

## Resolution No. R2022-10

### Budget and Schedule Amendment for Puyallup Station Parking and Access Improvement Project

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	04/14/2022	Recommend to Board	Ron Lewis, Executive Director, DECM
Board	04/28/2022	Final action	<b>Jon Mihkels, Director - New and Existing Facilities, DECM</b>

### Proposed action

Amends the Puyallup Station Parking and Access Improvements Project budget and schedule by (a) increasing the authorized project allocation by \$3,250,000 from \$79,100,000 to \$82,350,000 to complete the construction phase of the project, (b) increasing the annual project budget by \$5,515,000 from \$10,538,500 to \$16,053,500; and (c) changing the baseline open for service date from February 2022 to the 4th Quarter 2022.

### Key features summary

- This action increases the project allocation and changes the open for service milestone. Additional project funding and time is required to complete the project scope and maintain an appropriate level of project contingency through open for service and close-out.
- The on-site improvements of the new parking garage, surface parking lot and pedestrian bridge are expected to be complete in May 2022 and transferred to Sound Transit Operations. Extended time is needed to complete the off-site traffic intersection and signalization work, requiring a change to the baseline open for service date from February 10, 2022, to the 4th Quarter 2022.
- Time required for permitting right of way improvements was impacted by design changes and COVID impacts to the review period. Subsequent material supply chain issues further impacted the schedule. The extended timeline has increased the management costs for the design builder, Sound Transit and the Design Build Project Management (DBPM) team.
- The impact of a \$3.25 million cost increase on agency debt capacity is a reduction of 0.03 percent in 2037. This is a negligible impact on agency affordability and does not impact the affordability of any other system expansion project.

### Background

The voter-approved ST2 Plan included funding for access improvements to the Puyallup Sounder Station. During the process of refining the projects included in the ST2 plan, the Sound Transit Board responded to community concerns by calling for a Sounder Access and Demand Study. The study evaluated potential access improvements to eight existing Sounder stations including Puyallup. The study provided a range of potential access improvement projects that Sound Transit could implement in full or in part, that would allow riders to use alternative modes of travel to the Puyallup Station.

The Puyallup Station Parking and Access Improvements Project was baselined in February 2019, with a budget of \$79,100,000 and an Open for Service Milestone of February 2022.

The Puyallup project consists of two primary scopes of work:

1. The “on-site” improvements consist of the new parking garage, surface parking lot and pedestrian bridge. Completion of on-site improvements and transfer to Sound Transit Operations is anticipated for May 2022.
2. The “off-site” improvements consist of new traffic intersection signalization, dedicated turn pockets and various sidewalk and pedestrian improvements and are all owned by the City of Puyallup. Elements of these off-site improvements are mitigations for the increased parking identified during environmental review. There are also train crossing improvements paid for by Sound Transit being implemented by the BNSF under a three-party agreement between Sound Transit, the BNSF and the City of Puyallup that interconnect with the traffic scope. Off-site improvements are anticipated to be completed by the fourth quarter of 2022.

The final permitting and design of the off-site traffic improvements was impacted by both an increase in scope during the rail crossing safety diagnostic process and extended permitting timeline. The extended design and permitting timeline delayed the ordering of required materials which have subsequently been impacted by supply chain delays. Current long lead elements include traffic signal cabinets and traffic signal heads. These impacts have resulted in a projected substantial completion date of May 2022, allowing for the turn-over of the garage, parking lot and pedestrian bridge to ST Facilities, while the schedule for completing the off-site work is currently projected as Q4 2022, and remains highly dynamic.

The Estimate at Completion (EAC) cost has been consistently updated throughout the project. By the fall of 2021, the project team foresaw the impact of the off-site permitting and scope increases challenge the remaining design build contract contingency and project float. The System Expansion Committee was briefed in December 2021.

There are three primary reasons for the increased schedule and budget:

- The ROW budget exceeded the baseline budget due to a challenging acquisition and expensive relocation.
- The extended permitting for right of way improvements was compounded by subsequent material supply chain issues. The increased scope and complexity of this work increased design, construction, and time for the work and extended overhead costs for the design builder.
- The extended timeline to complete the work has increased the management costs for the design-builder, Sound Transit and the DBPM team.

In December 2021, the project team conducted a Quantitative Risk Analysis. The results of that analysis support the EAC and the requested increased allocation.

The Puyallup Station Parking and Access Improvements project is providing a new 5-story parking facility with approximately 500 new spaces and a surface parking lot with 160 new spaces, a new pedestrian bridge over 5th Street NW connecting the third story of the garage to the Sounder Station platforms, and three nearby traffic intersection and two rail crossings are being upgraded or signalized as part of the project.

The project is providing the City of Puyallup approximately \$3.8 million for pedestrian access improvements currently being implemented through 2024.

## Project status

Project Identification	Project Refinements	Conceptual Engineering/ Environmental Review	Preliminary Engineering	Final Design	Construction
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Projected completion date for Construction: 4Q 2022

Project scope, schedule and budget summary are located on page 139 of the February 2022 Agency Progress Report.

## Fiscal information

This action increases the authorized project allocation above the established baseline budget without a change in scope.

### Puyallup Station Access Improvements

Project Phase	Annual Project Budget			Authorized Project Allocation		
	Adopted 2022 Annual Project Budget	Budget Revision	Revised 2022 Annual Project Budget	Authorized Project Allocation (Current)	Allocation Change	Revised Authorized Project Allocation
Agency Administration	\$538	\$522	\$1,059	\$4,674	\$843	\$5,517
Preliminary Engineering	20	11	31	2,672	(43)	2,629
Final Design						
Third Party Agreements		27	27	51	(15)	37
Right of Way	150	107	257	6,632	49	6,681
Construction	8,781	4,349	13,130	59,935	1,855	61,790
Construction Services	1,050	499	1,549	5,136	562	5,698
Vehicles						
Contingency						
<b>Total</b>	<b>\$10,539</b>	<b>\$5,515</b>	<b>\$16,054</b>	<b>\$79,100</b>	<b>\$3,250</b>	<b>\$82,350</b>

#### Notes:

Amounts are expressed in Year of Expenditure.

For detailed project information, see page 137 of the 2022 Adopted Financial Plan and Budget.

The authorized project allocation for the Puyallup Station Parking and Access Improvement Project is \$79,100,000. The action would increase the project allocation by \$3,250,000 to \$82,350,000 increasing agency administration, right of way, construction, and construction services phases, while preliminary engineering and third-party agreements phases were decreased. Additionally, this action would also increase the annual budget by \$5,515,000 increasing the agency administration, preliminary engineering, third party agreements, right of way, construction, and construction services phase of project activities for the current year (2022).

The current cost estimate for the Puyallup Station Parking and Access Improvement Project is \$82.35 million and is affordable within the Agency's Finance Plan. Staff is managing the project toward the 4<sup>th</sup> Quarter completion. The impact of a \$3.25 million cost increase on agency debt capacity is a reduction of 0.03 percent in 2037. This is a negligible impact on agency affordability and does not impact the affordability of any other system expansion project.

## **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 have a significant delay to the project.

## **Prior Board/Committee actions**

Resolution No. R2019-03: Adopted the Puyallup Station Parking and Access Improvements project baseline schedule and budget by (a) increasing the authorized project allocation to date by \$67,325,000 from \$11,775,000 to \$79,100,000, (b) increasing the annual project budget by \$6,690,000 from \$2,498,000 to \$9,188,000; and (c) establishing an open for service date of February 2022.

Resolution No. R2016-26: (1) Authorized the Puyallup Station Access Improvement project to advance through Gate 4 within Sound Transit's Phase Gate process and (2) established a total authorized project allocation to date of \$11,009,000 and establishing a fiscal year 2016 Annual Budget of \$1,898,100.

Resolution No. R2016-07: Selected the bicycle, pedestrian, and parking access improvements to be built for the Puyallup Access Improvement Project.

Motion No. M2014-64: Identified the Preferred Alternative for the Puyallup Station Access Improvements Project to advance into environmental review, and (2) approved Gate 2: Identify Alternatives and Gate 3: Identify Preferred Alternative within Sound Transit's Phase Gate process.

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**Environmental review** – KH 4/4/22

**Legal review** – AJP 4/11/22

## Resolution No. R2022-10

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority amending the Adopted 2022 Budget for the Puyallup Parking and Access Improvements Project to provide funding required to complete the extension to meet the new Open for Service date by a) increasing the authorized project allocation by \$3,250,000 from \$79,100,000 to \$82,350,000, and (b) increasing the annual project budget by \$5,515,000 from \$10,538,500 to \$16,053,500; and (c) changing the baseline open for service date from February 2022 to the 4th Quarter 2022.

WHEREAS, the Central Puget Sound Regional Transit Authority, commonly known as Sound Transit, was formed under chapters 81.104 and 81.112 of the Revised Code of Washington (RCW) for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Sound Transit district on November 5, 1996, November 4, 2008, and November 8, 2016, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, the Puyallup Station Parking and Access Improvements Project provides additional parking in a new parking structure and surface lot, connects the new parking to the station area with a pedestrian bridge, provides pedestrian and vehicular safety improvements at two rail crossings, signalizes an existing vehicle intersection at 7<sup>th</sup> Avenue SW and West Stewart Avenue and funds City provided pedestrian access improvements; and

WHEREAS, on April 28, 2016, the Sound Transit Board in Resolution R2016-07 selected the project to be built for the Puyallup Station Access Improvement Project; and

WHEREAS, in February 2019, Resolution R2019-03 established the Puyallup Station Parking and Access Improvements project baseline schedule and budget by (a) increasing the authorized project allocation to date by \$67,325,000 from \$11,775,000 to \$79,100,000, (b) increasing the annual project budget by \$6,690,000 from \$2,498,000 to \$9,188,000; and (c) establishing an open for service date of February 2022; and

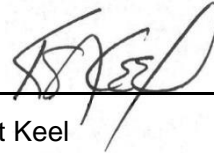
WHEREAS, the increase of project budget is needed to provide funding required to complete the construction to meet the new forecasted open for service date; and

WHEREAS, construction is currently 92 percent complete. Remaining work includes completion of off-site intersection signalization, interconnection with the BNSF railroad crossing signals, pedestrian safety improvements and roadway restoration, testing and commissioning and acceptance of the improvements by the City of Puyallup.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority that the Adopted 2022 Budget for the Puyallup Parking and Access Improvements Project is amended to provide funding required to complete the project to meet the forecast open for service date by a) increasing the authorized project allocation by \$3,250,000 from \$79,100,000 to \$82,350,000, and b) increasing the adopted 2022 annual project budget by \$5,515,000 from

\$10,538,500 to \$16,053,500; and (c) changing the baseline open for service date from February 2022 to the 4th Quarter 2022.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 28, 2022.



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Kent Keel  
Board Chair

**Attest:**



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Kathryn Flores  
Board Administrator