

STAFF REPORT

DATE: June 10, 2024
TO: Sacramento Regional Transit Board of Directors
FROM: Henry Ikwut-Ukwa, VP, Capital Programs
SUBJ: CONDITIONALLY AWARDING THE CONTRACT FOR
CONSTRUCTION OF THE DOS RIOS LIGHT RAIL STATION
PROJECT TO DMZ BUILDERS

RECOMMENDATION

Adopt the Attached Resolution.

RESULT OF RECOMMENDED ACTION

Delegating authority to the General Manager/CEO to award of the Contract for Construction of the Dos Rios Light Rail Station to DMZ Builders. The award will be contingent upon fully funding the project and the expiration of the 10-day protest period after the Notice of Intent to Award has been issued. Delegating authority to the General Manager/CEO will allow for the project to stay on schedule to comply with the SGC grant deadline.

FISCAL IMPACT

The Total Bid price for the Contract for Construction of Dos Rios Light Rail Station is \$27,417,581.00, with a Base Bid of \$26,892,581.00 and Additive Alternate 1 (Solar Panel System) for \$525,000.00. This contract will be funded with state and federal funds. Funding is expected to be available from the Strategic Growth Council's (SGC's) Transformative Climate Communities Grant (TCC) in the amount of \$17,470,243; the State Transit Assistance Funds (STA) in the amount of \$3,200,000; the Housing and Community Development's (HCD's) Affordable Housing and Sustainable Communities Funds (AHSC) in the amount of \$940,000; Congresswoman Doris Matsui's Congressionally Directed Funding Request in the amount of \$1 million; and FTA 5307 funds in the amount of \$5,056,581. However, awarding the Base Bid and the Additive Alternate, as well as other contractors' work for construction management, flagging, and design support, and SacRT's ability to fund the required bus bridges is contingent on the state releasing the Transit and Intercity Rail Capital Program (TIRCP) SB125 in the amount of \$10 million and SACOG removing a contingency provision from the SB125 grant award, which is expected to occur by June 30, 2024.

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 will 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 includes 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 contract to be awarded is for construction of the new Dos Rios Light Rail Station, which includes track realignment, signaling modifications, system upgrades, and construction of the new station.

On December 18, 2023, Staff released an Invitation for Bid for Construction of the Dos Rios Light Rail Station. On April 29, 2024, SacRT received 3 bids.

DMZ Builders	\$27,417,581.00
Clark Construction Group – CA LP	\$34,280,672.00
L.K. Comstock National Transit LLC	\$38,211,850.00

Each bid was reviewed to determine the Bidder’s responsiveness to the requirements of the Bid Documents. After reviewing all bids, Staff determined that DMZ Builders is the lowest responsive and responsible Bidder and that the price is fair and reasonable. Although the DMZ Builders bid is \$6 million above the Engineer’s Estimate of \$21 million prepared in advance of the solicitation, it is within the project’s estimated total budget for the construction contract and has been determined to be fair and reasonable by comparison to the other two bids submitted. A Notice of Intent to Award was issued on Wednesday May 29, 2024.

RESOLUTION NO. 2024-06-070

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

June 10, 2024

CONDITIONALLY AWARDING THE CONTRACT FOR CONSTRUCTION OF THE DOS RIOS LIGHT RAIL STATION PROJECT TO DMZ BUILDERS

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

THAT, the Contract for Construction of the Dos Rios Light Rail Station between Sacramento Regional Transit District, therein referred to as "SacRT" and DMZ Builders, therein referred to as "Contractor," whereby Contractor agrees to complete the construction required for Dos Rios Light Rail Station Project for the Base Bid plus Additive Alternate 1, as specified, for an amount not to exceed \$27,417,581.00 is hereby approved conditioned upon: (a) the State of California releasing the Transit and Intercity Rail Capital Program (TIRCP) SB125 in the amount of \$10 million and SACOG removing a contingency provision from the SB125 grant award so that these funds are available to SacRT; and (b) expiration of the protest period without receipt of any protests; and (c) DMZ Builders providing all required insurance and bonds.

THAT, the General Manager/CEO is hereby authorized to execute the Contract for Construction of the Dos Rios Light Rail Station upon satisfaction of each foregoing contingency.

PATRICK KENNEDY, Chair

A T T E S T:

HENRY LI, Secretary

By: _____
Tabetha Smith, Assistant Secretary