

**MOTION NO. M2014-98**

**General Contractor/Construction Manager Pre-construction Services Contract for the Downtown Bellevue to Spring District contract within the East Link Extension**

<b>MEETING:</b>	<b>DATE:</b>	<b>TYPE OF ACTION:</b>	<b>STAFF CONTACT:</b>
Capital Committee	12/11/2014	Final Action	Ahmad Fazel, DECM Executive Director <b>Ron Lewis, Executive Project Director - East Link Extension</b> <b>Tony Raben, Principal Construction Manager – East Link Extension</b>

**PROPOSED ACTION**

Authorizes the chief executive officer to execute an agreement with the joint venture of Stacy and Witbeck/Atkinson Construction to provide pre-construction services for the Downtown Bellevue to Spring District contract within the East Link Extension in the amount of \$2,510,215, with a contingency of \$251,022, for a total authorized contract amount not to exceed \$2,761,237.

**KEY FEATURES SUMMARY**

- The proposed contract uses the Heavy Civil General Contractor/Construction Manager (GC/CM) contracting method. This contracting method was selected based on certain project characteristics including complex scheduling and phasing requirements and extensive interface with other contractors.
- The pre-construction services for the Downtown Bellevue to Spring District work will include:
  - Participating in development of final construction plans;
  - Preparing construction schedules and subcontracting plans;
  - Developing cost estimates for construction;
  - Risk management;
  - Value engineering;
  - Constructability reviews.
- Pre-construction services will last approximately 15 months and will be concurrent with the final design of the Downtown Bellevue to Spring District contract package.
- Following pre-construction phase activities, Sound Transit will negotiate a Maximum Allowable Construction Cost (MACC) with Stacy and Witbeck/Atkinson Construction which will be the basis for award of the GC/CM construction contract. If MACC negotiations are successful, the construction contract to build the facilities will be brought to the Board for consideration.

**BACKGROUND**

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. Light rail service between Seattle and the Overlake Transit Center is forecasted to begin in 2023.

As part of early work in the Final Design phase, a construction delivery plan was developed which includes the contract packaging and delivery strategy as well as the construction management packaging plan. The Downtown Bellevue to Spring District construction contract includes four stations East Main, Bellevue Transit Center, Hospital, and 120th. The project includes elevated, at-grade and retained cut/fill guideway, storage tracks along the former BNSF corridor and civil/system infrastructure.

A Request for Qualifications for the GC/CM contract for the Downtown Bellevue to Spring District section was issued on June 20, 2014 and six Statements of Qualifications (SOQs) were received. Following review and evaluation, three firms were invited for interviews. Based on scoring of the SOQs and the interviews, all three firms were invited to submit final proposals including price offers for specified work items. The price offers were opened publicly on October 16, 2014. Based on evaluation of the SOQs, interviews, and price offers, Stacy and Witbeck/Atkinson Construction was the highest ranked firm.

Consistent with the GC/CM process, following completion of pre-construction services, Sound Transit will negotiate a MACC with the contractor. If a MACC is agreed to, a construction contract with Stacy and Witbeck/Atkinson Construction will come back to the Board for consideration, targeted for the spring of 2016. If an agreement on the MACC cannot be reached, Sound Transit will have the option of bidding the work through a traditional Invitation for Bids (IFB) or entering cost negotiations with the second ranked team.

**PROJECT STATUS**

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Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction

Projected Completion Date for Construction: 2Q 2016  
 Project scope, schedule and budget summary located on page 39 of the August 2014 Agency Progress Report.

**FISCAL INFORMATION**

The Lifetime Budget for the East Link Extension project through the final design phase is \$798,346,894. Within that amount, \$11,000,000 has been set aside for the Construction Services Phase. Of that amount \$6,778,500 has been previously committed for the Construction Services Phase. The proposed action would commit \$2,761,237 for the segment E335 (Downtown Bellevue to Spring District) General Contractor/Construction Manager (GC/CM) Pre-Construction Services contract leaving a remaining uncommitted budget of \$1,460,263 in the Construction Services Phase.

This action is within the Adopted Budget and sufficient funds remain after approval of this action to fund the remaining work in the Construction Services Phase as contained in the current cost estimates.

East Link Extension	2014 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	68,119	28,237	0	28,237	39,882
Preliminary Engineering	56,594	55,113	0	55,113	1,481
Final Design	232,621	162,826	0	162,826	69,795
Third Party Agreements	40,605	6,438	0	6,438	34,167
Right of Way	365,408	52,067	0	52,067	313,341
Construction	24,000	13,832	0	13,832	10,168
Construction Services	11,000	6,779	2,761	9,540	1,460
Vehicles	0	0	0	0	0
<b>Total Current Budget</b>	<b>798,347</b>	<b>325,292</b>	<b>2,761</b>	<b>328,053</b>	<b>470,293</b>

Phase Detail -Construction Services					
Pre-construction Services	11,000	6,779	2,761	9,540	1,460
Other Construction Services	0	0	0	0	0
<b>Total Phase</b>	<b>11,000</b>	<b>6,779</b>	<b>2,761</b>	<b>9,540</b>	<b>1,460</b>

Stacy and Witbeck/Atkinson Construction JV Contract Details	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	0	0	2,510	2,510
Contingency	0	0	251	251
<b>Total Contract Amount</b>	<b>0</b>	<b>0</b>	<b>2,761</b>	<b>2,761</b>
Percent Contingency	0%	0%	10%	10%

**Notes:**

Amounts are expressed in Year of Expenditure \$000s.  
Board Approvals to Date includes amounts through October 31st, 2014 plus any pending Board Actions.  
Project Budget is located on page 31 of the 2014 Transit Improvement Plan (TIP) plus any pending Board Action.  
Board Approvals = Committed to-date + Contingency.

**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 the construction 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.

The pre-construction phase of this work does not include a small business goal. An element of the pre-construction phase services is to develop a subcontracting plan for construction. The subcontracting plan will include specific goals for achieving small business utilization based on the type of work and the availability of small and disadvantaged businesses to perform that work.

There is no subcontracting plan at this time as this is a pre-construction contract.

**PUBLIC INVOLVEMENT**

The East Link project staff has been actively engaged with stakeholders at all levels throughout the project area. The neighboring communities have had numerous opportunities to meet with staff, learn about the project and provide Sound Transit with comments and questions. The final design has been a collaborative effort between Sound Transit and project stakeholders, including the local community,

the City of Bellevue, the City of Bellevue Citizens Advisory Committee, the Washington State Department of Transportation, King County Transit providers and Emergency service providers.

**TIME CONSTRAINTS**

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

**PRIOR BOARD/COMMITTEE ACTIONS**

Not applicable to this action.

**ENVIRONMENTAL REVIEW**

Jl 11/14/2014

**LEGAL REVIEW**

LA 5 December 2014

## **MOTION NO. M2014-98**

A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an agreement with the joint venture of Stacy and Witbeck/Atkinson Construction to provide pre-construction services for the Downtown Bellevue to Spring District contract within the East Link Extension in the amount of \$2,510,215, with a contingency of \$251,022, for a total authorized contract amount not to exceed \$2,761,237.

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**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 an agreement with the joint venture of Stacy and Witbeck/Atkinson Construction to provide pre-construction services for the Downtown Bellevue to Spring District contract within the East Link Extension in the amount of \$2,510,215, with a contingency of \$251,022, for a total authorized contract amount not to exceed \$2,761,237.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 11, 2014.



Fred Butler  
Capital Committee Chair

ATTEST:



Marcia Walker  
Board Administrator