



OCTOBER 24, 2002

Metropolitan
Transportation
Authority

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PROJECT: 800115 - UNIVERSAL CITY STATION SITE
ENHANCEMENTS

CONTRACT: CO322 UNIVERSAL CITY STATION PEDESTRIAN
UNDERPASS AND CO324 UNIVERSAL CITY SITE
IMPROVEMENTS

ACTION: APPROVE A NEW PROJECT BUDGET FOR
UNIVERSAL CITY STATION SITE
ENHANCEMENTS RELATED CONTRACTS

RECOMMENDATION

- A. Approve a new total capital budget of \$26,408,000 for Project 800115, Universal City Station Site Enhancements to cover construction and related administrative costs (see Attachments A, B and C); and
- B. Amend the Fiscal Year 2003 Capital Budget to add \$7,500,000 for new Project No. 800115, Universal City Station Site Enhancements.

BACKGROUND

Major construction of the Metro Red Line Segment 3 Universal City Station, Parking Lot, Bus Plaza, 101 Freeway Overcrossing and Street Improvements related to the 1994 Memorandum of Understanding (MOU) between MTA and MCA (now Universal Studios, Inc.) have been completed. However, there are additional obligations related to the 1994 MOU and commitments made to the community that have been incorporated into the following construction contracts that are awaiting award:

Contract C0322 Universal City Station Pedestrian Underpass - The MTA Board approved a Memorandum of Understanding (MOU) with MCA (now Universal Studios, Inc.) in March 1994 to construct a Pedestrian Underpass at Universal City Station. An Invitation for Bids for Contract No. C0322, Pedestrian Underpass, was initially advertised in August 1999, but all bids were rejected due to higher than anticipated bids and the Chief Executive Officer approved the re-solicitation of Contract C0322.

MTA staff met with Universal Studios, Inc. and the Los Angeles Department of Transportation (LADOT) to consider cost reduction measures for the Pedestrian Underpass. On May 2001, the MTA Board approved in closed session, an amendment to the 1994 MOU, which revised the design of the pedestrian underpass to delete one entrance and other revisions agreed to by Universal Studios, Inc., and LADOT. A redesign effort commenced leading to re-advertising Contract C0322 in October 2001. An extended bid period resulted in bid prices being opened in July 2002, with the apparent low bid of \$17,040,471, exceeding the MTA Estimate of \$14,604,319 by \$2,436,152.

Contingent upon the approval of Recommendation A and B, the Chief Executive Officer will proceed with the procurement process to award Contract No. C0322, Universal City Pedestrian Underpass, to the technically acceptable, lowest-priced responsive and responsible bidder.

Contract C0324 Universal City Site Improvements - Subsequent to the completion of the Segment 3 Universal City Station, Parking, Bus Plaza, 101 Freeway Overcrossing, street improvements and 1994 MOU work, additional site enhancements requested by the community and local elected officials were designed and incorporated into a new contract, C0324 Universal City Site Improvements that was advertised on May 31, 2002. Staff completed the bid evaluation process and has forwarded a recommendation for award to the Chief Executive Officer.

The scope of both of these contracts was added subsequent to the original, Segment 3 North Hollywood Extension Federal Full Funding Grant Agreement. However, additional budget had not been requested because the Segment 3 North Hollywood Extension Project was still under-running its \$1.313 Billion budget and the preliminary costs were within the Project forecast cost at completion. At this time, there is still remaining unallocated Project Contingency and Project Reserve to cover forecast Segment 3 North Hollywood Extension closeout costs, but the total amount is not sufficient to cover the additional costs of both contracts and related administrative costs.

Contingent upon the approval of Recommendation A and B, the Chief Executive Officer will proceed with the procurement process to award Contract No. C0324, Universal City Site Improvements, to the technically acceptable, lowest-priced responsive and responsible bidder.

FINANCIAL IMPACT

A new total capital budget of \$26,408,000 is required for new Project 800115 within Cost Center 8510. The total capital budget includes funding for contractor, third party, environmental, professional services and MTA staff. This action requires the MTA Board to authorize an amendment to the Fiscal Year 2003 Capital Budget in the amount of \$7,500,000 for funding requirements through June 2003. Funding for Project 800115 will be from Proposition A or C bond funding. Since these are multi-year contracts, the cost center manager and appropriate Executive Officer will be accountable for budgeting the cost in future years, including any options exercised. If there are funds remaining after the closeout of the Segment 3 North Hollywood Extension (Project 800082) Federal Full Funding Grant Agreement, the remaining

funds will be automatically transferred and applied to Universal City Station Site Enhancements (Project 800115).

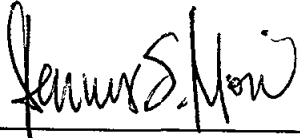
ALTERNATIVES CONSIDERED

The MTA Board may reject this action. However, the bid validity has been extended and is good only until November 16, 2002, and rejection would require staff to re-bid this contract with a potential five-month impact to start of construction. In addition, this potential delay would not meet the requirement included in the Construction Agreement and Right of Entry between MTA and Universal Studios, Inc., which states, "the construction commencement date shall be no later than December 3, 2002." Failure by the MTA to meet its MOU obligations to Universal Studios, Inc., could possibly result in litigation. Also, if the C0324 contract is not awarded, the MTA will not fulfill commitments it has made to the community.


ATTACHMENTS

- A. Contract C0322 Universal City Pedestrian Underpass Proposed Budget
- B. Contract C0324 Universal City Site Improvements Proposed Budget
- C. Total Project 800115 Proposed Budget

Prepared by: William R. Brown, Project Control Manager
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Dennis S. Mori
Interim Executive Officer, Construction Project Management



Roger Snoble
Chief Executive Officer

ATTACHMENT A

PROJECT 800115, UNIVERSAL CITY STATION SITE ENHANCEMENTS

CONTRACT C0322 - UNIVERSAL CITY PEDESTRIAN UNDERPASS

Proposed Budget

ELEMENT	LINE ITEM	BUDGET	COMMENTS
T - Construction	1 - Guideway / Structures	\$17,892,495	Bid price with options (*) plus 5% contingency
	3 - Hazardous Material Handling	\$75,000	Tank removal
	7 - Systemwide Equipment	\$0	Included in contractor's bid price
	9 - Testing and Operations	\$40,000	Systems testing & software changes
	10 - OCIP Administration	\$0	Contractor provides own insurance
S - Professional Services	11 - General Engineering	\$700,000	Support during construction and as-built drawing review (Board authorized)
	12 - Construction Management	\$575,000	Office Engr., Surveyors, Secretary
	13 - Specialty Services	\$200,000	Environmental monitoring & verification testing
	19 - Project Administration	\$1,350,000	MTA Agency cost for duration of contract and closeout
F - Utility/Force Accounts	23 - Utility / Force Accounts	\$1,200,000	City of Los Angeles scope of work
C - Project Contingency	24 - Project Contingency	\$852,505	5% of bid amount
	TOTAL	\$22,885,000	

(*) Options include extended maintenance service for escalators and elevator (\$108,400)

ATTACHMENT B

PROJECT 800115, UNIVERSAL CITY STATION SITE ENHANCEMENTS

CONTRACT C0324 - UNIVERSAL CITY SITE IMPROVEMENTS

Proposed Budget

ELEMENT	LINE ITEM	BUDGET	COMMENTS
T - Construction	1 - Guideway / Structures	\$2,621,190	Bid price with options (*) plus 10% contingency
	3 - Hazardous Material Handling	\$10,000	Allowance only
	7 - Systemwide Equipment	\$0	None
	9 - Testing and Operations	\$0	None
	10 - OCIP Administration	\$0	Contractor provides own insurance
S - Professional Services	11 - General Engineering	\$20,000	Support during construction and as-built drawing review
	12 - Construction Management	\$200,000	Office Engr., Surveyors, Secretary
	13 - Specialty Services	\$50,000	Environmental monitoring & verification testing
	19 - Project Administration	\$253,900	MTA Agency cost for duration of contract and closeout
F - Utility/Force Accounts	23 - Utility / Force Accounts	\$200,000	City of Los Angeles scope of work
C - Project Contingency	24 - Project Contingency	\$167,910	5% of total cost
	TOTAL	\$3,523,000	

(*) Options include spray-on acoustical finish on MSE walls and on Park wall and use of specialized asphalt concrete (\$184,000)

ATTACHMENT C

PROJECT 800115, UNIVERSAL CITY STATION SITE ENHANCEMENTS

Proposed Total Budget

CONTRACT C0322 - UNIVERSAL CITY PEDESTRIAN UNDERPASS	\$22,885,000
CONTRACT C0324 - UNIVERSAL CITY SITE IMPROVEMENTS	<u>\$ 3,523,000</u>
TOTAL:	\$26,408,000