

Operations and Maintenance Facility South

Project Update & R2023-26

System Expansion Committee

08/10/23



Why We're Here Today

- Provide an update on the Operations and Maintenance Facility South (OMF South) project & review schedule and cost risks.
- Consider early property acquisitions for Operations and Maintenance Facility South (R2023-26) that support efficient project development and schedule recovery.

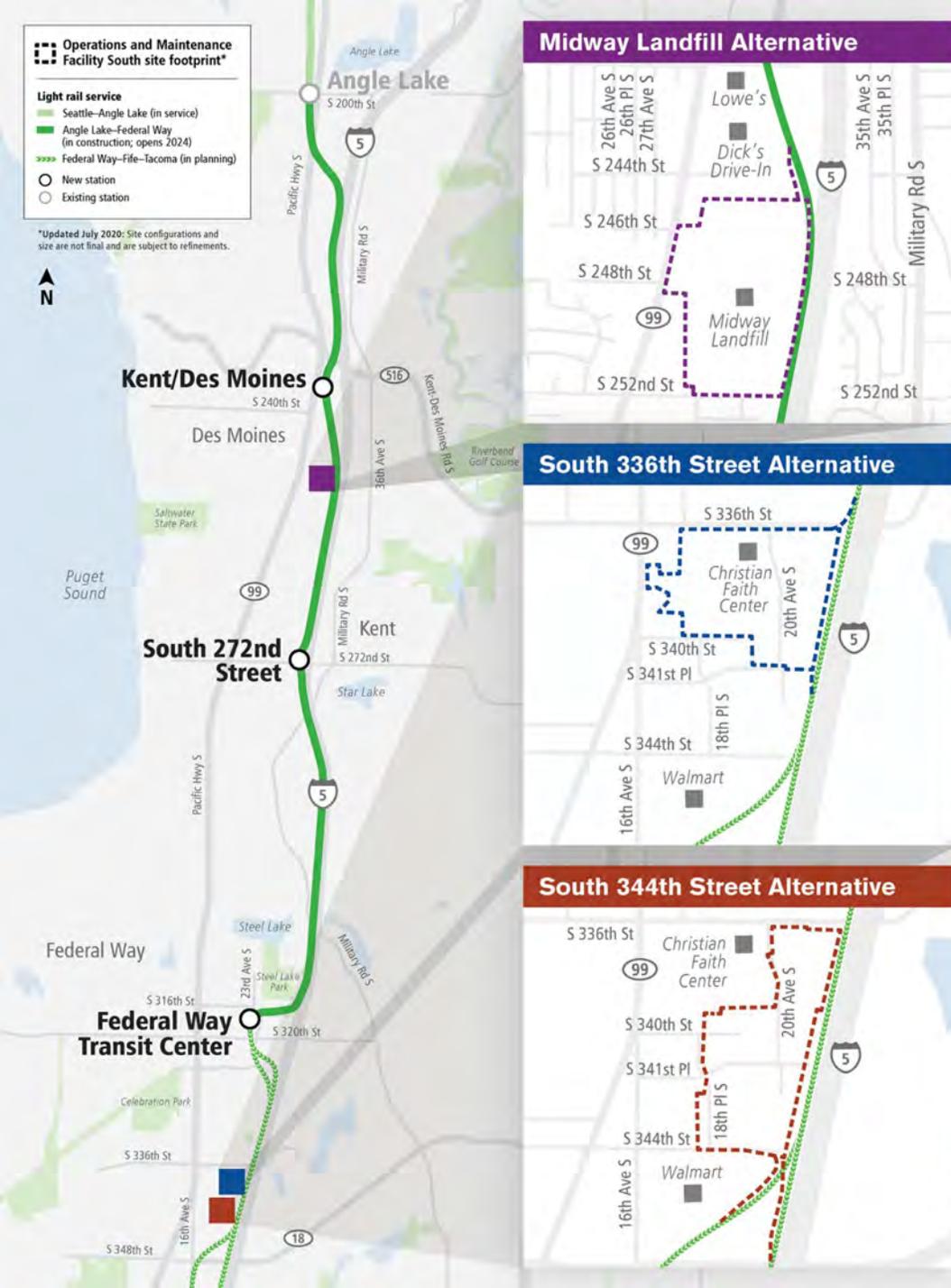
Operations & Maintenance Facility South

Three Alternative sites:

- **PA: S. 336th St. (Federal Way)**
- S. 344th St. (Federal Way)
- Midway Landfill (Kent)

Project Update

- EIS Notice of Intent published July 19
- NEPA DEIS/ SEPA SDEIS publication anticipated in the fall
- 45-day public comment period
 - Online & in-person Public Hearing
 - Online Open House



OMF South June Project Performance Tracker Status



Cost Risks

- Scope growth, market conditions and escalation
- Street vacation and code deviations for PA require negotiation with city
- Unknown third-party requests/ requirements
- Environmental mitigation costs could increase
- Higher real estate costs
- Unidentified utility conflicts, contaminated soil discovered during construction

Schedule Risks

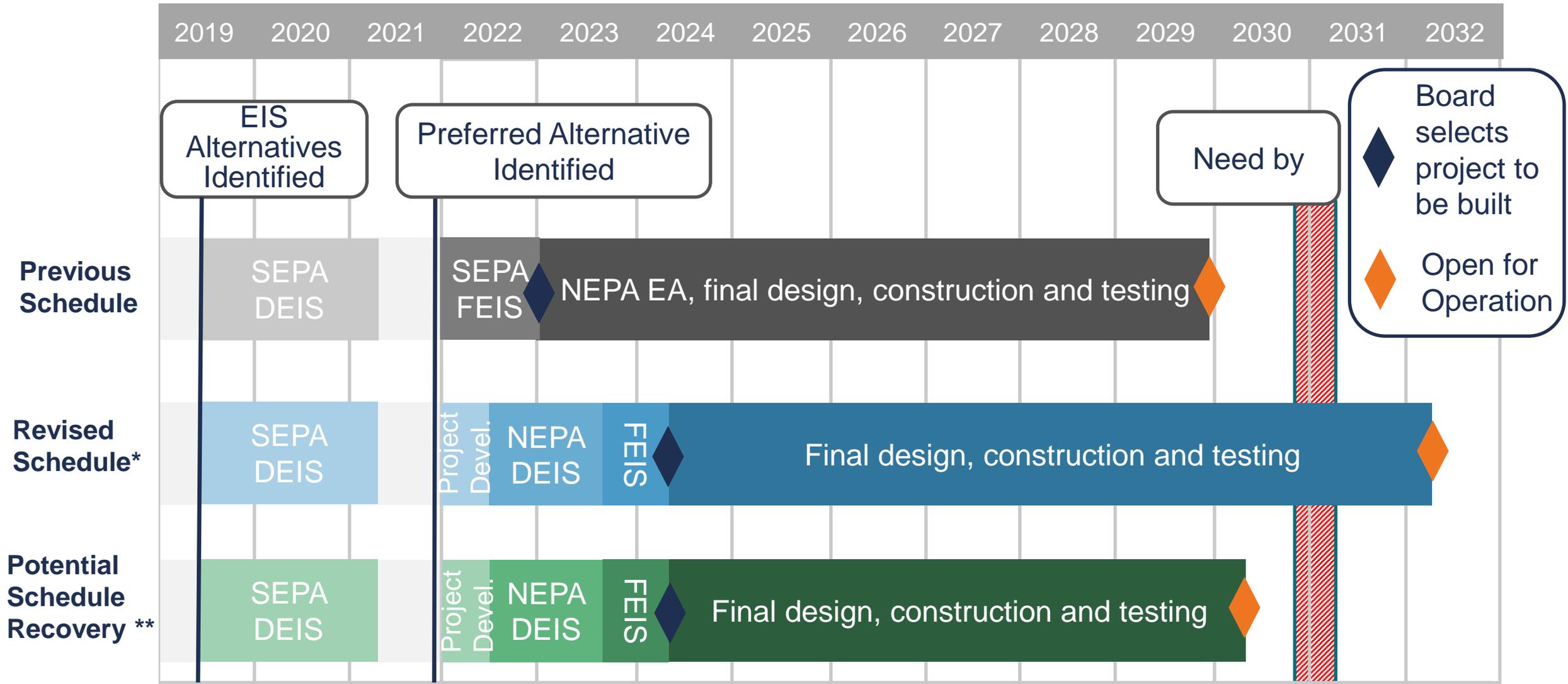
- Street vacation and code deviations for PA require negotiation with city
- Permitting challenges with permitting authorities
- Potential delays associated with real estate acquisition process

Updated cost estimate

Updated Cost Estimate

- All alternatives face upward cost pressure
- Preliminary Draft ‘bottoms up’ estimate for Preferred Alternative shows ~50% increase
- Drivers of cost estimate increase: labor and materials escalation, market conditions, scope changes
- Project team will undertake a value management review in 2023
- Final preliminary engineering estimate in Q4 2023, following TriUnity review

OMF South Previous vs. Revised Schedule



Public Engagement

Ongoing landowner, tenant and stakeholder engagement

Fall: SEC overview of DEIS

Fall: NEPA DEIS/ SEPA DEIS publication and 45-day Public Comment Period

Today's Action – R2023-26



Thank you.



 *soundtransit.org*

