

MOTION NO. M2018-166
Construction Contract for the Northgate Station to NE 200th Street Segment within the Lynnwood Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	12/13/2018	Recommend to Board	Ron Lewis, DECM Executive Director Joseph Gildner, Deputy Executive Director, Project Management Jonathan Gabelein, Principal Construction Manager, Lynnwood Link Extension
Board	12/20/2018	Final Action	

PROPOSED ACTION

Authorizes the chief executive officer to execute a construction contract with Stacy and Witbeck – Kiewit-Hoffman, a Joint Venture, to provide Heavy Civil General Contractor/Construction Manager construction services for the Northgate Station to NE 200th Street segment within the Lynnwood Link Extension in the amount of \$88,147,300, with a 7% contingency of \$6,170,300, for a total authorized contract amount not to exceed \$94,317,600.

KEY FEATURES SUMMARY

- The Heavy Civil 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 alternative public works procurement process. Stacy and Witbeck – Kiewit-Hoffman, a Joint Venture (SKH) was selected as the most qualified team. Initially, Sound Transit and SKH entered into a contract to provide preconstruction services. SKH successfully completed the preconstruction services phase.
- The construction phase 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 of three planned work packages for this construction contract. Subsequent work packages will include guideway, structures, and trackwork; and stations and garages. The remaining work packages will be procured 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 Northgate Station to NE 200th Street contract is one of three major construction contracts for the Lynnwood Link Extension. The contract includes construction of approximately 1.5 miles of elevated guideway, three miles of at-grade retained cut/fill guideway, a station and garage at NE 145th Street, a station and garage at NE 185th Street, trackwork, and civil/system infrastructure.

The Sound Transit Board authorized a contract with SKH for pre-construction services in May 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, cities of Seattle and Shoreline, transit agencies, utilities, private properties, 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 residential structures
- Demolition of WSDOT noise walls and construction of temporary noise barriers.
- Wetland mitigation at Ronald Bog Park
- Associated demolition, grading, erosion control, traffic control/modifications, and temporary restoration.

Sound Transit will procure the remaining work packages with SKH as the design reaches completion.

PROJECT STATUS

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Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction

Projected Completion Date for Final Design Phase: Q2 2019
 Project scope, schedule, and budget summary located on page 37 of the September 2018, Agency Progress Report.

PROCUREMENT INFORMATION

The L200- Lynnwood Link Extension/ Northgate to NE 200th 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 this project was procured under that certification.

A Request for Qualifications was issued in November 2015 and six Statements of Qualifications (SOQs) were received. Following review and evaluation, four 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 March 21, 2016. Based on evaluation of SOQs, interviews, and price offers, Stacy & Witbeck/Kiewit/Hoffman, JV was the highest ranked firm. Preconstruction Services commenced June 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 SKH. The MACC includes costs related to the subcontract advertised to the public, the work to be self-performed by SKH, negotiated support services, MACC risk contingency and provisional sums. The costs included in this action are consistent with the independent cost estimate and are considered fair and reasonable.

FISCAL INFORMATION

This action is within the baseline budget for the above project and sufficient funds remain after approval of this action to fund the remaining project work.

The baselined budget for the Lynnwood Link Extension project is \$2,771,622,000. Within the construction phase, \$811,002,480 has been allocated to the budget line item for Northgate Station to NE 200th guideway. The proposed action would commit \$94,317,600 to this line item and leave a remaining budget balance of \$716,684,880.

Lynnwood Link Extension

(in thousands)

	Baseline Budget	Board Approvals	This Action	Approved Plus Action	Uncommitted / (Shortfall)
Administration	\$98,164	\$26,557	\$	\$26,557	\$71,607
Preliminary Engineering	39,054	39,053		39,053	1
Final Design	164,162	114,845		114,845	49,317
Third Party Agreements	14,600	10,875		10,875	3,725
Right of Way	235,660	117,851		117,851	117,809
Construction	1,921,391	27,454	94,318	121,771	1,799,620
Construction Services	128,429	98,023		98,023	30,406
Vehicles					
Project Contingency	170,162				170,162
Total Current Budget	\$2,771,622	\$434,658	\$94,318	\$528,975	\$2,242,647
Phase Detail					
Construction					
L200 Northgate to NE 200th	\$811,002	\$	\$94,318	\$94,318	\$716,685
Other Construction	1,110,389	27,454		27,454	1,082,935
Total Phase	\$1,921,391	\$27,454	\$94,318	\$121,771	\$1,799,620
Contract Detail					
Stacy and Witbeck/Kiewit/Hoffman (SKH)	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval	
Contract Amount	\$	\$	\$88,147	\$88,147	
Contingency			6,170	6,170	
Total	\$	\$	\$94,318	\$94,318	
Percent Contingency	0%	0%	7%	7%	

Notes:

Amounts are expressed in Year of Expenditure.

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

For detailed project information, see page 23 of the Adopted 2018 Transit Improvement Plan (TIP).

SMALL BUSINESS/DBE 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 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.

For the subcontract package, SKH included specific small and disadvantaged business goals. These goals were established based on the type of work and the availability of small and disadvantaged businesses to perform that particular work.

The overall Small Business/DBE participation goals established for this contract are:

Small Business: 12%

DBE: 4%

SKH has committed to the following participation levels for this phase of the project:

Small Business: 12.2%

DBE: 9.4%

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. M2016-51: Authorized the chief executive officer to execute a contract with Stacy and Witbeck-Kiewit-Hoffman, a Joint Venture, to provide pre-construction services for the Northgate Station to NE 200th Street contract within the Lynnwood Link Extension in the amount of \$5,114,580, with a 10% contingency of \$511,458, for a total authorized amount not to exceed \$5,626,038.

ENVIRONMENTAL REVIEW

KH 12/5/18

LEGAL REVIEW

AJP 12/7/18

MOTION NO. M2018-166

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a construction contract with Stacy and Witbeck – Kiewit-Hoffman, a Joint Venture, to provide Heavy Civil General Contractor/Construction Manager construction services for the Northgate Station to NE 200th Street segment within the Lynnwood Link Extension in the amount of \$88,147,300, with a 7% contingency of \$6,170,300, for a total authorized contract amount not to exceed \$94,317,600.

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MOTION:

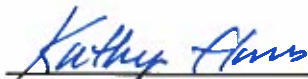
It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a construction contract with Stacy and Witbeck – Kiewit-Hoffman, a Joint Venture, to provide Heavy Civil General Contractor/Construction Manager construction services for the Northgate Station to NE 200th Street segment within the Lynnwood Link Extension in the amount of \$88,147,300, with a 7% contingency of \$6,170,300, for a total authorized contract amount not to exceed \$94,317,600.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 20, 2018.



Dave Somers
Board Chair

ATTEST:



Kathryn Flores
Board Administrator