

MOTION NO. M2011-53
**Contract Amendment with Huitt-Zollars for South Link – Airport to South 200th Project
Phase II Design Services**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	07/14/11	Recommendation to Board	Ahmad Fazel, DECM Executive Director
Board	07/28/11	Final Action	Ron Lewis, Interim Project Director Rod Kempkes, Senior Civil Engineer

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract amendment with Huitt-Zollars to provide additional design services for the South Link - Airport to South 200th Street project in the amount of \$3,513,180, with a 10% contingency of \$351,318, totaling \$3,864,498, for a total authorized contract amount not to exceed \$8,509,988.

KEY FEATURES

- In September 2010, the Board authorized a contract with Huitt-Zollars to refine the previous preliminary engineering work on the South Link light rail guideway alignment between SeaTac/Airport station and South 200th Street and the proposed station at South 200th Street. Phase I of that contract, the design refinement effort, is now complete.
- This contract amendment would authorize Phase II work under the existing contract with the Huitt-Zollars to advance the design of the South 200th Station architecture to define access/egress, functionality and aesthetic characteristics required to pursue a Conditional Use Permit and Development Agreement with the City of SeaTac, advance systems engineering design, and assist Sound Transit in the development of design-build procurement documents, and in evaluating the cost and technical proposals from the design-build proposers.
- The existing contract contains provisions to authorize additional work in phases at Sound Transit's discretion. Phase II work was contemplated in the existing contract with Huitt-Zollars and would implement those provisions. The contract also provides for Sound Transit to include additional services and scope to support the administration of a design-build contract at Sound Transit's sole discretion.
- This action is in accordance with Phase Gate 4 approval within the agency's Phase Gate policy for entering final design.

PROJECT DESCRIPTION

The South Link - Airport to South 200th Street (South Link) project, incorporating the design refinements identified in the updated NEPA/SEPA environmental documents, would extend light rail approximately 1.6 miles beyond the existing interim southern terminus at the SeaTac/Airport Station. The design features an elevated light rail guideway, a park-and-ride facility with a long term capacity of approximately 700 stalls and an interim capacity of up to 1100 stalls while the South 200th Station is a temporary terminus of the Link system, on-street bus pullouts at the station, an off-street kiss and ride drop-off area, secured bicycle parking, and improved pedestrian and bicycle connections in the station vicinity.

FISCAL INFORMATION

South Link - Airport to South 200th St	Amended 2011 TIP	Committed to Date (including Authorized Contingency)	This Action	Committed & Action	Uncommitted/ (Shortfall)
Agency Administration	16,064	1,178		1,178	14,886
Preliminary Engineering	5,878	5,749		5,749	129
Final Design	20,005	373	3,864	4,238	15,767
Right of Way	43,549	12,522		12,522	31,027
Construction	275,725	-		-	275,725
Construction Services	15,135	-		-	15,135
Third Party Agreements	6,885	878		878	6,007
Vehicles	-	-		-	-
Total Current Budget	383,241	20,699	3,864	24,564	358,677

Phase Detail

Design/Build Preparation	3,865	-	3,864	3,864	1
Other Final Design	16,140	373		373	15,767
Total Phase	20,005	373	3,864	4,238	15,767

Contract Huitt-Zollars	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract	4,223	4,223	3,513	7,736
Contingency	422	422	351	774
Total Contract Amount	4,645	4,645	3,864	8,510
Percent Contingency	10%	10%	10%	10%

Notes:

Amounts are expressed in Year of Expenditure \$000.

Committed to Date includes amounts through May 31, 2011.

The South Link - Airport to 200th St project budget is located on page 53 of the 2011 Transit Improvement Plan (TIP) as amended by Board Resolution R2011-05.

SMALL BUSINESS PARTICIPATION

Huitt-Zollars is the prime consultant for this contract. The actual Small Business participation achieved will vary depending on the needs of the Phase II work effort and cannot, at this time, be confirmed. However, consistent with the actions of Huitt-Zollars through the Phase I design refinement effort, Huitt-Zollars is committed to distributing the work to the subconsultant firms as necessary to provide the services as required.

The Small Business participation goal established for this contract is 13%. Performance to date has achieved 9% Small Business and Disadvantaged Business participation for the Phase I design refinement services.

The following DBE and Small Business subconsultants may be utilized for this contract amendment:

Applied Professional Services	Small Business
C & N Consultants	Small Business
The Greenbusch Group	Small Business
GHL Consultants	DBE
KBA Construction Management	DBE
Lin and Associates	DBE
Michael Minor and Associates	DBE
Studio Pacifica	Small Business
William P. Ott Construction Consultants	Small Business

EQUAL EMPLOYMENT WORKFORCE PROFILE

24 employees; 8.3% women; 8.3% minorities.

BACKGROUND

In September 2010, the Sound Transit Capital Committee authorized execution of a contract with Huitt-Zollars to provide civil, architectural, and systems design services to refine the previous preliminary engineering work on the South Link light rail guideway and station. This effort produced a refined alignment plan and profile as well as an updated cost estimate to help the Board make an informed decision regarding the delivery schedule for the project.

Phase I of that effort refined preliminary engineering work done under the Sound Move program to allow consideration of accelerating the extension to South 200th Street. Work tasks included geotechnical investigations, civil and systems engineering, coordination of the track alignment with planned future roadways on Port of Seattle property, station architecture, cost estimating, noise analysis, surveying, mapping, utility engineering, and facilitating design-build workshops. Phase I work tasks are now complete.

The contract contains provisions to authorize additional work in phases at Sound Transit's discretion. The scope of work for Phase II, if authorized, would implement that provision and will:

- advance the design of the South 200th Station architecture to define access/egress, functionality and aesthetic characteristics required to pursue a Conditional Use Permit and Development Agreement with the City of SeaTac;
- advance systems engineering design;
- assist Sound Transit in the development of design-build procurement documents including an RFQ/RFP for final design and construction, and assist in evaluating the cost and technical proposals from the design-build proposers;
- assist in responding to RFI's, preparing addenda, reviewing alternative technical concepts (ATC's), and preparing conformed documents; and
- assist with right of way engineering and surveying, sustainability evaluation, permitting support, and illustrative design graphics as needed.

The contract also provides for Sound Transit to include, through future contract amendments, additional services and scope to support the administration of a design-build contract at Sound Transit's sole discretion. Board authorization would be sought as appropriate.

ENVIRONMENTAL COMPLIANCE

Environmental compliance pursuant to the National Environmental Policy Act (NEPA) and the State Environmental Policy Act (SEPA) for Airport Link was completed with the Central Link Final Environmental Impact Statement (EIS) issued in November 1999 and Airport Link Environmental Assessment/SEPA Addendum (EA) on May 26, 2005. The Federal Transit Administration issued a Record of Decision for Airport Link on September 13, 2005. A NEPA re-evaluation of the changes proposed from the design refinement work was issued on June 24, 2011. A SEPA addendum was issued on July 5, 2011.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2011-05 – (1) Accelerates the South Link – Airport to South 200th Street Project and establishes a project completion schedule milestone of September 2016; (2) approves Gates 4 and 5 within Sound Transit’s Phase Gate system; (3) amends the Project Lifetime Budget to increase it by \$341,849,600, from \$41,391,400 to \$383,241,000; and (4) amends the Adopted 2011 Annual Project Budget to increase it by \$500,829, from \$11,338,347 to \$11,839,175.

Motion No. M2010-76 - Authorized the chief executive officer to execute a contract with Huitt-Zollars to provide design services for the South Link - Airport to South 200th Street project in the amount of \$4,223,173 with a 10% contingency of \$422,317, for a total authorized contract amount not to exceed \$4,645,490.

Resolution No. R2008-04 – Amended the Adopted 2008 Budget to (a) revise the Airport Link lifetime budget to \$269.1 million; (b) add a project for the light rail segment from South 176th to South 200th with a budget of \$3.767 million; and (c) treat as property for resale and record separately from the Airport Link project budget the previously authorized \$4.1 million acquisition costs for the “kiss-and-ride” facility at the Airport Link Station.

Resolution No. R2005-16 - Selected the final route, profile, and station locations for the Airport Link Light Rail Project from the Tukwila International Boulevard Station to South 200th Street.

TIME CONSTRAINTS

A one month delay would erode project float very early in the project’s life cycle resulting in a tighter final design and construction schedule, and would delay initiation of the design-build procurement. It is highly preferable to obtain Board direction in a timely fashion such that the agency is in a position to benefit from the current favorable bidding climate.

PUBLIC INVOLVEMENT

Not applicable to this action.

LEGAL REVIEW

LA 7/11/11