

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2008-112**

**Preliminary Engineering and Environmental Documentation Contract  
for the Puyallup/Sumner Parking Expansion Project**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	11/20/08	Discussion/Possible Action	Jim Edwards, Director Capital Projects <b>Fred Wilhelm, Project Manager</b>	(206) 398-5436  <b>(206) 398-5469</b>

<b>Contract/Agreement Type:</b>	<input checked="" type="checkbox"/>	<b>Requested Action:</b>	<input checked="" type="checkbox"/>
Competitive Procurement	<input checked="" type="checkbox"/>	Execute New Contract/Agreement	<input checked="" type="checkbox"/>
Sole Source	<input type="checkbox"/>	Amend Existing Contract/Agreement	<input type="checkbox"/>
Agreement with Other Jurisdiction(s)	<input type="checkbox"/>	Budget Amendment	<input type="checkbox"/>
Real Estate	<input type="checkbox"/>	Property Acquisition	<input type="checkbox"/>

**PROJECT NAME**

Puyallup/Sumner Parking Expansion

**PROPOSED ACTION**

Authorizes the chief executive officer to execute a contract with INCA Engineers to provide preliminary design/environmental documentation services for the Puyallup/Sumner Parking Expansion project in the amount of \$426,370, with a 10% contingency of \$42,637, for a total authorized contract amount not to exceed \$469,007.

**KEY FEATURES of PROPOSED ACTION**

- Leverages Sound Transit's Regional Mobility Grant funds to develop 350-700 new parking spaces in the cities of Puyallup and Sumner.
- Provides for concept design planning, preliminary engineering and environmental documentation (PE/ED) for the Puyallup and Sumner parking expansion projects.
- Re-uses existing parking lots in the cities of Puyallup and Sumner to alleviate Sounder parking demands in the downtown areas by creating additional parking for users of the Puyallup and Sumner Sounder Stations.

**BUDGET IMPACT SUMMARY**

There is no action outside of the Board-adopted budget; there are no contingency funds required, no subarea impacts, or funding required from other parties other than what is already assumed in the financial plan.

Current Project Phase:           Design  
Projected Completion Date:    Q4 1010

**BUDGET and FINANCIAL PLAN DISCUSSION**

The proposed action would authorize a PE/ED contract in the amount of \$469,007. This contract would be funded by the Regional Mobility Parking Enhancements project (#746) which is included in the Service Delivery capital budget with a lifetime budget of \$4,200,000. Included in the lifetime budget is an allocation of \$850,000 for PE/ED services. There have been no commitments to date against this budget.

In addition to the lifetime budget described above, the Proposed 2009 Budget will include an amendment to the lifetime budget to reflect the pass-through of a \$772,000 grant received by the City of Puyallup to fund improvements included in this project scope. There is no net impact to the financial plan, as all expenditures related to this project scope would be fully funded by this additional grant. The PE/ED contract would represent approximately 10% of the total project budget.

**BUDGET TABLE**

The impact of the proposed action on the project lifetime and phase budgets is illustrated in the table below:

**Summary for Board Action (Year of Expenditure \$000)**

**Project: 746 - Regional Mobility Parking Enhancements: Contract with INCA Engineers to provide Preliminary Design/Environmental Documentation services**

	Adopted 2008 Budget <sup>1</sup> (A)	Committed To Date <sup>2</sup> (D)	This Action (E)	Total Committed & Action (F)	Uncommitted (Shortfall) (G)
1 Agency Administration	\$ 54	\$ 4	\$ -	\$ 4	\$ 50
2 Preliminary Engineering	\$ 850	\$ -	\$ 469	\$ 469	\$ 381
3 Final Design	\$ -	\$ -	\$ -	\$ -	\$ -
4 Right of Way	\$ 3,196	\$ 58	\$ -	\$ 58	\$ 3,138
5 Construction	\$ 100	\$ -	\$ -	\$ -	\$ 100
6 Contingency	\$ -	\$ -	\$ -	\$ -	\$ -
7 Total Current Budget	\$ 4,200	\$ 62	\$ 469	\$ 531	\$ 3,669

**Phase Budget Detail**

8 PE/ED Services	\$ 750	\$ -	\$ 469	\$ 469	\$ 281
9 Misc. Activity	\$ 100	\$ -	\$ -	\$ -	\$ 100
10 Total Phase	\$ 850	\$ -	\$ 469	\$ 469	\$ 381

Agreement Budget	Current Approved Contract Value (H)	Spent to Date (I)	Proposed Action (J)	Proposed Total Contract Value (K)
11 INCA Engineers	\$ -	\$ -	\$ 426	\$ 426
12 Contingency	\$ -	\$ -	\$ 43	\$ 43
13 Total	\$ -	\$ -	\$ 469	\$ 469
14 Percent Contingency	0%		10%	10%

**Notes:**

<sup>1</sup> Project budget is located on page 82 of the Proposed 2009 Budget book.

<sup>2</sup> Committed to date amount includes actual outlays and commitments through September 30, 2008.

**Small Business Participation**

Prime Consultant/Contractor

INCA Engineers is the prime consultant for this contract. INCA is committed to a 18% Small Business goal.

Utilization Breakdown Table

Subconsultant/Subcontractor	Business Type	% of Work	Dollar Value
Karen Kiest	M/DBE	4%	\$16,194
Civil Tech	M/DBE	9%	\$39,231
True North	M/DBE	5%	\$23,330
<b>Total</b>		<b>18%</b>	<b>\$78,756</b>

## Equal Employment Workforce Profile (% Women/People of Color)

INCA Engineer's workforce demographics are 26% women and 20% minorities.

## **PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION**

In August 2007, Sound Transit received a \$3.7 million Regional Mobility Grant from the State to increase parking capacity in the southern portion of the Tacoma-Seattle commuter rail corridor. High demand has resulted in spillover parking in neighborhoods adjacent to the commuter rail stations. According to Sound Transit's grant agreement with the State, Regional Mobility Grant funds were to be used to purchase property (\$2.0 million) and construct (\$1.7 million) approximately 285 new parking spaces at the Sumner, Puyallup and Auburn Sounder Stations. Under the terms of the agreement these parking spaces were to be completed by June 30, 2009.

The total grant budget for this project was \$4.2 million (\$3.7M State/\$500K Match), including federal, local, private, non-profit, and other state funds. Due to the challenges of identifying and procuring viable parcels of land at a reasonable cost for station-area parking in and around the Sumner, Puyallup and Auburn Sounder Stations this project has experienced delay. Sound Transit now proposes to use the \$3.7 million in grant funding for construction rather than right of way procurement, with a revised schedule for implementing this grant of December 30, 2010.

Originally, the Grant Agreement called for splitting the funds among Puyallup, Sumner and Auburn, however market conditions precluded the funding of meaningful acquisition investments in all three jurisdictions. As a way to prioritize funding among Puyallup, Sumner and Auburn, staff investigated various options to get the most benefit from the limited amount of grant resources. In Auburn, an Interlocal Agreement between the City of Auburn, Sound Transit and Pierce Transit identifies Sound Transit's commitment of local funds to be used to fund the start-up (one year early) of transit service from the Lakeland Hills area to the Auburn Station. The terms of this Agreement are being finalized and service is to begin in February 2009. Also, Sound Transit and the City of Auburn have entered into a lease back program for 85 spaces within the Auburn Garage. In the spirit of the Grant Agreement, these alternatives with Auburn provide- immediate relief to Auburn transit riders and allow- for the limited grant funds to be split between Puyallup and Sumner where expanded parking has reached a critical need.

The proposal with Puyallup and Sumner responds to the public demand for more parking by agreeing to use existing right of way, thereby leveraging state and regional public funds for construction, while providing greater benefits to the public. This proposal provides significantly more parking through reuse of existing parking and is a more environmentally sound option as compared to creating new parking. This option would allow Sound Transit to re-use existing parking lots in Puyallup and Sumner, in turn developing significantly more parking spaces than was originally anticipated in the 2007 grant agreement.

## **Design Intent**

The new contract agreement with INCA Engineers represents the first phase of the project by providing PE/ED services to develop design concepts and cost estimates for additional surface parking in both, Puyallup and Sumner.

Currently, Sound Transit has begun preliminary negotiations on an agreement with the Puyallup Fair Council to develop 150 – 200 commuter parking spaces at the Puyallup Fair Grounds Red Lot which could potentially be open for service by September of 2009. Design of Puyallup Fair Grounds Red Lot must commence in late November/early December in order to meet this schedule and take advantage of the 2009 construction season. The Puyallup Fair has expressed interest in contracting for and managing the construction effort of the lot following completion of the design by Sound Transit. Further details of the full development concept will be explored as we continue to negotiate the final terms of the agreement. Once the final terms have been negotiated with the Puyallup Fair Council the terms of the Agreement will be brought before the Sound Transit Board for final approval.

The intent with Sumner is to design and construct pedestrian improvements and a flyer stop at the interchange of SR 410/162 to support the potential agreement to utilize 150-500 parking spaces from a nearby church. This location could be served by an existing Pierce Transit route connecting Bonnie Lake Park-and-Ride Lot to the Sumner Station via SR 410. As with Puyallup, any property Agreements with another entity will be brought before the Sound Transit Board for final approval.

The intent of the proposals for both Puyallup and Sumner is for Sound Transit to fund the cost of design and construction for the improvements in exchange for a long term agreement (20 year license) where the payments would be abated.

The costs for maintaining the Puyallup and Sumner sites will be the responsibility of Sound Transit over the life of any long term agreement. The specific maintenance services for the newly constructed parking lot in Puyallup will be performed by the Fair, with Sound Transit reimbursing the Fair for actual costs incurred for cleaning services, landscaping, lighting, and storm drain maintenance. Details regarding the specific services in Sumner will be defined in greater detail as the project is developed. Sound Transit's financial obligation for maintenance services over a 20 year period is estimated to be \$544,000 for both Puyallup and Sumner.

Following the successful review and approval of the environmental documentation process Sound Transit reserves the right to re-negotiate with INCA Engineers to complete final design services.

**PRIOR BOARD/COMMITTEE ACTIONS**

<b>Motion/Resolution Number and Date</b>	<b>Summary of Action</b>
R2007-25 11/29/07	Authorized the adoption of an annual budget for the period January 1, 2008 through December 31, 2008, including the addition of the Regional Mobility Parking Enhancements Project (#746) into the Service Delivery capital budget.

**CONSEQUENCES of DELAY**

A two week delay in Finance Committee action would not negatively impact this project. A delay of a month or more would start to impact the completion of project design and cost estimates and eventually the completion of the project past the fall of 2009.

**PUBLIC INVOLVEMENT**

Not applicable to this action

**ENVIRONMENTAL COMPLIANCE**

SSK 11/14/08

**LEGAL REVIEW**

JW 11/14/08

## SOUND TRANSIT

### MOTION NO. M2008-112

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract with INCA Engineers to provide preliminary design/environmental documentation services for the Puyallup/Sumner Parking Expansion project in the amount of \$426,370, with a 10% contingency of \$42,637, for a total authorized contract amount not to exceed \$469,007.

#### **Background:**

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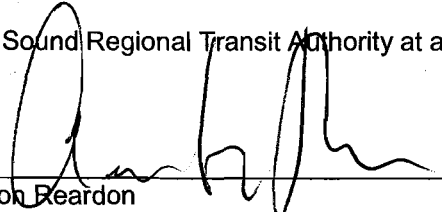
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**Motion:**

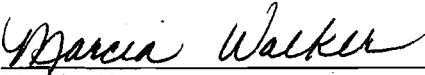
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract with INCA Engineers to provide preliminary design/environmental documentation services for the Puyallup/Sumner Parking Expansion project in the amount of \$426,370, with a 10% contingency of \$42,637, for a total authorized contract amount not to exceed \$469,007.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on November 20, 2008.



Aaron Reardon  
Finance Committee Chair

ATTEST:



Marcia Walker  
Board Administrator