

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2010-26

Funding Agreement for the Puyallup Parking Expansion Project

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	2/18/10	Discussion/Possible Action	Ahmad Fazel, Executive Director Jim Edwards, Capital Projects Director Fred Wilhelm, Project Manager	(206) 398-5389 (206) 398-5436 (206) 398-5469

Contract/Agreement Type:	<input checked="" type="checkbox"/>	Requested Action:	<input checked="" type="checkbox"/>
Competitive Procurement		Execute New Contract/Agreement	<input checked="" type="checkbox"/>
Sole Source		Amend Existing Contract/Agreement	
Agreement with Other Jurisdiction(s)		Budget Amendment	
Real Estate		Property Acquisition	

PROJECT NAME

Regional Mobility Parking Enhancements – Puyallup Parking Expansion

PROPOSED ACTION

Authorizes the chief executive officer to execute an agreement with the Western Washington Fair Association for the Puyallup Parking Expansion project for a total authorized amount not to exceed \$2,100,000.

KEY FEATURES of PROPOSED ACTION

- The Puyallup Parking Expansion project will provide an additional 219 parking spaces for Puyallup Sounder Station customers by improving an existing lot (the Red Lot) owned and managed by the Western Washington Fair Association (the Fair). It will include grading and paving of the lot, plus drainage, illumination, striping, and landscaping.
- Under the proposed agreement, Sound Transit will contribute a fixed amount of \$2,100,000 towards the construction of improvements at the Red Lot and the Fair will contribute an amount up to \$1,700,000. Board authorization for award of the construction contract will be sought in spring 2010.
- In exchange for its contribution to the project, Sound Transit will be provided with a 20-year easement to use the lot, where the monthly payments would be abated. Pierce Transit will provide shuttle service for customers between the lot and Puyallup Station, using an existing bus route, Pierce Transit Route 495.
- The costs for operating and maintaining the site will be negotiated between Sound Transit and the Fair through a separate agreement, which will be brought before the Board for consideration at a later date.

BUDGET IMPACT SUMMARY

There is no action outside of the Board-adopted budget; there are no contingency funds required, no subarea impacts, or funding required from other parties other than what is already assumed in the financial plan.

BUDGET and FINANCIAL PLAN DISCUSSION

The proposed agreement with Western Washington Fair Association is funded by project 746, Regional Mobility Parking Enhancement. Specially, this item will be funded out of the Construction phase.

In 2010, the Adopted Lifetime budget for Construction phase is \$3,617,000. Approval of this agreement will leave a remaining budget of \$1,517,000.

The construction phase of the project is expected to be completed before the end of the year.

BUDGET TABLE

Summary for Board Action (Year of Expenditure \$000)
Project: 746- Regional Mobility Parking Enhancement

	Adopted 2010 Lifetime Budget ¹ (A)	Committed To Date (D)	This Action (E)	Total Committed & Action (F)	Uncommitted (Shortfall) (G)
1 Agency Administration	\$ 52	24	\$ -	\$ 24	\$ 28
2 Preliminary Engr/Env Review	\$ 469	337	\$ -	\$ 337	\$ 132
3 Final Design	\$ 672	120	\$ -	\$ 120	\$ 552
4 Row Acquisition/Permits	\$ 150	150	\$ -	\$ 150	\$ -
5 Construction	\$ 3,617	\$ -	\$ 2,100	\$ 2,100	\$ 1,517
6 Total Current Budget	\$ 4,960	\$ 631	\$ 2,100	\$ 2,731	\$ 2,229

Phase Budget Detail

7 Construction	\$ 3,617	\$ -	\$ 2,100	\$ 2,100	\$ 1,517
8 Total Phase	\$ 3,617	\$ -	\$ 2,100	\$ 2,100	\$ 1,517

Contract Budget	Current Approved Contract Value (H)	Spent to Date (I)	Proposed Action (J)	Proposed Total Contract Value (K)
9 Agreement with WWFA	\$ -	\$ -	\$ 2,100	\$ 2,100
10 Contingency	\$ -	\$ -	\$ -	\$ -
11 Total	\$ -	\$ -	\$ 2,100	\$ 2,100
12 Percent Contingency	0%		0%	0%

	Adopted 2010 2010 Project budget Project budget	Spent to Date	Proposed Action	Uncommitted (Shortfall)
13 Agency Administration	20	-	-	20
14 Preliminary Engr/Env Review	112	-	-	112
15 Final Design	472	-	-	472
16 Row Acquisition/Permits	-	-	-	-
17 Construction	3,617	-	2,100	1,517
Total Current Budget	4,221	-	2,100	2,121

Notes:

¹ Lifetime Project budget is located on page 140 of the Proposed 2010 Transit Improvement Plan. The Amended 2010 TIP included a transfer of \$517,000 from other phases to Construction phase, which brings the Construction budget to \$3,617,000. The Amendment TIP was adopted by the Board on December 10, 2009.

SMALL BUSINESS PARTICIPATION

- Not applicable to this action.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

High demand for Sounder commuter rail service along the Tacoma-Seattle corridor has resulted in spillover parking in neighborhoods adjacent to the commuter rail stations in Puyallup, Sumner, and Auburn. Sound Transit received a \$3.7 million Regional Mobility Grant from the Washington State Department of Transportation in 2007 to increase parking capacity for these stations, Sound Transit's local match is \$500,000, for a total of \$4.2 million. To address parking issues, Sound Transit also received a \$772,000 Federal Transit Administration grant obtained by the City of Puyallup, which was used for the design work for the Puyallup Parking Expansion project.

Market conditions at the time the grant was made precluded the funding of meaningful parking capacity investments. The grant was re-scoped in 2008 to focus on expanding parking capacity for Puyallup and Sumner Stations. Half of the \$4.2 million will be applied toward the Sumner project, which is currently in the preliminary engineering phase, and the other half will be applied toward construction of the Puyallup project. Parking for Auburn Station was addressed through a bus service agreement between Pierce Transit, the City of Auburn, and Sound Transit to provide additional bus service to Auburn Station.

In Puyallup, Sound Transit proposes to pay the direct costs for design and construction of improvements to an existing parking lot owned by the Western Washington Fair Association in exchange for receiving a 20-year easement for parking purposes,

The Red Lot, located at 5th Street SW and 7th Avenue SW in Puyallup, is an unimproved surface lot owned and primarily used by the Fair for event parking. Under the proposed agreement, both the Fair and Sound Transit would contribute funds for parking lot improvements. Sound Transit's funding is for 219 parking spaces that would be made available for Sound Transit commuters. Fair funding would allow for 625 addition spaces, subject to future negotiation with the Fair. Other improvements to the site include grading, paving, drainage, landscaping, striping, and illumination.

Sound Transit has completed NEPA and SEPA environmental documentation for this project. FTA approved a NEPA Documented Categorical Exclusion (DCE) on September 22, 2009. As co-lead agencies under SEPA, Sound Transit and the City of Puyallup prepared a SEPA Checklist and issued a SEPA Determination of Nonsignificance (DNS) on September 4, 2009.

Under the proposed agreement, Sound Transit would contribute no more than \$2,100,000 towards the construction of improvements and the Fair will contribute an amount up to \$1,700,000. If the bids received are over budget, Sound Transit will have the ability to reduce the scope of the contract in order to decrease the cost. If the bids are less than the budget, the Fair's contribution is reduced accordingly and Sound Transit's contribution remains the same.

The lot will be served by Pierce Transit Route 495, which is an existing route that will shuttle commuters from the lot to Puyallup Station. Under the terms of Sound Transit's 20-year easement, commuters will be allowed to use the lot Monday through Friday from 4:30 a.m. to 6:30 p.m., except during the fair season in September of each year.

The project is at 100% design and will seek construction bids in late February 2010. Board authorization for awarding the construction contract will be sought in spring 2010. Sound Transit will administer the contract and manage the construction. Construction is anticipated to begin in early summer 2010 and be substantially complete before the start of the fair season in September 2010. Sound Transit will manage the construction.

Prior Board/Committee Actions

None.

CONSEQUENCES of DELAY

A delay in Board action beyond February 18 would impact the project schedule; this agreement is necessary for completing the project before the Fair season starts in September 2010.

PUBLIC INVOLVEMENT

A public open house for this project was held on June 11, 2009. There was strong support throughout the community for the project.

ENVIRONMENTAL COMPLIANCE

SSK 2-3-10

LEGAL REVIEW

JB 2-11-10

SOUND TRANSIT

MOTION NO. M2010-26

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a funding agreement with the Western Washington Fair Association for the development of the Red Lot, located in Puyallup, Washington for a total authorized amount not to exceed \$2,100,000.

Background:

High demand for Sounder commuter rail service along the Tacoma-Seattle corridor has resulted in spillover parking in neighborhoods adjacent to the commuter rail stations in Puyallup, Sumner, and Auburn. Sound Transit received a \$3.7 million Regional Mobility Grant from the Washington State Department of Transportation in 2007 to increase parking capacity for these stations, Sound Transit's local match is \$500,000, for a total of \$4.2 million. To address parking issues, Sound Transit also received a \$772,000 Federal Transit Administration grant obtained by the City of Puyallup, which was used for the design work for the Puyallup Parking Expansion project.

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Motion:

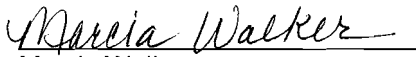
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a funding agreement with the Western Washington Fair Association for the development of the Red Lot, located in Puyallup, Washington for a total authorized amount not to exceed \$2,100,000.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 18, 2010.



Fred Butler
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator