



## Motion No. M2020-42

### Contract Modification for Lynnwood Link Extension Systems Construction

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee Board	07/09/2020 07/23/2020	Recommend to Board Final action	Ron Lewis, DECM Executive Director <b>Randy Harlow, Executive Project Director – Lynnwood Link Extension</b> <b>Ben Neeley, Systems Principal Construction Manager – Lynnwood Link Extension</b>

### Proposed action

Authorizes the chief executive officer to execute a contract modification with Mass Electric Construction Company to exercise an option provide heavy civil general contractor/construction manager services for the Lynnwood Link Extension systems construction in the amount of \$148,000,000 with a 7 percent contingency of \$10,360,000 totaling \$158,360,000, for a new total authorized contract amount not to exceed \$536,810,000.

### Key features summary

- In April 2017, the Board authorized execution of a heavy civil general contractor/construction manager (GC/CM) contract with Mass Electric Construction Company (MEC) for systems construction of the Northgate Link and East Link extensions.
- MEC has successfully performed preconstruction work for Lynnwood Link extension including development of final construction plans, schedules, cost estimates for construction, and performed value engineering and constructability reviews. The proposed action would exercise a planned contract option to also perform Phase 2 work for the systems construction of the Lynnwood Link Extension.
- The Lynnwood Link extension systems construction contract package (L800) includes installation of signals, traction electrification, traction power substations, overhead catenary systems (OCS), communications, and supervisory control and data acquisition (SCADA) systems across the entire Lynnwood Link Extension, covering 8.5 miles of light rail system, including four stations and three parking garages.
- The proposed action extends the original contract schedule, including the contract substantial completion milestone, to September 2023, and also maintains the anticipated Lynnwood Link revenue service date of summer 2024.

### Background

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. Revenue service is anticipated to begin in 2024.

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.

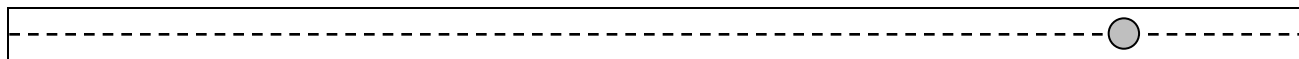
The systems construction is highly complex and will involve close coordination of work and access between the civil contractors and the systems contractor. The systems GC/CM will interface with several civil contractor teams and through several different municipal jurisdictions on all three Link Extension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

In March 2015, through Motion No. M2015-118, the Board authorized a contract with MEC for heavy civil GC/CM services for the preconstruction phase for the Northgate and East Link Extensions systems construction. In April 2017, the Board authorized the option for MEC to provide construction services for the Northgate and East Link Extension through Motion No. M2017-49.

In July 2018, through Motion No. M2018-84, the Board authorized modification to the preconstruction contract with MEC to exercise the option for heavy civil GC/CM services for the preconstruction phase of the Lynnwood Link systems construction. During preconstruction, the contractor participated in the development of final construction plans, schedules and subcontracting plans; developed cost estimates for construction; participated in the Sound Transit risk management program; and performed value engineering and constructability reviews.

This action exercises the option for heavy civil GC/CM services for the construction phase and funds the negotiated Maximum Allowable Construction Cost (MACC) for the Lynnwood Link Extension systems construction.

## Project status



<b>Project Identification</b>	<b>Project Refinements</b>	<b>Conceptual Engineering/ Environmental Review</b>	<b>Preliminary Engineering</b>	<b>Final Design</b>	<b>Construction</b>
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Projected completion date for the Construction Phase: 3Q 2024

Project scope, schedule and budget summary are located on page 33 of the April 2020 Agency Progress Report.

## Procurement information

Sound Transit issued a Request for Qualifications and Proposed Approach (RFQPA) for heavy civil general contractor/construction manager services for the Northgate and East Link Extensions, including an option for the Lynnwood Link Extension, on May 5, 2015. Sound Transit received four Statement of Qualifications. Sound Transit reviewed and evaluated the Statement of Qualifications pursuant to the criteria in the RFPQ and invited two firms to advance to the interview process. Mass Electric Construction Co. was deemed the highest ranked firm based on qualifications and interviews. On December 10, 2015, contract RTA/CN 0115/14C was executed to provide heavy civil GC/CM services

for the preconstruction phase of the Northgate and East Link Extensions systems construction. With Board approval in April 2017 and July 2018, the contract was modified to exercise the option for heavy civil GC/CM CMC services for the construction phase of Northgate and East Link Extensions and preconstruction phase of Lynnwood Link Extension systems construction, respectively.

In January 2020, consistent with the Heavy Civil GC/CM process and Chapter 39.10 RCW, Sound Transit commenced negotiation of a Maximum Allowable Construction Cost (MACC) with MEC for the Lynnwood Link Extension systems construction scope. The MACC includes competitively bid subcontract work, work to be self-performed by MEC, negotiated support services, and risk contingency. The costs included in this action are consistent with the independent cost estimate and are considered fair and reasonable

## **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 phase as contained in the current cost estimates.

The baseline budget for the Lynnwood Link Extension project is \$2,771,622,000. Within the construction phase, \$167,442,000 has been allocated to the budget line item for L800 System Packages. The proposed action would commit \$158,360,000 to this line item and leave a remaining budget balance of \$9,082,000.

## Lynnwood Link Extension

(in thousands)

Project Phase	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Administration	\$98,164	\$39,758	\$	\$39,758	\$58,406
Preliminary Engineering	39,054	39,053		39,053	1
Final Design	164,162	145,372		145,372	18,790
Third Party Agreements	14,600	11,159		11,159	3,441
Right of Way	235,660	178,742		178,742	56,918
Construction	2,091,553	1,799,031	158,360	1,957,391	134,162
Construction Services	128,429	117,777		117,777	10,652
Vehicles					
Project Contingency					
<b>Total Current Budget</b>	<b>\$2,771,622</b>	<b>\$2,330,892</b>	<b>\$158,360</b>	<b>\$2,489,252</b>	<b>\$282,370</b>
<b>Phase Detail</b>					
<b>Construction</b>					
L800 Systems Package	\$167,442	\$	\$158,360	\$158,360	\$9,082
Other Construction	1,924,111	1,799,031		1,799,031	125,080
<b>Total Phase</b>	<b>\$2,091,553</b>	<b>\$1,799,031</b>	<b>\$158,360</b>	<b>\$1,957,391</b>	<b>\$134,162</b>

Contract Detail	Board Approval to Date	Current Approved Contract Status	Proposed Action	Proposed Total For Board Approval
<b>Mass Electric Constr Company</b>				
Contract Amount - LLE	\$	\$	\$148,000	\$148,000
Contract Amount - ELE	255,768	255,768		255,768
Contract Amount - NGL	102,732	102,732		102,732
Contract Amount - Convention Place Systems Retrofit	1,929	1,929		1,929
<b>Contract Amount - Total</b>	<b>\$360,429</b>	<b>\$360,429</b>	<b>\$148,000</b>	<b>\$508,429</b>
Contingency - LLE	\$	\$	\$10,360	\$10,360
Contingency - ELE	12,788	12,788		12,788
Contingency - NGL	5,137	5,137		5,137
Contingency - Convention Place Systems Retrofit	96	96		96
<b>Contingency - Total</b>	<b>\$18,021</b>	<b>\$18,021</b>	<b>\$10,360</b>	<b>\$28,381</b>
<b>Total</b>	<b>\$378,450</b>	<b>\$378,450</b>	<b>\$158,360</b>	<b>\$536,810</b>
<b>Percentage Contingency</b>	5%	5%	7%	6%

## Disadvantaged and small business participation

### 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 amendment, the following goals were set and Mass Electric Construction Co. has committed to the following small business/DBE participation:

Small Business and Disadvantaged Business Enterprise (DBE) goals	
Sound Transit small business goal: 6%	Small business commitment: 6%
DBE goal: 3%	DBE commitment: 3%

<b>Subconsultant/Subcontractor</b>	<b>Business Type</b>	<b>% of Work</b>	<b>Amount</b>
B&C / ATSI	Small business	0.9%	\$1,403,000
Generation Cable	Small business	1.4%	\$2,100,000
Mobile Electric	Small business	0.5%	\$750,000
The Fiber Guys	DBE	2.4%	\$3,600,000
Novoa	DBE	0.3%	\$496,000
Facet	DBE	0.4%	\$531,000
<b>Total</b>		<b>5.9%</b>	<b>\$8,880,000</b>

## **Public involvement**

Sound Transit 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 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 would not have a significant impact to the project schedule. Timely execution allows for schedule mitigation benefits of early long-lead material procurement.

## **Prior Board/Committee actions**

Motion No. M2017-49: Authorized the chief executive officer to execute a construction contract with Mass Electric Construction Company to provide Heavy Civil General Contractor/Construction Manager services for the Northgate Link and East Link Extensions systems construction in the amount of \$360,428,571 with a 5% contingency of \$18,021,429 for a total authorized contract amount not to exceed \$378,450,000.

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**Environmental review** – KH 6/26/20

**Legal review** – JSA 7/6/20



## Motion No. M2020-42

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract modification with Mass Electric Construction Company to exercise an option provide heavy civil general contractor/construction manager services for the Lynnwood Link Extension systems construction in the amount of \$148,000,000 with a 7 percent contingency of \$10,360,000 totaling \$158,360,000, for a new total authorized contract amount not to exceed \$536,810,000.

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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 contract modification with Mass Electric Construction Company to exercise an option provide heavy civil general contractor/construction manager services for the Lynnwood Link Extension systems construction in the amount of \$148,000,000 with a 7 percent contingency of \$10,360,000 totaling \$158,360,000, for a new total authorized contract amount not to exceed \$536,810,000.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on July 23, 2020.

  
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Kent Keel  
Board Chair

**Attest:**

  
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Kathryn Flores  
Board Administrator