



MOTION NO. M2017-74

**Contract Amendment for Systems Construction Management Consultant Services**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	5/11/2017	Recommend to Board	Ahmad Fazel, DECM Executive Director
Board	5/25/2017	Final Action	<b>Peter Brown, Director – Systems Engineering &amp; Integration</b> <b>Ben Neeley, Principal Construction Manager - Systems</b>

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract amendment with Northwest Transit Systems Partners to provide construction management consultant services for the Northgate Link and East Link systems construction phase, and the preconstruction phase of the Lynnwood Link systems construction in the amount of \$36,680,922, with a contingency of \$3,588,242, totaling \$40,269,163, for a new total authorized contract amount not to exceed \$44,106,455.

KEY FEATURES SUMMARY

- The systems construction management consultant (CMC) services for the Northgate Link and East Link Extensions have been combined under a single contract similar to the systems construction contract that it will administer.
- The systems CMC contract is being implemented in two phases: Phase 1 Preconstruction Services and Phase 2 Construction Management Services.
- The Northgate Link and East Link Systems CMC Phase 1 was authorized by the Capital Committee in March 2016 and is currently in progress.
- The proposed action would authorize Phase 2 CMC services for the Northgate Link and East Link systems construction. Phase 2 includes program management, resident engineering, technical support, estimating, scheduling and administration of the GC/CM contract construction. The CMC will also include inspection and testing services, quality assurance and safety oversight.
- Phase 2 for Northgate and East Link, the systems construction phase, will extend from June 2017 through June 2022.
- Due in part to their performance on Phase 1 for the Northgate and East Link Extensions, Northwest Transit Systems Partners is considered the best firm for Lynnwood Link Phase 1 in terms of value, quality and continuity between the extensions.
- The proposed action would also authorize Phase 1 Preconstruction Services for the Lynnwood Link systems design phase. Phase 1 includes procurement support, contract document review, construction estimates, participation in value engineering, risk assessments and constructability reviews and management of the GC/CM preconstruction work.
- Phase 1 for Lynnwood Link will extend from June 2017 through July 2019. Following the completion of Phase 1 work, Sound Transit may seek Board authorization for Phase 2 work with Northwest Transit Systems Partners.

BACKGROUND

Northgate Link 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, 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. On June 28, 2012, the Sound Transit Board baselined the Northgate Link Extension's schedule and budget.

East Link extends light rail 14 miles from downtown Seattle to downtown Bellevue and the Overlake area of Redmond via I-90, with stations serving Rainier Avenue/I-90, Mercer Island, South Bellevue, Downtown Bellevue, Overlake Hospital, the Bel-Red Corridor, Overlake Village, and the Overlake Transit Center. The East Link project route, profiles, and station locations, including the tunnel route in downtown Bellevue, were selected by the Sound Transit Board on July 28, 2011, and amended on April 25, 2013. In April 2015, the Sound Transit Board established the baseline budget and schedule for the project. Revenue service between Seattle and the Overlake Transit Center is forecast for 2023.

The Lynnwood Link Extension is an 8.5 mile light rail extension from Northgate to Lynnwood with service to the Cities of Shoreline, Mountlake Terrace, and Lynnwood. The extension will travel primarily along I-5 and will include four stations at NE 145th Street, NE 185th Street, Mountlake Terrace Transit Center, and Lynnwood Transit Center. New parking structures will be provided at NE 145th Street, NE 185th Street, and Lynnwood Transit Center. The project began Final Design in 2016 and is scheduled to open for service in 2023.

In February 2013, Sound Transit made the decision to combine the systems construction contract for the Northgate Link and East Link Extensions into a single construction package based on a value engineering recommendation. A single systems contract provides cost savings as a result of reduced contractor oversight and administration, efficiencies resulting from economies of scale, and reduced construction submittals. The combined package also helps to ensure consistency in equipment suppliers thus reducing spare parts and maintenance training cost.

The systems CMC for the Northgate Link and East Link Extensions has been combined under a single systems CMC contract similar to the systems construction contract that it will administer. The CMC services for the Lynnwood Link Extension was an option that was included in the Request for Qualifications to all firms and in the consultant's proposal.

The Systems CMC work is highly complex and will involve close coordination of work and access between the civil contractors and the systems contractor. The systems CMC will interface with several civil contractor teams and through several different municipal jurisdictions on all three Link Extension projects. The systems CMC will play a key role in ensuring effective coordination of the work across multiple contract boundaries.

In March 2016, through Motion No. M2016-27, the Board authorized a contract with Northwest Transit Systems Partners for Phase 1 Preconstruction Services for the Northgate and East Link Extensions systems construction management consultant.

During preconstruction the CMC consultant provided construction management support and management of the General Contractor / Construction Manager (GC/CM) MACC negotiation support, permit support, contract document review, construction cost estimate reviews, participation in value engineering, risk assessments, and constructability reviews, contract management support, and schedule development coordination with other contractors in both East Link and Northgate Link. Phase 1 preconstruction extended from August 2016 through June 2017.

## PROJECT STATUS

Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction
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### Northgate Link Extension

Projected completion date for Phase 1 Preconstruction services: Q2 2017

Projected completion date for Phase 2 Construction Services: 2Q 2022

Project scope, schedule and budget summary located on page 9 of the February 2017 Agency Progress Report Progress Report.

### East Link Extension

Projected completion date for Phase 1 Preconstruction services: Q2 2017

Projected completion date for Phase 2 Construction Services: 2Q 2022

Project scope, schedule and budget summary located on page 43 of the February 2017 Agency Progress Report Progress Report Progress Report.

### Lynnwood Link Extension

Projected completion date for Phase 1 Preconstruction services: Q3 2019

Projected completion date for Phase 2 Construction Services: 4Q 2023

Project scope, schedule and budget summary located on page 29 of the February 2017 Agency Progress Report Progress Report.

## PROCUREMENT INFORMATION

Sound Transit issued a Request For Qualifications (RFQ) including the work for both Phase 1 – Preconstruction Services and Phase 2 – Construction Management Services for the Northgate Link and East Link Extensions. The CMC services for the Lynnwood Link Extension was an option that was included in the RFQ and in proposers’ Statements Of Qualifications (SOQ).

In November 2015, Sound Transit received three SOQs. Two firms were invited to interview. Based on scoring of the SOQs and the interviews, Northwest Transit Systems Partners was the highest ranked firm and entered into a contract.

## FISCAL INFORMATION

The proposed contract amendment for Northwest Transit Systems Partners (NWTSP) for \$40,269,163 will provide Systems Construction Management (CMC) services for Systems construction (Phase 2) for the Northgate Link Extension and East Link Extension projects, and Systems CMC for Systems pre-construction (Phase 1) for the Lynnwood Link Extension project as follows:

- Northgate Link Extension (Systems CM) for an amount not to exceed \$12,600,768 (\$11,455,244 plus \$1,145,524 contingency); and
- East Link Extension (E750 Systems CMC) for an amount not to exceed \$25,991,515 (\$23,628,649 plus \$2,362,866 contingency); and
- Lynnwood Link Extension for an amount not to exceed \$1,676,880 (\$1,597,029 plus \$79,851 contingency).

### Northgate Link Extension

The baseline budget for the Northgate Link Extension is \$1,899,755,500. Within the construction services phase, \$17,625,000 has been allocated to the budget line item for Systems CM. The proposed action would increase commitments for this line item by \$12,600,768 to a revised total commitment of \$14,519,414 and leave a remaining budget balance of \$3,105,586.

### East Link Extension

The baseline budget for the East Link Extension is \$3,677,150,000. Within the construction services phase, \$36,789,000 has been allocated to the budget line item for the E750 Systems CMC. The proposed action would increase commitments for this line item by \$25,991,515 to a revised total commitment of \$27,910,161 and leave a remaining budget balance of \$8,878,839.

This action is within the baseline budgets for the above projects, and sufficient monies remain after approval of this action to fund the remaining work in the construction services phase of each project.

### Lynnwood Link Extension

The authorized project allocation to date for Lynnwood Link Extension is \$488,361,000. Within the construction services phase, \$14,700,000 has been allocated to the budget line item for Systems CM. The proposed action would commit \$1,676,880 for this line item and leave a remaining budget balance of \$13,023,120.

This action is within the authorized project allocation to date for the above project, and sufficient monies remain after approval of this action to fund the remaining work in the construction services phase of the project.

**Contract Amendment for Systems Construction Management Consultant Services**

(in thousands)

Contract Detail Northwest Transit Systems Partners (NWTSP)	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	\$3,655	\$3,655	\$36,681	\$40,335
Contingency	183	183	3,588	3,771
<b>Total Contract</b>	<b>\$3,837</b>	<b>\$3,837</b>	<b>\$40,269</b>	<b>\$44,106</b>
Percent Contingency	5%	5%	10%	9%

**Northgate Link Extension**

Project Phase	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$147,879	\$68,348	\$	\$68,348	\$79,531
Preliminary Engineering	15,077	15,077		15,077	
Final Design	129,167	121,256		121,256	7,912
Right of Way	112,300	103,855		103,855	8,445
Construction	1,343,023	1,259,156		1,259,156	83,866
Construction Services	118,310	90,761	12,601	103,362	14,948
Third Party Agreements	11,800	9,894		9,894	1,906
Vehicles					
Contingency	22,200				22,200
<b>Total Current Budget</b>	<b>\$1,899,756</b>	<b>\$1,668,347</b>	<b>\$12,601</b>	<b>\$1,680,948</b>	<b>\$218,808</b>
<b>Phase Detail</b>					
<b>Construction Services</b>					
Systems CM	\$17,625	\$1,919	\$12,601	\$14,519	\$3,106
Other Construction Services	100,685	88,842		88,842	11,842
<b>Total Phase</b>	<b>\$118,310</b>	<b>\$90,761</b>	<b>\$12,601</b>	<b>\$103,362</b>	<b>\$14,948</b>

**East Link Extension**

Project Phase	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$186,200	\$56,792	\$	\$56,792	\$129,408
Preliminary Engineering	55,900	54,839		54,839	1,061
Final Design	283,000	239,143		239,143	43,857
Right of Way	298,150	215,547		215,547	82,603
Construction	2,544,300	2,105,483		2,105,483	438,817
Construction Services	257,450	189,557	25,992	215,549	41,901
Third Party Agreements	52,150	39,341		39,341	12,809
Vehicles					
<b>Total Current Budget</b>	<b>\$3,677,150</b>	<b>\$2,900,702</b>	<b>\$25,992</b>	<b>\$2,926,694</b>	<b>\$750,456</b>
<b>Phase Detail</b>					
<b>Construction Services</b>					
E750 Systems CMC	\$36,789	\$1,919	\$25,992	\$27,910	\$8,879
Other Construction Services	220,661	187,639		187,639	33,022
<b>Total Phase</b>	<b>\$257,450</b>	<b>\$189,557</b>	<b>\$25,992</b>	<b>\$215,549</b>	<b>\$41,901</b>

**Lynnwood Link Extension**

Project Phase	Authorized Project Allocation to Date	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$88,305	\$14,350	\$	\$14,350	\$73,955
Preliminary Engineering	42,000	41,258		41,258	742
Final Design	111,453	84,369		84,369	27,084
Right of Way	123,779	39,536		39,536	84,243
Construction	500	100		100	400
Construction Services	104,925	19,835	1,677	21,512	83,413
Third Party Agreements	17,400	7,682		7,682	9,718
Vehicles					
Contingency					
<b>Total Current Budget</b>	<b>\$488,361</b>	<b>\$207,131</b>	<b>\$1,677</b>	<b>\$208,807</b>	<b>\$279,554</b>
<b>Phase Detail</b>					
<b>Construction Services</b>					
Systems CM	\$14,700	\$	\$1,677	\$1,677	\$13,023
Other Construction Services	90,225	19,835		19,835	70,390
<b>Total Phase</b>	<b>\$104,925</b>	<b>\$19,835</b>	<b>\$1,677</b>	<b>\$21,512</b>	<b>\$83,413</b>

**Notes:**

Amounts are expressed in Year of Expenditure.

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

For detailed project information, see the Adopted 2017 Transit Improvement Plan: Northgate Link Extension, page 23, East Link Extension, page 26, and Lynnwood Link Extension, page 20.

## 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 for Small Business/DBE Participation:

#### Small Business and Disadvantaged Business Enterprise Goals

Sound Transit Goal:

Small Business: 9.5%

DBE: 4.5%

Commitment for overall contract:

Small Business: 11%

DBE: 6%

## PUBLIC INVOLVEMENT

Sound Transit's community outreach program has been actively engaged with affected stakeholders and the public about the construction work related to these projects. 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 may impact the Lynnwood Link project schedule as a result of a delay in starting the baseline cost estimate and schedule development effort.

## PRIOR BOARD/COMMITTEE ACTIONS

Motion No. M2016-27: Executed a contract with Northwest Transit Systems Partners to provide systems construction management consultant services for the preconstruction phase of the Northgate Link and East Link extensions systems construction in the amount of \$3,654,564, with a 5% contingency of \$182,728, for a total authorized contract amount not to exceed \$3,837,292.

## ENVIRONMENTAL REVIEW

JI 4/27/2017

## LEGAL REVIEW

AJP 5/5/25017

## MOTION NO. M2017-74

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract amendment with Northwest Transit Systems Partners to provide construction management consultant services for the Northgate Link and East Link systems construction phase, and the preconstruction phase of the Lynnwood Link systems construction in the amount of \$36,680,922, with a contingency of \$3,588,242, totaling \$40,269,163, for a new total authorized contract amount not to exceed \$44,106,455.

## BACKGROUND:

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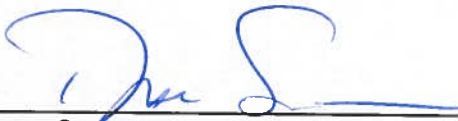
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Due in part to their performance on Phase 1 for the Northgate and East Link Extensions, Northwest Transit Systems Partners is considered the best firm for Lynnwood Link Phase 1 in terms of value, quality and continuity between the extensions. The proposed action would also authorize Phase 1 Preconstruction Services for the Lynnwood Link systems design phase. Phase 1 includes procurement support, contract document review, construction estimates, participation in value engineering, risk assessments and constructability reviews and management of the GC/CM preconstruction work. Phase 1 for Lynnwood Link will extend from June 2017 through July 2019. Following the completion of Phase 1 work, Sound Transit may seek Board authorization for Phase 2 work with Northwest Transit Systems Partners.

**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 amendment with Northwest Transit Systems Partners to provide construction management consultant services for the Northgate Link and East Link systems construction phase, and the preconstruction phase of the Lynnwood Link systems construction in the amount of \$36,680,922, with a contingency of \$3,588,242, totaling \$40,269,163, for a new total authorized contract amount not to exceed \$44,106,455.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 25, 2017.

  
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Dave Somers  
Board Chair

ATTEST:

  
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Kathryn Flores  
Board Administrator