

Motion No. M2023-87

Contract Modification with HNTB Corporation for Design-Build Project Management Services for the Kent Station Parking and Access Improvement Project

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	10/12/2023	Final action	Brooke Belman, Chief Expansion Delivery Officer Tracy Reed, DECM Acting Executive Director Victoria Morris, Project Director, DECM David Baggott, Construction Manager, DECM

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 of the Kent 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 \$11,157,000 for a total authorized contract amount not to exceed \$35,810,552, contingent upon Board approval of Resolution No. R2023-32.

Key features summary

- This action will authorize the execution of a modification to exercise a contract option for Phase 2 design-build project management during construction of the Kent Station Parking and Access Improvement design build project 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).
- Phase 2 DBPM Services for the Kent 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 & systems), construction estimating, change orders and claims administration, scheduling, construction safety & security oversight, work force tracking, environmental review & 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 Kent as required, coordination with community outreach and other project management services as required.
- This action is contingent upon Board approval of Resolution No. R2023-32 which approves a phase budget transfer of \$2,900,000 from the Agency Administration phase to the Construction Services phase of the Sumner, Kent, and Auburn Stations Parking and Access Improvements budget.
- This modification will support the baseline schedule open for service milestone date of Q2

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 August 2021 re-alignment action identified the Sumner, Kent and Auburn projects as Tier 1 projects to proceed to implementation.

The Kent Project includes design and construction of an additional structured parking facility, surface parking stalls, pedestrian, bicycle, and transit amenities, and associated utility, roadway, stormwater, lighting, landscape and hardscape improvements. During final design, these amenities would be finalized in collaboration with City of Kent as part of the permitting and approval process.

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

In June 2023, Motion No. M2023-45 authorized Sound Transit to execute a contract modification with HNTB to exercise an option for Phase 2 DBPM services on the Auburn Station Parking and Access Improvements project in the amount of \$8,438,000, for a total current authorized contract amount of \$24,653,552.

This action will exercise an option for Phase 2 DBPM services on the Kent Station Parking and Access Improvements project, contingent upon Board approval of Resolution No. R2023-32.

Project status

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

Projected Substantial completion for Phase 2 for Kent Stations Parking and Access Improvement: Q3 2026.

Project scope, schedule and budget summary are located on page 166 of the August 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 phased work specific to each garage 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 Kent project, options were exercised and HNTB has performed Phase 1A and Phase 1B services.

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

The negotiated price was deemed fair and reasonable 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 for the Kent Station is within the amount of the Sound Transit prepared independent cost estimate and does not to exceed approved budget amount.

Fiscal information

This is a concurrent action with Motion No. M2023-89: Design-Build Contract Award for the Kent Station Parking and Access Improvement Project and contingent upon Board approval of the phase budget transfer outlined in Resolution No. R2023-32.

This action is within the baseline budget and sufficient monies remain after approval of the action to fund the remaining work in the construction 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 \$32,005,000 construction services phase, \$30,396,000 has been allocated to the Design-Build Project Management (DBPM) line item. The proposed action would commit an additional \$11,157,000 with HNTB Corporation for DBPM services and leave a phase budget balance of \$1,511,880.

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	26,150	10,075	0	10,075	16,075
Preliminary Engineering	8,449	8,209	0	8,209	240
Final Design	1,019	0	0	0	1,019
Third Parties	8,161	7,901	0	7,901	260
Right of Way	25,656	11,110	0	11,110	14,546
Construction	258,161	208,141	0	208,141	50,020
Construction Services	32,005	19,336	11,157	30,493	1,512
Total Current Budget	\$359,650	\$264,821	\$11,157	\$275,978	\$83,672

Phase Detail					
Construction Services					
DB Project Management	\$30,396	\$19,145	\$11,157	\$30,302	\$94
Other Construction Services	1,609	191		191	1,418
Total Phase	\$32,005	\$19,336	\$11,157	\$30,493	\$1,512

Contract Detail	Board Approvals to Date	Proposed Action	Proposed Total for Board Approval	Current Contract Spend Status
Contract Amount	\$15,606	10,041	25,647	\$8,662
Contingency	9,048	1,116	10,164	0
Total Contract Amount	24,654	11,157	35,811	8,662
Percent Contingency	37%	10%	28%	0%

Notes:

Amounts are expressed in Year of Expenditure \$000s.
 * Board Approvals = Commitment and PO Contingency Remaining as of 8/31/2023.
 For detailed project information, see page 126 in the 2023 Financial Plan & Adopted Budget.

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 contract, the following goals were set and the successful Proposer has committed to the following small business/DBE participation:

Small business and disadvantaged business enterprise (DBE) goals	
Sound Transit DBE Goal: 5%	Sound Transit Small Business Goal: 10%
DBE Commitment: 8.5%	Small Business Commitment: 18%
Current DBE Attainment: 9.8%	Current Small Business Attainment: 19.5%

Public involvement

Not applicable to this action.

Time constraints

A one-month delay in award of this contract modification would not have a significant impact to the project.

Prior Board/Committee actions

Motion M2023-45: Authorized 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.

Resolution No. R2023-02: Adopted 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.

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.

Resolution R2020-02: Selected the non-motorized, transit and parking improvements to be constructed to improve access to the Kent Sounder Station as part of the Kent Station Parking and Access Improvements project.

Environmental review – KF 9/29/23

Legal review – JSA 10/6/23



Motion No. M2023-87

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 of the Kent 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 \$11,157,000 for a total authorized contract amount not to exceed \$35,810,552, contingent upon Board approval of Resolution No. R2023-32.

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 August 2021 re-alignment action identified the Sumner, Kent and Auburn projects as Tier 1 projects to proceed to implementation.

The Kent Project includes design and construction of an additional structured parking facility, surface parking stalls, pedestrian, bicycle, and transit amenities, and associated utility, roadway, stormwater, lighting, landscape and hardscape improvements. During final design, these amenities would be finalized in collaboration with City of Kent as part of the permitting and approval process.

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

In June 2023, Motion No. M2023-45 authorized Sound Transit to execute a contract modification with HNTB to exercise an option for Phase 2 DBPM services on the Auburn Station Parking and Access Improvements project in the amount of \$8,438,000, for a total current authorized contract amount of \$24,653,552.

This action will exercise an option for Phase 2 DBPM services on the Kent Station Parking and Access Improvements project, contingent upon Board approval of Resolution No. R2023-32.

This action will authorize the execution of a modification to exercise a contract option for Phase 2 design-build project management during construction of the Kent Station Parking and Access Improvement design build project 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).

Phase 2 DBPM Services for the Kent 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 & systems), construction estimating, change orders and claims administration, scheduling, construction safety & security oversight, work force tracking, environmental review & 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 Kent as required, coordination with community outreach and other project management services as required.

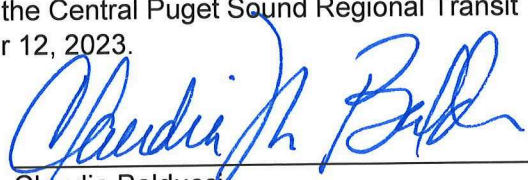
This action is contingent upon Board approval of Resolution No. R2023-32 which approves a phase budget transfer of \$2,900,000 from the Agency Administration phase to the Construction Services phase of the Sumner, Kent, and Auburn Stations Parking and Access Improvements budget.

This modification will support the baseline schedule open for service milestone date of Q2 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 of the Kent 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 \$11,157,000 for a total authorized contract amount not to exceed \$35,810,552, contingent upon Board approval of Resolution No. R2023-32.

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



Claudia Balducci
System Expansion Committee Chair

Attest:



Kathryn Flores
Board Administrator