

Mountlake Terrace Garage

Acquisition and Rehabilitation Program

Rider Experience and Operations Committee

7/3/2025



Why we are here

Resolution No. R2025-15:

- (1) Authorize the Chief Executive Officer to negotiate an agreement with WSDOT to purchase the Mountlake Terrace Garage through a non-cash and transfer agreement, and
- (2) Establish a budget for the Mountlake Terrace Garage Rehabilitation Program in the amount of \$17,394,447.

Staff is requesting the Committee forward Resolution No. R2025-15 to the Board with a do-pass recommendation.

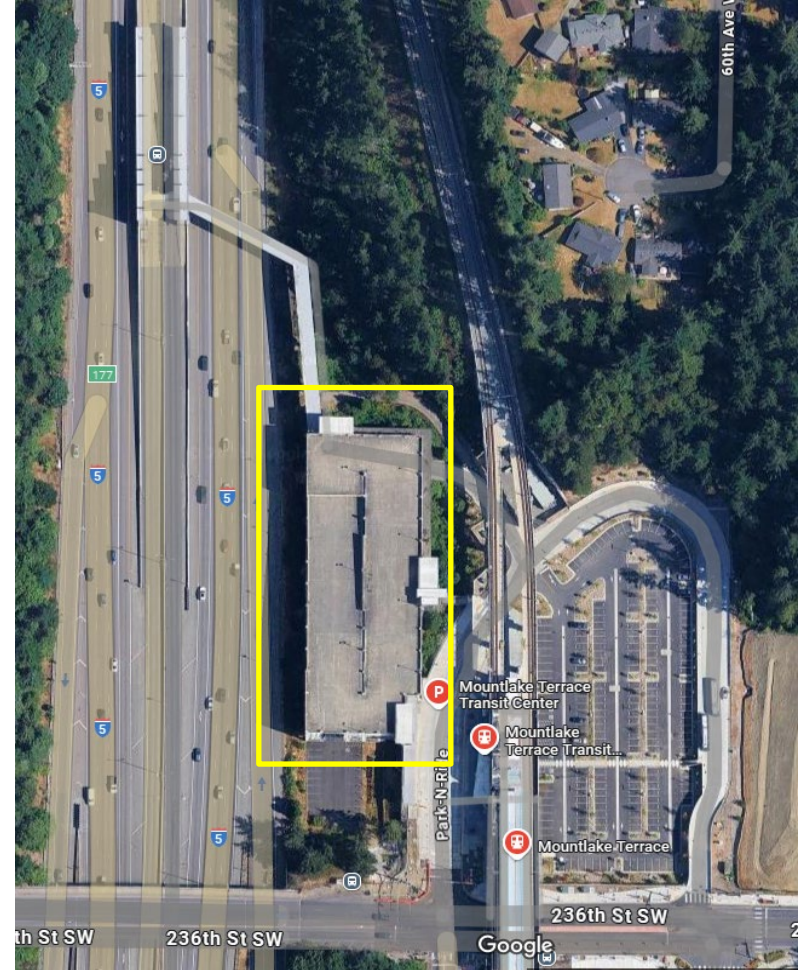
Overview

Structure

- 4-level, 684 stall garage on a 6.8-acre parcel
- Located adjacent to Mountlake Terrace Station

Rationale for Acquisition

- Supports and expands accessible parking to increase ridership
- Serves primarily Link riders



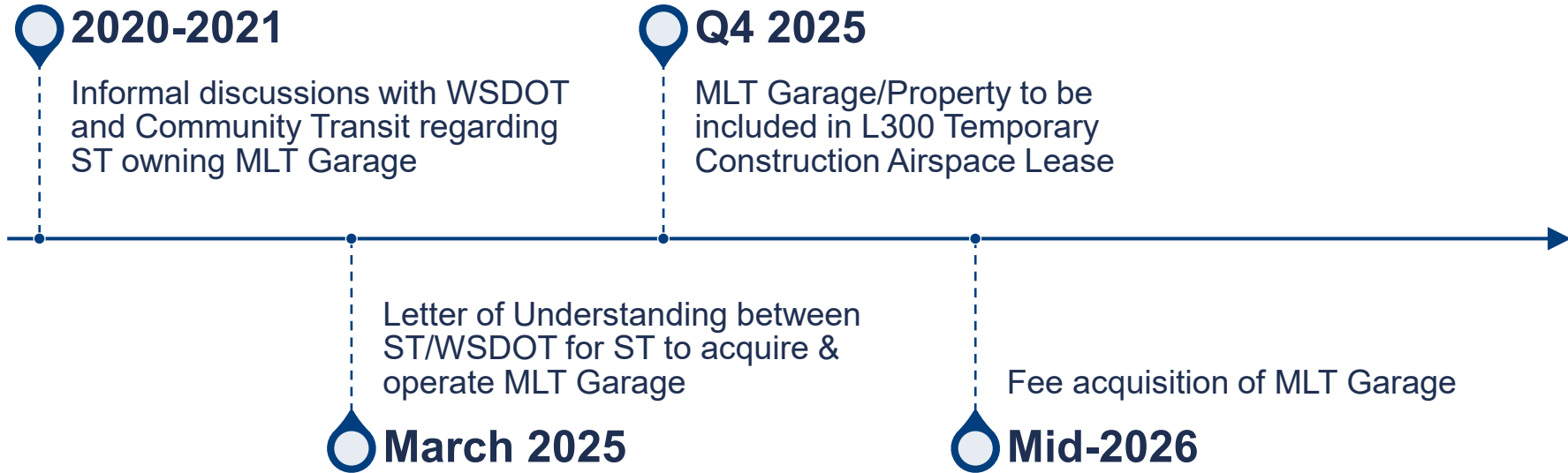
Acquisition Summary

- The garage now primarily serves Link light rail riders.
- ST is the most appropriate agency to own and operate it.
- Interim control began April 2025 (via Letter of Understanding with WSDOT).
- Full transfer planned for mid-2026 using landbank credits (no cash).
- Key steps in progress:
 - WSDOT easement reservations
 - Policy updates for paid parking
 - Land appraisal

Background Acquisition

- With Link now open, the garage primarily serves light rail riders—positioning ST as the long-term owner/operator.
- ST gained interim control via a March 2025 agreement with WSDOT; full acquisition is planned for mid-2026 using landbank credits.
- Current due diligence includes:
 - Reserving WSDOT easements
 - Updating policies for paid parking
 - Completing a land appraisal

Background Acquisition



Rehabilitation Overview

- Sound Transit completed an engineered assessment of the garage and site May 12, 2025.
- The assessment specified scope for structural, mechanical, civil, systems, communications and signage to rehabilitate and bring the garage to a state of good repair and Sound Transit operating standards.



Project Timeline

- Staff expects to complete the garage rehabilitation over 2 years.
- The engineered assessment identifies structural repairs that are recommended to be completed within nine months to mitigate further degradation of the structure.
- Other Systems, Communications, and Mechanical scope prioritizes Passenger safety.
- At least 50% of the scope of the rehabilitation will need to be completed prior to completion of the acquisition.

Project Scope Overview

- Structural scope is recommended to be completed within nine months to mitigate on going deterioration.
- Year 1 - Commence signage and safety equipment and design for systems, communications, and mechanical scopes.
- Costs include design, engineering, and construction management.

| Summary of Costs | Year 1 | Year 2 | Total |
|---------------------------------|--------------|--------------|---------------|
| Structural | \$ 4,073,000 | \$ 150,000 | \$ 4,223,000 |
| Systems & Communications | \$ 1,798,000 | \$ 1,888,000 | \$ 3,686,000 |
| Mechanical | \$ 337,000 | \$ 2,323,000 | \$ 2,660,000 |
| Civil | \$ 79,000 | \$ 276,000 | \$ 355,000 |
| Wayfinding & Signage | \$ 258,000 | \$ 200,000 | \$ 458,000 |
| General Conditions/Mobilization | \$ 236,668 | \$ 552,226 | \$ 788,894 |
| Design, Eng & Project Mgmt | \$ 2,094,400 | \$ 1,547,840 | \$ 3,642,240 |
| Contingency | \$ 887,607 | \$ 693,707 | \$ 1,581,313 |
| Total | \$ 9,763,675 | \$ 7,630,773 | \$ 17,394,447 |

Structural Scope

- Pressure clean/prepare surfaces, crack filling, addition of sealant and coating on decks, columns, and walls.
- Recommended completion within nine months; Seasonal limitations require urgent action.



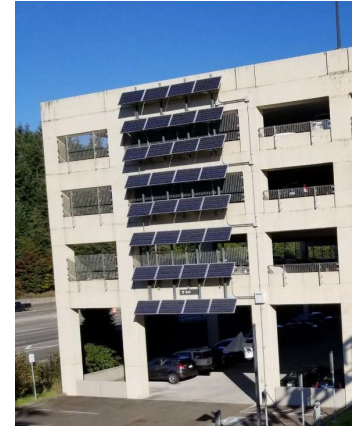
(Structural deterioration)

| Category Detail Structural | Year 1 | Year 2 | Total |
|----------------------------|---------------------|-----------|---------------------|
| Concrete Preparation | \$ 264,000 | - | \$ 264,000 |
| Epoxy Fill Cracking | \$ 95,000 | - | \$ 95,000 |
| Inhibitor/Seal/MMA Coating | \$ 3,714,052 | - | \$ 3,714,052 |
| Additional Column Scanning | - | \$150,000 | \$ 150,000 |
| Structural Total | \$ 4,073,052 | - | \$ 4,223,052 |

Systems & Communications Scope

- Replace cameras, emergency communications, light fixtures, wiring, controls, add generator taps
- Replace EV Chargers, Solar Panels, and controls

| Category Detail Systems & Comms | Year 1 | Year 2 | Total |
|----------------------------------|---------------------|--------------------|---------------------|
| Equipment | \$ 600,000 | \$1,712,475 | \$ 2,312,475 |
| Wiring/Conduit | \$ 358,000 | \$129,657 | \$ 487,657 |
| Lighting/Power | \$ 840,000 | \$45,868 | \$ 885,868 |
| Systems & Comms Total | \$ 1,798,000 | \$1,888,000 | \$ 3,686,000 |



(EXISTING SOLAR PANELS)



(NEW STANDARD EMERGENCY COMMUNICATIONS STATION)

Mechanical & Civil Scope

- VC Interior cab remodel (2), standpipe, plumbing, HVAC restoration, and new sprinkler system.
- Stall restriping, irrigation system repairs, replanting, and mulch.

| Category Detail Mechanical | Year 1 | Year 2 | Total |
|----------------------------|------------------|--------------------|--------------------|
| Vertical Conveyences (2) | \$58,000 | \$130,000 | \$188,000 |
| Mechanical | \$279,000 | \$2,193,000 | \$2,472,000 |
| Mechanical Total | \$337,000 | \$2,323,000 | \$2,660,000 |

| Category Detail Civil | Year 1 | Year 2 | Total |
|--------------------------|------------------|------------------|------------------|
| Surface Restriping | \$79,000 | - | \$79,000 |
| Landscaping & Irrigation | - | \$226,000 | \$226,000 |
| Storm Water | \$50,000 | - | \$50,000 |
| Civil Total | \$129,000 | \$226,000 | \$355,000 |



(INTERIOR ELEVATOR DAMAGE)

Wayfinding & Signage Scope

- Remove 3 existing CT signs, add 1 exterior sign
- Add ST Wayfinding and Signage package, ADA, new clearance bars, signage between garage and MLT Station



(EXISTING WEST)



(NEW STANDARD)

| Category Detail Signage | Year 1 | Year 2 | Total |
|---------------------------------------|------------------|------------------|------------------|
| Wayfinding Package | \$200,000 | - | \$200,000 |
| New Building Sign (I-5 Exterior) | - | \$200,000 | \$200,000 |
| Removal 2 Entrance Signs | \$58,000 | - | \$58,000 |
| Wayfinding & Signage Total | \$258,000 | \$200,000 | \$458,000 |



(NEW STANDARD)

Thank you.



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