



Motion No. M2023-01

Contract Modification for Design-Build Project Management Services for the Sumner Stations Parking and Access Improvement Projects

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	01/12/2023	Final action	Ron Lewis, DECM Executive Director Victoria Morris, Director-New Facilities Rick Sarkany, Construction Manager

Proposed action

Authorizes the chief executive officer to execute a contract modification with HNTB Corporation to exercise contract options for design-build project management services during construction for the Sumner Parking and Access Improvement portion of the Auburn, Kent, Puyallup and Sumner Station Parking and Access Improvement project in the amount of \$6,710,000 for a new total authorized contract amount not to exceed \$16,215,552; contingent upon Board adoption of Resolution No. R2023-02, the Sumner, Kent, and Auburn Stations Parking and Access Improvements project baseline budget and schedule.

Key features summary

- This action will authorize the execution of a contract option in the existing Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvement Project Design Build Project Management (DBPM) services contract with HNTB Corporation (HNTB), for the Sumner portion of the Sumner, Kent and Auburn Stations Parking and Access Improvement project.
- Phase 2 Services will include the following: project management, design review services, resident engineering, construction engineering, office engineering, project controls, field inspections for all disciplines (civil, structural, architectural, utilities, mechanical, electrical and systems), construction estimating, change orders and claims administration, scheduling, construction safety and security oversight, work force tracking, environmental oversight during construction, quality verification activities, document control services, permit support, materials testing, diversity/small business/project labor agreement support, coordination with City of Sumner as required, coordination with community outreach and other project management services as required.
- The DBPM services change order for Phase 2 on Sumner shall be executed after and is contingent upon Board approval of the Sumner, Kent and Auburn combined project baseline that is before the Board in January 2023.

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 will be combined with the Kent and Auburn projects and will be baselined as the Sumner, Kent, an Auburn Parking and Access Improvements project, which the Board will review at its January 26, 2023, meeting. This action is contingent upon approval of that action.

The Sumner portion of the Sumner, Kent and Auburn Stations Parking and Access Improvement project will provide up to 505 net new parking stalls to the station area, reconfigure the existing bus loop to improve site utilization at the current Sumner Sounder Station location.

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

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

In May of 2020, Motion No. M2020-15 authorized Sound Transit to execute a contract modification with HNTB Corporation to exercise an option for Phase 1A and 1B DBPM Procurement Services for the Kent and Auburn Stations Parking and Access Improvement projects in the amount of \$3,997,000 (including a 10 percent contingency). This modification increased the new not to exceed amount for the HNTB contract to \$8,896,552.

In April of 2022, Motion No. M2022-29 authorized Sound Transit to increase the contract contingency with HNTB on the Puyallup Station Parking and Access Improvement project contract in the amount of \$609,000, for a new total current authorized contract amount of \$9,505,552.

After baselining of the Sumner, Kent and Auburn Stations Parking and Access Improvement project, Sound Transit may seek Board authorization to execute the options for Phase 2 options for Kent and Auburn project DBPM services.

Project status

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Project Identification	Project Refinements	Conceptual Engineering/ Environmental Review	Preliminary Engineering	Final Design	Construction

Projected completion for Phase 2 for Sumner Stations Parking and Access Improvement: Q1 2026

Project scope, schedule and budget summary are located on pages 148 to 151 of the October 2022 Agency Progress Report.

Procurement information

A request for proposals (RFQ) was advertised in December 2018 for Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvement Project Design Build Project Management (DBPM) services. Sound Transit received four (4) proposals. At completion of the evaluation process HNTB Corporation was determined to be the highest qualified firm, and Sound Transit entered into negotiations with HNTB. The original contract was executed under authority delegated by the Board of Directors, with funding for the scope of the Puyallup Station Parking and Access Improvement project only, in the amount of \$4,899,552.

The contract includes options for Sumner, Kent, and Auburn Station Parking and Access Improvement Projects. The contract was also executed with a phasing method. Phase 1A Procurement Preparation Services, Phase 1B Pre-Construction Services and Phase 2 Design Build Project Management Services. The Sumner Station Parking and Access Improvement project was determined to need only Phase 2 Services.

This current motion before the Board exercises of the option for Phase 2 Design Build Construction Management services for Sumner Station Parking and Access project.

The negotiated price was deemed fair and reasonable. The price for this option based on the Sound Transit prepared independent cost estimate and does not to exceed approved budget amount.

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. M2023-02 and the totals in the table below assume approval of the action.

Contingent upon 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 services phase. This action does not impact the affordability of any other system expansion project.

Within the baseline budget, \$29,105,000 has been allocated to construction services phase. The proposed action will commit an additional \$6,710,000 with HNTB Corporation to exercise the contract option for design-build project management services for Phase 2 of the Sumner portion of the combined Sumner, Kent, and Auburn Stations Parking and Access Improvements project and leave a remaining budget of \$18,398,000.

Sumner, Kent and 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	61,462		61,462	196,699
Construction Services	29,105	3,997	6,710	10,707	18,398
Total Current Budget	\$359,650	\$100,234	\$6,710	\$106,944	\$252,706

Phase Detail - Construction Services					
DBPM Services	\$27,496	\$3,997	\$6,710	\$10,707	\$16,789
Other Construction Services	1,609	0	0	0	1,609
Total Phase	\$29,105	\$3,997	\$6,710	\$10,707	\$18,398

Contract Detail HNTB INC	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Puyallup Station Access Improv	\$5,509	\$5,509	\$	\$5,509
Kent Station Access Improv	1,998	1,998		1,998
Auburn Station Access Improv	1,998	1,998		1,998
Sumner Station Access Improv	0		6,710	6,710
Contingency	0			0
Total Contract Amount	\$9,505	\$9,505	\$6,710	\$16,215
Percent Contingency	0%	0%	0%	0%

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 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

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/agreement. These goals are based upon an examination of subcontracting opportunities contained in the work of this contract/agreement and the number of small businesses/DBEs available to perform such subcontracting work.

For this specific contract, the following goals were set

Sumner Station Parking & Access Improvements

Disadvantaged and Small Business Participation Goals	
SBE Goal	10%
DBE Goal	5%

Disadvantaged and Small Business Participation Achieved to Date	
SBE Goal	12%
DBE Goal	10%

Public involvement

Not applicable to this action.

Time constraints

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

Prior Board/Committee actions

Motion No. M2022-29: Authorized 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.

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.

Environmental review – LS, 1/3/2023

Legal review – JSA 1/6/23

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A motion of the System Expansion Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract modification with HNTB Corporation to exercise contract options for design-build project management services during construction for the Sumner Parking and Access Improvement portion of the Auburn, Kent, Puyallup and Sumner Station Parking and Access Improvement project in the amount of \$6,710,000 for a new total authorized contract amount not to exceed \$16,215,552; contingent upon Board adoption of Resolution No. R2023-02, the Sumner, Kent, and Auburn Stations Parking and Access Improvements project baseline budget and schedule.

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After baselining of the Sumner, Kent and Auburn Stations Parking and Access Improvement project, Sound Transit may seek Board authorization to execute the options for Phase 2 options for Kent and Auburn project DBPM services.

This action will authorize the execution of a contract option in the existing Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvement Project Design Build Project Management (DBPM) services contract with HNTB Corporation (HNTB), for the Sumner portion of the Sumner, Kent and Auburn Stations Parking and Access Improvement project.

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The DBPM services change order for Phase 2 on Sumner shall be executed after and is contingent upon Board approval of the Sumner, Kent and Auburn combined project baseline that is before the Board in January 2023.

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 execute a contract modification with HNTB Corporation to exercise contract options for design-build project management services during construction for the Sumner Parking and Access Improvement portion of the Auburn, Kent, Puyallup and Sumner Station Parking and Access Improvement project in the amount of \$6,710,000 for a new total authorized contract amount not to exceed \$16,215,552; contingent upon Board adoption of Resolution No. R2023-02, the Sumner, Kent, and Auburn Stations Parking and Access Improvements project baseline budget and schedule.

APPROVED by the System Expansion Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 12, 2023.



Claudia Balducci
System Expansion Committee Chair

Attest:



Kathryn Flores
Board Administrator