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

<table>
<thead>
<tr>
<th>Parking and Access Improvement Project</th>
<th>Environmentally Cleared Parking Stalls</th>
<th>Previous Estimate* (YOE$)</th>
<th>Updated Estimate* (YOE$)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sumner Station:</strong></td>
<td>Up to 623 total stalls:</td>
<td>$57.2M</td>
<td>$80.87M</td>
</tr>
<tr>
<td>Preparing for Design/Build Procurement</td>
<td>• 505 net new</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Kent Station:</strong></td>
<td>Up to 534 total stalls</td>
<td>$90.3M</td>
<td>$116.91M</td>
</tr>
<tr>
<td>Selecting Project to be built</td>
<td>• 420 net new</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Auburn Station:</strong></td>
<td>Up to 675 total stalls:</td>
<td>$77.7M</td>
<td>$119.7M</td>
</tr>
<tr>
<td>Completing environmental review</td>
<td>• 555 net new</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*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

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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

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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.

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