

MOTION NO. M2017-31

Construction Contract for the U District Station Finishes

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	03/09/2017	Recommend to Board	Ahmad Fazel, DECM Executive Director
Board	03/23/2017	Final Action	Don Davis, Executive Project Director – Northgate Link Extension Chad Brown, Construction Manager

PROPOSED ACTION

Authorizes the chief executive officer to execute a construction contract with Hoffman Construction Company to construct the U District Station Finishes within the Northgate Link Extension in the amount of \$159,836,688 with a 5% contingency of \$7,991,834 for a total authorized contract amount not to exceed \$167,828,522.

KEY FEATURES SUMMARY

- The General Contractor/Construction Manager (GC/CM) delivery method was selected based on certain project characteristics to include cost elements, engaging the contractor in design reviews, and pre-construction services.
- The proposed contract includes construction of civil, structural, and architectural finishes for the U District Station. The work also includes elevators and escalators, mechanical and electrical equipment, fire protection and emergency ventilation systems, and surface restoration and landscaping.
- The proposed action would initiate the construction contract with on-site construction scheduled to begin in June 2017. The work is expected to take about 4½ years, including provisions that maintain the contractor’s involvement through commencement of revenue service, scheduled for September 2021.

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 U District Station Finishes contract includes civil, structural, and architectural elements. Work on the U District Station is critical to the overall project schedule for the Northgate Link Extension.

As authorized by Motion No. M2014-41, Hoffman Construction Company has been engaged in pre-construction services for this contract since July 2014.

A Request for Qualifications was issued in October 2013 and four Statements of Qualifications (SOQs) were received. Following review and evaluation, all four firms were invited for interviews. Based on scoring of the SOQs and the interviews, two firms were asked to submit final proposals including price offers for specified work items. The price offers were opened publicly on March 10,

2014. Based on evaluation of SOQs, interviews, and price offers, Hoffman Construction Company was the highest ranked firm. Preconstruction Services commenced in July 2014.

Consistent with RCW 39.10, Sound Transit negotiated a Maximum Allowable Construction Cost (MACC) with Hoffman Construction Company. The fixed amount for specified general conditions and contractor's fees, which were competitively bid during the GC/CM selection process, were added to the MACC to develop the Total Construction Cost (TCC) for the U District 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

Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction
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Projected Completion Date for Construction Phase: 4Q 2020
Project scope, schedule and budget summary located on page 11 of the December 2016 Agency Progress Report.

FISCAL INFORMATION

The baseline budget for the Northgate Link Extension is \$1,899,755,500. Within that amount \$168,000,000 has been allocated for U District Station Finishes in the construction phase. The proposed action would commit \$167,828,522 to this line item, leaving a remaining uncommitted balance of \$171,478.

This action is within the baseline budget and sufficient monies remain after approval of this action to fund the remaining work in the construction phase.

Northgate Link Extension
(in thousands)

	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$147,879	\$66,428	\$	\$66,428	\$81,451
Preliminary Engineering	15,077	15,077		15,077	
Final Design	129,167	121,249		121,249	7,918
Right of Way	112,300	103,763		103,763	8,537
Construction	1,343,023	982,641	167,829	1,150,469	192,553
Construction Services	118,310	90,761		90,761	27,548
Third Party Agreements	11,800	9,930		9,930	1,870
Vehicles					
Contingency	22,200				22,200
Total Current Budget	\$1,899,756	\$1,389,850	\$167,829	\$1,557,678	\$342,077

Phase Detail

Construction

N140 U District Station Finishes	\$168,000	\$	\$167,829	\$167,829	\$171
Other Construction	1,175,023	982,641		982,641	192,382
Total Phase	\$1,343,023	\$982,641	\$167,829	\$1,150,469	\$192,553

Contract Detail

Hoffman Construction Company

	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	\$	\$	\$159,837	\$159,837
Contingency			7,992	7,992
Total	\$	\$	\$167,829	\$167,829
Percent Contingency	0%	0%	5%	5%

Notes:

Amounts are expressed in Year of Expenditure

Board Approvals = Committed To-Date + Contingency as of January 2017, and includes pending Board actions.

For detailed project information, see page 16 of the Proposed 2017 Transit Improvement Plan.

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 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%

Apprentice Utilization Commitment

For this contract, following Apprentice Utilization goals were set and Hoffman Construction Company has committed to following:

Apprentice Utilization Goal: 20%
Commitment: 20%

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 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.

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. M2014-41: Authorized the chief executive officer to execute a contract with Hoffman Construction Company to provide pre-construction services for U District Station Finishes within the Northgate Link Extension in the amount of \$1,475,335, with a contingency of \$100,000, for a total authorized contract amount not to exceed \$1,575,335.

ENVIRONMENTAL REVIEW

JI 2/2/2017

LEGAL REVIEW

JEN 03/03/17

MOTION NO. M2017-31

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a construction contract with Hoffman Construction Company to construct the U District Station Finishes within the Northgate Link Extension in the amount of \$159,836,688 with a 5% contingency of \$7,991,834 for a total authorized contract amount not to exceed \$167,828,522.

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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 construction contract with Hoffman Construction Company to construct the U District Station Finishes within the Northgate Link Extension in the amount of \$159,836,688 with a 5% contingency of \$7,991,834 for a total authorized contract amount not to exceed \$167,828,522.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on March 23, 2017.



Dave Somers
Board Chair

ATTEST:



Kathryn Flores
Board Administrator