

## Motion No. M2025-24

### Construction Contract Award for Stride Bus Base North

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee Board	05/08/2025 05/22/2025	Recommend to Board Final action	Terri Mestas, Deputy CEO, Capital Delivery Manan Garg, Executive Director, Capital Delivery <b>Madeleine Greathouse, Executive Project Director</b>

### Proposed action

Authorizes the chief executive officer to execute a contract with PCL Construction Services, Inc. for construction services for the Stride Bus Base North project in the amount of \$228,344,322 with a 20 percent contingency of \$45,668,864 for a total authorized contract amount not to exceed \$274,013,186.

### Key features summary

- This action would authorize a contract to construct the Bus Base North in the Canyon Park subarea of Bothell, WA near the intersection of I-405 and SR 527. The approximately 365,125 square foot bus operations and maintenance facility will occupy a 12.5-acre site within the Canyon Park Business Center and accommodate future fleet expansion up to 120 double decker and articulated buses for Stride and ST Express services.
- The scope of work includes construction of three buildings to accommodate the following Stride Bus Rapid Transit operations and maintenance functions:
  - Operations and Administration – a two-story structure housing operations control and dispatch centers, administration office spaces, drivers' room and locker facilities, storage, shop areas, and training rooms.
  - Bus Parking and Servicing – a two-story structure with the first floor dedicated to bus parking and charging, fueling, and washing below a rooftop parking structure for up to 255 employee, visitor, and non-revenue vehicles.
  - Vehicle Maintenance – a two-story structure containing areas for bus tire repair and storage, parts storage, chassis wash, and offices for maintenance staff.
- The contract scope of work also includes construction of a vehicle ramp and bridge to the upper-level employee and visitor parking; installation of six stormwater detention facilities; site landscaping, fencing, and lighting; and a guard house for onsite security personnel.
- The recommended 20 percent contract contingency is commensurate with market uncertainty of building materials, including impacts of potential tariffs.
- This action is funded by the current project budget and there is sufficient budget projected to fund the scope of work of this project. The current project is included in the existing Long Range Financial Plan.

## Background

The Stride Bus Rapid Transit (BRT) program is part of Sound Transit's 2016 voter-approved system expansion program, ST3. BRT serves communities to the north, east, and south of Lake Washington with high-capacity transit along the I-405 and SR 522 corridors with connections to light rail in four locations. The Bus Base North is currently expected to open in Q4 2027 in line with the board-adopted revenue service date.

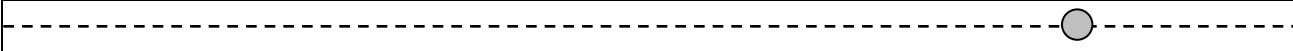
This action would approve a fixed price contract to build the BRT Bus Base North, an approximately 365,125 square foot bus operations and maintenance facility, that will occupy a 12.5-acre site within the Canyon Park Business Center in Bothell, WA. The facility is strategically located in Canyon Park in proximity to both the I-405 and SR 522 BRT corridors. This location optimizes travel times from the start and end of service to the bus base by reducing non-revenue trip durations.

Bus Base North, Sound Transit's first bus operations and maintenance base, will serve the full Stride BRT fleet and a portion of the ST Express fleet, with a total capacity up to 120 buses. The 24/7/365 operating facility will provide necessary space for storage, maintenance, charging, fueling, washing, repairs, and deployment of the bus feet. The facility will also serve as the reporting location for bus operators, include an Operations Control Center, and accommodate training and administrative functions. Additionally, the facility will house staff and supplies for maintenance of Stride BRT facilities, such as station shelters. Bus Base North will function as the head-end for many of the BRT bus systems and communications networks. Apart from the buses, parking space for employees, visitors and other non-revenue vehicles will be provided.

### Environmental Review

Environmental compliance pursuant to the State Environmental Policy Act (SEPA) is complete. Sound Transit issued a Determination of Nonsignificance (DNS) for the project in August 2020 and two SEPA Addenda in 2021 and 2023. The August 2021 SEPA Addendum provided additional analysis and information regarding traffic and roadway conditions. The August 2023 SEPA Addendum provided additional analysis and information regarding project refinements made during final design, including, required roadway improvements and the addition of through-block connections as well as temporary construction easements. The Addenda did not substantially change the analysis of likely project impacts or the threshold determination of the 2020 SEPA DNS.

## Project status

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

Projected completion date for Construction: Q4 2027

Current project status, performance metrics, and additional information are located on page 20 of the February 2025 System Expansion Monthly Status Report.

## Procurement information

Sound Transit issued an Invitation for Bids (IFB) on January 14, 2025, and received three bids on April 4, 2025. The bids ranged from \$228,344,322 to \$254,090,536. PCL Construction Services, Inc., is the lowest responsive and responsible bidder. This is a fixed price contract. Sound Transit amended the solicitation, before bids were received, to add a contract clause that would reimburse the contractor for

any actual cost of any tariffs implemented after award of the contract, to prevent bidders from including cost of tariff risk in their bids. All bids were below the independent cost estimate amount, and the price analysis performed by Procurement staff confirmed the bid price of \$228,344,322 is fair and reasonable. The contractor's bid price is valid for one hundred (120) days following the bid submittal date of April 4, 2025.

## Fiscal information

This action is funded by the current project budget and there is sufficient budget projected to fund the remaining work. The current project is included in the existing Long Range Financial Plan.

The baseline budget for the Bus Base North project is \$499,500,000. Within the \$365,627,100 construction phase, \$274,013,186 has been allocated to the PCL Construction Services, Inc. line item. The proposed action would commit \$274,013,186 to this line item and leave a phase balance of \$68,994,217.

### Bus Base North

(in thousands)

Project Phase	Total Baseline Budget	Board Approvals*	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$42,045	\$14,804	\$0	\$14,804	\$27,241
Preliminary Engineering	1,740	1,617	-	1,617	123
Final Design	24,805	21,071	-	21,071	3,734
Third Party	3,390	127	-	127	3,263
Right of Way	39,180	36,454	-	36,454	2,726
Construction	365,627	22,620	274,013	296,633	68,994
Construction Services	22,713	388	-	388	22,325
<b>Total Current Budget</b>	<b>\$499,500</b>	<b>\$97,081</b>	<b>\$274,013</b>	<b>\$371,094</b>	<b>\$128,406</b>

### Phase Detail - Construction

PCL Construction Services, Inc.	\$274,013	\$0	\$274,013	\$274,013	\$0
Other Construction	91,614	22,620	-	22,620	68,994
<b>Total Phase</b>	<b>\$365,627</b>	<b>\$22,620</b>	<b>\$274,013</b>	<b>\$296,633</b>	<b>\$68,994</b>

### Notes:

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

For detailed project information, see page 172 of the 2025 Adopted Budget & Financial Plan.

\* Board Approvals = Commitment and PO Contingency Remaining as of 3/31/2025.

## 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 Bidder/Proposer has committed to the following small business/DBE participation:

Small business goal	
Sound Transit goal: 6%	Commitment: 6.51%

## Apprentice utilization commitment

Sound Transit promotes and encourages utilization of apprentices registered with the Washington State Apprenticeship and Training Council. For this contract, the following goals were set:

Apprentice utilization	
Apprentice utilization goal: 20%	Commitment: 20.25%

## Public involvement

Sound Transit Community Engagement worked with members of the Canyon Park Owner's Association and other project stakeholders over the last several years through surveys, workshops, flyers and other notifications to solicit feedback on design elements as well as the construction process. As work begins on Bus Base North, a dedicated engagement specialist will serve as liaison for stakeholders and the public to keep the community informed and engaged through project completion.

## Time constraints

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

## Prior Board/Committee actions

Resolution No. R2023-17: Adopted the Bus Base North Stride Bus Rapid Transit project baseline schedule and budget by (a) increasing the authorized project allocation to-date by \$216,463,500 from \$283,036,500 to \$499,500,000, (b) decreasing the annual allocated budget by \$2,593,000 from \$23,921,000 to \$21,328,000, and (c) establishing the project open for service date of Q4 2027.

---

**Environmental review** – KH 4/21/25

**Legal review** – JSA 5/1/25

## **Motion No. M2025-24**

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with PCL Construction Services, Inc. for construction services for the Stride Bus Base North project in the amount of \$228,344,322 with a 20 percent contingency of \$45,668,864 for a total authorized contract amount not to exceed \$274,013,186.

### **Background**

The Stride Bus Rapid Transit (BRT) program is part of Sound Transit's 2016 voter-approved system expansion program, ST3. BRT serves communities to the north, east, and south of Lake Washington with high-capacity transit along the I-405 and SR 522 corridors with connections to light rail in four locations. The Bus Base North is currently expected to open in Q4 2027 in line with the board-adopted revenue service date.

This action would approve a fixed price contract to build the BRT Bus Base North, an approximately 365,125 square foot bus operations and maintenance facility, that will occupy a 12.5-acre site within the Canyon Park Business Center in Bothell, WA. The facility is strategically located in Canyon Park in proximity to both the I-405 and SR 522 BRT corridors. This location optimizes travel times from the start and end of service to the bus base by reducing non-revenue trip durations.

Bus Base North, Sound Transit's first bus operations and maintenance base, will serve the full Stride BRT fleet and a portion of the ST Express fleet, with a total capacity up to 120 buses. The 24/7/365 operating facility will provide necessary space for storage, maintenance, charging, fueling, washing, repairs, and deployment of the bus feet. The facility will also serve as the reporting location for bus operators, include an Operations Control Center, and accommodate training and administrative functions. Additionally, the facility will house staff and supplies for maintenance of Stride BRT facilities, such as station shelters. Bus Base North will function as the head-end for many of the BRT bus systems and communications networks. Apart from the buses, parking space for employees, visitors and other non-revenue vehicles will be provided.

### Environmental Review

Environmental compliance pursuant to the State Environmental Policy Act (SEPA) is complete. Sound Transit issued a Determination of Nonsignificance (DNS) for the project in August 2020 and two SEPA Addenda in 2021 and 2023. The August 2021 SEPA Addendum provided additional analysis and information regarding traffic and roadway conditions. The August 2023 SEPA Addendum provided additional analysis and information regarding project refinements made during final design, including, required roadway improvements and the addition of through-block connections as well as temporary construction easements. The Addenda did not substantially change the analysis of likely project impacts or the threshold determination of the 2020 SEPA DNS.

This action would authorize a contract to construct the Bus Base North in the Canyon Park subarea of Bothell, WA near the intersection of I-405 and SR 527. The approximately 365,125 square foot bus operations and maintenance facility will occupy a 12.5-acre site within the Canyon Park Business Center and accommodate future fleet expansion up to 120 double decker and articulated buses for Stride and ST Express services.

The scope of work includes construction of three buildings to accommodate the following Stride Bus Rapid Transit operations and maintenance functions:

- Operations and Administration – a two-story structure housing operations control and dispatch centers, administration office spaces, drivers' room and locker facilities, storage, shop areas, and training rooms.
- Bus Parking and Servicing – a two-story structure with the first floor dedicated to bus parking and charging, fueling, and washing below a rooftop parking structure for up to 255 employee, visitor, and non-revenue vehicles.
- Vehicle Maintenance – a two-story structure containing areas for bus tire repair and storage, parts storage, chassis wash, and offices for maintenance staff.

The contract scope of work also includes construction of a vehicle ramp and bridge to the upper-level employee and visitor parking; installation of six stormwater detention facilities; site landscaping, fencing, and lighting; and a guard house for onsite security personnel.

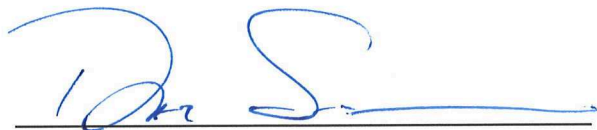
The recommended 20 percent contract contingency is commensurate with market uncertainty of building materials, including impacts of potential tariffs.

This action is funded by the current project budget and there is sufficient budget projected to fund the scope of work of this project. The current project is included in the existing Long Range Financial Plan.

## Motion

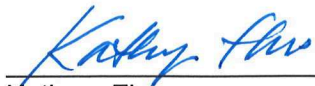
It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with PCL Construction Services, Inc. for construction services for the Stride Bus Base North project in the amount of \$228,344,322 with a 20 percent contingency of \$45,668,864 for a total authorized contract amount not to exceed \$274,013,186.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 22, 2025.



Dave Somers  
Board Chair

## Attest:



Kathryn Flores  
Board Administrator