

Motion No. M2023-02

Design-Build Contract Award for the Sumner Station Parking and Access Improvements Project

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	01/12/2023	Recommend to Board	Ron Lewis, DECM Executive Director Jon Mihkels, Director – Buildings and Infrastructure, DECM
Board	01/26/2023	Final action	Victoria Morris, Project Director, DECM

Proposed action

1) Authorizes the chief executive officer to execute a design-build contract with Harbor Pacific Contractors, Inc. for the Sumner Station Parking and Access Improvements Project in the amount of \$49,000,000, with a 12 percent base contingency of \$5,880,000, and 2) authorizes an alternative concept allowance not to exceed \$5,000,000 to fund maximum cost of added value improvements for the Sumner Station Parking and Access Improvements Project for a total authorized contract amount not to exceed \$59,880,000; all contingent upon Board approval of Resolution No. R2023-02.

Key features summary

- This design-build contract with Harbor Pacific Contractors, Inc. includes all work necessary to complete the design, permitting and construction of a new structured parking facility on a portion of the existing station surface parking area and associated access improvements. The new 602 stall garage will provide 505 net new parking spaces at the station. The existing bus loop will be reconfigured and relocated to optimize the site use and support the City’s preferred bus circulation to and from the station.
- Following contract award, the project team will review additional alternative concepts that may include proposed project design improvements received during the procurement process, for potential enhancements and added value to the Sumner project elements.
- This action includes an amount of \$5,000,000 within the authorized contract allocation to allow use of a program wide alternative concept allowance, available to all three parking and access improvement projects, to fund alternative design elements that have added value but may increase cost to the Sumner Project if incorporated into the design-build contract, at the sole discretion of Sound Transit.
- With respect to the program wide alternative concept allowance established by Resolution No. R2023-02 baseline, System Expansion Committee approval is required for expenditures that exceed \$5,000,000, or changes not currently within the baselined budget or schedule, or not within the project definition approved by the Board or consistent with the voter approved projects.
- The Board re-alignment schedule for the project is 2025. Based upon proposals received and with four-months of project float included in the project schedule, the open for service milestone date is Q1 2026.

- Award of this contract is contingent upon Board adoption of the project baseline through Resolution No. R2023-02

Background

In November 2008, voters approved access improvements to the Puyallup, Sumner, Kent, and Auburn Sounder Stations as part of the ST2 ballot measure to expand mass transit throughout the region. Subsequently, the Sounder Station Access Study was conducted to identify potential access improvements at Sounder stations.

Before the COVID-19 pandemic, Sounder South ran 13 roundtrips each weekday and parking at Sumner, Kent, and Auburn stations filled early every weekday. Ridership and parking utilization dropped substantially during COVID, but have been incrementally increasing since late 2021, where today the parking at the Sumner station reaches full capacity daily. Sound Transit anticipates ridership and parking utilization to continue to grow even as travel patterns change.

The Sumner project studied the addition of a structured parking facility on the site of the existing surface parking. Improvements identified included the addition of 505 net new parking spaces to the station.

During 2019 the project exercised an option within the station area lease to purchase the underlying parcels for the station area from the City.

The project prepared the design-build procurement documents during late 2019 and early 2020 and was prepared to begin procurement in April 2020. The onset of the COVID Pandemic in March 2020 caused the project to be placed on hold as the Board considered re-alignment of the capital program. The August 2021 re-alignment action identified the Sumner, Kent and Auburn projects as Tier 1 projects to proceed to implementation. The 2020 procurement documents were updated in late 2021 and early 2022 and the project proceeded with procurement in March 2022.

While the Sumner Station project was on hold during re-alignment, the project identified vehicle/pedestrian and bicycle path improvements on the Traffic Avenue/SR 410 interchange. These improvements, which were funded by Sound Transit and were completed by the City of Sumner in 2021.

The overall project provides for replacement parking during construction for up to 190 customer spaces displaced by construction. Through agreement with the City of Sumner, leased parking will be established should the Bonney Lake Park and Ride reach 80 percent capacity for one full month prior to the completion of the new parking.

The Board re-alignment schedule for the project is 2025. Based upon proposals received and with four months of project float included in the project schedule, the open for service milestone date is Q1 2026.

Re-alignment directed staff to seek efficiencies in delivery and packaging for the Sumner, Kent and Auburn projects to be delivered within the agency finance plan. The design-build procurement for these projects used a fixed price, best value contract that requests proposers provide the maximum scope within the contract price. The contract price supports the combined baseline budget and is within the finance plan. A ranked list of enhancements was provided such as parking spaces above the minimum quantity. The teams competed on proposing maximum value within the fixed price. Harbor Pacific Contractors, Inc was selected based upon the best value proposed within the contract price.

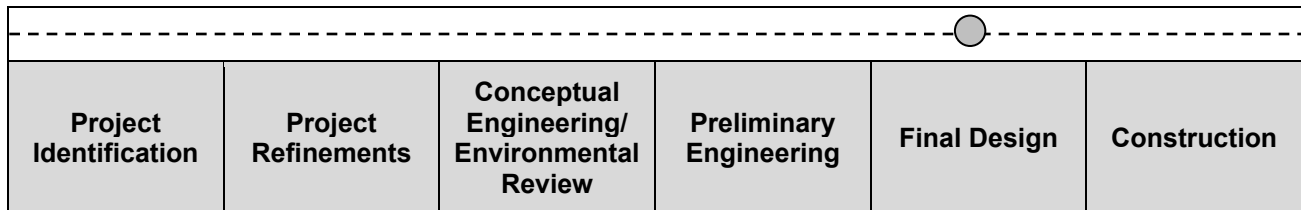
Following contract award, the project team will review additional alternative concepts that may include proposed alternative technical concepts for project design improvements received during

the procurement process, for potential enhancements and added value to the Sumner project elements. These alternative design concepts may add value to the project by improving customer experience, improving operation reliability or lifecycle costs. The concepts range from back-up power and modifications or upgrades to the existing station to more significant modifications that may consider the pedestrian bridge over the BNSF trackway. The Alternative Concept Allowance within the baseline budget is available for each of the three projects to draw upon.

Sound Transit has completed environmental review for the Project in accordance with State Environmental Policy Act (SEPA) requirements. A SEPA checklist and Mitigated Determination of Non-Significance (DNS) were published on March 31, 2016. FTA accepted the checklist and DNS as its Documented Categorical Exclusion (DCE) under NEPA, on May 4, 2016. The environmental review covers the City’s issuance of permits for the Project as well as environmental mitigation. The City will rely upon the existing environmental documents to satisfy its SEPA responsibilities, consistent with WAC 197-11-600. The City agrees that the Project has been subject to full and complete procedural and substantive SEPA review.

Design changes to the project require additional environmental review under SEPA and NEPA. This additional environmental work is underway. It is anticipated that a Notice to Proceed with Conditions will be issued for scope that has been environmentally cleared. The full Notice to Proceed will be issued after the completion of additional environmental review.

Project status



Projected completion date for Construction: Q1 2026

Project scope, schedule and budget summary are located on page 148 of the October 2022 Agency Progress Report.

Procurement information

The Sumner Station Parking and Access Improvements project is being delivered using a design-build contracting method. Design-build was selected for Puyallup, Sumner, Kent and Auburn Access Improvement projects. Each design-build procurement process allows for proposals focused on providing best value with the funds available within the finance plan for the projects.

The design-build procurement number RTA/DB 0252-19 is considered a fixed-price/variable scope selection method with the intent to maximize project value for the fixed contract price of \$49M. The contract will be federally funded, subject to the Build America Buy America Act, and conducted with an open book approach to costs and budget.

Project Number DB 0252-19, Sumner Station Parking and Access Improvement project Request for Qualifications (RFQ) was issued in March 2022 and received four responses. These responses were evaluated and resulted in a shortlist of three teams.

A Request for Proposals (RFP) was issued in July 2022 to the shortlisted teams and three one-on-one meetings were held with each of the three teams. The RFP evaluation criteria was based upon a best value with design, technical and management attributes accounting worth 70 percent of the points; quantity of parking spaces provided 20 percent; and cost narrative worth 10% percent of the

total score. Proposers were requested to specify what additional scope that would add value to the project will be completed within the fixed contract price, using list of Sound Transit's priorities for additional scope such as additional parking spaces. Final proposals were submitted in September 2022.

The evaluation panel identified the Harbor Pacific Contractors, Inc. as the highest scoring proposer. Negotiations with the team concluded in early January 2023. As anticipated in the solicitation, Harbor Pacific Contractors, Inc. also identified enhancements to the project that Sound Transit may consider in future change order(s) to the contract, anticipated to be funded by the program wide Alternative Concept Allowance funds included in the baseline budget.

Pursuant to RCW 39.10.330, a stipend in the amount of \$135,000 will be provided after award of the design-build contract to each of the two shortlisted teams who submitted a responsive proposal and were not awarded the contract.

Fiscal information

Contingent upon the Board approval of the 2023 Adopted Budget and TIP amendment through Resolution No. R2023-02, the baseline budget for the combined Sumner, Kent, and Auburn Stations Parking and Access Improvements project is \$359,650,000.

This action is a concurrent action with Motion No. M2023-01 and the totals in the table below assume approval of the concurrent action.

Assuming the above, 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. This action does not impact the affordability of any other system expansion project.

Within the baseline budget, \$258,161,000 has been allocated to the construction phase. The proposed action will commit \$59,880,000 (including contingency and alternative concept allowance) for the Sumner design-build contract the Sumner portion of the combined Sumner, Kent, and Auburn Stations Parking and Access improvements project and leave a remaining budget of \$196,169,425.

Sumner Kent Auburn Stations Parking and Access Improvements

(in thousands)	Total Baseline Budget	Board Approvals*	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Operations and Maintenance	\$49	\$	\$	\$	\$49
Administration	29,050	7,674		7,674	21,376
Preliminary Engineering	8,449	8,199		8,199	250
Final Design	1,019	0		0	1,019
Third Parties	8,161	7,901		7,901	260
Right of Way	25,656	11,002		11,002	14,654
Construction	258,161	112	59,880	59,992	198,169
Construction Services	29,105	10,707		10,707	18,398
Total Current Budget	\$359,650	\$45,594	\$59,880	\$105,474	\$254,176

Phase Detail - Construction					
DB Contract SCR670 Sumner	\$68,320		\$59,880	\$59,880	\$8,440
Other Construction	189,841	112		112	189,729
Total Phase	\$258,161	\$112	\$59,880	\$59,992	\$198,169

Contract Detail	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Harbor Pacific Contractors, Inc				
Contract Amount	\$	\$	\$49,000	\$49,000
Contingency	0	0	5,880	5,880
Alternative Concept Allowance	0	0	5,000	5,000
Total Contract Amount	\$	\$	\$59,880	\$59,880
Percent Contingency	0%	0%	12%	15%

Notes:
 Amounts are expressed in Year of Expenditure \$000s.
 * Board Approvals = Commitment and PO Contingency Remaining as of 11/30/2022
 Based on the Phase totals from Sumner, Kent and Auburn St Access Improv projects

The current cost estimate for the Kent, Auburn, and Sumner projects is \$343 million in 2022\$ (\$125 million, \$127 million, and \$91 million respectively) and is affordable within the Agency’s Finance Plan. Staff are managing the project toward a Q1 2027 delivery, consistent with Affordable budget but exceeding the 2025 schedule. This action is in alignment with Resolution R2021-21 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 small businesses/DBEs available to perform such subcontracting work.

For this specific solicitation, the following goals were set, and the successful Bidder/Proposer has committed to the following small business/DBE participation:

Small business and disadvantaged business enterprise (DBE) goals - Design	
Sound Transit small business goal: 7%	Small business commitment: 40.1%
DBE goal: 0%	DBE commitment: 0.0%

Small business and disadvantaged business enterprise (DBE) goals - Construction	
Sound Transit small business goal: 7%	Small business commitment: 14.0%
DBE goal: 0%	DBE commitment: 6.7%

Public involvement

Public engagement during the conceptual engineering phase started earlier in Sumner, with sharing of conceptual designs and SEPA analysis in 2016 and gathering public and city planning input on visual design in 2017. During the re-alignment pause regular communication was maintained with City staff regarding the project and developments in the City. With direction to proceed to deliver the projects in August 2021, the City re-confirmed the visioning work produced in 2017.

The project also sponsors events in Sumner and host information booths at community events. Moving forward during project delivery, our external engagement plans include keeping neighboring property owners and tenants updated; a pre-construction open house (online and in-person) to share final designs and what to expect during construction; and regular updates to the community during construction.

Time constraints

A one-month delay in award of the design-build contract would delay the issuance of Notice to Proceed.

Prior Board/Committee actions

Resolution No. R2023-02: Adopts the Sumner, Kent, and Auburn Stations Parking and Access Improvements Projects baseline schedule and budget by (a) combining the three project budgets into one project budget (b) increasing the authorized project allocation to date by \$299,119,865 from \$60,530,135 to \$359,650,000 (c) increasing the annual allocated budget by \$34,989,000 from \$16,516,000 to \$51,505,000. (d) establishing project open for service dates of Q1 2026 for Sumner, Q2 2027 for Kent and Q1 2027 Auburn.

Environmental review – LS 1/5/2023

Legal review – JSA 1/6/23

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A motion of the Board of the Central Puget Sound Regional Transit Authority 1) Authorizing the chief executive officer to execute a design-build contract with Harbor Pacific Contractors, Inc. for the Sumner Station Parking and Access Improvements Project in the amount of \$49,000,000, with a 12 percent base contingency of \$5,880,000, and 2) authorizing an alternative concept allowance not to exceed \$5,000,000 to fund maximum cost of added value improvements for the Sumner Station Parking and Access Improvements Project for a total authorized contract amount not to exceed \$59,880,000; all contingent upon Board approval of Resolution No. R2023-02.

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The Board re-alignment schedule for the project is 2025. Based upon proposals received and with four-months of project float included in the project schedule, the open for service milestone date is Q1 2026.

Award of this contract is contingent upon Board adoption of the project baseline through Resolution No. R2023-02

Motion

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is 1) authorized to execute a design-build contract with Harbor Pacific Contractors, Inc. for the Sumner Station Parking and Access Improvements Project in the amount of \$49,000,000, with a 12 percent base contingency of \$5,880,000, and 2) an alternative concept allowance not to exceed \$5,000,000 is authorized to fund maximum cost of added value improvements for the Sumner Station Parking and Access Improvements Project for a total authorized contract amount not to exceed \$59,880,000; all contingent upon Board approval of Resolution No. R2023-02.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 26, 2023.



Dow Constantine
Board Chair

Attest:



Kathryn Flores
Board Administrator