

MOTION NO. M2016-99

General Contractor/Construction Manager Pre-construction Services Contract for the NE 200th Street to Lynnwood Transit Center segment of the Lynnwood Link Extension

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	09/08/2016	Recommend to Board	Ahmad Fazel, DECM Executive Director
Board	09/22/2016	Final Action	Rod Kempkes, Executive Project Director – Lynnwood Link Extension Ginger Ferguson, Construction Manager

PROPOSED ACTION

Authorizes 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.

KEY FEATURES SUMMARY

- This action authorizes pre-construction services with Skanska Constructors L300 (Skanska) for the Lynnwood Link Extension NE 200th Street to Lynnwood Transit Center (L300) contract.
- 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 that will be required to minimize impacts to I-5 (travel lanes and on/off ramps), neighboring property owners, and existing transit centers at Mountlake Terrace and Lynnwood. The L300 contract also has extensive interface requirements with other Lynnwood Link Extension contractors.
- The pre-construction services work for the L300 Contract will include, but is not limited to:
 - Assist in preparation of final construction plans, including maintenance of traffic and traffic control plans for all work;
 - Identifying staging and construction sequencing to limit the impacts to the Mountlake Terrace and Lynnwood Transit Centers;
 - Preparing construction schedules and cost estimates;
 - Reviewing right-of-way requirements;
 - Identifying potential early works contracts;
 - Assisting in risk assessments;
 - Participating in value engineering and constructability workshops; and
 - Completing reviews of contract documents.
- Preconstruction services will start with the design between 30 and 60 percent complete and will continue for approximately 27 months, concurrent with final design efforts.
- Following preconstruction phase activities, Sound Transit will enter into negotiations with Skanska for a Maximum Allowable Construction Cost (MACC) as the basis for award of the GC/CM construction contract. If MACC negotiations are successful, the construction contract to build the facilities will be presented to the Board for approval.
- As part of preconstruction services, Skanska will help identify any early work packages that would reduce project risk. Sound Transit may elect to negotiate “mini-MACCs” for the early work. If successfully negotiated, any early work construction packages for Skanska will be presented to the Board for approval.

BACKGROUND

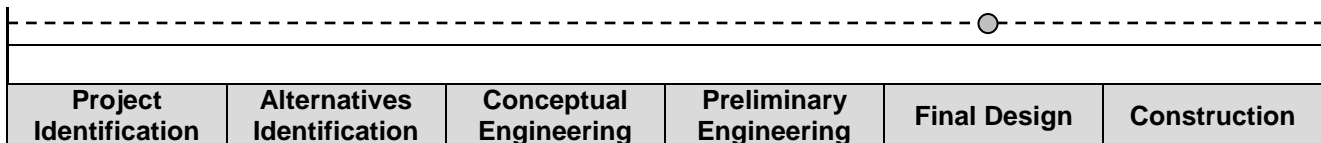
The Lynnwood Link Extension project extends light rail 8.5 miles from Northgate Station in Seattle through Shoreline and Mountlake Terrace to the Lynnwood Transit Center in Lynnwood. The project is primarily along I-5 with stations at NE 145th Street, NE 185th Street, Mountlake Terrace Transit Center, 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.

As part of the preliminary engineering, a construction delivery plan was developed which includes the contract packaging and delivery strategy. The L300 contract includes construction of approximately 2.3 miles of elevated guideway including crossing the I-5 mainlines just north of the Mountlake Terrace Transit Center, 1.4 miles of at-grade retained cut/fill guideway, an elevated station at Mountlake Terrace Transit Center, an elevated station and 1650-stall parking garage at Lynnwood Transit Center, and trackwork.

A Request for Qualifications was issued on March 31, 2016, and four Statements of Qualifications (SOQs) were received on May 4, 2016. Following review and evaluation, three firms were invited for interviews. Based on the 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 July 20, 2016. Based on evaluations of the SOQs, interviews, and price offers, Skanska was the highest ranked firm.

Consistent with the GC/CM process, following completion of the preconstruction services, Sound Transit will negotiate a MACC with Skanska. If a MACC is agreed to, a construction contract with Skanska will be presented to the Board for approval, targeted for early 2019. If an agreement on the MACC cannot be reached between Sound Transit and the Contractor, Sound Transit may proceed with the GCCM process in accordance with RCW 39.10.370(7)(f) which states, "If the public body is unable to negotiate to its reasonable satisfaction a component of this subsection (7), negotiations with the firm must be terminated and the public body shall negotiate with the next highest scored firm and continue until an agreement is reached or the process is terminated." If Sound Transit decides to terminate the process, Sound Transit will procure the construction scope of work through a separate, traditional Invitation for Bids contract.

PROJECT STATUS



Project Identification	Alternatives Identification	Conceptual Engineering	Preliminary Engineering	Final Design	Construction

Projected Completion Date for Preconstruction services: 4Q 2018

Projected Completion Date for Construction Services: 2Q 2021

Project scope, schedule and budget summary located on pages 35 to 39 of the June 2016

Progress Report Link Light Rail Program.

FISCAL INFORMATION

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

The total project budget in the 2016 Transportation Improvement Plan (TIP) for the Lynnwood Link Extension is \$487,861,000. Within that amount, \$6,400,000 has been set aside as the line item budget for L300 North Civil Preconstruction in the Construction Services phase. The proposed action would commit \$5,907,000 to this line item, and leave a remaining budget balance of \$493,000.

Lynnwood Link Extension	2016 TIP	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	88,305	10,170		10,170	78,135
Preliminary Engineering	42,000	41,244		41,244	756
Final Design	111,453	83,831		83,831	27,621
Right of Way	123,779	9,623		9,623	114,156
Construction	-	-		-	-
Construction Services	104,925	13,928	5,907	19,835	85,090
Third Party Agreements	17,400	5,005		5,005	12,395
Vehicles	-	-		-	-
Contingency	-	-		-	-
Total Current Budget	487,861	163,801	5,907	169,708	318,153

Phase Detail					
Construction Services					
L300 North Civil Preconstruction	6,400	-	5,907	5,907	493
Other Construction Services	98,525	13,928		13,928	84,597
Total Phase	104,925	13,928	5,907	19,835	85,090

Contract Detail					
Skanska Constructors L300, A Joint Venture	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval	
Contract Amount	-	-	5,370	5,370	
Contingency	-	-	537	537	
Total	-	-	5,907	5,907	
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.

2016 TIP = Lynnwood Link Extension project budget located on page 17 of the Adopted 2016 Transit Improvement Plan (TIP).

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 preconstruction phase of this work does not include a small business goal. An element of the preconstruction 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 are no Small Business/Disadvantaged Business Enterprise Goals as this is a preconstruction services contract.

PUBLIC INVOLVEMENT

Sound Transit is committed to hearing from the public about the Lynnwood Link Extension light rail project. Over the past five years, Community Outreach staff has met with communities, businesses, stakeholders, property owners, and agencies to help shape the project by asking questions, talking with project staff, and providing ideas and comments as the project moved through the early planning and environmental review phase. Public input will continue into final design as Sound Transit engages communities and stakeholders as part of the station design process and other aspects of the project.

TIME CONSTRAINTS

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

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2015-30: Amended the 2015 Adopted Budget by (1) increasing the lifetime capital budget for the Lynnwood Link Extension project by \$423,742,313 from \$64,118,687 to \$487,861,000, (2) increased the 2015 Annual Budget by \$2,329,890 from \$16,324,776 to \$18,654,671, and (3) authorized the project to advance through Gate 4 within Sound Transit's Phase Gate Process.

ENVIRONMENTAL REVIEW

JI 8/25/2016

LEGAL REVIEW

LA 1 September 2016

MOTION NO. M2016-99

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing 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.

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.

As part of the preliminary engineering, a construction delivery plan was developed which includes the contract packaging and delivery strategy. The Lynnwood Link Extension NE 200th Street to Lynnwood Transit Center (L300) contract includes construction of approximately 2.3 miles of elevated guideway including crossing the I-5 mainlines just north of the Mountlake Terrace Transit Center, 1.4 miles of at-grade retained cut/fill guideway, an elevated station at Mountlake Terrace Transit Center, an elevated station and 1650-stall parking garage at Lynnwood Transit Center, and trackwork.

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 that will be required to minimize impacts to I-5 (travel lanes and on/off ramps), neighboring property owners, and existing transit centers at Mountlake Terrace and Lynnwood. The L300 contract also has extensive interface requirements with other Lynnwood Link Extension contractors.

A Request for Qualifications was issued on March 31, 2016, and four Statements of Qualifications (SOQs) were received on May 4, 2016. Following review and evaluation, three firms were invited for interviews. Based on the 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 July 20, 2016. Based on evaluations of the SOQs, interviews, and price offers, Skanska was the highest ranked firm.

Consistent with the GC/CM process, following completion of the preconstruction services, Sound Transit will negotiate a MACC with Skanska. If a MACC is agreed to, a construction contract with Skanska will be presented to the Board for approval, targeted for early 2019. If an agreement on the MACC cannot be reached between Sound Transit and the Contractor, Sound Transit may proceed with the GCCM process in accordance with RCW 39.10.370(7)(f) which states, "If the public body is unable to negotiate to its reasonable satisfaction a component of this subsection (7), negotiations with the firm must be terminated and the public body shall negotiate with the next highest scored firm and continue until an agreement is reached or the process is terminated." If

Sound Transit decides to terminate the process, Sound Transit will procure the construction scope of work through a separate, traditional Invitation for Bids contract.

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 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.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 22, 2016.



Dow Constantine
Board Chair

ATTEST:



Kathryn Flores
Board Administrator