



## Motion No. M2020-20

### Development Agreement with the City of Puyallup for the Puyallup Parking and Access Improvement Project

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee Board	03/12/2020 03/26/2020	Recommend to Board Final action	Ron Lewis, DECM Executive Director Jon Mihkels, Project Director <b>Ken Lee, Senior Project Manager</b>

### Proposed action

Authorizes the chief executive officer to execute a development agreement with the City of Puyallup for the Puyallup Station Parking and Access Improvements project for a total authorized agreement amount of \$5,447,170.

### Key features summary

- The proposed development agreement with the City of Puyallup (City) provides Sound Transit with the necessary certainty in regard to development requirements, design standards, and review procedures to support the design, construction, and opening of the Puyallup Station Parking and Access Improvements project in February 2022.
  - Confirms the policy framework by identifying, interpreting and vesting applicable codes and standards;
  - Grants Sound Transit an airspace easement over 5<sup>th</sup> Street NW for the pedestrian bridge element of the project; and
  - Confirms transportation mitigation elements consistent with the Environmental Determination in 2016.
- Sound Transit will provide a capped contribution of \$3,821,220 to the City to design, deliver, and maintain non-motorized improvements that are part of the overall Puyallup Station Parking and Access Improvement Project. These improvements (include such items as ADA/sidewalk improvements, pedestrian crossings, signals, and the addition of bike lanes on Stewart Ave) will be completed by the city rather than including this work in overall garage contract.
- Sound Transit will provide a capped contribution of \$1,621,000 to the City in lieu of providing offsite and onsite stormwater detention. Participation in the City's regional storm drainage project provides benefits for both parties.
- Sound Transit will provide a capped contribution of \$4,950 for the replacement of the 2014 Arbor Day street trees being removed by the project.
- The Puyallup City Council is scheduled to take action on this agreement on March 10, 2020.

## Background

The Puyallup Station Parking and Access Improvements project will build bicycle, pedestrian, lighting, and parking access improvements at the Puyallup Sounder Station.

In November 2008, the voter-approved ST2 Plan included funding for access improvements to the Puyallup Sounder Station. During the process of refining the projects included in the ST2 plan, the Sound Transit Board responded to community concerns by calling for a Sounder Access and Demand Study. The study evaluated potential access improvements to eight existing Sounder stations including Puyallup. The study provided a range of potential access improvement projects that Sound Transit could implement in full or in part, that would allow riders to use alternative modes of travel to the Puyallup Station.

The project builds on the results of the Sounder Station Access and Demand Study. The initial phase of the project evaluated parking, traffic, pedestrian, and bicycle access improvements that could be made to improve rider access to the Puyallup Sounder Station.

Sound Transit issued a Determination of Non-significance under the State Environmental Policy Act (SEPA) on February 17, 2016. The Federal Transit Administration (FTA) concurred that the Project qualified as a categorical exclusion as described in its National Environmental Policy Act (NEPA) Rules.

On April 28, 2016, the Sound Transit Board selected the project to be built. In December 2019, the Sound Transit Board provided authorization for the chief executive officer to award the contract to the highest scoring design-build contractor.

## Project status



Project Identification	Alternatives Identification	Conceptual Engineering/ Draft EIS	Preliminary Engineering/ Final EIS	Final Design	Construction

Projected Substantial Completion Date: 1Q 2022

Project scope, schedule and budget summary are located on page 145 of the December 2019 Agency Progress Report.

## Fiscal information

This proposed action is within the baseline budget and sufficient monies remain after approval of this action to fund the remaining work in the construction phase.

The baseline budget for the Puyallup Station project is \$79,100,000. Within the construction phase, \$60,161,000 has been allocated to the budget line item for design build parking garage, parking access improvements, and non-motorized improvements. The proposed action would commit \$5,447,170 to construction line item and leave a budget balance of \$54,598,814. As this is a capped contribution, there is no contingency for this agreement.

**Puyallup Station Access Improvements**

(in thousands)

Project Phase	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$4,574	\$1,908		\$1,908	\$2,666
Preliminary Engineering	2,672	2,671		2,671	1
Final Design					
Third Party	330	1		1	329
Right of Way	6,227	5,063		5,063	1,164
Construction	60,161	115	5,447	5,562	54,599
Construction Services	5,136	4,900		4,900	236
Vehicles					
<b>Total Current Budget</b>	<b>\$79,100</b>	<b>\$14,657</b>	<b>\$5,447</b>	<b>\$20,104</b>	<b>\$58,996</b>
<b>Phase Detail - Construction</b>					
DB Parking Garage	\$50,602	\$	\$	\$	\$50,602
Other Parking Access Improvements	6,051	115	5,447	5,562	489
Other Construction	3,508				3,508
<b>Total Phase</b>	<b>\$60,161</b>	<b>\$115</b>	<b>\$5,447</b>	<b>\$5,562</b>	<b>\$54,599</b>
<b>Contract Detail</b>					
<b>City of Puyallup</b>	<b>Board Approvals to Date</b>	<b>Current Approved Contract Status</b>	<b>Proposed Action</b>	<b>Proposed Total for Board Approval</b>	
Contract Amount	\$	\$	\$5,447	\$5,447	
Contingency			0	0	
<b>Total Contract</b>	<b>0</b>	<b>0</b>	<b>5,447</b>	<b>5,447</b>	
Percent Contingency	0%	0%	0%	0%	

**Notes:**  
 Amounts are expressed in Year of Expenditure \$000s.  
 Board Approvals = Committed and PO Contingency Remaining as of 2/26/2020.  
 For detailed project information, see page 73 of the 2020 Proposed Budget.

**Disadvantaged and small business participation**

Not applicable to this action.

**Public involvement**

Not applicable to this action.

**Time constraints**

A one-month delay would not create a significant impact to the project schedule.

**Prior Board/Committee actions**

Motion No. M2019-110: Design-Build Contract Award for the Puyallup Parking and Access Improvements Project. Authorizes the chief executive officer to execute a contract with Hensel Phelps Construction Co. to provide design-build services for the Puyallup Station Parking and Access Improvement project in the amount of \$45,994,000, with a 10 percent contingency of \$4,606,000, for a total authorized contract amount not to exceed \$50,600,000.

Resolution No. R2019-03: Adopted the Puyallup Station Parking and Access Improvements project baseline schedule and budget by (a) increasing the authorized project allocation to date by \$67,325,000 from \$11,775,000 to \$79,100,000, (b) increasing the annual project budget by \$6,690,000 from \$2,498,000 to \$9,188,000; and (c) establishing an open for service date of February 2022.

Resolution No. R2016-26: (1) Authorized the Puyallup Station Access Improvement project to advance through Gate 4 within Sound Transit's Phase Gate process and (2) established a total authorized project allocation to date of \$11,009,000 and establishing a fiscal year 2016 Annual Budget of \$1,898,100.

Resolution No. R2016-07: Selected the bicycle, pedestrian, and parking access improvements to be built for the Puyallup Access Improvement Project.

Motion No. M2014-64: Identified the Preferred Alternative for the Puyallup Station Access Improvements Project to advance into environmental review, and approved Gate 2: Identify Alternatives and Gate 3: Identify Preferred Alternative within Sound Transit's Phase Gate process.

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**Environmental review** – KH 3/2/2020

**Legal review** – AJP 3/6/2020



## Motion No. M2020-20

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a development agreement with the City of Puyallup for the Puyallup Station Parking and Access Improvements project for a total authorized agreement amount of \$5,447,170.

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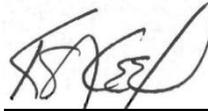
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**Motion**

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a development agreement with the City of Puyallup for the Puyallup Station Parking and Access Improvements project for a total authorized agreement amount of \$5,447,170.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on March 26, 2020.



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Kent Keel  
Board Chair

**Attest:**



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Kathryn Flores  
Board Administrator