

# *Kent/Auburn/Sumner Station Parking & Access Improvements*

*Project Briefing*

*Citizen Oversight Panel Meeting*

*4/21/21*



# *Why we are here*

Provide a project update for the Kent/Auburn/Sumner Parking & Access Improvements Project:

- ST2 Access Improvement Projects
- Parking and Access Background
- Ridership and Parking Utilization
- Budget
- Motion No. M2020-55

***ST2 Access Improvement  
Projects***

# ST2 Access Improvement Projects

*“Access Improvements projects, approved by voters in 2008 as part of the Sound Transit 2 ballot measure, will improve access, whether you’re walking, biking, driving or riding local transit to Sounder.”*

- Puyallup Station Parking and Access Improvements
- **Sumner Station Parking and Access Improvements**
- **Kent Station Parking and Access Improvements**
- **Auburn Station Parking and Access Improvements**
- Lakewood Station Access Improvements
- South Tacoma Station Access Improvements

# REGIONAL TRANSIT SYSTEM PLAN

SOUND MOVE & SOUND TRANSIT 2 PROJECTS / SERVICES

## MAP KEY

- Link Light Rail**
  - Central Link (In Service July 2009)
  - Tacoma Link
  - Under Construction (Opens 2016)
  - Future Service
- Sounder Commuter Rail**
  - Everett–Seattle Sounder
  - Tacoma–Seattle Sounder
  - Under Construction (Opens 2012)
- ST Express Regional Bus**
  - Express Bus Service
  - Future Bus Rapid Transit (BRT)
- Supporting Investments**
  - Park & Ride – Rail Station or Bus Facility
  - Future Park & Ride
  - Rail Station, Transit Center or Bus Stop Improvements
  - Future Transit Improvements
  - HOV Direct Access Ramp, Freeway Station or Overpass
  - Freeway Station Under Construction or Future HOV Direct Access Ramp
  - HOV/Transit Improvements
  - Future First Hill Link Connector
  - Future Regional Rail Partnership Contribution

## Sound Transit 2 at a glance

- Adds approximately 36 miles of new light rail, with at least 19 new stations
- Adds 4 round trip Sounder commuter rail trains between Lakewood and Seattle
- Improves Sounder stations along the entire line – north and south
- Adds 17% more ST Express regional bus service
- Adds a new streetcar connector line in Seattle



• **Project purpose:** Improve reliable access to the Sounder Station to meet increased demand.

• **Project scope:** Parking garage, Pedestrian bridge, intersection upgrades, surface parking and non-motorized improvements.

**Kent Sounder Station**  
**Auburn Sounder Station**  
**Sumner Sounder Station**

# ***Parking and Access***

# Kent, Auburn & Sumner

## Background

- Kent/Auburn - ready to “enter into design”
- Sumner – “Shovel Ready” and ready for Baseline action / procurement (hold since April 2020)
- A Design Build Project Management team is under contract (February 2020) to assist in delivering Puyallup (currently in construction), and Kent, Auburn & Sumner.
- Design build has been selected as the delivery method, therefore design development was stopped at 10% for Kent, Auburn and Sumner.



# *Kent and Auburn Station*

## *Previous Board Motions/Resolutions*

- 2017 - Preferred Alternative for Kent Station Access Improvements
- 2020 - Select project to be built
- 2020 - Contract Modification for Design Build Project Management (DBPM) services for Kent and Auburn – “Seek cost savings”



# Kent Station

## Previously Board Approved Improvements:

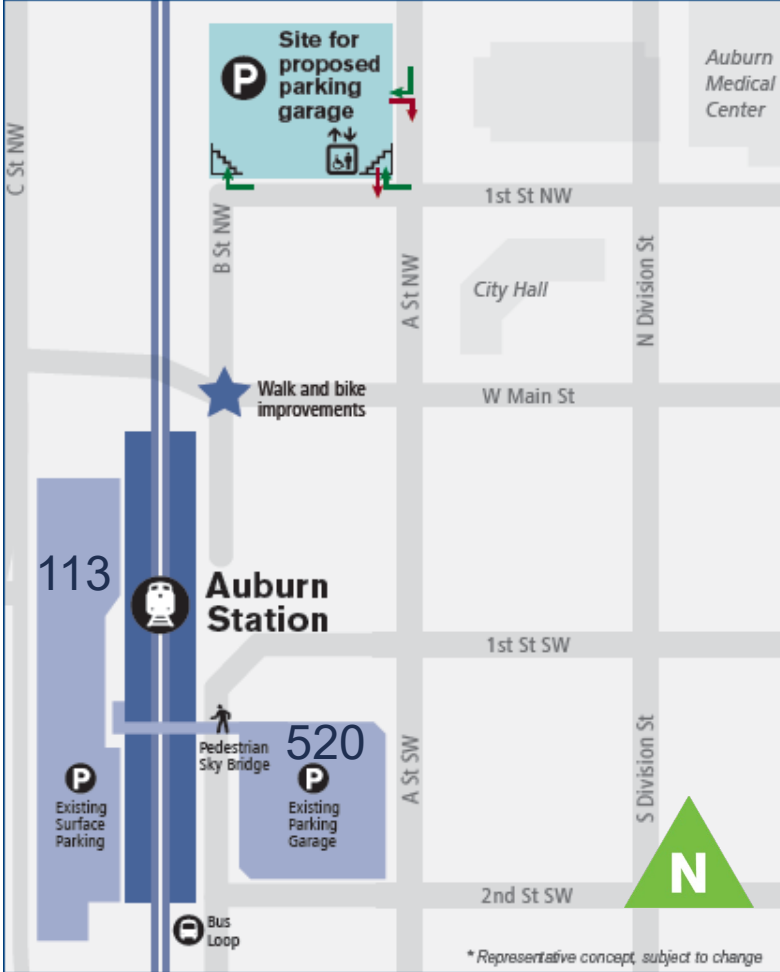
- Parking Garage (up to 534 stalls)
- Site improvements near station
- Pedestrian and bicycle improvements
- New KCM bus layover facility (funding partnership with King County Metro)



# Auburn Station

## Previously Board Approved Improvements:

- Parking Garage (up to 675 spaces)
- Downtown pedestrian access improvements at the intersection of W Main Street and B Street NW
- Increases to bicycle storage at Auburn Station
- New bus shelters at up to 5 existing bus stops



# Sumner Station

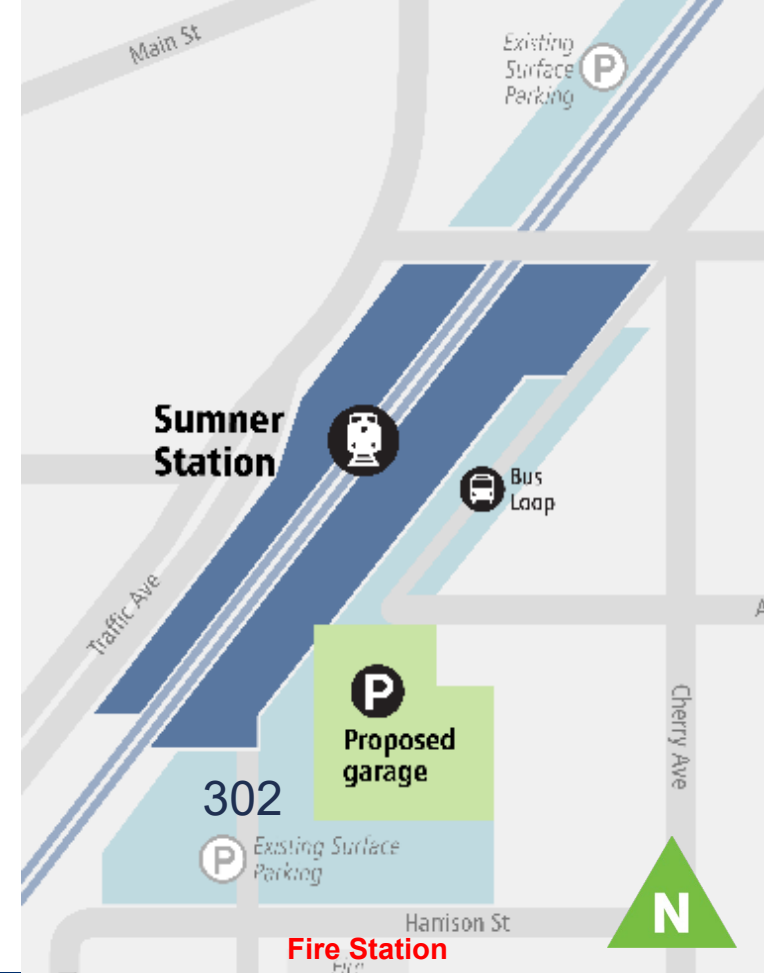
## *Previous Board Motions/Resolutions:*

- 2014 - Preferred Alternative for Sumner Station Access Improvements
- 2016 - Select project to be built
- 2017- Agreement with the City of Sumner & increase amount authorized
- 2019 - To acquire real property interests required for the project.
- 2020 - Contract Modification for Design Build Project Management (DBPM) services for Sumner – “Seek cost savings”

# Sumner Station

## Previously Board Approved Improvements:

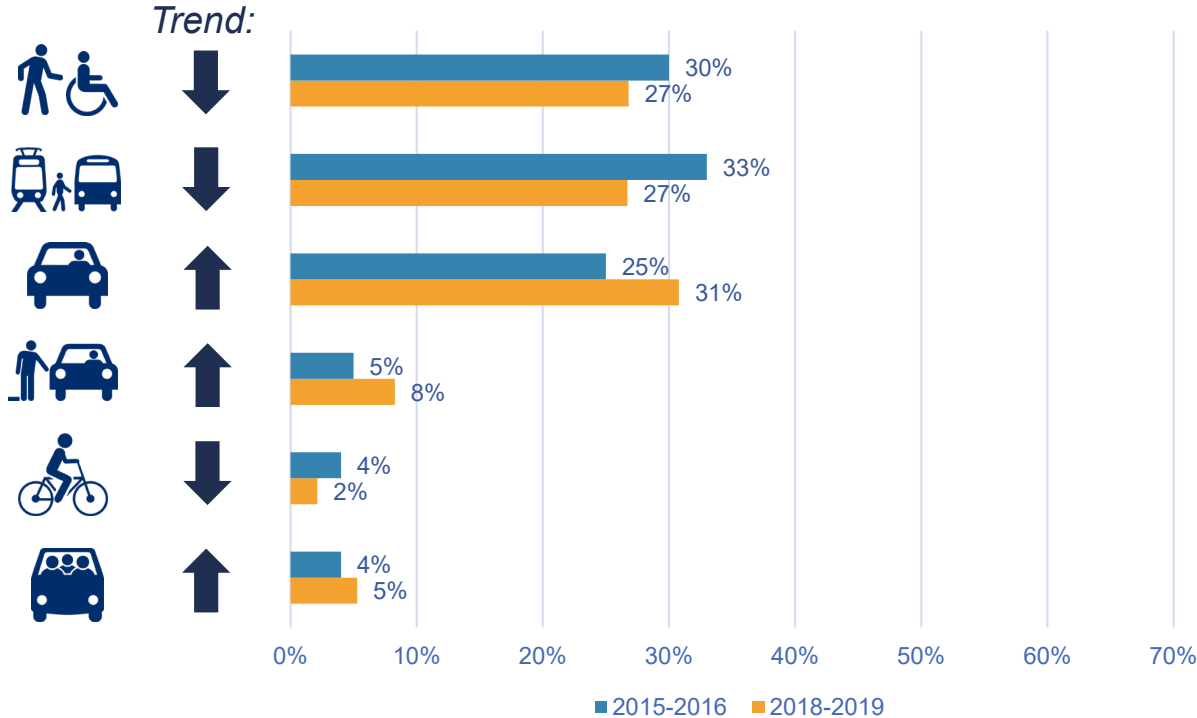
- Provide 505 net new spaces
- Up to a 623 space garage
- Consolidated bus loop and new bus routing – currently served only by ST
- Connected to Bonney Lake Park & Ride's 356 spaces with Sound Transit Express
- Providing leased replacement parking during construction



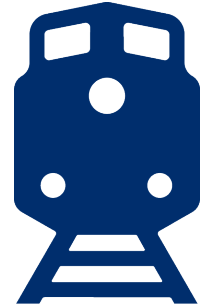
# *Ridership*

# Passenger Access Trends

## Mode of access/egress



## Sounder



Annual Ridership:  
 2015 3.81 million  
 2018 4.65 million

# Sounder Passenger Access


## Mode of access/egress (2018-2019)

### Kent Station


 18%

 18%

 44%

 12%

 1%

 7%

### Auburn Station


 22%

 18%

 38%

 13%

 3%


 4%


### Sumner Station


 16%

 24%

 37%

 15%

 1%

 6%

# Parking Quantities

Station	Ave Daily Sounder Riders (2019)	Existing Parking Stalls	Proposed New Parking Stalls / Net Stalls +/-
Kent	1,900	996	534 / <b>420</b>
Auburn	1,600	633	675 / <b>555</b>
Sumner	1,200	302*	623 / <b>505</b>

\*Served by ST Express 596 from Bonney Lake Park & Ride 5-miles away (356 stalls +/-)



# Parking Utilization

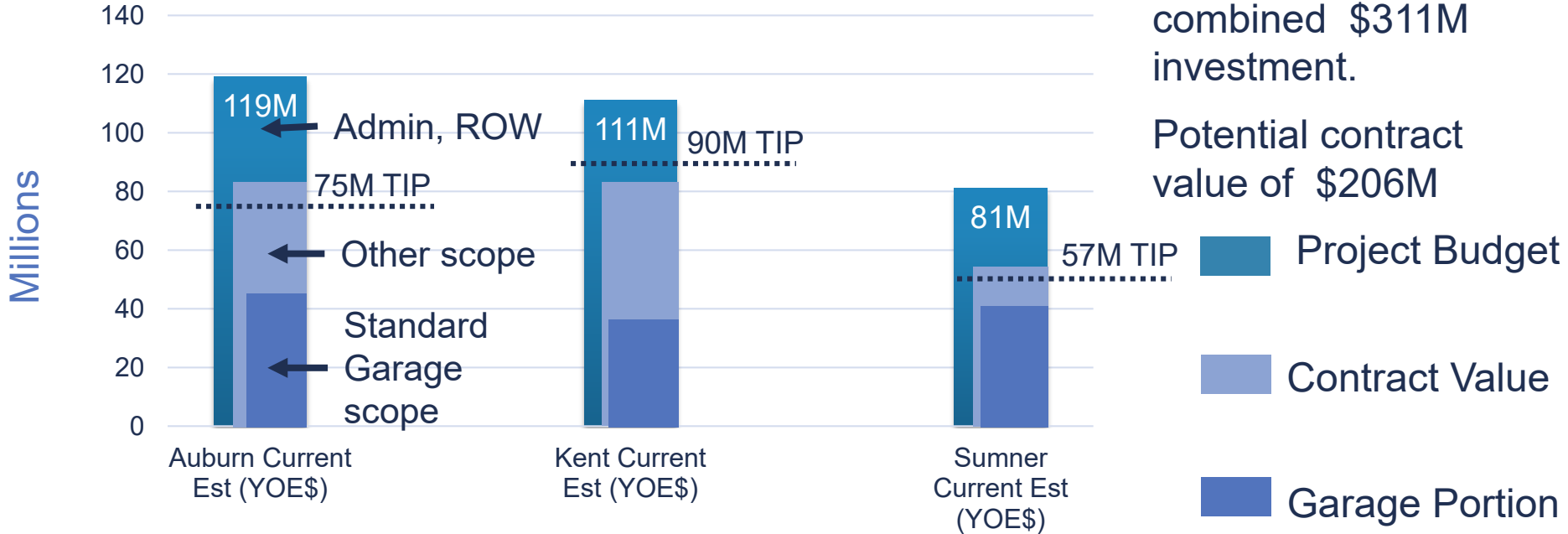
## COVID Impacted Counts

Location	Stall Capacity	April 2019 Count	2019 Utilization	April 2020 Count	2020 Utilization
Kent Garage	877	852	97%	46	5%
Kent Lot	119	123	103%	22	18%
Auburn Garage	520	517	99%	44	8%
Auburn Lot	113	112	99%	11	10%
Sumner Lot	302	294	97%	43	14%
Bonney Lake Lot	359	327	91%	25	7%

# *Budget Discussion*

# Project Budget Estimates

## Current Estimate vs. TIP



The 3 project budgets (Auburn/Kent/Sumner) are currently a combined \$311M investment.

Potential contract value of \$206M

***Motion No. M2020-55***

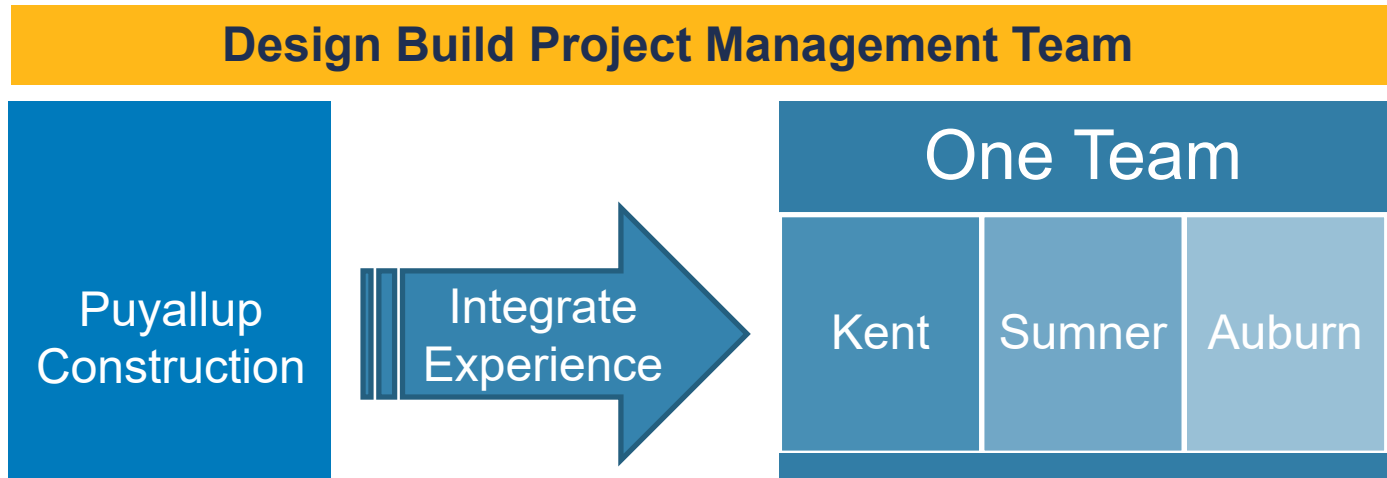
# *What can be done to reduce project costs?*

- *Optimize Procurement & Contract Packaging*
- *Scope Flexibility or Reductions*
- *Jurisdictional Alignment and Partnership*
- *Standard Garage Design*

# Procurement & Packaging

Opportunities of packaging three garages under one design build contract:

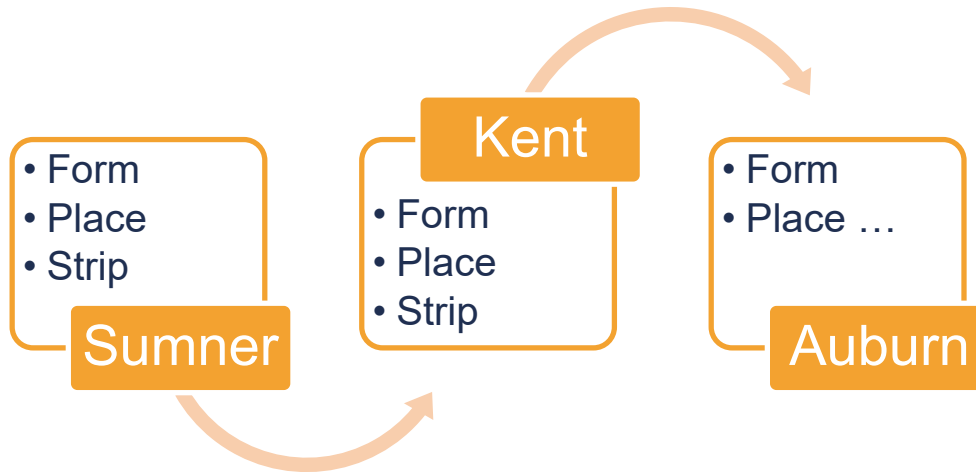
- Achieve efficiencies with one procurement & management effort. May result in approximately 15% savings on project management costs.



# Procurement & Packaging

Opportunities of packaging three garages under one design build contract:

- Provide schedule flexibility to maximize design builder efficiencies. May result in approximately 5% savings of construction contract cost.



# Procurement & Packaging

Opportunities of packaging three garages under one design build contract:

- Allow flexibility in requirements and scope to encourage innovative proposals – minimize civil works and maximize parking.





# Scope Flexibility

- Acknowledge the current 10% design solution can be reframed by an innovative proposer to better align budget with increased parking improvements over site civil work.
- Flexibility – Allow form of parking to be a mix of structured and surface when possible.
- Consider outcome with fixed cost, prioritized scope (i.e. parking), and allowing proposing teams to compete on the scope that can be provided within the cost. Requires flexibility and prioritization of project scope.

# *Jurisdictional Alignment*

## *Partnership Opportunities*

- Establish certainty and agreement regarding permit & review processes to ensure predictable schedule once delivery is underway.
- Finalize and execute agreements (Development, Utility, etc.) prior to beginning procurement phase.
- Challenge public partners to build upon the public transit investment.

# Standardization

- Build upon the similarities in the projects and deliver the “same” garage with a “kit of parts”.
- Work with jurisdictions to concur on minor local variation such as aspects of cladding.
- Use of similar equipment, specifications and standards will contribute to efficiencies in delivery and cost.



# *Summary*

# Summary

- Innovative procurement and packaging strategies can reduce costs for the three projects.
- Schedule flexibility can be used to enable the design builder to optimize efficiencies & reduce costs.
- Jurisdictions have a role in ensuring the value of the public transit investment is achieved.

**Fundamentally, a re-definition of project scope would be needed to align the Kent, Auburn & Sumner project budgets with the original TIP budget.**

# *Requested Direction with Re-alignment*

## *Identify Board priority:*

- Prioritize delivering the current defined scope (such as number of stalls), acknowledging increased costs.

OR

- Prioritize cost savings (closer to TIP or other amount), while allowing scope flexibility.

Board re-alignment direction will inform how staff develop and implement the tools and strategies presented earlier.

Thank you.

*Thank you.*



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