

Auburn Station Parking and Access Improvements

Resolution No. R2020-08

Board of Directors Meeting

04/23/2020



Why we are here

Briefing

- Review the project to be built for the Auburn Station Parking and Access Improvement Project
- Discuss cost pressures and highlight opportunities for innovation in design-build procurement

Today's Action

- Select the project to be built (R2020-08)



Auburn Station Parking and Access Improvements

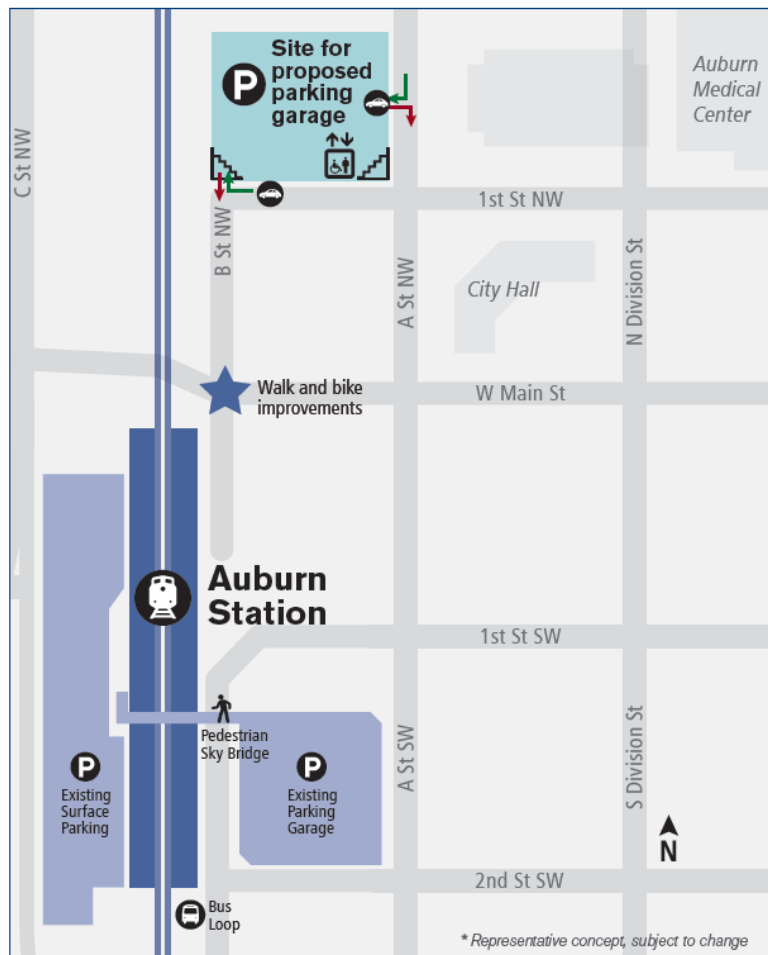
Background

- Approved by voters as part of ST2
- November 2017: ST Board identified preferred site and access improvements for environmental review and preliminary design
- Jan/Feb 2020: SEPA Determination of Non-significance (DNS) issued and NEPA Documented Categorical Exclusion (DCE)

Project to be Built

Proposed Improvements:

- Garage with up to 675 spaces
- Pedestrian improvements at W Main Street/ B Street NW
- Increased bicycle storage
- New bus shelters, up to 5 existing bus stops
- Funding agreement with City of Auburn for contribution to 'A' St. Loop project & pedestrian improvements



Cost pressures

Like other projects, parking structures experiencing higher estimates

- Property, materials, vertical circulation and labor cost increases
- Recent Design Build (DB) experiences demonstrate more cost effective outcome may be possible
- Today's action selects the garage location, size and accompanying access improvements
- Updated conceptual estimates can be accommodated in the fall 2019 financial plan
- Current economic conditions likely result in a significant loss in revenue; changes to long term projected financial capacity.
- Project affordability will be reviewed again prior to project baselining and entry to construction.

Comparative Conceptual Estimates: Sounder South access projects

Parking and Access Improvement Project	Environmentally Cleared Parking Stalls	Previous Estimate* (YOE\$)	Updated Estimate* (YOE\$)
Sumner Station: Preparing for Design/Build Procurement	Up to 623 total stalls: <ul style="list-style-type: none"> 505 net new 	\$57.2M	\$80.87M
Kent Station: Selecting Project to be built	Up to 534 total stalls <ul style="list-style-type: none"> 420 net new 	\$90.3M	\$116.91M
Auburn Station: Completing environmental review	Up to 675 total stalls: <ul style="list-style-type: none"> 555 net new 	\$77.7M	\$119.7M

**Includes total project cost: parking, non-motorized, ROW, all other project elements*

Design Build Approach

Kent, Auburn, Sumner, Puyallup

- **Allow for flexibility and encourage innovation**
Flexible site/layout, environmental clearance, City agreements
- **Prioritize outcomes and incentivize proposers**
Communicate clear project priorities such as delivering up to the number of stalls environmentally cleared
- **Cost-effective delivery**
Proposals with most scope or lower price would score higher

Next steps

System Expansion Committee (4/9/20)

- Recommend the Project to be Built for Auburn (R2020-08)

Board Meeting (Today)

- Select the Project to be Built for Auburn (R2020-08)

Advance project consistent with Agency direction

Thank you.



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