

MOTION NO. M2016-115

Construction Contract for the Roosevelt Station Finishes

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	11/10/2016	Recommend to Board	Ahmad Fazel, DECM Executive Director
Board	11/29/2016	Final Action	Don Davis, Executive Project Director – Northgate Link Extension Mark Pickerill, Construction Manager

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Hoffman Construction Company to construct the Roosevelt Station Finishes within the Northgate Link Extension in the amount of \$152,291,184 with a 5% contingency of \$7,614,559 for a total authorized contract amount not to exceed \$159,905,743.

KEY FEATURES SUMMARY

- The proposed contract includes construction of civil, structural, and architectural finishes for the Roosevelt Station, with station entrances along 12th Avenue NE at NE 65th Street and NE 67th Street. It also includes elevators and escalators, mechanical and electrical equipment, fire protection and emergency ventilation systems, and surface features and landscaping.
- Based on criteria established by RCW 39.10 (Alternative Public Works Contracting Procedures), Sound Transit selected the General Contractor/Construction Manager (GC/CM) method of contracting for this project. This contracting method involves selection of a contractor based on qualifications as well as certain cost elements and engaging the contractor in design reviews and other pre-construction services prior to the start of construction.
- As authorized by Motion No. M2013-90, Hoffman Construction Company has been engaged in pre-construction services for this contract since September 2013.
- The proposed action would initiate the construction contract of the GC/CM contract, with active construction scheduled to begin in February 2017. The work is expected to take about four and a half years, including provisions that maintain the contractor’s involvement through commencement of scheduled revenue service in September 2021.

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.

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 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.

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. Preconstruction Services commenced October 28, 2013

Consistent with the GC/CM process, Sound Transit negotiated a Maximum Allowable Construction Cost (MACC) with the contractor, and subsequently, the Total Construction Cost (TCC) for the N150 contract was determined. The TCC, which includes General Conditions costs and GC/CM fees not included in the MACC constitutes the TCC of the Roosevelt Station Finishes contract.

Environmental compliance pursuant to the National Environmental Policy Act (NEPA) and State Environmental Policy Act (SEPA) was completed with the North Link Final Supplemental Environmental Impact Statement (EIS) issued on April 7, 2006. The Federal Transit Administration issued a Record of Decision for North Link in June 2006.

PROJECT STATUS

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Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction

Projected Completion Date for Construction: 3Q 2019
 Project scope, schedule and budget summary located on page 14 of the June 2016 Agency Progress Report.

FISCAL INFORMATION

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 of this project.

The project budget in the 2016 Transportation Improvement Plan (TIP) for the Northgate Link Extension is \$1,899,755,500. Within that amount, \$160,375,000 has been set aside for N150 Roosevelt Station Finishes in the Construction phase. The proposed action would commit \$159,905,743 for this line item, and leave a remaining budget balance of \$469,257.

Consistent with Board’s Budget policy, staff transferred \$15,000,000 from N125 TBM Tunnels and \$15,000,000 from Construction phase unallocated contingency for a total of \$30,000,000 to N150 Roosevelt Station Finishes. These transfers within the Construction phase budget of the project took place in October 2016 to provide sufficient budget for this line item to fund the proposed action.

Northgate Link Extension	2016 TIP	Board Approvals	This Action	Board	Uncommitted /
				Approved Plus Action	(Shortfall)
Agency Administration	147,879	64,050		64,050	83,829
Preliminary Engineering	15,077	15,077		15,077	0
Final Design	129,167	121,610		121,610	7,557
Right of Way	127,300	93,301		93,301	33,999
Construction	1,328,023	825,687	159,906	985,593	342,430
Construction Services	118,310	91,131		91,131	27,179
Third Party Agreements	11,800	9,930		9,930	1,870
Vehicles	-	-		-	-
Contingency	22,200	-		-	22,200
Total Current Budget	1,899,756	1,220,786	159,906	1,380,692	519,064

Phase Detail

Construction

N150 Roosevelt Station Finishes	160,375	-	159,906	159,906	469
Other Construction	1,167,648	825,687		825,687	341,961
Total Phase	1,328,023	825,687	159,906	985,593	342,430

Contract Detail

Hoffman Construction Company	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	-	-	152,291	152,291
Contingency	-	-	7,615	7,615
Total	-	-	159,906	159,906
Percent Contingency	0%	0%	5%	5%

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 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 this specific contract, the following goals were set and the Hoffman Construction Company has committed to the following Small Business/DBE Participation.

Small Business and Disadvantaged Business Enterprise Goals

Sound Transit Goal:

Small Business: 10%

DBE: 8%

Contractor Commitment:

Small Business: 10%

DBE: 8%

PUBLIC INVOLVEMENT

Sound Transit staff has held a number of station design workshops, project open houses, and other meetings since the beginning of environmental and preliminary engineering work, and during the final design work completed to date. Staff meets regularly with the Roosevelt community, other interested parties, and affected stakeholders throughout the project area.

Sound Transit also has an active community outreach program during construction, which includes a 24- hours/7-days-a-week construction hotline, a variety of written materials, and public meetings. For this contract, there is a budget for additional public outreach activities included in the contract amount as a provisional sum.

Sound Transit staff has been notifying potentially affected stakeholders and the public about the construction work related to this project. Staff will continue to work closely with local jurisdictions to coordinate public notification efforts and other outreach activities during construction.

TIME CONSTRAINTS

A one-month delay could impact contract milestone dates.

PRIOR BOARD/COMMITTEE ACTIONS

Motion No. M2013-90: Authorized 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.

ENVIRONMENTAL REVIEW

JI 11/4/2016

LEGAL REVIEW

LA 4 November 2016

MOTION NO. M2016-115

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Hoffman Construction Company to construct the Roosevelt Station Finishes within the Northgate Link Extension in the amount of \$152,291,184 with a 5% contingency of \$7,614,559 for a total authorized contract amount not to exceed \$159,905,743.

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MOTION:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with Hoffman Construction Company to construct the Roosevelt Station Finishes within the Northgate Link Extension in the amount of \$152,291,184 with a 5% contingency of \$7,614,559 for a total authorized contract amount not to exceed \$159,905,743.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on November 29, 2016.



Paul Roberts
Board Vice Chair

ATTEST:



Kathryn Flores
Board Administrator