

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2001-83**

**Auburn Sounder Commuter Rail Station  
Parking Garage – Accept City of Auburn Funds for Garage Enhancements**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	8/16/01	Cancelled	Jeff Wolfe, Project Manager	(206) 398-5289
Executive Committee	8/17/01	Cancelled		
Board	8/23/01	Discussion/Possible Action		

**OBJECTIVE OF ACTION**

Using only funds provided by the City of Auburn, increase the station budget and contingency for the PCL design/build construction contract for the parking garage by \$283,696, for the City of Auburn's share of upgrades to the garage.

**ACTION**

Increase the Auburn Sounder Commuter Rail Station budget by \$283,696, adding \$283,696 to the contract contingency fund for Contract No. RTA/CR 100-00 with PCL Construction Company for construction of the Auburn Sounder Commuter Rail Station Parking Garage for construction of garage enhancements, tenant improvements, and addition of improvements to "A" Street, for a new total authorized contract amount not to exceed \$8,432,526; and for a new total Auburn station project budget of \$25,858,696. Such increases shall be contingent upon the Executive Director executing the necessary agreements with the City of Auburn to provide funds in the amount of \$283,696 for the City's share of the construction upgrades and additions.

**KEY FEATURES**

**Highlights of Action:**

- Accepts \$283,696 from the City of Auburn for entire budget increase. Funds from the City are for the following:
  - Changes to the exterior to meet local zoning code requirements and upgrades requested by the Auburn Technical Advisory Committee. The cost of these upgrades (\$312,092) will be shared 50/50 by Sound Transit and the City of Auburn. Please note that Sound Transit's share can be absorbed within the current contract contingency.
  - Addition of tenant improvements (restrooms and corridors) financed entirely by the City of Auburn (\$106,773).
  - Improvements to "A" Street financed entirely by the City of Auburn (\$20,877).
- Increases the Auburn Sounder Commuter Rail Station budget by \$283,696 for a new total of \$25,858,696.
- Increases the Parking Garage contingency budget by \$283,696 for a new total budget of \$8,432,526.

**History of this Project**

On May 15, 2000, Sound Transit issued Request for Proposals for the design and construction of the Auburn Sounder Commuter Rail station parking garage and in November 2000, PCL Construction Company was awarded the contract. The City of Auburn contributed \$1,822,500 for additional parking and ground level tenant space in the garage.

After the award, several additions, upgrades, and changes have been requested by the City. City’s financing of these changes were approved by the Auburn City Council on August 6, 2001.

Motion/Resolution Number	Summary of Action	Date of Action
Motion No. M2000-94	Authorized negotiations and contract No. RTA/CR 100-00 with PCL Construction Company for the design and construction the Auburn Station garage for \$7,760,790 plus 5% contingency of \$388,040 for a total amount not to exceed \$8,148,830.	11/16/00

**BUDGET**

Budget Reference	Column A Total Project Budget	Column B Budget for this Task** (B)	Column C Obligated to Date (C)	Column D Total Amount Requested (D)	Column E Shortfall* or Surplus (B-[C+D])
2001 Budget	\$22,706,000	\$8,148,830	\$7,973,435	\$283,696	(\$108,301)
Cost-to-Complete	\$25,575,000	\$8,148,830	\$7,973,435	\$283,696	(\$108,301)

\*\* Parking garage portion of the Construction phase budget.

Budget Reference	*Amount of Shortfall	Additional Identified Revenues	Funding Sources
2001 Budget	\$108,301	\$283,696	City of Auburn (pass thru)
Cost-to-Complete	\$108,301	\$283,696	City of Auburn (pass thru)

The Auburn station budget is being increased by \$283,696 and will be reflected thusly in the 2002 Budget.

**CONSEQUENCES OF DELAY**

- A significant delay would increase the costs of the Change Orders and/or delay the opening of the garage.
- If TAC/Code improvements are disapproved, the project would be delayed while a new compromise was negotiated. At worse, the permit could be revoked.
- If Tenant Improvements and “A” Street work is not approved, City would have to get the work done through City contracts, likely at a later time and higher cost with construction further impacting the access to the station.

## **REGIONAL PARTNERSHIP AND COOPERATION**

- The cooperative effort with the City of Auburn is providing additional improvements to the garage enhancing the City's population and enhancing the experience of Sounder customers.

## **PUBLIC INVOLVEMENT**

- Several changes to the garage were a result of work with the Auburn Technical Advisory Committee.

## **LEGAL REVIEW**

MBL 7/31/01

## SOUND TRANSIT

### MOTION NO. M2001-83

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to increase the Auburn Sounder Commuter Rail Station budget by \$283,696, adding \$283,696 to the contract contingency fund for Contract No. RTA/CR 100-00 with PCL Construction Company for construction of the Auburn Sounder Commuter Rail Station Parking Garage, for a new total authorized contract amount not to exceed \$8,432,526, and for a new total Auburn Station Project Budget of \$25,858,696. Such increases shall be contingent upon the Executive Director executing the necessary agreements with the City of Auburn to provide funds in the amount of \$283,696 for the City's share of the construction upgrades and additions.

#### Background:

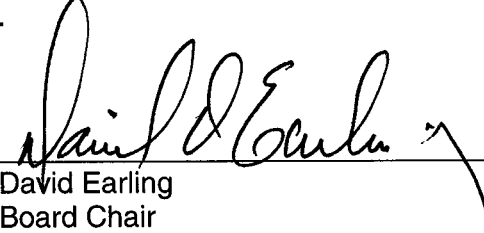
Several additions, upgrades, and changes to the Auburn Parking Garage have been requested by the City of Auburn. These include:

- Changes to the exterior to meet local zoning code requirements and upgrades requested by the Auburn Technical Advisory Committee. The cost of these upgrades (\$312,092) will be shared by Sound Transit and the City 50/50. Sound Transit's share can be absorbed within the current contract contingency.
- Addition of tenant improvements (restrooms and corridors) financed entirely by the City (\$106,773).
- Improvements to "A" Street financed entirely by the City (\$20,877).


#### Motion:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority to approve an increase in the Auburn Sounder Commuter Rail Station budget by \$283,696, adding \$283,696 to the contract contingency fund for Contract No. RTA/CR 100-00 with PCL Construction Company for construction of the Auburn Sounder Commuter Rail Station Parking Garage, for a new total authorized contract amount not to exceed \$8,432,526, and for a new total Auburn Station Project Budget of \$25,858,696. Such increases shall be contingent upon the Executive Director executing the necessary agreements with the City of Auburn to provide funds in the amount of \$283,696 for the City's share of the construction upgrades and additions.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on the 23<sup>rd</sup> day of August, 2001.

  
David Earling  
Board Chair

ATTEST:

  
Marcia Walker  
Board Administrator