

Motion No. M2025-40

Contract Modification with Mott MacDonald, LLC for Operations and Maintenance Facility South Project Phase 2 Design-Build Project Management Services

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee Board	8/14/2025 8/28/2025	Recommend to Board Final action	Terri Mestas, Capital Delivery Deputy CEO Michael Morgan, Capital Delivery Executive Director Eza Agoes, Executive Project Director Supriya Kelkar, Deputy Executive Project Director

Proposed action

Authorizes the chief executive officer to execute a contract modification with Mott MacDonald, LLC to exercise a contract option for Phase 2 Design-Build Project Management services for the Operations and Maintenance Facility South project in an amount not to exceed \$109,840,000, with an approximate 10 percent contingency of \$11,160,000, totaling \$121,000,000, for a new total authorized contract amount not to exceed \$140,843,544, contingent upon adoption of Resolution No. R2025-19.

Key features summary

- The Design-Build Project Management (DBPM) services contract for the Operations and Maintenance Facility South project (OMFS) is being implemented in two phases:
 - Phase 1: Procurement documentation support, authorized under Motion No. M2023-38 and currently in progress.
 - Phase 2: DBPM services after award of the contract for the project are to be executed with approval of this action and are planned to continue through completion of the Main Line and Test Track and the OMF South Buildings and Yard.
- For Phase 2, the DBPM services consultant will provide project management, resident engineering, cost savings workplan support, design review services, construction engineering, office engineering and document control, scheduling and estimating; independent quality assurance inspection, testing and survey services; commissioning oversight, change orders and claims administration, construction safety and security oversight, environmental compliance oversight during construction, diversity/small business and Project Labor Agreement support, coordination with the other Sound Transit contracts, and other project management services as required.
- DBPM consultant services during the initial Development phase of the Progressive Design Build Contract will include consideration of OMF South Buildings and Yard, OMF South Main Line and Test Track and coordination with OMF North Buildings and Yard. The DBPM consultant scope for OMF North is limited to coordination with the Everett Link Extension Preliminary Engineering consultant working on the Operations and Maintenance Facility North.

Background

To expand the Link light rail system consistent with the voter-approved ST3 Plan, Sound Transit needs additional facilities to store, maintain, and deploy a larger fleet of light rail vehicles (LRVs). Sound Transit has an existing OMF at South Forest Street in Seattle and a second facility in Bellevue. Two more facilities, one in the North Corridor and one in the South Corridor, are needed as the system-wide fleet expands to over 400 total LRVs.

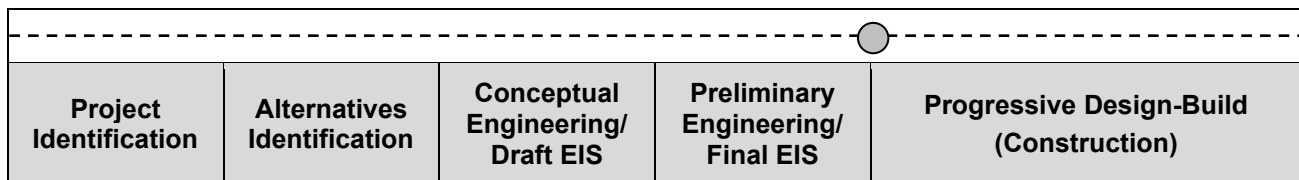
In June 2024, the Sound Transit Board of Directors approved Resolution No. R2024-16, identifying the S. 336th St. Alternative as the project to be built for the south corridor. In August 2024, the FTA Record of Decision was received. Since that time, the project team has been advancing preliminary engineering and the federal and state environmental permitting such as NEPA Re-evaluation, SEPA Compliance, and National Pollutant Discharge Elimination System.

OMF South will be located on an approximately 70-acre site and will support service levels across all lines in the future. It will provide space to store, test, commission, and maintain at least 144, 95-foot-long LRVs, and will include a Maintenance-of-Way Building and other support facilities. The mainline track will provide access to the building and yard.

Sound Transit intends to use Progressive Design-Build (PDB) delivery approach to procure and deliver this project. Phase 1 DBPM services include development of the procurement documents and assisting through procurement and negotiations of the PDB Contract for OMF South. This action would authorize DBPM Phase 2 services for Project Management, administration and oversight of the progressive design build contract. Oversight of the initial Development phase of the PDB Contract will include all three segments of the PDB Contract: (1) OMF South Buildings and Yard, (2) OMF South Main Line and Test Track, and (3) OMF North Buildings and Yard. The DBPM consultant services related to OMF North are limited to coordination with the Everett Link Extension and OMF North project team, until after an OMF North FTA Record of Decision is issued.

The Phase 2 scope as negotiated is for oversight of the PDB Contract for OMF South through the completion of the OMF South Buildings and Yard and the Main Line and Test Track of the OMF South project.

Project status



Projected completion date for Construction: Q2 2031

Current project status, performance metrics, and additional information are located on page 14 of the June 2025 System Expansion Monthly Status Report.

Procurement information

A request for proposals (RFQ) was advertised on December 8, 2022, for Operation and Maintenance Facility South Project Design Build Project Management (DBPM) services in accordance with requirements for Architect/Engineer contracts. Statements of Qualifications (SOQ) were due January 18, 2023. Sound Transit received two proposals. On January 31, 2023, after the completion of the evaluation process, Mott MacDonald, LLC was determined to be the highest ranked firm, based on qualifications and invited to enter negotiations for Phase 1 of the DBPM contract. Upon completion of

successful negotiation and Board approval on May 11th, 2023, Sound Transit executed a cost-plus fixed fee contract with Mott MacDonald LLC for Phase 1 scope of work, with a two-year term.

Negotiations for Phase 2 DBPM services under the contract were conducted, with scope to include Project Management and oversight of the OMF South Buildings and Yard and the Main Line Track and Test Track. Phase 2 scope is consistent within the scope of the original procurement. An Independent Cost Estimate (ICE) was prepared, and level of effort and the consultant proposal was compared with the ICE. A fixed fee was negotiated, considering complexity and schedule of the scope of services. A cost analysis was conducted by the project team, and reviewed by the Contract Specialist, to determine the not-to-exceed price is fair and reasonable.

Based on the acceptable performance of Mott MacDonald, LLC on Phase 1, and acceptable cost and price analysis, staff is requesting the Board's approval to execute a modification to exercise the option for Phase 2 DBPM services, subject to approval of budget amendment Resolution R2025-19.

Fiscal information

This action is contingent upon Board approval of the OMF South budget amendment outlined in Resolution No. R2025-19: Budget Amendment for Operations and Maintenance Facility South Project Progressive Design-Build Project Management Services. Following approval of Resolution No. R2025-19, the authorized allocation for the OMF South project is \$524,729,393. Within the \$142,045,493 construction services phase, \$140,843,544 has been allocated to the Mott MacDonald LLC - DBPM line item. This action would commit \$121,000,000 (which includes approximately 10% contingency of \$11,160,000) to this line item and leave a phase budget balance of \$1,089,510.

OMF South

(in thousands)

Project Phase	Authorized Allocation	Board Approvals*	This Action	Total Commitment Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$15,257	\$14,035	\$	\$14,035	\$1,221
Preliminary Engineering	48,173	45,142	-	45,142	3,031
Final Design	3,500	-	-	-	3,500
Third Party	26,811	3,819	-	3,819	22,992
Right of Way	226,960	87,220	-	87,220	139,740
Construction	61,983	-	-	-	61,983
Construction Services	142,045	19,956	121,000	140,956	1,090
Total	\$524,729	\$170,173	\$121,000	\$291,173	\$233,556

Phase Detail - Construction Services

Mott MacDonald LLC - DBPM	\$140,844	\$19,844	\$121,000	\$140,844	\$
Other Construction Services	1,202	112	-	112	1,090
Total Phase	\$142,046	\$19,956	\$121,000	\$140,956	\$1,090

Contract Detail

Mott MacDonald LLC - DBPM	Current Contract	This Action	Revised Contract	Current Contract Spend Status
Contract Amount	\$19,182	\$109,840	\$129,022	\$17,094
Contingency	661	11,160	11,821	-
Total Contract Amount	\$19,844	\$121,000	\$140,844	\$17,094

Notes:

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

For detailed project information, see page 144 of the 2025 Adopted Budget & Financial Plan.

* Board Approvals = Commitment and PO Contingency Remaining as of 6/30/2025.

Within the Agency's Financial Plan, the current cost estimate for the OMF South project is \$2.0 billion in 2025\$ (\$2.3 billion in YOES) and is assumed to open in 2032. As this project is pre-baselined, both the authorized project allocation for project development work and a forecasted cost estimate for the remaining project delivery and construction work are reasonably assumed in the existing Long Range Financial Plan forecast.

In line with trends across other capital projects experiencing significant cost pressures, the agency is actively reassessing this project's cost outlook. As directed by the Board in Motion No. M2024-59, the agency is undergoing extensive work plan efforts to identify and mitigate rising cost drivers. This

includes evaluating programmatic, financial, and project-level opportunities to improve affordability and strengthen the agency’s overall financial position.

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 Mott MacDonald, LLC has committed to the following small business/DBE participation:

Small Business and Disadvantaged Business Enterprise (DBE) goals		
Sound Transit Small Business Goal: 13%	Small Business Commitment: 41.78%	Current Small Business Attainment 29.97%
Sound Transit DBE Goal: 0%	DBE commitment: 22.71%	Current DBE Attainment 17.68%
<i>DBPM Consultant is presently working with CREI-EDD to review DBE and Small Business participation and commitments for the Contract.</i>		

Public involvement

Not applicable to this action.

Time constraints

While a one-month delay would not significantly impact the overall project schedule, proceeding now enhances staff ability to mitigate delays.

Prior Board/Committee actions

Motion No. M2023-38: Authorized the chief executive officer to execute a contract with Mott MacDonald, LLC to provide Phase1 Design-Build Project Management services for the Operations and Maintenance Facility South project in the amount of \$19,182,251, with a contingency of \$661,293, for a total authorized contract amount not to exceed \$19,843,544.

Environmental review – KH 7/28/25

Legal review – JSA 8/13/25

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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 modification with Mott MacDonald, LLC to exercise a contract option for Phase 2 Design-Build Project Management services for the Operations and Maintenance Facility South project in an amount not to exceed \$109,840,000, with an approximate 10 percent contingency of \$11,160,000, totaling \$121,000,000, for a new total authorized contract amount not to exceed \$140,843,544, contingent upon adoption of Resolution No. R2025-19.

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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 modification with Mott MacDonald, LLC to exercise a contract option for Phase 2 Design-Build Project Management services for the Operations and Maintenance Facility South project in an amount not to exceed \$109,840,000, with an approximate 10 percent contingency of \$11,160,000, totaling \$121,000,000, for a new total authorized contract amount not to exceed \$140,843,544, contingent upon adoption of Resolution No. R2025-19.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 28, 2025.



Dave Somers
Board Chair

Attest:



Kathryn Flores
Board Administrator