

MOTION NO. M2015-14

**General Contractor/Construction Manager Pre-Construction Services Contract for Northgate Station Finishes within Northgate Link Extension**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	02/12/2015	Final Action	Ahmad Fazel, DECM Executive Director <b>Don Davis, Executive Project Director, Northgate Link Extension</b> <b>Jonathan Gabelein, Principal Construction Manager, Northgate Link Extension</b>

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with M.A. Mortenson Construction Company to provide pre-construction services for Northgate Station Finishes within the Northgate Link Extension in the amount of \$1,380,344, with a 10% contingency of \$138,034 for a total authorized contract amount not to exceed \$1,518,378.

KEY FEATURES SUMMARY

- The proposed contract uses the Heavy Civil General Contractor/Construction Manager (GC/CM) alternative contracting procedure. The Heavy Civil GC/CM delivery approach was selected based on certain project characteristics including complex scheduling and phasing requirements and extensive interface with other contractors.
- Pre-construction services for the Northgate Station Finishes work include:
  - Participating in development of final construction plans and specifications
  - Preparing construction schedules and subcontracting plans
  - Developing cost estimates for construction
  - Participating in Risk Management assessments
  - Developing safety and quality plans
  - Performing Building Information Modeling (BIM)
  - Developing Small and Disadvantaged Business outreach plans
  - Participating in value engineering
  - Preparing constructability reviews
- Pre-construction services will last approximately 12 months and will be concurrent with the final design of the Northgate Station, aerial guideway and parking garage.
- Following pre-construction phase activities, Sound Transit will negotiate a Maximum Allowable Construction Cost (MACC) with M. A. Mortenson Construction Company. If MACC negotiations are successful, the construction contract to build the Northgate Station Finishes will be brought to the Board for approval.

BACKGROUND

The Northgate Link Extension extends light rail 4.3-miles from the UW 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, and 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.

The Northgate Station project site is on 1st Ave NE, immediately adjacent to the current Northgate Transit Center. The station is approximately 380 feet long, 60 feet wide and 45 feet above grade to the passenger platform. The arrival/departure platform is located at the stations highest level and consists of a center platform flanked by the north and south bound tracks. The scope of the Northgate Station construction contract includes the guideway and station structures, architectural finishes, mechanical and electrical elements, vertical circulation, and site improvements. A parking garage with a capacity of approximately 450 stalls for transit patrons will also be built adjacent to the Northgate Station as part of this contract.

A Request for Qualifications was issued in August 2014 and seven Statements of Qualifications (SOQs) were received. Following review and evaluation, four teams were invited for interviews. Based on scoring of the SOQ's and the interviews, three firms were asked to submit final proposals including price offers for specified work items. The price offers were opened publicly on December 3, 2014. Based on evaluation of SOQ's, interviews and price offers, M.A. Mortenson Construction Company was the highest ranked firm.

Consistent with the GC/CM process, following completion of the pre-construction services, Sound Transit will negotiate a MACC with the contractor. If a MACC is agreed to, a construction contract with Mortenson Construction Company will be referred to the Board for approval in the Spring of 2016. If 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 into cost negotiations with the second ranked firm.

**PROJECT STATUS in SOUND TRANSIT'S PHASE/GATE PROCESS**

<b>Phase I:</b> Project Identification	<b>Phase II:</b> Alternatives Identification	<b>Phase III:</b> Conceptual Engineering	<b>Phase IV:</b> Preliminary Engineering	<b>Phase V:</b> Final Design	<b>Phase VI:</b> Construction
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Project scope, schedule and budget summary located on page 27 of the September 2014 Agency Progress Report.

**FISCAL INFORMATION**

The lifetime budget in the 2015 Transportation Improvement Plan (TIP) for the Northgate Link Extension is \$2,131.4 million. Within that amount \$2,200,000 has been set aside for N160 Northgate Station Finishes GC/CM Pre-construction Services in the Construction Services phase. The proposed action would commit \$1,518,378 to this line item, and leave a remaining budget balance of \$681,622.

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. Use of Construction Services phase unallocated contingency is not required for this action.

## Northgate Link Extension

	2015 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	147,500	54,926		54,926	92,574
Preliminary Engineering	15,077	15,077		15,077	0
Final Design	128,523	114,132		114,132	14,391
Right of Way	127,300	93,061		93,061	34,239
Construction	1,324,200	497,239		497,239	826,961
Construction Services	117,900	87,072	1,518	88,590	29,310
Third Party Agreements	11,800	10,389		10,389	1,411
Vehicles	259,100	4,698		4,698	254,402
<b>Total Current Budget</b>	<b>2,131,400</b>	<b>876,593</b>	<b>1,518</b>	<b>878,112</b>	<b>1,253,288</b>

### Phase Detail

#### Construction Services

N160 GC/CM Pre-construction	2,200	-	1,518	1,518	682
Other Construction Services	107,374	87,072		87,072	20,302
Construction Svcs Unalloc Contingency	8,326	-		-	8,326
<b>Total Phase</b>	<b>117,900</b>	<b>87,072</b>	<b>1,518</b>	<b>88,590</b>	<b>29,310</b>

### Contract Detail

M.A. Mortenson Construction Company	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	-	-	1,380	1,380
Contingency	-	-	138	138
<b>Total</b>	-	-	<b>1,518</b>	<b>1,518</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.

2015 TIP = Project budget located on page 38 of the Proposed 2015 Transit Improvement Plan (TIP) as amended in

Board Resolution R2014-36 adopted by the ST Board on 12/18/14.

## SMALL BUSINESS/DBE PARTICIPATION

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/DBE's 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 1/27/2015

## LEGAL REVIEW

LA 5 February 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 M.A. Mortenson Construction Company to provide pre-construction services for Northgate Station Finishes within the Northgate Link Extension in the amount of \$1,380,344, with a 10% contingency of \$138,034 for a total authorized contract amount not to exceed \$1,518,378.

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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 M.A. Mortenson Construction Company to provide pre-construction services for Northgate Station Finishes within the Northgate Link Extension in the amount of \$1,380,344, with a 10% contingency of \$138,034 for a total authorized contract amount not to exceed \$1,518,378.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 12, 2015.



Fred Butler  
Capital Committee Chair

ATTEST:



Kathryn Flores  
Acting Board Administrator