



TRIUNITY



SOUND TRANSIT: ST3 COST ASSESSMENT TASK 1 FINAL REPORT

April 22, 2021

TIMELINE OF REPORTS

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”



SINCE WE WERE LAST HERE

» Bus Base North

- Completed the Assessment

» Items previously under review

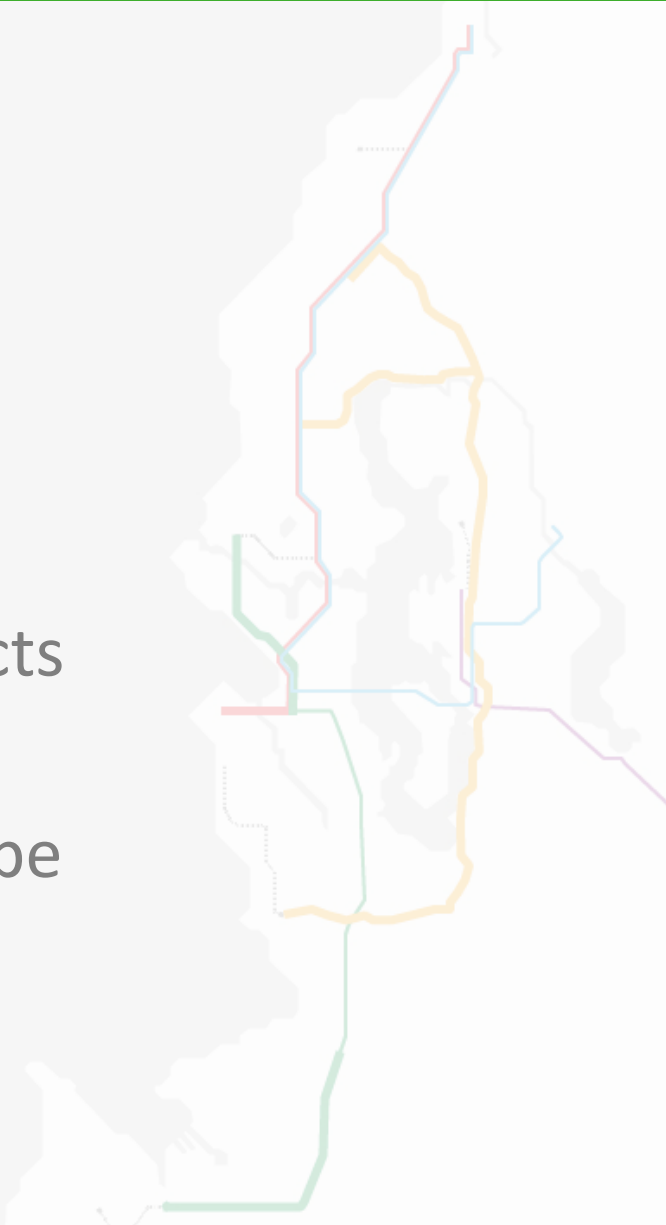
- Provided Conclusions in Final Report

» Peer review in the Appendix

- Performed on 9 North American projects

» Met with City of Seattle

- Met on April 6th - meeting minutes to be provided in April Progress Report



» Latest Estimate Challenges

- Sitework
- Furniture & Equipment
- Environmental
- Parking Garage

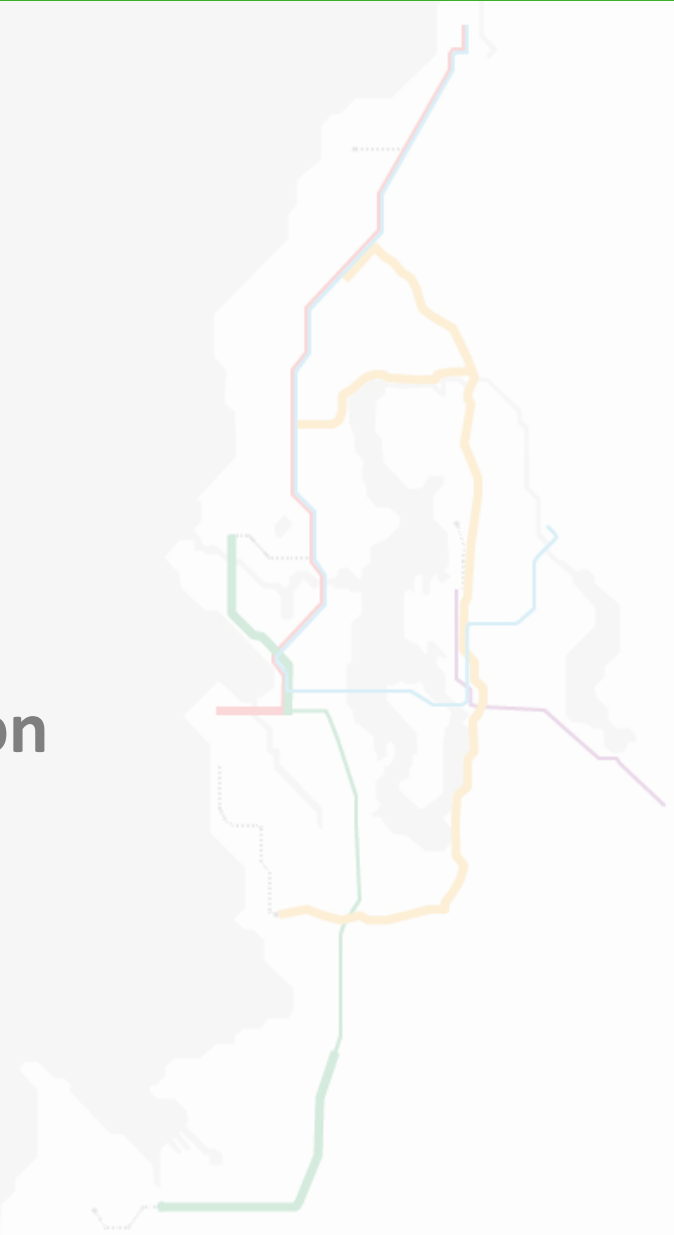


ITEMS PREVIOUSLY UNDER REVIEW

» Can be found in Final Report

- WSBLE long-span bridges
- WSBLE ground conditions
- WSBLE tunneling
- OMFS building cost

» Did not change overall assessment opinion



TASK 1 FINAL THOUGHTS

» 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

» 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.

NEXT STEPS CONTINUED

» Meetings

- WSDOT
- King County
- City of Seattle
- Sound Transit staff

» Board Comments for Task 2 by end of April

