



Motion No. M2019-15

Development Agreement with the City of SeaTac for the Federal Way Link Extension

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee	02/14/2019	Recommend to Board	Ron Lewis, DECM Executive Director
Board	02/28/2019	Final action	Dan Abernathy, Executive Project Director – Federal Way Link Extension Soraya Lowry, HCT Development Manager

Proposed action

Authorizes the chief executive officer to execute a Development Agreement with the City of SeaTac for the Federal Way Link Extension.

Key features summary

- The City of SeaTac (City) and Sound Transit are entering into a Development Agreement to provide certainty and predictability to the Federal Way Link Extension as follows.
 - Confirming the policy framework by interpreting and vesting applicable codes and standards, as well as granting code departures;
 - Confirming key design elements, including required local roadway improvements and restoration of haul routes; and
 - Streamlining permitting, including the City's grant of land use approval through the Development Agreement and clarification of which project elements the City will be involved in reviewing and permitting.
- To satisfy the City's code required street improvement on S. 208th Street, Sound Transit will provide a fee-in-lieu payment of \$280,596.
- The agreement is part of the Design-Build Request for Proposals and will help guide and inform contractor proposals.
- This action was approved by the SeaTac City Council on January 22, 2019.

Background

The Federal Way Link Extension adds approximately 7.8 miles of light rail from the Angle Lake light rail station at South 200th Street in the City of SeaTac to the City Center area in Federal Way. The extension generally parallels State Route 99 and Interstate 5, with stations at Kent/Des Moines, South 272nd/Star Lake Park-and-Ride, and the Federal Way Transit Center. New parking structures will be constructed at each of the three stations.

The Federal Way Link Final Environmental Impact Statement was issued on November 18, 2016 pursuant to the State Environmental Policy Act (SEPA) and National Environmental Policy Act (NEPA) and completing the SEPA process. The Sound Transit Board selected the project route, profile, and stations on January 26, 2017. The Federal Transit Administration issued a Record of Decision on March

6, 2017 and the Federal Highway Administration issued a Record of Decision on March 9, 2017, completing the NEPA process.

On January 26, 2017, the Sound Transit Board defined and selected the Federal Way Link Extension alignment, profile, stations, and associated infrastructure to be built between Angle Lake Station at S. 200th Street and the Federal Way Transit Center in Resolution No. R2017-02.

Project status

Project Identification	Alternatives Identification	Conceptual Engineering/ Draft EIS	Preliminary Engineering/ Final EIS	Final Design	Construction
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Projected completion date for Preliminary Engineering Phase: 3Q 2019

Project scope, schedule and budget summary are located on page 81 of the November 2018 Agency Progress Report.

Fiscal information

This action is within the baseline budget and sufficient monies remain after approval of this action to fund the remaining work in the construction services phase as contained in the current cost estimates.

The baseline budget for the Federal Way Link Extension project is \$2,451,535,000. Within the construction services phase, \$2,720,000 has been allocated to the budget line item for City of SeaTac. The proposed action would commit an additional \$280,596 to this line item and leave a remaining budget balance of \$2,236,988.

Federal Way Link Extension (in thousands)

Project Phase	Baseline Budget	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	\$96,520	\$14,614		\$14,614	\$81,906
Preliminary Engineering	43,669	43,402		43,402	267
Final Design	3,085	907		907	2,178
Third Party	27,741	4,848	281	5,129	22,612
Right of Way	341,565	39,314		39,314	302,251
Construction	1,831,949	4,500		4,500	1,827,449
Construction Services	107,006	5,065		5,065	101,941
Vehicles					
Total Current Budget	\$2,451,535	\$112,651	\$281	\$112,931	\$2,338,604
Phase Detail - Third Party					
City of SeaTac	\$2,720	\$202	\$281	\$483	\$2,237
Other Third Party	25,021	4,646		4,646	20,375
Total Phase	\$27,741	\$4,848	\$281	\$5,129	\$22,612

Agreement Detail	Board Approvals to Date	Current Approved Agreement Status	Proposed Action	Proposed Total for Board Approval
City of SeaTac				
Agreement Amount	\$179	\$179	\$281	\$459
Contingency	16	16	0	16
Total Agreement Amount	\$194	\$194	\$281	\$475
Percent Contingency	9%	9%	0%	3%

Notes:

Amounts are expressed in Year of Expenditure \$000s.

Board Approvals = Committed To-Date + Contingency as of Dec 2018, and includes pending Board actions.

For detailed project information, see page 112 of 232 of the 2019 Financial Plan & Proposed Budget.

Small business participation and apprenticeship utilization

Not applicable to this action.

Public involvement

Throughout the development of the Federal Way Link Expansion, Sound Transit has conducted extensive public involvement including mailings, community open houses, presentations, and meetings with individuals and neighborhood groups.

Time constraints

A one month delay would not significantly impact the project schedule.

Environmental review – KH 1/24/19

Legal review – AJP 2/6/19



Motion No. M2019-15

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a Development Agreement with the City of SeaTac for the Federal Way Link Extension.

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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 a Development Agreement with the City of SeaTac for the Federal Way Link Extension.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on February 28, 2019.



John Marchione
Board Chair

Attest:



Kathryn Flores
Board Administrator