



## Motion No. M2020-61

### City of Everett Park-and-Ride Expansion Project Funding Agreement

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee Board	10/08/2020 10/22/2020	Recommend to Board Final action	Don Billen, Executive Director, PEPD <b>Kamuron Gurol, North Corridor Development Director, PEPD</b>

### Proposed action

Authorizes the chief executive officer to execute an agreement with the City of Everett to provide a construction funding contribution for the Everett Station Park-and-Ride Expansion Project in the amount of \$639,948.

### Key features summary

- This action provides construction funding for the City of Everett's Park-and-Ride Expansion project at Everett Station, which adds 90 stalls of surface parking.
- Additional parking at Everett Station will support several modes of transit including Sounder and ST Express bus service. The City completed and opened the Park-and-Ride Expansion project for use in June, 2020.
- Under this funding agreement, Sound Transit's contribution is fixed at \$639,948.
- The City of Everett is expected to approve this agreement in October, 2020.
- The Board will have the option to incorporate this lot into the new parking at Everett Station that's included in the Sound Transit 3 System Plan (ST3) representative project for the Everett Link Extension (EVLE). In addition to providing additional parking to current Sounder and ST Express riders, providing surface parking in 2020 is a cost effective option compared to constructing structured parking in 2036, should the Board elect to include the lot in the EVLE project.

### Background

Prior to the impacts of COVID-19 on transit ridership, utilization of all parking facilities at Everett Station had been increasing, with consistent usage above 80%. While utilization has recently dropped, additional demand is expected to recover and grow over time.

The City owns the project property and improvements, and along with this proposed Sound Transit contribution, the City received a WSDOT Regional Mobility Grant to fund construction. The City will be initially responsible for all operations and maintenance costs. This will continue until all parking utilization at Everett Station exceeds 90% for three continuous months. Thereafter, the operation and maintenance costs of the project will be shared by the City and Sound Transit in accordance with the Everett Station parking operation and maintenance agreement in effect at that time.

If the City decides to repurpose the project property, the City will notify Sound Transit of the intent to repurpose the project for any use other than as a parking lot for transit riders. Sound Transit would then have an option to purchase the project property, or, if Sound Transit elects not to exercise its option, the

City will reimburse to Sound Transit an amount equal to Sound Transit's funding contribution made under the agreement.

The agreement includes an option for Sound Transit to acquire the parking project in the future and for the contribution made under this agreement to be credited toward the purchase price.

The City completed environmental review for the parking expansion project. While there ultimately may be a nexus between this project and Sound Transit's EVLE project, Sound Transit has determined that this project and Sound Transit's EVLE project have independent utility consistent with NEPA and SEPA requirements.

### Fiscal information

This action is within the authorized project allocation to date and sufficient monies remain after approval of this action to fund the remaining work in the preliminary engineering phase as contained in the current cost estimates.

The authorized project allocation to date for the project is \$185,042,000. Within the construction phase, all the \$1,000,000 has been allocated to the budget line item for WBO - Miscellaneous. The proposed action would commit \$ 639,948 to this line item and leave a remaining budget balance of \$360,052.

### Everett Link Extension and Operations & Maintenance Facility North project

(in thousands)

	Authorized Project Allocation	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Administration	\$34,167	\$662	\$	\$662	\$33,505
Preliminary Engineering	125,572	15,873		15,873	109,699
Final Design					
Third Party Agreements	13,200				13,200
Right of Way	11,100				11,100
Construction	1,000		640	640	360
Construction Services					
Vehicles					
Project Contingency					
<b>Total Current Budget</b>	<b>\$185,039</b>	<b>\$16,535</b>	<b>\$640</b>	<b>\$17,175</b>	<b>\$167,864</b>
<b>Phase Detail</b>					
<b>Construction</b>					
WBO - Miscellaneous	\$1,000	\$	\$640	\$640	\$360
Other Construction					
<b>Total Phase</b>	<b>\$1,000</b>	<b>\$</b>	<b>\$640</b>	<b>\$640</b>	<b>\$360</b>

Agreement Detail City of Everett	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Agreement Amount			640	640
Contingency				
Percent Contingency			0%	0%
<b>Total</b>	<b>\$</b>	<b>\$</b>	<b>\$640</b>	<b>\$640</b>

Notes:

Amounts are expressed in Year of Expenditure.

Board Approvals = Committed To-Date + Contingency as of Aug 2020 and includes pending Board actions.

Details of this project will be found on page 95 in the 2020 Financial Plan & Adopted Budget book.

### **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.

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**Environmental review** – KH 9/24/20

**Legal review** – MT 10/2/20



## Motion No. M2020-61

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an agreement with the City of Everett to provide a construction funding contribution for the Everett Station Park-and-Ride Expansion Project in the amount of \$639,948.

### Background

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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 an agreement with the City of Everett to provide a construction funding contribution for the Everett Station Park-and-Ride Expansion Project in the amount of \$639,948.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on \_\_\_\_\_.

\_\_\_\_\_  
Kent Keel  
Board Chair

**Attest:**

\_\_\_\_\_  
Kathryn Flores  
Board Administrator