

MOTION NO. 2014-41

General Contractor/Construction Manager Pre-construction Services Contract for U District Station Finishes within the Northgate Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	06/12/2014	Final Action	Ahmad Fazel, DECM Executive Director Don Davis, Executive Project Director, Northgate Link Extension Jonathan Gabelein, Principal Construction Manager – Northgate Link Extension

PROPOSED ACTION

Authorizes the chief executive officer to execute an agreement with Hoffman Construction Company to provide pre-construction services for the U District Station Finishes within the Northgate Link Extension in the amount of \$1,475,335, with a contingency of \$100,000 for a total authorized contract amount not to exceed \$1,575,335.

KEY FEATURES SUMMARY

- Pre-construction services for the U District Station Finishes work include:
 - Participating in development of final construction plans
 - Preparing construction schedules and subcontracting plans
 - Developing cost estimates for station construction
 - Risk management
 - Safety and quality plans
 - Building Information Modeling
 - Small and Disadvantaged Business outreach plans
 - Value engineering
 - Constructability reviews
- 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 the Northgate Link Extension baseline scope, schedule, and budget were approved by the Board. This contracting method was selected based on certain project characteristics including complex scheduling and phasing requirements and extensive interface with other contractors.
- 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 U District 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 U District Station is located on Brooklyn Avenue NE between NE 43rd and NE 45th Streets and is one of two underground stations on 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.

Construction work for building demolition, hazardous materials abatement and advanced utility relocations at U District Station was completed in August 2013. The contractor for the tunnel boring machine (TBM) tunneling and station excavation work has started to install shoring systems to support excavation of the U District Station.

The U District Station Finishes contract will be Sound Transit’s fifth construction contract using the GC/CM contracting method, an alternative 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 October 2013 and four Statements of Qualifications (SOQs) were received. Following review and evaluation, all four firms were invited for interviews. Based on scoring of the SOQs and the interviews, two firms were asked to submit final proposals including price offers for specified work items. The price offers were opened publicly on March 10, 2014. 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, a construction contract with Hoffman Construction Company will come back to the Board for approval, under which Hoffman Construction Company will construct the U District Station Finishes, including the station structure, architectural finishes, mechanical components and electrical equipment. That contract is anticipated to be complete in 2020. 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.

PROJECT STATUS

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Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction

Project scope, schedule and budget summary located on page 27 of the March 2014 Agency Progress Report.

FISCAL INFORMATION

The Lifetime project budget for the Northgate Link Extension, as shown in the 2014 TIP, is \$2.131 billion. Within that amount, \$2,960,000 has been set aside for GC/CM Preconstruction in the Construction Services phase. The proposed action would increase commitments for this line item by \$1,575,335 to a revised total of \$2,948,300, and leave a remaining budget balance of \$11,700.

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

	2014 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	149,500	50,650		50,650	98,850
Preliminary Engineering	15,077	15,077		15,077	-
Final Design	118,523	105,912		105,912	12,611
Right of Way	127,300	93,061		93,061	34,239
Construction	1,338,050	487,782		487,782	850,268
Construction Services	112,050	84,419	1,575	85,994	26,056
Third Party Agreements	11,800	10,389		10,389	1,411
Vehicles	259,100	-		-	259,100
Total Current Budget	2,131,400	847,289	1,575	848,864	1,282,536

Phase Detail

Construction Services

GC/CM Preconstruction	2,960	1,373	1,575	2,948	12
Other Construction Services	102,775	83,046		83,046	19,730
Construction Svcs Unalloc Contingency	6,315	-		-	6,315
Total Phase	112,050	84,419	1,575	85,994	26,056

Contract Detail

Hoffman Construction Company	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract	-	-	1,475	1,475
Contingency	-	-	100	100
Total Contract Amount	-	-	1,575	1,575
Percent Contingency	0%	0%	7%	7%

Notes:

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

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

2014 TIP = Lifetime project budget located on page 33 of the 2014 Transit Improvement Plan (TIP).

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

Participation by Small Businesses and Disadvantaged Business Enterprises (DBEs)

Sound Transit promotes and encourages small business participation, which also includes Disadvantaged Business Enterprises (DBEs). Consistent with Sound Transit Policies and Federal Regulations, Sound Transit has established Small Business/DBE goals for the construction contract. These goals are based upon an examination of subcontracting opportunities contained in the work of this contract and the number of Small Businesses/DBEs available to perform such subcontracting work.

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.

There is no subcontracting plan at this time as this is a pre-construction contract.

PUBLIC INVOLVEMENT

The Northgate Link project staff has been actively engaged with stakeholders at all levels throughout the project area. The neighboring communities have had numerous opportunities to meet with staff, learn about the project and provide us with comments or questions.

TIME CONSTRAINTS

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

PRIOR BOARD/COMMITTEE ACTIONS

Not applicable to this action.

ENVIRONMENTAL REVIEW

JI 5/16/2014

LEGAL REVIEW

LA 6 June 2014

MOTION NO. M2014-41

A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Hoffman Construction Company to provide pre-construction services for the U District Station Finishes within the Northgate Link Extension in the amount of \$1,475,335, with a contingency of \$100,000 for a total authorized contract amount not to exceed \$1,575,335.

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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 Hoffman Construction Company to provide pre-construction services for the U District Station Finishes within the Northgate Link Extension in the amount of \$1,475,335, with a contingency of \$100,000 for a total authorized contract amount not to exceed \$1,575,335.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 12, 2014.



Fred Butler
Capital Committee Chair

ATTEST:



Marcia Walker
Board Administrator