



Motion No. M2020-33

Increase Contract Contingency with Jacobs Project Management Company for the Hilltop Tacoma Link Extension

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	06/11/2020	Final action	Ron Lewis, DECM Executive Director Madeleine Greathouse, Project Director – Hilltop Tacoma Link Extension

Proposed action

Authorizes the chief executive officer to increase the contract contingency with Jacobs Project Management Company for construction management consultant services for the Hilltop Tacoma Link Extension project in the amount of \$2,070,000 for a new total authorized contract amount not to exceed \$11,489,490, contingent upon Board approval of Resolution No. R2020-12.

Key features summary

- This action is needed to provide continued construction contract administration support through construction substantial completion.
 - The construction management and support functions scope of work includes: program management, resident engineering, office engineering, technical support and inspection, construction cost estimating, contract change management, scheduling, quality assurance activities, document control, tracking of diversity/small business/project labor agreement requirements, systems testing and commission support, and monitoring of third party public and private utility relocations.
- The requested action is needed due to increased level of effort and duration of the construction contract. Completion has been extended as a result of extensive utility relocation redesigns associated with numerous differing site conditions, obstructions, and contaminated and hazardous materials encountered throughout the course of the work.
- The construction contract is 54 percent complete and construction substantial completion is forecasted for 1Q 2022.

Background

The Hilltop Tacoma Link Extension is a 2.4 mile extension of light rail from the Theater District in downtown to the Hilltop neighborhood in Tacoma. The extension will travel at-grade, in-street with traffic along Stadium Way, North 1st Street, Division Avenue, and Martin Luther King Jr. Way. The project includes six new stations, relocates the Theater District Station, expands the existing Tacoma Operations and Maintenance Facility (OMF), and provides for additional light rail vehicles.

Revenue service for the extension is forecast for May 2022.

Substantial completion of the construction contract has experienced delays due to extensive challenges associated with utility relocation work as a result of differing site conditions, unidentified utility conflicts

and increased quantities of contaminated and hazardous materials. Delays to the construction contract extend the period for which construction management services are required.

In April 2017, through Motion No. M2017-45, the Board authorized a contract with Jacobs Project Management Company for Phase 1 – Pre-construction Services. Pre-construction Services included: procurement support; permit support; contract document review; review of independent cost estimates for construction; construction schedule reviews; participation in risk assessments and constructability reviews; assistance with LEED certification reviews; construction management support; and monitoring of advances third party public and private utility relocations.

In February 2018, through Motion No. M2018-20, the Board authorized a planned amendment to the contract with Jacobs Project Management Company to provide Phase 2 construction management services for the construction phase of the Hilltop Tacoma Link Extension.

Project status

○					
Project Identification	Project Refinements	Conceptual Engineering/ Environmental Review	Preliminary Engineering	Final Design	Construction

Projected completion date for Construction: 1Q 2022

Project scope, schedule and budget summary are located on page 95 of the March 2020 Agency Progress Report Capital Programs.

Procurement information

In November 2016, Sound Transit advertised a Request for Qualifications including work for Phase 1 – Preconstruction Services and Phase 2 – Construction Management Services. Five proposers submitted Statements of Qualifications (SOQ) in December 2016. The submitted SOQs were reviewed and evaluated based on the criteria in the RFQ.

Jacobs Project Management Company was determined to be the highest ranked firm based on qualifications, and was selected to enter in to negotiations for the contract. Notice of Award letter was issued April 13, 2017 to contractor for AE 0139-16 Civil and Systems Construction Management Consultant (CMC) Services for Tacoma Link Expansion.

In October 2017, the Board approved Gate 5 for the Hilltop Tacoma Link Extension and established the project baseline. Jacobs Project Management Company’s work performance for Phase 1 – Preconstruction Services was reviewed by staff and determined acceptable. Negotiations for Phase 2 – Construction Management services commenced with the request to amend the contract following in February 2018 in Motion No. M2018-20

Fiscal information

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

Upon Board approval of budget amendment through Resolution No. R2020-12, the baseline budget for the Hilltop Tacoma Link Extension is \$252,746,000. Within the construction services phase,

\$11,890,000 has been allocated to civil construction management. The action would commit \$2,070,000 to this line item and leave a budget balance of \$400,510.

Hilltop Tacoma Link Extension

(in thousands)

Project Phase	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$21,578	\$12,283	\$	\$12,283	\$9,295
Preliminary Engineering	5,559	5,559		5,559	0
Final Design	14,098	13,798		13,798	300
Third Party	1,466	1,396		1,396	70
Right of Way	2,270	2,189		2,189	82
Construction	156,696	154,697		154,697	1,998
Construction Services	12,361	9,419	2,070	11,489	872
Vehicles	33,392	33,255		33,255	137
System Testing + Startup	5,326	1,534		1,534	3,792
Total Current Budget	\$252,746	\$234,131	\$2,070	\$236,201	\$16,545

Phase Detail - Construction Services

Civil Construction Management	\$11,890	\$9,419	\$2,070	\$11,489	\$401
Other Construction Services	471			0	471
Total Phase	\$12,361	\$9,419	\$2,070	\$11,489	\$872

Contract Detail	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Jacobs Project Management Company				
Contract Amount	\$8,946	\$8,946	\$	\$8,946
Contingency	474	474	2,070	2,544
Total Contract Amount	\$9,419	\$9,419	\$2,070	\$11,489
Percent Contingency	5%	5%	100%	28%

Notes:

Amounts are expressed in Year of Expenditure \$000s.

Board Approvals = Commitment and PO Contingency Remaining as of 6/4/2020.

For detailed project information, see page 91 in the 2020 Finance Plan and Adopted Budget Book.

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 were 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, Jacob Project Management current committed to Small Business/DBE participation follows:

Small business and disadvantaged business enterprise (DBE) goals	
Sound Transit small business goal: 15%	Small business commitment: 15%
DBE goal: 4%	DBE commitment: 11%

Public involvement

Not applicable to this action.

Time constraints

A one-month delay could impact the consultant's ability to provide timely contract administration for activities on the construction contract's critical path.

Prior Board/Committee actions

Motion No. M2018-20: Authorized the chief executive officer to amend the contract with Jacobs Project Management Company to provide Phase 2 construction management services for the construction phase of the Tacoma Link Extension in the amount of \$8,420,219, with a 5% contingency of \$421,011 totaling \$8,841,230, for a new total authorized contract amount not to exceed \$9,419,490.

Motion No. M2017-45: Authorized the chief executive officer to execute a contract with Jacobs Project Management Company to provide civil and systems construction management consultant services for the preconstruction phase of the Tacoma Link Expansion project in the amount of \$525,691, with a 10% contingency of \$52,569, for a total authorized contract amount not to exceed \$578,260.

Environmental review – [LS for KH 6/4/2020]

Legal review – JSA 6/8/20



Motion No. M2020-33

A motion of the System Expansion Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to increase the contract contingency with Jacobs Project Management Company for construction management consultant services for the Hilltop Tacoma Link Extension project in the amount of \$2,070,000 for a new total authorized contract amount not to exceed \$11,489,490, contingent upon Board approval of Resolution No. R2020-12.

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Motion

It is hereby moved by the System Expansion Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to increase the contract contingency with Jacobs Project Management Company for construction management consultant services for the Hilltop Tacoma Link Extension project in the amount of \$2,070,000 for a new total authorized contract amount not to exceed \$11,489,490, contingent upon Board approval of Resolution No. R2020-12.

APPROVED by the System Expansion Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 11, 2020.



Claudia Balducci
System Expansion Committee Chair

Attest:



Kathryn Flores
Board Administrator