



Motion No. M2021-50

East Link Extension Preventative Maintenance program from Post Acceptance to Revenue Service

Meeting:	Date:	Type of action:	Staff contact:
System Expansion	9/9/2021	Final action	Ron Lewis, DECM Executive Director Mike Bell, Senior Executive Project Director, East Link Chad Brown, Deputy Project Director, East Link

Proposed action

Authorizes the chief executive officer to execute a two-year contract with CBRE to provide preventative maintenance and other services for facilities along the East Link Extension in the amount of \$2,404,602, with a 20 percent contingency of \$480,920 for a total authorized contract amount not to exceed \$2,885,522, plus applicable taxes.

Key features summary

- The East Link Extension civil contracts are nearing substantial completion and Sound Transit will soon be responsible for maintaining 10 new stations and other facilities such as the Bellevue tunnel, and portions of the Mercer Island and Mount Baker tunnels.
- Preventative maintenance will need to be performed at these newly constructed facilities until the remaining systems contract work is completed and East Link is ready to be turned over to Sound Transit Operations.
- This contract will provide the following services to help ensure the new facilities stay in a good state of repair:
 - Preventative maintenance of equipment and assets;
 - Regular cleaning of facilities (including deep cleaning of facilities prior to opening);
 - Pest control;
 - Training for Sound Transit maintenance personnel; and
 - Vandalism prevention and repair.
- The contract includes monthly prices for services and terms that allow Sound Transit to reduce the contract amount if the contract duration is reduced.

Background

East Link extends light rail 14 miles, with 10 stations from Seattle's International District to Judkins Park, across I-90 to Mercer Island and South Bellevue, through downtown Bellevue and the Bel-Red area to Redmond Technology Station. Revenue service is anticipated to begin in 2023.

This contract will provide the necessary services to help ensure the new facilities stay in a good state of repair until they are turned over to Sound Transit Operations.

Project status

○					
Project Identification	Alternatives Identification	Conceptual Engineering/ Draft EIS	Preliminary Engineering/ Final EIS	Final Design	Construction

Projected completion date for East Link Extension: Q2 2023

Project scope, schedule and budget summary are located on page 21 of the July 2021 Agency Progress Report.

Procurement information

This contract is the result of a competitive Request for Proposals procurement. Sound Transit chose this method because price was not the only evaluation factor and negotiations were anticipated due to the complex nature of the scope of work. The other evaluation criteria besides price included knowledge, experience and technical competencies; capacity, project approach and organization; commitment to DBEs and Small Businesses; and commitment to and compliance with Equal Employment Opportunity requirements.

Although only one proposal was received, the review determined the proposal to be fully responsive, 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 phase as contained in the current cost estimates.

The baseline budget for the East Link Extension project is \$3,677,150,000. Within that amount, \$2,544,300,000 has been set aside for the construction phase. Within the construction phase, \$33,718,000 has been allocated to the budget line item for Start-up & Testing. The proposed action would commit \$2,885,522 to this line item and leave remaining budget of \$25,213,658 in the line item.

East Link Extension

(in thousands)	Total Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$186,200	\$110,573		\$110,573	\$75,627
Preliminary Engineering	55,900	54,776		54,776	1,124
Final Design	283,000	256,082		256,082	26,918
Third Party	52,150	39,282		39,282	12,868
Right of Way	298,150	279,703		279,703	18,447
Construction	2,544,300	2,353,790	2,886	2,356,675	187,625
Construction Services	257,450	214,912		214,912	42,538
Total Current Budget	\$3,677,150	\$3,309,118	\$2,886	\$3,312,003	\$365,147

Phase Detail - Construction

Start-up & Testing	\$33,718	\$5,619	\$2,886	\$8,504	\$25,214
Other Construction	2,510,582	2,348,171		2,348,171	162,411
Total Phase	\$2,544,300	\$2,353,790	\$2,886	\$2,356,675	\$187,625

CBRE	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	\$	\$	\$2,405	\$2,405
Contingency	0	0	\$481	481
Total Contract Amount	\$	\$	\$2,886	\$2,886
Percent Contingency	0%	0%	20%	20%

Notes:

Amounts are expressed in Year of Expenditure \$000s.

* Board Approvals = Commitment and PO Contingency Remaining as of 5/27/21.

For detailed project information, see page 116 of the 2021 Financial Plan & Adopted 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: 15%	Small business commitment: 17.3%
DBE goal: 10%	DBE commitment: 13.37%

Subconsultant/Subcontractor	Business Type	% of Work	Amount
Larson's Glass	Small business	3.93%	\$94,575.80
Everblue Lock and Key LLC	DBE	1.69%	\$40,532.49
Bubber's Janitorial	DBE	11.69%	\$280,999.90
Total		17.30%	\$416,108.19

Public involvement

Not applicable to this action.

Time constraints

A one-month delay would not create a significant impact to the project schedule.

Environmental review – KH 8/26/21

Legal review – JEN 09/07/21



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Motion

It is hereby moved by the System Expansion Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a two-year contract with CBRE to provide preventative maintenance and other services for facilities along the East Link Extension in the amount of \$2,404,602, with a 20 percent contingency of \$480,920 for a total authorized contract amount not to exceed \$2,885,522, plus applicable taxes.

APPROVED by the System Expansion Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 9, 2021.



Claudia Balducci
System Expansion Committee Chair

Attest:



Kathryn Flores
Board Administrator