

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2008-110**

**Agreement with King County  
Granting a License to Use the Totem Lake Transit Center**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	11/20/08	Discussion	Jim Edwards, Capital Projects Director	206-398-5436
Finance Committee	12/4/08	Discussion/Possible Action to recommend Board Approval	<b>Paul Cornish, Project Manager</b>	206-398-5342
Board	12/11/08	Action		

<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**

Totem Lake Transit Center Project #328

**PROPOSED ACTION**

Authorizes the chief executive officer to execute an agreement with King County granting a license to use the Totem Lake Transit Center/Evergreen Hospital facility and for King County to reimburse Sound Transit for maintenance and mid-life replacement costs.

**KEY FEATURES of PROPOSED ACTION**

- The purpose of this action is to execute an agreement with King County that allows the County to use the transit center and establish terms and conditions for the County to reimburse Sound Transit for the maintenance cost of the transit center.
- This agreement grants the County and its transit patrons the use of the transit center consisting of:
  - Paved driveway with entrance and exists for public transportation vehicles;
  - Six transit bays;
  - Layover areas;
  - Use of a single stall bathroom by transit system drivers;
  - Overhead canopy; and
  - Seating, lighting, and other transit related facilities.
- Sound Transit will continue to hold the easement for the use of the transit center and will be directly obligated to pay Evergreen Hospital for the maintenance cost..
- Evergreen Hospital will perform maintenance of the transit center and bill Sound Transit under the terms of Sound Transit's easement. The County agrees to reimburse Sound Transit for the costs.
- Sound Transit shall invoice the County once a year in accordance with the terms and conditions of the agreement.
- The County agrees to reimburse Sound Transit for the replacement of the overhead canopies and seating wall installed for transit passengers after 20 years have expired. The County's reimbursement obligation shall not exceed \$358,000.

**BUDGET IMPACT SUMMARY**

Not applicable to this action.

**BUDGET and FINANCIAL PLAN DISCUSSION**

King County agrees to reimburse Sound Transit for the cost of Evergreen’s maintenance of the transit center. Sound Transit shall invoice the County once a year for the actual costs for maintenance in accordance with the terms and conditions of the agreement.

**BUDGET TABLE**

Not applicable to this action.

**PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION**

In October of 2006 Sound Transit and King County Hospital District No. 2 (Evergreen Healthcare) entered in the Transit Center Easement Purchase and Reimbursement Agreement for the development and maintenance of the Totem Lake Transit Center. The transit center includes six transit bays on the ground floor of the medical office building on the Evergreen Campus with seating areas for passengers and overhead canopies.

The agreement between Sound Transit and Evergreen Healthcare requires Sound Transit to be financially responsible for maintenance and mid-life replacement costs of the various transit improvements.

The Funding Agreement includes payment to Sound Transit from King County for the cost of maintenance of the transit center, and a mid-life capital component capped at \$358,000, to replace the transit canopies and seat wall after 20 years. Sound Transit shall invoice the County once a year in accordance with the terms and conditions of the agreement for the annual maintenance.

Consistent with the Sound Transit and the King County Program Understanding authorized by the Board in Resolution No. R98-9, the use of the Totem Lake Transit Center and its operation and maintenance costs, and replacement costs are being transferred to the County under the proposed agreement.

**PRIOR BOARD/COMMITTEE ACTIONS**

<b>Motion/Resolution Number and Date</b>	<b>Summary of Action</b>
M2007-05	Authorizes the Chief Executive Officer to execute an Interlocal Agreement with Evergreen Healthcare for construction of the intersection improvements providing egress from the Totem Lake Transit Center in the amount of \$413,461 with a 10% contingency of \$41,346 for a total authorized agreement amount not to exceed \$454,807.
M2006-41	Authorizes the Chief Executive Officer to execute a Transit Center Easement Purchase and Reimbursement Agreement with King County Hospital District No. 2 (Evergreen Healthcare) regarding the development and maintenance of the Totem Lake Transit Center at Evergreen Hospital.

**ENVIRONMENTAL COMPLIANCE**

SSK 10-24-08

**LEGAL REVIEW**

JW 11/14/08

**SOUND TRANSIT**

**MOTION NO. M2008-110**

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an agreement with King County granting a license to use the Totem Lake Transit Center/Evergreen Hospital facility and for King County to reimburse Sound Transit for maintenance and mid-life replacement costs.

**Background:**

This agreement grants a license to King County to use the Totem Lake Transit Center/Evergreen Hospital Facility, consistent with the Sound Transit and the King County Program Understanding authorized by the Board in Resolution No. R98-9. The use of the Totem Lake Transit Center and its operation and maintenance costs, and replacement costs are being transferred to the County under this agreement.

The agreement grants the County and its transit patrons the use of the transit center consisting of:  
Paved driveway with entrance and exists for public transportation vehicles;  
Six transit bays;  
Layover areas;  
Use of a single stall bathroom by transit system drivers;  
Overhead canopy, seating, lighting, and other transit related facilities.

In October of 2006 Sound Transit and King County Hospital District No. 2 (Evergreen Healthcare) entered in the Transit Center Easement Purchase and Reimbursement Agreement for the development and maintenance of the Totem Lake Transit Center. The agreement between Sound Transit and Evergreen Healthcare requires Sound Transit to be financially responsible for maintenance and mid-life replacement costs of the various transit improvements.

Sound Transit will continue to hold the easement for the use of the transit center and will be directly obligated to pay Evergreen Hospital for the maintenance cost. Evergreen Hospital will perform maintenance of the transit center and bill Sound Transit under the terms of Sound Transit's easement.


The agreement includes payment to Sound Transit from King County for the cost of maintenance of the transit center, and a mid-life capital component capped at \$358,000, to replace the transit canopies and seat wall after 20 years. Sound Transit shall invoice the County once a year in accordance with the terms and conditions of the agreement for the annual maintenance.

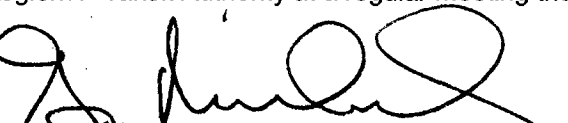
**Motion:**

It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute an agreement with King County granting a license to use the Totem Lake Transit Center/Evergreen Hospital facility and for King County to reimburse Sound Transit for maintenance and mid-life replacement costs.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 11, 2008.

ATTEST:

  
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Marcia Walker  
Board Administrator

  
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Greg Nickels  
Board Chair