

MOTION NO. M2016-46
Contract for Site Preparation Services for the Northgate Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	05/12/2016	Final Action	Ahmad Fazel, DECM Executive Director Don Davis, Executive Project Director – Northgate Link Extension Jonathan Gabelein, Principal, Construction Manager – Northgate Link

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Pellco Construction, Inc. to provide demolition and site preparation services for the Northgate and U District Stations within the Northgate Link Extension in the amount of \$2,691,500 with a 10% contingency of \$269,150, for a total authorized contract amount not to exceed \$2,960,650.

KEY FEATURES SUMMARY

- This action will provide construction staging area for the N140 U District Station contract and temporary replacement parking for vehicles displaced from King County’s Northgate Transit Center during construction of the Northgate Station, Elevated Guideway and Parking Garage Construction (N160).
- Under this contract, Pellco Construction, Inc. will prepare two Northgate Link Extension sites by demolishing existing buildings, clearing and grading the sites, and remediating contaminated soils found at one of the sites.
- Work at the former Key Bank building site includes:
 - Demolition of the former Key Bank building; abatement of hazardous materials and contaminated soils;
 - Disposing materials in a manner that maximizes recycling and reuse;
 - Relocation of site utilities;
 - Removal of underground storage tanks and any remaining contaminants in the surrounding soil; and
 - Site restoration, including grading, paving and striping.
- Work at the Northgate site includes:
 - Demolition of two commercial buildings;
 - Abatement of contaminated and hazardous materials;
 - Disposing materials in a manner that maximizes recycling and reuse;
 - Relocation and installation of various site utilities; and
 - Site restoration, including grading, paving, striping, signage and lighting.

BACKGROUND

Northgate Link extends light rail 4.3- miles north from the University of Washington Station 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.

At the Northgate Station site, Sound Transit will displace some of the existing park and ride capacity at the Northgate Transit Center during construction of the station and guideway. Work on the Northgate Station will not begin until the replacement parking is constructed.

The Key Bank site will be used for contractor staging to support construction of the U District Station (N140) contract. This demolition and site preparation contract work will proceed in advance of the N160 and N140 contracts in order to prevent delays in site access for both of the follow-on contracts.

Sound Transit issued an Invitation for Bid (IFB) on March 17, 2016. Of the four bids received, contractor Pellco Construction, Inc. was determined to be the lowest responsive, responsible bidder.

PROJECT STATUS

○					
Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction

Projected Completion Date for Construction: 1Q 2021
 Project scope, schedule and budget summary located on page 32 of the January, 2016 Link light rail 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 lifetime budget in the 2016 Transportation Improvement Plan (TIP) for the Northgate Link Extension is \$1,899,755,500. Within that amount, \$3,000,000 has been set aside for N105 Advanced Demolition and Site Preparation in the Construction phase. The proposed action would commit \$2,960,650 for this line item, and leave a remaining budget balance of \$39,350.

Consistent with Board’s Budget policy, staff transferred \$1,292,000 from N160 Northgate Station and Guideway, and Construction phase unallocated contingency, to N105 Advanced Demolition and Site Preparation. This transfer within the Construction phase budget of the project took place in May 2016 to provide sufficient budget for this line item to fund the proposed action.

Northgate Link Extension	2016 TIP	Board		Board	Uncommitted /
		Approvals	This Action	Approved Plus Action	(Shortfall)
Agency Administration	147,879	61,425		61,425	86,454
Preliminary Engineering	15,077	15,077		15,077	0
Final Design	129,167	122,025		122,025	7,142
Right of Way	127,300	93,061		93,061	34,239
Construction	1,328,023	545,181	2,961	548,141	779,881
Construction Services	118,310	91,115		91,115	27,194
Third Party Agreements	11,800	9,930		9,930	1,870
Vehicles	-	-		-	-
Contingency	22,200	-		-	22,200
Total Current Budget	1,899,756	937,814	2,961	940,774	958,981

Phase Detail

Construction

N105 Advanced Demo & Site Prep	3,000	-	2,961	2,961	39
Other Construction	1,325,023	545,181		545,181	779,842
Total Phase	1,328,023	545,181	2,961	548,141	779,881

Contract Detail

Pellco Construction, Inc.

	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	-	-	2,692	2,692
Contingency	-	-	269	269
Total	-	-	2,961	2,961
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.

2016 TIP = Northgate Link Extension project budget located on page 20 of the Adopted 2016 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 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 successful Bidder/Proposer has committed to the following Small Business/DBE Participation:

Small Business and Disadvantaged Business Enterprise Goals

Sound Transit Goal:

Small Business: 15%

DBE: 5%

Commitment:

Small Business: 15%

DBE: 5%

Subconsultant/Subcontractor	Business Type	% of Work	Amount
Pellco Construction	Small Business	15%	\$410,000
O'Neill Service Group	DBE	5%	\$135,000
Total		20%	\$545,000

Apprentice Utilization Commitment

Apprentice Utilization Goal: 20%
Commitment: 15%

PUBLIC INVOLVEMENT

A robust public outreach program was conducted throughout the preliminary and final design phases of Northgate Link Extension. Open houses and meetings with property owners, neighborhood and business groups and other interested parties were held for all the Stations along the alignment. Project updates continue to be developed and sent out to all interested parties and affected property owners during the construction phase of the Northgate Link Extension.

TIME CONSTRAINTS

A one month delay in awarding this contract could delay issuance of site access to the N160 project.

PRIOR BOARD/COMMITTEE ACTIONS

Not applicable to this action.

ENVIRONMENTAL REVIEW

Jl 4/6/2016

LEGAL REVIEW

LA 9 May 2016

MOTION NO. M2016-46

A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Pellco Construction, Inc. to provide demolition and site preparation services for the Northgate and U District Stations within the Northgate Link Extension in the amount of \$2,691,500 with a 10% contingency of \$269,150, for a total authorized contract amount not to exceed \$2,960,650.

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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 Pellco Construction, Inc. to provide demolition and site preparation services for the Northgate and U District Stations within the Northgate Link Extension in the amount of \$2,691,500 with a 10% contingency of \$269,150, for a total authorized contract amount not to exceed \$2,960,650.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 12, 2016.



Pat McCarthy
Capital Committee Vice Chair

ATTEST:



Kathryn Flores
Board Administrator