

STAFF REPORT

SOUND TRANSIT MOTION NO. M2000-94

Auburn Station Parking Garage Design-Build Contract

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	10/5/00	Discussion	Paul Price, Director	(206) 398-5111
Finance Committee	10/19/00	Discussion/Possible Action to	Val Batey, Project	(206) 398-5117
Finance Committee	11/9/00	Recommend Board Approval	Development Manager	
Board	10/26/00	Action		
Finance Committee	11/9/00	Meeting Postponed		
Finance Committee	11/16/00	Discussion/Possible Action to		
		Recommend Board Approval		
Board	11/16/00	Action		

PROPOSED ACTION

Authorize the Executive Director to negotiate and execute Contract No. RTA/CR 100-00 with PCL Construction Company for the design and construction of a parking garage at the Auburn commuter rail station for \$7,760,790 and a five percent contingency of \$388,040 for an amount not to exceed \$8,148,830.

KEY FEATURES

Highlights of Proposed Action:

- ◆ Authorizes the negotiation and execution of a contract with PCL Construction Company for the design and construction of the Auburn Commuter Rail Station parking garage for \$7,760,790 and a five percent contingency of \$388,040 for an amount not to exceed \$8,148,830.
- ◆ The contract is for the design and construction of a 6 level, 603 stall parking garage with about 12,000 square feet of commercial space on the ground floor.

Discussion of Proposed Action:

On May 15, 2000, Sound Transit issued Request for Proposals (RFP) No. RTA /CR 100-00, for the design and construction of the Auburn Commuter Rail Station parking garage. A selection panel was established, including a representative from the City of Auburn, ST staff and consultants. On May 31, 2000 a pre-submittal meeting was held at Sound Transit's office to provide potential proposers an opportunity to request additional information and ask questions. On June 5, 2000 Sound Transit issued an addendum to the RFP in response to requests from the contracting community to employ a two-step (RFQ/RFP) procurement process. On June 2 and 9, 2000 pre-submittal site tours were offered at the site for potential proposers. Statements of Qualifications were received on June 19, 2000. The selection panel selected three finalists to proceed with in the RFP process on June 26, 2000. The three finalists were PCL Construction Company, Absher Construction Company and McCarthy Building Companies, Inc. The engineer's estimate for the scope of work is \$8,927,644. The highest proposal was \$9,818,000 and the lowest proposal was \$7,350,000.

Proposals were received on September 1, 2000. The selection panel reviewed proposals and, after conducting a question and answer session with each of the proposal teams, selected the proposal submitted by PCL Construction Co. as the one that best meets the technical and financial criteria established by RFP No. RTA/CR 100-00.

The program for the Auburn parking garage requested a proposal for a 500-car parking garage. The proposal by PCL Construction Company includes an alternative for an additional floor of parking, bringing the total amount of parking stalls proposed to 603. The additional cost for this alternative is \$650,000

Another option for the garage would be to design and construct the structure to support additional floors in the future. Sound Transit did not request this information during the RFP process for the Auburn garage because it was felt that to build beyond 5-6 floors would be over the acceptable building height in a location where the tallest building is presently four stories. However, Sound Transit did request that PCL provide an estimate for the cost for design and construction of the Kent garage to allow for up to three additional floors to the original four-story structure. The estimate to carry out these enhancements to the foundation and electrical systems was \$682,200. Because the two garages will be built with the same construction methods and on sites with similar soils conditions, it is reasonable to expect that the costs associated with a similar addition to the Auburn garage would be in the range of \$680,000 to \$750,000.

BUDGET

Auburn Station and Parking Garage Budget/Forecast

Description	Sound Move ¹	Adopted 2000 Budget	Proposed 2001 Budget ⁵	Current Forecast
Station				
Administration ²	\$ 200,944	\$ 624,000	\$ 550,000	\$ 550,000
Pre. Eng/Envir.	204,802	157,000	157,000	155,894
Final Design	492,840	1,178,000	1,347,000	1,348,537
Right of Way ³	4,378,010	4,402,000	4,511,000	4,493,297
Construction ⁴	3,006,084	8,312,000	7,663,000	9,124,960
Contingency	1,676,085	44,000	133,000	0
<i>Station Total</i>	<i>\$9,958,765</i>	<i>\$14,719,000*</i>	<i>\$14,361,000</i>	<i>\$15,672,688</i>
Parking Structure				
<i>Design/Build</i>	<i>\$ 0</i>	<i>6,000,000</i>	<i>8,327,000⁵</i>	<i>8,148,830</i>
Station and Parking Structure				
Grand Total	\$9,958,765	\$20,719,000	\$ 22,688,000	\$ 23,821,518

* Note: Rounding to thousands in the annual budget causes sum to deviate from total.
¹ Reflects YOES\$ conversion from '98 budget escalation rates of the plan's \$669 million in 1995\$
² Proposed figure increased to include new 5.1% admin. associated with inter-project transfers.
³ Includes costs for parking structure real estate, but total is equivalent to ROW required if there were no garage, since additional surface parking would be required.
⁴ Includes \$1 million for a pedestrian bridge.
⁵ Based on cost estimates.

ALTERNATIVES

At least three alternative actions exist:

1. Request new bids on this project in hopes of a better bid price, although the lowest bid came in under Sound Transit's estimate for the job.
2. Reject the bid, and repackage Sound Transit's work at Auburn Station to reduce the scope of work.
3. Take no action at this time.

It is not the recommendation of staff to request new bids for this work. The Board could choose to provide the required parking in an alternative location, in surface parking lot(s), and not go forward with the design and construction of the parking garage at this time. However, the agreement between Sound Transit and the City of Auburn would have to be renegotiated because ST is required by this agreement to provide a total of 540 parking spaces at the Auburn Station. The agreement further states that these parking spaces will be provided in a parking garage, not later than 24 months from the effective date of the agreement (October 26, 1999).

The provision of parking spaces in surface lots rather than in parking structures is no longer significantly less expensive because property values have increased in the station area. The initial cost estimate for a 600 space parking garage, including approximately 12,000 square feet of commercial space in Auburn is about \$8 million, with property acquisition and relocation costs of about \$4.0 million. The cost per garage space would thus be about \$20,000. At the same location, the cost of surface parking, including property and relocation, would be approximately \$4.5 million for 175 parking spaces. The cost per surface parking space would be over \$25,000.

CONSEQUENCES OF DELAY

The existing parking lots are operating at or very near their capacity. Significant additional ridership at the Auburn station cannot occur until additional parking is provided.

REGIONAL PARTNERSHIP AND COOPERATION

The Auburn Commuter Rail Station is one of the eight stations on the Tacoma-to-Seattle Sounder line. King County Metro designated the Auburn Station as the south King County transit hub and contributed \$1.5 million to the station budget. This station is projected to serve up to 900 daily boardings by 2010. Parking demand for 540 is expected at that ridership level.

The first phase of the Auburn station was completed in September 2000. There are a total of 135 available parking spaces in surface lots at the station, 90 are permanent and 45 temporary. The permanent parking lot will be expanded next year to provide 130 parking spaces. A plaza will replace the temporary parking lot after construction of the garage is completed.

Pursuant to the agreement signed by the City of Auburn, King County and Sound Transit, (Resolution No. R99-26, Aug. 26, 1999), ST and the City have negotiated the amount that the City will contribute to the parking garage project. At its November 6, 2000, the Auburn city council authorized funding of \$1,822,500 for its share of participation in the design and development of the parking garage. The City and Sound Transit will subsequently execute an agreement on the specific terms of the City's lease of the entire commercial area of the garage, payment for the difference in cost involved in the adding a sixth floor of parking, purchase of 60 parking spaces in the garage, and payment of half of the costs involved in upgrading the façade above what was included in the base bid.

City of Auburn			Total
Retail Space			\$700,000
120 parking stalls	\$650,000 x 105%	(PCL add'l floor cost)	\$682,500
60 parking stalls	\$6,000 per stall		\$360,000
Façade enhancements	ST budget of \$160,000 x 50%		\$80,000
TOTAL			\$ 1,822,000

PUBLIC INVOLVEMENT

Sound Transit has relied upon a community-based technical advisory committee (TAC) for community input throughout the design process for the station and the conceptual design of the parking garage. Informal public open houses and community meetings also provide opportunities for input as the station design was developed. The work program for the design build contract on the Auburn Garage includes continued input from the community, primarily via the TAC, through the design process.

LEGAL REVIEW

MBL 11/2/00

SOUND TRANSIT

MOTION NO. M2000-94

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to negotiate and execute contract No. RTA/CR 100-00 with PCL Construction Company for the design and construction of a parking garage at the Auburn Commuter Rail station for a contract amount of \$7,760,790 and a five percent contingency of \$388,040 for a total amount not to exceed \$8,148,830.

Background:

On May 15, 2000, Sound Transit issued Request for Proposals (RFP) No. RTA /CR 100-00, for the design and construction of the Auburn Commuter Rail Station parking garage. A selection panel was established, including a representative from the City of Auburn, ST staff and consultants. On May 31, 2000 a pre-submittal meeting was held at Sound Transit's office to provide potential proposers an opportunity to request additional information and ask questions. On June 5, 2000 Sound Transit issued an addendum to the RFP in response to requests from the contracting community to employ a two-step (RFQ/RFP) procurement process. On June 2 and 9, 2000, pre-submittal site tours were offered at the site for potential proposers. Statements of Qualifications were received on June 19, 2000. The selection panel selected three finalists to proceed with in the RFP process on June 26, 2000. The three finalists were PCL Construction Company, Absher Construction Company and McCarthy Building Companies, Inc.

The selection panel reviewed proposals and, after conducting a question and answer session with each of the proposal teams, selected the proposal submitted by PCL Construction Co. as the one that best meets the technical and financial criteria established by RFP No. RTA/CR 100-00.

Motion:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the Executive Director is authorized to negotiate and execute contract No. RTA/CR 100-00 with PCL Construction Company for the design and construction of a parking garage at the Auburn commuter rail station for contract amount of \$7,760,790 and a five percent contingency of \$388,040 for an amount not to exceed \$8,148,830.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on the 16th day of November, 2000.


David Earling
Board Chair

ATTEST:


Marcia Walker
Board Administrator