

MOTION NO. M2017-12

**Union Station Garden Level Remodel Contract Amendment**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Operations and Administration Committee	02/02/2017	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 an amendment to the contract with Centennial Contractors Enterprises, Inc. to provide construction services for the Union Station Garden Level Remodel project in the amount of \$112,027 for a new total authorized agreement amount not to exceed \$780,398.

KEY FEATURES SUMMARY

- This action is funded within existing budget authority and would provide sufficient contract authority to complete the Union Station Garden Level Remodel project.
- Additional scope has been identified to include additional fire alarm devices, removal of CAT5 (Category 5) cabling in demolished area, upgrade to VAV's (Variable Air Volume), additional lighting to meet City of Seattle's electrical code, additional electrical under flooring, a mail room concrete ramp, and ceiling patches due to lead paint abatement.
- The contract is project specific and will expire upon completion of the work.

BACKGROUND

The Garden Level at Union Station currently accommodates 99 staff members including employees and consultants and has received only minor furniture reconfigurations since Union Station became Sound Transit's headquarters in 1999. After renovations are complete, the Garden Level will accommodate 151 staff members. Additional employees and consultants are needed as Sound Transit 2 work increases in the coming years.

The Board adopted this project in 2015, but the project was placed on hold to allow review of further design options for additional work spaces that were included in this contract.

On May 24, 2016, Sound Transit issued an Invitation for Bid (IFB). The low bid of \$556,976 was 60 percent less than Sound Transit's independent cost estimate. Bid amounts ranged from \$556,976 to \$1,134,360. Of the three bids received, Centennial Contractors Enterprises, Inc. was deemed the lowest responsive responsible bidder. On November 9, 2016, Change Order 001 added \$106,115 for lead based paint abatement and an electrical panel.

Since 2008, Sound Transit has seen rapid growth in personnel. In 2009, Sound Transit acquired space at 5th and Jackson (1st, 4th, 5th, 7th, and 8th floors) in order to meet the Agency's staffing needs. Both the 5th & Jackson building and the 625 building have furniture reconfigurations, reducing the workstation sizes from 8'x8' to the new Sound Transit standard of 6'x8'. In 2015, the Union Station 2nd Floor was reconfigured to accommodate more staff members.

The Garden Level is currently undergoing renovations. Furnishings for the renovation have been procured through a separate contract. The Board approved the furniture procurement under Motion No. M2016-125.

**FISCAL INFORMATION**

This action is within the authorized project budget. Sufficient monies remain after approval of this action to fund the remaining work in the Construction phase of the adopted budget.

The original budget for this project approved in 2015 was \$1,383,286 however, the scope was modified resulting in an increase to the project budget to \$1,854,310 as adopted in the 2017 Transit Improvement Plan. The remaining balance in the project is expected to be used for moving expenses and any remaining unanticipated costs.

<b>Union Station Garden Level Remodel</b>		<b>2017 TIP</b>	<b>Board Approvals</b>	<b>This Action</b>	<b>Board Approved Plus Action</b>	<b>Uncommitted / (Shortfall)</b>
Agency Administration		3	3	-	3	-
Preliminary Engineering		10	-	-	-	10
Final Design		21	21	-	21	(0)
Construction		1,820	1,498	112	1,611	210
Contingency		-	-	-	-	-
<b>Total Current Budget</b>		<b>1,854</b>	<b>1,522</b>	<b>112</b>	<b>1,634</b>	<b>220</b>

<b>Phase Detail - Construction</b>						
Construction		1,815	1,493	112	1,605	210
Other Construction		5	5	-	5	-
<b>Total Phase</b>		<b>1,820</b>	<b>1,498</b>	<b>112</b>	<b>1,611</b>	<b>210</b>

<b>Contract Detail Centennial Contractors</b>	<b>Board Approvals to Date</b>	<b>Current Approved Contract Status</b>	<b>Proposed Action</b>	<b>Proposed Total for Board Approval</b>
Contract Amount	663	663	112	775
Contract Contingency	5	5	-	5
<b>Total</b>	<b>668</b>	<b>663</b>	<b>112</b>	<b>780</b>

**Notes:**

Amounts are expressed in Year of Expenditure \$000s and reflect activity through 12/31/2016.  
 Board Approvals = Committed To-Date + Contingency, and includes pending Board actions.  
 2017 TIP = Project budgets are located on page 64 of 122 of the 2017 Proposed Transit Improvement Plan (TIP) as amended

**SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION**

Sound Transit promotes and encourages small business participation, which also includes Disadvantaged Business Enterprises (DBEs). Consistent with Sound Transit Policies and Federal Regulations, Sound Transit has established Small Business/DBE goals for this contract. These 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.

For this specific contract, the following goals were set and the successful Bidder/Proposer has committed to the following Small Business/DBE Participation:

- Small Business Goals
- Sound Transit Goal: 12%
- Commitment: 54%

<b>Subconsultant/Subcontractor</b>	<b>Business Type</b>	<b>% of Work</b>
Hammer Construction	Small Business	39.7%
Columbia Fire	Small Business	2.7%
CEC Electrical Contractors	Small Business	11.6%
<b>Total</b>		<b>54%</b>

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A one-month delay would create a significant impact to the project schedule. The contractor is currently working and requires additional funding to continue.

PRIOR BOARD/COMMITTEE ACTIONS

Motion No. M2016-83: Authorized the chief executive officer to execute a contract with Centennial Contractors Enterprises, Inc. to provide construction services for the Union Station Garden Level Renovation Project in the amount of \$556,976, with a 20% contingency of \$111,395, for a total authorized contract amount not to exceed \$668,371.

ENVIRONMENTAL REVIEW

JI 1/18/2017

LEGAL REVIEW

AJP 1/26/2017

## **MOTION NO. M2017-12**

A motion of the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an amendment to the contract with Centennial Contractors Enterprises, Inc. to provide construction services for the Union Station Garden Level Remodel project in the amount of \$112,027 for a new total authorized agreement amount not to exceed \$780,398.

### **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 an amendment to the contract with Centennial Contractors Enterprises, Inc. to provide construction services for the Union Station Garden Level Remodel project in the amount of \$112,027 for a new total authorized agreement amount not to exceed \$780,398.

APPROVED by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 2, 2017.



Paul Roberts  
Operations and Administration Committee Chair

ATTEST:



Kathryn Flores  
Board Administrator