

Kent Station Parking & Access Improvements Project

Sound Transit Board

2/27/20

Why we are here

Briefing

- Provide update on the Kent Parking and Access Improvements Project
- Discuss cost pressures on Sounder Access projects and possible alternative approach
- Highlight opportunities for innovation in design-build procurement

Why we are here

Today's Actions for Kent Parking and Access Improvements

- Approve the project to be built (R2020-02)
- Grant authority to acquire property for the Kent project (R2020-03)



Sounder South Projects

South Line

- Strategic Development and Implementation Plan – *Public review, complete*
- Sounder Maintenance Base – *Baseline, March*
Puyallup – *Pre-construction activities*
- Sumner – *Pre-baselining activities*
- **Kent – *Select Project to be Built, TODAY***
- Auburn - *Select Project to be Built, April*
- South Tacoma – *Initiate project, spring*
- Lakewood - *Initiate project, spring*

Cost pressures

Like other projects, parking structures experiencing higher estimates

- Property, materials, vertical circulation and labor cost increases
- Updated conceptual estimates for Sumner, Kent, and Auburn can be accommodated in the fall 2019 financial plan
- Recent Design Build (DB) experiences demonstrate more cost effective outcome may be possible
- Today's action recommends the project scope, budget to be established with a baseline action later

Comparative Conceptual Estimates: Sounder South Access Projects

Parking and Access Improvement Project	Environmentally Cleared Parking Stalls	Previous Estimate* (YOE\$)	Updated Estimate* (YOE\$)
Sumner Station: Preparing for Design/Build Procurement	Up to 623 total stalls: <ul style="list-style-type: none"> 505 net new 	\$57.2M	\$80.87M
Kent Station: Selecting Project to be built	Up to 534 total stalls <ul style="list-style-type: none"> 420 net new 	\$90.3M	\$116.91M
Auburn Station: Completing environmental review	Up to 675 total stalls: <ul style="list-style-type: none"> 555 net new 	\$77.7M	\$119.7M

**Includes total project cost: parking, non-motorized, ROW, all other project elements*

Design Build Approach

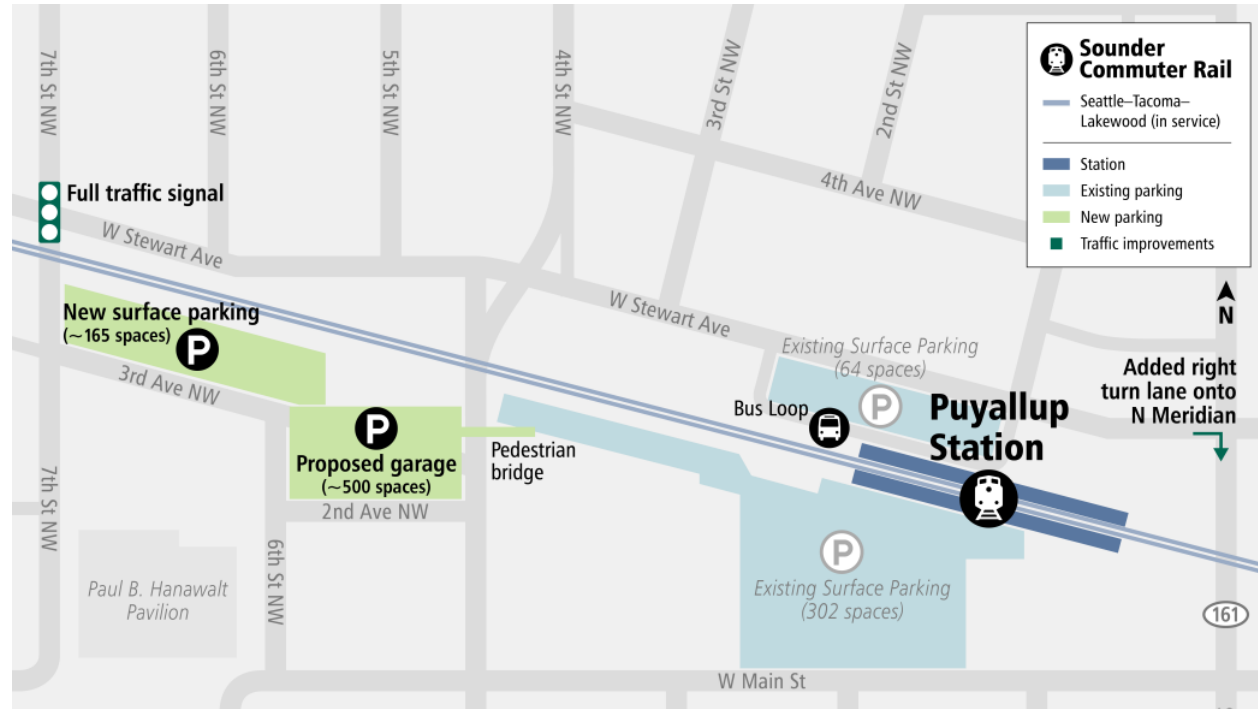
Kent, Auburn, Sumner, Puyallup

- **Allow for flexibility and encourage innovation**
Flexible site/layout, environmental clearance, City agreements
- **Prioritize outcomes and incentivize proposers**
Communicate clear project priorities such as delivering up to the number of stalls environmentally cleared
- **Cost-effective delivery**
Proposals with most scope or lower price would score higher

Design Build experiences

Puyallup Parking and Access Improvements (2019)

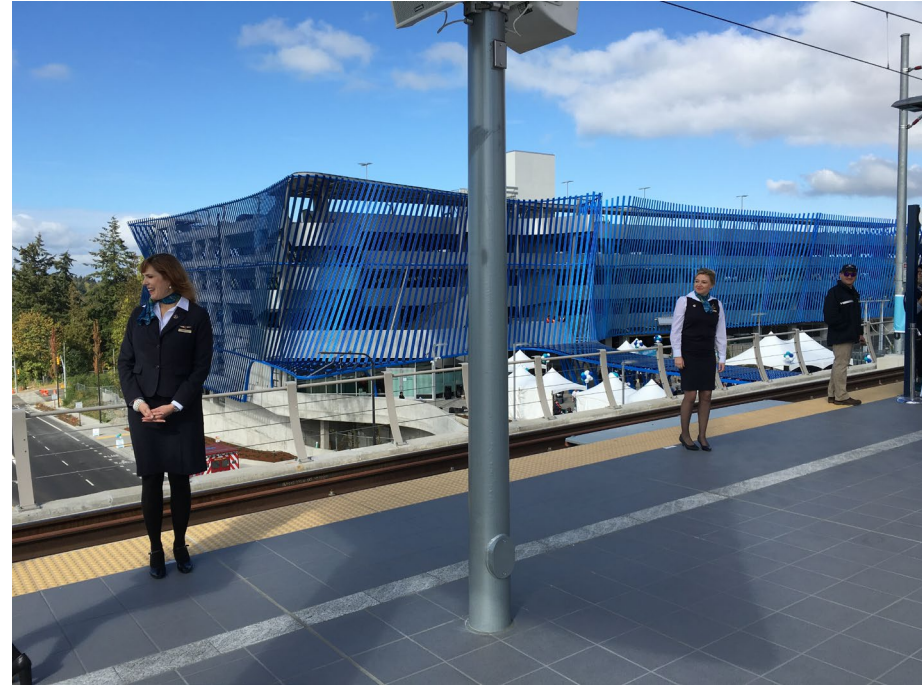
- Budget based upon 503 stall garage, 166 surface stalls + pedestrian bridge (\$46m construction contract YOE)
- Three proposals with ~ 20 additional spaces & bike enhancements



Design Build experiences

Angle Lake Station (2014 procurement)

- Procurement budget based upon 700 stall garage. (\$30m construction contract 2014\$)
- Environmental approval for 1,050 spaces
- Three proposals submitted proposing a 1,050 stall garage



Kent Station Parking & Access Improvements Project

*Select the Project to Be Built
R2020-02*

2/27/20

Kent Parking & Access Improvements

Background

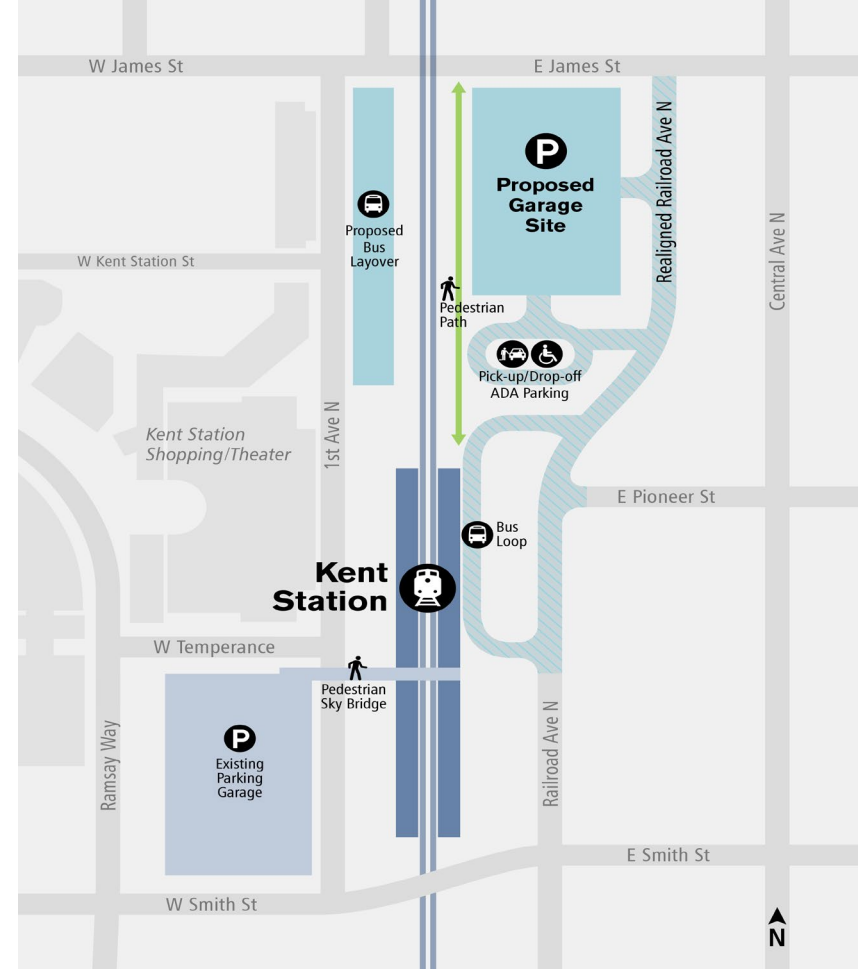
- Approved by voters as part of ST2
- November 2017: ST Board identified preferred site and access improvements for environmental review and preliminary design
- October 2019: SEPA Determination of Non-significance (DNS) issued



Project to be Built:

Proposed improvements:

- Parking Garage (up to 534 stalls)
- Improved pedestrian and bicycle connections
- New bus layover facility
- Reconfigured pick-up/drop-off area
- New smart bike lockers



Project milestone activities

2020 - 2022

- ST/City of Kent Development Agreement
- ST/King County Metro Cost Reimbursement Agreement
- Visual aesthetic workshop
- Property acquisition
- Design-build procurement process

2022 - 2024

- Final design and construction
- Open for service

Next steps

Board Meeting (Today)

- Select the Project to be Built for Kent (R2020-02)
- Grant authority to acquire property for the Kent project (R2020-03)

Board Meeting (Future)

- Approve Development Agreement with the City of Kent
- Approve Funding Agreement with King County Metro
- Budget Amendment
- Baseline the Project

Kent Station Parking & Access Improvements

Project

Acquire Real Property Interests

R2020-03

2/27/20

Acquire Real Property Interests

- Authorizes the acquisition of all or part of the 24 parcels located in the City of Kent that are needed for construction, operation and maintenance of the project
- There are 5 full acquisitions and potentially 3 business relocations.
- There are 19 temporary construction easements
- Notification letters sent to tax payers of record

Thank you.



 [soundtransit.org](https://www.soundtransit.org)

