

MOTION NO. M2012-63
Contract for Construction Management Consultant Services for the Mukilteo Station South Platform and Station Buildings Project

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	09/13/12	Final Action	Ahmad Fazel, DECM Executive Director Eric Beckman, Project Director Richard Sage, Director, Construction Management	206-398-5389 206-398-5251 206-398-5226

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with KBA, Inc. to provide construction management services for the Sounder Mukilteo Station South Platform and Station Buildings project, in the amount of \$1,500,000 with a 10% contingency of \$150,000, for a total authorized contract amount not to exceed \$1,650,000.

KEY FEATURES

- The Construction Management Consultant (CMC) will provide support to the Sounder project team in managing the Mukilteo Station South Platform and Buildings construction contract.
- The CMC scope of work includes the following construction management and support functions: resident engineering, office engineering, field inspections (civil, structural, architectural, utilities, mechanical and electrical), construction cost estimating, change orders and claims administration, scheduling, construction safety oversight, quality control services including materials testing and surveying, document control services, and other construction management services as required.
- The term of this contract will extend from Notice to Proceed through Final Acceptance of the construction project.

PROJECT DESCRIPTION

The Sounder Mukilteo Station South Platform and Station Buildings project is the second stage of construction for the new commuter rail facility adjacent to the proposed Washington State Ferries dock and the expanded facilities for Community Transit service. This project consists of the construction of the south platform and station buildings including stairways, elevators, utilities, a pedestrian bridge, and other infrastructure.

FISCAL INFORMATION

This action is covered within the current adopted lifetime budget for the project. The Proposed 2013 Budget will include increases to the project lifetime budget and the construction management phase that will cover the phase level budget shortfall created by this action.

The shortfall in the construction management phase budget is due to the need for additional time and efforts necessary to administer this project in a very constrained site. This project is able to move forward as protracted right of way issues have been resolved. With the final design advancing, a revised lifetime baseline budget will be established and included in the 2013 proposed budget.

Project Budget

Mukilteo Station, South Platform

	2012 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted/ (Shortfall)
Agency Administration	621	473	-	473	148
Preliminary Engineering	-	-	-	-	-
Final Design	2,013	2,010	-	2,010	3
3rd Party	367	-	-	-	367
Right of Way	309	137	-	137	173
Construction	7,131	72	-	72	7,058
Construction Management	690	-	1,650	1,650	(960)
Vehicles	-	-	-	-	-
Contingency	-	-	-	-	-
Total Project Budget	\$ 11,131	\$ 2,692	\$ 1,650	\$ 4,342	\$ 6,789

Phase Detail

Construction Management

KBA Construction Management	690	-	1,650	1,650	(960)
Other Phase Activity	-	-	-	-	-
Total Phase	\$ 690	\$ -	\$ 1,650	\$ 1,650	\$ (960)

Contract Detail

KBA Construction Management	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract	-	-	1,500	1,500
Contingency	-	-	150	150
Total Contract Amount	\$ -	\$ -	\$ 1,650	\$ 1,650
Percent Contingency	0%	0%	10%	10%

Budget Shortfall	960
Construction Phase	960
Total Funding	\$ 960

Notes:

Amounts are expressed in Year of Expenditure \$000.

Board Approvals = Committed to-date + Contingency through May 31, 2012, and includes pending Board Actions.

Project budget is located on page 76 of the 2012 Transit Improvement Plan.

SMALL BUSINESS PARTICIPATION

Sound Transit Goal:

Small Business: 15%

DBE: 5%

Commitment:

Small Business: 100%

DBE: 6.6%

KBA Construction Management is a Small Business that will self-perform the majority of the work. KBA will subcontract to the firms listed below.

Subconsultant/Subcontractor	Business Type	% of Work	Dollar Value
CS3W, Inc.	DBE	1.0%	\$14,625
Hayre McElroy and Associates, LLC	DBE	5.0%	\$75,000
HWA Geosciences	Small Business	1.3%	\$20,000
True North Land Surveying, LLC	DBE	0.6%	\$10,000
Total		7.9%	\$119,625

EQUAL EMPLOYMENT WORKFORCE PROFILE

61 employees; 34.4% women; 24.6% minorities.

BACKGROUND

The Mukilteo Station project is part of the Sound Move plan approved by voters in 1996. The project consists of platforms on the north and south side of the railroad tracks with elevators, stairs, and an overhead pedestrian walkway connecting the two platforms. Other amenities include passenger shelters, benches, bicycle lockers, closed circuit television, ticket vending machines, and parking.

The south-side platform will be located on BNSF right-of-way adjacent to the tank farm property currently owned by the United States Air Force (USAF), and east of the Mukilteo Speedway. The South Platform project is being developed in coordination with future WSDOT plans for a new ferry terminal, and redevelopment plans for the tank farm property.

Some of the south platform improvements, including the overhead pedestrian walkway, will be constructed on the tank farm property. The USAF plans to transfer the property to the Port of Everett following completion of environmental documentation in 2012. The Port of Everett has committed, through a letter of intent, to entering into either a sale agreement or a long-term lease with Sound Transit to allow continued use of the south platform improvements after it purchases the tank farm property from the USAF. The USAF has agreed to lease the tank farm property to Sound Transit for 5 years while it pursues transfer of the property to the Port of Everett.

Because of issues that have delayed the transfer of the tank farm property to the Port of Everett, the original Mukilteo Station project was split into two phases in 2007 - the North and South Platform improvements. The North Platform improvements and the station parking lot are complete and have been operating since 2008.

The Mukilteo Station South Platform and Station Buildings construction contract is expected to be advertised for bids in the fourth quarter of 2012 with construction commencing in the first quarter of 2013.

ENVIRONMENTAL COMPLIANCE

SSK 7-16-12

PRIOR BOARD/COMMITTEE ACTIONS

Not applicable to this action.

TIME CONSTRAINTS

While a one month delay could be accommodated, that delay would preclude Sound Transit from utilizing this construction management consultant from performing the desired quality review of the construction contract documents prior to their issuance for bid.

PUBLIC INVOLVEMENT

Not applicable to this action.

LEGAL REVIEW

LA, 7 September 2012

MOTION NO. M2012-63

A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with KBA, Inc. to provide construction management services for the Sounder Mukilteo Station South Platform and Station Buildings project, in the amount of \$1,500,000 with a 10% contingency of \$150,000, for a total authorized contract amount not to exceed \$1,650,000.

BACKGROUND:

The Mukilteo Station project is part of the Sound Move plan approved by voters in 1996. The project consists of platforms on the north and south side of the railroad tracks with elevators, stairs, and an overhead pedestrian walkway connecting the two platforms. Other amenities include passenger shelters, benches, bicycle lockers, closed circuit television, ticket vending machines, and parking.

The south-side platform will be located on BNSF right-of-way adjacent to the tank farm property currently owned by the United States Air Force (USAF), and east of the Mukilteo Speedway. The South Platform project is being developed in coordination with future WSDOT plans for a new ferry terminal, and redevelopment plans for the tank farm property.

Some of the south platform improvements, including the overhead pedestrian walkway, will be constructed on the tank farm property. The USAF plans to transfer the property to the Port of Everett following completion of environmental documentation in 2012. The Port of Everett has committed, through a letter of intent, to entering into either a sale agreement or a long-term lease with Sound Transit to allow continued use of the south platform improvements after it purchases the tank farm property from the USAF. The USAF has agreed to lease the tank farm property to Sound Transit for 5 years while it pursues transfer of the property to the Port of Everett.

Because of issues that have delayed the transfer of the tank farm property to the Port of Everett, the original Mukilteo Station project was split into two phases in 2007 - the North and South Platform improvements. The North Platform improvements and the station parking lot are complete and have been operating since 2008.

The Construction Management Consultant (CMC) will provide support to the Sounder project team in managing the Mukilteo Station South Platform and Buildings construction contract. The term of this contract will extend from Notice to Proceed through Final Acceptance of the construction project.


The CMC scope of work includes the following construction management and support functions: resident engineering, office engineering, field inspections (civil, structural, architectural, utilities, mechanical and electrical), construction cost estimating, change orders and claims administration, scheduling, construction safety oversight, quality control services including materials testing and surveying, document control services, and other construction management services as required.

The Mukilteo Station South Platform and Station Buildings construction contract is expected to be advertised for bids in the fourth quarter of 2012 with construction commencing in the first quarter of 2013.

MOTION:

It is hereby moved by the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with KBA, Inc. to provide construction management services for the Sounder Mukilteo Station South Platform and Station Buildings project, in the amount of \$1,500,000 with a 10% contingency of \$150,000, for a total authorized contract amount not to exceed \$1,650,000.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 13, 2012.



Fred Butler
Capital Committee Chair

ATTEST:



Marcia Walker
Board Administrator