



SOUND TRANSIT CAPITAL COMMITTEE MEETING

Summary Minutes

January 8, 2015

CALL TO ORDER

The meeting was called to order at 1:32 p.m. by Committee Chair Fred Butler, in the Ruth Fisher Boardroom, 401 South Jackson Street, Seattle, Washington.

ROLL CALL

Chair

(P) *Fred Butler, Issaquah Mayor*

Vice Chair

(P) *Joe McDermott, King County Councilmember*

Boardmembers

(A) *Claudia Balducci, Bellevue Mayor*

(P) *Dave Earling, Edmonds Mayor*

(P) *John Marchione, Redmond Mayor*

(P) *Pat McCarthy, Pierce County Executive*

(P) *Mike O'Brien, Seattle Councilmember*

(P) *Dave Uptegrove, King County Councilmember*

Ms. Katie Flores, Board Coordinator, announced that a quorum of the Committee was present at roll call.

REPORT OF THE CHAIR

Committee Chair Butler noted that a Public Hearing on the Disposal of Surplus Real Property to a Public Agency was held earlier today.

The public hearing was held on Sound Transit's plans to convey surplus real property to the Washington State Convention Center Public Facilities District consistent with RCW 39.33.020. Boardmember Earling presided over the public hearing and one comment was received. An action to declare the property surplus and allow Sound Transit staff to begin negotiations for the disposition of the property is on the January 8, 2015 Capital Committee agenda as item 7.F. There will be another opportunity for public comment when the action is considered at the Board meeting later this month.

ACTING CEO REPORT

None.

REPORTS TO THE COMMITTEE

None.

PUBLIC COMMENT

None.

BUSINESS ITEMS

Items for Committee Final Action

Minutes of the December 11, 2014 Capital Committee Meeting

It was moved by Committee Vice Chair McDermott, seconded by Boardmember Marchione, and carried by unanimous vote that the December 11, 2014 Capital Committee minutes be approved as presented.

Motion No. M2015-01: Authorizing the chief executive officer to execute a five-year contract with two one-year options to extend with CIC Valuation Group, Inc. to provide appraisal and appraisal consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$2,025,100, with a 10% contingency of \$202,500, for a total authorized contract amount not to exceed \$2,227,600.

Kent Melton, Real Property Deputy Director, gave the staff presentation on Motion Nos. M2015-01, M2015-02 and M2013-03. All three actions are contract awards for appraisal services. The contracts will provide real property appraisal services, appraisal review, valuation consulting services, and other real estate related services as needed. Three separate contracts are being requested to handle the amount of work needed by the agency. The services will be assigned by Sound Transit on a task/work order basis.

It was moved by Boardmember Marchione, seconded by Committee Vice Chair McDermott, and carried by unanimous vote that Motion No. M2015-01 be approved as presented.

Motion No. M2015-02: Authorizing the chief executive officer to execute a five-year contract with two one-year options to extend with McKee & Schalka to provide appraisal and appraisal consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$2,025,100, with a 10% contingency of \$202,500, for a total authorized contract amount not to exceed \$2,227,600.

It was moved by Boardmember Marchione, seconded by Committee Vice Chair McDermott, and carried by unanimous vote that Motion No. M2015-02 be approved as presented.

Motion No. M2015-03: Authorizing the chief executive officer to execute a five-year contract with two one-year options to extend with Valbridge Property Advisors to provide appraisal and appraisal consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$2,025,100, with a 10% contingency of \$202,500, for a total authorized contract amount not to exceed \$2,227,600.

It was moved by Boardmember Marchione, seconded by Committee Vice Chair McDermott, and carried by unanimous vote that Motion No. M2015-03 be approved as presented.

(Boardmember Upthegrove arrived at this time).

Items for Recommendation to the Board

Resolution No. R2015-01: (1) Adopting the Point Defiance Bypass baseline schedule and budget by adopting March 2017 as the project completion milestone, and establishing a baseline budget of \$128,000,000; and (2) approving Gate 5 within Sound Transit's Phase Gate process.

Jodi Mitchell, Project Manager, gave the staff presentation. The action would adopt the baseline schedule and budget for the Point Defiance Bypass Project and approve Gate 5 within Sound Transit's Phase Gate process. WSDOT is designing the Point Defiance Bypass project through their consultant. As the owner of the corridor, Sound Transit will construct the project to help minimize impacts to existing Sound Transit service. Once the project is built, Sound Transit will own all of the improvements. WSDOT will reimburse Sound Transit for allowable costs for the

project, but construction must be completed by March 2016 in order for Sound Transit to receive reimbursement before WSDOT's grant funding expires.

Sound Transit is moving forward at this time in order to keep the project on schedule. Approving the baseline budget will allow the agency to procure the construction contract for the project. Sound Transit could choose to not begin construction if the schedule can't be met.

Boardmembers asked about the current funding gap between the baseline budget amount and the amount of WSDOT's grant from the Federal Railway Administration. Ms. Mitchell responded that if construction bids are higher, Sound Transit would talk with WSDOT to confirm there is funding available.

Eric Beckman, Deputy Executive Director, Business and Construction Services, noted that the current Construction Maintenance Agreement between Sound Transit and WSDOT has a guarantee for WSDOT to reimburse Sound Transit at a different amount. Sound Transit is working to amend the agreement based on the baseline amount before staff returns to the Board with a construction contract for this project. Sound Transit will continue to monitor work against the grant deadline, and if needed will pursue state funding.

It was moved by Committee Vice Chair McDermott, seconded by Boardmember Marchione, and carried by unanimous vote that Resolution No. R2015-01 be forwarded to the Board with a do-pass recommendation.

Resolution No. R2015-02: Approving the chief executive officer's declaration of surplus real property acquired for the Initial Segment of the Central Link Light Rail project, and authorizing the initiation of negotiations for the disposition of property interests to the Washington State Convention Center Public Facilities District.

Kent Melton, Real Property Deputy Director, and Brooke Belman, Chief Of Staff, gave the staff presentation. The action would declare that one parcel of approximately 9,456 square feet owned by Sound Transit located at 901 Howell Street, Seattle, WA 98101 is surplus because it will no longer be required for a transit purpose upon completion of the University Link Extension project. The action also authorizes Sound Transit to initiate negotiation with the Washington State Convention Center (WSCC) Public Facilities District to establish terms of sale for all or a portion of the property for convention center facilities. Sound Transit is able to work directly with the Washington State Convention Center Public Facilities District because they are a public entity.

Boardmembers asked about Transit-Oriented Development (TOD) potential for the parcel. Ms. Belman noted that the property has been identified in Sound Transit's TOD plan as a TOD parcel. Because of that identification, Sound Transit could discuss how TOD program goals could be achieved in any agreement with the WSCC, including potentially requiring LEED silver certification, or requiring limited parking or housing units to achieve TOD goals. Sound Transit plans to negotiate an agreement for the property based on fair market value.

It was moved by Boardmember Earling, seconded by Committee Vice Chair McDermott, and carried by unanimous vote that Resolution No. R2015-02 be forwarded to the Board with a do-pass recommendation.

Motion No. M2015-04: Authorizing the chief executive officer to increase the contingency for the civil final design services contract with Jacobs Associates for the Northgate Link Extension in the amount of \$8,200,000, for a new total authorized contract amount not to exceed \$100,008,106.

Don Davis, Executive Project Director – Northgate Link Extension, gave the staff presentation. The action would increase the contingency with Jacobs Associates for additional design services. Mr. Davis clarified that the design services would not include the design of a non-motorized bridge across Interstate 5, that project would be designed by the City of Seattle. Some of the additional design work is work that Sound Transit initially thought would be designed by others, including the power line relocations and the Northgate parking garage.

It was moved by Boardmember Marchione, seconded by Boardmember McCarthy, and carried by unanimous vote that Motion No. M2015-04 be forwarded to the Board with a do-pass recommendation.

Motion No. M2015-05: (1) Authorizing the chief executive officer to execute a contract amendment with CH2M Hill, Inc. to provide professional services for Phase 3 of the Tacoma Link Expansion in the amount of \$1,708,647, with a contingency of \$108,039, totaling \$1,816,686, for a new total authorized contract amount not to exceed \$5,581,698, and (2) approving Gate 3 within Sound Transit's Phase Gate process.

Sue Comis, Light Rail Project Manager, gave the staff presentation. The contract with CH2M Hill, Inc. included an option for Phase 3 to complete preliminary engineering of the preferred alternative selected by the Board for the Tacoma Link Expansion. This work is expected to last eight months and be completed within the adopted budget.

It was moved by Boardmember McCarthy, seconded by Committee Vice Chair McDermott, and carried by unanimous vote that Motion No. M2015-05 be forwarded to the Board with a do-pass recommendation.

EXECUTIVE SESSION

None.

OTHER BUSINESS

None.

NEXT MEETING

Thursday February 12, 2015
1:30 to 4:00 p.m.
Ruth Fisher Boardroom

ADJOURN

The meeting was adjourned at 2:10 p.m.



Fred Butler
Capital Committee Chair

ATTEST:


Katie Flores
Acting Board Administrator

APPROVED on February 12, 2015, KWF