

Motion No. M2019-110

Design-Build Contract Award for the Puyallup Station Parking and Access Improvement Project

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee Board	11/14/2019 11/21/2019	Recommend to Board Final Action	Ron Lewis, DECM Executive Director Jon Mihkels, Project Director Indradeep Banerjee, Principal Construction Manager

Proposed action

Authorizes the chief executive officer to execute a contract with Hensel Phelps Construction Co. to provide design-build services for the Puyallup Station Parking and Access Improvement project in the amount of \$45,994,000, with a 10 percent contingency of \$4,606,000, for a total authorized contract amount not to exceed \$50,600,000.

Key features summary

- This action will authorize a design-build contract to complete final design and construction of a new parking garage and adjacent surface parking lot located on a site west of the existing Sounder station in Puyallup, WA, along with related mitigation and non-motorized improvements.
- Under the contract, Hensel Phelps will:
 - Advance the current conceptual design to final design, including developing all design documents required for applicable permits.
 - Build a fully operational parking garage in accordance with the contract requirements. The garage will include a pedestrian bridge crossing 5th Street NW that will provide a grade-separated crossing for pedestrian traffic accessing the Sounder platform.
 - Complete soil remediation, demolition, utility relocation, installation of new utilities and landscaping.
 - Complete roadway intersection mitigation improvements, including installing a traffic signal at the intersection of 7th Street NW and W Stewart Avenue, and non-motorized improvements such as sidewalks, curb ramps, street lighting, and flashing beacon.
- The project is anticipated to be open for service in February 2022.
- Currently, there are approximately 650 parking spaces at the Puyallup Sounder Station. This project will increase the overall parking by approximately 610 spaces to address the growing demand and ridership at the Puyallup Sounder Station. Upon completion of the project, the total Puyallup Sounder Station dedicated parking spaces will be approximately 1,260.

Background

The Puyallup Station Parking and Access Improvements project will build bicycle, pedestrian, lighting, and parking access improvements at the Puyallup Sounder Station.

In November 2008, the voter-approved ST2 Plan included funding for access improvements to the Puyallup Sounder Station. During the process of refining the projects included in the ST2 plan, the Sound Transit Board responded to community concerns by calling for a Sounder Access and Demand Study. The study evaluated potential access improvements to eight existing Sounder stations including Puyallup. The study provided a range of potential access improvement projects that Sound Transit could implement in full or in part, that would allow riders to use alternative modes of travel to the Puyallup Station.

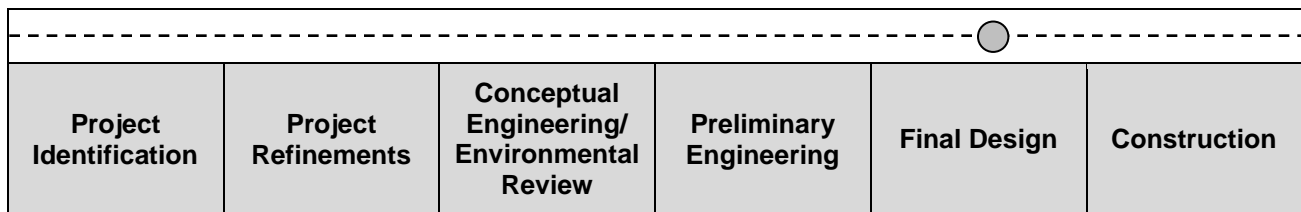
The project builds on the results of the Sounder Station Access and Demand Study. The initial phase of the project evaluated parking, traffic, pedestrian, and bicycle access improvements that could be made to improve rider access to the Puyallup Sounder Station.

On February 10, 2016, under the National Environmental Policy Act (NEPA), FTA concurred that the Project qualified as a categorical exclusion as described in the Department of Transportation’s Final Rule concerning Environmental Impact and Related Procedures, 23 CFR Section 771.118(d)(other). A Determination of Non-significance under SEPA was issued by Sound Transit on February 17, 2016.

On April 28, 2016, the Sound Transit Board selected the project to be built.

In September 2018, Sound Transit performed a quantitative risk assessment of the 30 percent design and design-build request for proposal. The risk assessment confirmed Sound Transit’s baseline estimate was sufficient.

Project status



Baseline completion date for Project Completion: Q1 2022

Project scope, schedule and budget summary are located on page 137 of the June 2019 Agency Progress Report.

Procurement information

The Request for Qualifications received four responses. These responses were evaluated and resulted in a shortlist of three teams. A Request for Proposals (RFP) was issued in May 2019 to the shortlisted teams and proposals were submitted in August 2019. The highest ranked team was selected in September and negotiations were concluded in October.

Pursuant to RCW 39.10.330, a stipend in the amount of \$125,000 will be provided to the shortlisted teams that submitted a responsive proposal and were not awarded the contract. The RFP evaluation criteria was based upon a best value formula with technical value accounting for 80% and cost 20% of the total score.

Fiscal information

This action is within the baseline budget and sufficient monies remain after approval of this action to fund the remaining work in the construction phase.

The baseline budget for the Puyallup Station Parking and Access Improvement project is \$79,100,000. Within the construction phase, \$58,407,000 has been allocated to the budget line item for design-build

services. The proposed action would commit \$50,602,000 to this line item and leave a budget balance of \$7,691,984.

Puyallup Station Access Improvements

(in thousands)

Project Phase	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$4,614	\$1,744	\$	\$1,744	\$2,870
Preliminary Engineering	2,888	2,671		2,671	217
Final Design	175				175
Third Party	2,209	1		1	2,208
Right of Way	5,636	3,637		3,637	1,999
Construction	58,407	115	50,600	50,715	7,692
Construction Services	5,171	4,900		4,900	271
Vehicles					
Total Current Budget	\$79,100	\$13,067	\$50,600	\$63,667	\$15,433
Phase Detail - Construction					
DB Parking Garage	\$50,602	\$	\$50,600	\$50,600	\$2
Other Construction	7,805				7,805
Total Phase	\$58,407	\$	\$50,600	\$50,600	\$7,807
Contract Detail					
Hensel Phelps	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval	
Contract Amount	\$	\$	\$45,994	\$45,994	
Contingency			4,606	4,606	
Total Contract	0	0	50,600	50,600	
Percent Contingency	0%	0%	10%	10%	

Notes:

Amounts are expressed in Year of Expenditure \$000s.
 Board Approvals = Committed and PO Contingency Remaining as of 11/1/19.
 For detailed project information, see page 182 of the 2019 Adopted Budget.

Disadvantaged and small business participation

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 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 the successful Bidder/Proposer has committed to exceed these goals with the following small business/DBE participation:

Small business and disadvantaged business enterprise (DBE) goals - Design	
Sound Transit small business goal: 12%	Small business commitment: 25.3%
Sound Transit DBE goal: 5%	DBE commitment: 10%

Small business and disadvantaged business enterprise (DBE) goals - Construction	
Sound Transit small business goal: 12%	Small business commitment: 13.95%
Sound Transit DBE goal: 5%	DBE commitment: 8.58%

Subconsultant/Subcontractor	Business Type	% of Work	Amount
Hough Beck Baird, Inc.	DBE	2.6%	\$175,000
The Greenbusch Group, Inc.	SB	0.5%	\$35,000
Concord Engineering, Inc.	DBE	3.7%	\$250,000
NSI Engineering	DBE	3.7%	\$250,000
Rushing Company	SB	14.8%	\$1,000,000
Tunista Construction	DBE	7.64%	\$2,996,000
Wilson Jones Commissioning	DBE	0.25%	\$100,000
TBD (Steel Fabrication)	SBE	4.78%	\$1,876,000
TBD (Painting)	DBE	0.69%	\$271,000
TBD (Site Concrete)	SBE	0.59%	\$232,000
Total (Design-Construction)		15.6%	\$7,185,000

Public involvement

Sound Transit's public outreach included a September 2018 Puyallup open house event and City of Puyallup Council meeting. Sound Transit conducted a City of Puyallup Council Study Session in October 2019.

Time constraints

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

Prior Board/Committee actions

Resolution No. R2019-03: Adopted the Puyallup Station Parking and Access Improvements project baseline schedule and budget by (a) increasing the authorized project allocation to date by \$67,325,000 from \$11,775,000 to \$79,100,000, (b) increasing the annual project budget by \$6,690,000 from \$2,498,000 to \$9,188,000; and (c) establishing an open for service date of February 2022.

Resolution No. R2016-26: (1) Authorized the Puyallup Station Access Improvement project to advance through Gate 4 within Sound Transit's Phase Gate process and (2) established a total authorized project allocation to date of \$11,009,000 and establishing a fiscal year 2016 Annual Budget of \$1,898,100.

Resolution No. R2016-07: Selected the bicycle, pedestrian, and parking access improvements to be built for the Puyallup Access Improvement Project.

Motion No. M2014-64: Identified the Preferred Alternative for the Puyallup Station Access Improvements Project to advance into environmental review, and approved Gate 2: Identify Alternatives and Gate 3: Identify Preferred Alternative within Sound Transit's Phase Gate process.

Environmental review – KH 11/6/19

Legal review – JSA 11/7/19

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A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Hensel Phelps Construction Co. to provide design-build services for the Puyallup Station Parking and Access Improvement project in the amount of \$45,994,000, with a 10 percent contingency of \$4,606,000, for a total authorized contract amount not to exceed \$50,600,000.

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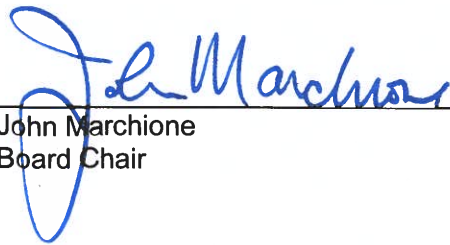
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Motion

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 contract with Hensel Phelps Construction Co. to provide design-build services for the Puyallup Station Parking and Access Improvement project in the amount of \$45,994,000, with a 10 percent contingency of \$4,606,000, for a total authorized contract amount not to exceed \$50,600,000.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on November 21, 2019.



John Marchione
Board Chair

Attest:



Kathryn Flores
Board Administrator