

Motion No. M2023-26

Contract Modification with Jacobs Project Management Company for Construction Management Services for the East Link Extension Seattle to South Bellevue Segment

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	03/09/2023	Recommend to Board	Ron Lewis, Executive Director, DECM
Board	03/23/2023	Final action	Jon Lebo, Sr. Executive Project Director

Proposed action

Authorizes the chief executive officer to increase the contract contingency with Jacobs Project Management Company to provide ongoing construction management consultant services for the Seattle to South Bellevue segment of the East Link Extension in the amount of \$17,000,000, for a new total authorized contract amount not to exceed \$80,919,350, all within the Board approved project budget.

Key features summary

- Jacobs Project Management Company (Jacobs) currently provides construction management consulting services for the Seattle to South Bellevue Segment of the East Link Extension project. This includes construction administration of quality, inspections, safety, scheduling, and environmental oversight, as well as providing support for multiple agency agreements.
- The segment's construction contract duration had been extended due to the effects of COVID-19 impacts since March 2020, and has been delayed by other causes, including without limitation the concrete truck drivers' strike, and necessary repairs to the concrete plinths resulting from construction quality issues.
- As reported last fall, based on additional investigations, the contractor's proposed partial track repairs and corrective action plan for the concrete plinths did not meet Sound Transit's quality requirements for serviceability and long-term durability. Working cooperatively with Sound Transit staff, the contractor agreed to replace all track plinths on both sides of the floating bridge.
- With further investigations and reconstruction plan development, the contractor now forecasts track reconstruction and contract substantial completion in Q1 2024. The contractor plans to work 24-hours 6-days a week at multiple work areas to maximize the reconstruction effort and minimize the duration.
- As a result of the foregoing, Jacobs' construction management consulting services will be required for an extended period and are critical to achieving substantial completion of construction. The funds requested herein will compensate Jacobs for this work. There remain uncertainties and risk with the track reconstruction that will be closely monitored. Staff continue to work collaboratively with the design team and contractor to mitigate the risks and minimize additional delays.
- It is important to note that to the extent that the extended durations and additional costs such as those referenced here are the result of actions or inactions of our East Link contractors, designers, and or construction management consultants, reimbursement of the costs will be aggressively pursued by Sound Transit.

Background

East Link extends light rail 14 miles, with 10 stations from Seattle's International District to Judkins Park, across I-90 to Mercer Island and South Bellevue, through downtown Bellevue and the Bel-Red area to Redmond Technology Station. The original revenue service date was June 2023.

The Seattle to South Bellevue Segment is approximately seven miles of trackway construction on existing facilities (at-grade, tunnel, floating bridge, and elevated bridge), two stations with vertical circulation facilities, seismic and gravity load retrofits of existing WSDOT structures, tunnel fire/life/safety retrofits for light rail transit within the Mt. Baker Tunnel and Mercer Island Lid, and civil construction of the interface with the existing operating Link system at the International District Station.

In April 2017, the Sound Transit Board approved Motion No. M2017-48 for Jacobs Project Management Company to provide construction management consultant services during the construction phase for this segment of the East Link Extension.

Project status

Project Identification	Alternatives Identification	Conceptual Engineering/ Draft EIS	Preliminary Engineering/ Final EIS	Final Design	Construction

Projected revenue service: Spring 2025

Project scope, schedule and budget summary are located on page 23 of the December 2022 Agency Progress Report.

Procurement information

Sound Transit issued a Request for Qualifications encompassing the work for both Phase 1 Preconstruction Services and Phase 2 – Construction Management Services and received two proposals on April 24, 2015. Jacobs Project Management Company was determined to be the best qualified team for this work.

In October 2015, through Motion No. M2015-89, the Board authorized a contract with Jacobs Project Management Company for construction management pre-construction services for the Seattle to South Bellevue Segment. Staff negotiated both Phase 1 – Pre-construction Services and Phase 2 – Construction Management Services work with Jacobs Project Management Company prior to executing Phase 1.

Phase 1 Pre-construction Services included: procurement support, permit support, contract document review, construction estimate reviews, participation in value engineering, risk assessments and constructability reviews, construction management support, management of preconstruction work, and oversight of early work by adjacent private and public developments and public and private utility relocations.

In April 2015, the Board adopted the East Link Extension baseline approving Gate 5 (establish baseline) and approved Gate 6 (proceed to construction). Following the baselining of East Link and the determination of Jacobs Project Management Company's work performance for the preconstruction work as acceptable, Sound Transit updated the pre-negotiated Phase 2 work with Jacobs Project Management Company to align with the baseline scope and current schedule.

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. This action does not impact the affordability of any other system expansion project.

The baseline budget for the East Link project is \$3,677,150,000. Within the construction services phase, \$81,421,085 has been allocated to I-90 Corridor CMC. The action would commit an additional \$17,000,000 to this line item and leave a budget balance of \$509,156.

East Link Extension

(in thousands)	Total Baseline Budget	Board Approvals*	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Operations and Maintenance	\$7,106	\$7,106		\$7,106	\$
Administration	183,174	129,183		129,183	53,991
Preliminary Engineering	50,874	50,874		50,874	0
Final Design	268,888	247,285		247,285	21,603
Third Parties	49,473	36,988		36,988	12,485
Right of Way	288,516	279,838		279,838	8,678
Construction	2,518,224	2,271,004		2,271,004	247,220
Construction Services	277,177	233,689	17,000	250,689	26,489
System Testing-Start Up	33,718	21,136		21,136	12,582
Total Current Budget	\$3,677,150	\$3,277,102	\$17,000	\$3,294,102	\$383,048

Phase Detail - Construction Services					
I-90 Corridor CMC	\$81,421	\$63,912	\$17,000	\$80,912	\$509
Other Construction	195,756	169,777		169,777	25,980
Total Phase	\$277,177	\$233,689	\$17,000	\$250,689	\$26,489

Jacobs Project Management Company	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
East Link Contract Amount	\$43,919	\$43,919	\$	\$43,919
East Link Contingency	20,000	20,000	17,000	37,000
Total Contract Amount	\$63,919	\$63,919	\$17,000	\$80,919
Percent Contingency	46%	46%	100%	84%
Less Betterment	1	1	0	1
Sound Transit Share	\$63,918	\$63,918	\$17,000	\$80,918

Notes:

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

For detailed project information, see page 78 of 176 of the 2023 Financial Plan & Proposed Budget.

* Board Approvals = Commitment and PO Contingency Remaining as of 2/26/2023.

Disadvantaged and small business participation

Participation by small businesses and disadvantaged business enterprises (DBEs)

Small business and disadvantaged business enterprise (DBE) goals	
Sound Transit small business goal: 7.90%	Small business commitment: 7.90%
DBE goal: 12.18%	DBE commitment: 12.18%

Public involvement

Not applicable to this action.

Time constraints

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

Prior Board/Committee actions

Motion No. M2022-31: Authorized the chief executive officer to increase the contract contingency with Jacobs Project Management Company to provide construction management consultant services for the Seattle to South Bellevue segment of the East Link Extension in the additional amount of \$15,000,000 for a new total authorized contract amount not to exceed \$63,919,350.

Motion No. M2021-38: Authorized the chief executive officer to increase the contract contingency with Jacobs Project Management Company to provide construction management consultant services for the Seattle to South Bellevue segment of the East Link Extension in the amount of \$5,000,000, for a new total authorized contract amount not to exceed \$48,919,350.

Motion No. M2017-48: Authorized the chief executive officer to execute a contract amendment with Jacobs Project Management Company to provide construction management consultant services for the construction phase of the Seattle to South Bellevue segment of the East Link Extension in the amount of \$37,106,157, with a 5% contingency of \$1,855,308, totaling \$38,961,465, for a new total authorized contract amount not to exceed \$43,919,350.

Motion No. M2015-89: Authorized the chief executive officer to execute a contract with Jacobs Engineering, Inc. to provide civil construction management consultant services for the preconstruction phase of the Seattle to South Bellevue segment of the East Link Extension in the amount of \$4,721,795, with a 5% contingency of \$236,090, for a total authorized contract amount not to exceed \$4,957,885.

Environmental review – KH 2/24/23

Legal review – JEN 03/03/2023



Motion No. M2023-26

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to increase the contract contingency with Jacobs Project Management Company to provide ongoing construction management consultant services for the Seattle to South Bellevue segment of the East Link Extension in the amount of \$17,000,000, for a new total authorized contract amount not to exceed \$80,919,350, all within the Board approved project budget.

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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 increase the contract contingency with Jacobs Project Management Company to provide ongoing construction management consultant services for the Seattle to South Bellevue segment of the East Link Extension in the amount of \$17,000,000, for a new total authorized contract amount not to exceed \$80,919,350, all within the Board approved project budget.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on _____.

Dow Constantine
Board Chair

Attest:

Kathryn Flores
Board Administrator