

PORT OF SEATTLE
MEMORANDUM

COMMISSION AGENDA

Item No. 6c
Date of Meeting February 14, 2012

DATE: February 6, 2012

TO: Tay Yoshitani, Chief Executive Officer

FROM: Wayne Grotheer, Director, Aviation Project Management Group
Elizabeth Leavitt, Director, Aviation Planning and Environmental Programs

SUBJECT: Authorization to Design and Construct the Relocation of Port Utilities in support of Sound Transit's South Link Project.
WP 104665

Amount of This Request: \$950,000

Source of Funds: Airport Development Fund (Reimbursed by Sound Transit)

State and Local Taxes Paid: \$60,000

Est. Workers Employed: 11

Total Project Cost: \$950,000

ACTION REQUESTED:

Request authorization for the Chief Executive Officer to design, advertise, award, and construct the relocation of several Port utilities in advance of and to accommodate Sound Transit's South Link project for a total estimated cost of \$950,000. All costs associated with this work will be reimbursed in full by Sound Transit. This request seeks a single Commission authorization for the entire project to expedite Sound Transit's delivery of the South Link project to the public.

SYNOPSIS:

In July 2011, Sound Transit's Board authorized staff to accelerate the extension of light rail service from the SeaTac/Airport Station to a new station and parking structure at S. 200th Street by September 2016, under the South Link project. Sound Transit intends to utilize a design/build contract for the elevated guideway elements of the project across airport property. The Commission was briefed in 2011 on the extension project. Sound Transit requested the Port evaluate expediting the relocation of several utilities that currently conflict with the preliminary design layout of the light rail guideway foundations. Staff determined the Port can complete the relocations prior to Sound Transit's design/build contractor starting construction. The Port and Sound Transit entered into an agreement in December 2011, for Sound Transit to reimburse the Port for preparation of preliminary design, an expedited project notebook, and to seek authorization for the entire project in order to expedite the work to meet Sound Transit's request. While most projects would return to Commission for construction authorization after

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completion of design, this request is for funding of all project phases to ensure staff is able to meet Sound Transit's requested schedule.

All costs associated with this project are planned to be fully reimbursed by Sound Transit. Currently Sound Transit is authorized to complete final design. The Port, under delegations of authority, is authorized to complete the preliminary design. Sound Transit will reimburse the Port for all design costs for this project under current and future agreements. While this authorization is for the entire project amount through construction, Port staff will only proceed on portions of the work authorized by Sound Transit for full reimbursement. Construction costs will not be expended by Port staff until a future agreement between the Port and Sound Transit is executed and Sound Transits Board has approved construction of the project.

BACKGROUND INFORMATION:

In December 2010, Sound Transit and the Port executed an intergovernmental agreement to conduct planning for the South Access and South Link projects. Both agencies performed preliminary design work to ensure the South Link alignment would be compatible with future airport operations, and not preclude future construction of the Port's South Access project. This work concluded in March 2011 and is documented in the Port's South Airport Expressway/South Access 15% Design document. In addition, both agencies have been working to complete a Term Sheet to memorialize general requirements and expectations each agency has in moving the South Link project forward. This Term Sheet is in the process of being signed and serves as the foundation of an anticipated Memorandum of Agreement between the agencies (South Link MOA). Both agencies are currently preparing the MOA with an anticipated schedule for authorization in April 2012 that will include authorization by Sound Transit to fully reimburse the Port to construct the utility relocations and for Port staff efforts to coordinate and support Sound Transit's construction of South Link. The future authorization of the MOA by the Port Commission is independent of this requested action.

On July 28, 2011, the Sound Transit Board approved the baseline scope, budget, and accelerated schedule to open the South Link project for revenue service by September 2016. Approval was predicated on using the design-build delivery method. During the coordinated preliminary design effort, our respective staffs determined it would be more efficient for the Port to relocate several utilities that were identified as being impacted by the guideway foundations. It was further agreed that initial preliminary work would be performed under a separate agreement with the balance of the work incorporated into the future South Link MOA.

This project will relocate utilities on Port property in advance of Sound Transit's execution of the design-build contract to complete the S. 200th Street extension, which will provide certainty for their bidders and a clear path to complete their work. Based on Sound Transit's Board approval, it is critical to relocate Port utilities prior to the anticipated start of construction of the light rail extension on airport property in April 2013. In order to accomplish this, the Director, Aviation Project Management authorized staff to initiate preliminary design in advance of this authorization under their authority within Section 4.2.1.1 of Resolution No. 3605, as amended, and the Chief Executive Officer and Commission were notified of this action on November 4, 2011.

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This requested authorization includes the previously authorized preliminary design work and covers both final design and construction funding.

PROJECT SCOPE OF WORK AND SCHEDULE:

Project Statement:

Prepare contract documents, advertise for bids and award a contract to relocate the following Port-owned utilities in advance of the start of construction by Sound Transit on their South Link project:

Relocate approximately:

- 560 linear feet of sanitary sewer line
- 380 linear feet of electrical ductbank
- 380 linear feet of communication ductbank

Project Objectives:

- Expedite the design and construction of relocating utilities to accommodate Sound Transit's accelerated South Link project schedule.
- Comply with state public bidding laws and Port requirements, policies and procedures.
- Minimize impacts to Port operations and utilities.

Project Schedule:

<u>Activity</u>	<u>Start</u>	<u>Finish</u>
Pre -Design	September 2011	December 2011
Design	December 2011	July 2012
Advertise and award	July 2012	September 2012
Construction	September 2012	March 2013

FINANCIAL IMPLICATIONS:

Budget/Authorization Summary

The following budget and authorization summary is considered an expense project to be fully reimbursed by Sound Transit.

Original Budget	\$950,000
Previous Authorizations	\$0
Current request for authorization	\$950,000
Total Authorizations, including this request	\$950,000
Remaining budget to be authorized	\$0
Total Estimated Project Cost	\$950,000

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Project Cost Breakdown

Construction	\$616,000
Construction Management	\$123,000
Design	\$84,000
Project Management	\$62,000
Permitting	\$6,000
State & Local Taxes (estimated)	\$59,000
Total	\$950,000

Source of Funds

All funds for this project are to be expensed from the Airport Development Fund and will be reimbursed by Sound Transit in full.

STRATEGIC OBJECTIVES:

This project supports the Port's strategy to "Ensure Airport Vitality," "Be a Catalyst for Regional Transportation Solutions," and "Exhibit Environmental Stewardship through Our Actions." This major construction project supports the Port's small business initiatives by providing an opportunity for small businesses to competitively bid on work for the Port.

TRIPLE BOTTOM LINE:

Supporting Sound Transit's South Link project will provide a long-term solution in regional transportation by expanding the existing light rail access to the Airport and enabling the region to continue to receive the economic benefit of light rail. Light rail extension from the Tukwila Station to the Airport Station has provided Airport customers and employees with another environmentally sustainable and low-cost method to get to and from the Airport and local community. Extension of the light rail system to S. 200th Street will provide additional capacity to the existing system serving a greater ridership base to the south.

ALTERNATIVES CONSIDERED AND THEIR IMPLICATIONS:

- Do Nothing:
Do not relocate any Port utilities and require Sound Transit to redesign their conceptual South Link elevated guideway foundation locations to not impact existing Port utilities. The alternative is not cost effective for either agency as it would add significant additional redesign and construction costs for Sound Transit and potentially create impacts to the travelling public and airport ground transportation operations. This is not the recommended alternative.
- Port relocates utilities:
The Port designs and relocates the utilities impacted by the South Link elevated guideway foundations. This alternative is the best for both agencies in that the Port controls the relocation of its critical utilities. This also accommodates Sound Transit's current conceptual alignment of the

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guideway and maintains a more even spacing of columns and foundations. **This alternative is the preferred alternative.**

- **Sound Transit relocates utilities:**

The Port allows Sound Transit's design/build contractor to design and relocate Port utilities. The concern is the contractor will not be familiar with the design review and approval process the Port would require which would potentially impact the South Link project schedule. In addition, this process would need to be incorporated into the design-build documents as a changed project requirement since these documents have been issued to Sound Transit's shortlisted contractors to prepare proposals from. Finally, the Port considers it an operational risk to have the design-build contractor relocate these critical Airport-owned utilities. This is not the recommended alternative.

OTHER DOCUMENTS ASSOCIATED WITH THIS REQUEST:

Intergovernmental agreement between the Central Puget Sound Regional Transit Authority and the Port of Seattle regarding planning and design services for the South Access and South link projects dated December 14, 2010.

Agreement between the Central Puget Sound Regional Transit Authority and the Port of Seattle regarding preliminary design for the relocation of Port utilities for the South link project dated December 30, 2011.

PREVIOUS COMMISSION ACTIONS OR BRIEFINGS:

On May 10, 2011, the Port Commission was briefed on the planning and coordination between Sound Transit and the Port regarding South Link and South Access.

On November 4, 2011, the Port Commission was notified of the start of preliminary design for utility relocation as authorized by Resolution No. 3605, as amended.