



Date: December 10, 2024

Honorable Mayor and Council Members

Author and Title: Alfred Knotts, Transportation Program Manager

Title: Railyard Mobility Hub Phase 2B – Design Contract Authorization

Jen Callaway, Town Manager

Recommended Action:

Authorize Town Manager to execute a contract with JKAE in the amount of \$314,000 including a 15% contingency amount for a total authorization amount of \$361,100 to complete final design of Phase 2B of the Railyard Mobility Hub (C2508).

Discussion:

The Town was awarded \$4.437 million dollars in April 2023 through the California State Transportation Agency (CalSTA) Transit and Intercity Rail Capital Program (TIRCP), with a portion of these funds set aside for construction of Phase 2 of the Railyard Mobility Hub.

In order to demonstrate a timely implementation plan when applying for the TIRCP grant, Phase 2 was split into two subphases: Phase 2A and Phase 2B. The Phase 2A project included construction of the parking lot adjacent to the new Railyard Mobility Hub and electric vehicle charging infrastructure which was substantially complete in November 2024. The Phase 2B project includes the construction of the climate-controlled Mobility Hub building and final streetscape amenities which would constitute the final significant phase of Railyard Mobility Hub Project.

Now that Phase 1 and 2A construction are complete, staff is looking to proceed with final design of Phase 2B as to meet a Summer 2026 construction timeline.

To initiate the design phase of Phase 2B, staff issued a Request for Proposal (RFP) on September 20, 2024, for Final Design and associated construction bid documents. This solicitation concluded on October 25, 2024, resulting in the Town receiving two (2) proposals from the following firms:

- Bucilla Group Architecture - Newport Beach, CA
- JKAE – Truckee, CA

Following scoring by the Evaluation Committee, staff elected to interview both consultant teams to further vet the teams and their understanding of the project; the Railyard Master Plan and associated Design Guidelines; and the role this facility would play in local transit operations, including regional transit connectivity. Upon conclusion of the evaluation process, the Evaluation Committee concluded that JKAE was the most qualified firm to complete the Phase 2B in a manner that would achieve the project goals, including Design Guidelines set forth in the Railyard Master Plan.

As a result of this solicitation and evaluation process, staff is recommending that Council authorize a contract with JKAE in the amount of \$314,000 plus a 15% contingency which can be authorized by the

Town Manager if additional design efforts are necessary beyond the proposed scope of work. The proposed scope of work is provided in Attachment A.

Staff is requesting 5% above the typical 10% due to the fact this is a “cradle to grave” design which has the potential to encounter unforeseen expenses associated with the collection of supplemental field information such as, geotechnical information, utility verification, hydronic calculations and connections, additional Commission meetings, and/or field survey.

Priority:

<input type="checkbox"/> Enhanced Communication	<input checked="" type="checkbox"/> Climate and Greenhouse Gas Reduction	<input type="checkbox"/> Housing
<input checked="" type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Emergency and Wildfire Preparedness	<input checked="" type="checkbox"/> Core Service

Fiscal Impact:

The Town’s adopted CIP budget identifies \$400,000 in LPP funding for Design of Phase 2B which has been secured by staff. This budgeted amount and secured funding exceeds requested Design contract authorization by \$39,000. Should these funds remain unexpended, they are eligible to be reprogrammed to construction. Currently, the Town has approximately \$1,128,000 in TIRCP funding for construction.

Public Communication:

The Mobility Hub Project has been discussed in various community forums beginning with the “Transit Center Relocation Feasibility Study” completed in 2020, which included a formal community engagement process.

Additional public communications have occurred at Council meetings as part of the annual budgeting processes and contract awards for Phase 1 and Phase 2A design and construction.

The Phase 2B Final Design RFP solicitation was posted on the Town website in September 2024.

Attachments:

Attachment A – JKAE Scope of Work and Cost Proposal