

**MOTION NO. M2017-46**

**Design-Build Project Management Services for the Link Operations & Maintenance Facility: East**

<b>MEETING:</b>	<b>DATE:</b>	<b>TYPE OF ACTION:</b>	<b>STAFF CONTACT:</b>
Capital Committee	04/13/2017	Recommend to Board	Ahmad Fazel, DECM Executive Director
Board	04/27/2017	Final Action	<b>Tracy Reed, Executive Project Director, OMF East</b> <b>Eza Agoes, Construction Manager</b>

**PROPOSED ACTION**

Authorizes the chief executive officer to execute a contract with KBA Inc. to provide design-build project management services for the Link Operations & Maintenance Facility: East in the amount of \$17,512,000, with a contingency of approximately 7% or \$1,288,000, for a total authorized contract amount not to exceed \$18,800,000.

**KEY FEATURES SUMMARY**

- The proposed action would authorize Design-Build Project Management (DBPM) services for the OMF East Design Build Contract.
- The DBPM services consultant will provide project management, resident engineering, design review services, construction engineering, office engineering and document control, scheduling and estimating; independent quality assurance inspection, testing and survey services; commissioning oversight, change orders and claims administration, construction safety and security oversight, environmental compliance oversight during construction, diversity/small business and Project Labor Agreement support, coordination with the other Sound Transit contracts, and other project management services as required.
- Mobilizing the DBPM consultant prior to the start of the OMF East design-build contract allows the DBPM team to support the contract prior to Notice to Proceed.

**BACKGROUND**

The Operations & Maintenance Facility – East includes final design and construction of a light rail operations and maintenance facility in support of link system expansion.

The Sound Transit 2 (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 (LRVs). 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 OMF East will be designed and constructed to accommodate the storage and maintenance of up to 96 additional LRVs.

The Link Operations and Maintenance Facility: East (OMF East) project is located in the City of Bellevue, bounded 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 OMF East facility will be used to maintain, store and deploy an expanded light rail fleet. The facility will include seven light rail vehicle service bays, a wash facility, and storage for up to 96

vehicles. Additionally, the facility will include material storage areas, training spaces and office space for administration and support staff. The site will provide parking for staff, visitors and non-revenue vehicles. The site will also provide 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.

Notice-to-Proceed (NTP) for the OMF East Design-Build Contractor is expected to be issued in June 2017. The DBPM consultant will need to begin mobilizing May 2017 to support the design-build contract.

**PROJECT STATUS**

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<b>Project Identification</b>	<b>Alternatives Identification</b>	<b>Conceptual Engineering</b>	<b>Preliminary Engineering</b>	<b>Final Design</b>	<b>Construction</b>

Projected Completion Date for Construction Phase: Q3 2020  
 Project scope, schedule and budget summary located on page 69 of the January 2017 Agency Progress Report.

**FISCAL INFORMATION**

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

The baseline budget for the Operation & Maintenance Facility East project is \$449,200,000. Within the construction services phase, \$18,878,100 has been allocated to the budget line item for design-build project management services. The proposed action would commit \$18,800,000 to this line item and leave a remaining budget balance of \$78,100.

**Operation & Maintenance Facility East**

(in thousands)

	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$17,573	\$2,419		\$2,419	\$15,154
Preliminary Engineering	9,536	9,478		9,478	58
Final Design	386				386
Third Party Agreements	3,107				3,107
Right of Way	134,529	24,799		24,799	109,730
Construction	264,753	8		8	264,745
Construction Services	19,337		18,800	18,800	537
Vehicles					
<b>Total Current Budget</b>	<b>\$449,220</b>	<b>\$36,703</b>	<b>\$18,800</b>	<b>\$55,503</b>	<b>\$393,717</b>

**Phase Detail**

**Construction Services**

Construction Services	\$18,878	\$	\$18,800	\$18,800	\$78
Other Construction Services	458				458
<b>Total Phase</b>	<b>\$19,337</b>	<b>\$</b>	<b>\$18,800</b>	<b>\$18,800</b>	<b>\$537</b>

**Agreement Detail**

**KBA Inc.**

	Board Approvals to Date	Current Approved Agreement Status	Proposed Action	Proposed Total for Board Approval
Agreement Amount	\$	\$	\$17,512	\$17,512
Contingency Amount			1,288	1,288
<b>Total Contract</b>	<b>\$</b>	<b>\$</b>	<b>\$18,800</b>	<b>\$18,800</b>
Percent Contingency			7%	7%

Notes:

Amounts are expressed in Year of Expenditure.

Board approvals = Committed to-date + contingency as of Feb 17, and includes pending Board actions.

For detailed project information, see page 21 or 147 in the Adopted 2017 Transit Improvement Plan.

**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.

**Sound Transit Goals:**

Small Business: 12%

DBE: 6%

**KBA Inc.'s Commitments:**

Small Business: 49%

DBE: 7%

Consultant/Subconsultant	Business Type	% of Work
KBA, Inc.	Small Business	40%
Exeltech Consulting, Inc.	DBE	3%
The Greenbusch Group, Inc.	Small Business	<1%
Lin & Associates, Inc.	DBE	<1%
Ott-Sakai & Associates, LLC	DBE	<1%
Jimale Technical Services, LLC	DBE	3%
Green Project Solutions, LLC	DBE	<1%
Otto Rosenau & Associates, Inc.	Small Business	2%
Convergent Pacific, LLC	DBE	<1%
<b>Total</b>		<b>49%</b>

## **PUBLIC INVOLVEMENT**

Sound Transit and City of Bellevue staff have coordinated on a number of public outreach activities including stakeholder meetings and the environmental outreach process. Since 2012, Sound Transit has hosted public meetings, stakeholder briefings and facility tours. In addition, the agency coordinated with the cities of Lynnwood and Bellevue to provide project information for distribution through local newsletters and social media outlets, sent emails to related notification subscription lists and created and mailed a tri-fold project update folio to addresses adjacent to all four sites evaluated in the EIS. Other activities included:

- Work with social service providers to provide project information to traditionally underrepresented populations in Bellevue and Lynnwood.
- Inclusion of an OMF East resource table and staff at East Link Extension final design public meetings (8 total).

## **TIME CONSTRAINTS**

A one-month delay would create a significant impact to the project schedule.

## **PRIOR BOARD/COMMITTEE ACTIONS**

Resolution No. R2016-18: (1) Adopted the Operations and Maintenance Satellite Facility baseline scope, schedule and budget by (a) establishing December 2020 as the project completion milestone, (b) establishing a baseline budget of \$449,220,000 for the project, and (c) decreasing the Adopted 2016 Annual Budget from \$49,853,439 to \$26,052,866; (2) approved passage through Gates 5 and 6 within Sound Transit's Phase Gate Process; (3) approved Link Operations & Maintenance Facility: East as the facility name.

## **ENVIRONMENTAL REVIEW**

Jl 12/27/2016

## **LEGAL REVIEW**

JEN 04/06/2017

## **MOTION NO. M2017-46**

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with KBA Inc. to provide design-build project management services for the Link Operations & Maintenance Facility: East in the amount of \$17,512,000, with a contingency of approximately 7% or \$1,288,000, for a total authorized contract amount not to exceed \$18,800,000.

### **BACKGROUND:**

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**MOTION:**

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with KBA Inc. to provide design-build project management services for the Link Operations & Maintenance Facility: East in the amount of \$17,512,000, with a contingency of approximately 7% or \$1,288,000, for a total authorized contract amount not to exceed \$18,800,000.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 27, 2017.

  
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Marilyn Strickland  
Board Vice Chair

ATTEST:

  
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Kathryn Flores  
Board Administrator