

SOUND TRANSIT

MOTION NO. M98-62

Sole source contract award to Lorig Associates for project management services for Union Station

BACKGROUND AND COMMENTS

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	8/27/98	Recommend Board Approval	Jeri Cranney	689-4934
Board of Directors	8/27/98	Approval	Manager, Real Estate Division	

ACTION:

Approval of a sole source contract award to Lorig Associates in an amount not to exceed \$250,000 for project management services associated with Union Station.

BACKGROUND:

On June 11, 1998, the Board of Directors delegated authority to the Finance Committee as necessary to secure long term headquarters for Sound Transit (Resolution No. R98-30). On June 18, 1998, the Finance Committee authorized the Executive Director to enter into a Purchase and Sale Agreement for the purchase of a fully renovated, historic Union Station, to be used as Sound Transit long-term headquarters (Motion No. M98-51). This contract was fully executed on June 25, 1998. In order to assure Sound Transit's numerous interests are met during the complex development and construction phase, Sound Transit requires the services of an experienced and dedicated project manager. This person should have extensive experience in projects like Union Station, the build-out and development of a historic building.

Lorig Associates has specific, extensive experience in projects of this nature including the historic renovation of the Paramount Theatre. Maria Barrientos, principal of Lorig has previously provided project management expertise to Sound Transit in the evaluation and budgeting of the Union Station project. Her unique experience with Sound Transit's needs, the details of the project, the budget, and her expertise in the development and renovation of historic buildings makes Maria and Lorig uniquely qualified to perform this work. This experience, coupled with the extremely tight time frame required to accomplish the design and relocation of Sound Transit staff and consultants to Union Station in fall, 1999, makes Lorig's participation crucial to our ability to accomplish this important task.

The amount requested for this contract, \$250,000, was previously approved in Motion No. M98-51, which authorized the purchase of Union Station. The authorization included authorization for funds to acquire Union Station that included project management services.

RELEVANT BOARD POLICIES AND PREVIOUS ACTIONS TAKEN:

- ◆ Adoption of *Sound Move*, the Ten-Year Regional Transit System Plan (May 31, 1996)
- ◆ Resolution No. 78-1 (April 9, 1998)

(Resolution No. 78-1 grants the Finance Committee authority to execute contracts up to \$5,000,000, and allows the Board to authorize non-standard procurements, such as sole source and special circumstance procurements)
- ◆ Adoption of Resolution R98-30 authorizing Finance Committee to secure long-term headquarters for Sound Transit (June 11, 1998)
- ◆ Adoption of Motion M98-51 authorizing Executive Director to execute all necessary documents to purchase Union Station for long-term headquarters (June 18, 1998)

EXECUTIVE SUMMARY:

Scope of work:

Provide project management services associated with the development/renovation of Union Station for long-term headquarters.

Procurement and selection process:

Sole source.

Cost:

Contract award not to exceed \$250,000. These funds were authorized in previous actions to acquire Union Station as noted above.

ALTERNATIVES:

The executed Purchase and Sale Agreement for the purchase of Union Station specifically calls for Lorig Associates' designation as the project manager. Existing purchase contract for Union Station would require amendment if Lorig is not selected.

CONSEQUENCES OF DELAY

If a decision is not made at the August 27 meeting, the project schedule would not be impacted too greatly; however, a decision would be needed by the first meeting in September to avoid project delays.

SOUND TRANSIT

MOTION NO. M98-62

A motion of the Board of the Central Puget Sound Regional Transit Authority to approve a sole source contract award to Lorig Associates in an amount not to exceed \$250,000 for Project Management services associated with Union Station.

Background:

On June 11, 1998, the Board of Directors delegated authority to the Finance Committee as necessary to secure long term headquarters for ST (Resolution No. R98-30). On June 18, 1998, the Finance Committee authorized the Executive Director to enter into a Purchase and Sale Agreement for the purchase of a fully renovated, historic Union Station, to be used as ST long-term headquarters (Motion No. M98-51). This contract was fully executed on June 25, 1998. In order to assure Sound Transit's numerous interest are met during the complex development and construction phase, Sound Transit requires the services of an experienced and dedicated project manager. This person should have extensive experience in projects like Union Station, the build-out and development of a historic building.

Maria Barrientos, Principal and Lorig Associates are the only practicable sources for the necessary services given the project complexity and time constraints. Lorig Associates has specific, extensive experience in projects of this nature including the Paramount Theatre project. Lorig has previously provided project management expertise to Sound Transit in the evaluation and budgeting of the Union Station project. Maria Barrientos, of Lorig, is currently acting as the project manager for Sound Transit on the Union Station project. Her unique experience with Sound Transit needs, the details of the project and the budget and her expertise in the development and renovation of historic buildings makes Ms. Barrientos and Lorig uniquely qualified to perform this work. This, coupled with the extremely tight time frame required to accomplish the design and relocation of Sound Transit staff and consultants to Union Station in fall, 1999, is critical to our ability to accomplish this important task.

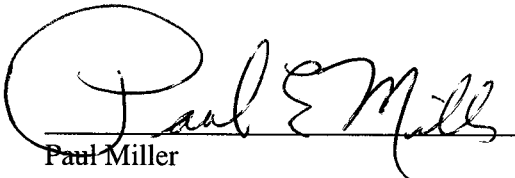
The amount requested for this contract of \$250,000 has been previously authorized in Motion No. M98-51, which authorized the purchase of Union Station. This authorization included funds to acquire Union Station that anticipated project management services.

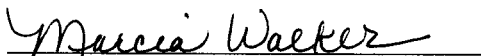
Motion:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the award of a sole source contract to Lorig Associates for an amount not to exceed \$250,000 to provide project management to Sound Transit for the Union Station project be approved.

Approved by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof on the 27th day of August, 1998.

ATTEST:


Paul Miller
Board Chair


Marcia Walker
Board Administrator