



Motion No. M2019-68

Design-Build Project Management Services for the Federal Way Link Extension

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee Board	07/11/2019 07/25/2019	Recommend to Board Final action	Ron Lewis, DECM Executive Director Dan Abernathy, Executive Project Director – Federal Way Link Extension Pat McCormick, Principal Construction Manager – Federal Way Link Extension

Proposed action

Authorizes the chief executive officer to execute a contract modification with South County Transit Partners to exercise the contract option for Phase 2A of the design-build project management services for the Federal Way Link Extension design-build contract, in the amount of \$10,510,000, with a 10 percent contingency of \$1,050,000, totaling \$11,560,994, for a new total authorized contract amount not to exceed \$16,625,913.

Key features summary

- The design-build project management (DBPM) consultant contract provides project management services and design/construction oversight on behalf of Sound Transit for the Federal Way Link Extension (FWLE). The DBPM services are being authorized in phases that align and support the design-build contract – Phase 1: Procurement, Phase 2A: Limited Noticed to Proceed (LNTP), and Phase 2B: Notice to Proceed (NTP).
- Scope of work for each phase includes the following:
 - Phase 1: provided project management services during the procurement and during start-up of the FWLE design-build contract.
 - Phase 2A: provides project management, resident engineering, office engineering, document control, cost estimating and contract change management for the design build period of LNTP to NTP, anticipated in spring 2020.
 - Phase 2B: will provide continued DBPM services from NTP of the design-build contract through revenue service.
- Staff anticipate returning to the Board in spring 2020 to exercise the option and fund Phase 2B of the DBPM services.

Background

The Federal Way Link Extension adds approximately 7.8 miles of light rail from the Angle Lake light rail station at South 200th Street in the City of SeaTac to the Federal Way City Center area in Federal Way. The extension generally parallels State Route 99 and Interstate 5, with stations at Kent/Des Moines,

South 272nd Star Lake Park and Ride, and the Federal Way Transit Center. New parking structures will be constructed at each of the three stations. Revenue service is scheduled to begin in 2024.

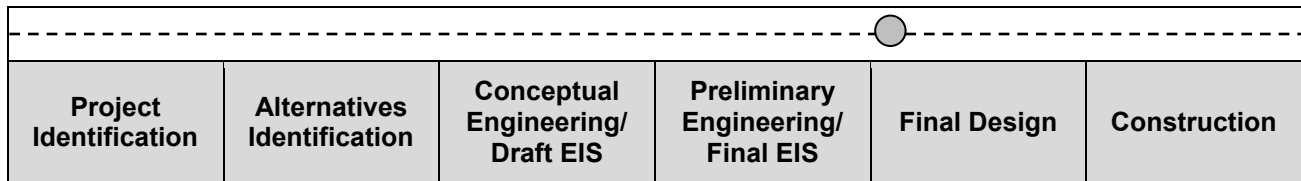
The Final Environmental Impact Statement (EIS) was published on November 18, 2016 in compliance with the State Environmental Policy Act (SEPA) and the National Environmental Policy Act (NEPA). On January 26, 2017, the Sound Transit Board selected the route, profile, and station and associated infrastructure to be built for the Federal Way Link Extension. In early March 2017, Sound Transit received the signed Federal Way Link Extension Record of Decisions from the Federal Transit Administration and Federal Highway Administration.

The DBPM Phase 1 contract was executed on March 2, 2018. It provided DBPM services during procurement and start-up of the FWLE design-build contract.

The FWLE design-build contract was executed on May 30, 2019. On June 7, 2019, Sound Transit issued a Limited Notice To Proceed for the design-build contract to allow the design builder to proceed with advancing design, utility relocations, surveying, and demolition work. Sound Transit anticipates issuing the full Notice To Proceed (NTP) for all work under the design-build contract in the spring of 2020.

In this action, Sound Transit seeks to exercise a part of Phase 2, identified as Phase 2A, for DBPM oversight of the FWLE design-build contract during the Limited NTP period. The scope of Phase 2B remains as a DBPM contract option that may be exercised at Sound Transit’s sole discretion.

Project status



Projected completion date for final design and construction: 4Q 2024

Project scope, schedule and budget summary are located on page 77 of the April 2019 Agency Progress Report.

Procurement information

The procurement for this contract was conducted in a manner appropriate for architect/engineer professional services contracts, based on qualifications. A Request for Qualifications (RFQ) for the Federal Way design-build Project Management Services (DBPM) was advertised in September 2017. The DBPM RFQ scope includes Phase 1: Support for the procurement of the FWLE design-build Contract, and a contract option to be awarded at the sole discretion of Sound Transit for Phase 2: Project Management services and oversight of the design-build contract. Sound Transit received three Statements of Qualifications (SOQs).

Based on the evaluation of SOQs, the three proposers were invited for interviews. The South County Transit Partners (SCTP) team was determined to be the highest ranked team based on qualifications and was invited to enter into price negotiations for Phase 1 of the contract.

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 services phase as contained in the current cost estimates.

The baseline budget for the Federal Way Link Extension project is \$2,451,535,000. Within the construction services phase, \$97,402,000 has been allocated to the budget line item for design-build Project Management. The proposed action would an additional commit \$11,560,994 to this line item and leave a remaining budget balance of \$80,776,087.

Federal Way Link Extension (in thousands)

Project Phase	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$96,520	\$17,138	\$	\$17,138	\$79,382
Preliminary Engineering	46,451	46,122		46,122	329
Final Design	3,085	957		957	2,128
Third Party	27,741	6,733		6,733	21,008
Right of Way	338,783	70,313		70,313	268,470
Construction	1,831,949	1,397,647		1,397,647	434,302
Construction Services	107,006	5,065	11,561	16,626	90,380
Vehicles					
Total Current Budget	\$2,451,535	\$1,543,976	\$11,561	\$1,555,537	\$895,998
Phase Detail - Construction Services					
DB Project Management	\$97,402	\$5,065	\$11,561	\$16,626	\$80,776
Other Construction Services	1,734,547	1,392,582		1,392,582	341,965
Total Phase	\$1,831,949	\$1,397,647	\$11,561	\$1,409,208	\$422,741
Contract Detail					
Kiewit Infrastructure West Company	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval	
Contract Amount	\$4,604	\$4,604	\$10,510	\$15,114	
Contingency	460	460	1,051	1,511	
Total Contract	\$5,065	5,065	11,561	16,626	
Percent Contingency	10%	10%	10%	10%	

Notes:

Amounts are expressed in Year of Expenditure \$000s.
Board Approvals = Committed and PO Contingency Remaining as of 6/21/2019.
For detailed project information, see page 175 of the 2019 Adopted Budget.

Small business/DBE 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: 12%	Small business commitment: 13.3%

DBE goal: 7%	DBE commitment: 10.45%
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Public involvement

Throughout the development of the Federal Way Link Extension, Sound Transit conducted an extensive public involvement program including mailings, community open houses, and presentations and meetings with individuals and neighborhood groups.

Time constraints

A one-month delay could impact the project schedule.

Prior Board/Committee actions

Motion No M2018-21: Authorized the chief executive officer to execute a contract with South County Transit Partners to provide design-build project management services for the Federal Way Link Extension in the amount of \$4,604,472, with a contingency of approximately 10% or \$460,447, for a total authorized contract amount not to exceed \$5,064,919.

Environmental review – KH 6/27/19

Legal review – JA 7/9/19



Motion No. M2019-68

A motion of the System Expansion Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract modification with South County Transit Partners to exercise the contract option for Phase 2A of the design-build project management services for the Federal Way Link Extension design-build contract, in the amount of \$10,510,000, with a 10 percent contingency of \$1,050,000, totaling \$11,560,994, for a new total authorized contract amount not to exceed \$16,625,913.

Background

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In this action, Sound Transit seeks to exercise a part of Phase 2, identified as Phase 2A, for DBPM oversight of the FWLE design-build contract during the Limited NTP period. The scope of Phase 2B remains as a DBPM contract option that may be exercised at Sound Transit's sole discretion.

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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 contract modification with South County Transit Partners to exercise the contract option for Phase 2A of the design-build project management services for the Federal Way Link Extension design-build contract, in the amount of \$10,510,000, with a 10 percent contingency of \$1,050,000, totaling \$11,560,994, for a new total authorized contract amount not to exceed \$16,625,913.

APPROVED by the System Expansion Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on July 11, 2019.



Claudia Balducci
System Expansion Committee Chair

Attest:



Kathryn Flores
Board Administrator