

Motion No. M2020-25

Design-Build Project Management Services for the Federal Way Link Extension

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee Board	04/09/2020 04/23/2020	Recommend to Board Final action	Ron Lewis, DECM Executive Director Joe Gildner, Acting Executive Project Director – Federal Way Link Extension Nathan Monroe, Construction Manager – Federal Way Link Extension

Proposed action

Authorizes the chief executive officer to execute a contract modification with South County Transit Partners to exercise a contract option for Phase 2B design-build project management services for the Federal Way Link Extension in the amount of \$81,643,091, with a 10 percent contingency of \$8,164,309, totaling \$89,807,400 for a new total authorized contract amount not to exceed \$106,433,313.

Key features summary

- The design-build project management (DBPM) consultant contract provides project management services and design/construction oversight for the Federal Way Link Extension (FWLE) Design-Build contract in three phases.
 - Phase 1: provided project management services during the procurement and during start-up of the FWLE Design-Build contract (authorized by Motion No. M2018-21).
 - Phase 2A: provided project management, resident engineering, office engineering, document control, cost estimating and contract change management for the design build period from Limited Notice to Proceed (LNTP) to Notice to Proceed (NTP), scheduled for spring 2020 (authorized by Motion No. M2019-68).
 - Phase 2B: will provide continued DBPM services from NTP of the design-build contract through revenue service and project completion/closeout, scheduled for 2Q 2025 (this action).
- A portion of the \$106,433,313 (\$3,398,805) will be paid by WSDOT and the City of Des Moines as part of previously approved betterment agreements.

Background

The Federal Way Link Extension adds approximately 7.8 miles of light rail from the Angle Lake light rail station at South 200th Street in the City of SeaTac to the Federal Way City Center area in Federal Way. The extension generally parallels State Route 99 and Interstate 5, with stations at Kent/Des Moines, South 272nd Star Lake Park and Ride, and the Federal Way Transit Center. New parking structures will be constructed at each of the three stations. Revenue service is scheduled to begin in 2024.

The Final Environmental Impact Statement (EIS) was published on November 18, 2016 in compliance with the State Environmental Policy Act (SEPA) and the National Environmental Policy Act (NEPA). On

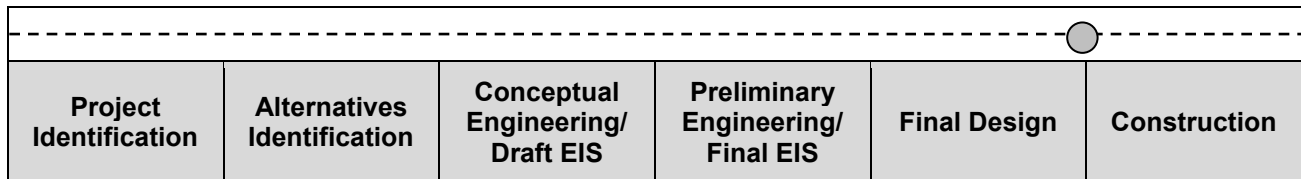
January 26, 2017, the Sound Transit Board selected the route, profile, station and associated infrastructure to be built for the Federal Way Link Extension. In early March 2017, Sound Transit received the signed Federal Way Link Extension Record of Decisions from the Federal Transit Administration and Federal Highway Administration.

The DBPM Phase 1 contract was executed on March 2, 2018. It provided DBPM services during procurement and start-up of the FWLE design-build contract.

The FWLE design build contract was executed on May 30, 2019. On June 7, 2019, Sound Transit issued Limited Notice to Proceed (LNTP) for the design-build contract to allow the design builder to proceed with advancing design, utility relocation, surveying and demolition work. Sound Transit anticipates issuing the full Notice to Proceed (NTP) for all work under the design-build contract in the spring of 2020.

In this action, Sound Transit seeks to exercise the contract option for Phase 2B DBPM services for project management and contract administration oversight of the FWLE design-build contract.

Project status



Projected completion date for final design and construction: 4Q 2024

Project scope, schedule and budget summary are located on page 81 of the January 2020 Agency Progress Report.

Procurement information

A Request for Qualifications (RFQ) for the Federal Way Design-Build Project Management Services was advertised in September 2017, which includes Phase 1: Support for the procurement of the Design-Build Contract, and contract options for Phase 2: Project Management services and oversight of the Design-Build Contractor during design and construction. Sound Transit received three Statements of Qualifications (SOQs).

Based on the evaluation of SOQs, three proposers were invited for interviews. The South County Transit Partners (SCTP) team – a joint venture between Mott McDonald and SNC-Lavalin – was determined to be the highest ranked firm based on qualifications. The amount of this modification is determined to be fair and reasonable.

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.

The baseline budget for the Federal Way Link Extension project is \$2,451,535,000. Within the construction services phase, \$106,840,000 has been allocated to the budget line item for Design Build Project Management. This action would commit an additional \$86,409,400 to this line item for a total commitment of \$103,034,508 and leave a remaining uncommitted balance of \$3,805,492.

The contract includes previously approved betterment work that will be funded by the WSDOT and City of Des Moines. Of the total contract amount not to exceed \$106,433,313 for South County Transit Partners, the WSDOT and City of Des Moines share of betterments are \$3,398,805 and Sound

Transit's share is \$103,034,508.

Federal Way Link Extension

(in thousands)

Project Phase	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$96,520	\$22,563		\$22,563	\$73,957
Preliminary Engineering	46,451	46,117		46,117	334
Final Design	3,085	953		953	2,132
Third Party	27,741	22,030		22,030	5,711
Right of Way	338,783	157,386		157,386	181,397
Construction	1,831,949	1,413,226		1,413,226	418,723
Construction Services	107,006	16,626	86,409	103,035	3,971
Vehicles					
Total Current Budget	\$2,451,535	\$1,678,901	\$86,409	\$1,765,310	\$686,225
Phase Detail - Construction Services					
Construction Management	\$106,840	\$16,626	\$86,409	\$103,035	\$3,805
Other Construction Services	166				166
Total Phase	107,006	16,626	86,409	103,035	3,971

Contract Detail	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
South County Transit Partners				
Contract Amount	\$15,114	\$15,114	\$81,643	\$96,758
Contingency	1,511	1,511	8,164	9,676
Total Contract	\$16,626	16,626	89,807	106,433
Percent Contingency	10%	10%	10%	10%
Less Betterments	0	0	3,399	3,399
Sound Transit Share	0	0	86,409	103,035

Notes:

Amounts are expressed in Year of Expenditure \$000s.
 Board Approvals = Committed and PO Contingency Remaining as of 3/28/2020.
 For detailed project information, see page 69 of the 2020 Proposed Budget.

Disadvantaged and small business 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 this specific contract, the following goals were set and the successful Bidder/Proposer has committed to the following small business/DBE participation:

Small business and disadvantaged business enterprise (DBE) goals	
Sound Transit small business goal: 12%	Small business commitment: 13.3%
DBE goal: 7%	DBE commitment: 10.45%

Public involvement

Throughout the development of the Federal Way Link Extension, Sound Transit conducted an extensive

public involvement program including mailings, community open houses, and presentations and meetings with individuals and neighborhood groups.

Time constraints

A one-month delay adds pressure to reduce active professional services supporting the FWLE design-build contract.

Prior Board/Committee actions

Motion No. M2019-68: Authorized the chief executive office to execute a contract modification with South County Transit partners to add LNTP design-build project management services for the Federal Way Link Extension in the amount of \$10,510,000 with a 10% contingency of \$1,050,000, totaling \$11,560,994, for a new authorized contract amount not to exceed \$16,625,913.

Motion No. M2018-21: Authorized the chief executive officer to execute a contract with South County Transit Partners to provide design-build project management services for the Federal Way Link Extension in the amount of \$4,604,472, with a contingency of approximately 10% or \$460,447, for a total authorized contract amount not to exceed \$5,064,919.

Environmental review – KH 6/27/19

Legal review – [JSA 4/3/2020](#)



Motion No. M2020-25

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract modification with South County Transit Partners to exercise a contract option for Phase 2B design-build project management services for the Federal Way Link Extension in the amount of \$81,643,091, with a 10 percent contingency of \$8,164,309, totaling \$89,807,400 for a new total authorized contract amount not to exceed \$106,433,313.

Background

The Federal Way Link Extension (FLWE) adds approximately 7.8 miles of light rail from the Angle Lake light rail station at South 200th Street in the City of SeaTac to the Federal Way City Center area in Federal Way. The extension generally parallels State Route 99 and Interstate 5, with stations at Kent/Des Moines, South 272nd Star Lake Park and Ride, and the Federal Way Transit Center. New parking structures will be constructed at each of the three stations. Revenue service is scheduled to begin in 2024.

The Final Environmental Impact Statement (EIS) was published on November 18, 2016 in compliance with the State Environmental Policy Act (SEPA) and the National Environmental Policy Act (NEPA). On January 26, 2017, the Sound Transit Board selected the route, profile, station and associated infrastructure to be built for the Federal Way Link Extension. In early March 2017, Sound Transit received the signed Federal Way Link Extension Record of Decisions from the Federal Transit Administration and Federal Highway Administration.

The Design Build Project Management (DBPM) Phase 1 contract was executed on March 2, 2018. It provided DBPM services during procurement and start-up of the FWLE design-build contract.

The FWLE design build contract was executed on May 30, 2019. On June 7, 2019, Sound Transit issued Limited Notice to Proceed (LNTP) for the design-build contract to allow the design builder to proceed with advancing design, utility relocation, surveying and demolition work. Sound Transit anticipates issuing the full Notice to Proceed (NTP) for all work under the design-build contract in the spring of 2020.

In this action, Sound Transit seeks to exercise the contract option for Phase 2B DBPM services for project management and contract administration oversight of the FWLE design-build contract. The design-build project management consultant contract provides project management services and design/construction oversight for the Federal Way Link Extension Design-Build contract in three phases.


- Phase 1: provided project management services during the procurement and during start-up of the FWLE Design-Build contract (authorized by Motion No. M2018-21).
- Phase 2A: provided project management, resident engineering, office engineering, document control, cost estimating and contract change management for the design build period from Limited Notice to Proceed to Notice to Proceed, scheduled for spring 2020 (authorized by Motion No. M2019-68).
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A portion of the \$106,433,313 (\$3,398,805) will be paid by WSDOT and the City of Des Moines as part of previously approved betterment agreements.

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 modification with South County Transit Partners to exercise a contract option for Phase 2B design-build project management services for the Federal Way Link Extension in the amount of \$81,643,091, with a 10 percent contingency of \$8,164,309, totaling \$89,807,400 for a new total authorized contract amount not to exceed \$106,433,313.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 23, 2020.



Kent Keel
Board Chair

Attest:



Kathryn Flores
Board Administrator