

STAFF REPORT

DATE: September 12, 2022
TO: Sacramento Regional Transit Board of Directors
FROM: Laura Ham, VP, Planning and Engineering
SUBJ: AWARD CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES FOR DOS RIOS LIGHT RAIL STATION PROJECT TO 4LEAF, INC.

RECOMMENDATION

Adopt the Attached Resolution.

RESULT OF RECOMMENDED ACTION

Approving the Award of the Contract for Construction Management Services for Dos Rios Light Rail Station Project to 4LEAF, Inc. will provide supplemental resources to assist SacRT's limited construction management staff to oversee construction of the Dos Rios Light Rail Station Project and ensure timely completion in accordance with the construction contract requirements.

FISCAL IMPACT

The price or not to exceed amount for the Contract for Construction Management Services for the Dos Rios Light Rail Station Project will be \$2,991,553.49 based upon the estimated number of hours of work. The work will be completed on a cost-plus-fixed-fee basis based on actual hours worked and costs incurred, including audited indirect costs and direct costs. The Construction Management Services portion of the Dos Rios Light Rail Station Project is fully funded.

DISCUSSION

The City of Sacramento (City), in partnership with the Sacramento Housing and Redevelopment Agency (SHRA) and Sacramento Regional Transit District (SacRT), proposes implementation of the Twin Rivers Transit-Oriented Development and Light Rail Station Project (Project). The Project would develop a mixed-income, mixed-use community comprising of 218 replacement public housing units, 281 new market-rate rental and Low-Income Housing Tax Credit (LIHTC) units, a realigned internal street network, green open space, and other community amenities on two noncontiguous properties in close proximity to one another, totaling approximately 24.2 acres that currently includes public housing and undeveloped land. The Project would also include construction and operation of the proposed SacRT Dos Rios Light Rail Station on the existing SacRT light rail Blue Line and adjacent to North 12th Street. The new Dos Rios Light Rail Station Project requires track realignment, signaling modifications, system

upgrades, along with the station architectural design.

To assist SacRT staff during the construction of the Dos Rios Light Rail Station Project and track realignment, on February 18, 2022, SacRT released a Request for Proposals (RFP) for Construction Management (CM) Services for Dos Rios Light Rail Station Project in accordance with SacRT's Procurement Ordinance.

On April 22, 2022, SacRT received proposals from 4LEAF, Inc., Ghirardelli Associates, Inc., Kleinfelder Construction Services, and Lockwood, Andrews, & Newnam Inc. An internal Selection Committee evaluated and ranked each proposal based on the qualifying criteria. Because construction management is considered an architecture and engineering contract (A&E), price is not considered as a selection criteria and price proposals are not opened until the top-ranked firm has been established. The top three firms were determined to be in the competitive range and were invited to return for oral presentations.

Oral presentations to the Selection Committee were held between August 3 and 8, 2022 with 4LEAF, Inc, Kleinfelder Construction Services, and Lockwood, Andrews, & Newnam Inc. Following the presentations, a total weighted score and final ranking was compiled, and 4LEAF, Inc. was deemed the most qualified firm.

After making the determination of the most-qualified firm, SacRT reviewed the cost proposal for the referenced services with 4LEAF, Inc. to finalize the contract cost. The final agreed-upon not-to-exceed contract amount is \$2,991,553.49, which reflects 4LEAF's estimate of the necessary effort to complete all of the work called for by the RFP.

RESOLUTION NO. 2022-09-104

Adopted by the Board of Directors of the Sacramento Regional Transit District on this date:

September 12, 2022

AWARD CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES FOR DOS RIOS LIGHT RAIL STATION PROJECT TO 4LEAF, INC.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE SACRAMENTO REGIONAL TRANSIT DISTRICT AS FOLLOWS:

THAT, the Contract for Construction Management Services for Dos Rios Light Rail Station Project between the Sacramento Regional Transit District, therein referred to as "SacRT," and 4LEAF, Inc., therein referred to as "Contractor," whereby Contractor agrees to provide Construction Management Services for Dos Rios Light Rail Station Project, as further specified therein, for an amount not to exceed \$2,991,553.49, is hereby approved.

THAT, the Chair and General Manager/CEO are hereby authorized and directed to execute the foregoing Contract.

STEVE MILLER, Chair

A T T E S T:

HENRY LI, Secretary

By: _____
Tabetha Smith, Assistant Secretary