Task 1: Review and Assessment of Past Cost Estimates and Trends
  » Draft Report – Week of March 25th Board Meeting
  » **Final Report – April 2021**

Task 2: Estimating Methodology Review and Recommendations
  » Draft Report – May 2021
  » Final Report – June 2021

Task 3: Management Methodology Review and Recommendations
  » Draft Report – July 2021
  » Final Report – After Receiving Board Comments
FOCUS OF THIS REPORT

» Are the 2020 cost estimates within an acceptable range for ~10% design?

» What were the main cost drivers in the 2020 estimate that led to the increases?

» Have all elements been captured in the 2020 estimate?

This report answers the “What”, the second report due in May 2021 answers “Why”
» Bus Base North
  ▪ Completed the Assessment

» Items previously under review
  ▪ Provided Conclusions in Final Report

» Peer review in the Appendix
  ▪ Performed on 9 North American projects

» Met with City of Seattle
  ▪ Met on April 6\textsuperscript{th} - meeting minutes to be provided in April Progress Report
Latest Estimate Challenges

- Sitework
- Furniture & Equipment
- Environmental
- Parking Garage
ITEMS PREVIOUSLY UNDER REVIEW

» Can be found in Final Report
  - WSBLE long-span bridges
  - WSBLE ground conditions
  - WSBLE tunneling
  - OMFS building cost

» Did not change overall assessment opinion
View from the Program Level

- Bus Base North Phase 2 (2020) estimate does not appear appropriate for a 10% design
- Program wide Phase 2 (2020) estimates do appear appropriate for a 10% design

Recommendations

- ST project teams address these findings for future updates
- Perform a bottoms-up estimate for Bus Base North
NEXT STEPS

» Task 2 draft report due the week of the May Board Meeting

- Methodology
  
  a. Comparison between the agency’s cost estimating methodology and standard industry practices.
  
  b. Recommendations for how to adjust the estimating methodology for early planning.
  
  c. Recommendations for how the agency could adjust cost estimating roles and responsibilities for consultants, contractors, and/or staff.
  
  d. Recommendations for managing right-of-way and other contingencies through design development.
Meetings
- WSDOT
- King County
- City of Seattle
- Sound Transit staff

Board Comments for Task 2 by end of April