

MOTION NO. M2012-53
Contract for Construction Services for the Lakewood Layover Project

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	08/09/12	Final Action	Ahmad Fazel, DECM Executive Director Eric Beckman, Project Director Jerry Dahl, Construction Manager	206-398-5389 206-398-5251 206-398-5284

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Pease Construction, Inc. to construct certain layover facility improvements for the Lakewood Layover project in the amount of \$3,283,130, with a 10% contingency of \$328,313, for a total authorized contract amount not to exceed \$3,611,443.

KEY FEATURES

- The Lakewood Layover project will provide protected overnight parking for Sounder trains in Lakewood. The layover tracks were constructed as part of the M Street to Lakewood Track and Signal Project.
- Pease Construction, Inc., will construct the layover facility improvements including:
 - Lighting, fencing and two guard shacks for security
 - Wayside power for the six trainsets to be stored overnight.
 - Roads and walkways for the BNSF and Amtrak maintenance crews to provide access to the trains.
- The layover facility improvements are scheduled to be completed in the first quarter of 2013. The layover facility is sufficiently developed to support the start of Sounder service to Lakewood; completion of these improvements will make the facility fully functional.

PROJECT DESCRIPTION

Sounder service to Lakewood is scheduled to begin in fall 2012. The layover project is the last component of the Tacoma-to-Lakewood commuter rail extension to be constructed to support Sounder Operations. The layover is a system-wide component of the Sounder program that includes storage tracks and facilities for layover trains at Seattle, Everett, Tacoma, and Lakewood. The costs and budget are allocated to Snohomish, South King, and Pierce subareas based on track miles.

FISCAL INFORMATION

This action is within the adopted budget and sufficient monies remain after approval of this action to fund the remaining work in the Construction phase as contained in the current cost estimates.

Project Budget

Layover

	2012 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted/ (Shortfall)
Agency Administration	1,200	1,185	-	1,185	15
Preliminary Engineering	268	268	-	268	0
Final Design	1,714	1,462	-	1,462	253
3rd Party	-	-	-	-	-
Right of Way	5,723	1,267	-	1,267	4,456
Construction	24,657	20,118	3,611	23,730	928
Construction Management	385	385	-	385	(0)
Vehicles	-	-	-	-	-
Contingency	-	-	-	-	-
Total Project Budget	\$ 33,947	\$ 24,684	\$ 3,611	\$ 28,296	\$ 5,651

Phase Detail

Construction

Pease Construction	3,920	-	3,611	3,611	309
Other Phase Activity	20,737	20,118	-	20,118	619
Total Phase	\$ 24,657	\$ 20,118	\$ 3,611	\$ 23,730	\$ 928

Contract Detail

	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Pease Construction				
Contract			3,283	3,283
Contingency			328	328
Total Contract Amount	\$ -	\$ -	\$ 3,611	\$ 3,611
Percent Contingency	0%	0%	10%	10%

Notes:

Amounts are expressed in Year of Expenditure \$000.

Board Approvals = Committed to-date + Contingency through June 30, 2012, and includes pending Board Actions.

Project budget is located on page 73 of the 2012 Transit Improvement Plan.

SMALL BUSINESS PARTICIPATION

Sound Transit Goal: 5%

Commitment: 100%; Pease Construction is a small business that will self-perform 51.5% of the work and subcontract to the firms listed below.

Subconsultant/Subcontractor	Business Type	% of Work	Dollar Value
Kinter Electric	Small Business	45.4%	\$1,490,982
Twist, Inc.	DBE	.91%	\$30,000
The Bag Lady	DBE	.27%	\$9,000
Sea-Tac Sweeping	DBE	.30%	\$10,000
Mac-Nac	DBE	1.58%	\$52,000
Total		48.5%	\$1,591,982

EQUAL EMPLOYMENT WORKFORCE PROFILE

31 employees; 16% women; 6% minorities.

BACKGROUND

Sound Transit is scheduled to begin Lakewood-to-Tacoma Sounder service in fall 2012. The M Street to Lakewood Track & Signal project was completed in 2010 which included the installation of tracks and switches within the layover yard. The D Street to M Street Track and Signal project is under construction and the contractor has turned the completed track over to Sound Transit to begin testing, commissioning, and training in support of the start of revenue service this October. The Lakewood layover facility improvements will be constructed to support the overnight storage, cleaning, and light duty maintenance of the Sounder trains.

The layover yard is located in Lakewood, between Steilacoom Boulevard and South 100th Street. This contract will construct the Lakewood layover support facilities to provide wayside power, yard lighting, security, and a location for janitorial and maintenance functions.

ENVIRONMENTAL COMPLIANCE

SSK 7-16-12

PRIOR BOARD/COMMITTEE ACTIONS

None.

TIME CONSTRAINTS

A one month delay would not adversely affect this contract.

PUBLIC INVOLVEMENT

Not applicable to this action.

LEGAL REVIEW

LA, 8/3/12

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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 Pease Construction, Inc. to construct certain layover facility improvements for the Lakewood Layover project in the amount of \$3,283,130, with a 10% contingency of \$328,313, for a total authorized contract amount not to exceed \$3,611,443.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 23, 2012.



Julia Patterson
Board Vice Chair

ATTEST:



Marcia Walker
Board Administrator