

**MOTION NO. M2011-86**
**Pre-Construction Phase Services for Capitol Hill Station**

<b>MEETING:</b>	<b>DATE:</b>	<b>TYPE OF ACTION:</b>	<b>STAFF CONTACT:</b>	<b>PHONE:</b>
Capital Committee	12/8/11	Final Action	Ahmad Fazel, DECM Executive Director <b>Christy Sanders-Meena,</b> Principal Construction Manager	(206) 398-5389  (206) 903-7475

**PROPOSED ACTION**

Authorizes the chief executive officer to execute a contract with Turner Construction Company to provide pre-construction phase services for the University Link project Capitol Hill station in the amount of \$564,918, with a 10% contingency of \$56,492, for a total authorized contract amount not to exceed \$621,410.

**KEY FEATURES**

- Pre-construction phase services include project planning and management, development of project cost estimates, schedules and subcontracting plans, and performing Value Engineering, Constructability Reviews, and Building Information Modeling.
- The proposed contract uses the General Contractor/Construction Manager (GC/CM) alternative contracting procedure. The GC/CM delivery approach was selected for this project based on certain project characteristics including very complex scheduling and phasing requirements and extensive interface with other contractors.
- Following pre-construction phase activities, Sound Transit will negotiate a contract with Turner Construction Company for the station construction and establish a Maximum Allowable Construction Cost (MACC) as the basis for award of the General Contractor/Construction Manager (GC/CM) contract.
- Pre-construction services will last approximately nine months and, if MACC negotiations are successful, the construction contract will be brought to the Board for approval (anticipated in October 2012).

**PROJECT DESCRIPTION**

University Link (U-Link) is a 3.15-mile light rail extension located entirely underground with tunnels traveling east from Pine Street, under the I-5 freeway to an underground station at Capitol Hill, continuing north beneath SR 520 and the Lake Washington Ship Canal to an underground station on the UW campus, near Husky Stadium. The Capitol Hill Station construction will include the station structure, north and south entrances, a west entrance and pedestrian concourse, finishes, mechanical and electrical work, restoration of at-grade features including streets, sidewalks and landscaping, and Pine Street access shaft restoration.

## FISCAL INFORMATION

### Project Budget

University Link	2011 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	115,229	46,484		46,484	68,745
Preliminary Engineering	24,349	24,266		24,266	82
Final Design	87,633	78,377		78,377	9,256
Right of Way	152,332	125,855		125,855	26,477
Construction	1,158,183	714,531	621	715,151	443,032
Construction Services	95,726	80,194		80,194	15,532
Third Party Agreements	18,646	11,568		11,568	7,078
Vehicles	103,909	99,185		99,185	4,724
<b>Total Current Budget</b>	<b>1,756,007</b>	<b>1,180,461</b>	<b>621</b>	<b>1,181,082</b>	<b>574,925</b>

### Phase Detail

#### Construction

U240 Preconstruction Services	2,000	-	621	621	1,379
Other Construction	1,156,183	714,531		714,531	441,652
<b>Total Phase</b>	<b>1,158,183</b>	<b>714,531</b>	<b>621</b>	<b>715,151</b>	<b>443,032</b>

### Contract Detail

	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	-	-	564	564
Contingency	-	-	56	56
<b>Total</b>	-	-	<b>621</b>	<b>621</b>
Percent Contingency	0%	0%	10%	10%

#### Notes:

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

Board Approvals = Committed To-Date + Contingency, and includes pending Board actions.

Project Budget is located on page 47 of the 2011 Transit Improvement Plan (TIP).

## SMALL BUSINESS PARTICIPATION

Sound Transit has established a goal of 10% small business participation including 7% DBE participation for the construction phase of the contract.

The pre-construction phase of this work does not include a small business goal. An element of the pre-construction phase services is to develop a subcontracting plan for construction. The subcontracting plan will include specific goals for achieving small business utilization based on the type of work and the availability of small and disadvantaged businesses to perform that work.

## EQUAL EMPLOYMENT WORKFORCE PROFILE

313 employees; 19% women; 10.5% minorities.

## BACKGROUND

This will be Sound Transit's third construction contract using the GC/CM contracting method, an alternative method allowed under RCW 39.10. The Project Review Committee of the State's Capital Project Advisory Review Board (CPARB) approved the GC/CM method for this work. The GC/CM method of contracting involves contractor selection based on qualifications and pricing for

specific project elements, which include specified general conditions costs and the contractor's fixed fee.

A request for qualifications (RFQ) was issued on August 4, 2011 and five proposals were received. Following review and evaluation, three contractor teams were invited for interviews. Based on scoring and interviews all three teams were asked to submit final proposals in response to a request for final proposals (RFFP), including price offers for specified work items. The price offers were opened publicly on October 31, 2011. Based on evaluation of proposals, interviews, and price offers, Turner Construction Company is the highest ranked team.

Consistent with the GC/CM process, following completion of pre-construction services, Sound Transit will negotiate a maximum allowable construction cost (MACC) with the contractor. If a MACC is agreed upon, the MACC is added to several fixed amounts already submitted by the contractor as part of its price offer to determine the Total Contract Cost (TCC). Subject to certain statutory and contractual exceptions, the contractor bears the risk if actual construction costs exceed the TCC.

If a MACC is agreed to, it is anticipated that Board approval will be requested to execute a construction contract with Turner under which they will construct the Capitol Hill Station. That contract will include all station structures, finishes and services, and is anticipated to be complete in the fourth quarter of 2015. If an agreement on the MACC cannot be reached, Sound Transit will have the option of bidding the work through a traditional invitation for bids (IFB) or entering cost negotiations with the second ranked team.

## **ENVIRONMENTAL COMPLIANCE**

Environmental compliance pursuant to the National Environmental Policy Act (NEPA) and State Environmental Policy Act (SEPA) was completed with the North Link Final Supplemental Environmental Impact Statement (EIS) issued on April 7, 2006. The Federal Transit Administration issued a Record of Decision for North Link in June 2006.

Jl 11/07/2011

## **PRIOR BOARD/COMMITTEE ACTIONS**

None.

## **TIME CONSTRAINTS**

A one month delay would likely result in a compressed pre-construction phase of GC/CM contractor services and might cause a delay in meeting the start of the Capitol Hill Station construction.

## **PUBLIC INVOLVEMENT**

Not applicable to this action.

## **LEGAL REVIEW**

LA 12/2/11

**MOTION NO. M2011-86**

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**MOTION:**

It is hereby moved by the Capital Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with Turner Construction Company to provide pre-construction phase services for the University Link project Capitol Hill station in the amount of \$564,918, with a 10% contingency of \$56,492, for a total authorized contract amount not to exceed \$621,410.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 8, 2011.



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Fred Butler  
Capital Committee Chair

ATTEST:



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Marcia Walker  
Board Administrator