

Motion No. M2023-45

Contract Modification for Design-Build Project Management Services for the Auburn Station Parking and Access Improvement Project

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	06/08/2023	Final action	Brooke Belman, Chief Expansion Delivery Officer Ron Lewis, DECM Executive Director Victoria Morris, Project Director, DECM Waleed Shawkat, Principal Construction Manager

Proposed action

Authorizes the chief executive officer to execute a contract modification with HNTB Corporation to exercise a contract option for design-build project management services during construction for the Auburn Station Parking and Access Improvement portion of the Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvements Project Management contract in the amount of \$8,438,000 for a new total authorized contract amount not to exceed \$24,653,552.

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 Improvements Project Design-Build Project Management (DBPM) Consultant Services contract with HNTB Corporation (HNTB), for Phase 2 project management during construction of the Auburn Station Parking and Access Improvement design build contract project.
- Phase 2 DBPM Services for the Auburn access improvements 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 review and documentation, 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 Auburn as required, coordination with community outreach and other project management services as required.
- This modification will support the baseline schedule open for service milestone date of Q1 2027.

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.

The Auburn Project includes the addition of a structured parking facility with up to 675 stalls and access improvements including pedestrian and bicycle safety and traffic calming (i.e., curb extensions, roadway channelization, and installation of rectangular rapid flashing beacons, crosswalks, and ADA curb ramps). As part of the final design, these amenities would be finalized in collaboration with Auburn as part of the permitting and approval process.

The Auburn project was combined with the Kent and Sumner projects as part of Resolution No. R2023-02 project baseline which the Board approved on January 26, 2023. The design-build construction and design-build project management contracts for the Sumner Station were approved by the Board in January 2023. Staff anticipate bringing similar contracts for the Kent Station by fall of 2023.

In July 2019, Sound Transit executed a contract with HNTB Corporation for Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvements Project Design-Build Project Management (DBPM) Consultant 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 support during procurement and Phase 2 DBPM services after award of the design build contract for the Puyallup Station Parking and Access Improvement project. The contract includes multiple options for DBPM services for Sumner, Kent, and Auburn Stations Parking and Access Improvements Projects.

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

In April 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 total current authorized contract amount of \$9,505,552.

In January 2023, Motion No. M2023-01 authorized Sound Transit to execute a contract modification with HNTB to exercise an option for Phase 2 DBPM services on the Sumner Station Parking and Access Improvements project in the amount of 6,710,000, for a total current authorized contract amount of \$16,215,552.

Project status

Project Identification	Project Refinements	Conceptual Engineering/ Environmental Review	Preliminary Engineering	Final Design	Construction
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Projected Substantial completion for Phase 2 for Auburn Stations Parking and Access Improvement: Q3 2026.

Project scope, schedule and budget summary are located on page 168 of the March 2023 Agency Progress Report.

Procurement information

A request for proposals (RFQ NO. RTA/AE 0613-18) was advertised in December 2018 for Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvement Project Design Build Project Management (DBPM) services in accordance with requirements for qualifications-based procurement of A/E professional 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 not to exceed of \$4,899,552.

This is a cost reimbursement plus fixed fee contract and includes options for Sumner, Kent, and Auburn Station Parking and Access Improvement design build projects. The contract with HNTB includes options for phases of each location design build contract: Phase 1A Procurement Preparation Services, Phase 1B Pre-Construction/Solicitation Services and Phase 2 Design Build Project Management Services after award of the design build contract. For the Auburn project, options were exercised and HNTB has performed Phase 1A and Phase 1B services.

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

The negotiated price was deemed fair and reasonable by the project team after review of the Consultant's proposal, scope, independent estimate, level of effort for this and previous project options, rates in the contract. The not to exceed amount for this option Phase 2 scope of work is within the amount of the Sound Transit prepared independent cost estimate and does not to exceed approved budget amount.

Fiscal information

This action is within the baseline budget and sufficient monies remain after approval of the action to fund the remaining work in the construction service phase. This action does not impact the affordability of any other system expansion project.

The baseline budget for the combined Sumner, Kent, and Auburn Stations Parking and Access Improvements project is \$359,650,000. Within the construction services phase, \$27,496,000 has been allocated to Design-Build Project Management (DBPM). The action would commit an additional \$8,438,000 of contract options with HNTB Corporation for DBPM services and leave a budget balance of \$8,351,000.

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	\$	\$49	\$
Administration	29,050	8,788		8,788	20,262
Preliminary Engineering	8,449	8,209		8,209	240
Final Design	1,019	0		0	1,019
Third Parties	8,161	7,901		7,901	260
Right of Way	25,656	10,937		10,937	14,719
Construction	258,161	130,994		130,994	127,167
Construction Services	29,105	10,707	8,438	19,145	9,960
Total Current Budget	\$359,650	\$177,584	\$8,438	\$186,022	\$173,628

Phase Detail - Construction Services					
DB Project Management	\$27,496	\$10,707	\$8,438	\$19,145	\$8,351
Other Construction	1,609	0		0	1,609
Total Phase	\$29,105	\$10,707	\$8,438	\$19,145	\$9,960

Contract Detail	Board Approvals to Date	Proposed Action	Proposed Total for Board Approval	Current Contract Spend Status
HNTB INC				
Contract Amount	\$16,215		\$16,215	\$15,606
Contingency	0		0	610
Contract Options	0	8,438	8,438	0
Total Contract Amount	0	8,438	24,653	16,216
Percent Contingency	0%	0%	0%	4%

Notes:

Amounts are expressed in Year of Expenditure \$000s.

* Board Approvals = Commitment and PO Contingency Remaining as of 5/17/2023.

For detailed project information, see page 126 in the 2023 Financial Plan & Adopted Budget.

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 and the successful Proposer has committed to the following small business/DBE participation:

Disadvantaged and Small Business Participation Goals			
DBE Contract Goal:	5%	Small Business Contract Goal:	10%
DBE Commitment:	8.5%	Small Business Commitment:	18%
Current DBE Attainment:	9.08%	Current Small Business Attainment:	18.98%

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. M2023-01: Authorized the chief executive officer to execute a contract modification with HNTB Corporation to exercise contract options for Phase 2 design-build project management services for the 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.

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 – KH 5/23/23

Legal review – JSA 6/1/23

Motion No. M2023-45

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 a contract option for design-build project management services during construction for the Auburn Station Parking and Access Improvement portion of the Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvements Project Management contract in the amount of \$8,438,000 for a new total authorized contract amount not to exceed \$24,653,552.

Background

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In January 2023, Motion No. M2023-01 authorized Sound Transit to execute a contract modification with HNTB to exercise an option for Phase 2 DBPM services on the Sumner Station Parking and Access Improvements project in the amount of 6,710,000, for a total current authorized contract amount of \$16,215,552.

This action will authorize the execution of a contract option in the existing Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvements Project Design-Build Project Management (DBPM) Consultant Services contract with HNTB Corporation (HNTB), for Phase 2 project management during construction of the Auburn Station Parking and Access Improvement design build contract project.

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This modification will support the baseline schedule open for service milestone date of Q1 2027.

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 a contract option for design-build project management services during construction for the Auburn Station Parking and Access Improvement portion of the Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvements Project Management contract in the amount of \$8,438,000 for a new total authorized contract amount not to exceed \$24,653,552.

APPROVED by the System Expansion Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 8, 2023.



Claudia Balducci
System Expansion Committee Chair

Attest:



Kathryn Flores
Board Administrator