

MOTION NO. M2012-35
Contract for Site Preparation Services for the Northgate Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	06/14/12	Final Action	Ahmad Fazel, DECM Executive Director Don Davis, Executive Project Director Julian Franco, Project Manager	206-398-5389 206-370-5508 206-689-3397

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract with Titan Earthwork, LLC, to provide demolition and site preparation services for the Brooklyn and Roosevelt station sites within the Northgate Link Extension in the amount of \$4,444,445, with a 10% contingency of \$444,444, for a total authorized contract amount not to exceed \$4,888,889.

KEY FEATURES

- Under this contract, Titan Earthwork, LLC, will prepare two Northgate Link Extension sites for station excavation work by demolishing existing buildings, clearing and grading the sites, and remediating any contaminated soils found at the sites.
- This is the first construction contract for the Northgate Link Extension and will facilitate the construction of the Brooklyn and Roosevelt stations and tunnels between the University of Washington Station and the North Portal.
- The contract scope of work includes:
 - Demolishing existing structures and other site features;
 - Abatement of hazardous materials and contaminated soils;
 - Disposing materials in a manner that maximizes recycling and reuse;
 - Removing an underground storage tank;
 - Constructing a retaining wall and site drainage features;
 - Clearing, grading, and restoring both sites.
- Work under this contract is scheduled to start in August 2012 at the Roosevelt site and in early 2013 at the Brooklyn site. All contract work is scheduled to be completed by September 2013.

PROJECT DESCRIPTION

The Northgate Link Extension (referred to in the Adopted Budget as the North Link – University of Washington Station to Northgate Project) is a 4.3-mile extension of light rail from the University of Washington station north under the campus via twin-bored tunnels to an underground Brooklyn station in the University District, an underground Roosevelt station along 12th Ave NE between NE 65th Street and NE 67th Street, and continuing to an elevated station in Northgate.

FISCAL INFORMATION

This action is within the adopted budget and sufficient monies remain after approval of this action to fund the remaining work in this phase as contained in the current cost estimates.

PROJECT TABLE

North Link - UW Station to Northgate

	2012 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	49,461	8,535		8,535	40,925
Preliminary Engineering	15,251	15,329		15,329	(78)
Final Design	106,127	75,354		75,354	30,773
Right of Way	164,820	60,150		60,150	104,670
Construction	19,596	7,715	4,889	12,603	6,993
Construction Services	89,250	-		-	89,250
Third Party Agreements	20,994	2,646		2,646	18,349
Vehicles	-	-		-	-
Total Current Budget	465,500	169,729	4,889	174,618	290,882

Phase Detail

Construction

Brooklyn & Roosevelt Station Sites Prep	9,200	-	4,889	4,889	4,311
Other Construction	10,396	7,715		7,715	2,682
Total Phase	19,596	7,715	4,889	4,889	4,311

Contract Detail

	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount		-	4,444	4,444
Contingency	-	-	444	444
Total	-	-	4,889	4,889
Percent Contingency	0%	0%	10%	10%

Notes:

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

Board Approvals = Committed To-Date + Contingency, and includes pending Board actions.

Project Budget is located on page 34 of the 2012 Transit Improvement Plan (TIP).

SMALL BUSINESS PARTICIPATION

Sound Transit Goal:

Small Business: 10%

DBE: 6%

Commitment:

Small Business: 100%

DBE: 6%

Titan Earthwork, LLC, is a small business and will self-perform 93.65% of the work. The balance will be performed by the small businesses listed below.

Subconsultant/Subcontractor	Business Type	% of Work	Dollar Value
Otto Rosenau	Small Business	.35%	\$15,000
American Pride	DBE	6.0%	\$267,000
Total		6.35%	\$282,000

APPRENTICE UTILIZATION COMMITMENT

Apprentice utilization goal: 20%

EQUAL EMPLOYMENT WORKFORCE PROFILE

16 employees; 6% women; 6% minorities.

BACKGROUND

Final design of Northgate Link Extension was initiated in late 2010 and will continue through 2013 with early construction work (demolition and hazardous materials abatement) at underground station locations being initiated in 2012. Construction work for the Northgate Link Extension has been divided into eight construction contract packages. The Northgate Link Extension Brooklyn and Roosevelt Station Site Preparation contract is the first North Link construction package and is scheduled to start in August 2012. The site preparation contract will demolish existing buildings and prepare the station sites as necessary for the follow-on Station Excavation and Tunneling Contract from the North Portal to University Washington Station.

Sound Transit has acquired the properties necessary for the site preparation work except Building A at the Brooklyn station site that is owned by the University of Washington. Sound Transit is currently negotiating with the University of Washington for acquisition of the site. All properties in Sound Transit's possession are vacated and secured. Sound Transit has obtained key construction permits from the City of Seattle except for the Master Use Permit for the Brooklyn site. Sound Transit will receive this permit before work is scheduled to begin at the Brooklyn station site.

Sound Transit performed environmental site assessments and hazardous material surveys on all the properties that will be demolished under this contract. The results are included in the contract documents and a provisional sum is included in the contract price to handle unknown contaminated material if encountered.

In an effort to reduce solid waste disposal consistent with its sustainability goals, Sound Transit facilitated a salvaging program to allow removal of re-usable materials from the sites prior to demolition. This included an opportunity for the Brooklyn and Roosevelt communities to salvage landscaping items. In addition, Sound Transit provided an opportunity to move several buildings from the Roosevelt site rather than demolish them. This effort resulted in a contract with a house moving company to relocate four town-house units. For remaining demolition work, the contractor is required to recycle a minimum of 75% (by weight) of materials to be removed from the sites.

Sound Transit advertised this work as a competitive bid and received two bids. Titan Earthwork, LLC, was the lowest responsive and responsible bidder.

ENVIRONMENTAL COMPLIANCE

Pursuant to the National Environmental Policy Act (NEPA) and the State Environmental Policy Act (SEPA), Sound Transit and the Federal Transit Administration (FTA) issued the North Link Final Supplemental Environmental Impact Statement (SEIS) on April 7, 2006. The Final SEIS is a supplement to the Central Link Final Environmental Impact Statement (EIS) issued in November 1999, and discusses the environmental effects of extending light rail from the Pine Street Stub Tunnel to Northgate in the City of Seattle. In March 2012, FTA and Sound Transit issued a NEPA

Re-evaluation and SEPA Addendum addressing design refinements for the Northgate Link Extension project.

JI 5/15/2012

PRIOR BOARD/COMMITTEE ACTIONS

Not applicable to this action.

TIME CONSTRAINTS

A one month delay may impact the schedule for the Northgate Link Extension excavation and tunneling contract that will take place once the work in this contract is completed.

PUBLIC INVOLVEMENT

Sound Transit has held a number of station design workshops, project open houses, and other meetings on the Northgate Link Extension since the beginning of environmental work. Throughout the development of the project Sound Transit also met regularly with the local community and other interested parties.

Sound Transit will maintain an active community outreach program during construction, which includes a 24 hour/7 days a week construction hotline, a variety of written materials, and public meetings.

LEGAL REVIEW

LA 6/8/2012

MOTION NO. M2012-35

A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Titan Earthwork, LLC, to provide demolition and site preparation services for the Brooklyn and Roosevelt station sites within the Northgate Link Extension in the amount of \$4,444,445, with a 10% contingency of \$444,444, for a total authorized contract amount not to exceed \$4,888,889.

BACKGROUND:

Final design of Northgate Link Extension was initiated in late 2010 and will continue through 2013 with early construction work (demolition and hazardous materials abatement) at underground station locations being initiated in 2012. Construction work for the Northgate Link Extension has been divided into eight construction contract packages. The Northgate Link Extension Brooklyn and Roosevelt Station Site Preparation contract is the first North Link construction package and is scheduled to start in August 2012. The site preparation contract will demolish existing buildings and prepare the station sites as necessary for the follow-on Station Excavation and Tunneling Contract from the North Portal to University Washington Station.

Sound Transit has acquired the properties necessary for the site preparation work except Building A at the Brooklyn station site that is owned by the University of Washington. Sound Transit is currently negotiating with the University of Washington for acquisition of the site. All properties in Sound Transit's possession are vacated and secured. Sound Transit has obtained key construction permits from the City of Seattle except for the Master Use Permit for the Brooklyn site. Sound Transit will receive this permit before work is scheduled to begin at the Brooklyn station site.

Sound Transit performed environmental site assessments and hazardous material surveys on all the properties that will be demolished under this contract. The results are included in the contract documents and a provisional sum is included in the contract price to handle unknown contaminated material if encountered.

In an effort to reduce solid waste disposal consistent with its sustainability goals, Sound Transit facilitated a salvaging program to allow removal of re-usable materials from the sites prior to demolition. This included an opportunity for the Brooklyn and Roosevelt communities to salvage landscaping items. In addition, Sound Transit provided an opportunity to move several buildings from the Roosevelt site rather than demolish them. This effort resulted in a contract with a house moving company to relocate four town-house units. For remaining demolition work, the contractor is required to recycle a minimum of 75% (by weight) of materials to be removed from the sites.

Sound Transit advertised this work as a competitive bid and received two bids. Titan Earthwork, LLC, was the lowest responsive and responsible bidder.

The contract scope of work includes demolishing existing structures and other site features; abatement of hazardous materials and contaminated soils; disposing materials in a manner that maximizes recycling and reuse; removing an underground storage tank; constructing a retaining wall and site drainage features; and clearing, grading, and restoring both sites.

MOTION:


It is hereby moved by the Capital Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with Titan Earthwork, LLC, to provide demolition and site preparation services for the Brooklyn and Roosevelt station sites within the Northgate Link Extension in the amount of \$4,444,445, with a 10% contingency of \$444,444, for a total authorized contract amount not to exceed \$4,888,889.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 14, 2012.



Fred Butler
Capital Committee Chair

ATTEST:



Marcia Walker
Board Administrator