

MOTION NO. M2016-51

**General Contractor/Construction Manager Pre-construction Services Contract for the Northgate Station to NE 200th Street segment of the Lynnwood Link Extension**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	05/12/2016	Recommend to Board	Ahmad Fazel, DECM Executive Director <b>Rod Kempkes, Executive Project Director – Lynnwood Link Extension</b> <b>Matt Preedy, Deputy Director of Construction Management</b>
Board	05/26/2016	Final Action	

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Stacy and Witbeck–Kiewit–Hoffman, a Joint Venture, to provide pre-construction services for the Northgate Station to NE 200th Street contract within the Lynnwood Link Extension in the amount of \$5,114,580, with a 10% contingency of \$511,458, for a total authorized contract amount not to exceed \$5,626,038.

KEY FEATURES SUMMARY

- This action would authorize pre-construction services for the Lynnwood Link Extension Northgate Station to NE 200th Street (L200) contract.
- 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 that will be required to minimize impacts to the I-5 mainline and on/off ramps and neighboring property owners. The L200 contract also has extensive interface requirements with other Lynnwood Link Extension contractors and Northgate Link Extension contractors.
- The pre-construction services work for the L200 Contract will include, but is not limited to:
  - Assist in preparation of final construction plans, including maintenance of traffic and traffic control plans for work on and adjacent to I-5 and local streets;
  - Preparing construction schedules;
  - Reviewing right-of-way needs;
  - Identifying potential early works contracts;
  - Assisting in risk assessments;
  - Participating in value engineering and constructability workshops;
  - Preparing construction cost estimates; and
  - Completing reviews of contract documents.
- Pre-construction services will start with the design at approximately 30% complete and will continue for approximately 30 months, concurrent with final design efforts.
- Following pre-construction phase activities, Sound Transit will enter into negotiations with Stacy and Witbeck–Kiewit–Hoffman (SKH) for a Maximum Allowable Construction Cost (MACC) which will be the basis for award of the GC/CM construction contract. If MACC negotiations are successful, the construction contract to build the facilities will be presented to the Board for approval.
- As part of pre-construction services, SKH will help identify any early work packages that would reduce project risk. Sound Transit may elect to negotiate “mini-MACCs” for the early work. If successfully negotiated, any early work construction packages for SKH will be presented to the Board for approval.

## BACKGROUND

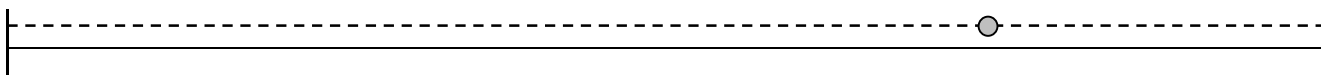
The Lynnwood Link Extension project extends light rail 8.5 miles from Northgate Station in Seattle through Shoreline and Mountlake Terrace to the Lynnwood Transit Center in Lynnwood. The project is primarily along I-5 with stations at NE 145th Street, NE 185th Street, Mountlake Terrace Transit Center, and Lynnwood Transit Center. The alignment includes elevated and at-grade retained cut/fill portions. On November 19, 2015, through Resolution No. R2015-30, the Sound Transit Board authorized the chief executive officer to advance the Lynnwood Link Extension project to final design.

As part of the preliminary engineering, a construction delivery plan was developed which includes the contract packaging and delivery strategy. The L200 contract includes construction of approximately 1.5 miles of elevated guideway, 3 miles of at-grade retained cut/fill guideway, an elevated station and 500-stall parking garage at NE 145th Street, a retained cut station and 500-stall parking garage at NE 185th Street, and trackwork.

A Request for Qualifications was issued on November 10, 2015, and six Statements of Qualifications (SOQs) were received on December 17, 2015. Following review and evaluation, four firms were invited for interviews. Based on the 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 publically on March 21, 2016. Based on evaluations of the SOQs, interviews, and price offers, SKH 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 SKH. If a MACC is agreed to, a construction contract with SKH will be presented to the Board for approval, targeted for late 2018. If an agreement on the MACC cannot be reached, Sound Transit will have the option of bidding the work as a traditional Invitation for Bids (IFB) contract or entering into cost negotiations with the second ranked firm.

## PROJECT STATUS



Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction
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Projected Completion Date for Pre-construction services: 4Q 2018

Projected Completion Date for Construction Services: 1Q 2021

Project scope, schedule and budget summary located on pages 37 to 39 of the February 2016 Progress Report Link Light Rail Program.

## FISCAL INFORMATION

This action is within the Adopted Budget and sufficient funds remain after approval of this action to fund the remaining work in the Construction Services Phase as contained in the current cost estimates.

Lynnwood Link Extension Project	2016 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	88,305	8,656	0	8,656	79,649
Preliminary Engineering	42,000	41,236	0	41,236	764
Final Design	111,453	73,769	0	73,769	37,683
Third Party Agreements	17,400	2,126	0	2,126	15,274
Right of Way	123,778	6,892	0	6,892	116,886
Construction	0	0	0	0	0
Construction Services	104,925	8,302	5,626	13,928	90,997
Vehicles	0	0	0	0	0
<b>Total Current Budget</b>	<b>487,861</b>	<b>140,981</b>	<b>5,626</b>	<b>146,607</b>	<b>341,254</b>

**Phase Detail - Construction Services**

L200 South Civil Pre-Con	5,750	0	5,626	5,626	124
Other CS Phase Work	94,575	8,302	0	8,302	86,273
CS Unallocated Contingency	4,600	0	0	0	4,600
<b>Total Phase</b>	<b>104,925</b>	<b>8,302</b>	<b>5,626</b>	<b>13,928</b>	<b>90,997</b>

**Stacy & Witbeck-Kiewit-Hoffman, JV  
Contract Details**

	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	0	0	5,115	5,115
Contingency	0	0	511	511
<b>Total Contract Amount</b>	<b>0</b>	<b>0</b>	<b>5,626</b>	<b>5,626</b>
Percent Contingency	0%	0%	10%	10%

**Notes:**

Project budget is located on page 17 of the 2016 Adopted Transit Improvement Plan.  
 Amounts are expressed in Year of Expenditure \$000s.  
 Board Approvals to Date includes amounts through March 31, 2016 plus any pending Board Actions.  
 Board Approvals = Committed to-date + Contingency.

The 2016 Lifetime Adopted Budget for Lynnwood Link Extension project is \$487,861,000. Within that amount, \$104,925,000 has been set aside for the Construction Services Phase. \$8,302,205 has been committed for the Construction Services Phase.

The proposed action would commit \$5,626,038 to execute a contract with Stacy and Witbeck-Kiewit-Hoffman, a Joint Venture, to provide pre-construction services for the Lynnwood Link Extension project contract L200 (Northgate Station to NE 200th Street) leaving the remaining uncommitted budget of \$90,996,757 in the Construction Services Phase.

**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 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 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 disadvantages businesses to perform that work.

There are no Small Business/Disadvantaged Business Enterprise Goals as this is a pre-construction services contract.

## PUBLIC INVOLVEMENT

Sound Transit is committed to hearing from the public about the Lynnwood Link Extension light rail project. Over the past five years, Community Outreach staff has met with communities, businesses, stakeholders, property owners, and agencies to help shape the project by asking questions, talking with project staff, and providing ideas and comments as the project moved through the early planning and environmental review phase. Public input will continue into final design as Sound Transit engages communities and stakeholders as part of the station design process and other aspects of the project.

## TIME CONSTRAINTS

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

## PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2015-30: Amended the 2015 Adopted Budget by (1) increasing the lifetime capital budget for the Lynnwood Link Extension project by \$423,742,313 from \$64,118,687 to \$487,861,000, (2) increased the 2015 Annual Budget by \$2,329,890 from \$16,324,776 to \$18,654,671, and (3) authorized the project to advance through Gate 4 within Sound Transit's Phase Gate Process.

## ENVIRONMENTAL REVIEW

JI 4/28/2016

## LEGAL REVIEW

LA 6 May 2016

## **MOTION NO. M2016-51**

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Stacy and Witbeck–Kiewit–Hoffman, a Joint Venture, to provide pre-construction services for the Northgate Station to NE 200th Street contract within the Lynnwood Link Extension in the amount of \$5,114,580, with a 10% contingency of \$511,458, for a total authorized contract amount not to exceed \$5,626,038.

### **BACKGROUND:**

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Consistent with the General Contractor/Construction Manager (GC/CM) process, following completion of the pre-construction services, Sound Transit will negotiate a Maximum Allowable Construction Cost (MACC) with SKH. If a MACC is agreed to, a construction contract with Stacy and Witbeck–Kiewit–Hoffman (SKH) will be presented to the Board for approval, targeted for late 2018. If an agreement on the MACC cannot be reached, Sound Transit will have the option of bidding the work as a traditional Invitation for Bids (IFB) contract or entering into cost negotiations with the second ranked firm.

**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 Stacy and Witbeck-Kiewit-Hoffman, a Joint Venture, to provide pre-construction services for the Northgate Station to NE 200th Street contract within the Lynnwood Link Extension in the amount of \$5,114,580, with a 10% contingency of \$511,458, for a total authorized contract amount not to exceed \$5,626,038.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 26, 2016.

  
Dow Constantine  
Board Chair

ATTEST:

  
Kathryn Flores  
Board Administrator