

**MOTION NO. M2016-72**
**Stipend Agreements for Design-Build Contract Procurement for Link Operations & Maintenance Satellite Facility (OMSF)**

<b>MEETING:</b>	<b>DATE:</b>	<b>TYPE OF ACTION:</b>	<b>STAFF CONTACT:</b>
Capital Committee	07/14/2016	Final Action	Ahmad Fazel, DECM Executive Director <b>Miles Haupt, Executive Project Director - OMSF</b> <b>Jon Mihkels, Deputy Project Director - OMSF</b>

**PROPOSED ACTION**

Authorizes the chief executive officer to execute up to four stipend agreements with contractors selected to submit proposals for a design-build contract for the Operations & Maintenance Satellite Facility for a total authorized amount not to exceed \$2,000,000, contingent upon Board approval of Resolution No. R2016-18 adopting the Project’s baseline scope, schedule and budget.

**KEY FEATURES SUMMARY**

- RCW 39.10.330 requires honorarium payments, in the form of stipends, to finalists submitting responsive proposals that are not awarded the design-build contract. Honorarium payments shall be sufficient to generate meaningful competition among potential proposers on design-build projects.
- This action provides for execution of up to four stipend agreements with the finalists for the preparation of detailed design-build proposals for the Link Operations and Maintenance Satellite Facility (OMSF) and funding for the top selected firm to prepare a concept validation submittal.
- A \$450,000 stipend would be paid to any finalist that executes the stipend agreement, submits a responsive proposal, and is ultimately not awarded a contract under this procurement. A \$650,000 stipend would be paid to the top proposer who submitted a responsive proposal and a responsive concept validation submittal, if it ultimately is not awarded a contract under this procurement. Stipends will not be paid until after contract execution or cancellation of the procurement. No stipend will be paid to the finalist that is awarded the design-build contract.
- The selection of the preferred design-build contractor will be based on a “best value” formula that includes technical factors and price. A stipend will not be paid to the finalist that is awarded the design-build contract.

**BACKGROUND**

The ST2 Plan included funding to locate, design, and construct additional operations and maintenance facility capacity to accommodate future Link light rail fleet requirements. Sound Transit currently owns and operates 62 light rail vehicles (LRV). Per the Final EIS, the ST2 light rail expansion will require a fleet of approximately 180 vehicles. Sound Transit’s existing Operations and Maintenance Facility can serve up to 104 LRVs. The OMSF will be designed to accommodate the storage and maintenance of up to 96 additional LRVs.

The OMSF project is to design, and construct a light rail operations and maintenance facility in support of Link system expansion. The OMSF site is approximately 28 acres located in the City of Bellevue, bound by the Eastside Rail Corridor on the west and 120th Avenue NE on the east, SR 520 to the north, and NE 12th Street to the south. The Final Environmental Impact Statement was

issued in September 2015, the Sound Transit Board selected the project to build in October 2015, and the FTA Record of Decision was received in November 2015. Under separate action, Resolution No. R2016-18, the Board will consider changing the facility name to Link Operations & Maintenance Facility: East (OMF: East).

The OMSF project includes an operations and maintenance facility that that will maintain, store and deploy and expanded light rail fleet. The facility will include seven LRV service bays, a LRV wash facility and storage for up to 96 light rail vehicles. Additionally, the facility will include material storage areas, training spaces, and office space for administration and support staff. The site will provide parking areas for staff, visitors, and non-revenue vehicles; and Maintenance of Way provisions for storage of trackway maintenance elements and train systems infrastructure for traction power substations, train signal bungalows, and overhead traction power.

The Design Build Request for Qualifications (RFQ) was issued on April 13, 2016, Statements of Qualifications were received May 17, 2016. The Request for Proposals (RFP) will be issued to the shortlisted teams upon adoption of this Resolution.

Sound Transit has complied with statute RCW 39.10.330 for design-build procurements by stating in the OMSF RFQ that Sound Transit will pay a stipend (honorarium) in the amount up to \$450,000 to each firm that executes the stipend agreement, submits a responsive proposal, and is ultimately not awarded a contract under this procurement. A stipend will not be paid to the finalist that is awarded the design-build contract.

After the highest scoring team is selected, they are required to prepare and submit a concept validation submittal for Sound Transit’s approval which will document the proposer’s concept, permit requirements and other project information required by Sound Transit. An additional \$200,000 stipend would be paid to the selected proposer for submission of an acceptable concept validation, but is not awarded the contract or the procurement is cancelled.

**PROJECT STATUS**

<b>Project Identification</b>	<b>Alternatives Identification</b>	<b>Conceptual Engineering</b>	<b>Preliminary Engineering</b>	<b>Final Design</b>	<b>Construction</b>
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Projected Completion Date: December 2020.  
 Project scope, schedule and budget summary located on page 91 of the Dec. 2015 Agency Progress Report.

**FISCAL INFORMATION**

The baseline budget for the Operations & Maintenance Satellite Facility is \$449,220,000. Within that amount, \$2,000,000 has been set aside for Honoraria in the Construction phase. This action executes up to four stipend agreements with contractors selected to submit proposals for a design-build contract for the OMSF in amounts between \$450,000 to \$650,000 for each stipend agreement, for a total authorized amount not to exceed \$2,000,000.

The action is within the baseline budget and sufficient monies remain after approval of this action to fund the remaining work in the project as contained in the current cost estimates.

**Operations & Maintenance Satellite**

Facility	2016 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	17,573	1,686		1,686	15,886
Preliminary Engineering	9,536	9,391		9,391	144
Final Design	386				386
Third Party Agreements	3,107				3,107
Right of Way	134,529	24,665		24,665	109,864
Construction	264,753		2,000	2,000	262,753
Construction Services	19,337				19,337
Vehicles					
<b>Total Current Budget</b>	<b>449,220</b>	<b>35,743</b>	<b>2,000</b>	<b>37,743</b>	<b>411,477</b>

**Phase Detail**

Construction	2016 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Construction	264,753		2,000	2,000	262,753
<b>Total Phase</b>	<b>264,753</b>		<b>2,000</b>	<b>2,000</b>	<b>262,753</b>

Notes:

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

Board Approvals = Committed To-Date + Contingency, and includes pending Board actions.

Project budget page is located on page 36 of 140 of the Adopted 2016 Transit Improvement Plan (TIP).

**SMALL BUSINESS/DBE PARTICIPATION**

Not applicable to this action.

**PUBLIC INVOLVEMENT**

Not applicable to this action.

**TIME CONSTRAINTS**

A one month delay would delay the issuance of the RFP and procurement and Sound Transit's ability to receive, maintain and store LRVs in 2020.

**ENVIRONMENTAL REVIEW**

JI 4/15/2016

**LEGAL REVIEW**

JW 7/5/2016

## **MOTION NO. M2016-72**

A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute up to four stipend agreements with contractors selected to submit proposals for a design-build contract for the Operations & Maintenance Satellite Facility for a total authorized amount not to exceed \$2,000,000, contingent upon Board approval of Resolution No. R2016-18 adopting the Project's baseline scope, schedule and budget.

### **BACKGROUND:**

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**MOTION:**

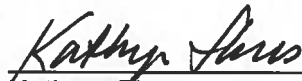
It is hereby moved by the Capital Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute up to four stipend agreements with contractors selected to submit proposals for a design-build contract for the Operations & Maintenance Satellite Facility for a total authorized amount not to exceed \$2,000,000, contingent upon Board approval of Resolution No. R2016-18 adopting the Project's baseline scope, schedule and budget.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held July 14, 2016.



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Fred Butler  
Capital Committee Chair

ATTEST:



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Kathryn Flores  
Board Administrator