



**MOTION NO. M2010-41**  
**Construction Contract Award for the Puyallup Parking Expansion Project**

| <b>MEETING:</b>   | <b>DATE:</b> | <b>TYPE OF ACTION:</b> | <b>STAFF CONTACT:</b>   | <b>PHONE:</b>                    |
|-------------------|--------------|------------------------|---|----------------------------------|
| Capital Committee | 4/8/10       | Final Action           | Ahmad Fazel, DECM<br>Executive Director<br><b>Fred Wilhelm, Project<br/>Manager</b> | 206-398-5389<br><br>206-398-5469 |

**PROPOSED ACTION**

Authorizes the chief executive officer to execute a contract with Construct Company to provide construction services for the Puyallup Parking Expansion project in the amount of \$1,701,178, with a 10% contingency of \$170,118, for a total authorized contract amount not to exceed \$1,871,296.

**KEY FEATURES**

- The Puyallup Parking Expansion project will provide an additional 219 parking spaces for Puyallup Sounder Commuter Rail Station customers by improving an existing lot owned and managed by the Western Washington Fair Association (the Fair). It will include grading and paving of the lot, plus drainage, illumination, striping, and landscaping.
- Sound Transit received ten bids through a competitive bid process, which were opened on March 18, 2010. Construct Company was the low bidder at \$1,701,178, or 41.7% below the engineer's estimate of \$2,916,883.
- This action will be funded from the Service Delivery capital project (#746): Regional Mobility Enhancement.

**PROJECT DESCRIPTION**

In 2007, Sound Transit received a Regional Mobility grant in the amount of \$3.7 million to expand commuter rail parking in the Tacoma-Seattle Corridor. The local match for this grant is \$500,000. In the 2009 budget, a grant for the City of Puyallup was added to the project budget. The funding will be used to expand capacity at Sumner and/or Puyallup Stations. In exchange for capital improvements at the Puyallup Fairgrounds, Sound Transit will be able to enter into agreements to significantly expand the parking available for Sounder customers during commute periods.

**FISCAL INFORMATION**

| <u>Project Phase</u> | <u>Amount Requested</u> | <u>Approved Phase Budget</u> |
|----------------------|-------------------------|------------------------------|
| Construction         | \$1,871,296             | \$3,617,000                  |

The Amount Requested plus authorized phase spending to-date would leave a remaining phase budget of: \$1,745,704

**SMALL BUSINESS PARTICIPATION**

Construct Company is a small business and is the prime contractor. Construct Company will self-perform approximately 41% of the work.

Sound Transit Goal: 22%  
 Committed goal: 47%

| <b>Subconsultant/Subcontractor</b> | <b>Business Type</b> | <b>% of Work</b> | <b>Dollar Value</b> |
|------------------------------------|----------------------|------------------|---------------------|
| Garrison Creek Landscapers         | DBE                  | 5.88%            | \$100,000           |
| <b>Total</b>                       |                      | <b>5.88%</b>     | <b>\$100,000</b>    |

## **APPRENTICE UTILIZATION COMMITMENT**

Apprentice utilization goal: 20%

## **EQUAL EMPLOYMENT WORKFORCE PROFILE**

29 employees; 24.1% women; 17.2% minorities.

## **BACKGROUND**

High demand for Sounder commuter rail service along the Tacoma-Seattle corridor has resulted in spillover parking in neighborhoods adjacent to the commuter rail stations in Puyallup, Sumner, and Auburn. Combined with a \$500,000 local match, Sound Transit received a \$3.7 million Regional Mobility Grant from the Washington State Department of Transportation in 2007 to increase parking capacity for these stations for a total of \$4.2 million. Sound Transit also received a \$772,000 Federal Transit Administration grant obtained by the City of Puyallup, which was used for the design work for the Puyallup Parking Expansion project.

The Red Lot, located at 5<sup>th</sup> Street SW and 7<sup>th</sup> Avenue SW in Puyallup, is currently an unimproved surface lot owned and primarily used by the Fair for event parking. This project will create an initial 219 parking spaces for Sound Transit commuters, with the potential for additional capacity up to a maximum total of 625 spaces, subject to negotiation with the Fair. Other improvements to the site include grading, paving, drainage, landscaping, striping, and illumination.

Sound Transit negotiated a funding agreement with the Fair to construct the improvements, which was approved by the Sound Transit Board in February 2010 through Motion No. M2010-26. Under the agreement, Sound Transit will contribute a capped amount of \$2,100,000 towards the construction of improvements and the Fair will contribute an amount up to \$1,700,000. In return for its funding contribution, Sound Transit receives a twenty-year easement to use the lot for Puyallup Station customers.

The lot will be served by Pierce Transit route # 495, which is an existing route that will shuttle commuters from the lot to Puyallup Station. Commuters will be allowed to use the lot Monday through Friday from 4:30am to 6:30pm, except during the fair season in September of each year.

A competitive bid process was used for this construction services procurement. Bids were opened on March 18, 2010 and resulted in 10 submitted bids. Bids ranged from \$1,701,178 to \$2,554,083. The low bid is approximately 41.7% below the engineer's estimate of \$2,916,883. Construction is anticipated to begin in May 2010 and be substantially completed before the start of the Fair season in September 2010.

Since the low bid is under Sound Transit's \$2,100,000 capped contribution under the funding agreement, Sound Transit has approached the Fair to re-open discussions concerning the possibility of amending the funding agreement to increase the parking easement area, to add more parking stalls and/or extend the duration of the easement.

## **ENVIRONMENTAL COMPLIANCE**

- All NEPA and SEPA environmental compliance has been completed for this project.
- A NEPA Documented Categorical Exclusion (DCE) was approved by FTA on September 22, 2009.
- Sound Transit and the City of Puyallup, as SEPA co-lead agencies, issued a Determination of Nonsignificance (DNS) on September 4, 2009.

SSK 3/15/10

## **PRIOR BOARD/COMMITTEE ACTIONS**

Motion No. M2010-26 – Authorized the chief executive officer to execute a funding agreement with the Western Washington Fair Association for the development of the Red Lot, located in Puyallup, Washington for a total authorized amount not to exceed \$2,100,000

Motion No. M2010-27 – Authorized the chief executive officer to execute a three-party development agreement with the City of Puyallup and the Western Washington Fair Association for the Puyallup Parking Expansion Project

## **TIME CONSTRAINTS**

A delay in approval of executing this contract would have an impact on the project schedule. This project must be substantially completed before the start of the Fair season in early September 2010.

## **LEGAL REVIEW**

JW 3/30/10

**MOTION NO. M2010-41**

A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with Construct Company to provide construction services for the Puyallup Parking Expansion project in the amount of \$1,701,178, with a 10% contingency of \$170,118, for a total authorized contract amount not to exceed \$1,871,296.

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**MOTION:**

It is hereby moved by the Capital Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with Construct Company to provide construction services for the Puyallup Parking Expansion project in the amount of \$1,701,178, with a 10% contingency of \$170,118, for a total authorized contract amount not to exceed \$1,871,296.

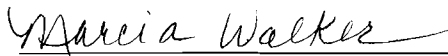
APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 8, 2010.



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Fred Butler  
Capital Committee Chair

ATTEST:



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Marcia Walker  
Board Administrator