

MOTION NO. M2011-44
On-Call Construction Management Services Contract

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	6/9/11	Final Action	Ahmad Fazel, Executive Director, DECM Don Davis, Deputy Executive Director, DECM	206-398-5389 206-370-5508

PROPOSED ACTION

Authorizes the chief executive officer to execute a three-year contract with two additional one-year options to extend with Kristen Betty Associates, Inc. to provide on-call construction management services for a total authorized contract amount not to exceed \$1,000,000.

KEY FEATURES

- The contract provides for consultant services to perform construction management work for small follow-on projects in the Design, Engineering and Construction Management (DECM) and Operations Departments. Services include:
 - Materials testing and field inspections
 - Quality control services (Inspection)
 - Construction contract administration
 - Construction safety oversight
 - Office engineering
- Services under this on-call contract will be authorized through the issuance of task orders that will define the scope, schedule and budget of the work to be performed. Funding for these task orders will come from established project budgets for which these services are being provided.
- The contract amount requested is intended to cover the initial three-year contract and does not include funding the two one-year options.

PROJECT DESCRIPTION

This contract will provide construction management services for small follow-on work for Link, Sounder, and ST Express projects that were not scoped as part of other existing contracts. The consultant may also be called upon to provide these services for other unanticipated work that may be required such as emergency repairs, facility repair, modification, and upgrades to the Agency's facilities and systems.

FISCAL INFORMATION

This on-call contract will be used in support of Sounder, ST Express, and Link capital projects including those currently in operation. Funding for this contract will come from the final design, construction management and construction phases within the overall capital project budgets, or post construction phase in the Operations capital budget. The services described in the proposed action will be assigned on a task order basis after available budget is verified. Since the proposed services will be assigned on an as-needed basis, the distribution of costs will be determined as project schedules and budgets are established.

SMALL BUSINESS PARTICIPATION

Sound Transit Goal: 15%

Commitment: 90%

Subconsultant/Subcontractor	Business Type	% of Work	Dollar Value
KBA, Inc.	DBE	66%	\$660,000
Hayre McElroy & Associates	Small Business	6%	\$60,000
Lin & Associates	DBE	6%	\$60,000
Seacoast Construction Management	Small Business	6%	\$60,000
The VOSK Group	DBE	6%	\$60,000
Total		90%	\$900,000

EQUAL EMPLOYMENT WORKFORCE PROFILE

67 employees; 34% women; 22% minorities.

BACKGROUND

In March 2011, Sound Transit issued an RFQ for a consultant to assist the DECM and Operations departments in providing as-needed construction management services. Eight proposals were received. Kristen Betty Associates, Inc. (KBA, Inc.) was selected as the most qualified firm.

The projects for which this contract will be used include work such as restoration and upgrades on the Link initial segment, Sounder, and ST Express facilities as required to ensure continued safe and reliable operations and to meet the terms of project agreements. It also includes work necessary to support operation and maintenance of Sound Transit facilities/systems.

Analysis of Contracting Out versus In-House

As part of DECM's due diligence, a qualitative assessment was made of alternatives to this proposed on-call construction management services contract. This assessment concluded that based on the type, scale and frequency of the need for these services, and the skill-set and availability of Sound Transit staff, the proposed on-call services contract would be an efficient and cost-effective means of providing these necessary services. This conclusion was reached based on the following:

- The work associated with these projects is sporadic and maintaining Sound Transit staff necessary to perform all of this work would not be cost effective.
- Sound Transit does not have a continuous need for specialized staff to perform work like materials testing, permit required special inspections or other specialized functions.
- Sound Transit does maintain a small construction management and inspection staff to administer a base workload of on-going small projects. As the number of projects on-going at any given time can vary significantly, it is important that Sound Transit maintain access to qualified personnel to supplement the Sound Transit staff when necessary. This additional staff will function under the direct supervision of Sound Transit's CM staff and will be able to respond effectively to varying workloads.

ENVIRONMENTAL COMPLIANCE

SSK 5/9/11

TIME CONSTRAINTS

A one month delay would not create a significant impact.

PUBLIC INVOLVEMENT

Not applicable to this action.

LEGAL REVIEW

LA 6/3/2011

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A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a three-year contract with two additional one-year options to extend with Kristen Betty Associates, Inc. to provide on-call construction management services for a total authorized contract amount not to exceed \$1,000,000.

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MOTION:

It is hereby moved by the Capital Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a three-year contract with two additional one-year options to extend with Kristen Betty Associates, Inc. to provide on-call construction management services for a total authorized contract amount not to exceed \$1,000,000.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 9, 2011.



Fred Butler
Capital Committee Chair

ATTEST:



Marcia Walker
Board Administrator