

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2001-84

**Auburn Sounder Commuter Rail Station
Agreement with the City of Auburn for the O&M of the Auburn Garage**

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

OBJECTIVE OF ACTION

Authorizes the Executive Director to enter into an agreement with the City of Auburn for the lease, and operations and maintenance (O&M) of the Auburn Sounder Commuter Rail Station parking garage.

ACTION

Authorize the Executive Director to enter into an agreement with the City of Auburn for the lease of the tenant spaces and 180 stalls within the parking structure from Sound Transit and for the operations and maintenance of the garage, lease spaces, and plaza north of the garage.

KEY FEATURES

Highlights of Action:

- Authorizes the Executive Director to enter into an agreement with the City of Auburn for the lease of the tenant spaces and 180 stalls within the parking structure from Sound Transit. Key features include:
 - Sound Transit will retain ownership of the garage and tenant spaces.
 - The City will have a long-term, no-cost lease from Sound Transit for the tenant spaces.
 - The City will sublease out, manage, and maintain the tenant spaces.
 - The City will have a long-term, no-cost lease from Sound Transit for 180 stalls in the garage
- Authorizes the Executive Director to enter into an agreement with the City of Auburn for the operations and maintenance of the garage, lease spaces, and plaza north of the garage. Key features include:
 - Use of any unoccupied parking stalls after the last morning train leaves, and on weekends, will be made available to the City.
 - The City will pay for 40% of the operations and maintenance of the garage which will be managed by Sound Transit.
 - The City will pay for any staffed security beyond Sound Transit's normal security staffing.
 - The City will pay for 100% of all O&M costs above and beyond the normal wear and tear of the public plaza that result from public events (e.g. street fairs on the plaza), and the use of the plaza for outside seating associated with a restaurant in the tenant space.

--- The City, at its cost, can enhance the plaza with holiday and seasonal decorations, and high maintenance landscaping (e.g. annuals).

History of this Project

In November 2000, PCL Construction Company was awarded the construction contract for the Auburn Sounder Commuter Rail Station parking garage. The City of Auburn is financing \$1,822,500 of the capital cost of the garage (see Motion No. M2000-94). This funding is to pay for the tenant spaces (\$700,000), 180 parking stalls, (\$1,042,000), and \$80,000 towards the cost of the building's exterior upgrade.

Through Motion No. M2001-83, the City will be contributing an additional \$283,696 for additional upgrades to the garage and area.

| Motion/Resolution Number | Summary of Action | Date of Action |
|---------------------------------|--|-----------------------|
| Resolution No. R99-27 | Authorized an agreement with King County and the City of Auburn for development of the Auburn Sounder Commuter Rail Station. | 8/26/99 |
| 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. Motion notes that the City is contributing \$1,822,500 towards the costs of the contract to cover the cost of the tenant spaces, 180 stalls, and exterior enhancements. | 11/16/00 |

BUDGET

As stated in the agreement outline, the City will be paying for all O&M costs for the tenant spaces and their share of the garage O&M. As a result, there will be no impact on Sound Transit's Capital or share of the O&M budgets.

| | Column A | Column B | Column C | Column D | Column E |
|-------------------------|--|--|--|---|---|
| Budget Reference | Total Station Annual O&M Budget | Annual O&M Budget for Garage (B) | Annual O&M Obligated to Date (C) | Additional O&M Amount Requested (D) | Shortfall* or Surplus (B-[C+D]) |
| 2001 Budget | \$173,500 | \$97,200 | \$97,200 | \$64,800 | (\$64,800) |

| Budget Reference | *Amount of Annual Shortfall | Additional Identified Revenues | Funding Sources |
|-------------------------|------------------------------------|---------------------------------------|----------------------------|
| 2001 Budget | \$64,800 | \$64,800 | City of Auburn (pass thru) |

Note: Annual costs are in 2001 dollars.

CONSEQUENCES OF DELAY

A significant delay would result in the garage being completed with no or few tenants in the commercial spaces in the garage.

Disapproval of this agreement would result in the City pulling back its Capital funding of \$1,822,500 of the garage and tenant spaces, and therefore put Sound Transit in the role of financing, managing, and maintaining the tenant spaces.

REGIONAL PARTNERSHIP AND COOPERATION

The tenant spaces and additional parking of in the garage are a direct result of significant cooperation between the City of Auburn and Sound Transit.

PUBLIC INVOLVEMENT

None

LEGAL REVIEW

MBL 7/31/01

SOUND TRANSIT

MOTION NO. M2001-84

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to enter into an agreement with the City of Auburn for the lease of the tenant spaces and 180 stalls within the parking structure from Sound Transit and for the operations and maintenance of the garage, lease spaces, and plaza north of the garage.

Background:

In November 2000, PCL Construction Co. was awarded the construction contract for the Auburn Sounder Commuter Rail Station parking garage. The City of Auburn is financing \$1,822,500 of the capital cost of the garage (see Motion 2000-94). This funding is to pay for the tenant spaces (\$700,000), 180 parking stalls, (\$1,042,000), and \$80,000 towards the cost of the building's exterior upgrade. Through Motion No. M2001-83, the City will be contributing an additional \$283,696 for additional upgrades to the garage and area.

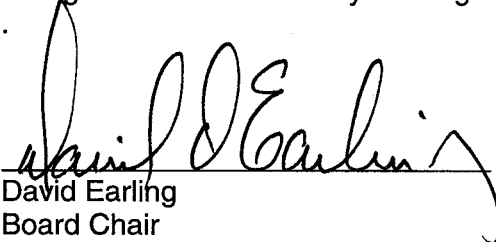
In general, the City will be paying all costs above and beyond what Sound Transit would be paying for the O&M of the garage that are a result of City financed additions, upgrades, and changes. Key features of the O&M agreement with the City of Auburn include:

- Sound Transit will retain ownership of the garage and tenant spaces.
- The City will have a long-term, no-cost lease from Sound Transit for the tenant spaces.
- The City will sublease out, manage, and maintain the tenant spaces.
- The City will have a long-term, no-cost lease from Sound Transit for 180 stalls in the garage.
- The City will pay for 40% of the operations and maintenance of the garage, which will be managed by Sound Transit.


Motion:

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority to authorize the Executive Director to enter into an agreement with the City of Auburn for the lease of the tenant spaces and 180 stalls within the parking structure from Sound Transit and for the operations and maintenance of the garage, lease spaces, and plaza north of the garage.

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


David Earling
Board Chair

ATTEST:


Marcia Walker
Board Administrator