

Resolution No. R2023-02

Baseline Budget and Schedule for Sumner, Kent and Auburn Stations Parking and Access Improvements

Meeting:	Date:	Type of action:	Staff contact:
System Expansion Committee Board	1/12/2023 1/26/2023	Recommend to Board Final action	Ron Lewis, DECM Executive Director Jon Mihkels, Director – Buildings & Infrastructure Victoria Morris, Project Director

Proposed action

Adopts the Sumner, Kent, and Auburn Stations Parking and Access Improvements project baseline schedule and budget by (a) combining the three project budgets into one project budget (b) increasing the authorized project allocation to date by \$299,119,865 from \$60,530,135 to \$359,650,000, (c) increasing the annual allocated budget by \$34,989,000 from \$16,516,000 to \$51,505,000, and (d) establishing project open for service dates of Q1 2026 for Sumner, Q2 2027 for Kent and Q1 2027 Auburn.

Key features summary

- Combines the project budgets for Sumner, Kent, and Auburn Stations Parking and Access Improvements projects into one project baseline budget with shared contingencies.
- Adopts the baseline schedule and budget to build three parking and access improvement projects increasing access to the Sounder South line. The Sumner portion will provide up to 505 net new parking spaces to the station, while the Kent portion will provide up to 415 net new spaces and the Auburn portion will provide up to 562 net new spaces in addition to 113 City of Auburn replacement spaces to their station areas.
- The combined Sumner, Kent, and Auburn Stations Parking and Access Improvements project proposed baseline budget of \$359,650,000 (YOE) will provide agency administration, design, acquisition of right-of-way, construction, construction services, and third-party activities and includes an alternative concept allowance available to the three contracts to address procurement opportunities and innovation.

Background

The Sumner, Kent, and Auburn Stations Parking and Access Improvements project will build bicycle, pedestrian, lighting, and parking access improvements at three South Sounder Stations.

In November 2008, the voter approved ST2 Plan included funding for access improvements to the Sumner, Kent, and Auburn Sounder Stations. 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. 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 Sounder South Stations.

The Sumner, Kent, and Auburn project builds on the results of the Sounder Station Access and Demand Study. The initial phase of the projects evaluated parking, traffic, pedestrian and bicycle access improvements that could be made to improve rider access to the three Sounder stations.

- The Sumner portion of the project will provide up to 505 net new parking stalls to the station area, reconfigure the existing bus loop to improve site utilization, and direct all bus routes south to SR 410 as required by the City of Sumner.
- The Kent portion of the project will provide up to 415 net new parking stalls to the station area, and
- The Auburn portion of the project will provide up to 562 net new parking stalls and up to 113 City of Auburn parking stalls displaced by the project.

The three projects were placed on hold during the Program re-alignment period with the onset of the COVID pandemic. During re-alignment, the Board provided direction in fall 2020 for the team to seek efficiencies in project delivery, packaging, and cost savings. The Board identified improvements to the Sounder stations in Sumner, Kent, and Auburn as Tier 1 projects to advance implementation in Resolution R2021-05.

Procurements for design-build teams to deliver the three previously distinct projects commenced in Spring 2022, with award of the Sumner portion design-build contract expected Q1 2023. The design-build contract award for the Kent and Auburn portion are expected by Q3 2023.

In October 2022, Sound Transit performed a quantitative risk assessment of the 10 percent designs and design-build request for proposals. The risk assessment confirmed Sound Transit's baseline budget estimate and schedule contingencies are sufficient.

Environmental Background

Sumner: A Mitigated Determination of Non-significance and Checklist under State Environmental Policy Act (SEPA) was issued by Sound Transit on March 31, 2016, along with a two-week comment period. Under the National Environmental Policy Act (NEPA), FTA concurred that the project qualified as a documented categorical exclusion in May 4, 2016. The Sound Transit Board selected the project to be built on May 26, 2016.

Kent: A Determination of Non-significance and Checklist under SEPA was issued by Sound Transit on October 7, 2019, along with a two-week comment period. The Sound Transit Board selected the project to be build on February 27, 2020.

Auburn: A Determination of Non-significance with Conditions and Checklist under SEPA was issued by Sound Transit on January 29, 2020, along with a two-week comment period. Under the National Environmental Policy Act (SEPA), FTA concurred that the project qualified as a documented categorical exclusion in February 26, 2020. The Sound Board selected the project to be built on April 23, 2020.

Additional environmental review is anticipated for all three projects in 2023 to evaluate proposed project refinements. At this time, the proposed project refinements are not anticipated to create new significant adverse impacts. The full Notice to Proceed will be issued after the completion of additional environmental review.

2021 Program Re-alignment

The 2021 Board re-alignment schedule for the Sumner, Kent and Auburn projects is 2025. The proposed Open for Service baseline Milestones are: Sumner Q1 2026, Kent Q2 2027, and Auburn Q1 2027. While these dates include project float, the longer design, permitting and construction schedules,

the repackaging of Kent and Auburn to allow for the pursuit of the Railroad Rehabilitation Infrastructure Financing (RRIF) loan, and resource constraints have resulted in longer delivery schedules.

Funding Agreements

The project expects to enter into a future agreement for the Kent station with King County Metro for Sound Transit’s design builder to design and construct an off-street bus layover facility with battery electric bus charging infrastructure on Sound Transit owned property.

The project expects to enter into a future agreement with King Count Metro to design and construct portions of the right of way improvements identified as part of the Sound Transit Kent Station Access Improvements Project and for the installation of additional bus shelters in both Kent and Auburn.

Project status

Project Identification	Alternatives Identification	Conceptual Engineering/ Draft EIS	Preliminary Engineering/ Final EIS	Final Design	Construction
				●	

The proposed Open for Service baseline Milestones are: Sumner Q1 2026, Kent Q2 2027, and Auburn Q1 2027

Project scope, schedule and budget summary are located on page 118 of the October 2022 Agency Progress Report.

Fiscal information

For purposes of clarity the proposed actions are presented individually below.

The combining of three Sounder Parking and Access Improvements Projects adopted through Resolution R2022-35. Item (a) of the proposed action will combine three projects: Sumner Station Parking and Access Improvement Project, Kent Station Parking and Access Improvement Project and Auburn Station Parking and Access Improvements Project into one project: Sumner, Kent, and Auburn Stations Parking and Access Improvements project. The combined authorized project allocation is \$60,530,135 and combined 2023 annual project budget is \$16,516,000.

Project Phase	Authorized Project Allocation			
	Sumner Station Access Improv	Kent Station Access Improv	Auburn Station Access Improv	(New) Combined Projects Authorized Project Budget (Current)
Operations and Maintenance	\$	\$	\$	\$
Agency Administration	4,194	4,286	4,054	12,534
Preliminary Engineering	2,741	3,109	2,939	8,789
Final Design				
Third Party Agreements	7,550		361	7,911
Right of Way	4,648	8,167	11,317	24,132
Construction	714	1,400	1,050	3,164
Construction Services		2,000	2,000	4,000
Vehicles				
Project Contingency				
Total	\$19,847	\$18,962	\$21,721	\$60,530

Project Phase	2023 Annual Project Budget			
	Sumner Station Access Improv	Kent Station Access Improv	Auburn Station Access Improv	Combined Projects Annual Budget
Operations and Maintenance	\$	\$	\$	\$
Agency Administration	1,261	1,370	1,343	3,974
Preliminary Engineering	62	20	20	102
Final Design				
Third Party Agreements	1,500			1,500
Right of Way	158	817	5,475	6,450
Construction	540	1,400	1,050	2,990
Construction Services		755	745	1,500
Vehicles				
Project Contingency				
Total	\$3,521	\$4,362	\$8,633	\$16,516

Notes:

Amounts are expressed in Year of Expenditure and in (000s).

The proposed action items (b) and (c) are represented below. These items establish the baseline budget the Sumner, Kent and Auburn Station Parking and Access Improvements project. The authorized project allocation is increased by \$299,119,865 from \$60,530,135 to \$359,650,000 and increases the annual allocated budget by \$34,989,000 from \$16,516,000 to \$51,505,000.

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

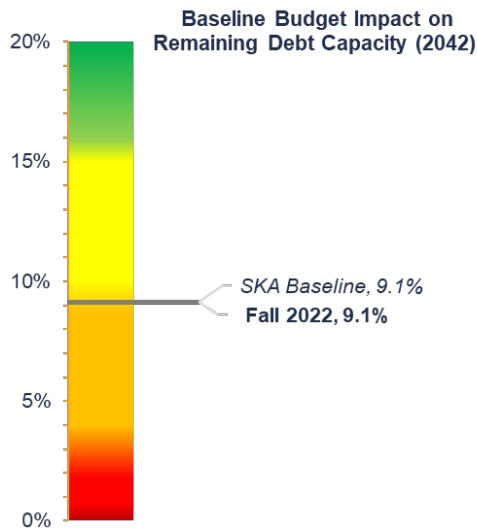
Project Phase	Authorized Project Allocation		
	Combined Projects Authorized Project Allocation (Current)	Budget Revision	Baseline Budget
Operations and Maintenance	\$	\$49	\$49
Agency Administration	12,534	16,516	29,050
Preliminary Engineering	8,789	(340)	8,449
Final Design		1,019	1,019
Third Party Agreements	7,911	250	8,161
Right of Way	24,132	1,524	25,656
Construction	3,164	254,997	258,161
Construction Services	4,000	25,105	29,105
Vehicles			
Project Contingency			
Total	\$60,530	\$299,120	\$359,650

Project Phase	2023 Annual Project Budget		
	Combined Projects Annual Project Budget (Current)	Budget Revision	Revised 2023 Annual Project Budget
Operations and Maintenance	\$	\$	\$
Agency Administration	3,974	915	4,889
Preliminary Engineering	102	(102)	
Final Design		805	805
Third Party Agreements	1,500	(380)	1,120
Right of Way	6,450	4,599	11,049
Construction	2,990	25,197	28,187
Construction Services	1,500	3,955	5,455
Vehicles		0	
Project Contingency			
Total	\$16,516	\$34,989	\$51,505

Notes:

Amounts are expressed in Year of Expenditure and in (000s).

The cost of this action is \$299,119,865 in YOES. The proposed baseline budget will not impact minimum debt capacity (9.1%) and result in a negligible decrease in projected debt service through 2046. The impact of this action is negligible on constrained year of capacity (2042) and does not impact the affordability of any other system expansion project.



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

The Project is pursuing a Railroad Rehabilitation Infrastructure Financing (RRIF) opportunity for Sumner, Auburn and Puyallup (Retroactive) (all Federalized projects). The more favourable finance terms of the Sounder Garage RRIF loan (which includes Sumner, Auburn and Puyallup) would increase debt capacity 1.4% in 2042, and decrease projected debt service \$100M through 2046. The interest rate is currently assumed as 5% and is subject to change until the loan is secured.

Disadvantaged and small business participation

Not applicable to this action.

Public involvement

Not applicable to this action.

Time constraints

A one-month delay would impact the award of the Sumner Station Parking and Access Improvements project design-build contract and no impact on the Kent and Auburn contract awards.

Prior Board/Committee actions

Realignment:

Resolution No. R2021-05: Established a flexible and accountable framework to implement ST2 and ST3 projects not yet in construction as close as possible to the dates promised to the voters.

Motion No. M2020-55: Identified paused projects to advance through near-term actions in 2020.

Motion No. M2020-15: Authorized the chief executive officer to execute a contract modification with HNTB Corporation to exercise contract options for design-build project management services for the Kent and Auburn Stations Parking and Access Improvement projects in the amount of \$3,633,637, with

a 10 percent contingency of \$363,363, totaling \$3,997,000, for a new total authorized contract amount not to exceed \$8,896,552.

Sumner:

Resolution No. R2017-01: (1) Authorized the Sumner Station Improvements project to advance through Gate 4 within the Sound Transit Phase Gate process and (2) established the Phase Gate Project Budget of \$17,042,135 and establishes a fiscal year 2017 Annual Project Budget of \$4,481,000.

Kent:

Resolution No. R2020-02: Selected the non-motorized, transit and parking improvements to be constructed to improve access to the Kent Sounder Station as part of the Kent Station Parking and Access Improvements project.

Resolution No. R2016-09: (1) Amended the Adopted 2016 Budget to create the Kent Station Access Improvements Project by (a) establishing the Project Lifetime Budget through alternatives analysis in the amount of \$289,500 and (2) authorized the project to advance through Gate 1 within Sound Transit's Phase Gate Process.

Auburn:

Motion No. M2021-52: Authorized the chief executive officer to execute a funding agreement with the City of Auburn for Sound Transit to contribute to the City's A Street Loop project to mitigate forecasted traffic impacts resulting from the Auburn Station Parking and Access Improvements project, in an amount not to exceed \$340,000.

Resolution No. R2020-08: Selected the non-motorized, transit and parking improvements to be built to improve access to the Auburn Sounder Station as part of the Auburn Station Parking and Access Improvement project.

Environmental review – LS, 1/4/2023

Legal review – AJP 1/6/23

Resolution No. R2023-02

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority to adopt the Sumner, Kent, and Auburn Stations Parking and Access Improvements project baseline schedule and budget by (a) combining the three project budgets into one project budget (b) increasing the authorized project allocation to date by \$299,119,865 from \$60,530,135 to \$359,650,000, (c) increasing the annual allocated budget by \$34,989,000 from \$16,516,000 to \$51,505,000, and (d) establishing project open for service dates of Q1 2026 for Sumner, Q2 2027 for Kent and Q1 2027 Auburn.

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 Sumner, Kent and Auburn Sounder Stations; 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 Sounder Access and Demand Study in order to evaluate potential access improvements to eight existing Sounder stations including Puyallup; and

WHEREAS, the Sumner, Kent and Auburn Station Parking and Access Improvements projects build on the results of the Sounder Station Access and Demand Study; and

WHEREAS, a budget was previously established via Resolution No. R2017-01: (1) Authorized the Sumner Station Improvements project to advance through Gate 4 within the Sound Transit Phase Gate process and (2) established the Phase Gate Project Budget of \$17,042,135 and establishes a fiscal year 2017 Annual Project Budget of \$4,481,000.

WHEREAS, Resolution No. R2020-02: Selected the non-motorized, transit and parking improvements to be constructed to improve access to the Kent Sounder Station as part of the Kent Station Parking and Access Improvements project.

WHEREAS, Resolution No. R2020-08: Selected the non-motorized, transit and parking improvements to be built to improve access to the Auburn Sounder Station as part of the Auburn Station Parking and Access Improvement project.

WHEREAS, The August 2021, Board Resolution R2021-05 identified the Sumner, Kent and Auburn Station Parking and Access Improvement projects as Tier 1 projects to proceed without funding delay: and

WHEREAS, in the fall of 2022, Sound Transit performed a quantitative risk assessment of the 10 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 Sumner, Kent and Auburn Station Parking and Access Improvements projects, baseline budget and schedule is adopted by (a) combining the three project budgets into one project budget (b) increasing the authorized project allocation to date by \$299,119,865 from \$60,530,135 to \$359,650,000, (c) increasing the annual allocated budget by \$34,989,000 from \$16,516,000 to \$51,505,000, and (d) establishing project open for service dates of Q1 2026 for Sumner, Q2 2027 for Kent and Q1 2027 for Auburn.

ADOPTED by a supermajority of the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 26, 2023.



Dow Constantine
Board Chair

Attest:



Kathryn Flores
Board Administrator