

MOTION NO. M2015-97
Advanced Work Package for the Northgate Station, Elevated Guideway, and Parking Garage Contract within the Northgate Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	10/08/2015	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 a contract with M.A. Mortenson Construction Company to provide construction services for the Advanced Work Package of the Northgate Station, Elevated Guideway, and Parking Garage contract within the Northgate Link Extension in the amount of \$2,076,139, with a 10% contingency of \$207,614, for a total authorized contract amount not to exceed \$2,283,753.

KEY FEATURES SUMMARY

- The Northgate Station, Elevated Guideway, and Parking Garage (N160) contract is a heavy civil General Contractor/Construction Manager contract that includes the station structure and finishes, elevated guideway, parking garage, and temporary replacement parking facilities. Pre-construction services for the N160 contract has been awarded to M.A. Mortenson Construction Company with work currently underway.
- The GC/CM is allowed to bid, award, and construct bid packages prior to receipt of final documents for the entire project. Such early work bid packages, known as “mini-MACCs”, are later incorporated into the Maximum Allowable Construction Cost (MACC) for the entire contract.
- This proposed action is for a “mini-MACC” that consists of an Advanced Work Package of the N160 contract.
- The Advanced Work Package includes constructing a temporary parking area to serve as replacement parking for a portion of King County Metro’s Northgate Park and Ride as well as tenant improvements to an existing Sound Transit-owned commercial building for use as the field office for Sound Transit and the N160 contractor.
- The scope of work for the Advance Work Package includes:
 - Demolition of two existing buildings;
 - Renovation of an existing building for use as a field office for GC/CM and Sound Transit staff;
 - Grading, asphalt pavement, pavement marking, lighting and signage;
 - Storm drainage improvements; and
 - Pedestrian pathways.
- The work duration is expected to be approximately six months and will be concurrent with pre-construction phase activities, finalizing contract documents, and negotiation of the total contract MACC.
- As work on the Advanced Work Package progresses, Sound Transit will negotiate a MACC with M. A. Mortenson Construction Company for the remaining work (station finishes, elevated guideway, and parking garage) of the N160 construction contract. If MACC negotiations are

successful, this construction contract will be amended and be brought to the Board for approval.

- If agreement on the MACC cannot be reached, this Advanced Work Package contract will be closed after completion of replacement parking and building renovations. Sound Transit will have the option of bidding the station finishes, elevated guideway, and parking garage work through a traditional Invitation for Bids (IFB) or entering into cost negotiations with the second ranked firm.

BACKGROUND

The Northgate Link Extension 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, 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 overall scope of the N160 construction contract includes the station structure (architectural finishes, mechanical and electrical elements, vertical circulation, and site improvements), elevated guideway, a permanent parking garage for approximately 450 vehicles as well as a temporary parking lot for vehicles displaced by the construction activities.

As part of pre-construction activities, the opportunity to improve overall all project schedule was identified. The Advanced Work Package tasks will allow the N160 contractor to begin construction of the Northgate Station immediately upon completion of the MACC negotiations and approval by the Board.

PROJECT STATUS

Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction
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Projected Completion Date for Construction: Q4 2020
 Project scope, schedule and budget summary located on page 23 of the July 2015 Agency Progress Report.

FISCAL INFORMATION

The lifetime budget in the 2015 Transportation Improvement Plan (TIP) for the Northgate Link Extension, as amended by resolution of the ST Board in September 2015, is \$1.895 billion. Within that amount, \$144,900,000 has been set aside for N160 Northgate Station and Guideway contract in the Construction phase. The proposed action would commit \$2,283,753 of this amount, leaving a remaining budget balance of \$142,616,247 for this line item.

This action is within the adopted budget and sufficient monies remain after approval of this action to fund the remaining work in the Construction phase of the Northgate Link Extension 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 Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	147,500	58,370		58,370	89,130
Preliminary Engineering	15,077	15,077		15,077	0
Final Design	128,523	114,127		114,127	14,396
Right of Way	127,300	93,061		93,061	34,239
Construction	1,324,200	497,876	2,284	500,160	824,040
Construction Services	117,900	87,550		87,550	30,350
Third Party Agreements	11,800	9,930		9,930	1,870
Vehicles	-	-		-	-
Contingency	22,200	-		-	22,200
Total Current Budget	1,894,500	875,991	2,284	878,275	1,016,225

Phase Detail

Construction

N160 Northgate Station and Guideway	144,900	-	2,284	2,284	142,616
Other Construction	1,179,300	497,876		497,876	681,424
Total Phase	1,324,200	497,876	2,284	500,160	824,040

Contract Detail

M.A. Mortenson Construction Company	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	-	-	2,076	2,076
Contingency	-	-	208	208
Total	-	-	2,284	2,284
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 2015 Transit Improvement Plan (TIP) as amended by resolution of the ST Board in September 2015 (R2015-23 adopted 9/24/15).

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 this 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.

For N160, the following goals were set and M.A. Mortenson Construction Company has committed to the following Small Business/DBE Participation:

Small Business and Disadvantaged Business Enterprise Goals

Commitment:

Small Business: 15%

DBE: 4%

For this "mini-MACC", small business utilization will be reflected in the overall goal established for the N160 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 comments or questions.

TIME CONSTRAINTS

The proposed contract will create parking areas that permit the station and guideway footprint to be utilized for construction. A one month delay may impact start of construction for the Northgate Station, elevated guideway, and parking garage work.

PRIOR BOARD/COMMITTEE ACTIONS

Motion No. M2015-14: Authorized 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.

ENVIRONMENTAL REVIEW

JI 9/23/2015

LEGAL REVIEW

LA 10/02/2015

MOTION NO. M2015-97

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 construction services for the Advanced Work Package of the Northgate Station, Elevated Guideway, and Parking Garage contract within the Northgate Link Extension in the amount of \$2,076,139, with a 10% contingency of \$207,614, for a total authorized contract amount not to exceed \$2,283,753.

BACKGROUND:

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The Northgate Station, Elevated Guideway, and Parking Garage (N160) contract is a heavy civil General Contractor/Construction Manager contract. The overall scope of the N160 construction contract includes the station structure (architectural finishes, mechanical and electrical elements, vertical circulation, and site improvements), elevated guideway, a permanent parking garage for approximately 450 vehicles as well as a temporary parking lot for vehicles displaced by the construction activities.

As part of pre-construction activities, the opportunity to improve overall all project schedule was identified. The Advanced Work Package tasks will allow the N160 contractor to begin construction of the Northgate Station immediately upon completion of the MACC negotiations and approval by the Board.

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The scope of work for the Advance Work Package includes: demolition of two existing buildings, renovation of an existing building for use as a field office for GC/CM and Sound Transit staff, grading, asphalt pavement, pavement marking, lighting and signage, storm drainage improvements, and pedestrian pathways.

The work duration is expected to be approximately six months and will be concurrent with pre-construction phase activities, finalizing contract documents, and negotiation of the total contract MACC. If agreement on the MACC cannot be reached, this Advanced Work Package contract will be closed after completion of replacement parking and building renovations. Sound Transit will have the option of bidding the station finishes, elevated guideway, and parking garage work through a traditional Invitation for Bids (IFB) or entering into cost negotiations with the second ranked firm.

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 construction services for the Advanced Work Package of the Northgate Station, Elevated Guideway, and Parking Garage contract within the Northgate Link Extension in the amount of \$2,076,139, with a 10% contingency of \$207,614, for a total authorized contract amount not to exceed \$2,283,753.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on October 8, 2015.



Fred Butler
Capital Committee Chair

ATTEST:



Kathryn Flores
Board Administrator