

MOTION NO. M2015-29

Contract for Environmental Due Diligence Services

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	04/09/2015	Final Action	Ahmad Fazel, DECM Executive Director Kent Melton, Real Property Deputy Director

PROPOSED ACTION

Authorizes the chief executive officer to execute a five-year contract with CDM Smith to provide on-call environmental due diligence consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$3,200,000, with a 10% contingency of \$320,000, for a total authorized contract amount not to exceed \$3,520,000, contingent upon resolution of the protest received.

KEY FEATURES SUMMARY

- As the Board authorizes property acquisition for approved projects, environmental due diligence services are utilized to determine the environmental condition of properties in preparation of their appraisal and acquisition. Information gathered will also inform any remediation efforts performed during the construction phase of the project.
- The scope of services covered under the contract includes Phase I and II environmental site assessments, hazardous building material surveys, cleanup action plans, and remediation cost estimates.
- All work will be performed in full compliance with Federal regulations, Washington State law and Sound Transit's policies and procedures.
- CDM Smith was one of two firms selected through a standard Request for Qualifications process. Two contracts are necessary to accommodate the volume and flow of work projected over the next five years.
- A protest has been submitted to Sound Transit. Staff will consider the protest and will issue a written decision. If this motion is approved, staff will only execute the contract upon resolution of the protest in accordance with Sound Transit protest procedures.

BACKGROUND

Acquisition of property is necessary to implement Sound Transit's Capital Improvement Programs throughout the Central Puget Sound region. This contract will allow Sound Transit to complete future Link light rail, Sounder commuter rail, and ST Express bus service acquisitions required for various projects. The contract will allow Sound Transit to conduct the necessary environmental due diligence services to determine the environmental condition of properties to be acquired. Information discovered during the environmental due diligence process will be considered in the property appraisal. The information may also generate clean up action plans prior to construction and may be used in the construction documents to support potential remediation work.

Sound Transit issued a Request for Qualifications for on-call environmental due diligence services and received eight proposals. CDM Smith is one of two firms selected to provide environmental due diligence services.

Sound Transit will utilize both consultants on an as-needed basis. On large projects both consultants will be assigned sections based on their current workload and for smaller projects there may only be one consultant assigned for consistency.

FISCAL INFORMATION

This action is being treated as an on-call contract and task orders will be used for Sounder commuter rail, Regional Express, and Link light rail projects. Funding associated with this contract will come from the right of way phases within the overall capital project budgets. The services described in the proposed action will be assigned on a task/work order basis after available budget and affordability is verified, distribution of costs will be determined as project schedules and budgets are established.

SMALL BUSINESS/DBE PARTICIPATION

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 this specific contract, the following goals were set and CDM Smith has committed to the following Small Business/DBE Participation:

Small Business and Disadvantaged Business Enterprise Goals

Sound Transit Goal:

Small Business: 18%

DBE: 10%

Commitment:

Small Business: 26.1%

DBE: 7%

Subconsultant/Subcontractor	Business Type	% of Work	Amount
MedTox Northwest	Small Business	12%	\$384,000.00
Constellation Services	DBE	3%	\$96,000.00
SoundEarth Strategies	Small Business	3%	\$96,000.00
Kane Environmental	Small Business	1%	\$32,000.00
INNOVEX Environmental Management	DBE	.5%	\$16,000.00
OnSite Environmental	DBE	3%	\$96,000.00
Fremont Analytical	Small Business	.5%	\$16,000.00
ESN Northwest	Small Business	1.5%	\$48,000.00
Holt Services	Small Business	1%	\$32,000.00
IO Environmental & Infrastructure	Small Business	.5%	\$116,000.00
Underground Detection Services	Small Business	.1%	\$3,200.00
Total		26.1%	\$835,200.00

TIME CONSTRAINTS

The current contract for Environmental Due Diligence Services expired in January 2015. A delay in approval could result in a delay in acquisition for various Board approved projects and could result in properties needed for construction not being available in a timely manner.

PRIOR BOARD/COMMITTEE ACTIONS

Not applicable to this action.

ENVIRONMENTAL REVIEW

JI 3/4/2015

LEGAL REVIEW

LA 3 April 2015

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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 five-year contract with CDM Smith to provide on-call environmental due diligence consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$3,200,000, with a 10% contingency of \$320,000, for a total authorized contract amount not to exceed \$3,520,000, contingent upon resolution of the protest received.

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Sound Transit issued a Request for Qualifications for on-call environmental due diligence services and received eight proposals. CDM Smith is one of two firms selected to provide environmental due diligence services. Two contracts are necessary to accommodate the volume and flow of work projected over the next five years.

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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 five-year contract with CDM Smith to provide on-call environmental due diligence consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$3,200,000, with a 10% contingency of \$320,000, for a total authorized contract amount not to exceed \$3,520,000.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 9, 2015.



Fred Butler
Capital Committee Chair

ATTEST:



Kathryn Flores
Board Administrator