

# *Operations and Maintenance Facility South*

*Motion No. M2026-11  
Resolution No. R2026-05*

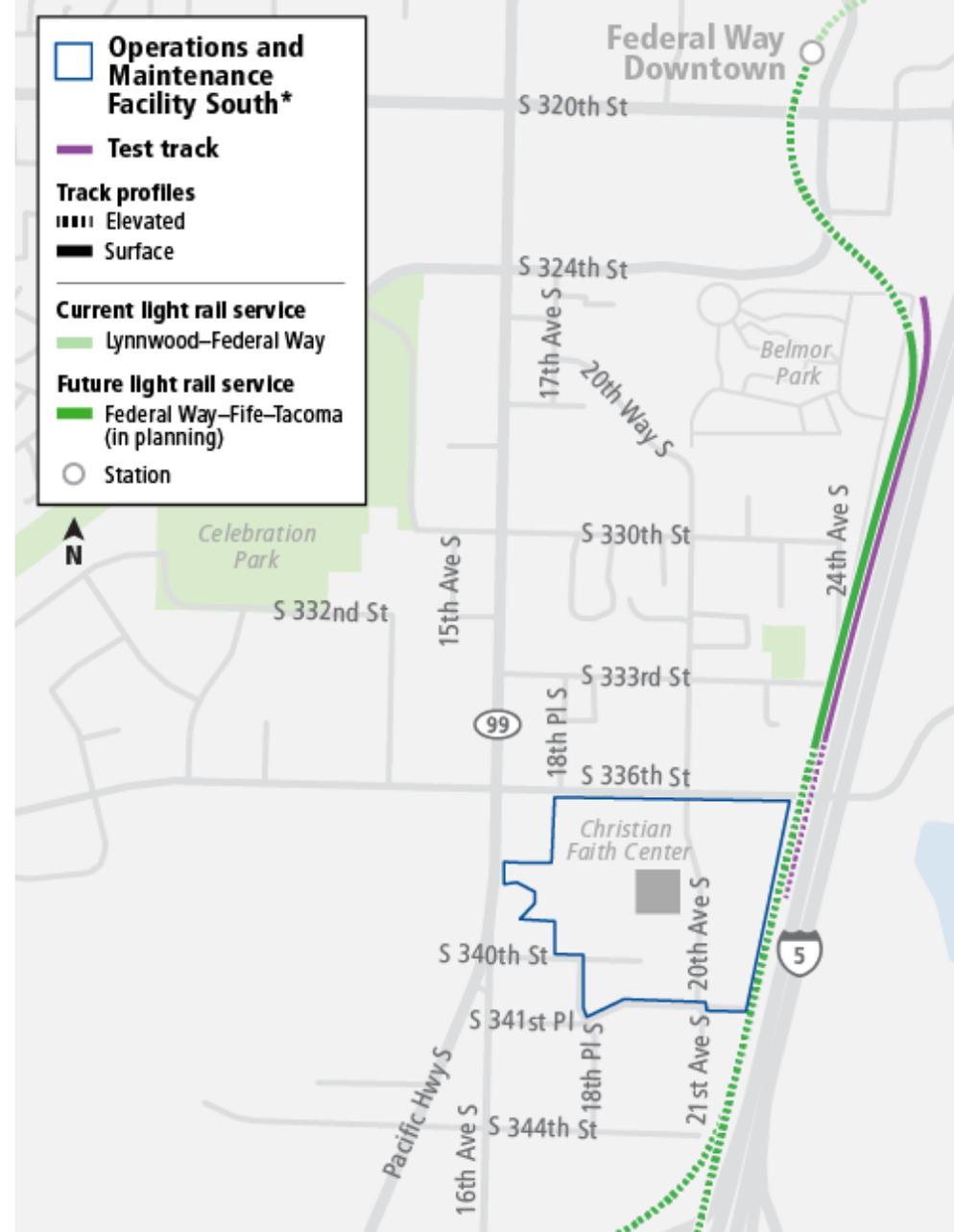
*System Expansion Committee  
03/12/2026*



# Why we are here

## Operations & Maintenance Facility South (OMF South)

- **Award Progressive Design-Build (PDB) Contract** to progress the OMF South project (**Motion No. M2026-11**), which is contingent on the below Budget Amendment Resolution.
- **Budget Amendment (Resolution No. R2026-05)** to increase the authorized budget allocation in an amount of not to exceed \$350M to fund the final design and preconstruction services of the PDB Contract.



# Operations & Maintenance Facility South (OMF South)

## Essential facility for system maintenance, storage, and operations

- Support of new Series 3 LRV fleet
- Support of existing LRV fleet
- Support of light rail system
- Maintenance and operations staff

Generates over 4 million construction labor hours  
Creates 600+ living-wage jobs in South King County



# OMF South Project Scope

## Mainline connection

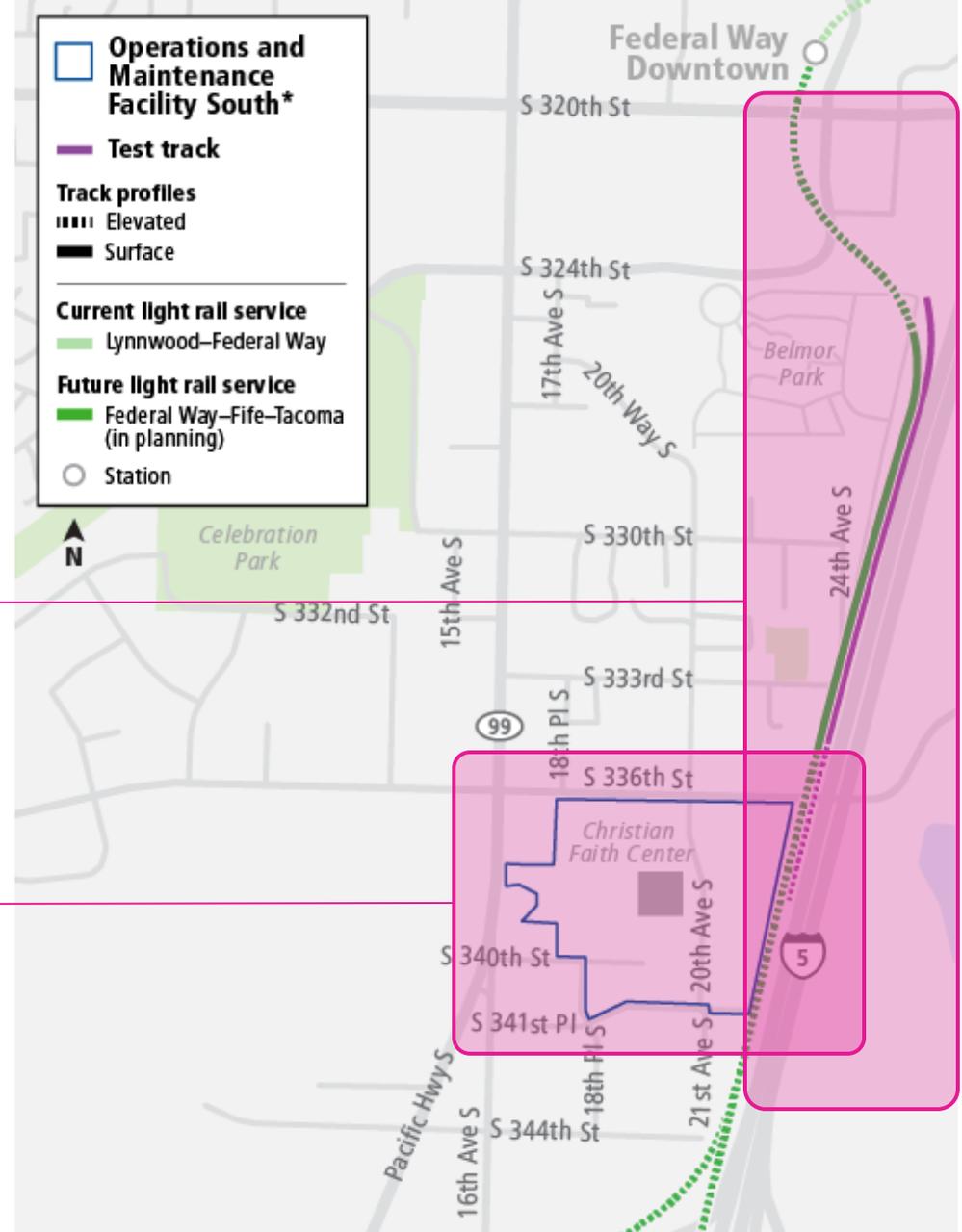
## New test track, facility, and storage yard

### Connecting Track & Test Track

- Extension of mainline track from Federal Way end of line to new OMF South yard
- Dedicated test track for testing and commissioning of light rail vehicles

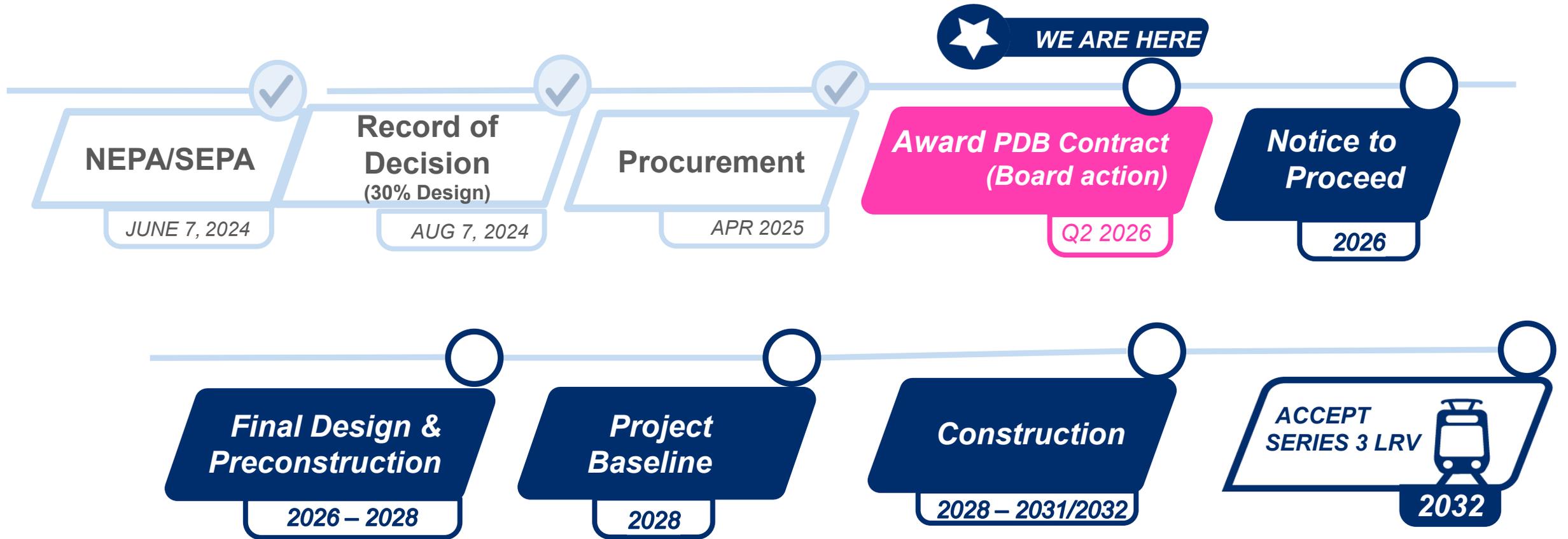
### Operation and Maintenance Facility South

- Storage for 72 long Series 3 vehicles
- Light and heavy maintenance
- Maintenance of Way (MOW) facility
- Operator facilities
- Administration





# OMF South Project Timeline

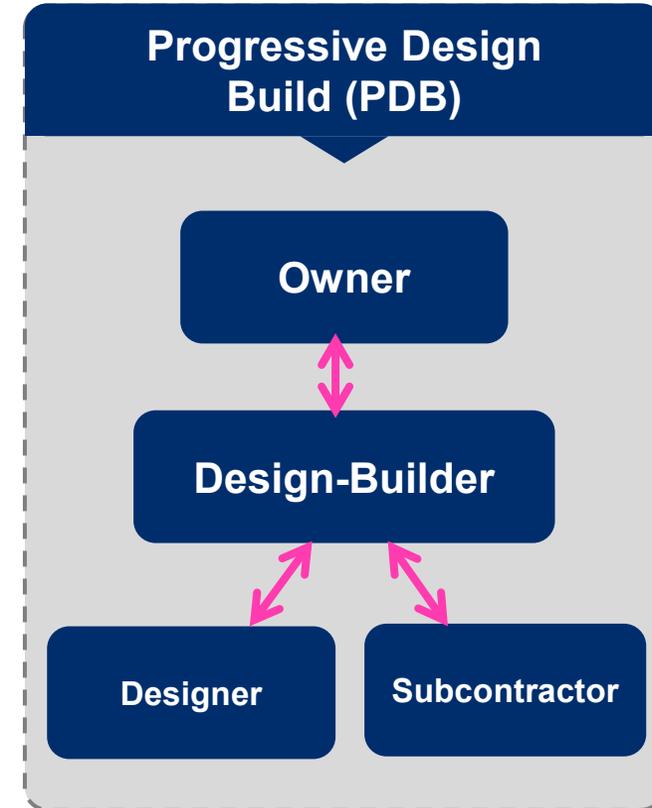


Schedule development pending Progressive Design Build award.

# Progressive Design Build

A **single entity** delivers a project in a collaborative method involving the owner, builder, and designer

- Iterative approach with construction efficiency focus
- Increased collaboration during design
- Design responsibility shifts to contractor
- Cost and schedule control with the contractor from day one
- Streamlined decision-making thru one contract



*Responds to the TAG recommendation to adopt industry best practices and tools*

# Progressive Design Build

**Delivery method widely used by public owners**

**Partial list of organizations that use PDB**

## Washington State Local & Regional Agencies

WSDOT  
King County  
Port of Seattle  
University of Washington  
Washington State University  
Western Washington University  
Cities – Redmond, Everett, Spokane, Wenatchee  
Other Counties – Whatcom, Benton  
School Districts – Auburn, Bremerton, Eastmond

## State Transportation Departments (National)

Caltrans, TxDOT, CDOT, ADOT, UDOT

## Major Transit Agencies (National)

LA Metro  
Metropolitan Transportation Authority (MTA, New York)  
Washington Metropolitan Area Transit Authority (WMATA, DC)  
Chicago Transit Authority

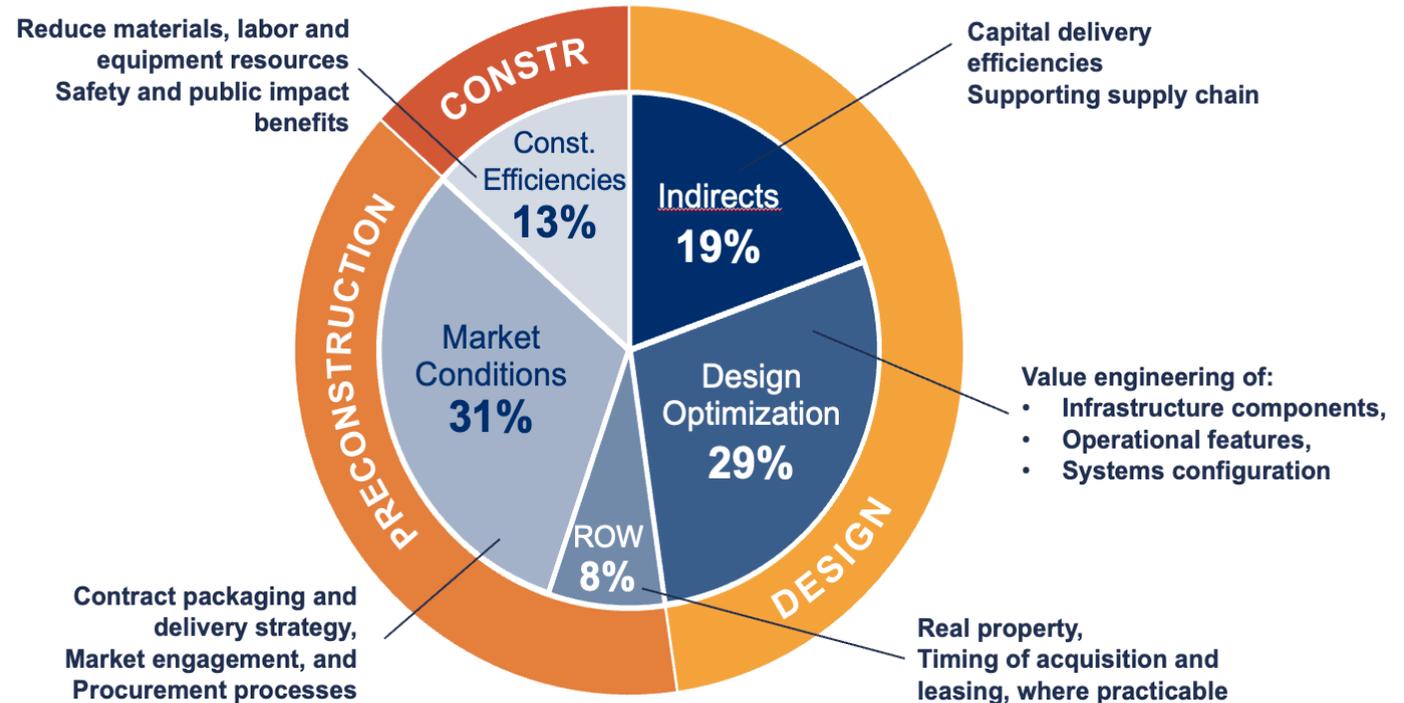
## Airport Authorities

Dallas/Fort Worth International Airport  
Los Angeles World Airports  
San Francisco International Airport  
Denver International Airport

# PDB Contracting Mechanics

## OMF South Key PDB Strategies:

- **Qualifications-based selection**
- **Design to budget**
- **Iterative cost estimating by contractor and subcontractors**
- **Early construction efficiency strategies**
- **Allows for implementation of cost savings opportunities (OMFs as an ecosystem)**
- **Early risk allocation**
- **Off ramps**



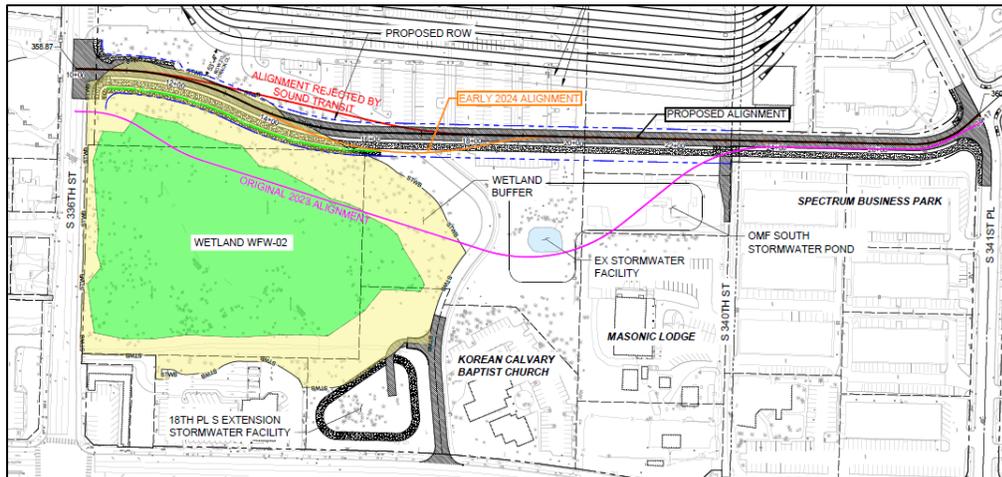
Cost Workplan Opportunity Categories responding to Motion Nos. M2024-59 and M2025-36

# Cost Saving Opportunities

## Example #1: Shift road alignment

### Benefits

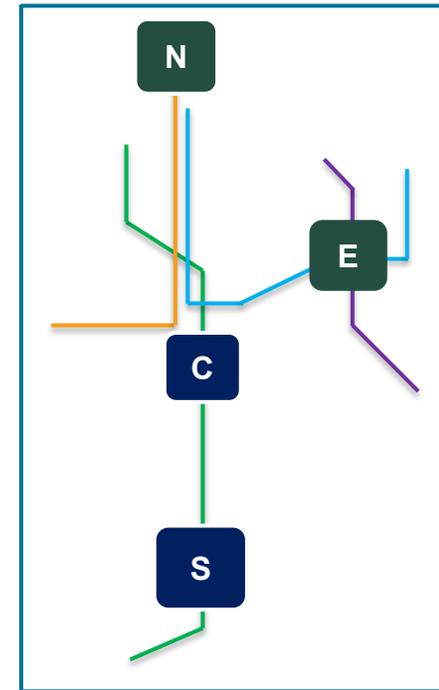
- **Eliminates** approximately one acre of fill into existing wetlands
- **Avoids** costly wetland mitigation costs



## Example #2: Optimize functionality across network of facilities

### Benefits

- **Avoids** excess or redundant specialized equipment across the network of sites
- **Reduces** long term costs for operations and maintenance of specialized equipment
- **Concentrates** maintenance operations to improve resource allocation



# OMF South Delivery Steps



**\*\*Scope, schedule and budget are established.**

**Project is performing and trending within project budget and schedule**

# OMFS Budget Amendment

Requesting authorized allocation increase of **\$350M**

Current Authorized Allocation	Proposed Amendment	Revised Authorized Allocation
\$525M	\$350M	\$875M

- Sound Transit Administration
- Preliminary Engineering
- Environmental Planning
- Third Parties
- Property Acquisition
- Project Management Services

*(Spent and Future Allocations)*

- Final Design (\$128M)
- Preconstruction Services (\$190M Allowance)
  - Site Preparation
  - Roadway Improvement
  - Long-Lead Materials Procurement
  - Construction Staging & Facilities
- Contingency (\$32M)

# Staff Recommendation

- **Award Progressive Design-Build (PDB) Contract** to progress the OMF South project (**Motion No. M2026-11**), which is contingent on the below Budget Amendment Resolution.
- **Budget Amendment (Resolution No. R2026-05)** to increase the authorized budget allocation in an amount not to exceed \$350M from \$525M to \$875M to fund the final design and preconstruction services of the PDB Contract.

*Thank you.*



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*Thank you.*



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