

STAFF SUMMARY



TO: Board of Directors
FROM: Frederick A. Laskey, Executive Director
DATE: March 18, 2026
SUBJECT: Metropolitan Water Tunnel Program
Program Support Services Contract with JCK Underground, Inc.
Contract 7655 – Amendment 3 – Second Optional 24-Month Renewal

COMMITTEE: Water Policy and Oversight

 INFORMATION
 X VOTE



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Preparer/Title

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Chief Operating Officer

The current Program Support Services Contract expires on April 1, 2026. The contract with JCK Underground, Inc., approved by the Board of Directors in March 2019, included two additional 24-month terms subject to further approval by the Board of Directors. The first optional 24-month renewal was approved by the Board of Directors in December 2023. This staff summary requests approval to exercise the second option to renew the contract for 24 additional months.

RECOMMENDATION:

To authorize the Executive Director, on behalf of the Authority, to approve Amendment 3 to Contract 7655, Program Support Services for the Metropolitan Tunnel Redundancy Program, with JCK Underground, Inc. extending the contract term by 24 months, from April 1, 2026 to April 1, 2028, with no increase in contract price.

DISCUSSION:

In March 2019, the Board of Directors approved the award of Contract 7655, Program Support Services (PSS) for the Metropolitan Tunnel Redundancy Program to JCK Underground, Inc. The initial contract award was for a term of 60 months from Notice to Proceed. In addition to the initial 60-month term, MWRA may elect to exercise options to renew the contract for two additional 24-month terms subject to further approval by the Board of Directors.

JCK Underground (Consultant) was selected in a competitive procurement process in which cost was a key selection criterion. The financial terms (overhead, profit, rate cap, and escalation) of the existing contract carried forward as part of the first renewal and, if approved, will continue through the second renewal. An allowance for the cost of the two, optional 24-month renewal periods was estimated by MWRA staff in 2019 at \$3,500,000 and \$3,750,000 for the first and second renewals, respectively, with the actual costs to be determined at the time of renewal. The first 24-month renewal was approved by the Board of Directors in December 2023 for the amount of \$7,000,000.

The Consultant and its team members are precluded from participating in either the design or the construction phases of the Tunnel Program. Precluding the Consultant from other phases of the Tunnel Program provides independence from the interests of other Program participants and encourages long-term commitment to MWRA.

The Tunnel Program achieved a significant milestone under the initial 60-month contract term with completion of preliminary design and environmental reviews in early 2024. Passing this milestone shifted the focus of work to final designs with additional emphasis on completing land acquisition, expanding outreach efforts, achieving stakeholder agreements, and preparing for tunnel construction. During the first 24-month renewal term, the Tunnel Program will achieve another significant milestone receiving the 60% design submittal for the South Tunnel, which is expected in March 2026.

It is anticipated that both the North and South Tunnels construction contract packages will be in the final design phase during the second 24-month renewal period. The Tunnel Program expects to complete design of the South Tunnel and advance toward the procurement phase for this first tunnel construction contract package in 2027, which occurs in the last year of the second renewal period. Eversource will also be completing construction and installation of new duct bank and cable needed for electric power to the South Tunnel launching shaft, and other early enabling construction packages will also be completed during this period.

Based on the FY26 Capital Improvement Plan (CIP), it is projected that in the coming years, over \$1.8 billion in professional services contracts and construction contracts related to the Tunnel Program will be awarded. This significant increase in contract awards will require an increased level of effort from the Tunnel Department, and other MWRA departments in order to maintain the Tunnel Program schedule.

The Tunnel Department has experienced staff losses associated with promotions, retirements, and resignations. Backfilling staff losses, as well as adding staff to match the expansion of the Tunnel Program, has been difficult. The PSS Consultant has provided skilled professionals on an as needed basis, which has been instrumental in maintaining the Tunnel Program schedule to date. It is anticipated that continued reliance on the PSS staff will be required to maintain the Program schedule.

Over the course of the original 60-month contract duration and first 24-month renewal, the PSS contract delivered essential support to the Tunnel Program, including providing:

1. unique tunnel expertise that is impractical to maintain as permanent in-house MWRA staff. Since the contract award, the Consultant's expertise has been used to establish design criteria for tunnels and shafts, construction package planning, understanding complex geologic conditions, and improving tunnel contract practices following evolving industry standards; and
2. a technical bench necessary to maintain Tunnel Program schedule. By providing staff for targeted, task-oriented support the Consultant helped to ensure that Tunnel Department vacancies do not become project bottlenecks. It has provided field investigation oversight, critical path scheduling, independent cost estimating and technical reviews, and assisted with tunnel industry outreach.

Oversight of all Tunnel Program consultants remains the direct responsibility of MWRA staff in the Tunnel Department. Contracts for the Tunnel Program (including the initial PSS contract, Geotechnical Services Support, and Final Design Engineer) are on schedule and within the respective contract budgets. The Preliminary Design contract was completed on schedule and within the contract budget.

If authorized at a later Board meeting, MWRA will retain a Construction Management (CM) Services Consultant (Contract 7356) to undertake construction management services to include pre-construction and construction support through commissioning. The CM will also provide the field presence required once construction begins.

Also, if authorized at a later Board meeting, MWRA will retain an Owner's Representative (OR) to provide services in accordance with Massachusetts General Laws, Chapter 30, Section 39M½. The OR will be a high-level oversight position mandatory for "Major Contracts" as defined in the statute as those over \$50 million and involving certain public works, including tunnels. To prevent conflicts of interest, Section 39M½ requires the OR to be wholly independent of the Final Design Engineer, CM, and the construction contractors.

The Tunnel Department maintains clear lines of accountability to avoid overlapping roles between consultants. The PSS Consultant's role is separate and distinct from that of the Final Design Engineer, and the future CM and future OR services.

Prior Amendments

Amendment 1 was executed under delegated authority and transferred funds between the Consultant and subconsultants with no change in total cost and no increase in contract term. The transfer allowed the contract budget to more accurately reflect the projected level of effort between the Consultant and subconsultants to meet the Tunnel Program's goals.

Amendment 2 provided the first 24-month renewal, increasing the contract amount by \$7,000,000, from \$10,247,877 to \$17,247,877, and extending the contract term by 24 months, from April 1, 2024 to April 1, 2026. This amendment included funds for an estimated amount of as-needed assistance, technical reviews, subject matter experts, Expert Review Panel engagement, and supplemental and intermittent staff support to the Tunnel Department. Based on actual services provided, staff estimate that \$3,970,000 will remain from the first 24-month renewal and will be sufficient to cover anticipated services for the second renewal period.

This Amendment

If approved, this amendment will extend Contract 7655 by 24 months with no change in contract amount. During the second renewal period, the Consultant will provide the following services:

- continuing core assistance that will include technical review of 60%, 90%, and 100% contract packages for the two tunnel construction contracts, and continue the technical expert reviews of design elements that have been completed throughout the Tunnel Program to date;
- technical expertise to assist the Tunnel Department in review of the pre-construction and construction services provided during the initial start by the CM. This support includes

performing technical reviews of CM-developed management plans to ensure they align with Program objectives for contractor monitoring, independent evaluation of Program cost and schedule validations, and providing advisory assistance to MWRA staff during bid evaluations if needed; and

- if needed, assist the Tunnel Department and/or provide supplemental staff for MWRA lead initiatives that are time sensitive (e.g., land acquisition, outreach, and stakeholder agreements) and, if not completed in alignment with the overall Program schedule, would result in Program delays and added costs. Also, if needed, provide supplemental staff to support the Program in the event that the MWRA is not able to hire new staff into the Tunnel Department in a timely manner.

CONTRACT SUMMARY

		<u>TIME</u>	<u>DATED</u>
Original Contract	\$10,247,877	60 Months	04/20/2019
Amendment 1*	\$0	0 Months	04/05/2022
Amendment 2	\$7,000,000	24 Months	05/02/2024
Proposed Amendment 3	<u>\$0</u>	<u>24 Months</u>	Pending
Adjusted Contract Amount	\$17,247,877	108 Months	

* Approved under delegated authority

BUDGET/FISCAL IMPACTS:

The FY26 CIP includes sufficient funds allocated to Contract 7655.

MBE/WBE PARTICIPATION:

Due to the specialized nature of this work, no minimum MBE or WBE participation requirements were established for the renewal period.



Presentation to

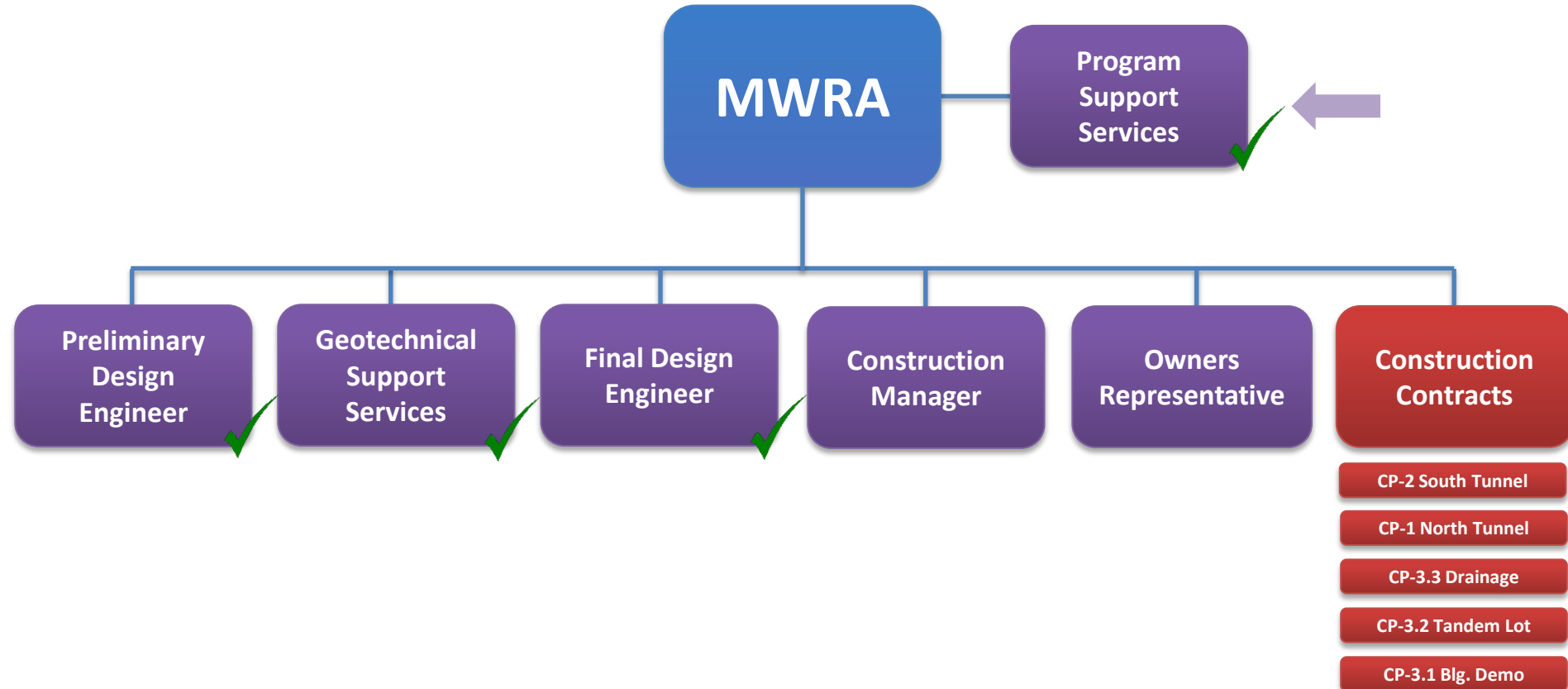
MWRA Board of Directors

***Metropolitan Water Tunnel Program
Program Support Services Amendment 3
Second Optional 24-Month Renewal***

March 18, 2026



Tunnel Program Organization





PSS Overview:

- Original Contract 60 months with two 24-month renewals
- MWRA staff retains 100% control over all consultants. The PSS functions as an extension of our technical review capability
- PSS provides as-needed skilled professionals with tunnel expertise
- Tunnel Design Technical Reviews of 60%, 90%, and 100% final design submissions against current industry standards
- Geologic/Geotechnical specialists to aid in understanding of complex geologic conditions
- Technical Reviews of CM-developed management plans



Proposed Amendment 3

- Second 24-month renewal
- Extend Contract 7655 from April 1, 2026 to April 1, 2028
- No change to contract amount