



## Resolution No. R2019-03

### Baseline Budget and Schedule for Puyallup Station Parking and Access Improvements

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee Board	02/14/2019 02/28/2019	Recommend to Board Final action	Ron Lewis, DECM Executive Director Jon Mihkels, Project Director – New Facilities <b>Ken Lee, Senior Project Manager</b>

#### Proposed action

Adopts the Puyallup Station Parking and Access Improvements project baseline schedule and budget by (a) increasing the authorized project allocation to date by \$67,325,000 from \$11,775,000 to \$79,100,000, (b) increasing the annual project budget by \$6,690,000 from \$2,498,000 to \$9,188,000; and (c) establishing an open for service date of February 2022.

#### Key features summary

- This action adopts the Puyallup Station Parking and Access Improvements project’s baseline schedule and budget to build a parking garage that is located west of the existing Sounder station at 202 5th Street NW, Puyallup, WA, west of the existing Sounder Station.
- In 2016, the Board selected the improvements to be built for the project, including a new parking garage (with up to five-levels) and a minimum 500 parking spaces and the expansion of an existing surface lot. The selected improvements also included a pedestrian bridge over 5th Street NW.
- The Puyallup Station Parking and Access Improvements project’s proposed baseline budget of \$79,100,000 (YOE) will provide agency administration, design, acquisition of right-of-way, construction, construction services, and third-party activities.
- This action establishes the project open for service date of February 2022.

#### Background

The Puyallup Station Parking and Access Improvements project will build bicycle, pedestrian, lighting, and parking access improvements at the Puyallup Sounder Station.

In November 2008, the voter-approved ST2 Plan included funding for access improvements to the Puyallup Sounder Station. During the process of refining the projects included in the ST2 plan, the Sound Transit Board responded to community concerns by calling for a Sounder Access and Demand Study. The Study evaluated potential access improvements to eight existing Sounder stations including Puyallup. The study provided a range of potential access improvement projects that Sound Transit could implement in full or in part, that would allow riders to use alternative modes of travel to the Puyallup Station.

The Puyallup Station Parking and Access Improvements project builds on the results of the Sounder Station Access and Demand Study. The initial phase of the project evaluated parking, traffic, pedestrian and bicycle access improvements that could be made to improve rider access to the Puyallup Station.

The project includes building a parking garage that is located on the former Eagles site west of the existing station at 202 5th Street NW, Puyallup, WA. The proposed project includes a new parking garage (with up to five-levels) with a minimum of 500 parking spaces, an expanded surface parking lot and a pedestrian bridge over 5th St. NW connecting to the station. The project will also make off-site improvements to two intersections improving access across the BNSF right-of-way to the station.

The project will be delivered using a design-build delivery method. The Request for Qualifications (RFQ) was issued in January 2019. The project team intends to issue the Request for Proposal (RFP) to the short listed design-build teams upon approval of this proposed action.

In the fall of 2018, Sound Transit performed a quantitative risk assessment of the 30 percent design and design-build request for proposal. The risk assessment confirmed Sound Transit’s baseline estimate and schedule was sufficient.

A Determination of Non-significance under State Environmental Policy Act (SEPA) was issued by Sound Transit in February 17, 2016, along with a two-week comment period. The Federal Transit Administration (FTA) concurred that the Project qualified as a categorical exclusion as described in its National Environmental Policy Act (NEPA) Rules. The Sound Transit Board selected the project to be built on April 28, 2016.

**Project status**

<b>Project Identification</b>	<b>Alternatives Identification</b>	<b>Conceptual Engineering/ Draft EIS</b>	<b>Preliminary Engineering/ Final EIS</b>	<b>Final Design</b>	<b>Construction</b>
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Projected Completion Date for Preliminary Engineering: 4Q 2018

Project scope, schedule and budget summary are located on page 136 of the September 2018 Agency Progress Report.

**Procurement**

Sound Transit has elected to complete the Puyallup Station Access and Improvement Project using Design-Build (DB) as authorized by RCW 39.10. The RCW authorizes the use of DB for parking garages, regardless of cost. The use of the traditional contracting methods were determined to be impractical for meeting the desired delivery schedule. The Puyallup Station project meets the requirements for using the alternative contracting procedure as described in RCW 39.10.300. Sound Transit has the necessary experience and qualified team to carry out the DB. Sound Transit personnel are knowledgeable in the design-build process and are able to oversee and administer the contract.

Sound Transit is authorized by the Project Review Committee under Capital Projects Advisory Review Board (CPARB) to utilize alternative public works contracting methods. Internal review for this project was completed, and approval to utilize DB granted, on April 4, 2017.

**Fiscal information**

This action establishes the baseline budget and schedule for the Puyallup Station Access Improvement project. The authorized project allocation to date is increased by \$67,325,000 from \$11,775,000 to \$79,100,000. The annual project budget is increased by \$6,690,000 from \$2,498,000 to \$9,188,000.

The baseline budget will fund the project through to revenue service by amending the authorized project allocation to date in the following phases: agency administration, preliminary engineering, final design, third-party agreements, right-of-way, construction, and construction services.

**Puyallup Station Access Improvements**

(in thousands)

Project Phase	Annual Project Budget			Authorized Project Allocation to Date		
	Adopted 2019 Annual Project Budget	Budget Revision	Revised 2019 Annual Project Budget	Authorized Project Allocation to Date (Current)	Allocation Change	Authorized Project Allocation to Date (New)
Agency Administration	\$646	\$(61)	\$585	\$1,989	\$2,625	\$4,614
Preliminary Engineering	272	138	410	2,996	(108)	2,888
Final Design		167	167		175	175
Third Party Agreements	69	1,851	1,920	74	2,135	2,209
Right of Way	1,486	664	2,150	6,555	(919)	5,636
Construction		3,160	3,160	31	58,376	58,407
Construction Services	25	771	796	130	5,041	5,171
Vehicles						
Contingency						
<b>Total</b>	<b>\$2,498</b>	<b>\$6,690</b>	<b>\$9,188</b>	<b>\$11,775</b>	<b>\$67,325</b>	<b>\$79,100</b>

**Notes:**

Amounts are expressed in Year of Expenditure.  
For detailed project information, see page 118 of 232 in the Proposed 2019 Budget.

The ST2 voter approved cost estimate for the Puyallup Station Access Improvement project is \$89.2M (YOES). By comparison, the proposed baseline budget is \$79.1M (YOES) or \$10.1M lower than the ST2 voter approved cost estimate.

The agency’s analysis shows that the cost of the project is within the capacity of the agency to fund.

**Small business/DBE participation, apprenticeship utilization, and Title IV compliance**

Not applicable to this action.

**Public involvement**

Not applicable to this action.

**Time constraints**

A one-month delay would postpone issue of the RFP, but would not impact the overall project schedule.

**Prior Board/Committee actions**

Resolution No. R2016-26: (1) Authorizing the Puyallup Station Access Improvement project to advance through Gate 4 within Sound Transit’s Phase Gate process and (2) establishing a total authorized project allocation to date of \$11,009,000 and establishing a fiscal year 2016 Annual Budget of \$1,898,100.

Resolution No. R2016-07: Selecting the bicycle, pedestrian, and parking access improvements to be built for the Puyallup Access Improvement Project.

Motion No. M2014-64: Identifying the Preferred Alternative for the Puyallup Station Access Improvements Project to advance into environmental review, and approving Gate 2: Identify Alternatives and Gate 3: Identify Preferred Alternative within Sound Transit’s Phase Gate process.

**Environmental review – KH 2/7/19**

**Legal review – AJP 2/6/19**





## Resolution No. R2019-03

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority to adopt the Puyallup Station Parking and Access Improvements project baseline schedule and budget by (a) increasing the authorized project allocation to date by \$67,325,000 from \$11,775,000 to \$79,100,000, (b) increasing the annual project budget by \$6,690,000 from \$2,498,000 to \$9,188,000; and (c) establishing an open for service date of February 2022.

WHEREAS, the Central Puget Sound Regional Transit Authority, commonly known as Sound Transit, was formed under chapters 81.104 and 81.112 of the Revised Code of Washington (RCW) for the Pierce, King, and Snohomish Counties region by action of their respective county councils pursuant to RCW 81.112.030; and

WHEREAS, Sound Transit is authorized to plan, construct, and permanently operate a high-capacity system of transportation infrastructure and services to meet regional public transportation needs in the Central Puget Sound region; and

WHEREAS, in general elections held within the Sound Transit district on November 5, 1996, November 4, 2008, and November 8, 2016, voters approved local funding to implement a regional high-capacity transportation system for the Central Puget Sound region; and

WHEREAS, in November 2008, the voter-approved ST2 Plan included funding for access improvements to the Puyallup Souder Station; and

WHEREAS, during the process of refining the projects included in the ST2 plan, the Sound Transit Board responded to community concerns by calling for a Souder Access and Demand Study in order to evaluate potential access improvements to eight existing Souder stations including Puyallup; and

WHEREAS, the Puyallup Station Parking and Access Improvements project builds on the results of the Souder Station Access and Demand Study; and

WHEREAS, a budget was previously established via Resolution No. R2016-26, which (1) authorized the Puyallup Station Access Improvement project to advance through Gate 4 within Sound Transit's Phase Gate process and (2) established a total authorized project allocation to date of \$11,009,000 and establishing a fiscal year 2016 Annual Budget of \$1,898,100; and

WHEREAS, in the fall of 2018, Sound Transit performed a quantitative risk assessment of the 30 percent design and design-build request for proposal, which confirmed Sound Transit's baseline estimate and schedule was sufficient.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority that the Puyallup Station Parking and Access Improvements project baseline budget and schedule is adopted by (a) increasing the authorized project allocation to date by \$67,325,000 from \$11,775,000 to \$79,100,000, (b) increasing the annual project budget by \$6,690,000 from \$2,498,000 to \$9,188,000; and (c) establishing an open for service date of February 2022.

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

  
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John Marchione  
Board Chair

**Attest:**

  
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Kathryn Flores  
Board Administrator