



Motion No. M2019-13

Construction Contract for Early Work on the NE 200th Street to Lynnwood Transit Center Segment within the Lynnwood Link Extension

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	02/14/2019	Recommend to Board	Ron Lewis, DECM Executive Director
Board	02/28/2019	Final action	Rod Kempkes, Executive Project Director – Lynnwood Link Extension Jonathan Gabelein, Principal Construction Manager – Lynnwood Link Extension

Proposed action

Authorizes the chief executive officer to execute a construction contract with Skanska Constructors L300, a Joint Venture between Skanska USA Civil West California District, Inc., and Skanska USA Buildings, Inc., to provide Heavy Civil General Contractor/Construction Manager construction services for early work on the NE 200th Street to Lynnwood Transit Center segment early construction work within the Lynnwood Link Extension in the amount of \$56,886,631, with a 7% contingency of \$3,982,064, for a total authorized contract amount not to exceed \$60,868,695.

Key features summary

- The Heavy Civil General Contractor/Construction Manager (GC/CM) contracting method, as allowed under RCW 39.10, was selected based on certain project characteristics including complex scheduling and phasing requirements required to minimize impacts to the traveling public and neighboring communities.
- This work was competitively procured via the qualifications based Heavy/Civil GC/CM public works procurement process. A Joint Venture between Skanska USA Civil West California District, Inc., and Skanska USA Buildings, Inc (“Skanska”), was selected as the most qualified team. Initially, Sound Transit and Skanska entered into a contract to provide preconstruction services.
- The work under this action includes early work activities required to prepare the corridor for guideway construction, which is expected to begin summer 2019.
- This early work is the first work package for this construction contract. Subsequent work packages will include guideway, structures, trackwork, stations and garages. The remaining work packages will be negotiated at a later date and will be brought to the Board in future contract amendment requests.

Background

The Lynnwood Link Extension project extends light rail 8.5 miles from Northgate Station in Seattle through Shoreline and Mountlake Terrace to the Lynnwood Transit Center in Lynnwood. The project is primarily along I-5, with stations at NE 145th Street, NE 185th Street, Mountlake Terrace Transit Center and Lynnwood Transit Center. The alignment includes elevated and at-grade retained cut/fill portions. On November 19, 2015, through Resolution No. R2015-30, The Sound Transit Board authorized the

chief executive officer to advance the Lynnwood Link Extension project to final design. In May 2018, the Sound Transit Board established the baseline budget and schedule for the project. Revenue service is forecasted to begin in summer 2024.

The Lynnwood Link Extension Final Environmental Impact Statement was issued in April 2015, in compliance with the State Environmental Policy Act (SEPA) and the National Environmental Policy Act (NEPA). The Sound Transit Board selected the project route, profile, and stations on April 23, 2015. The Federal Transit Administration issued a NEPA Record of Decision (ROD) for the project on July 10, 2015, and the Federal Highway Administration issued a ROD on August 31, 2015. Sound Transit issued a SEPA Addendum on May 3, 2018, which includes additional environmental information related to project refinements proposed since the Final EIS was issued.

The NE 200th Street to Lynnwood Transit Center contract is one of three major construction contracts for the Lynnwood Link Extension. The contract includes construction of approximately 2.3 miles of elevated guideway, including crossing I-5 north of Mountlake Terrace Freeway Stop, 1.4 miles of at-grade retained cut/fill guideway, an elevated station at Mountlake Terrace Transit Center, an elevated station and a parking garage at Lynnwood Transit Center, and trackwork and civil/system infrastructure.

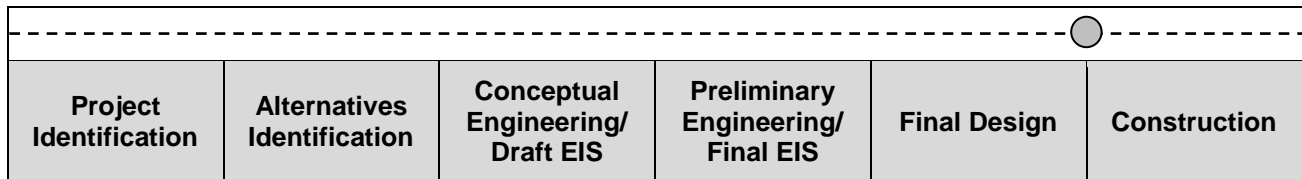
The Sound Transit Board authorized a contract with Skanska for pre-construction services in September 2016. The scope of services included constructability reviews, value engineering reviews, risk assessments, schedule development, estimating, and coordination of construction activities and sequencing with WSDOT and the cities of Shoreline, Mountlake Terrace and Lynnwood, as well as transit agencies, utilities, property owners and other Sound Transit contractors.

In order to maintain the overall project schedule, a phased contracting approach is necessary. This early work package includes:

- Utility relocation
- Construction access, including traffic control on I-5
- Demolition of structures
- Demolition of WSDOT noise walls and construction of temporary noise barriers.
- Associated demolition, grading, erosion control, traffic control/modifications, and temporary restoration.
- Construction of temporary parking lots.

Sound Transit will continue its efforts to negotiate the remaining work packages with Skanska as the design reaches completion.

Project status



Projected completion date for Construction Phase: 3Q 2024

Project scope, schedule and budget summary are located on page 29 of the November 2018 Agency Progress Report.

Procurement information

The NE 200th to Lynnwood Transit Center contract uses the GC/CM contracting method, an alternative method allowed under Chapter 39.10 of the Revised Code of Washington (RCW). The Project Review

Committee of the State's Capital Project Advisory Review Board certified Sound Transit to use the GC/CM procurement method in March 2013 and recertified Sound Transit in January 2016. This project was procured under that certification.

A Request for Qualifications was issued in March 2016 and four 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, two firms were asked to submit final proposals including price offers for specified work items. The price offers were opened publicly on July 20, 2016. Based on evaluation of SOQs, interviews, and price offers, Skanska was the highest ranked firm. Preconstruction Services commenced October 2016.

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 Skanska in 4th quarter 2018. The MACC includes publicly bid subcontracts, work to be self-performed by Skanska, negotiated support services, MACC risk contingency and provisional sums.

Fiscal information

This action is within the baseline budget for this project and sufficient funds 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, \$740,252,880 has been allocated to the budget line item for NE 200th to Lynnwood. This proposed action would commit \$60,868,695 to the budget line, leaving a remaining budget balance of \$679,384,185.

Lynnwood Link Extension
(in thousands)

	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Administration	\$98,164	\$27,752	\$	\$27,752	\$70,412
Preliminary Engineering	39,054	39,053		39,053	1
Final Design	164,162	140,687		140,687	23,475
Third Party Agreements	14,600	10,875		10,875	3,725
Right of Way	235,660	123,508		123,508	112,152
Construction	1,921,391	122,677	60,869	183,545	1,737,846
Construction Services	128,429	98,023		98,023	30,406
Vehicles					
Project Contingency	170,162				170,162
Total Current Budget	\$2,771,622	\$562,575	\$60,869	\$623,444	\$2,148,178
Phase Detail					
Construction					
L300 NE 200th to Lynnwood	\$734,805	\$	\$60,869	\$60,869	\$673,936
Other Construction	1,186,586	122,677		122,677	1,063,909
Total Phase	\$1,921,391	\$122,677	\$60,869	\$183,545	\$1,737,846

Contract Detail	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Skanska USA Buildings, Inc.				
Contract Amount	\$5,370	\$5,370	\$56,887	\$62,257
Contingency	537	537	3,982	4,519
Total	\$5,907	\$5,907	\$60,869	\$66,776
Percent Contingency	10%	10%	7%	7%

Notes:

Amounts are expressed in Year of Expenditure.

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

For detailed project information, see page 108 of the 2019 Financial Plan & Proposed Budget.

Small business participation and apprenticeship utilization

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, the following goals were set and Skanska, has committed to the following small business/DBE participation:

Small business and disadvantaged business enterprise (DBE) goals	
Sound Transit small business goal: 12%	Small business commitment: 12%
DBE goal: 5%	DBE commitment: 5%

Public involvement

Sound Transit is committed to public involvement throughout the design for the Lynnwood Link Extension light rail project. Staff has met with communities, businesses, stakeholders, property owners, and other agencies to help shape the project by asking questions, talking with project staff, and

providing ideas and comments as the project moved through planning, environmental review and design. Public input for final design included three open houses with over 900 attendees and an online open house website with over 4,000 visits. Public outreach will continue through construction.

Time constraints

A one month delay may impact the start of construction and the turnover of areas to the future systems contractor.

Prior Board/Committee actions

Motion No. M2016-99: Authorized the chief executive officer to execute a contract with Skanska Constructors L300, a Joint Venture between Skanska USA Civil West California District Inc. and Skanska USA Buildings, Inc., to provide pre-construction services for the NE 200th Street to Lynnwood Transit Center contract within the Lynnwood Link Extension in the amount of \$5,370,000, with a 10% contingency of \$537,000, for a total authorized contract amount not to exceed \$5,907,000.

Environmental review – KH 1/24/19

Legal review – JEN 02/08/2019



Motion No. M2019-13

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a construction contract with Skanska Constructors L300, a Joint Venture between Skanska USA Civil West California District, Inc., and Skanska USA Buildings, Inc., to provide Heavy Civil General Contractor/Construction Manager construction services for early work on the NE 200th Street to Lynnwood Transit Center segment early construction work within the Lynnwood Link Extension in the amount of \$56,886,631, with a 7% contingency of \$3,982,064, for a total authorized contract amount not to exceed \$60,868,695.

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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 construction contract with Skanska Constructors L300, a Joint Venture between Skanska USA Civil West California District, Inc., and Skanska USA Buildings, Inc., to provide Heavy Civil General Contractor/Construction Manager construction services for early work on the NE 200th Street to Lynnwood Transit Center segment early construction work within the Lynnwood Link Extension in the amount of \$56,886,631, with a 7% contingency of \$3,982,064, for a total authorized contract amount not to exceed \$60,868,695.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 28, 2019.



John Marchione
Board Chair

Attest:



Kathryn Flores
Board Administrator