

MOTION NO. M2010-89**Puyallup Red Lot Operations and Maintenance Agreement**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Operations and Administration Committee	09/16/10	Final Action	Bonnie Todd, Executive Director of Operations Michael Miller, Manager Accessible Services/Parking and Customer Facilities	206-398-5367 206-689-4927

PROPOSED ACTION

Authorizes the chief executive officer to execute an operations and maintenance agreement with the Western Washington Fair Association for the Puyallup Parking Expansion project for a total authorized amount not to exceed \$160,000.

KEY FEATURES

- The Puyallup Parking Expansion Project provides an additional 219 parking spaces for Puyallup Sounder Commuter Rail Station customers.
- This agreement provides for the operations and maintenance of the Red Lot for five years.
- Sound Transit will pay the Western Washington Fair Association (Fair) \$12,000 annually for routine maintenance. Routine maintenance includes weekly trash pickup, cleaning blacktop, all landscaping, pesticide control and tree pruning.
- Included in the agreement are contributions for Sound Transit to negotiate non-routine or emergency maintenance as needed. Non-routine or emergency maintenance shall not exceed \$20,000 per year.
- The combined total for routine maintenance, non-routine and emergency maintenance shall not exceed \$32,000 per year or \$160,000 for the five-year period.
- Motion No. M2010-26, approved by the Finance Committee in February 2010, committed to bringing this agreement to the Committee for consideration.

PROJECT DESCRIPTION

In 2007, Sound Transit received a Regional Mobility grant in the amount of \$3.7 million to expand commuter rail parking in the Tacoma-Seattle Corridor. The local match for this grant is \$500,000. As a result of the grant and matching funds, the 2009 budget was increased to add scope. In exchange for capital improvements at the Puyallup Fairgrounds, Sound Transit will be able to enter into agreements to significantly expand the parking available for Sounder customers during commute periods.

FISCAL INFORMATION

Summary for Board Action (X \$1,000)

Action Item: To pay Western Washington Fair Association to maintain Red Lot parking facility .

	(A) 1	(B)	(C)	(D)
	Adopted 2010 Budget	Spent to date in 2010	Contract Expenditure 2010	Uncommitted
Current Year Budget				
Sounder maintenance parking budget	25	-	5	20
Total	25	-	5	20

Contract Spending Plan	Prior Year(s) Spending	2010 Spending	Future Expenditures	Total
Western Washington Fair Association	-	5	155	160
Total	-	5	155	160

	Current Approved Contract Value	Spent to Date	Proposed Action	Proposed Total Contract Value
Contract Budget				
Western Washington Fair Association	-	-	160	160
Contingency	-	-	-	-
Total Contract	-	-	160	160
Percent Contingency	-	-	0%	0%

Notes:

1 Sounder maintenance parking budget can be found on page 26 of 2010 Adopted budget book

SMALL BUSINESS PARTICIPATION

Not applicable to this action.

EQUAL EMPLOYMENT WORKFORCE PROFILE

Not applicable to this action.

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. Combined with a \$500,000 local match, 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 for a total of \$4.2 million. 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.

In February 2010, Sound Transit entered into a development agreement with the Fair and the City of Puyallup to improve the Fair-owned Red Lot. The Red Lot, located at 5th Street SW and 7th Avenue SW in Puyallup, was an unimproved surface lot owned and primarily used by the Fair for event parking. This project, which is substantially complete, will create an initial 219 parking spaces for Sound Transit commuters, with the potential for additional capacity up to a maximum total of 625 spaces, subject to negotiation with the Fair. The development agreement included improvements to the Red Lot such as paving, stripping, landscaping and irrigation, and lighting. Under the agreement, Sound Transit received a 25-year easement for use of the Red Lot.

This proposed action provides for the operations and maintenance of the Red Lot for five years. Future years would need to be negotiated.

On October 1, 2010, the Red Lot will be available to commuters. The Red Lot will be served by Pierce Transit route # 495, which is an existing route that will shuttle commuters from the lot to Puyallup Station. Commuters will be allowed to use the lot Monday through Friday from 4:30am to 6:30pm, except during the fair season in September of each year.

ENVIRONMENTAL COMPLIANCE

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 completed a SEPA checklist and issued a SEPA Determination of Nonsignificance (DNS) on September 4, 2009.

SSK 9-07-10

PRIOR BOARD/COMMITTEE ACTIONS

Motion No. M2010-41 – Authorized the chief executive officer to execute a contract with Construct Company to provide construction services for the Puyallup Parking Expansion project in the amount of \$1,701,178, with a 10% contingency of \$170,118, for a total authorized contract amount not to exceed \$1,871,296

Motion No. M2010-27 – Authorized the chief executive officer to execute a three-party development agreement with the City of Puyallup and the Western Washington Fair Association for the Puyallup Parking Expansion Project

Motion No. M2010-26 – Authorized 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

TIME CONSTRAINTS

The Operations and Maintenance Agreement should be in place before October 1, 2010 when Sound Transit begins using the lot.

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.

LEGAL REVIEW

JW 9/9/10

MOTION NO. M2010-89

A motion of the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute an operations and maintenance agreement with the Western Washington Fair Association for the Puyallup Parking Expansion project for a total authorized amount not to exceed \$160,000.

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. Combined with a \$500,000 local match, 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 for a total of \$4.2 million. 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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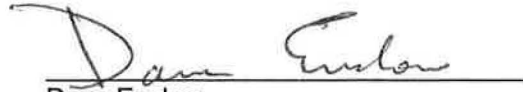
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MOTION:

It is hereby moved by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute an operations and maintenance agreement with the Western Washington Fair Association for the Puyallup Parking Expansion project for a total authorized amount not to exceed \$160,000.

APPROVED by the Operations and Administration Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 16, 2010.

A handwritten signature in dark ink, appearing to read "Dave Enslow", written over a horizontal line.

Dave Enslow
Operations and Administration Committee Chair

ATTEST:

A handwritten signature in dark ink, appearing to read "Marcia Walker", written over a horizontal line.

Marcia Walker
Board Administrator