

Advancing Alternative Delivery At Sound Transit

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Presenters

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Agenda

Why Alternative Delivery at Sound Transit?

Sound Transit Experience With Alternative Delivery

Future Challenges and Opportunities

Audience Questions

Why Alternative Delivery at Sound Transit?

Alternative Delivery at Sound Transit

Collaboration based project delivery

General Contractor / Construction Manager



☐ Designer and Contractor integrated during design

☐ Each under separate contract

Design Build



☐ Project team composed of Designer and Contractor

☐ Under single contract

Benefits of Alternative Delivery

**Maximize project
value to deliver high
quality public
transportation**

Increased
opportunities for
small and
disadvantaged
businesses

Industry
Innovation

Performance-
based delivery

Design flexibility

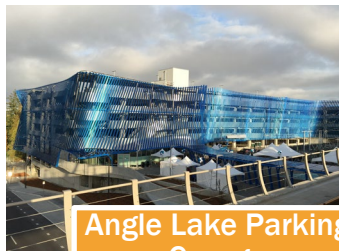
Improve
schedule and
cost certainty



General Contractor / Construction Manager



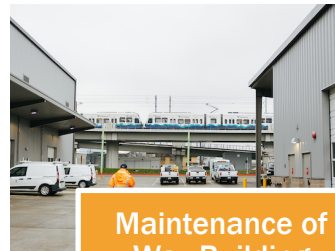
Design Build



Angle Lake Parking
Garage



Angle Lake Station



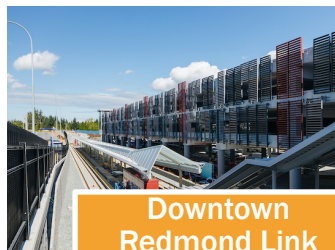
Maintenance of
Way Building



Puyallup Parking &
Access



Operations &
Maintenance
Facility East



Downtown
Redmond Link
Extension



Federal Way Link
Extension



Sound Transit Experience with Alternative Delivery

General Contractor / Construction Manager

Accomplishments

- Early involvement of contractor with jurisdictional stakeholders
- Early identification and mitigation of budget issues
- Enhanced problem identification and resolution

Challenges

- Contractor input on design during preconstruction phase
- Heavy Civil MACC negotiations
- Frequency of change orders and claims

Design Build

Accomplishments

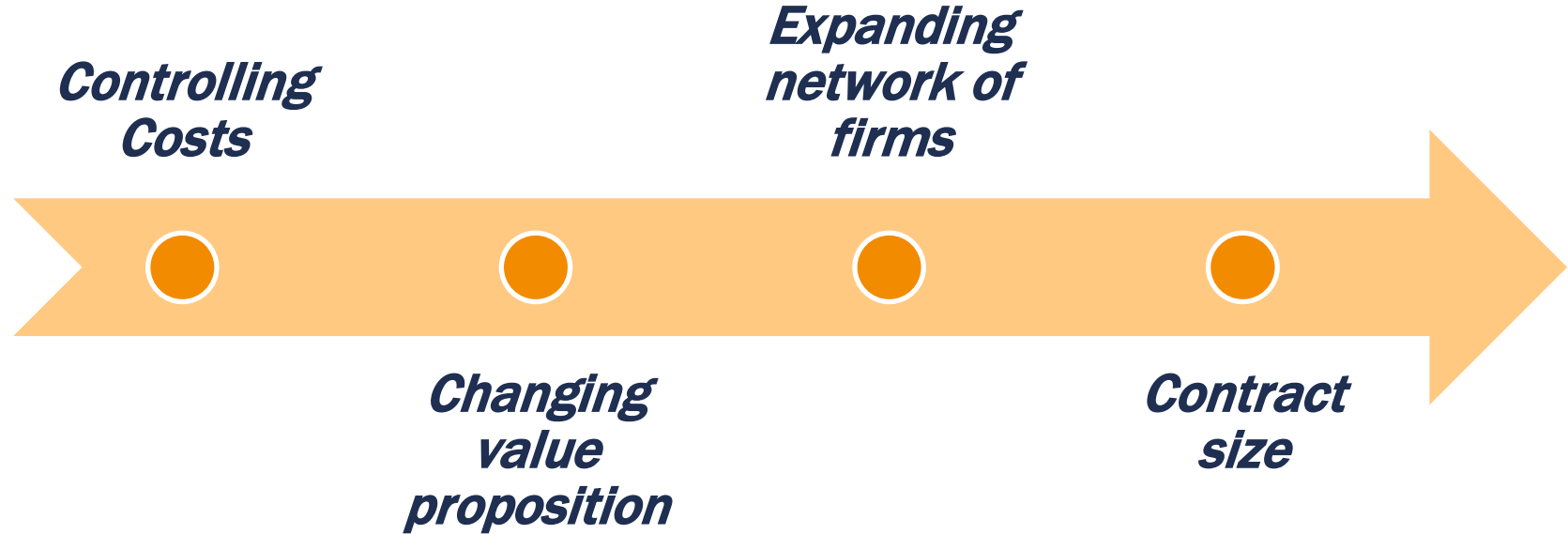
- Innovative and optimized project solutions
- Integration responsibility with one party
- Best use of Owner knowledge - focused on performance criteria

Challenges

- Effective and Early input into Owner performance criteria
- Avoiding the Design Bid Build Contract mindset
- Adapting Agency processes and policies

Future Challenges and Opportunities

Alternative Delivery Opportunities



Audience Questions

Questions Received During Sessions

1. Is ST exploring Progressive DB?

- Sound Transit has and will continue to explore the Progressive Design Build method for our projects. There are various factors that we consider when determining what delivery method to utilize for a project and, to date, the progressive model has not been an option that best meets the project's needs.

2. What is the decision process for choosing the delivery method? What drives you to GCCM, Design Build or Design Bid Build?

- Sound Transit has established a robust process for evaluating a project and deciding what delivery method best suits it. We look at the project goals, risks, location, staff experience, funding sources, and many other items when evaluating a project. We take those factors and evaluate them against the various delivery methods available (GCCM, Design Build, Design-Bid-Build, etc.) to determine which delivery method best addresses the unique project characteristics.

3. Sound Transit's alternative processes has resulted in large firms as primes. When will Sound Transit encourage [Joint Ventures] between underutilized small business and Large over utilized firms?

- Sound Transit continues to encourage and promote equity and inclusion on all teams pursuing our projects. While we cannot dictate what firms form a joint venture, we establish S/DBE utilization goals and require all prime firms pursuing our contracts to demonstrate how they intend to utilize small and underutilized firms on their teams. Sound Transit will continue to explore and pursue ways to increase participation, at all levels, by small and underutilized firms on our projects.

Questions Received During Sessions

4. Interesting about encouraging continued innovation after award of D-B contracts; are you considering Cost Reduction Incentive Proposals?

- While we haven't required "Cost Reduction Incentive Proposals" we do expect firms pursuing our Design Build projects to design and estimate ways to reduce the project costs while delivering the project requirements outlined in the contract.

5. WSDOT has reported in the DBE Advisory Committee meetings that African Americans DBE firms' availability has dropped from 10% to less than 1%. How do you think the alternative process can curve up the utilization of African American firms before there are no African American firms available?

- The alternative delivery process affords owners a range of opportunities to increase the utilization of African American and other underutilized firms through project utilization goals, partnering with prime contractors to target underutilized firms, and evaluating contract and subcontract sizes to increase participation. Our goal is to find ways to develop lasting partnerships and bring in more African American, along with other underutilized, firms and staff onto our project teams. Sound Transit is committed to this goal and continues to develop new and innovative ways to bring in African American and other underutilized firms on all our projects.

Questions Received During Sessions

6. How big does a project have to get before you would split it into multiple DB opportunities?

- We do not have a project size that would trigger splitting into multiple projects. We evaluate every project package individually and against the available delivery methods.

7. How are you changing your procurement and selection methods to ensure you get highest value over the lifecycle rather than lowest cost?

- Sound Transit determines procurement and delivery methods against a particular project's goals, risks, life cycle cost, and various other elements to ensure every project maximizes the value received at a fair and reasonable cost to the public.

8. Is ST exploring other alternate delivery models such as IPD, IFOA, etc.?

- Sound Transit is continuing to explore all available delivery methods; however, we have not started evaluating IPD or IFOA at this time.

Questions Received During Sessions

9. What is the best way to find out about and propose on Alt Delivery projects?

- The best way to find out about upcoming procurements is to subscribe to our Bi-Weekly Procurement Snapshot and our Quarterly Procurement Look Ahead. The bi-weekly will provide information regarding active and soon to be released procurements. The quarterly look ahead provides an estimate forecast of projects that will be procured over the next 18 - 24 months. Currently, the Quarterly Procurement Look Ahead is unavailable until the board completes its realignment evaluation later this summer. After that, we will begin publishing the Quarterly Procurement Look Ahead again.
- Additionally, we publicly solicit our formal procurements on Biddingo. There you can register to propose on any active procurements while also receiving updates and notifications.
- Please visit our websites below:
 - Procurement and Contracts website
 - <https://www.soundtransit.org/get-to-know-us/doing-business-with-us/procurement-contracts>
 - Biddingo
 - <http://www.biddingo.com/soundtransit>
 - Current snapshot
 - <https://www.soundtransit.org/sites/default/files/documents/snapshot-current.pdf>
 - Snapshot and Quarterly look ahead notification's registration
 - https://public.govdelivery.com/accounts/WASOUND/subscriber/new?topic_id=WASOUND_162

Thank you.

Thank you.



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