

MOTION NO. M2014-88

Contract for Design-Build Project Management Services of Phase 1 for the SR 520 to Overlake Transit Center segment of the East Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	11/13/2014	Final Action	Ahmad Fazel, DECM Executive Director Ron Lewis, Executive Project Director - East Link Richard Sage, Director Construction Management

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Hill International to provide design-build project management services for the preconstruction phase of the SR 520 to Overlake Transit Center segment of the East Link Extension in the amount of \$898,636, with a 10% contingency of \$89,864, for a total authorized contract amount not to exceed \$988,500.

KEY FEATURES SUMMARY

- The SR 520 to Overlake Transit Center (E360) segment of the East Link Extension serves the Bel-Red, Overlake, and Microsoft Campus areas. This segment is approximately 1.8 miles long running along the Eastbound side of SR 520 to the Overlake Transit Center at Microsoft's Campus located in Redmond.
- The design-build project management (DBPM) services contract will be implemented in two phases: Phase 1 Pre-construction Services and Phase 2 DBPM services. This action authorizes Phase 1 only.
- Phase 1 will provide support for the procurement of the design-build contract including review and input into the contract documents, other procurement support, review of potential alternative technical concepts, potential advisors to the selection committee, plan and constructability reviews, permit support, construction estimate reviews, participation in value engineering, risk assessments and *constructability* reviews, and construction management support including those of nearby and adjacent light rail and related projects.
- Following project baseline, projected to be in early 2015, and acceptable performance of Phase 1 work, Sound Transit may execute Phase 2 DBPM services work with Hill International, subject to approval by the Sound Transit Board.

BACKGROUND

East Link extends light rail 14 miles from downtown Seattle to downtown Bellevue and the Overlake area of Redmond via I-90, with stations serving Rainier Avenue/I-90, Mercer Island, South Bellevue, Downtown Bellevue, Overlake Hospital, the Bel-Red Corridor, Overlake Village, and the Overlake Transit Center. The East Link project route, profiles, and station locations, including the tunnel route in downtown Bellevue, were selected by the Sound Transit Board on July 28, 2011, and amended on April 25, 2013. Light rail service between Seattle and the Overlake Transit Center is forecasted to begin in 2023.

As part of early work in the Final Design phase, a construction delivery plan was developed which includes the contract packaging and delivery strategy as well as the construction management packaging plan.

The construction work and construction management work for the East Link Extension has been divided into nine construction contract packages and four construction management contracts. This DBPM contract will provide project management and a resident engineering team to manage and administer the SR 520 to Overlake Transit Center segment. Separate construction management consultants will manage the remaining construction contracts; one for the I-90 civil construction contracts, one for the four civil construction contracts in the Bellevue segment, and one for the project-wide systems construction contract.

If this action is approved, Hill International will provide preconstruction services for 1.8 miles of light rail transit design and construction from NE 20th Street in Bellevue to the Overlake Transit Center including two stations, one parking garage and two pedestrian bridges crossing SR 520. This segment serves the Overlake Village area, the existing Overlake Transit Center, and surrounding businesses and residents including the main Microsoft campus in Redmond.

Sound Transit issued a Request for Qualifications including the work for both Phase 1 – Preconstruction Services and Phase 2 – DBPM Services. On June 18, 2014, two proposals were received. Hill International was determined to be the best qualified team for this work. Staff negotiated the DBPM Phase 2 work with Hill International, but this work will not take place until Board approval for Phase 2, which will occur after project baseline and successful progress on Phase 1.

PROJECT STATUS

Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction
------------------------	-----------------------------	------------------------	-------------------------	--------------	--------------

Projected Completion Date for Bellevue Final Design: 2Q 2016
 Project scope, schedule and budget summary located on page 39 of the August 2014 Agency Progress Report.

FISCAL INFORMATION

The 2014 Lifetime Adopted Budget for East Link Extension project is \$798,346,894. Within that amount, \$11,000,000 has been set aside for the Construction Services Phase. Out of that amount \$5,790,000 has been committed for the Construction Services Phase. The proposed action would commit \$988,500 for Phase1 E360 DBPM Pre-Construction Services line item leaving the remaining uncommitted budget of \$4,221,500 in the Construction Services Phase.

This action is within the Adopted Budget and sufficient funds remain after approval of this action to fund the remaining work in the Construction Services Phase as contained in the current cost estimates.

East Link Extension	2014 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	68,119	28,490	0	28,490	39,628
Preliminary Engineering	56,594	55,113	0	55,113	1,481
Final Design	232,621	162,744	0	162,744	69,877
Third Party Agreements	40,605	6,437	0	6,437	34,168
Right of Way	365,408	49,227	0	49,227	316,181
Construction	24,000	13,832	0	13,832	10,168
Construction Services	11,000	5,790	989	6,779	4,222
Vehicles	0	0	0	0	0
Total Current Budget	798,347	321,634	989	322,623	475,724

Phase Detail -Construction Services

Pre-construction Services General	11,000	5,790	989	6,779	4,222
Other Construction Services	0	0	0	0	0
Total Phase	11,000	5,790	989	6,779	4,222

Hill International Contract Details

	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	0	0	899	899
Contingency	0	0	90	90
Total Contract Amount	0	0	989	989
Percent Contingency	0%	0%	10%	10%

Notes:

Amounts are expressed in Year of Expenditure \$000s.

Board Approvals to Date includes amounts through September 31st, 2014 plus any pending Board Actions.

Project Budget is located on page 31 of the 2014 Transit Improvement Plan (TIP) plus any pending Board Action.

Board Approvals = Committed to-date + Contingency.

SMALL BUSINESS/DBE PARTICIPATION

Participation by Small Businesses and Disadvantaged Business Enterprises (DBEs)

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 the total DBPM contract, including Phase 1- Preconstruction Services and Phase 2 – Design Build Project Management Services, the Sound Transit Small Business and Disadvantaged Business Enterprise goals and Hill International’s commitments are as follows:

For the overall contract (Phase 1 and Phase 2) the Sound Transit Goal is:

Small Business: 15.0%

DBE: 6.5%

A separate goal was not established for Phase 1 – Pre-construction Services.

Because the pre-construction phase has fewer opportunities to utilize disadvantaged businesses due to the nature of the limited scope of work, Phase 1 DBE commitment could not be made. However, the total small business and DBE commitment for the DBPM contract including, Phase 1 and Phase 2, will be established when the work for Phase 2 – Design Build Project Management is negotiated.

PUBLIC INVOLVEMENT

Public outreach on the East Link Extension has taken place over the past six years. Outreach activities have included meeting with community members, property owners, businesses, stakeholders, local jurisdictions, and agencies. Since the project kickoff in 2006, Sound Transit has hosted 35 public meetings, and has also held nearly 300 briefings to property owners and stakeholders.

TIME CONSTRAINTS

A one month delay would not create a significant impact to the project schedule.

PRIOR BOARD/COMMITTEE ACTIONS

Not applicable to this action.

ENVIRONMENTAL REVIEW

Jl 11/6/2014

LEGAL REVIEW

LA 7 November 2014

MOTION NO. M2014-88

A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Hill International to provide design-build project management services for the preconstruction phase of the SR 520 to Overlake Transit Center segment of the East Link Extension in the amount of \$898,636, with a 10% contingency of \$89,864, for a total authorized contract amount not to exceed \$988,500.

BACKGROUND:

East Link extends light rail 14 miles from downtown Seattle to downtown Bellevue and the Overlake area of Redmond via I-90, with stations serving Rainier Avenue/I-90, Mercer Island, South Bellevue, Downtown Bellevue, Overlake Hospital, the Bel-Red Corridor, Overlake Village, and the Overlake Transit Center. The East Link project route, profiles, and station locations, including the tunnel route in downtown Bellevue, were selected by the Sound Transit Board on July 28, 2011, and amended on April 25, 2013. Light rail service between Seattle and the Overlake Transit Center is forecasted to begin in 2023.

As part of early work in the Final Design phase, a construction delivery plan was developed which includes the contract packaging and delivery strategy as well as the construction management packaging plan.

The construction work and construction management work for the East Link Extension has been divided into nine construction contract packages and four construction management contracts. This design-build project management (DBPM) contract will provide project management and a resident engineering team to manage and administer the SR 520 to Overlake Transit Center segment. Separate construction management consultants will manage the remaining construction contracts; one for the I-90 civil construction contracts, one for the four civil construction contracts in the Bellevue segment, and one for the project-wide systems construction contract.

If this action is approved, Hill International will provide preconstruction services for 1.8 miles of light rail transit design and construction from NE 20th Street in Bellevue to the Overlake Transit Center including two stations, one parking garage and two pedestrian bridges crossing SR 520. This segment serves the Overlake Village area, the existing Overlake Transit Center, and surrounding businesses and residents including the main Microsoft campus in Redmond.

The DBPM services contract will be implemented in two phases: Phase 1 Pre-construction Services and Phase 2 DBPM services. This action authorizes Phase 1 only. Sound Transit issued a Request for Qualifications including the work for both Phase 1 and Phase 2. On June 18, 2014, two proposals were received. Hill International was determined to be the best qualified team for this work. Staff negotiated the DBPM Phase 2 work with Hill International, but this work will not take place until Board approval for Phase 2, which will occur after project baseline and successful progress on Phase 1.

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 contract with Hill International to provide design-build project management services for the preconstruction phase of the SR 520 to Overlake Transit Center segment of the East Link Extension in the amount of \$898,636, with a 10% contingency of \$89,864, for a total authorized contract amount not to exceed \$988,500.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on November 13, 2014.


Fred Butler
Capital Committee Chair

ATTEST:



Marcia Walker
Board Administrator