

MOTION NO. M2014-27

Design-Build Contract for Link Maintenance of Way Facility for University Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	04/10/2014	Recommendation to Board	Ahmad Fazel, DECM Executive Director Joe Gildner, Executive Project Director, U-Link
Board	04/24/2014	Final Action	Madeleine Greathouse, Project Manager

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Forma Construction Company to design and construct the Maintenance of Way Facility for the University Link Extension in the amount of \$11,998,725, with an 8% contingency of \$959,898, for a total authorized contract amount not to exceed \$12,958,623.

KEY FEATURES SUMMARY

- Under this design-build contract, Forma Construction Company (Forma) will design and construct the following scope elements for the Maintenance of Way (MOW) Facility for the University Link Extension:
 - A two story pre-engineered metal building to house the Track, Facilities and Power Department for Sound Transit's light rail operations;
 - An adjacent 4,000 square foot accessory storage building which will support the Operations and Maintenance Facility (OMF) and MOW;
 - The facility will be designed and certified to a LEED Silver rating and will have mixed uses, including service shop areas, minor fabrication areas, welding facilities, testing areas, spare parts storage, administrative offices for the MOW and police staff, training rooms, locker rooms, service vehicle parking and associated site utilities;
 - Procurement of shop equipment and furnishings;
 - Remediation and removal of hazardous materials;
 - Testing and commissioning.
- Forma will also provide all necessary professional services including permitting, inspection, and quality control management.

BACKGROUND

University Link Extension is a 3.15-mile light rail extension located entirely underground with tunnels traveling east from Pine Street, under the I-5 freeway to an underground station at Capitol Hill, continuing north beneath SR 520 and the Lake Washington Ship Canal to an underground station on the University of Washington campus, located near Husky Stadium.

The MOW facility was originally planned as part of the Central Link light rail system but was deferred in order to construct the Initial Segment and Airport Link program. In February 2012, Sound Transit requested approval from the Federal Transit Administration (FTA) to activate the deferred scope for a MOW Facility as an eligible expense under the University Link Extension Full Funding Grant Agreement with the FTA. Sound Transit received FTA approval on December 6, 2012.

The MOW Facility will be located near the existing Operations and Maintenance Facility, in the northwestern portion of the OMF site. No changes to the existing OMF building or track system will be required.

In March 2013, staff recommended the design-build contract delivery method for this project. Reasons for selecting this alternative delivery approach include:

- The facility will be designed by the same team that will be building it, ensuring that constructability issues will be addressed during design to minimize the potential for defective design claims;
- The procurement method allows Sound Transit to carefully evaluate each proposing contractor’s performance, history, expertise and ability to perform the work;
- By utilizing a best-value selection process, Sound Transit is able to review several aspects of each proposal, including cost and the technical approach design concept, to identify the highest ranking proposer;
- As a pre-engineered metal building, using the design-build delivery method for this facility is exempt from the state’s Capital Projects Advisory Review Board approval process under RCW 39.10.300.

A Request for Qualifications (RFQ) for design-build services was issued on July 17, 2013 and six Statements of Qualifications (SOQs) were received on August 21, 2013. The SOQs were evaluated in accordance with the evaluation criteria published in the RFQ, and four firms were selected for interviews. Interviews with the selected firms were conducted on September 25, 2013 and three finalists were selected to receive the Request for Proposal (RFP), which was issued on November 27, 2013. Sound Transit conducted a series of confidential one-on-one meetings with each proposer during the proposal preparation period, which afforded the opportunity for proposers to present their design concepts and receive input from Sound Transit prior to formally submitting their proposals.

On February 6, 2014, Sound Transit received technical and price proposals from each of the three finalists. The proposals were evaluated in accordance with the evaluation criteria published in the RFP. Based on the scoring of the technical and price proposal, Forma was determined to be the highest ranked proposer. Forma’s price of \$11,998,725 is within the budget established for the Maintenance of Way building.

Stipend payments in the amount of \$25,000 each will be made to the two unsuccessful proposers in accordance with RCW 39.10.330. These will be processed after the design-build contract is awarded and, with the award of this contract, no stipend payment is made to Forma. The stipend payments are not part of this requested action.

Environmental compliance for the University Link Extension, including the MOW Facility, pursuant to the National Environmental Policy Act (NEPA) and State Environmental Policy Act (SEPA) was completed with the North Link Final Supplemental Environmental Impact Statement (EIS) issued on April 7, 2006. The FTA issued a Record of Decision for North Link in June 2006.

PROJECT STATUS

○					
Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction

Projected Completion Date for Construction: 4Q 2015

Project scope, schedule and budget summary will be included in the June 2014 Agency Progress Report following issuance of Notice to Proceed.

FISCAL INFORMATION

The 2014 TIP for the University Link Extension is \$1.756 billion. Within that amount: \$16,000,000 has been set aside for construction of the Maintenance of Way Facility in the Construction phase. The proposed action would increase commitments for this line item by \$12,958,623 to a revised total of \$15,163,623 and leave a remaining balance budget balance of \$836,377. Use of unallocated contingency funds is not required for this action.

This action is within the adopted 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.

University Link Extension

	2014 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	113,554	60,510		60,510	53,044
Preliminary Engineering	24,261	24,261		24,261	-
Final Design	89,308	85,382		85,382	3,926
Right of Way	152,332	125,630		125,630	26,702
Construction	1,158,183	954,786	12,959	967,744	190,439
Construction Services	95,814	84,365		84,365	11,448
Third Party Agreements	18,646	11,785		11,785	6,861
Vehicles	103,909	99,185		99,185	4,724
Total Current Budget	1,756,007	1,445,904	12,959	1,458,863	297,144

Phase Detail

Construction

	2014 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Maintenance of Way Facility (U810)	16,000	2,205	12,959	15,164	836
Other Construction	1,005,391	952,581		952,581	52,811
Construction Unallocated Contingency	136,792	-		-	136,792
Total Phase	1,158,183	954,786	12,959	967,744	190,439

Contract Detail

Forma Construction Company	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	-	-	11,999	11,999
Contingency	-	-	960	960
Total	-	-	12,959	12,959
Percent Contingency	0%	0%	8%	8%

Notes:

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

Board Approvals = Committed To-Date + Contingency, and includes pending Board actions.

2014 TIP = Project budget located on page 34 of the 2014 Transit Improvement Plan (TIP).

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

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 Goals

	Design	Construction
Sound Transit Goal:		
Small Business:	12.5%	12.5%
DBE:	4%	4%
Commitment:		
Small Business:	12.99%	13.4%
DBE:	4%	4.25%

Design Services	Business Type	% of Work	Amount
Gordon Adams	Small Business	.33%	\$4,000
Pinnacle	Small Business	8.33%	\$100,000
SSA Acoustics	Small Business	.33%	\$4,000
Bradley Design Group	DBE	1.50%	\$18,000
Civil Tech Engineering	DBE	2.50%	\$30,000
TOTAL		12.99%	\$156,000

Construction Services	Business Type	% of Work	Amount
Painting	DBE	.52%	\$45,000
Landscaping	DBE	.46%	\$40,000
Concrete Paving/Walks	DBE	1.16%	\$100,000
Striping	DBE	.06%	\$5,000
Rebar Supply/Install	DBE	1.45%	\$125,000
Door/Hardware Install	DBE	.13%	\$11,000
Acoustic Ceiling	DBE	.47%	\$41,000
Masonry	Small Business	.58%	\$50,000
Overhead Doors	Small Business	.69%	\$60,000
Glazing/Windows	Small Business	4.63%	\$400,000
Casework	Small Business	1.16%	\$100,000
Ceramic Tile	Small Business	.12%	\$10,000
Toilet Partitions	Small Business	.23%	\$20,000
Insulation	Small Business	1.74%	\$150,000
TOTAL		13.4%	\$1,157,000

Apprentice Utilization Commitment

Apprentice Utilization Goal: 20%
 Commitment: 20%

PUBLIC INVOLVEMENT

Not applicable to this section.

TIME CONSTRAINTS

A one month delay for this action would delay completion of this project by one month.

ENVIRONMENTAL REVIEW

JI 3/27/2014

LEGAL REVIEW

LA 3 April 2014

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A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Forma Construction Company to design and construct the Maintenance of Way Facility for the University Link Extension in the amount of \$11,998,725, with an 8% contingency of \$959,898, for a total authorized contract amount not to exceed \$12,958,623.

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MOTION:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with Forma Construction Company to design and construct the Maintenance of Way Facility for the University Link Extension in the amount of \$11,998,725, with an 8% contingency of \$959,898, for a total authorized contract amount not to exceed \$12,958,623.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 24, 2014.


 Dow Constantine
 Board Chair

ATTEST:


 Marcia Walker
 Board Administrator