

# Recommended Project Delivery Approach for 4th and King Yard DTX Preparation

CALTRAIN BOARD  
DECEMBER 7, 2023



# Agenda

- 4th and King Yard DTX Preparation (4KY) Overview
- 4KY Procurement Analysis
  - TJPA as Delivery Agency for Package A
  - Caltrain as Delivery Agency for Package B
  - Benefits of Construction Manager/General Contractor (CMGC) Delivery Method
- Recommend that the Board make findings in support of use of CMGC delivery method for Package B





# 4<sup>th</sup> and King DTX Yard Prep (4KY) Project

## Package A - Site Clearing

Early site clearing of Caltrain assets to allow DTX to begin underground construction of the 4th and Townsend St. Station as early as 2026.

## Package B – Track and Systems

Track and systems work to provide for the two-track mainline connection to the DTX U-Wall in 2029.



# TJPA as Delivery Agency for Package A

- **Critical path schedule** - Package A is on the DTX critical path and must be constructed by January 2026 to avoid delaying the civil/underground construction.
- **Site clearing responsibility** – TJPA is responsible for clearing the site and the hand off to the tunnel Progressive Design Build (PDB) contractor
- **Operating right of way** – Little or no work in the operating right of way and no risk of impacting train operations
- **Integration with other construction** – Package A requires integration with off-site utility relocations and the DTX civil/underground construction

# Caltrain as Delivery Agency for Package B

- **Extensive work in the operating right of way** – high risk of impacting train operations over 2 to 3-year construction period
- **Operating responsibility** - Provides a direct line of communication and accountability between the operator, contractor, and designer, which is a critical element of the CMGC method.
- **Integration with other construction** - Package B requires limited integration with the other DTX construction packages.
- **Critical path schedule** – Package B is not on the DTX critical path, which enables Caltrain to utilize CMGC to optimize the design and mitigate potential operating impacts.

# Comparison Summary of Package A and B

Feature	Package A	Package B
Scope of work	Site clearing only	Replace yard track and OCS
Enabling Objective	Start of DTX underground construction in Jan 2026	Start of portal transition section (U Wall) in Jan 2029
DTX Critical Path	Yes	No
In Operating ROW	No	Yes
Risk to Train Operations	Low	High
Integration Risk With other DTX Packages	<p>Medium</p> <ul style="list-style-type: none"> <li>• DTX tunnel and Townsend Station</li> <li>• Off-site utility relocations</li> </ul>	<p>Low</p> <ul style="list-style-type: none"> <li>• Final connection of Portal to mainline</li> </ul>



# 4KY Procurement Analysis

Completed October 2023 by TJPA and Caltrain

## Study Objectives

- Define the scope of 4KY Package A and Package B
- Identify delivery risks, and constraints, and objectives
- Consider delivery method options and identify optimum method

## Study Recommendations

1. Document 4KY contract packages
  - Package A – Site Clearing
  - Package B – Track and Systems
2. Design-Bid-Build (DBB) for Package A
3. Construction Manager General Contractor (CMGC) for Package B

# Benefits of CMGC for 4KY Package B

## Reduces Project Costs

- Early contractor involvement improves constructability, reduces potential for change orders, and better controls project costs.

## Expedites Project Completion

- Improves the reliability of the Package B construction schedule and integration with the DTX master schedule
- Allows for early procurement of long-lead items (special trackwork, OCS equipment, etc.)

## Provides features not achievable through DBB

- Defines detailed sequencing and construction methods in advance of construction
- Improves constructability and minimizes the impact on Caltrain operations during construction



# CMGC Procurement Process for Package B

Date	Milestone
December 2023	<ul style="list-style-type: none"><li>• <b>Caltrain Board Action:</b> Approve CMGC Delivery Method for Package B</li></ul>
April 2024	<ul style="list-style-type: none"><li>• Prepare and Issue RFP for Package B CMGC Contractor</li><li>• Completion of 30% design for Package A and Package B</li></ul>
June 2024	<ul style="list-style-type: none"><li>• <b>Caltrain Board Action:</b> 4KY Agreement</li></ul>
Fall 2024	<ul style="list-style-type: none"><li>• <b>Caltrain Board Action:</b> Execute Agreement with selected Package B CMGC for Pre-Construction Support Services</li></ul>
Summer 2025	<ul style="list-style-type: none"><li>• Anticipated FFGA Award for the Portal Project</li><li>• <b>Caltrain Board Action:</b> Procure Long Lead Items for Package B Construction (OCS poles, gantry, special track work)</li></ul>
Summer 2026	<ul style="list-style-type: none"><li>• <b>Caltrain Board Action:</b> Execute CMGC Contract for Package B Construction or pursue Design-Bid-Build (DBB)</li></ul>

# Recommended Action

- **Authorize Caltrain to use the CMGC delivery method for the 4th and King Yard Preparation Track and Systems (Package B)**, based on the findings that the project will accomplish one or more of the following objectives required to utilize this project delivery method pursuant to Public Utilities Code Section 103395, et seq.:
  - Reduce project costs;
  - Expedite the project's completion
  - Provide features not achievable through the traditional Design-Bid-Build (DBB) method
- Authorize the Executive Director, or designee, to file any other required documentation and to take any other actions necessary to give effect to this action.

FOR MORE INFORMATION

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