

MOTION NO. M2018-84

Amend General Contractor/Construction Manager Preconstruction Services to include the Option for Lynnwood Link Extension Systems

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	07/12/2018	Approval	Ron Lewis, Acting Executive Director, DECM Rod Kempkes, Executive Project Director - Lynnwood Link Extension Gina Lawrance, Construction Manager - Systems

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract amendment with Mass Electric Construction Company to provide preconstruction services for Lynnwood Link Extension systems construction in the amount of \$979,894, with a 10% contingency of \$97,989 totaling \$1,077,883, for a new total authorized contract amount not to exceed \$4,370,775.

KEY FEATURES SUMMARY

- In December 2015, the Sound Transit Capital Committee through Motion M2015-118 authorized execution of a contract with Mass Electric Construction Company for preconstruction services for the Northgate Link and East Link Extensions. Preconstruction services for the Lynnwood Link Extension is an option in the contract and was included in the contractor's proposals.
- The proposed action amends the contract to exercise the option to add preconstruction services for the Lynnwood Link Extension systems construction.
- Mass Electric's performance for the preconstruction services and the early construction activities on the Northgate and East Link Extensions has shown their ability to meet Sound Transit's expectations for these complex projects. Exercising the option for Lynnwood Link preconstruction provides value to Sound Transit by allowing for; continued high quality effort; efficiency in administration of the contract; commonality in personnel and approach; and continuity between the ongoing concurrent capital expansion projects.
- Preconstruction services for systems construction will include:
 - Construction planning;
 - Scheduling;
 - Cost estimating;
 - Value engineering;
 - Constructability reviews;
 - Risk identification; and
 - Subject specific review.
- The preconstruction services for Lynnwood Link Extension Systems construction will extend from August 2018 through June 2020. Following preconstruction services, Sound Transit intends to negotiate a Maximum Allowable Construction Cost (MACC) with Mass Electric Construction Company for the Lynnwood Link Extension which will be the basis for award of the General Contractor/Construction Manager (GC/CM) construction contract. If MACC negotiations are successful, the construction contract to install the systems elements will be brought to the Board for consideration in mid-2020

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. The project began Final Design in 2016 and is scheduled to open for service in 2024.

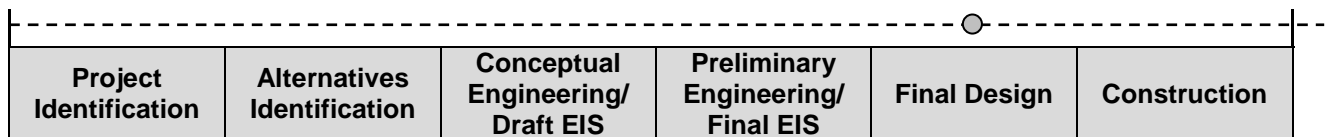
In February 2013, Sound Transit made the decision to combine the systems construction contract for the Northgate Link and East Link Extensions into a single construction package based on a value engineering recommendation. A single systems contract provides opportunities for cost savings as a result 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.

In December 2015, through Motion No. M2015-118, the Capital Committee authorized a contract with Mass Electric Construction Company for GC/CM Preconstruction Services for systems construction of the Northgate and East Link Extensions. Preconstruction and construction services for the Lynnwood Link Extension systems construction is an option that was included in the Request for Proposal to all firms and in the contractors' proposal.

In April 2017, the construction contract with Mass Electric Construction Company utilizing the Heavy Civil General GC/CM method for the Northgate Link and East Link Extensions was authorized by the Sound Transit Board through Motion No. M2017-49.

During preconstruction services the GC/CM provide; permit support, contract document review, construction cost estimate reviews, participation in value engineering, risk assessments, and constructability reviews, contract management support, and schedule development coordination with other contractors in both East Link and Northgate Link. Phase 1 preconstruction extended from August 2016 through June 2017.

PROJECT STATUS



Lynnwood Link Extension Projected completion date Construction Services: Q4 2023
Project scope, schedule and budget summary located on page 33 of the April 2018 Link Light Rail Program Progress Report.

PROCUREMENT INFORMATION

- Sound Transit procured a GC/CM contract for the Northgate Link and East link systems construction. The Option for Lynnwood Link Extension Systems construction was included in the Procurement.
- A Request for Qualifications for the GC/CM contract for the Northgate/East Link Systems work was issued on June 1, 2015, and four Statements of Qualifications (SOQs) were received.

- Following review and evaluation, all firms were invited for interviews. Based on scoring of the SOQs and the interviews, two firms were invited to submit final proposals including price offers for specified work items. The price offers were opened publicly on October 23, 2015. Based on evaluation of the SOQs, interviews, and price offers, Mass Electric Construction Company was the highest ranked firm.

FISCAL INFORMATION

The authorized project allocation to date for the Lynnwood Link Extension project is \$2,771,622,000. Within that amount \$1,571,187 has been allocated for Systems Pre Construction Services. This proposed action would commit \$1,077,883 to this line item, leaving a remaining uncommitted budget balance of \$493,304.

(Note: The Mass Electric Systems contract is shared by East Link Extension, Northgate Link, and Lynnwood Link Extension).

This action is within the authorized project allocation to date and sufficient monies remain after approval of this action to fund the remaining work in the third party phase.

Lynnwood Link Extension
(in thousands)

	Authorized Project Allocation to Date	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$98,164	\$23,111	\$	\$23,111	\$75,053
Preliminary Engineering	39,054	39,054		39,054	
Final Design	164,162	114,838		114,838	49,324
Right of Way	235,660	98,651		98,651	137,009
Construction	1,921,391	14,446		14,446	1,906,945
Construction Services	128,429	21,518	1,078	22,596	105,833
Third Party	14,600	10,875		10,875	3,725
Vehicles					
Contingency	170,162				170,162
Total Current Budget	\$2,771,622	\$322,493	\$1,078	\$323,571	\$2,448,051

Phase Detail

Construction Services

Systems GCCM Pre-Construction Services	\$1,571	\$	\$1,078	\$1,078	\$493
Other Construction Services	126,858	21,518		21,518	105,340
Total Phase	\$128,429	\$21,518	\$1,078	\$22,596	\$105,833

Contract Detail

Mass Electric Constr Company

	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount - Lynnwood Link	\$	\$	\$980	\$980
Contract Amount - East Link	\$1,497			\$1,497
Contract Amount - Northgate Link	\$1,497			\$1,497
Contract Amount - Total	\$2,994		\$980	\$3,973
Contingency- Lynnwood Link	\$		\$98	\$98
Contingency - East Link	\$150			\$150
Contingency - Northgate Link	\$150			\$150
Contingency - Total	\$299	\$	\$98	\$397
Total	\$3,293	\$	\$1,078	\$4,371
Percent Contingency	10%	0%	10%	10%

Notes:

Amounts are expressed in Year of Expenditure

Board Approvals = Committed To-Date + Contingency as of May 2018 and includes pending Board actions.

For detailed project information, see page 22 of the Adopted 2018 Transit Improvement Plan, as amended by resolution of the ST Board in May 2018 (R2018-16, adopted 05/24/18).

SMALL BUSINESS/DBE PARTICIPATION AND APPRENTICESHIP UTILIZATION

Sound Transit promotes and encourages small business participation, which also includes Disadvantaged Business Enterprises (DBEs). Small Business and DBE 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 preconstruction phase of this work does not include a small business goal. An element of preconstruction 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.

The current small business participation goal proposed for the Lynnwood Systems Construction is 6 percent of the total construction cost, which must be accomplished utilizing DBE participation of no less than 3 percent of the Total Contract Cost.

PUBLIC INVOLVEMENT

Sound Transit is committed to hearing from the public about the Lynnwood Link Extension light rail project. During the final design phase members from local communities, businesses, stakeholders, property owners and agencies helped shape the project by participating in open houses at key design milestones. Public input will continue as the project makes its way into the construction phase in early 2019.

TIME CONSTRAINTS

The execution of this option is required to support the constructability review of the in-progress 90 percent design deliverable due in mid-August 2018.

PRIOR BOARD/COMMITTEE ACTIONS

Motion No. M2015-118: Authorized the chief executive officer to execute a contract with Mass Electric Construction Company to provide pre-construction services for the Northgate Link and East Link Extensions systems construction in the amount of \$2,993,538, with a 10% contingency of \$299,354, for a total authorized contract amount not to exceed \$3,292,892.

Motion No. M2017-49: Authorized the chief executive officer to execute a construction contract with Mass Electric Construction Company for Heavy Civil General Contractor/Construction Manager services for the Northgate Link and East Link Extensions systems construction in the amount of \$360,428,517 with a contingency of \$18,021,429 for a total authorized contract amount not to exceed \$378,450,000.

ENVIRONMENTAL REVIEW

KH 7/3/2018

LEGAL REVIEW

AJP 7/6/2018

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A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract amendment with Mass Electric Construction Company to provide preconstruction services for Lynnwood Link Extension systems construction in the amount of \$979,894, with a 10% contingency of \$97,989 totaling \$1,077,883, for a new total authorized contract amount not to exceed \$4,370,775.

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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 a contract amendment with Mass Electric Construction Company to provide preconstruction services for Lynnwood Link Extension systems construction in the amount of \$979,894, with a 10% contingency of \$97,989 totaling \$1,077,883, for a new total authorized contract amount not to exceed \$4,370,775.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on July 12, 2018.



Claudia Balducci
Capital Committee Chair

ATTEST:



Kathryn Flores
Board Administrator