10%

(B) COMMITTED TO DATE amounts are from Agency WBS Report as of May 2010 + approved and pending board actions not recorded as of 5/31/10, or submitted after that date, and include allocated contingencies.

(1) "SHORTFALL" to the Adopted 2010 Budget for Construction Services phase of the Initial Segment project: "Committed to Date" amount shown here includes unused funds authorized for allocated contract contingencies that will be decommitted as these contracts complete.

(2) "SHORTFALL" to the Adopted 2010 Budget for Third Party Agreements phase of the Initial Segment project: "Committed to Date" amount shown here includes unused funds authorized for allocated contract contingencies that will be decommitted as these contracts complete.

SMALL BUSINESS PARTICIPATION

Sound Transit Goal: 0%

Committed Goal: 0%

EQUAL EMPLOYMENT WORKFORCE PROFILE

Major Electric has 80 employees; 6% are women; 13% are minorities.

BACKGROUND

The contract for construction of the Beacon Hill Station and Tunnels, was awarded to Obayashi Corporation and Notice to Proceed was issued on June 28, 2004. The contract was substantially complete on July 17, 2009, about 11 months behind schedule. The one year warranty period began on the effective date of Substantial Completion.

Major Electric is the subcontractor to Obayashi Corporation that provided and installed the electrical systems for the tunnels and stations constructed under this contract. Their work involved installing conduit, wiring and connections to devices in close coordination with other contractors who installed and programmed many of the

control devices. These systems were installed in accordance with the contract requirements. Through the final inspection process to obtain an Occupancy Permit from the City of Seattle and project reviews with operations staff, it was noted that modifications and improvements to the electrical systems are necessary to support the safe and reliable monitoring and operation of the Beacon Hill Station.

The Beacon Hill Station and Tunnels contract with Obayashi is in the closeout process and extending the contract at this time to include this work would negatively impact settlement of outstanding claims on the contract with Obayashi.

Sole Source Justification

Sound Transit is presented with unusual and urgent circumstances that justify sole source procurement. Because of the contractor's unique knowledge of the existing systems, which are highly technical and integrated with other components, another supplier would not satisfy the requirements of this work. Furthermore, if another contractor were to perform this work, Sound Transit would experience substantial duplication costs and unacceptable delays. The duplication costs and delays would be incurred because a different contractor would have to become intimately familiar with all system interfaces, work environment requirements, and operational conventions in order to safely and competently perform this work. These circumstances meet the qualifications for a sole source contract under FTA guidelines and Sound Transit procurement regulations.

The proposed action is necessary to provide the electrical conduits, wiring, and connections to increase the reliability of the overall light rail system. In addition, the proposed action is necessary to meet permit conditions and operational requirements and obtain the permanent permits necessary to operate the system. The work must be completed by December 2010 for the permanent Certificate of Occupancy that allows Sound Transit to operate the station.

ENVIRONMENTAL COMPLIANCE

JI 7/2/2010

TIME CONSTRAINTS

Any delay would increase the risk of impacting the ongoing operations of the system, and delay receiving the permanent operating permits.

PUBLIC INVOLVEMENT

Not applicable to the action.

LEGAL REVIEW

JN 7/8/10

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A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a sole source contract with Major Electric for electrical modifications and changes to the facilities management system and other related systems for the Beacon Hill Station and Tunnels within the Central Link Initial Segment project in the amount of \$212,462, with a 10% contingency of \$21,246, for a total authorized contract amount not to exceed \$233,708.

BACKGROUND:

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Major Electric will provide electrical services in support of the modifications to the FMS system. The modifications to the FMS include: a) hardware and programming to operate warning beacons at cross passages, b) controls to monitor status of elevators, c) controls to program stairwell pressurization fans, d) controls to modulate the pressure in cross passages, and e) modifying programming for lighting controls. The work will take approximately four months to complete.

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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 sole source contract with Major Electric for electrical modifications and changes to the facilities management system and other related systems for the Beacon Hill Station and Tunnels within the Central Link Initial Segment project in the amount of \$212,462, with a 10% contingency of \$21,246, for a total authorized contract amount not to exceed \$233,708.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on July 22, 2010.



Aaron Reardon
Board Chair

ATTEST:



Marcia Walker
Board Administrator