



## Motion No. M2022-29

### Contract Modification with HNTB Corporation for Design-Build Project Management services for the Puyallup Station Parking and Access Improvement Project

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	04/14/2022	Final action	Ron Lewis, Executive Director, DECM <b>Jon Mihkels, Director – New and Existing Facilities, DECM</b> <b>Rick Sarkany, Construction Manager, DECM</b>

### Proposed action

Authorizes the chief executive officer to increase the contract contingency for the Puyallup Station Parking and Access Improvement project contract with HNTB Corporation in the amount of \$609,000, for a new total authorized contract amount not to exceed \$9,505,552, contingent upon Board approval of the Proposed 2022 Budget Amendment for Puyallup through Resolution No. R2022-10.

### Key features summary

- This action increases the contract capacity with HNTB for design build project management services, allowing for HNTB to provide services through the completion of the project. The increase in contingency is contained within a Proposed 2022 Budget Amendment, that will be considered separately as Resolution No. R2022-10.
- HNTB Corporation currently provides design build project management (DBPM) services to the Puyallup Station Parking and Access Improvements project, this includes providing quality, safety, scheduling, and environmental oversight, as well as providing support with multiple agency agreements.
- The extended timeline to complete the project traffic mitigation improvement work has lengthened the period of performance for the DBPM services for Puyallup Station Parking and Access Improvement and increased the management costs for the DBPM contract.
- Extended performance period and additional oversight cost are related to various issues, including changes to traffic signalization at 4<sup>th</sup> and 7<sup>th</sup> Street; BNSF requirements for 5<sup>th</sup> and 7<sup>th</sup> Street rail crossings; and supply chain issues obtaining street lights and signal materials.

### Background

In July 2019, Sound Transit executed a contract with HNTB Corporation for Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvement Project Design Build Project Management (DBPM) services.

The initial contract was authorized under the authority of Sound Transit's chief executive officer in the amount of \$4,899,552 (including 10 percent contingency) that represented the authorization for Phase 1B and Phase 2 for the Puyallup Station Parking and Access Improvement project. The contract

included multiple options for DBPM services for Kent, Auburn and Sumner Station Parking and Access Improvement Projects.

On February 13, 2020, Sound Transit executed a contract modification, authorized by Motion No. M2020-15, to exercise contract options with HNTB Corporation for DBPM services for the Kent and Auburn Stations Parking and Access Improvement projects in the amount of \$3,633,637, with a 10 percent contingency of \$363,363, totaling \$3,997,000, for a new total authorized contract amount not to exceed \$8,896,552.

This action would add contingency for the Puyallup Station Parking and Access Improvement project scopes of work only.

## Project status

○					
<b>Project Identification</b>	<b>Project Refinements</b>	<b>Conceptual Engineering/ Environmental Review</b>	<b>Preliminary Engineering</b>	<b>Final Design</b>	<b>Construction</b>

Projected completion date for Construction: Q4 2022

Project scope, schedule and budget summary are located on page 139 of the February 2022 Agency Progress Report.

## Procurement information

Request for Qualifications (RFQ) was advertised in December 2018 to procure a Design Building Project Management (DBPM) consulting firm to manage the Auburn, Kent, Sumner and Puyallup Parking & Access Improvement Projects. Four Statements of qualification (SOQ) were received January 31, 2019. The SOQ were evaluated and determined three of the firms would move to the interview phase of the procurement. After all three firms were interviewed it was determined the highest ranking firm was HNTB. Negotiations were completed in May 2019 and a Notice of Intend to Award was issued.

Sound Transit executed DBPM Contract RTA/AE 0613-18 with HNTB Corporation in July 2019, in the amount of \$4,454,138 for the scope of work for Puyallup Parking & Access Improvement project. The contact includes contract options for DBPM services for the Sumner, Kent, and Auburn Station Parking and Access Improvement Projects. The contingency requested will be applied to the Puyallup scope only, to address extended duration and any other changes to the contract. The parties will negotiate modifications to the Puyallup scope and issue contract modifications related to the duration and Puyallup scope of work upon reaching agreement on fair and reasonable amounts.

## Fiscal information

Upon Board approval of the budget amendment through Resolution No. R2022-10, the authorized project allocation for the Puyallup Station Parking and Access Improvement Project is \$82,350,000.

This action is within the revised authorized project allocation and sufficient monies remain after approval of the action to fund the remaining work in the construction services.

Within the construction services phase, \$5,509,000 has been allocated to Design-Build Project Management (DBPM). The action would commit an additional \$609,000 of contract contingency with HNTB Corporation for DBPM services and leave a budget balance of \$448.

**Puyallup Station Access Improvements**  
(in thousands)

Project Phase	Authorized		This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
	Project Allocation	Board Approvals			
Agency Administration	\$5,517	\$4,341		\$4,341	\$1,175
Preliminary Engineering	2,629	2,621		2,621	8
Final Design					
Third Party	37	37		37	
Right of Way	6,681	\$6,630		6,630	51
Construction	61,790	61,102		61,102	687
Construction Services	5,698	5,068	609	5,677	21
Vehicles					
<b>Total Current Budget</b>	<b>\$82,350</b>	<b>\$79,798</b>	<b>\$609</b>	<b>\$80,407</b>	<b>\$1,943</b>
<b>Phase Detail - Construction Services</b>					
DBPM	\$5,509	\$4,900	\$609	\$5,509	\$0
Other Construction	189	169		169	20
<b>Total Phase</b>	<b>\$5,698</b>	<b>\$5,068</b>	<b>\$609</b>	<b>\$5,677</b>	<b>\$21</b>

Contract Detail	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
<b>HNTB Corporation</b>				
Puyallup Station Contract Amount	\$4,454	\$4,454		\$4,454
Puyallup Station Contingency	445	445	609	1,054
<b>Puyallup Station Total Contract</b>	<b>4,900</b>	<b>4,900</b>	<b>609</b>	<b>5,509</b>
Auburn Station Access Improv Contract Amount	1,908	1,908		1,908
Auburn Station Access Improv Contingency	90	90		90
Auburn Station Access Improv Total Contract	1,998	1,998		1,998
Kent Station Access Improv. Contract Amount	1,950	1,950		1,950
Kent Station Access Improv Contingency	49	49		49
Kent Station Access Improv Total Contract	1,999	1,999		1,999
<b>Total Project Contract Amount</b>	<b>8,312</b>	<b>8,312</b>		<b>8,312</b>
<b>Total Project Contingency</b>	<b>584</b>	<b>584</b>	<b>609</b>	<b>1,193</b>
<b>Total HNTB Contract Amount</b>	<b>8,897</b>	<b>8,897</b>	<b>609</b>	<b>9,506</b>
<b>Percent Contingency</b>	<b>7%</b>	<b>7%</b>	<b>100%</b>	<b>14%</b>

Amounts are expressed in Year of Expenditure \$000s.  
Board Approvals = Committed and PO Contingency Remaining as of 4/1/2022.  
For detailed project information, see page 137 of the 2022 Adopted Finance Plan and Budget.

This action will not have an impact on the agency's ability to maintain the Affordable Schedule established by Resolution No. R2021-05 and does not impact the affordability of any other system expansion project.

**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 HNTB 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 the following small business/DBE participation:

<b>Disadvantaged business enterprise (DBE) / Small Business (SB) goals, commitments, and participation to-date</b>		
	DBE	SB
Sound Transit Goal	5%	10%

Prime Commitment	8.5%	18%
Participation to-date	8.7%	24.1%

**Public involvement**

The contractors are collaborating with Sound Transit to communicate with the public to provide construction updates in a timely manner. Communication with public has been through, direct communication, flyers and a construction hotline.

**Time constraints**

A one-month delay would not materially impact the project.

**Prior Board/Committee actions**

Motion No. M2020-15: Authorized the chief executive officer to execute a contract modification with HNTB Corporation to exercise contract options for design-build project management services for the Kent and Auburn Stations Parking and Access Improvement projects in the amount of \$3,633,637, with a 10 percent contingency of \$363,363, totaling \$3,997,000, for a new total authorized contract amount not to exceed \$8,896,552.

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**Environmental review – KH 4/4/22**

**Legal review – JSA 4/11/22**



## **Motion No. M2022-29**

A motion of the System Expansion Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to increase the contract contingency for the Puyallup Station Parking and Access Improvement project contract with HNTB Corporation in the amount of \$609,000, for a new total authorized contract amount not to exceed \$9,505,552, contingent upon Board approval of the Proposed 2022 Budget Amendment for Puyallup through Resolution No. R2022-10.

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## Motion

It is hereby moved by the System Expansion Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to increase the contract contingency for the Puyallup Station Parking and Access Improvement project contract with HNTB Corporation in the amount of \$609,000, for a new total authorized contract amount not to exceed \$9,505,552, contingent upon Board approval of the Proposed 2022 Budget Amendment for Puyallup through Resolution No. R2022-10.

APPROVED by the System Expansion Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 14, 2022.



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Claudia Balducci  
System Expansion Committee Chair

### Attest:



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Kathryn Flores  
Board Administrator