

**MOTION NO. M2017-114**
**King Street Station, Issaquah Transit Center and Mercer Island Park & Ride Lighting Upgrades**

<b>MEETING:</b>	<b>DATE:</b>	<b>TYPE OF ACTION:</b>	<b>STAFF CONTACT:</b>
Operations and Administration Committee	09/07/2017	Final Action	Bonnie Todd, Executive Director of Operations <b>David Huffaker, Deputy Executive Director, Operations and Support Services</b>

**PROPOSED ACTION**

Authorizes the chief executive officer to execute a contract with Ameresco Quantum, LLC to provide design and construction services for lighting upgrade work at King Street Station, Issaquah Transit Center and Mercer Island Park & Ride for a total authorized contract amount not to exceed \$563,468 plus applicable taxes.

**KEY FEATURES SUMMARY**

- The work is being performed through the State of Washington Energy Savings Performance Contracting program as administered by the Department of Enterprise Services (DES).
- The scope of work includes design, construction, installation and verification of energy reduction measures for the lighting systems at King Street Station, Issaquah Transit Center, and Mercer Island Park & Ride. Installation features include LED (light emitting diode) fixtures, photo cell controls and occupancy sensors.
- The contract is project specific and will expire upon completion of the work.
- Upon completion of the projects, the agency will realize savings in reduced utility consumption, lower maintenance costs, and a longer expected life for the fixtures, allowing the agency to postpone replacement of the fixtures.
- Upon completion of the three projects, the agency will be eligible for a combined utility incentive of \$37,944 for Issaquah and Mercer Island. King Street incentive figures are still pending Seattle City Light final analysis but are estimated in excess of \$11,000.
- Taxes for this contract are currently estimated to be \$51,224.

**BACKGROUND**

Following the successful energy efficiency projects in 2016 and 2017, Sound Transit had energy performance audits performed at three additional sites – King Street Station, Issaquah Transit Center, and Mercer Island Park & Ride. These sites were analyzed and identified as having adequate energy savings along with the additional benefit of replacing aging, high-maintenance lighting systems and eliminating a failing uninterruptable power supply at Issaquah. Lighting upgrades at King Street Station will also resolve on-going issues such as improperly designed emergency lighting requiring 24/7 operation, difficult access to lighting, and poor lighting levels at the transition to the Jackson Street stairwell.

In addition to the utility incentives, the agency will realize annual utility consumption and maintenance savings. Based on Sound Transit's experience at sites that were previously retrofitted, the extended life of the LED lighting components will reduce combined maintenance

costs by approximately \$15,000 per year. The energy-cost savings, estimated to be \$22,289, will be monitored by Ameresco Quantum for one year to verify actual savings.

## **PROCUREMENT INFORMATION**

This procurement is a piggyback off of the Washington State Department of Enterprise Services (DES) Energy Program. Ameresco Quantum is a pre-qualified contractor under the DES Energy Savings Performance Contracting program. The piggyback contract will form a partnership between the contractor, Sound Transit and DES to provide a cost-effective process for completing building energy upgrades. Based on the scope of work and estimated cost, piggybacking off of this DES contract is in the best interest of Sound Transit.

## **FISCAL INFORMATION**

The proposed action will be funded from the Operations capital program (Small Work Program) and Operations Department operating budget.

The work at the Mercer Island Park & Ride and Issaquah Transit Center will be funded from the Small Work Program. The authorized project allocation is \$11,607,734. Of which, a total of \$332,000 is estimated to be spent in the current year for the two stations. This action is within the authorized project allocation to date and sufficient monies remain after approval of the action to fund the remaining work anticipated in 2017 estimates.

The work at King Street Station will be funded from the Services category within the Operations department's annual operating budget. The Service category budget is \$60,431,898, of which a total of \$212,885 is estimated to be spent in the current year of the contract and is within the agency's budget authority. With approval of this action, the remaining annual budget amount is sufficient to fund other department expenditures anticipated in the 2017 annual budget.

**Contract: Ameresco Quantum, LLC**  
(in thousands)

Contract Detail	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amounts - Small Work Program	\$	\$	\$303	\$303
Contract Amounts -Operations Dept	\$	\$	\$209	\$209
Current Tax Estimate			51	
<b>Total Contract</b>	<b>\$</b>	<b>\$</b>	<b>\$563</b>	<b>\$512</b>
Percent Contingency	0%	0%	0%	0%

Project Phase	Authorized Project Allocation to Date or Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Construction	11,308	3,606	334	3,939	7,369
<b>Total Current Budget</b>	<b>\$11,308</b>	<b>\$3,606</b>	<b>\$334</b>	<b>\$3,939</b>	<b>\$7,369</b>

**Notes:**

Board Approvals = Committed To-Date + Contingency as of July 31, 2017, and includes pending Board actions.  
For detailed project information, see page 120 in the Adopted 2017 Transit Improvement Plan.

Cost Category	2017 Annual Operating Budget	Actuals to Date	Current Action Forecast 2017 Spending	Actuals to Date Plus Action	Remaining Annual Operating Budget
Salaries and Benefits	\$16,672	\$8,173	\$	\$8,173	\$8,500
Services	60,432	29,331	230	29,561	30,871
Materials and Supplies	10,832	3,930		3,930	6,902
Utilities	5,276	2,903		2,903	2,373
Insurance		-18		-18	18
Taxes	2,595	1,637		1,637	957
Purchased Transportation Services	163,026	92,574		92,574	70,452
Miscellaneous Expenses	389	182		182	206
Leases and Rentals	8,601	5,359		5,359	3,242
<b>Total Annual Operating Budget</b>	<b>\$267,822</b>	<b>\$144,071</b>	<b>\$230</b>	<b>\$144,301</b>	<b>\$123,521</b>

**Notes:**

Actuals to date are thru July 31, 2017.  
Budget for this item is located on page 33 of the Adopted 2017 Budget book.

## SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

Sound Transit promotes and encourages small business participation, which also includes Disadvantaged Business Enterprises (DBEs). Small Business and DBE goals are based upon an examination of subcontracting opportunities contained in the work of this contract and the number of Small Businesses/DBEs available to perform such subcontracting work.

Sound Transit determined that there were few Small Business and DBE subcontracting opportunities based upon the work described in this contract, so Small Business/DBE goals were not established.

## TIME CONSTRAINTS

A one-month delay would not create a significant impact to the project schedule.

## ENVIRONMENTAL REVIEW

KH 8/25/17

## LEGAL REVIEW

AJP 8/31/2017



**MOTION NO. M2017-114**

A motion of the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Ameresco Quantum, LLC to provide design and construction services for lighting upgrade work at King Street Station, Issaquah Transit Center and Mercer Island Park & Ride for a total authorized contract amount not to exceed \$563,468 plus applicable taxes.

**BACKGROUND:**

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**MOTION:**

It is hereby moved by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with Ameresco Quantum, LLC to provide design and construction services for lighting upgrade work at King Street Station, Issaquah Transit Center and Mercer Island Park & Ride for a total authorized contract amount not to exceed \$563,468 plus applicable taxes.

APPROVED by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 7, 2017.

  
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Paul Roberts  
Operations and Administration Committee Chair

ATTEST:

  
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Kathryn Flores  
Board Administrator