

**SOUND TRANSIT**

**MOTION NO. M2000-07**

**Contract for architectural, landscaping and urban design services**

**Station Design Package #7**

**BACKGROUND AND COMMENTS**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	1/20/00	Discussion/Possible Action	Paul Bay, Director, Link Bill Houppermans, Chief Engineer Debra Ashland, Architect	398-5134 398-5125 689-3309

**ACTION:**

Approval to award contract for professional services to Hewitt Architects for Station Design Package #7 for \$3,058,000 and a contingency of \$611,600 for a total authorization not to exceed \$3,669,600 for architecture, landscaping, and urban design services for the three southern most stations of the Central Link light rail project. This contract includes preliminary engineering and final design work. Initially, the consultant will be authorized to proceed with preliminary engineering only. The FTA has given the Record of Decision. Notice to Proceed for final design services will be issued following FTA's authorization to the Central Link light rail project to proceed with final design. Station Design Packages #1 through #6 were previously approved by the Finance Committee on October 7, 1999 (Motion No. M99-63).

**BACKGROUND:**

Based on the locally preferred alignment identified in Motion No. M99-14 in February 1999, Link light rail divided the architectural work into seven station design packages. This provided the opportunity for more firms to participate in this work.

On March 11, 1999, Sound Transit requested Statements of Qualifications and Proposals from firms interested in consultant architectural, landscaping, and urban design services for Preliminary Engineering and Final Design for the Central Link light rail system. Proposals were received on April 8, 1999. The Sound Transit Selection Committee evaluated and interviewed the finalists. Selection of the architectural firm was based on a combined evaluation of written and oral proposals, proposed staffing, and level of effort.

Design services, under this contract, will include design of the station finishes, preparation of plans, specifications and estimates for station architecture, including implementation of system-wide LRT signage requirements; station lighting fixture selection; station landscaping; and urban design of relevant streetscapes. Station Design Package #7 [North SeaTac Station (S.154<sup>th</sup>); SeaTac Airport Station; and South SeaTac Station (S. 200<sup>th</sup>)] is on a timeline scheduled to coordinate with the planning work currently being performed by the Port of Seattle for the SeaTac Airport.

The six station design packages approved for contract award by the Sound Transit Board on October 7, 1999, included a total of twenty-eight (28) local firms located within the Sound Transit service region.

Station Design Package #7 will add three more local companies to that list, for a total of 31 firms located in the Sound Transit service region. A summary listing the Hewitt Architects subconsultant team is attached.

#### **RELEVANT BOARD POLICIES AND PREVIOUS ACTIONS TAKEN:**

- ◆ Adoption of Sound Move, The Ten-Year Regional Transit System Plan (May 31, 1996)  
Sound Move calls for coordinating with other transportation providers and creating important regional connections.
- ◆ Resolution No. 78-1, establishing delegation of authority and procurement procedures (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 nonstandard procurements such as sole source and special circumstance procurements.
- ◆ Resolution No. R99-33, adopting Fiscal Year 2000 Budget (November 19, 1999)  
The 2000 budget includes funds for final design activities and the acquisition of rights of way.
- ◆ Resolution No. 98-3, awarding Civil Facilities Contract for Conceptual and Preliminary Engineering (January 22, 1998)  
Resolution No. 98-3 authorized a civil facility consulting contract for conceptual and preliminary engineering to a joint venture partnership composed of Parsons Brinkerhoff Quade & Douglas, Inc., ICF Kaiser Engineers, Inc., and BRW, Inc., dba Puget Sound Transit Consultants (PSTC).
- ◆ Motion No. M99-14, identifying the Central Link Light Rail Locally Preferred Alignment (February 25, 1999)  
Motion No. M99-14 identifies the Central Link Light Rail LPA by segment, operations, and Maintenance Facility, and Board Additions in 1995 dollars and 1999 dollars.
- ◆ Motion No. M99-63, awarding six station design packages for architectural services for the Central Link Light Rail (October 7, 1999).

#### **KEY FEATURES:**

- Procurement of architectural services for preliminary engineering for Central Link light rail with the ability to retain those architectural teams for final design.
- Allows for consistency in the design process and coordination with the local community and cities.

**COST:**

**SUMMARY OF CONTRACT COSTS**

STATION DESIGN PACKAGE	7 - North SeaTac - SeaTac Airport - South SeaTac
A/E CONSULTANT	<b>Hewitt Architects</b>
PE Contract	<b>\$1,035,000</b>
PE Contingency	<b>\$207,000</b>
PE Total	<b>\$1,242,000</b>
Final Design Contract	<b>\$2,023,000</b>
FD Contingency	<b>\$404,600</b>
Final Design Total	<b>\$2,427,600</b>
Total PE & FD Contracts	<b>\$3,058,000</b>
Total Contingency	<b>\$611,600</b>
<b>Total</b>	<b>\$3,669,600</b>

**FUNDING:**

Funding for this Scope of Work is included in Sound Move and in the Link project budget, FTA Preliminary Engineering Grant, and FY 2000 Capital Budget. The budget for completion of these tasks is identified in Sound Transit's 2000 Budget under Preliminary Engineering and Final Design. With the budget developed for the Central Link configuration approved by the Board on November 18, 1999, there is sufficient funding to complete the remaining work.

**LINK LIGHT RAIL  
PRELIMINARY ENGINEERING AND FINAL DESIGN  
Expenditures and Budget**

	2000 Approved Ten-year Budget <sup>2</sup>	Life to Date Expenditures and Outstanding Commitments <sup>3</sup>	Pending Board and Finance Committee Decisions <sup>4</sup>	Budget Available	Proposed Board Action
	A	B	C	A-(B+C)	E
PE <sup>1</sup>	\$80,567,000	\$77,924,412	\$79,500	\$2,563,087	\$1,242,000
Final Design <sup>1</sup>	\$192,569,000	\$ 11,836,223	\$ 238,950	\$180,493,827	\$2,427,600

1. All figures for Central Link only
2. Budget figures for Central Link, as adopted by Board action on Nov. 18, 1999.
3. Commitments as of December 15, 1999 and expenditures as of November 31, 1999. These figures also include the full commitments for Architectural packages 1-6 (Board Motion 99-63) and Design Build Honorarium (Board Motion 99-70)
4. Includes pending Central Link portion of the System-wide Signage Implementation Plan

**EXECUTIVE SUMMARY:**

**Scope of Work**

Architectural design services include design of the station finishes, preparation of plans, specifications and estimates for station architecture. The scope of work also includes the following:

- community outreach in coordination with Sound Transit
- collaboration with Link artists
- interface with civil facilities and systems
- design of canopy structures
- implementation of system-wide LRT signage requirements
- station lighting fixture selection
- station landscaping
- urban design of relevant streetscapes
- identifying applicable permits

**Procurement and selection process**

The architecture teams were selected through a competitive qualifications-based process as established in the Sound Transit Request for Qualifications and Proposals (RFQ/P) No. RTA/LR 32-99. Sound Transit staff fulfilled a good faith effort to disclose available design materials and schedules developed by the Civil Facilities Design Consultant Team as part of the procurement process.

**M/W/DBE participation**

The DBE/SBA table displayed below is based on the consultant’s summary of costs.

<b>Package #</b>	<b>A/E CONSULTANT</b>	<b>DBE % Commitment</b>
7	Hewitt Architects	19%

**ALTERNATIVES:**

The architectural design teams procured through this process will continue to support and provide design work to the ongoing civil engineering effort within the schedule allotted for preliminary engineering and final design.

One alternative would be to not proceed with the architectural services until later in the final design phase of civil engineering. However, this alternative does not allow for design input from the architectural teams to the engineering effort of the civil facilities consultant or to the Port of Seattle design teams working on the airport plans. This alternative may also affect the final design schedule negatively in order for architectural design to be completed.

**CONSEQUENCES OF DELAY:**

If the award of this contract is delayed, it could delay completion of the coordinated airport/light rail engineering work for these design segments.

**LEGAL REVIEW:**

MBL 1/11/00.

# SOUND TRANSIT

## MOTION NO. M2000-07

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract with Hewitt Architects for professional services for architecture, landscaping, and urban design Central Link light rail Station Design Package #7 in the amount of \$3,058,000, with a contingency of \$611,600, for total authorization amount not to exceed \$3,669,600.

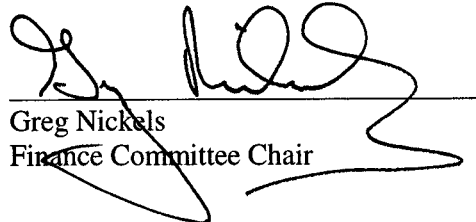
### Background:

Sound Transit has selected architectural consultant teams to provide professional services for the design of stations and associated urban design improvements for the Central Link Light Rail. The Central Link Light Rail alignment has been divided into seven station design packages for architectural procurements. Station Design Package #7 includes the three southern most stations and related urban design work. The schedule of work coordinates with the planning work currently being performed by the Port of Seattle for the SeaTac Airport. This contract will be awarded for both preliminary engineering and final design. However, only preliminary engineering will be authorized initially until the FTA authorizes the Central Link light rail project to proceed with final design.

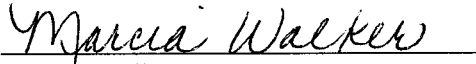
### Motion:

It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that professional services for architecture, landscaping, and urban design services for the Central Link Light Rail project as outlined in RFQ/P No. RTA/LR 32-99(g) be awarded to Hewitt Architects for Station Design Package #7 (North SeaTac, Airport and South SeaTac stations and associated urban design work) for \$3,058,000 and a contingency of \$611,600, with a total authorization not to exceed \$3,669,600.

ADOPTED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof on the 30 day of January, 2000.

  
\_\_\_\_\_  
Greg Nickels  
Finance Committee Chair

ATTEST:

  
\_\_\_\_\_  
Marcia Walker  
Board Administrator

**RTA/LR 32-99g Package #7  
Hewitt Architects**

<u>Company</u>	<u>Address</u>	<u>Contact Name</u>	<u>Contract %</u>	<u>DBE</u>
Hewitt Architects (Prime)	119 Pine St. Suite 400 Seattle, WA 98101	David Hewitt	80%	
C3 Management Group (C3MG)	25 Central Way, Suite 310 Kirkland, WA 98033	Denise Purdue	5%	X
Nakano Associates	300 E. Pike St. Suite 2000 Seattle, WA 98122	Kenichi Nakano	11%	X
Suzuki Associates Architects	317-17 <sup>th</sup> Ave. South Seattle, WA 98144	N. Robert Suzuki	3%	X
Lumena	1601 Fifth Avenue, Suite 900 Seattle, WA 98101	Denise Simpson	1%	