

MOTION NO. M2015-41

Redmond Expedited Permitting Agreement

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	05/14/2015	Final Action	Ahmad Fazel, DECM Executive Director Ron Lewis, Executive Project Director - East Link Leonard McGhee, Redmond Project Manager

PROPOSED ACTION

Authorizes the chief executive officer to execute a Redmond Expedited Permitting Agreement with the City of Redmond for the SR 520 to Overlake Transit Center portion of the East Link Extension in the amount of \$2,751,309, with a 10% contingency of \$275,131, for a total authorized agreement amount not to exceed \$3,026,440.

KEY FEATURES SUMMARY

- This action provides expedited permitting and design review services for the Redmond portion of the SR 520 to Overlake Transit Center (E360) contract within the East Link Extension.
- The proposed action provides for all plan review fees including Site Plan Entitlement, building and construction plan review permits, and building and construction permit issuance through inspections. The scope of the agreement includes:
 - Expedited plan review, permitting, and inspections for the civil components of the project in Redmond;
 - Payment for expedited permitting for the design and construction phase of the E360 design-build civil contract;
 - Early issuance of certain construction permits to support the E360 design-build delivery method; and
 - Plan review turnaround of 10-business days for 30%, 60%, 100%, and Issued for Construction (IFC) submittals supportive of the E360 Contract construction schedule.
- The agreement is divided into two phases. The Phase 1 amount of \$172,155 provides funds for City staff support in 2015 for the development of the design-build contract procurement documents. The Phase 2 amount of \$2,579,154 supports pre-construction and construction phases of the E360 contract.

BACKGROUND

The East Link Extension would extend light rail to East King County via I-90 from Downtown Seattle to Mercer Island, Bellevue, and the Overlake area of Redmond, with stations serving Rainier Avenue/I-90, Mercer Island, South Bellevue, E. Main, Downtown Bellevue, Hospital, the Bel-Red Corridor at 120th and 130th, Overlake Village, and the Overlake Transit Center. The project route, profiles, and station locations, including the tunnel route in downtown Bellevue, were selected by the Sound Transit Board on July 28, 2011 and amended on April 25, 2013 by Resolution R2013-09. Revenue service between Seattle and the Overlake Transit Center is forecast for June 2023.

The last mile of the East Link Extension is in the City of Redmond and is part of the E360 Design Build Project. Contract E360 starts in Bellevue and runs on an elevated structure within the SR 520 right of way and starts transitioning to an at-grade alignment soon after entering the City of

Redmond. The project in Redmond includes two at-grade stations, two pedestrian/bicycle bridges, and a 320-space parking garage, storm water vaults including an infiltration vault, and a redesigned transit center for public and private transportation services. The project is being delivered through a design-build project delivery method in order to begin light rail service in 2023.

The City of Redmond approved Sound Transit’s Master Development Plan in November 2014. This agreement provides dedicated City staff for plan review, permitting and inspection processes as well as management staff to ensure that Sound Transit is able to meet the schedule milestones required for the E360 design-build project delivery. Expedited permitting for the City-owned infrastructure included in the E360 contract (the two pedestrian bridges and storm water infiltration vault) will be separately funded by the City through their Capital Investment Program. The agreement provides for Sound Transit and the City to meet regularly to review plans as they are developed, outside of the typical package of complete plan submittals.

FISCAL INFORMATION

This action is within the Adopted Budget and sufficient funds remain after approval of this action to fund the remaining work in the Third Parties Phase as contained in the current cost estimates.

East Link Extension	2015 TIP*	Board Approvals	This Action	Board Approved Plus Action	Uncommitted / (Shortfall)
Agency Administration	186,200	33,358	0	33,358	152,842
Preliminary Engineering	55,900	55,113	0	55,113	787
Final Design	283,000	165,575	0	165,575	117,425
Third Parties	52,150	6,483	3,026	9,510	42,640
Right of Way	298,150	77,872	0	77,872	220,278
Construction	2,544,300	7,588	0	7,588	2,536,712
Construction Services	257,450	14,153	0	14,153	243,297
Vehicles	0	0	0	0	0
Total Current Budget	3,677,150	360,143	3,026	363,170	3,313,980

Phase Detail -Third Parties					
City of Redmond	3,770	0	3,026	3,026	744
Other Third Parties	48,380	6,483	0	6,483	41,897
Total Phase	52,150	6,483	3,026	9,510	42,640

Redmond Expedited Permitting Agreement Details	Board Approvals to Date	Current Approved Contract Status	Proposed Action	Proposed Total for Board Approval
Contract Amount	0	0	2,751	2,751
Contingency	0	0	275	275
Total Contract Amount	0	0	3,026	3,026
Percent Contingency	0%	0%	10%	10%

Notes:

* East Link Extension baseline project budget is approved by Board on April 23rd, 2014, Resolution R2015-04. Amounts are expressed in Year of Expenditure \$000s. Board Approvals to Date includes amounts through March 31st, 2015 plus any pending Board Actions. Board Approvals = Committed to-date + Contingency.

The 2015 Lifetime Adopted Budget for East Link Extension project is \$3,677,150,000. Within that amount, \$52,150,000 has been set aside for the Third Parties Phase. Out of that amount \$6,483,440 has been committed for the Third Parties Phase.

The proposed action would commit \$3,026,044 for Redmond Expedited Permitting Agreement for the SR 520 to Overlake Center contract leaving the remaining uncommitted budget of \$42,640,120 in the Third Parties Phase.

SMALL BUSINESS/DBE PARTICIPATION

Not applicable to this action

PUBLIC INVOLVEMENT

East Link Outreach began with project scoping in 2006 followed by issuance of a Draft EIS in 2009 followed by the issuance of a Supplemental EIS in 2010 and issuance of the Final EIS in 2011. In November, 2013 Sound Transit conducted an open house for the Contract E360 Overlake 30% Design and on April 14, 2014 an open house for the Overlake Master Planned Development permit as well as supplemental outreach in area retail locations and Microsoft. Sound Transit will conduct additional outreach as the design of the E360 project advances.

TIME CONSTRAINTS

A one month delay would not have a significant impact on the project schedule.

PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2015-04: (1) Adopted the East Link Extension baseline schedule and budget, which constitutes Board approval of Gate 5 within Sound Transit's Phase Gate process by (a) amending the project Lifetime Budget from \$798,346,894 to \$3,677,150,000, and (b) amending the project 2015 Annual Budget from \$142,944,766 to \$165,636,000; (2) approved Gate 6 within Sound Transit's Phase Gate process to allow the project to proceed to construction; (3) confirmed that the alignment selected by the Board in 2013 includes a 120th Avenue Station in a retained cut; (4) incorporated the Overlake Village Bridge project into the East Link Extension by (a) amending the Lifetime budget from \$5,185,585 to \$0 and (b) amending the annual budget from \$1,163,000 to \$0 to reflect the transfer of budget to the East Link Extension; and (5) established a project revenue service date of June 2023.

ENVIRONMENTAL REVIEW

JI 4/14/2015

LEGAL REVIEW

JV 5/8/2015

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MOTION:

It is hereby moved by the Capital Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute Redmond Expedited Permitting Agreement with the City of Redmond for the SR 520 to Overlake Transit Center portion of the East Link Extension in the amount of \$2,751,309, with a 10% contingency of \$275,131, for a total authorized agreement amount not to exceed \$3,026,440.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 14, 2015.



Fred Butler
Capital Committee Chair

ATTEST:



Kathryn Flores
Board Administrator