Design-Build Re-Certification

May 24, 2018
Sound Transit and Design Build
Linneth Riley-Hall, DBIA, CPPO

Utilizing Design Build at Sound Transit
Nick Datz, Assoc. DBIA, CPPB

Design Build Project Experience
Jon Mihkels, DBIA, AIA

Sound Transit Small & Disadvantaged Business Utilization
Leslie Jones

Questions

Presentation Overview
Sound Transit and Design Build

Linneth Riley-Hall, DBIA, CPPO
Deputy Project Director, Federal Way Link Extension
Current Service

**Light rail**
- University of Washington, Capitol Hill, Downtown Seattle, Sea-Tac Airport, Angle Lake
- Tacoma Dome to Theater District

**Sounder rail**
- Everett to Seattle
- Lakewood/Tacoma to Seattle

**ST Express bus**
- 28 regional bus routes
Alternative Delivery Opportunities

- **Light rail**
  - West Seattle to Ballard Ext.
  - Everett Ext.
  - Federal Way to Tacoma Ext.
  - Issaquah to Kirkland Ext.

- **Bus**
  - Bus Rapid Transit

- **Sounder**
  - Sounder Capital Improvements
Design-Build Projects Since Certification

- Operations & Maintenance Facility: East
- Federal Way Link Extension
- Downtown Redmond Link Extension
- Puyallup / Sumner Station Access Improvements
- Sounder Maintenance Base

Over $2 Billion in Approved Design-Build Projects
Utilizing Design Build at Sound Transit

Nick Datz CPPB, Assoc. DBIA
Manager, Design and Construction Contracts
Design-Build Delivery Selection Process

- Contract Packaging Workshop
- Recommend Delivery Method
- Phase Gate Review
- DB Project Review Request
**Evaluate Project**
• Evaluate delivery methods against criteria and packages
• Determine best delivery method & contract packaging

**Establish Evaluation Criteria**
• Define criteria for each category
• Score risk of each category (+/-)
• Prioritize categories
• Evaluate contract packaging options

Based on TCRP-131 Model

**Contract Packaging Workshop**
Phase Gate Improvements

Previous Phase Gate Process

• No Delivery Method Gate
• Not Built to Handle Alternative Delivery, including Design Build

Revised Phase Gate Process

• Added Gate 2 – Select Delivery Method
• Occurs:
  • After Contract Packaging Workshop
  • Before Formal Approval of Delivery Method

Phase Gate Improvements
Industry Trainings
- AGC Design-Build
- DBIA

DBIA Certifications
- 30+ Certified Staff and Growing

Design-Build Workgroup

Over 100 Staff with Design-Build Experience

Agency and Staff Experience
Supplemental Consultant Experience

**Preliminary Design Contracts**
- Experience Writing Performance/Prescriptive Project Requirements
- Experience Assisting With DB Procurements

**DB Project Management Consultants**
- Design Build Experience
- Similar Complex Negotiating Experience
- Managing Integrated Teams
Design Build Project Experience

Jon Mihkels, AIA, DBIA
Deputy Project Director, Facility Design
3 Contracts, One Integrated Result

South 200th Link Extension
- $176M Design-Build
- PCL / HDR
- Sept 2016

Angle Lake Parking Garage
- $32.5M Design-Build
- HPG / Berger ABAM
- Sept. 2016

Roadworks
- $12M Bid Build
- Johansen
- Sept 2016
South 200th St Link Extension

- 1.6 miles elevated double track guideway includes train systems and elevated station (Angle Lake Station)
- Pre-cast segmental construction, including a 380-foot long span
- 1.5 year procurement, 4-years design & construction (2011-2016)
- LEED Gold Certified Station – One of the first in the County
- 2018 ACEC National Honor Award Engineering Excellence
Angle Lake Station Parking Garage

- 7-story 1,100 stall commuter parking garage – first one associated with Link light rail.
- Cast in-place concrete moment frame parking garage with iconic façade of blue anodized aluminum planks on curved girt system
- 10,000 SF public plaza
- 50 KW photovoltaic array
- Created a 35,000 SF Transit Oriented Development parcel
Assisted in delivering Project 4-years earlier than planned

Total Project completed $40M dollars under budget

Quicker responses to challenging or changed conditions

Low change orders & claims

- **S200th Station Contract**
  - Awarded at $169M, completed at $176M (4.1% change orders)
  - 3 claims filed – 2 denied & 1 negotiated

- **S200th Garage Contract**
  - Awarded at $30M, completed at $32.5M (8.3% change orders)
  - 2 claims, both negotiated

Successful design build management
Design Build Lessons Learned

• The Procurement Is The Critical Period To Capture Value – Design It Accordingly.

• Including Members Of The Jurisdiction In Developing Project Criteria And Selection, Benefits All Parties.

• Colocation & Collaboration With DB Team Is Critical.

• Allow For Innovation & Creativity In The Procurement.

• Clarify And Communicate Roles And Responsibilities For Construction Quality Program Between Entities.
$218 DB Contract – NTP issued June 2017

Facility to service, deploy and store 96 LRVs, supported by 250 FTE.

Vehicle maintenance shop with 14 service bays

Mainline track, systems & station maintenance functions (Maintenance of Way)

LRV parts storage and car wash

Includes all systems, equipment and furnishings – “turn-key” delivery

24/7, 365 day operations

Operational Fall 2020
OMF East – Overall Site Plan
Lessons Implemented

**Integrated Jurisdiction Throughout Process**
- Procurement Development And Selection
- Resulted In Advanced Permitting Timeline

**Design Build Team Responsible For Land Use Permits**

**Extensive One-on-one Meetings**

**Pre-proposal Submittal With Written Feedback**

**Negotiation / Concept Validation Period**

**2-year Warranty w/ Energy & Water Performance Guarantee**
Sound Transit Small & Disadvantaged Business Utilization

Leslie Jones
Director, Small Business Development and Labor Compliance
• To influence stakeholders so that Sound Transit improves mobility for Central Puget Sound in ways that include the diverse people of the region.”
Our Responsibilities:

• Disadvantaged Business Enterprise Program
  • Small Business Program
• Title VI Program
• Project Labor Agreement

Overall Agency Goal

• Agency Goal for FFY 2018 - 16.1%
• Estimated Attainment - 19.8% (Finalized June 1st)
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**Design Build S/DBE Utilization**
Questions?