



Motion No. M2020-15

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

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	02/13/2020	Final action	Ron Lewis, DECM Executive Director Jon Mihkels, Project Director-New Facilities Chelsea Levy, South Corridor Development Director, PEPD

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 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.

Key features summary

- This action will authorize execution of contract options in the Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvement Project Design Build Project Management (DBPM) services contract with HNTB Corporation (HNTB) for the Phase 1A and Phase 1B of both Kent and Auburn Stations Parking and Access Improvement projects. These options are part of the existing HNTB DBPM services contract.
- This action authorizes and funds only Phase 1A and 1B for the Kent and Auburn projects. The DBPM services under the options for each of the stations will be implemented in three phases – Phase 1A, design-build procurement document development, Phase 1B, pre-construction services, and Phase 2, DBPM services. Phase 2 is a separate option for each station included in the DBPM services contract and will be exercised after each project's baselining. Among other Phase 2 services, DBPM will update the Noise and Vibration Monitoring Plan, the Traffic Monitoring Plan, and provide archaeological services during construction.
- Phase 1A scope includes, but is not limited to, development and assembly of the design-build Request for Proposal (RFP) documents, technical support with risk and safety workshops and City agreements, permit support, preparation of a draft Inadvertent Discovery Plan, and community outreach efforts.
- Phase 1B scope includes evaluation of proposals in responding to the RFP technical review of Requests for Information and Alternative Technical Concepts (ATC) including environmental review and documentation if needed, and preconstruction coordination with Sound Transit staff.
- It is anticipated that for each of the stations, both Phase 1A and Phase 1B will take approximately 20 months. Sound Transit staff will return to request Board authorization and funding for Phase 2 for each of the stations, following acceptable performance by the firm in Phases 1A and 1B, and successful negotiations of Phase 2 scope and cost for each station.

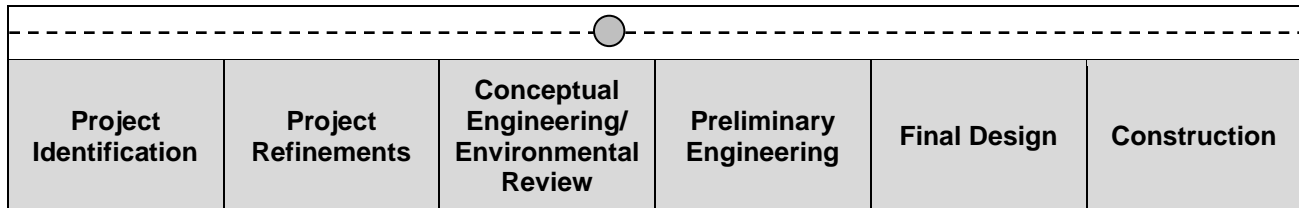
Background

The Kent Station Parking and Access Improvement project includes pedestrian, bicycle, and transit access improvements as well as a new parking garage located south of East James Street and west of Central Avenue North that will add approximately 500 new spaces for commuters. Sound Transit evaluated these improvements and issued a Determination of Nonsignificance (DNS) under the State Environmental Policy Act (SEPA) on October 7, 2019.

The Auburn Station Parking and Access Improvement project includes pedestrian, bicycle, and transit access improvements as well as a new garage located at 1st Street Northwest and B Street Northwest that will add approximately 500 new spaces for commuters. Sound Transit evaluated these improvements and issued a Determination of Nonsignificance (DNS) with conditions under the State Environmental Policy Act (SEPA) on January 29, 2020.

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

Project status



Project Identification	Project Refinements	Conceptual Engineering/Environmental Review	Preliminary Engineering	Final Design	Construction
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Projected completion for Phase 1A and 1B for Kent and Auburn Stations Parking and Access Improvement: Q4 2021

Project scope, schedule and budget summary are located on page 137 and 141 of the September 2019 Agency Progress Report.

Procurement information

A request for proposals was advertised in 2019 for Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvement Project Design Build Project Management (DBPM) services. At that time four proposals were received, evaluations were completed, and the most qualified firm was selected. At the time of contract execution, only work for the Puyallup Station Parking and Access Improvement project was funded, and the total contract sum was within the CEOs delegated authority. The contract includes options for the Kent, Auburn and Sumner Station Parking and Access Improvement Projects.

This current motion before the Board represents the exercising of the options for Phases 1A and 1B for Kent Station and Phase 1A and 1B for Auburn Station projects which moves the contract value above the CEOs delegated authority. Sound Transit will negotiate with HNTB, the firm deemed most qualified

previously, a fair and reasonable price for each option based on the Sound Transit prepared independent cost estimate and the not to exceed approved budget amount.

Fiscal information

The proposed action with HNTB Corporation for \$3,997,000 to exercise the contract option for design-build project management services that encompasses two projects as follows:

- Kent Station Parking and Access improvements: for a contract amount of \$1,998,000 (\$1,816,364 plus a 10% contingency of \$181,636); and
- Auburn Station Parking and Access improvements: for a contract amount of \$1,999,000 (\$1,817,273 plus a 10% contingency of \$181,727);

The authorized project allocation to date for the Kent Station Parking and Access improvements is \$15,611,000. Within the construction services phase, \$2,000,000 has been allocated to the budget line item for Design Build Project Management. The proposed action would commit \$1,998,000 to this line item and leave a budget balance of \$2,000.

The authorized project allocation to date for the Auburn Station Parking and Access improvements is \$11,441,000. Within the construction services phase, \$2,000,000 has been allocated to the budget line item for Design Build Project Management. The proposed action would commit \$1,999,000 to this line item and leave a budget balance of \$1,000.

Contract Detail

HNTB Corporation	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	\$4,454	\$4,454	\$3,634	\$8,088
Contingency Amount	445	445	363	809
Total Contract	\$4,900	\$4,900	\$3,997	\$8,897
Percent Contingency	10%	10%	10%	10%

KENT STATION ACCESS IMPROVEMENTS

Project Phase	Authorized Project Allocation to Date	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$1,710	\$1,124	\$	\$1,124	\$586
Preliminary Engineering	3,409	3,409		3,409	
Final Design					
Right of Way	7,887	354		354	7,533
Construction					
Construction Services	2,000		1,998	1,998	2
Third Party Agreements	605				605
Vehicles					
Contingency					
Total Current Budget	\$15,611	\$4,887	\$1,998	\$6,885	\$8,726

Phase Detail

Construction Services					
Construction Services	\$2,000	\$	\$1,998	\$1,998	\$2
Other Construction Services					
Total Phase	\$2,000	\$	\$1,998	\$1,998	\$2

AUBURN STATION ACCESS IMPROVEMENTS

Project Phase	Authorized Project Allocation to Date	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$1,639	\$1,053	\$	\$1,053	\$586
Preliminary Engineering	3,409	2,824		2,824	585
Final Design					
Right of Way	3,788				3,788
Construction					
Construction Services	2,000		1,999	1,999	1
Third Party Agreements	605				605
Vehicles					
Contingency					
Total Current Budget	\$11,441	\$3,877	\$1,999	\$5,876	\$5,565

Phase Detail

Construction Services					
Construction Services	\$2,000	\$	\$1,999	\$1,999	\$1
Other Construction Services					
Total Phase	\$2,000	\$	\$1,999	\$1,999	\$1

Notes:

Amounts are expressed in Year of Expenditure.

Board Approvals = Committed To-Date + Contingency as of 1/31/2020

For detailed project information, see page 76 and 77 in the 2020 Financial Plan & Proposed 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 HNTB committed to achieving DBE/small business participation for the entire contract, including options. HNTB shall submit a revised Business Participation Plan once subconsultant agreements are executed under the option for each project.

Disadvantaged and Small Business Participation	
Sound Transit small business goal: 10%	Small business commitment: 18%
DBE goal: 5%	DBE commitment: 8.5%

Public involvement

Not applicable to this action.

Time constraints

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

Environmental review – KH 2/5/20

Legal review – JSA 2/11/20

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This action will authorize execution of contract options in the Auburn, Kent, Puyallup and Sumner Stations Parking and Access Improvement Project Design Build Project Management (DBPM) services contract with HNTB Corporation (HNTB) for the Phase 1A and Phase 1B of both Kent and Auburn Stations Parking and Access Improvement projects. These options are part of the existing HNTB DBPM services contract.

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Phase 1A scope includes, but is not limited to, development and assembly of the design-build Request for Proposal (RFP) documents, technical support with risk and safety workshops and City agreements, permit support, preparation of a draft Inadvertent Discovery Plan, and community outreach efforts.

Phase 1B scope includes evaluation of proposals in responding to the RFP technical review of Requests for Information and Alternative Technical Concepts (ATC) including environmental review and documentation if needed, and preconstruction coordination with Sound Transit staff.

It is anticipated that for each of the stations, both Phase 1A and Phase 1B will take approximately 20 months. Sound Transit staff will return to request Board authorization and funding for Phase 2 for each of the stations, following acceptable performance by the firm in Phases 1A and 1B, and successful negotiations of Phase 2 scope and cost for each station.

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 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.

APPROVED by the System Expansion Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 13, 2020.



Claudia Balducci
System Expansion Committee Chair

Attest:



Kathryn Flores
Board Administrator