

Motion No. M2025-62

Project Management Construction Management (PM/CM) Services Multiple Award Task Order Contract (MATOC)

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee Board	12/11/2025 12/18/2025	Recommend to Board Final action	Terri Mestas, Deputy CEO, Capital Delivery Manan Garg, Executive Director – Capital Delivery John Baker, Director – Construction Support Services

Proposed action

Authorizes the chief executive officer to execute 22 individual Multiple Award Task Order Contracts for five years, each with two one-year options to extend, with Cooper Zietz Engineers, Inc. DBA Akana, Axiom Consulting and Project Management LLC, Bechtel Infrastructure Corporation, Cumming Management Group, Inc., EPC Consultants, Inc., Ergosync, LLC, Furtado & Associates, Inc., H.W. Lochner, Inc., HDR Engineering, Inc., Hill International, Inc., HNTB Corporation, Jacobs Project Management Co., KBA, Inc., Morgner Technology Management DBA Morgner Construction Management, Mott MacDonald, LLC, PGH Wong Engineering, Inc., Ramos Consulting Services, Inc., Simpson & Simpson Management Consulting Inc., Stantec Consulting Services Inc., United ECM, US Rail Systems Inc, and VSCE, Inc. to provide Sound Transit with project management/construction management services such that the aggregate total amount of the 22 contracts does not exceed \$1,000,000,000 over the potential seven-year period, and that task orders exceeding \$10,000,000 or are restricted by Resolution No. R2021-05 are subject to Committee or Board approval.

Key features summary

- A Multiple Award Task Order Contract (MATOC) is a type of indefinite delivery/indefinite quantity (ID/IQ) contract where multiple contractors are awarded a contract and then compete for individual task orders (specific projects or scopes of services) throughout the life of the contract.
- The MATOC program serves as a platform to build delivery capacity for upcoming projects, directly aligning with the Technical Advisory Group (TAG) recommendations and advancing the cost-efficiency goals outlined in Motion No. M2024-59.
- MATOC contracting will allow Sound Transit to have access to a pool of experts and streamline the agency's ability to perform design and engineering services.
- The MATOC will expand opportunities for small and medium-sized firms to perform as prime consultants, and to encourage participation from new firms.
- This action provides Project Management and Construction Management services for Sound Transit's capital program, state of good repair projects, and facilities currently in operation. The scope of work includes General Program Support; Project Management; Construction Management; Resident Engineer Services; Construction Management Consulting and Design Build Project Management Services; Commercial Management Services; Office Engineering & Administrative Services; Construction Estimating; Construction Scheduling; Construction Safety Consulting and

Oversight; Quality Management; Utility Coordination; Economic Development Compliance Consulting and Oversight; Staff Augmentation; Claims Analysis; Tunnel Support Services; Permitting; Environmental Planning, Permitting, Compliance, Due Diligence and Hazardous Building Materials Surveys, and Program Implementation and Operations Support; Transit Orientated Development (TOD) Development Strategy, Design Review, and Construction Coordination and Oversight; Sustainability Strategic Planning, Analysis, Data Collection, Reporting, Research, Auditing, and Green Building Support; and, Environmental Remediation Oversight, Remedial Cost Estimates and Other Service.

- A MATOC will be awarded to each of the 22 prime consultant firms which have been determined most qualified to provide, at a minimum, a specified set of base services that support the Sound Transit capital and state of good repair programs.
- Each firm awarded a contract will be designated as part of a “bench” determined by the size of the prime consultant firm: Small, Medium or Large firm bench.
- Services will be ordered by issuing Task Orders under the various Contracts for specific scopes of services to the firm determined the most qualified to provide that specific scope of services.
- Sound Transit will issue a Request for Task Order Proposal for a specific scope of services to one or more MATOC consultants that Sound Transit determines are qualified to provide the requested services. Sound Transit will determine the most qualified firm based on qualifications provided in the Responses to the Request for Task Order Proposals, without consideration of price. Sound Transit will negotiate the price and final Task Order terms with the most qualified firm.
- Compensation will be either fixed price or not-to-exceed amount, based on negotiated level of effort at the agreed hourly rates by position; plus negotiated fee/profit, and any negotiated other direct costs. Hourly Rates by Position are Sound Transit provided all-in fixed rates for each position identified on a Sound Transit-provided list of positions, and are intended to be all-inclusive, including labor and overhead. All Contracts will use the same Hourly Rates by Position.
- Committee approval is required for task orders exceeding \$10,000,000 individually or cumulatively within a defined scope of work. Board approval is required for task orders greater than \$50,000,000 individually or cumulatively within a defined scope of work.
- Board approval is also required for task orders to provide services to support capital, operations, or maintenance projects whose estimated total project cost is forecasted by the chief financial officer to be unaffordable under the Sound Transit Long-Range Financial Plan based on current updated estimates.
- The CEO is authorized to execute task orders provided that (1) the value does not exceed \$10,000,000; and (2) the task order award is managed by Procurement, Contracts and Agreements in accordance with agency policies and procedures for the development, award, execution, and modification of task orders.

Background

Project Management and Construction Management services at Sound Transit are currently provided through project-specific contracts, as well as on-call Architect-Engineer consultant contracts. With the goal of achieving cost, time, and resource savings by reducing the number of procurements, Sound Transit initiated the procurement of a PM/CM MATOC in 2024. Before issuing the PMCM MATOC Request for Qualifications (RFQ), Sound Transit held over 17 industry events across King, Pierce, and Snohomish counties drawing over 900 attendees to educate the contracting community on the MATOC contracting approach, solicit feedback, and encourage participation.

In response to the RFQ, statements of qualifications were submitted by 37 firms with the following notable metrics:

- 22 prime firms qualified for award of MATOC, comprised of 9 small, 4 medium, and 9 large firms
- 285 subconsultant firms were included in Statements of Qualifications (SOQs) submitted
- 10 prime and 82 subconsultant firms that are new to Sound Transit were included in SOQs submitted
- 158 firms included in SOQs submitted are local to Puget Sound
- 3 firms that were previously subconsultants with Sound Transit submitted proposals to be awarded prime MATOC contracts

The PM/CM MATOC is intended to provide an efficient and flexible approach to procure Project Management and Construction Management services required by Sound Transit's capital program, state of good repair projects, and facilities in operation. This MATOC will establish a deep bench of qualified firms and subject matter experts to support capital program delivery, state of good repair initiatives, emergency projects, studies, and other agency needs, providing capacity-building resources available for use across the agency. The PM/CM MATOC is intended to reduce the time and resources needed to award individual contracts and allow Sound Transit to issue task orders for various services without having to initiate a new procurement.

Procurement information

A qualifications-based selection process was used in accordance with the requirements for procurement of professional architect-engineer services where price was not a consideration or an evaluation factor. The solicitation indicated that Sound Transit could make multiple awards. A Multiple Award Task Order Contract (MATOC) is a type of indefinite delivery/indefinite quantity (ID/IQ) contract where multiple contractors are awarded a contract and then compete for individual task orders (specific projects or scopes of services) throughout the life of the contract. The term of each contract awarded is five years, with two one-year options to extend the term at Sound Transit's sole discretion. Each task order will include a not-to-exceed amount based on anticipated scope, and a total value of all related MATOC task orders not to exceed \$1 billion.

The Request for Qualifications was advertised in July 2025. Thirty-seven firms submitted statements of qualifications (SOQ) and evaluations were held in September. Twenty-two teams were determined to be the most qualified firms. Interviews were not conducted.

Compensation for task orders will be based on "Hourly Rates by Position," or fixed price. The Request for Qualifications included a list of positions with descriptions and minimum qualifications for each position listed. All 22 awardees were asked to submit their actual direct labor rates for each position and the company indirect cost rates (overhead) for the prime consultant and any positions anticipated to be filled by subconsultants. A protest was filed by a firm that was not recommended for award of a contract pursuant to the solicitation. After careful consideration, the protest was denied. Because of the nature of the MATOC multiple awards, the protest will not impact the award of the other multiple contract awards requested with this action.

Sound Transit created a compilation of fully-burdened Hourly Rates by Position for each position, using information provided by all companies, and performed a cost analysis of direct labor rates and overhead. The final Sound Transit Hourly Rates by Position to be used by all consultants were determined to be fair and reasonable. As anticipated by the solicitation and resulting Contract documents, these same Sound Transit Hourly Rates by Position are intended to be used as the required fully burdened rates for

each of the MATOC contracts executed, and to be used for prime or subconsultant personnel performing the services. Future annual rate escalation will be at the sole discretion of Sound Transit.

Sound Transit will issue a Task Order Request for Proposal to one or more MATOC consultants for the procurement of each task order scope of services. Sound Transit will determine the most qualified consultant for the task order scope of services requested based on qualifications only, without consideration of price. Specific scope of work, level of effort, other direct costs, and a fixed fee/profit will be negotiated with the Consultant determined by Sound Transit to be the most qualified consultant to provide the services requested for each task order.

A separate Contract will be executed with each of the 22 listed consultants for the Multiple Award Task Order Contract. The Contract value of each contract will be equal to the Task Order amounts awarded under the Contract.

Each Contract includes opportunity for an annual minimum task order amount to complete certain reports or tasks requested. The total value of all Contracts, including all task orders, will not exceed the Board authorized amount of \$1,000,000,000.

The Procurement, Contracts, & Agreement division will oversee the process of competing and awarding each task order to the most qualified firm to perform the services requested.

Sound Transit acknowledges that MATOC delivery carries certain risks for both the agency and consultants. Task order procedures are designed to proactively manage and mitigate challenges such as ongoing competition management, avoiding organizational conflicts of interest, contractor coordination, utilization and transparency to firms, and administrative burden.

Fiscal information

The project management and construction management services described in the proposed action will be assigned on a task order basis. Funding for the task orders will come from existing, board-approved project budgets. As services will be rendered as needed, cost distribution will be determined as each task order is executed. This action does not impact the affordability of Sound Transit's Long-Range Financial Plan.

Board approval is required for task orders that will provide services to support capital, operations, or maintenance for projects whose estimated total project cost is forecasted by the chief financial officer to be unaffordable under the Sound Transit Long-Range Financial Plan based on current updated estimates.

Disadvantaged and small business participation

Sound Transit promotes and encourages small business participation, which also includes disadvantaged business enterprises (DBEs). Contract goals are based on the examination of subcontracting opportunities contained in the work of this contract and the number of small businesses / DBEs available to perform such subcontracting work.

Based on availability analysis at the time of solicitation development (before 10/3/25), Sound Transit initially anticipated reaching DBE participation target of 12% for all scopes of services for the entirety of all MATOC contracts awarded. A DBE goal was not set for this procurement and the resulting contracts, only a DBE target. It was anticipated that any DBE goal would be set on a task order by task order basis at the time of issuing Request for Task Order Proposals, with consideration of DBE availability for the specific task order scope of services.

New regulations issued by the U.S. Department of Transportation on October 3, 2025, and new FTA guidance, require Sound Transit to zero out or remove DBE goals. This Contract will be executed with

0% DBE target, and no DBE goals will be set on Task Orders at this time, and until a DBE recertification process is established by Washington OMWBE and OMWBE has completed the process of allowing firms to be certified as DBEs under the new standards in the US DOT regulations and FTA guidance. Sound Transit will continue to collect subcontractor information.

This solicitation was structured to incentivize Small Business prime consultant participation through the incorporation of a Small Business Bench. In addition, those receiving a MATOC contract are required to provide mentorship for at least one small business through a Mentor-Protégé Program.

DBE Target
Overall DBE Target 0%

Public involvement

Not applicable to this action.

Time constraints

A one-month delay would not create a significant impact on any project schedule.

Environmental review – KH 11/3/25

Legal review – JSA 12/9/25

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The MATOC program serves as a platform to build delivery capacity for upcoming projects, directly aligning with the Technical Advisory Group (TAG) recommendations and advancing the cost-efficiency goals outlined in Motion No. M2024-59 and aligns with the cost-saving measures outlined in Motion No. M2025-36.

MATOC contracting will allow Sound Transit to have access to a pool of experts and streamline the agency's ability to perform design and engineering services.

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Committee approval is required for task orders exceeding \$10,000,000 individually or cumulatively within a defined scope of work. Board approval is required for task orders greater than \$50,000,000 individually or cumulatively within a defined scope of work.

Board approval is also required for task orders to provide services to support capital, operations, or maintenance projects whose estimated total project cost is forecasted by the chief financial officer to be unaffordable under the Sound Transit Long-Range Financial Plan based on current updated estimates.

The CEO is authorized to execute task orders provided that (1) the value does not exceed \$10,000,000; and (2) the task order award is managed by Procurement, Contracts and Agreements in accordance with agency policies and procedures for the development, award, execution, and modification of task orders.

Motion

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer to execute 22 individual Multiple Award Task Order Contracts for five years, each with two one-year options to extend, with Cooper Zietz Engineers, Inc. DBA Akana, Axiom Consulting and Project Management LLC, Bechtel Infrastructure Corporation, Cumming Management Group, Inc., EPC Consultants, Inc., Ergosync, LLC, Furtado & Associates, Inc., H.W. Lochner, Inc., HDR Engineering, Inc., Hill International, Inc., HNTB Corporation, Jacobs Project Management Co., KBA, Inc., Morgner Technology Management DBA Morgner Construction Management, Mott MacDonald, LLC, PGH Wong Engineering, Inc., Ramos Consulting Services, Inc., Simpson & Simpson Management Consulting Inc., Stantec Consulting Services Inc., United ECM, US Rail Systems Inc, and VSCE, Inc. to provide Sound Transit with project management/construction management services such that the aggregate total amount of the 22 contracts does not exceed \$1,000,000,000 over the potential seven-year period, (b) Board approval is required for task orders greater than \$50,000,000 individually, or cumulatively within a defined scope of work, and for task orders that provide services to support capital, operations, or maintenance for projects whose estimated total project cost is forecasted by the chief financial officer to be unaffordable under the Sound Transit Long-Range Financial Plan based on current updated estimates, (c) appropriate Committee approval is required for task orders exceeding \$10,000,000, individually or cumulatively within a defined scope of work, and (d) CEO approval is authorized for task orders that do not exceed \$10,000,000 in value when the task order is awarded by Procurement, Contracts and Agreements in accordance with agency policies and procedures for the development, award, execution, and modification of task orders.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on _____.

Dave Somers
Board Chair

Attest:

Kathryn Flores
Board Administrator