

## SOUND TRANSIT

### RESOLUTION NO. R98-51

#### Project Agreement with Washington State Department of Transportation for Design and Construction Services for South Hill Park-and-Ride Lot Project BACKGROUND AND COMMENTS

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	12/3/98	Recommend	Agnes Govern, Director, Regional Express	684-1673
Board Meeting	12/10/98	Board Approval Approval	Mike Normand, Program Manager, Community Connections	689-3528

#### **ACTION:**

Approval of Resolution No. R98-51 authorizing the Executive Director to execute a Project Agreement with the Washington State Department of Transportation (WSDOT) for design and construction services for the South Hill Park-and-Ride Lot Project in an amount not to exceed \$5,607,000.

#### **BACKGROUND:**

Prior to the passage of *Sound Move*, WSDOT and Pierce Transit identified a need to construct a park-and-ride lot to serve the community of South Hill and the City of Puyallup. In 1994 WSDOT began acquiring properties on the southwest corner of the intersection of 104th Street E. and 9th Street S.W. in the City of Puyallup South Hill area. The intent was to use the properties for the construction of State Route 512/94th Avenue E. Interchange and a park-and-ride lot.

The properties were acquired with Advance Right-of-Way Revolving Fund 880 which must be reimbursed at market value by the Project. WSDOT intends to sell and Sound Transit intends to purchase the property, subject to negotiation of a mutually acceptable purchase and sale agreement. The terms and conditions of the purchase and sale agreement will be negotiated by WSDOT and Sound Transit, provided that Sound Transit's obligation to purchase the property accrues only after all permits and approvals necessary for construction of the Project have been obtained.

On May 31, 1996, the Board of Directors adopted *Sound Move* and identified South Hill Park-and-Ride Lot as one of 34 Regional Express Community Connections projects. On October 23, 1997, the Board of Directors authorized the execution of a Memorandum of Understanding (MOU) between Sound Transit and WSDOT which describes the respective roles for the two agencies in implementing *Sound Move* projects involving WSDOT right-of-way.

WSDOT went through a consultant selection process and selected Harding Lawson Associates, Infrastructure, Inc. for the design of the South Hill Park-and-Ride Lot. This facility would provide up to 350 parking spaces for support of Regional Express Route U to Auburn and Lakewood, and Pierce Transit service to Puyallup and Tacoma. Subsequent to the selection, WSDOT, Pierce Transit, and Sound Transit worked together and developed a detailed consultant scope of work and negotiated fees. Currently, the consultant is waiting for WSDOT to issue notice to proceed to start the design process. To ensure timely completion of the design services once the consultant notice to proceed is issued, Sound Transit issued administrative approvals to WSDOT to perform surveying and wetland delineation work. Furthermore, to determine the fair market value of the proposed park and ride lot site and the amount necessary to reimburse the Advanced Right-of-Way Revolving Fund, staff issued another administrative approval to WSDOT to perform property appraisal services. Based on the current plan, the park-and-ride lot would be completed by November, 2000.

This Project Agreement between WSDOT and Sound Transit would procure the services required of WSDOT for the development of the South Hill Park-and-Ride Lot and complete the Project within the December, 2000 time frame shown in the *Sound Move* Implementation Guide.

**RELEVANT BOARD POLICIES AND PREVIOUS ACTIONS TAKEN:**

- ◆ Adoption of *Sound Move*, the Ten-Year Regional Transit System Plan (May 31, 1996)
- ◆ Adoption of Implementation Guide (May 22, 1997)
- ◆ Approval of Memorandum of Understanding with WSDOT (October 23, 1997)
- ◆ Adoption of Fiscal Year 1998 Budget (December 11, 1997)

**EXECUTIVE SUMMARY:**

**Scope of work**

Authorizes the Executive Director to execute a Project Agreement with WSDOT to perform or administer preliminary engineering, environmental documentation, design, right-of-way acquisition, and construction administration service for the South Hill Park-and-Ride Lot.

The agreement is separated into four phases reserving the right for Sound Transit to reassess at the end of each phase and direct WSDOT to proceed to the next step, if appropriate.

The four phases include (Assuming Notice to Proceed issued to Consultant on January 4, 1999):

- |     |  |             |
|-----|--|-------------|
| I.  | Phase I for -----<br>Project Administration<br>Conceptual Layout<br>Preliminary Engineering            | 1/99 – 4/99 |
| II. | Phase II for -----<br>Project Administration<br>Environmental Documentation<br>Design File Preparation | 4/99 – 5/99 |

III. Phase III for -----	6/99 – 4/00
Project Administration	
Plans, Specifications and Estimate	
Advertisement and Contract Award	
IV. Phase IV for -----	5/00-11/00
Construction Management	

**Procurement and selection process**

WSDOT has selected Harding Lawson Associates, Infrastructure, Inc. (HLA) in compliance with WSDOT consultant selection procedures and Sound Transit’s procurement policies. Consultant notice to proceed is pending execution of this Agreement.

**M/W/DBE participation**

HLA was a state-certified minority business and has graduated from the state M/W/DBE program. HLA has included eight M/W/DBE subconsultant firms on the design team and is committed to a total M/W/DBE participation of 24.5%.

**Cost**

**BUDGET/PROJECTIONS**  
(in \$000s)

Project	Adopted Budget		Cost Projection	
	1999 Budget	Lifetime YOE	1998/99	Lifetime
South Hill Park-and-Ride Lot	\$1,837	\$5,894		
Phases I & II			\$337	\$337
<ul style="list-style-type: none"> <li>• Project Administration</li> <li>• Preliminary Engineering</li> <li>• Design</li> <li>• Environmental Documentation</li> </ul>				
Phase III			\$563	\$621
<ul style="list-style-type: none"> <li>• Project Administration</li> <li>• Plans, Specifications and Estimate</li> <li>• Advertisement and Contract Award</li> </ul>				
Phase IV				\$3,335
<ul style="list-style-type: none"> <li>• Construction</li> <li>• Construction Administration</li> </ul>				
Right-of-Way Acquisition			\$734	\$734
Contingency Controlled by RTA				\$580
<b>Total Agreement Cost (Not to Exceed)</b>				<b>\$5,607</b>
Agency Development Cost				\$287
<b>Total Project Budget</b>				<b>\$5,894</b>

## **Contingency**

A contingency fund in the amount of \$580,000 is set aside for the Project and is controlled by Sound Transit.

## **ALTERNATIVES:**

The following alternatives are available for Board action:

1. Authorize the Executive Director to execute a project agreement with WSDOT for design and construction services of the South Hill Park-and-Ride Lot in the City of Puyallup in an amount not to exceed \$5,607,000.
2. Initiate a new site selection process, revise the consultant scope of work, and renegotiate the Agreement with WSDOT.

## **CONSEQUENCES OF DELAY:**

In the event the Board directs the staff to renegotiate or revise provisions of the Agreement, work on the project would be delayed until revisions could be made and discussed with the parties to the Agreement. There will also be significant delay to evaluate and select a new site for the park and ride lot. These would result in not meeting the park and ride completion time of December, 2000 shown on the *Sound Move* Implementation Guide.

## **LEGAL REVIEW:**

The background and comments and resolution have been reviewed and approved by the Legal Department.

## SOUND TRANSIT

### RESOLUTION NO. R98-51

A RESOLUTION of the Board of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute an agreement with Washington State Department of Transportation for Design and Construction Services for the South Hill Park-and-Ride Project, in an amount not to exceed \$5,607,000.

WHEREAS, the Central Puget Sound Regional Transit Authority is a duly organized regional transit authority existing under RCW Chapters 81.104 and 81.112 and has powers necessary to implement a high capacity transportation system, and

WHEREAS, on November 5, 1996, central Puget Sound area voters approved local funding for *Sound Move*, Sound Transit's ten-year plan for regional high-capacity transit; and

WHEREAS, *Sound Move* includes the construction of a South Hill Park-and-Ride Lot in the City of Puyallup and provides \$5.89 million (in year of expenditure dollars) for the development of the Project; and

WHEREAS, on October 23, 1997, the Board of Directors of Sound Transit authorized the execution of a Memorandum of Understanding (MOU) between Sound Transit and the Washington State Department of Transportation (WSDOT) which describes the respective roles for the two agencies in implementing *Sound Move* projects involving WSDOT rights-of-way; and

WHEREAS, according to the October 23, 1997 MOU with WSDOT, engineering work for Sound Transit projects on WSDOT property is to be provided by WSDOT; and

WHEREAS, WSDOT purchased the proposed site for purposes of constructing a park-and-ride lot; and

WHEREAS, the proposed site was purchased by WSDOT using the Advance Right-of-Way Revolving Fund which must be reimbursed at market value by the Project; and

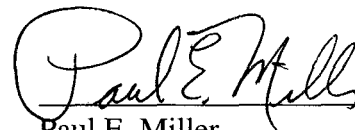
WHEREAS, WSDOT intends to sell and Sound Transit intends to purchase the property and subject to negotiation of a mutually acceptable purchase and sale agreement; and

WHEREAS, the terms and conditions of the purchase and sale agreement will be negotiated by WSDOT and Sound Transit; provided that Sound Transit's obligation to purchase the property accrues only after all permits and approvals necessary for construction of the Project have been obtained; and

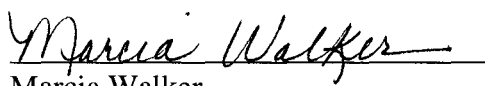
WHEREAS, the project can be implemented within the project budget identified under Appendix A of *Sound Move*.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Central Puget Sound Regional Transit Authority that the Executive Director be authorized to execute an agreement with Washington State Department of Transportation for design and construction services for an amount not to exceed \$5,607,000.

ADOPTED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on the 10<sup>th</sup> day of December 1998.

  
Paul E. Miller  
Board Chair

ATTEST:

  
Marcia Walker  
Board Administrator