

SOUND TRANSIT

MOTION NO. M99-63

**Contracts for architectural, landscaping and urban design services
Station Design Package #1 through #6
BACKGROUND AND COMMENTS**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	9/16/99	Discussion/Possible Action	Paul Bay, Director, Link	398-5134
Finance Committee	10/7/99	Discussion/Possible Action	Bill Houppermans, Chief Engineer	398-5125
			Debora Ashland, Architect	689-3309

ACTION:

Approval to award six separate contracts for professional services to the following architectural teams for architecture, landscaping and urban design services for the Central Link light rail project. These contracts include preliminary engineering and final design work. Initially, the consultants will be authorized to proceed with preliminary engineering only. Notices to Proceed for final design services will be issued following FTA's Record of Decision authorizing the Central Link light rail project to proceed with final design.

SUMMARY OF CONTRACT COSTS

STATION DESIGN PACKAGE	1	2	3	4	5	6
	- 45th Street - Pacific Street	- Capitol Hill - First Hill	- R. Brougham - Lander Street	- Beacon Hill - McClellan	- Edmunds - Graham - Othello - Henderson	- Boeing Access - South 144th St.
A/E CONSULTANT	Zimmer Gunsul Frasca	Arai/Jackson Architects	Streeter & Associates	Otak	Arai/Jackson Architects	Otak
PE Contract	\$694,074	\$897,532	\$222,500	\$542,183	\$894,068	\$654,950
PE Contingency	\$138,815	\$179,506	\$40,000	\$108,437	\$178,814	\$130,990
PE Total	\$832,889	\$1,077,038	\$262,500	\$650,620	\$1,072,882	\$785,940
Final Design Contract	\$1,600,169	\$1,919,474	\$405,500	\$1,521,380	\$1,521,116	\$1,328,583
FD Contingency	\$320,034	\$383,895	\$67,236	\$304,276	\$304,223	\$265,717
Final Design Total	\$1,920,203	\$2,303,369	\$472,736	\$1,825,656	\$1,825,339	\$1,594,300
Total PE & FD Contracts	\$2,294,243	\$2,817,006	\$628,000	\$2,063,563	\$2,415,184	\$1,983,533
Total Contingency	\$458,849	\$563,401	\$107,236	\$412,713	\$483,037	\$396,707
Total	\$2,753,092	\$3,380,407	\$735,236	\$2,476,276	\$2,898,221	\$2,380,240

BACKGROUND:

Based on the locally preferred alignment identified in Motion M99-14 in February 1999, Link divided the architectural work into seven station design packages. This provided the opportunity for more firms to participate in this work..

On March 11, 1999, Sound Transit requested Statements of Qualifications from firms interested in consultant architectural, landscaping and urban design services for Preliminary Engineering and Final Design for the Central Link light rail system. Proposals were received on April 8, 1999. The Sound Transit Selection Committee evaluated and interviewed the final candidates and selected firms based on their proposals, staffing and level of effort.

Contract negotiations since that time have resulted in the summary of contract costs as listed above. These design services include design of the station finishes, preparation of plans, specifications and estimates for station architecture, including implementation of system-wide LRT signage requirements; station lighting fixture selection; station landscaping; and urban design of relevant streetscapes. Station Design Package #7 (South 154th Street – North SeaTac Station; SeaTac Airport Station; and South 200th Street – South SeaTac Station) is on a different time line that has to fit within the planning work currently being performed by the Port of Seattle. Therefore, no Board action is being requested on Package #7 at this time.

Of the firms selected for these six station design packages, a total of 28 firms are local companies within the Sound Transit service region and one is from outside the regional area. A summary of each team showing prime and sub-consultants address and percentage of project amount are attached to this background and comments document.

RELEVANT BOARD POLICIES AND PREVIOUS ACTIONS TAKEN:

- ◆ Adoption of Sound Move, The Ten-Year Regional Transit System Plan (May 31, 1996)
Sound Move calls for coordinating with other transportation providers and creating important regional connections.
- ◆ Adoption of First Moves (May 22, 1997)
Authorization for funding projects referred to as “First Moves” authorizes the executive director to begin in the development of interlocal agreements, and to develop cost sharing arrangements and agreements.
- ◆ Resolution No. 78-1, establishing delegation of authority and procurement procedures (April 9, 1998)
Resolution No. 78-1 grants the Finance Committee authority to execute contracts up to \$5,000,000, and allows the Board to authorize nonstandard procurements, such as sole source and special circumstance procurements.
- ◆ Resolution No. 98-49, adopting Fiscal Year 1999 Budget (November 12, 1998)
The 1999 budget includes funds for final design activities and the acquisition of rights of way.
- ◆ Resolution No. 98-3, awarding Civil Facilities Contract for Conceptual and Preliminary Engineering (January 22, 1998) Resolution No. 98-3 grants the Board to award a civil facility consulting contract for conceptual and preliminary engineering to a joint venture partnership composed of Parsons Brinkerhoff Quade & Douglas, Inc., ICF Kaiser Engineers, Inc., and BRW, Inc., dba Puget Sound Transit Consultants (PSTC).

- ◆ Motion No. M99-14, identifying the Central Link Light Rail Locally Preferred Alignment (February 25, 1999) Identifies the Central Link Light Rail LPA by segment, operations and Maintenance Facility, and Board Additions in 1995 dollars and 1999 dollars.

KEY FEATURES:

- Procurement of architectural services for preliminary engineering for Central link light rail with the ability to retain those architectural teams for final design.
- Allows for consistency in the design process and coordination with the local community and cities.

FUNDING:

Funding for this Scope of Work is included in *Sound Move* Plan and in the Link project budget, FTA Preliminary Engineering Grant, and FY'99 Capital Budget. The budget for completion of these tasks is identified in Sound Transit's 1999 Budget (page 86) under Preliminary Engineering, Final Design and Construction. With the current LPA configuration there is sufficient funding in the 1999 budget to complete the remaining work.

**LINK LIGHT RAIL
PRELIMINARY ENGINEERING, FINAL DESIGN AND CONSTRUCTION
Expenditures and Budget**

	1999 Approved Ten-year Budget A	Life to Date Expenditures and Outstanding Commitments B	Pending Board and Finance Committee Decisions ² C	Budget Available A-(B+C)	Proposed Board Action E
PE ¹	\$82,189,771	\$63,161,598	\$3,315,000	\$15,713,173	\$4,681,869
Final Design ¹	\$97,936,283	\$ 0	\$ 0	\$97,936,283	\$ 9,941,603

1. All figures for Central Link only
2. Commitments as of September 17, 1999 and expenditures as of July 31, 1999.
3. Includes Parametrix contract amendment (Motion 99-62) and pending Design / Build honorarium (Motion 99-)

EXECUTIVE SUMMARY:

Scope of Work

Architectural design services include design of the station finishes, preparation of plans, specifications and estimates for station architecture. The scope of work also includes the following:

- community outreach in coordination with Sound Transit
- collaboration with Link artists
- interface with civil facilities and systems
- design of canopy structures
- implementation of system-wide LRT signage requirements
- station lighting fixture selection
- station landscaping

- urban design of relevant streetscapes
- identifying applicable permits

Procurement and selection process

All architecture teams have been selected through a competitive qualification-based process established in our Request for Qualifications and Proposals (RFQ/P) No. RTA/LR 32-99. Sound Transit staff fulfilled a good faith effort to fully disclose all available design materials and schedules developed by the Civil Facilities Design Consultant Team as part of the procurement process.

M/W/DBE participation

The DBE/SBA table displayed below is based on the consultant’s summary of costs.

Package #	A/E CONSULTANT	DBE % Proposed
1	Zimmer Gunsul Frasca	27%
2	Arai/Jackson Architects	20.9%
3	Streeter & Associates	73.5%
4	Otak	17%
5	Arai/Jackson	52%
6	Otak	29%

ALTERNATIVES:

The architectural design teams procured through this process will continue to support and provide design work to the ongoing civil engineering effort within the schedule allotted for preliminary engineering.

One alternative would be to not proceed with the architectural services until the final design phase of civil engineering. However, this alternative does not allow for design input from the architectural teams to the preliminary engineering effort of the civil facilities consultant. This alternative may also affect the final design schedule negatively in order for architectural design to be completed.

CONSEQUENCES OF DELAY:

If the award of this contract is delayed by more than six weeks, it will delay completion of the preliminary engineering work for these design segments, which will also delay the final design work. The award of contracts for architectural design is critical to the completion of the preliminary engineering and Station Design.

LEGAL REVIEW:

The Background and Comments and the Motion are approved as to legal sufficiency.

SOUND TRANSIT

MOTION NO. M99-63

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority to award six separate contracts for professional services for architecture, landscaping and urban design services for the Central Link light rail.

Background:

Sound Transit has selected architectural consultant teams to provide professional services for the design of stations and associated urban design improvements for the Central Link Light Rail. These contracts will be awarded for both phases, however, only Preliminary Engineering will be authorized initially. The Central Link Light Rail alignment has been divided into seven station design packages for architectural procurements. Station Design Package #7 is on a different time line that has to fit within the planning work currently being performed by the Port of Seattle, therefore no contract amount is shown for that station design package.

Motion:

It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that professional services for architecture, landscaping and urban design services for the Central Link Light Rail project as outlined in RFQ/P No. RTA/LR 32-99 be provided through six separate contracts to the following firms:

Zimmer Gunsul Frasca	Package #1
Arai Jackson Architects and Planners	Package #2 and #5
Streeter Associates Architects.	Package #3
Otak	Package #4 and #6

These contracts include preliminary engineering and final design work. Initially only preliminary engineering will be authorized through a Notice to Proceed. Notices to Proceed for final design services will be issued following FTA's Record of Decision authorizing the Central Link light rail project to proceed with final design.

SUMMARY OF CONTRACT COSTS

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Total	\$2,753,092	\$3,380,407	\$735,236	\$2,476,276	\$2,898,221	\$2,380,240

Approved by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof on the 7~~th~~ day of October, 1999.

A.A.

ATTEST:

Marcia Walker
 Marcia Walker
 Board Administrator

Mary Gatos
 Greg Nickels

Finance Committee Chair

*Vice Chair Finance
 Acting as Chair*

**RTA/LR 32-99a Package #1
Zimmer-Gunsul-Frasca Partnership**

<u>Company</u>	<u>Address</u>	<u>Contact Name</u>	<u>Contract %</u>	<u>DBE</u>
Zimmer Gunsul Frasca Partnership	1191 Second Avenue Seattle, WA 98101	Gregory Baldwin	72%	
C3 Management Group, Inc. (C3MG)	25 Central Way, Suite 310 Kirkland, WA 98033	David Poffenberger	6%	X
EMRA	911 Western Avenue, Suite 301 Seattle, WA 98104	Ed Rose	13%	X
Lumena Lighting Design	1601 Fifth Avenue, Suite 900 Seattle, WA 98101	Denise Simpson	1%	
Murase	320 Terry Avenue N. Seattle, WA 98109	Bob Murase	6%	X
Pacific Project Management, Inc. (PPM)	2750 60 th Ave South Mercer Island, WA 98040	Anders Thisner	2%	X

**RTA/LR 32-99b Package #2
Arai/Jackson**

<u>Company</u>	<u>Address</u>	<u>Contact Name</u>	<u>Contract %</u>	<u>DBE</u>
Arai/Jackson (Prime)	1601 East John Street Seattle, WA 98112	Steve Arai	35%	
Architects Kubota Kato Chin	307 6 th Avenue, #B Seattle, WA 98104	Ken Kubota	5%	X
Baker McGarva Hart, Inc.	105-1285 West Pender St. Vancouver, BC V6E 4B1	Alan Hart	37%	
Berger Partnership	2021 Minor Avenue E. Seattle, WA 98102	Greg Bower	3%	
Eskilsson Architecture	1932 1 st Avenue, #815 Seattle, WA 98101	Lottie Eskilsson	2%	X
The Greenbusch Group	1900 W. Nickerson St. Suite 201 Seattle, WA 98119	Julie Wiebusch	1%	X
J. Miller & Associates	1904 3 rd Avenue #305 Seattle, WA 98101	Jeffrey Miller	3%	
Matson Carlson	219 1 st Avenue S, #200 Seattle, WA 98104	Sandra Matson	2%	X
McKay Moore	7323 11 th NW Seattle, WA 98117	Pat Moore	2%	X
Nakano Associates	300 East Pike, Suite 2000 Seattle, WA 98122	Kenichi Nakano	3%	X
Pacific Project Management, Inc.	2750 60 th Avenue SE Mercer Island, WA 98040	Anders Thisner	2%	X
Rolluda & Scott	105 S. Main Seattle, WA 98104	Alex Rolluda	5%	X

**RTA/LR 32-99c Package #3
Streeter & Associates Architects, AIA**

<u>Company</u>	<u>Address</u>	<u>Contact Name</u>	<u>Contract %</u>	<u>DBE</u>
Streeter & Associates Architects, AIA (Prime)	185 University Street Seattle, WA 98101	Mel Streeter	72%	X
C3 Management (C3MG)	25 Central Way, Suite 310 Kirkland, WA 98033	Jack Dwyer	4%	X
Makers	1425 Fourth Avenue, Suite 901 Seattle, WA 98101	John Owen	11%	
Susan Black and Associates	200 Roy Street, Suite 104 Seattle, WA 98109	Susan Black	13%	X

**RTA/LR 32-99d Package #4
OTAK**

<u>Company</u>	<u>Address</u>	<u>Contact Name</u>	<u>Contract %</u>	<u>DBE</u>
Otak (Prime)	117 S. Main St, Suite 300 Seattle, WA 98104	Gary Hartnett	41%	
J. Miller & Associates	1904 Third Avenue, Suite 305 Seattle, WA 98101	Shaun Darragh	1%	
Matson Carlson	219 1 st Avenue S, #200 Seattle, WA 98104	Sandra Matson	6%	X
Murase Associates, Inc.	320 Terry Avenue North Seattle, WA 98109	Karen Kiest	9%	X
O'Young Moniz and Associates (OMA)	4120 51 st Ave. NE Seattle, WA 98105	Andy Moniz	1%	
Pacific Communications Consultants	1800-112 th Ave. NE Suite 210W Bellevue, WA 98004	Regina Glenn	2%	X
WaterLeaf Architects and Interiors	1218 Third Avenue, Suite 1412 Seattle, WA 98101	Joe Chauncey	32%	
Weinstein Copeland Architects	121 Stewart Street, Suite 200 Seattle, WA 98101	Leslie Bain	8%	

**RTA/LR 32-99e Package #5
Arai/Jackson**

<u>Company</u>	<u>Address</u>	<u>Contact Name</u>	<u>Contract %</u>	<u>DBE</u>
Arai/Jackson (Prime)	1601 East John Street Seattle, WA 98112	Steve Arai	44%	
Architects Kubota Kato Chin	307 6 th Avenue, #B Seattle, WA 98104	Ken Kubota	11%	X
Arellano / Christofides	1402 3 rd Avenue, #925 Seattle, WA 98101	Margot Arellano	9%	X
Eskilsson Architecture	1932 1 st Avenue, #815 Seattle, WA 98101	Lottie Eskilsson	2%	X
Hough Beck & Baird, Inc.	1000 Lenora, Suite 515 Seattle, WA 98121	Colie Hough-Beck	16%	X
J. Miller & Associates	1904 3 rd Avenue, #305 Seattle, WA 98101	Jeffrey Miller	2%	
Kobayashi Associates, Inc.	1811 Queen Ave. N. #200 Seattle, WA 98109	Koichi Kobayashi	11%	X
Matson Carlson	219 1 st Avenue S. #200 Seattle, WA 98104	Sandra Matson	1%	X
McKay Moore Consultants	7323 11 th NW Seattle, WA 98117	Pat Moore	2%	X
Pacific Project Management, Inc.	2750 60 th Avenue SE Mercer Island, WA 98040	Anders Thisner	2%	X

**RTA/LR 32-99f Package #6
OTAK**

<u>Company</u>	<u>Address</u>	<u>Contact Name</u>	<u>Contract %</u>	<u>DBE</u>
Otak Architecture & Urban Design Team (Prime)	117 S. Main St, Suite 300 Seattle, WA 98104	Gary Hartnett	53%	
Donald King	2107 Elliot Avenue, Suite 305 Seattle, WA	Donald King	13%	X
J. Miller & Associates	1904 Third Avenue, Suite 305 Seattle, WA 98101	Shaun Darragh	1%	
Matson Carlson	219 1 st Avenue S. #200 Seattle, WA 98104	Sandra Matson	6%	X
Pacific Communications Consultants	1800-112 th Ave. NE Suite 210W Bellevue, WA 98004	Regina Glenn	2%	X
Susan Black and Associates	200 Roy Street, Suite 104 Seattle, WA 98109	Susan Black	7%	X
Weinstein Copeland Architects	121 Stewart Street, Suite 200 Seattle, WA 98101	Leslie Bain	18%	