

MOTION NO. M2013-90

GC/CM Pre-construction Services Contract for Roosevelt Station Finishes within the Northgate Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	10/10/2013	Final Action	Ahmad Fazel, DECM Executive Director Don Davis, Executive Project Director, Northgate Link Extension	206-398-5389 206-370-5508

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Hoffman Construction Company to provide pre-construction services for Roosevelt Station Finishes within the Northgate Link Extension in the amount of \$1,248,150, with a 10% contingency of \$124,815, for a total authorized contract amount not to exceed \$1,372,965.

KEY FEATURES SUMMARY

- The proposed contract uses the General Contractor/Construction Manager (GC/CM) alternative contracting procedure. The GC/CM delivery approach was selected for this procurement when Northgate Link Extension baseline scope, schedule, and budget was approved and was based on certain project characteristics including complex scheduling and phasing requirements and extensive interface with other contractors.
- Pre-construction services for the Roosevelt Station Finishes work include:
 - Participating in development of final project management and construction plans
 - Construction scheduling and subcontracting plans
 - Development of cost estimates for station construction
 - Risk management
 - Safety and quality plans
 - Building Information Modeling
 - Small business and Disadvantaged Business Enterprise outreach plans
 - Value engineering
 - Constructability reviews
- Following pre-construction phase activities, Sound Transit will negotiate a Maximum Allowable Construction Cost (MACC) with Hoffman Construction Company which will be the basis for award of the GC/CM construction contract.
- Pre-construction services will last approximately 21 months and are concurrent with the final design of the Roosevelt Station. If MACC negotiations are successful, the construction contract to build the station facility will be brought to the Board for approval.

BACKGROUND

The Northgate Link Extension extends light rail approximately 4.3 miles from the University of Washington Station to the Northgate neighborhood. The Roosevelt Station is located on 12th Avenue NE and NE 65th Street and is one of two underground stations for the Northgate Link Extension. The Northgate Link Extension is scheduled to be completed in September 2021 and will provide an interim terminus for Link light rail at Northgate until the Lynnwood Link Extension is operational, currently anticipated in 2023.

Initial Northgate Link construction work for building demolition and hazardous materials abatement and advanced utility relocations at Roosevelt Station began in 2012 and was completed in August 2013.

The Roosevelt Station Finishes contract will be Sound Transit's fourth construction contract using the GC/CM contracting method, an alternative method allowed under RCW 39.10 and utilized successfully on three University Link contracts. The Project Review Committee of the State's Capital Project Advisory Review Board approved the GC/CM method for this work in September 2012. The GC/CM method of contracting involves contractor selection based on qualifications and pricing for specific project elements.

A Request for Qualifications was issued in April 2013 and five Statements of Qualifications (SOQs) were received. Following review and evaluation, three firms were invited for interviews. Based on scoring of the SOQs and the interviews, all three firms were asked to submit final proposals including price offers for specified work items. The price offers were opened publicly on August 14, 2013. Based on evaluation of SOQs, interviews, and price offers, Hoffman Construction was the highest ranked firm.

Consistent with the GC/CM process, following completion of pre-construction services, Sound Transit will negotiate a MACC with the contractor. If a MACC is agreed to, it is anticipated that Board approval will be requested to execute a construction contract with Hoffman Construction Company under which they will construct the Roosevelt Station Finishes, including the station structure, architectural finishes, mechanical components and electrical equipment. That contract is anticipated to be complete in 2019. 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.

FISCAL IMPACT

The 2013 TIP for the Northgate Link Extension is \$2.131 billion. Within that amount \$2,960,000 has been set aside for GC/CM Preconstruction within the Construction Services phase. The proposed action would commit \$1,389,000 for this line item, leaving a remaining budget balance of \$1,587,035.

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.

Northgate Link Extension

	2013 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	149,500	46,973		46,973	102,527
Preliminary Engineering	15,077	15,077		15,077	-
Final Design	113,123	112,213		112,213	910
Right of Way	148,050	93,061		93,061	54,989
Construction	1,323,500	483,319		483,319	840,181
Construction Services	112,050	83,030	1,373	84,403	27,647
Third Party Agreements	11,000	10,524		10,524	476
Vehicles	259,100	-		-	259,100
Total Current Budget	2,131,400	844,197	1,373	845,570	1,285,830

Phase Detail

Construction Services

GC/CM Preconstruction	2,960	-	1,373	1,373	1,587
Other Construction Services	109,090	83,030		83,030	26,060
Total Phase	112,050	83,030	1,373	84,403	27,647

Contract Detail

Hoffman Construction Company

	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract	-	-	1,248	1,248
Contingency	-	-	125	125
Total Contract Amount	-	-	1,373	1,373
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 27 of the 2013 Transit Improvement Plan (TIP).

SMALL BUSINESS PARTICIPATION

Sound Transit has established a goal of 10% small business participation including 8% DBE participation for the construction phase of the contract. The preconstruction phase of this work does not include a small business goal. An element of the preconstruction 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

300 employees; 12% women; 21% minorities.

APPRENTICE UTILIZATION COMMITMENT

Apprentice utilization goal: 20%

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A one month delay would not create a significant impact to the project schedule.

PRIOR BOARD/COMMITTEE ACTIONS

None.

ENVIRONMENTAL REVIEW

JI 9/23/2013

LEGAL REVIEW

LA 4 October 2013

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anticipated to be complete in 2019. 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.

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 Hoffman Construction Company to provide pre-construction services for Roosevelt Station Finishes within the Northgate Link Extension in the amount of \$1,248,150, with a 10% contingency of \$124,815, for a total authorized contract amount not to exceed \$1,372,965.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on October 10, 2013.



Fred Butler
Capital Committee Chair

ATTEST:



Marcia Walker
Board Administrator