

Facilities ROW Landscaping Contract

Motion No. M2026-37

Rider Experience and Operations Committee

10/1/2026



Why we are here

Request approval of ***Motion No. M2026-37*** to:

- Award a 5-year ROW Landscaping Services Contract to Northwest Landscape Services.
- Total not-to-exceed value of \$24.68 million.
- Two optional one-year extensions.
- Supports operation and expansion of the Sound Transit system.

What will be reviewed

- Brief overview of scope of the contract.
- Review contract financial summary and anticipated expansion areas in the scope of this contract.
- Changed conditions influencing landscaping on WSDOT leased land.

Contract Scope of Work

Landscape maintenance contract addresses new Sound Transit-owned property vegetation, plant establishment requirements, and management of vegetation within the WSDOT right-of-way.

Specifics:

- 86+ acres of ROW and environmental areas
- Vegetation management (including WSDOT ROW)
- New asset establishment and compliance requirements

Contract Scope Map

1 Lynnwood: 56.3 acres

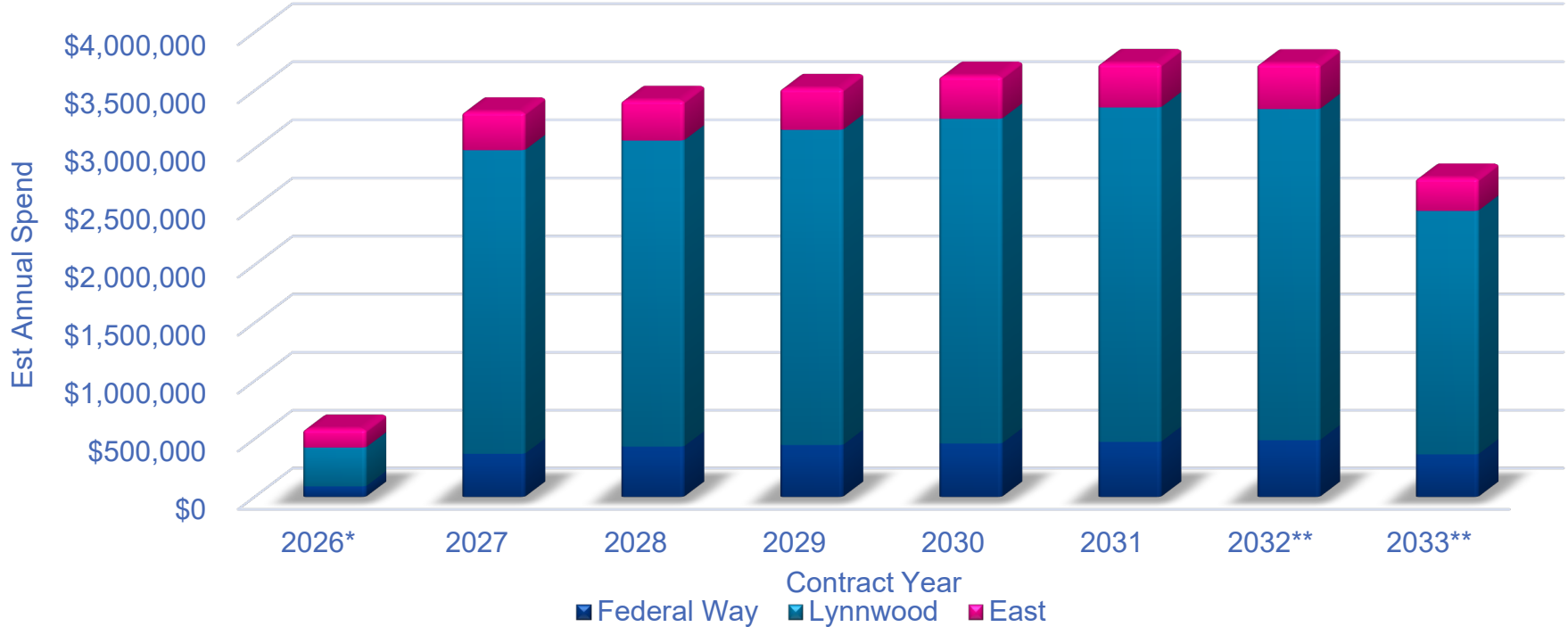
2 Downtown Redmond: 8.13 acres
East Link: 7 acres

1 Federal Way: 15.23 acres

Total: 86.66 acres



Contract Cashflow



• Contract Price w/ current scope and estimated Tax: \$27,284,615

*Not a full calendar year

**Option years

Drivers of Contract Scope

System Growth

- 33.7 miles of Link light rail added over two years

WSDOT Agreement Obligations

- Operations & Maintenance terms as well as extended Plant Establishment responsibilities (13 yrs)

Risks without Contract Authorization

Operational Risks

- Deterioration of landscaped assets
- Vegetation encroaching on Link right-of-way
- Deferred maintenance

Compliance Risks

- Permit violations
- WSDOT lease non-compliance

Financial Risks

- Increased corrective maintenance costs
- Potential penalties and claims

Closing Remarks

- Supports system expansion with a growing ROW and environmental asset portfolio.
- Ensures compliance with WSDOT lease requirements and environmental obligations.
- Protects Sound Transit's long-term capital investments through consistent maintenance.
- Costs driven by planned system growth.
- Provides predictable, scalable service delivery over the contract term.

Thank you.



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