

MOTION NO. M2015-118

Award Pre-Construction Services Contract for Northgate Link and East Link Extensions Systems Construction

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	12/10/2015	Final Action	Ahmad Fazel, DECM Executive Director Ron Lewis, Executive Project Director – East Link Don Davis, Executive Project Director – Northgate Link Craig DeLalla, Corridor Design Manager, Systems

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Mass Electric Construction Company to provide pre-construction services for the Northgate Link and East Link Extensions systems construction in the amount of \$2,993,538, with a 10% contingency of \$299,354, for a total authorized contract amount not to exceed \$3,292,892.

KEY FEATURES SUMMARY

- The proposed contract uses the Heavy Civil General Contractor/Construction Manager (GC/CM) contracting method. This contracting method was selected based on certain project characteristics including complex scheduling and phasing requirements and extensive interface with other contractors and Sound Transit Operations.
- Pre-construction services for systems construction on the Northgate Link and East Link Extensions will include:
 - Participating in development of final construction plans;
 - Preparing construction schedules and subcontracting plans;
 - Developing coordinated installation plans;
 - Developing cost estimates for construction;
 - Risk management;
 - Value engineering; and
 - Constructability reviews.
- Pre-construction services will last approximately 14 months and will be concurrent with the final design of the Northgate Link and East Link systems contract package.
- Following pre-construction services, Sound Transit intends to negotiate a Maximum Allowable Construction Cost (MACC) with Mass Electric Construction Company which will be the basis for award of the GC/CM construction contract. If MACC negotiations are successful, the construction contract to install the systems elements will be brought to the Board for consideration.

BACKGROUND

The Systems Construction Contract Package (N830/E750) includes installation of signals, traction electrification, traction power substations, overhead catenary systems (OCS), communications, and SCADA (supervisory control and data acquisition) systems across the combined Northgate and East Link 18 miles of light rail service.

Northgate Link extends light rail 4.3-miles from the University of Washington Station North under the campus via twin bored tunnels to an underground U District Station along Brooklyn Avenue NE between NE 43rd and NE 45th Streets, an underground Roosevelt Station along 12th Avenue NE between NE 65th Street and NE 67th Street, and continuing to an elevated station in Northgate along 1st Avenue NE spanning NE 103rd Street. 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 in service, currently anticipated in 2023. On June 28, 2012, the Sound Transit Board baselined the Northgate Link Extension’s schedule and budget.

East Link extends light rail 14 miles from downtown Seattle to downtown Bellevue and the Overlake area of Redmond via I-90, with stations serving Rainier Avenue/I-90, Mercer Island, South Bellevue, Downtown Bellevue, Overlake Hospital, the Bel-Red Corridor, Overlake Village, and the Overlake Transit Center. The East Link project route, profiles, and station locations, including the tunnel route in downtown Bellevue, were selected by the Sound Transit Board on July 28, 2011, and amended on April 25, 2013. In April 2015, the Sound Transit Board established the baseline budget and schedule for the project. Revenue service between Seattle and the Overlake Transit Center is forecast for 2023.

In February 2013, Sound Transit made the decision to combine the systems construction contract for the Northgate Link and East Link extensions into one construction package based on a Value Engineering recommendation. A single Systems Contract allows for cost savings as a result of: reduced contractor oversight and administration; discounts for increased material quantities; and reduced construction submittals. The combined package will also help ensure consistency in equipment suppliers thus reducing spare parts and maintenance training cost.

These two extensions are both highly complex and will involve close coordination of work and access between the Civil Contractors and the Systems Contractor. The Systems GC/CM will interface with three station GC/CMs on the Northgate Link Extension and a minimum of five civil contractor teams on the East Link Extension. The contracts have been packaged to maximize the benefit of GC/CM and attract the strongest and most qualified Prime Contractors to propose on the work that best fits their knowledge and expertise.

A Request for Qualifications for the GC/CM contract for the Northgate/East Link Systems work was issued on June 1, 2015, and four Statements of Qualifications (SOQs) were received. Following review and evaluation, all firms were invited for interviews. Based on scoring of the SOQs and the interviews, two firms were invited to submit final proposals including price offers for specified work items. The price offers were opened publicly on October 23, 2015. Based on evaluation of the SOQs, interviews, and price offers, Mass Electric Construction Company is the highest ranked firm.

PROJECT STATUS

Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction
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Northgate Link

Projected Completion Date for Construction Services: 4Q 2020
 Project scope, schedule, and budget summary located on page 27 of the September 2015 Agency Progress Report.

East Link

Projected Completion Date for Construction Services: 1Q 2022

Project scope, schedule, and budget summary located on page 49 of the September 2015 Agency Progress Report.

FISCAL INFORMATION

The proposed contract with Mass Electric Construction Company for \$3,292,892 will provide pre-construction services for N830/E750 Systems GC/CM construction that encompasses two Link projects as follows: Northgate Link Extension (N830) for an amount not to exceed \$1,646,446 (\$1,496,769 plus \$149,677 contingency), and East Link Extension (E750) for an amount not to exceed \$1,646,446 (\$1,496,769 plus \$149,677 contingency).

Northgate Link Extension

The lifetime budget in the 2015 Transportation Improvement Plan for the Northgate Link Extension, as amended by resolution of the Sound Transit Board in October 2015, is \$1,899,755,500. Within that amount, \$1,650,000 has been set aside for N830 GC/CM Pre-Construction Services in the Construction phase. The proposed action would commit \$1,646,446 of this amount and leave a remaining balance of \$3,554 for this budget line item.

This action is within the adopted budget and sufficient monies remain after approval of the action to fund the remaining work in the Construction phase as contained in the current cost estimates. Use of Construction phase unallocated contingency is not required for this action.

East Link Extension

The 2015 Lifetime Adopted Budget for East Link Extension project is \$3,677,150,000. Within that amount, \$2,388,000 has been set aside for Systems GC/CM Pre-Construction Services in the Construction phase. The proposed action would commit \$1,646,446 of this amount and leave a remaining balance of \$741,554 for this budget line item.

This action is within the adopted budget and sufficient monies remain after approval of the action to fund the remaining work in the Construction phase as contained in the current cost estimates. Use of Construction phase unallocated contingency is not required for this action.

Northgate Link Extension	2015 TIP	Board		Uncommitted / (Shortfall)
		Approvals	This Action	
Agency Administration	147,879	59,233		88,646
Preliminary Engineering	15,077	15,077		0
Final Design	129,167	114,185		14,983
Right of Way	127,300	93,061		34,239
Construction	1,328,023	500,173		827,850
Construction Services	118,310	87,550	1,646	29,113
Third Party Agreements	11,800	9,930		1,870
Vehicles	-	-		-
Contingency	22,200	-		22,200
Total Current Budget	1,899,756	879,209	1,646	1,018,901

Phase Detail

Construction Services

N830 GCCM Pre-Construction Services	1,650	-	1,646	1,646	4
Other Construction Services	116,660	87,550		87,550	29,110
Total Phase	118,310	87,550	1,646	89,197	29,113

East Link Extension	2015 TIP	Board		Uncommitted / (Shortfall)
		Approvals	This Action	
Agency Administration	186,200	39,512		146,688
Preliminary Engineering	55,900	54,783		1,117
Final Design	283,000	231,876		51,124
Right of Way	298,150	131,350		166,800
Construction	2,544,300	158,390		2,385,910
Construction Services	257,450	124,786	1,646	131,018
Third Party Agreements	52,150	11,995		40,155
Vehicles	-	-		-
Total Current Budget	3,677,150	752,692	1,646	2,922,811

Phase Detail

Construction Services

Systems GCCM Pre-Construction Services	2,388	-	1,646	1,646	742
Other Construction Services	255,062	124,786		124,786	130,276
Total Phase	257,450	124,786	1,646	126,432	131,018

Contract Detail Mass Electric Construction Company	Board	Current	Proposed	Proposed
	Approvals to Date	Approved Contract Status	Proposed Action	Total for Board Approval
Contract Amount - Northgate Link Extension	-	-	1,497	1,497
Contract Amount - East Link Extension	-	-	1,497	1,497
Contract Amount - Total	-	-	2,994	2,994
Contingency - Northgate Link Extension	-	-	150	150
Contingency - East Link Extension	-	-	150	150
Contingency - Total	-	-	299	299
Total	-	-	3,293	3,293
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.

2015 TIP = Northgate Link Extension project budget located on page 38 of the 2015 Transit Improvement Plan (TIP) as amended by Board Resolutions R2015-23 (adopted 9/24/15) and R2015-25 (adopted 10/22/15).

2015 TIP = East Link Extension project budget located on page 36 of the 2015 Transit Improvement Plan (TIP) as amended by Board Resolution R2015-04 (adopted 4/23/15).

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

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 pre-construction 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.

PUBLIC INVOLVEMENT

The Northgate Link Extension 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 Sound Transit with comments or questions.

Similarly, public outreach on the East Link Extension has taken place over the last six years. Outreach activities have included meeting with community members, property owners, businesses, stakeholders, local jurisdictions, and agencies. Since the project kickoff in 2006, Sound Transit has hosted 35 public meetings and has held nearly 300 briefings to property owners and stakeholders.

TIME CONSTRAINTS

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

ENVIRONMENTAL REVIEW

JI 11/13/2015

LEGAL REVIEW

LA 4 December 2015

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A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Mass Electric Construction Company to provide pre-construction services for the Northgate Link and East Link Extensions systems construction in the amount of \$2,993,538, with a 10% contingency of \$299,354, for a total authorized contract amount not to exceed \$3,292,892.

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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 Mass Electric Construction Company to provide pre-construction services for the Northgate Link and East Link Extensions systems construction in the amount of \$2,993,538, with a 10% contingency of \$299,354, for a total authorized contract amount not to exceed \$3,292,892.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 10, 2015.



Fred Butler
Capital Committee Chair

ATTEST:



Kathryn Flores
Board Administrator