

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2007-122**

**Funding Agreement with Community Transit for the  
Mountlake Terrace Freeway Station Project**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	12/06/07	Discussion/Possible Action	Jim Edwards, Director, Capital Projects <b>Paul Cornish, Project Manager,</b>	(206) 398-5436  (206) 398-5342

<b>Contract/Agreement Type:</b>	✓	<b>Requested Action:</b>	✓
Competitive Procurement		Execute New Contract/Agreement	✓
Sole Source		Amend Existing Contract/Agreement	
Agreement with Other Jurisdiction(s)	✓	Budget Amendment	
Real Estate		Property Acquisition	

**PROJECT NAME**

Mountlake Terrace Freeway Station

**PROPOSED ACTION**

Authorizes the chief executive officer to execute an agreement with Community Transit to provide a capped funding contribution of \$659,000 for the design and construction of joint improvements at the proposed Community Transit parking garage.

**KEY FEATURES of PROPOSED ACTION**

- Executes an agreement providing Sound Transit's capped funding obligation of \$659,000 to Community Transit to provide design and construction on the joint garage improvements.
- Allows elements of the transit center project to be built that are needed to support the connection of the freeway station pedestrian bridge to the garage. The contribution will help fund portions of the utilities, fire suppression and parking garage elements that will be used by freeway station customers.
- Establishes an easement from Community Transit for Sound Transit customer access to and through the parking garage and access to inspect the utilities in the parking garage that support the freeway station.

**BUDGET IMPACT SUMMARY**

Current Project Phase: Final Design  
Projected Completion Date: 2010

## **BUDGET and FINANCIAL PLAN DISCUSSION**

The Proposed 2008 Budget for this project is \$25,545,383, with a construction phase budget of \$17,210,000. The proposed action will result in a construction phase balance of \$16,516,290 and a project balance of \$17,492,988.

The design team is reviewing the 90% design plan and construction estimate. They are continuing to identify potential reduction in the project scope. Staff expects the costs will increase to a point where consideration for a budget amendment transferring funds from the Snohomish County Program Reserve will be necessary.

## **BUDGET TABLE**

Summary for Board Action (Year of Expenditure \$000)

Project: 312 - Mountlake Terrace Freeway Station

	2008 Proposed Budget <sup>1</sup> (A)	Committed To Date <sup>2</sup> (B)	This Action (C)	Total Committed & Action (D)	Uncommitted (Shortfall) (E)
1 Agency Administration	\$ 1,397	\$ 1,397	\$ -	\$ 1,397	\$ -
2 Preliminary Engineering	\$ 2,585	\$ 2,517	-	\$ 2,517	68
3 Final Design	\$ 3,796	\$ 3,445	-	\$ 3,445	351
4 Right of Way	\$ 200	\$ 0	-	\$ 0	200
5 Construction	\$ 17,210	\$ 35	659	\$ 694	16,516
6 Contingency	\$ 357	\$ -	-	\$ -	357
7 Total Current Budget	\$ 25,545	\$ 7,393	\$ 659	\$ 8,052	\$ 17,493

Phase Budget Detail

8 Construction	\$ 17,210	\$ 35	\$ 659	\$ 694	16,516
9 Misc. Activity					-
10 Total Phase	\$ 17,210	\$ 35	\$ 659	\$ 694	\$ 16,516

Contract Budget	Current Approved Contract Value (F)	Committed To Date <sup>2</sup> (G)	Proposed Action (H)	Proposed Total Contract Value (I)
11 Community Transit Agreement	\$ -	\$ -	\$ 659	\$ 659
12 Contingency	-	-	-	\$ -
13 Total	-	-	659	659
14 Percent Contingency			0%	0%

Notes:

<sup>1</sup> Project budget is located on page 152 of the Proposed 2008 Budget book. The Adopted 2007 Budget was approved by the Board on December 14, 2006.

<sup>2</sup> Committed to date amount includes actual outlays and commitments through September 30, 2007.

## **M/W/DBE – SMALL BUSINESS PARTICIPATION**

Community Transit will adhere to their DBE Program goals and requirements.

## **PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION**

Sound Transit is proposing to build a freeway station in the median of I-5, between SR 104 and 220<sup>th</sup> Street SW, and adjacent to the Mountlake Terrace Transit Center. The freeway station will be built entirely within WSDOT right of way. Pedestrians will access the Mountlake Terrace Freeway Station via a pedestrian bridge, crossing the northbound lanes of I-5 and connecting to a new Community Transit's parking garage and transit center. Community Transit is planning to expand the parking capacity of the transit center by building a four story parking garage on the portion of the site immediately adjacent to I-5. With this improvement, the transit center will provide up to 664 parking stalls.

Sound Transit, Community Transit, the City of Mountlake Terrace, and WSDOT have been working cooperatively for several years to coordinate the designs for the transit center and the freeway station projects in order to provide a clear and convenient connection between the two projects for transit customers. The design for the new garage at the transit center provides a connection point for the freeway station pedestrian bridge. Together, both projects will provide complementary service and provide a seamless transition between the local and regional bus system.

Sound Transit has negotiated a capped contribution to Community Transit in the amount of \$659,000 for those elements to be built as part of the transit center project that are needed to support the connection of the freeway station pedestrian bridge to the garage. The \$659,000 will be paid from the construction phase budget. The contribution will help fund portions of the:

- Utilities
- Fire suppression
- Parking garage elements that will be used by freeway station customers.

On August 28, 2007, Community Transit advertised the transit center project for construction bids. Community Transit opened bids on October 5, 2007 and awarded the construction contract on November 1, 2007. Community Transit completed their environmental documentation for the State Environmental Policy Act (SEPA) and National Environmental Policy Act (NEPA) in the summer of 2006.

## **Project Status of Sound Transit's Mountlake Freeway Station Project**

In November 2006 staff briefed the Finance Committee on increased project costs and committed to return to the Committee after review of possible scope reductions and completion of the 60% design level to provide a project update on project costs and budget. The 60% design, completed in August 2007, included several scope modifications to the 30% plan in order to reduce construction costs. These reductions included:

- Reduce the platform length by 25%, simplifying the roof lines and structural members for easier construction;
- Eliminate a second set of lights on the pedestrian bridge;
- Eliminate the Para glass screening from the pedestrian bridge;
- Redesign and relocate both elevators to eliminate portions of the walkway; and
- Combine elevator machine rooms and replaced some steel components with concrete.

However, even with these scope reductions, the 60% cost estimate continued to exceed the existing construction budget. The overall source of the cost increase was attributed to the rapid rise in general construction costs. Key elements of the 60% plans were sent to a third party for additional technical review to advise Sound Transit on areas to reduce costs. Again, the project team looked to achieve additional construction reductions. The 90% plans included these additional scope reductions:

- Redesign of the major walls,
- Reduction of the transit ramp illumination,
- Modifying materials for pedestrian screening on pedestrian bridge, and
- Reducing the size of the north end station towers.

A 90% design cost estimate was prepared reflecting these additional scope reductions with a funding shortfall now estimated at up to \$9.9 million.

The Sound Transit Proposed 2008 Budget maintains the Mountlake project budget at 2007 levels. The design team will continue to assess the project and seek further scope reduction or design changes to keep the project within budget. We will shortly partner with the WSDOT/Associated General Contractors Structures Committee to seek recommendations on cost reduction and constructability, and we will obtain an additional independent cost estimate. Following completion of final design, we will seek Board direction on whether to supplement the project budget to allow the project to advance into construction. Should the Board approve that action, the project could be advertised for construction in July 2008.

The environmental documentation covered for SEPA and NEPA has been completed. A SEPA Environmental Checklist and Determination of Nonsignificance (DNS) were issued by Sound Transit and the WSDOT in May 2005. A NEPA Documented Categorical Exclusion (DCE) was approved by the Federal Transit Administration and the Federal Highway Administration in November 2005.

**Prior Board/Committee Actions on this Project**

<b>Motion/ Resolution Number and Date</b>	<b>Summary of Action</b>
M2006-82 11/16/06	Board authorized GCA 3536 Task Order with WSDOT for the final design services in the amount of \$3,434,749, with a 10% contingency of \$343,475, for a total authorized task order amount not to exceed \$3,778,224.
R2005-13 6/23/05	Amended the Adopted 2005 Budget from \$3,800,000 to \$25,550,000 to reflect a transfer from the Regional Express Snohomish County Program Reserve and a grant contribution.
M2003-38 4/17/03	Board authorized PE/ED contract with HNTB for the Mountlake Terrace In-line Station Project in the amount of \$1,651,751 with a 10% contingency of \$165,175, for a total authorized contract amount not to exceed \$1,816,926.
M2003-39 4/17/03	Board authorized PE/ED contract with the WSDOT for the Mountlake Terrace In-line Station in the amount \$533,640 with a contingency of \$46,811 for a total authorized contract amount not to exceed \$580,451.

**CONSEQUENCES of DELAY**

A two-week delay would not create adverse impacts for this project.

**PUBLIC INVOLVEMENT**

Not applicable for this action.

**ENVIRONMENTAL COMPLIANCE**

SSK 10-26-07

**LEGAL REVIEW**

JW 11/30/07

## **SOUND TRANSIT**

### **MOTION NO. M2007-122**

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an agreement with Community Transit to provide a capped funding contribution of \$659,000 for the design and construction of joint improvements at the proposed Community Transit parking garage.

#### **Background:**

Sound Transit is proposing to build a freeway station in the median of I-5, between SR 104 and 220th Street SW, and adjacent to the Mountlake Terrace Transit Center. The freeway station will be built entirely within WSDOT right of way. Pedestrians will access the Mountlake Terrace Freeway Station via a pedestrian bridge, crossing the northbound lanes of I-5 and connecting to a new Community Transit's parking garage and transit center. Community Transit is planning to expand the parking capacity of the transit center by building a four story parking garage on the portion of the site immediately adjacent to I-5. With this improvement, the transit center will provide up to 664 parking stalls.

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**Motion:**

It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute an agreement with Community Transit to provide a capped funding contribution of \$659,000 for the design and construction of joint improvements at the proposed Community Transit parking garage.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 6, 2007.



Fred Butler  
Finance Committee Chair

ATTEST:



Marcia Walker  
Board Administrator