

**SOUND TRANSIT  
MOTION NO. M2001-48**

**Authorization of an Increase in the Kent Commuter Rail Station Parking Garage  
Contingency for Construction Contract No. RTA/CR 103-00 with PCL Construction  
Company**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	5/17/01	Discussion / Possible Action to Recommend Board Approval Action	Jeff Wolfe, Project Manager	(206) 6398-5289
Board	5/24/01			

**PROPOSED ACTION**

The proposed action would increase the Kent Commuter Rail Station budget by \$2,120,000, adding \$2,060,000 to the contract contingency fund for Contract No. RTA/CR 103-00 with PCL Construction Company for construction of the Kent Commuter Rail Station Parking Garage for construction of an additional 5<sup>th</sup> level of parking for a new total authorized contract amount not to exceed \$10,053,445; \$30,000 for construction management; and \$30,000 for administrative costs, for a new total Kent Station Project Budget of \$28,983,000. Such increase shall be contingent upon the Executive Director executing the necessary agreements with King County to provide funds in the amount of \$2,120,000 as the full cost for construction and associated activities as related to the additional 5<sup>th</sup> floor of the Kent Commuter Rail Station Parking Garage.

**KEY FEATURES**

**Highlights of Proposed Action:**

- Establishes a new funding and project partnership through which King County will pay Sound Transit 100% of the cost of the added project scope.
- Provides for an additional level (approximately 191 stalls) to the Kent Commuter Rail Station parking garage:
  - ◆ Garage will increase in size from four levels with approximately 680 stalls, to five levels with approximately 871 stalls;
  - ◆ Construction cost for the additional garage level (\$1,980,000), design cost (\$80,000), construction management cost (\$30,000), and Sound Transit administrative cost (\$30,000), for a total of \$2,120,000, will be funded by King County;
  - ◆ The incremental cost per stall will be approximately \$11,100.

## DISCUSSION

Last fall Sound Transit, with strong support from the City of Kent, approached King County to see if the County would want to finance an additional level for the parking garage. The additional level would increase the garage from the original four-level, approximately 680 stall structure, to a five-level, approximately 871 stall garage. By doing so, King County will be able to close their park & ride lot west of the Sounder station, and consolidate their Kent operations, except vanpools, at the bus facility within the Sounder Commuter Rail Station.

As a result of these and many follow-up discussions, the King County Council, on April 16, 2001, authorized King County Metro to enter into an agreement with Sound Transit to finance the additional level to the Kent garage.

Two agreements, one for design (\$80,000), one for construction (\$2,040,000), have been negotiated between King County and Sound Transit, that will require the County to pay Sound Transit \$2,120,000 for use and construction of approximately 191 stalls (20 percent of the garage capacity). The cost per stall will be approximately \$11,100. The distribution of the funds from the County will be as follows:

\$80,000	Design (to PCL)
1,980,000	Construction (to PCL)
\$30,000	Construction Management (to URS Corporation)
<u>\$30,000</u>	Administrative cost for Sound Transit
\$2,120,000	Total from King County

Highlights of the agreements between Sound Transit and the County are:

- The County will pay for the additional level of the garage within thirty (30) days of the opening of the garage;
- Use of the garage will be shared by Sound Transit and King County Metro transit riders (20 percent for King County Metro, 80 percent for Sound Transit patrons);
- When the garage reaches capacity, Sound Transit will implement any necessary measures to assure that the users of the garage are only transit users. These measures may include assuring that use of the garage will be proportional to the financing of the garage. Cost of these measures would be shared by the County (20%) and Sound Transit;
- Sound Transit will own, maintain, and operate the garage. The operations and maintenance costs will be paid by Sound Transit.

Please note that the City of Kent is financing \$4,000,000 of the cost of the garage. In exchange, the City will be allowed to use the garage nights and weekends, and weekdays if space is available.

The contract schedule for the completion of the garage will be increased by 91 days to July 4, 2002.

## **BUDGET**

**Table 1 - Impact of Action on PCL Construction Co. Contract**

<b>Current Contract Value Not to Exceed<sup>1,2</sup></b> <b>(A)</b>	<b>Proposed Action Cost of Forthcoming Change Order</b> <b>(B)</b>	<b>Proposed Total Contract Value - Not to Exceed</b> <b>(C) = (A+B)</b>
\$ 7,993,445	\$ 2,060,000	\$ 10,053,445

<sup>1</sup> See Motion M2000-95 from 10/26/00.

<sup>2</sup> Motion M2000-95 authorized \$7,612,805 with 5% contingency totaling \$7,993,445, yet only \$7,531,830 has been committed by contract to PCL.

By this action, the existing budget for the Kent Station (found on page 95 of the Proposed 2001 Budget document), will be amended with an increase of \$2,120,000. Funding for this budget increase will be covered in full by the contribution from the County, as covered in the agreements with Sound Transit. The Kent Station construction phase will be increased by \$2,090,000 (\$2,060,000 of which is for PCL Construction); the administration phase will increase by \$30,000. Committing these funds does not endanger any other project elements that are to be funded out of the construction phase of the Kent station project, since all projected costs associated with the extra garage floor are covered by the King County contribution. The following table displays the associated budget, obligations and the corresponding impact of this action to those figures. The impact of this action was not reflected in the 3/12/01 Cost-to-Complete Board meeting discussion because of the uncertainty associated with this action until now.

**Table 2 - Kent Station Construction Budget and Obligations and Impact of Action**

<b>Description</b>	<b>Project Budget</b>	<b>Budget for Construction (A)</b>	<b>Obligations- to- Date<sup>1</sup></b> <b>(B)</b>	<b>Shortfall* or Surplus (A-B)</b>	<b>Notes</b>
Adopted 2001 Budget <sup>2</sup>	\$ 26,863,000	\$ 17,051,000	\$ 11,338,837	\$ 5,712,163	Reso. R2000-17 12/14/01, p.95
Additional Floor <sup>3</sup> (This Action)	\$ 2,120,000	\$ 2,090,000	\$ 2,090,000	\$ 0	Fully funded by King County
New Kent Total	\$ 28,983,000	\$ 19,141,000	\$ 13,428,837	\$ 5,712,163	
<b>*Amount of Shortfall</b>		<b>Potential Revenues</b>			
N/A					

<sup>1</sup> Expenditures and obligations through 3/31/01; total includes obligation of this action.

<sup>2</sup> The budget reflected here does not include figures from the 3/12/01 Cost-to-Complete discussion.

<sup>3</sup> Of the total \$2,120,000, \$30,000 will go to the administration phase; the construction amount shown includes \$30,000 for URS Corp., our Construction Management team.

## **ALTERNATIVES**

- (1) Do not accept the funding from the County for the additional level of the garage and do not increase the contract contingency fund.

**Not Recommended:** Sound Transit would miss a great opportunity to partner with one of our associated agencies. In addition, by not allowing King County Metro to consolidate their operations at the Sounder Station, the transfer of Sound Transit patrons from Sounder to/from Metro buses would be adversely affected.

(2) Delay the decision to add the additional level.

Not Recommended: The cost of the delay would be significant as it would push critical weather sensitive construction on the garage into the winter months. The cost would then need to be renegotiated with PCL and the County.

### **CONSEQUENCES OF DELAY**

A short-term delay would not be significant.

A long-term delay would be significant as it would push critical weather sensitive construction on the garage into the winter months. The cost for the additional level would then need to be renegotiated with PCL and with the County.

### **REGIONAL PARTNERSHIP AND COOPERATION**

This agreement between Sound Transit and the County epitomizes the “win-win” result of working together with our partner agencies to leverage resources. The City of Kent, King County Metro, and Sound Transit will all benefit. Commuters to and from Kent as well as businesses within the City of Kent will also benefit from this agreement.

### **PUBLIC INVOLVEMENT**

Through the City of Kent's Conditional Use Permit process, the public had the opportunity to comment on the size increase of the garage.

### **LEGAL REVIEW**

MBL 5/10/01

**SOUND TRANSIT**

**MOTION NO. M2001-48**

A motion of the Board of the Central Puget Sound Regional Transit Authority increasing the Kent Commuter Rail Station budget by \$2,120,000, adding \$2,060,000 to the contract contingency fund for Contract No. RTA/CR 103-00 with PCL Construction Company for construction of the Kent Commuter Rail Station Parking Garage for construction of an additional 5<sup>th</sup> level of parking for a new total authorized contract amount not to exceed \$10,053,445; \$30,000 for construction management; and \$30,000 for administrative costs, for a new total Kent Station Project Budget of \$28,983,000. Such increase shall be contingent upon the Executive Director executing the necessary agreements with King County to provide funds in the amount of \$2,120,000 as the full cost for construction and associated activities as related to the additional 5<sup>th</sup> floor of the Kent Commuter Rail Station Parking Garage.

**Background:**


Last fall Sound Transit, with strong support from the City of Kent, approached King County Metro to see if the County would want to finance an additional level for the parking garage. The additional level would increase the garage from the original four-level, approximately 680-stall structure, to a five-level, approximately 871-stall garage. By doing so, King County Metro will be able to close their park & ride lot west of the Sounder Station, and consolidate their Kent operations, except vanpools, at the bus facility within the Sounder Commuter Rail Station.

As a result of these and many follow-up discussions, the King County Council, on April 16, 2001, authorized King County Metro to enter into an agreement with Sound Transit to finance the additional level to the Kent garage.

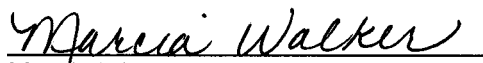
**Motion:**

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the Kent Commuter Rail Station budget be increased by \$2,120,000, adding \$2,060,000 to the contract contingency fund for Contract No. RTA/CR 103-00 with PCL Construction Company for construction of the Kent Commuter Rail Station Parking Garage for construction of an additional 5<sup>th</sup> level of parking for a new total authorized contract amount not to exceed \$10,053,445; \$30,000 for construction management; and \$30,000 for administrative costs, for a new total Kent Station Project Budget of \$28,983,000. Such increase shall be contingent upon the Executive Director executing the necessary agreements with King County to provide funds in the amount of \$2,120,000 as the full cost for construction and associated activities as related to the additional 5<sup>th</sup> floor of the Kent Commuter Rail Station Parking Garage.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on the 24th day of May 2001.

  
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David Earling  
Board Chair

ATTEST:

  
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Marcia Walker  
Board Administrator