

# Fixed Assets State of Good Repair (SGR) Program

## OPEN HOUSE

NOVEMBER 21, 2024



King County

**METRO**

*Moving forward together*

# Agenda

---

- Introductions
- Program Overview
- Bundle 1 - SGR Infrastructure & Facilities bundle
- Bundle 2 - Electrical Infrastructure bundle
- Equity & Social Justice (ESJ) Overview
- Conclusion/Questions
- Networking

# PROGRAM OVERVIEW



- 7th Largest Transit Agency in the US
- Seven maintenance bases (another in development)
- Fixed Asset State of Good Repair (SGR) program
  - General Infrastructure and Facilities projects
    - General facilities improvement including site infrastructure, systems, facilities and equipment
    - Primarily at maintenance bases
  - Electrical Infrastructure projects
    - Primarily supporting historic trolley system
  - Also touches Metro facilities at other locations

# SGR Projects



- Bus and Vehicle Lift Replacements
- Park and Rides
- Fire Control System Replacement
- Underground Storage Tanks (UST)
- Site and Facility Electrical
- Facility Improvements and Refurbishment
- Comfort Stations
- Equipment Replacement
- Trolley Traction Power System Replacement/Refurbishment



# COST AND FUNDING



## BUNDLE 1

- Construction Budget ~\$70-90 million

## BUNDLE 2

- Construction Budget ~\$50-60 million

Costs are preliminary

- based on condition surveys and initial planning
- Scope and budget in refinement
  
- This program is King County funded and will likely include grant funding from FTA

# Delivery Challenges

---

- Small and specialized projects
- Need for flexibility to respond to changing needs and conditions
- Need to work around/within operations
- Competing market opportunities
- Supply chain risks
- Limited availability of King County staff resources



# Delivery Goals



- Expand pool of interested and experienced contractors
- Provide more opportunities for small and emerging businesses
- Build on lessons learned to improve delivery
- Improve Program performance
- Avoid rebidding delays and costs
- Leverage limited in house resources
- Maintain service and safety

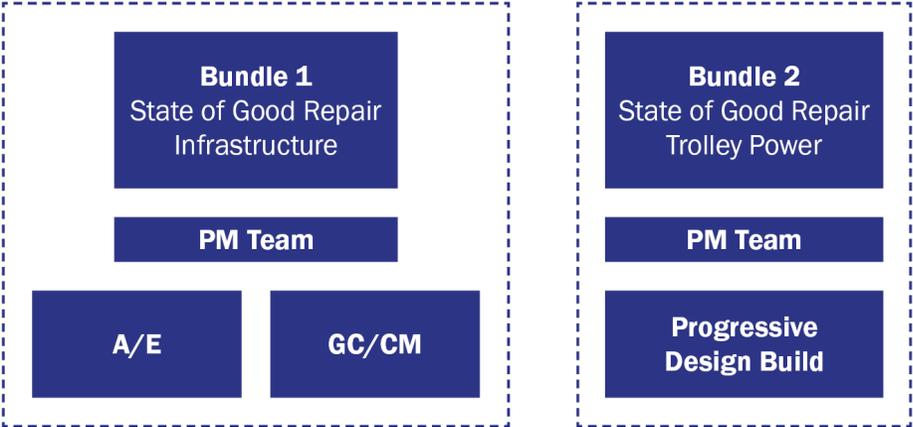


# Delivery Strategy

- Bundled Procurements
- Alternative Delivery
- Program Management support

# ORGANIZATION

## State of Good Repair/Fixed Assets Program



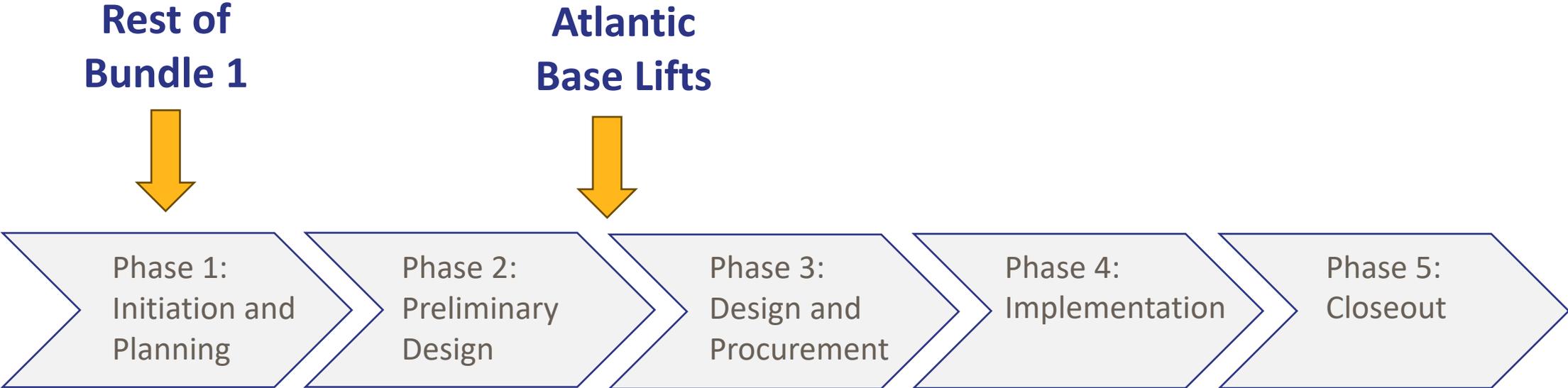
# **Bundle 1**

SGR Infrastructure

# Bundle 1 Overview

- Bus Lifts and equipment renewal/replacement
- Systems projects
- UST renewal, lift extension, removal
- Site and facility infrastructure projects
- Collaborative Delivery
  - GC/CM team
  - A/E design teams
  - Lift supply

# Bundle 1 Projects Status



# Bundle 1 GC/CM Project Approval

(January 2024)

## Heavy Civil - Infrastructure

- Level work
- Improve the attractiveness of the project to the contracting community
- Increase opportunities for small and disadvantaged businesses
- Negotiated work options

- **Alternative subcontracting authority:**

- Electrical
- Mechanical
- Civil/Utilities
- Underground Storage Tanks
- Vehicle Lifts

- Individual projects may be revised, added, deleted as needed

# Bundle 1

## Group 1A – Bus Lifts

Currently  
planned

Potential  
Future

	2024				2025				2026				2027				2028				2029				2030			
	Q1	Q2	Q3	Q4																								
<b>Bundle 1 - SGR Facilities Infrastructure Projects</b>																												
<b>Package 1-A Bus Lifts</b>																												
<b>1134246   Atlantic Base Bus Lift Replacement</b>																												
Phase 3 - Final Design																												
Phases 4 & 5 - Implementation & Closeout																												
<b>1134245   Bellevue Base Bus Lift Replacement</b>																												
Phase 2 - Preliminary Design																												
Phase 3 - Final Design																												
Phases 4 & 5 - Implementation & Closeout																												
<b>1139350   Bellevue Base Vehicle Maintenance Bus Lift Replacement</b>																												
Phase 2 - Preliminary Design																												
Phase 3 - Final Design																												
Phases 4 & 5 - Implementation & Closeout																												
<b>Package 1-B Bus Lifts</b>																												
<b>1134367   North Base Bus Lift Replacement</b>																												
Phase 1 - Project Planning																												
Phase 2 - Preliminary Design																												
Phase 3 - Final Design																												
Phases 4 & 5 - Implementation & Closeout																												
East Base Bus Lift Phase 1																												

# Bundle 1

## Group 2A – Underground Storage Tanks

Currently planned

	2024				2025				2026				2027				2028				2029				2030				2031				2032			
	Q1	Q2	Q3	Q4																																
<b>Package 2-A Underground Storage Tanks</b>																																				
<b>1134269   South Base Fluid USTs</b>																																				
Phase 2 - Preliminary Design																																				
Phase 3 - Final Design																																				
Phases 4 & 5 - Implementation & Closeout																																				

Potential Future

Ryerson Base USTs
North Base USTs

# Bundle 1

# Group 3A – Systems

Currently planned

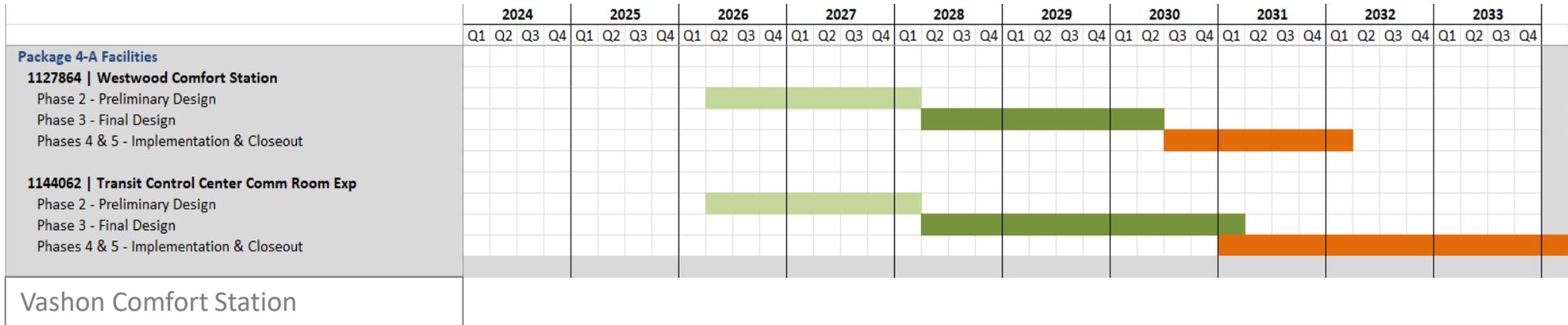
Potential Future

	2024				2025				2026				2027				2028				2029				2030			
	Q1	Q2	Q3	Q4																								
<b>Package 3-A Mech./Equip./Plumb.</b>																												
<b>1134377   All Transit Bases Overall Fire System Replace 2023-2024</b>																												
Phase 2 - Preliminary Design																												
Phase 3 - Final Design																												
Phases 4 & 5 - Implementation & Closeout																												
<b>1144094   Ryerson Base Operations Sewer Piping Replace</b>																												
Phase 2 - Preliminary Design																												
Phase 3 - Final Design																												
Phases 4 & 5 - Implementation & Closeout																												
<b>1144092   OA IWS System Replacement</b>																												
Phase 2 - Preliminary Design																												
Phase 3 - Final Design																												
Phases 4 & 5 - Implementation & Closeout																												
<b>1134331   Countywide Routine Equipment Replacement 2023-2024</b>																												
Phases 4 & 5 - Design, Implementation & Closeout																												
<b>1144126   Countywide Overall P&amp;R SGR 2023-2024</b>																												
Phase 2 - Preliminary Design																												
Phase 3 - Final Design																												
Phases 4 & 5 - Implementation & Closeout																												
<b>Package 3-C Mech./Equip./Plumb.</b>																												
<b>1144181   Countywide Major Equipment Replacement 2027-28</b>																												
Phases 4 & 5 - Design, Implementation & Closeout																												

# Bundle 1

## Group 4A – Facilities

Potential  
Future



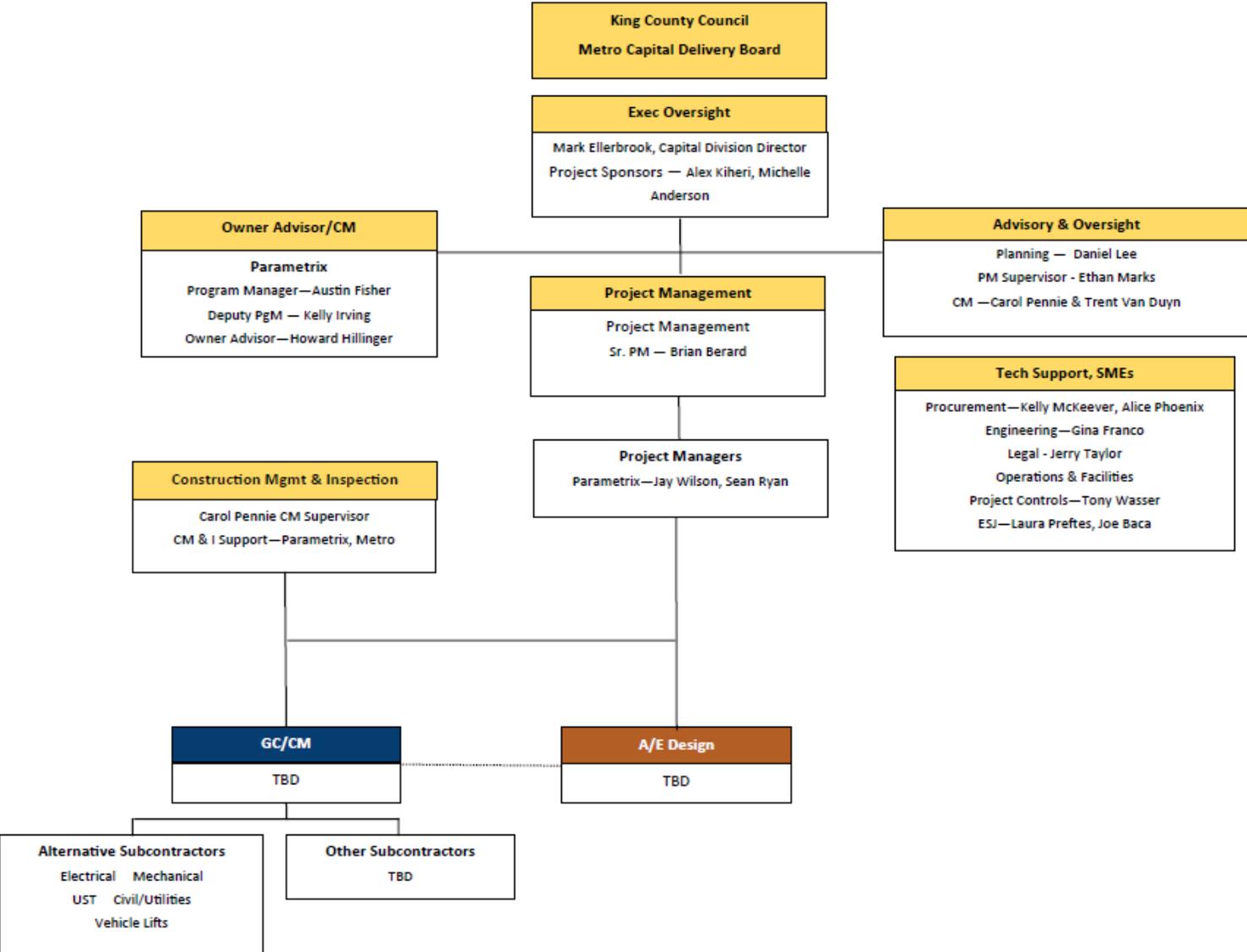
# Bundle 1

## Group 6 – HVAC

Currently  
planned

	2024				2025				2026				2027				2028				2029				2030			
	Q1	Q2	Q3	Q4																								
<b>Package 6</b>																												
<b>1134242   South Base VM HVAC Replacement</b>																												
Phase 2 - Preliminary Design																												
Phase 3 - Final Design																												
Phases 4 & 5 - Implementation & Closeout																												

# Bundle 1 Project Team



# Bundle 2

## Trolley and Electric Power Infrastructure

## **Bundle 2 – Electrical & Trolley Power Infrastructure**

- Generated through regular condition assessments
- Many assets are in marginal to poor condition facing increasing risk of failure and loss of service
- Support Zero Emission goals
- Package and schedule projects to create a sustainable, level loaded Program

# Bundle 2 Projects

## 1. 500kW TPSS SGR (1144116)

replacement of the AC Medium Voltage Switches, Traction Power Transformer, and Metering Cabinets at up to 26 - 500kW Traction Power Substations

## 2. Overall Power SGR (1144193)

replacement of site and facility electrical infrastructure and power distribution components at Atlantic Base and Central Bases

## 3. OA Trolley Power Replacement (1134385)

routine replacement of power delivery system components at several substations

## 4. Central TPSS DC Switchgear Replacement (1144195)

## 5. Central and Collins TPSS Switchgear Replacement (1144279)

replacement of the AC breaker sections

## 6. Collins TPSS Switchgear (1144194)

replacement of the DC switchgear section of Collins Traction Power Substation

## 7. Broad Street TPSS DC Switchgear Replacement (1144196)

## 8. Atlantic Base TPSS Substations Replacement (1144113)

replacement of two TPSS

# Bundle 2 Status

## Bundle 2



# Bundle 2 – Electrical & Trolley Power Infrastructure Schedule

	2024				2025				2026				2027				2028				2029				2030				2031			
	Q1	Q2	Q3	Q4																												
<b>Bundle 2 - Electrical &amp; Trolley Infrastructure SGR</b>																																
<b>CPARB PRC Application</b>																																
<b>PDB Selection</b>																																
<b>1144116   Countywide 500kW Transit Power</b>																																
Phase 2 - Preliminary Design																																
Phase 3 - Final Design																																
Phases 4 & 5 - Implementation & Closeout																																
<b>1144193   Central Atlantic Power SGR</b>																																
Phase 2 - Preliminary Design																																
Phase 3 - Final Design																																
Phases 4 & 5 - Implementation & Closeout																																
<b>1134385   Seattle Trolley Network Power Delivery Sys Replace</b>																																
Phase 2 - Preliminary Design																																
Phase 3 - Final Design																																
Phases 4 & 5 - Implementation & Closeout																																
<b>1144195   Central TPSS Switchgear</b>																																
Phase 2 - Preliminary Design																																
Phase 3 - Final Design																																
Phases 4 & 5 - Implementation & Closeout																																
<b>1144279   Collins TPSS AC Medium Voltage Switchgear</b>																																
Phase 2 - Preliminary Design																																
Phase 3 - Final Design																																
Phases 4 & 5 - Implementation & Closeout																																
<b>1144194   Collins TPSS Switchgear</b>																																
Phase 2 - Preliminary Design																																
Phase 3 - Final Design																																
Phases 4 & 5 - Implementation & Closeout																																
<b>1144196   Broad Street TPSS Switchgear</b>																																
Phase 1 - Project Planning																																
Phase 2 - Preliminary Design																																
Phase 3 - Final Design																																
Phases 4 & 5 - Implementation & Closeout																																
<b>1144113   Atlantic Base TPSS Replacement</b>																																
Phase 2 - Preliminary Design																																
Phase 6 - Acquisition																																
Phase 3 - Final Design																																
Phases 4 & 5 - Implementation & Closeout																																

Project Construction  
Cost Range: \$2M - \$14M

Project start delayed  
until 2026

Business Development and Contract Compliance (BDCC)

**Equity and Social Justice Goals**

**Master Community Workforce Agreement**

# SUBCONTRACTING AND CAPACITY DEVELOPMENT



- Effective utilization of the Community Work Force Agreement and improved SBE, MWDBE participation
- Opportunity for partnering and mentoring with subcontractors including emerging businesses
- Collaborative development of subcontracting strategies and options
- Opportunity to build capacity and relationships through continuing work over multiple assignments

# EQUITY & SOCIAL JUSTICE (ESJ) GOALS

## Pro-Equity Contracting Goals

- Expand opportunities for diverse small businesses.
- Outreach and Inclusion plan with approaches and measures to maximize certified MBE, WBE, DBE, SBE, small and veteran-owned business participation.
- Good Faith Efforts and a dedicated ESJ coordinator will be required. Good Faith efforts will be monitored throughout the project.
- The County would like to see innovative approaches to meeting or exceeding small business goals and providing support and mentorship to small business partners.
- A combination of **SBE** requirements and voluntary **M/WBE** goals with good faith efforts is anticipated for this contract.



**“I want to open the doors of opportunity to every single person in King County, Washington. That's why I issued an executive order strengthening pro-equity contracting, so that our minority-and women-owned businesses can substantially increase their participation in County contracts.”**

*- King County Executive  
Dow Constantine*

# MASTER COMMUNITY WORKFORCE AGREEMENT (MCWA)



- Pre-Hire Collective Bargaining Agreement between King County and construction Labor Unions
- Covers all County construction projects over \$5M and sets the basic terms and conditions of employment
- Project Labor Agreement with Priority Hire, Preferred entry, and Apprenticeship utilization requirements
- Has respectful worksite language in the MCWA and the contract documents

# KEY COMPONENTS OF MCWA



- Standard work hours, wages, working conditions and weekly pay days
- MCWA is inclusive for all Open-Shop Contractors
- Letter of Assent binds contractors and subcontractors to the MCWA for the duration of the project
- Apprenticeship requirements can be found in the contract documents
- Priority Hire requirements are set separately for Journey workers and Apprentices. Priority Hire requires that workers living in economically distressed zip codes throughout King County are prioritized onto County construction projects. The Zip codes are identified in the MCWA.
- Allows Open Shop Contractors access to the Union dispatch system and up to 3 core workers and up to 2 apprentice core workers
- Wage Rates and Fringe Benefits are current rates paid to all workers equitably
- No Strike – no lockout provisions
- For more information, visit:  
<https://kingcounty.gov/depts/finance-business-operations/business-development-contract-compliance/programs/PriorityHire/CWA.aspx>

# KEY COMPONENTS OF MCWA



## **Apprenticeship workforce requirements for this contract are being determined.**

- Apprentices must work XX% of all labor hours on the project.
- All apprentices must be enrolled in a Washington State Apprenticeship Training Council approved program and requirements are included in the Contract Specifications.

## **Priority Hire requirements for this contract are being determined.**

- Priority Hire apprentices shall work XX% of all apprenticeship hours
- Priority Hire Journey workers shall work XX% of all journey worker hours

This project also has preferred entry program requirements. Preferred entry means a program that is an element of the MCWA that permits pre-apprentice graduates from a Washington State Apprenticeship and Training Council approved pre-apprenticeship program eligible for dispatch on to King County projects.

## **Preferred Entry requirements for this contract are set as follows:**

- Preferred Entry workers must work 20% of all apprenticeship hours

# Industry Feedback

- Collaborative delivery
- Packaging
- GC/CM
  - Heavy Civil & Negotiated Self-Perform
  - Alternative Subcontracting
- Equity and Social Justice
- Market capacity and key staff

# PROCUREMENT FORECAST (ANTICIPATED)

## BUNDLE 1 - SGR INFRASTRUCTURE

### A&E

- RFP: Q4 2024
- NTP: Q2-3 2025

### GC/CM

- PRC Approved: Q1 2024
- RFP: Q1 2025
- NTP: Late 2025

### Bus Lift Supply

- Currently in planning
- Selection to begin in 2025

## BUNDLE 2 - SGR TROLLEY & ELECTRICAL POWER

### Progressive Design Build

- PRC Application: Q1 2026
- RFQ: early to mid 2026
- NTP: Late 2026 or early 2027

# Other Upcoming Metro Projects

Project	Value	Type
South Annex Base Site Development	290,000,000	Construction
Central Campus Electrification	240,000,000	Progressive Design Build
RapidRide I Line	83,000,000	Construction
RapidRide R Line Design & Services During Construction	17,000,000	A/E Consultant
Site Security Improvements	3,000,000	A/E Consultant
2025 National Transit Database (NTD) Condition Assessments for Metro Transit	3,000,000	A/E Consultant
South Annex Base Demolition and Site Prep	2,000,000	Construction
South Facilities Roof Replacement	1,400,000	Construction
University Bridge Pole Replacement	1,400,000	Construction
Project Control Services for Contract Administration during Construction	1,158,500	A/E Consultant
2025 Condition Assessments Work Order for Metro Transit	1,000,000	A/E Consultant
State Route 520 Montlake Trolley Gap Project Design	1,000,000	A/E Consultant

Updates: [HOME](#) » [FINANCE & BUSINESS OPERATIONS](#) » [PROCUREMENT & PAYABLES](#) » [FOR BUSINESS](#) » UPCOMING CAPITAL PROJECTS

# Organizational Conflicts of Interest

An organizational conflict of interest is a situation where a firm possess an unfair competitive advantage because of previous or concurrent work with King County.

Potential issues:

- Participation in KC000770 OA/CM contract (Parametrix - prime consultant)

If an organizational conflict of interest exists, the County may prohibit consultants, subconsultants, and/or personnel from participating in this project.

For instructions on how to request a conflict determination, please visit:

<https://www.kingcounty.gov/depts/finance-business-operations/procurement/for-business/do-business/AEP.aspx>

# NEXT STEPS



## Register as a Supplier

Please register your firm as a Supplier on King County's **E-Procurement Supplier Portal**:

<https://kingcounty.gov/en/legacy/depts/finance-business-operations/procurement/for-business/register>



To view active solicitations and other related information, please visit King County's Solicitation Resources page at:

<https://kingcounty.gov/en/legacy/depts/finance-business-operations/procurement/for-business/solicitation-resources>



Visit the **Metro Matters State of Good Repair blog** for more materials including today's briefing, sign in sheets and other materials:

<https://kingcountymetro.blog/2024/09/24/september-2024-update-metros-fixed-assets-state-of-good-repair-program>

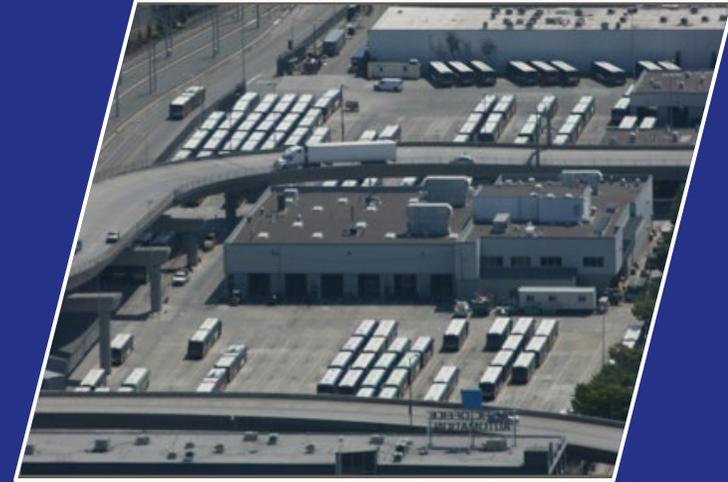


## Questions?

Kelly McKeever, Contract Specialist [Kelly.McKeever@kingcounty.gov](mailto:Kelly.McKeever@kingcounty.gov); 206-263-9389

Brian Berard, Metro Transit Capital Sr. Project Manager [bberard@kingcounty.gov](mailto:bberard@kingcounty.gov); 206-263-4160

THANK YOU!  
QUESTIONS?



King County

**METRO**

*Moving forward together*