

MOTION NO. M2012-39
Contract for Construction Management Services for the Northgate Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	6/14/12	Recommendation to Board	Ahmad Fazel, DECM Executive Director	206-398-5389
Board	6/28/12	Final Action	Don Davis, Executive Project Director Richard Sage, Director, Construction Management	206-370-5508 206-398-5226

PROPOSED ACTION

Authorizes the chief executive officer to execute a nine-year contract with two one-year options to extend with North Star, a joint venture of CH2M Hill, Inc., and Jacobs Project Management Company, to provide construction management services for the Northgate Link Extension in the amount of \$75,482,233, plus a 10% contingency of \$7,548,223, for a total contract amount not to exceed \$83,030,456.

KEY FEATURES

- North Star will provide support to the Northgate Link Extension team in managing all construction elements of the Northgate Link Extension.
- The scope of work includes the following construction management and support functions: program management; resident engineering; office engineering; technical support and inspection, construction cost estimating; contract change management; scheduling; construction safety oversight; quality assurance activities; document control; and tracking of diversity/small business/project labor agreement requirements.
- Construction Management functions also include the following pre-construction services: design document reviews; constructability and bidability reviews; value engineering; and bid analysis and evaluation.
- This action is needed because final design work on the Northgate Link Extension has progressed past the 60% design milestone. Before construction contract documents are finalized for bidding, comprehensive design, constructability and bidability reviews by the construction management consultant are crucial to ensure that contract documents are well-developed and promote a highly competitive bid process.

PROJECT DESCRIPTION

The Northgate Link Extension (referred to in the Adopted Budget as the North Link-- UW Station to Northgate Station Project) extends light rail approximately 4.3 miles beyond the future interim northern terminus of University Link at the University of Washington Station. The project features approximately 3.4 miles of twin bored tunnels with two underground stations, one at Brooklyn Avenue NE and NE 45th Street in the University District and one at 12th Avenue NE and NE 65th Street in the Roosevelt neighborhood. The alignment includes about 0.9 miles of guideway that transitions from tunnels to an elevated structure and an elevated station that spans NE 103rd Street, near the Northgate Mall. The Northgate Link Extension is scheduled to be completed in September 2021 and will provide an interim terminus for Link at Northgate until the Lynnwood Link Extension is operational, currently anticipated in 2023.

FISCAL INFORMATION

This action is within the adopted budget and sufficient monies remain after approval of this action to fund the remaining work in the Construction Services phase as contained in the current cost estimates.

PROJECT TABLE

North Link - UW Station to Northgate

	Amended 2012 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	149,500	8,535		8,535	140,965
Preliminary Engineering	15,077	15,329		15,329	(252)
Final Design	113,123	75,354		75,354	37,769
Right of Way	148,050	60,150		60,150	87,900
Construction	1,323,500	7,715		7,715	1,315,785
Construction Services	112,050	-	83,030	83,030	29,020
Third Party Agreements	11,000	2,646		2,646	8,354
Vehicles	259,100	-		-	259,100
Total Current Budget	2,131,400	169,729	83,030	252,760	1,878,640

Phase Detail

Construction Services

Civil CM	83,030	-	83,030	83,030	-
Other Construction Services	22,952	-		-	22,952
Const Services Unallocated Contingency	6,068	-		-	6,068
Total Phase	112,050	-	83,030	83,030	29,020

Contract Detail

	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract	-	-	75,482	75,482
Contingency	-	-	7,548	7,548
Total Contract Amount	-	-	83,030	83,030
Percent Contingency	0.0%	0.0%	10.0%	10.0%

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 34 of the 2012 Transit Improvement Plan (TIP).

SMALL BUSINESS PARTICIPATION

Sound Transit Goal:

Small Business: 15%

DBE: 5%

Commitment:

Small Business: 15.48%

DBE: 14.14%

Subcontractor	Business Type	% of Work	Dollar Value
WHH Nisqually Federal Services	DBE	6.14%	\$ 4,637,376
JTS	DBE	3.43%	\$2,587,946
KBA, Inc.	DBE	2.43%	\$1,830,971
The VOSK Group, LLP	DBE	0.62%	\$466,771
Moniz Art + Architecture	DBE	0.52%	\$394,092
Engineering Economics, Inc. (EEI)	DBE	0.39%	\$293,187
Mel Dodd Consulting	DBE	0.38%	\$285,994
Richard Martin Consulting	DBE	0.14%	\$105,243
EHS International, Inc.	DBE	0.09%	\$70,950
Seacoast Construction Management	Small Business	1.05%	\$793,104
Building Envelope Technology & Research	Small Business	0.26%	\$200,813
Urban Forestry Services	Small Business	0.02%	\$17,340
Total		15.48%	\$11,683,787

EQUAL EMPLOYMENT WORKFORCE PROFILE

120 employees; 15% women; 20% minorities.

BACKGROUND

The ST2 Plan, approved by voters in the fall of 2008, includes funding for the extension of Link light rail from the University of Washington Station to Northgate Station.

In September 2010, the Sound Transit Capital Committee authorized a contract with Jacobs Associates to refine the preliminary engineering work done under the Sound Move program and perform final design. Final design began in October 2010 and has progressed significantly; the first construction contract for demolition and site preparation at the stations was bid in March 2012 and major civil works for the stations and tunnels is scheduled to be bid in early 2013.

Construction work for the Northgate Link Extension has been divided into eight construction contract packages. This Construction Management Consultant contract will provide resident engineering teams to manage and administer the seven civil construction contracts. A separate Construction Management Consultant contract will be procured to manage and administer the systems contract.

Sound Transit advertised this work as a Request for Qualifications and received four proposals. Two teams were shortlisted and interviewed. North Star, a joint venture of CH2M-Hill, Inc., and Jacobs Project Management Company, was determined to be the best qualified team for this work.

PRIOR BOARD/COMMITTEE ACTIONS

Not applicable to this action.

ENVIRONMENTAL COMPLIANCE

JI 5/17/2012

TIME CONSTRAINTS

An advanced demolition contract is proposed for approval in June 2012 and construction is scheduled to begin in August 2012. A one month delay would mean that the construction management consultant would not be available to oversee the start of the advanced demolition work.

PUBLIC INVOLVEMENT

Not applicable to this action.

LEGAL REVIEW

LA 6/8/2012

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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 nine-year contract with two one-year options to extend with North Star, a joint venture of CH2M Hill, Inc., and Jacobs Project Management Company, to provide construction management services for the Northgate Link Extension in the amount of \$75,482,233, plus a 10% contingency of \$7,548,223, for a total contract amount not to exceed \$83,030,456.

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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 nine-year contract with two one-year options to extend with North Star, a joint venture of CH2M Hill, Inc., and Jacobs Project Management Company, to provide construction management services for the Northgate Link Extension in the amount of \$75,482,233, plus a 10% contingency of \$7,548,223, for a total contract amount not to exceed \$83,030,456.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 28, 2012.



Julia Patterson
Board Vice Chair

ATTEST:



Marcia Walker
Board Administrator