



SOUND TRANSIT CAPITAL COMMITTEE MEETING

Summary Minutes

June 14, 2018

CALL TO ORDER

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

ROLL CALL

Chair

(P) *Claudia Balducci, King County Councilmember*

Vice Chair

(P) *Kent Keel, University Place Mayor*

Board Members

(P) *Nancy Backus, Auburn Mayor*

(A) *John Marchione, Redmond Mayor*

(P) *Dave Earling, Edmonds Mayor*

(P) *Dave Upthegrove, King County Councilmember*

(P) *Rob Johnson, Seattle Councilmember*

(A) *Victoria Woodards, Tacoma Mayor*

Jane Emerson, Board Coordinator, announced that a quorum of the Committee was present at roll call.

REPORT OF THE CHAIR

Chair Balducci mentioned that there has been an increase in service delay notifications on ST Express related to traffic impacts in downtown Seattle. She requested the Board get a report on what has caused the recent impacts. CEO Peter Rogoff advised that he would bring a report to the Board at the June 28, 2018, meeting.

DEPUTY CEO REPORT

Capitol Hill TOD Groundbreaking

Mr. Rogoff announced on June 19, 2018, the groundbreaking celebration for the Capitol Hill Station Development project would take place. The TOD/mixed-income and mixed-use development project will surround the Capitol Hill light rail station when it opens in 2020. Located atop the station, the four-building development will provide 428 apartments, 178 of which will be affordable, 210 underground parking spaces, and a community room available for public use. There will also be approximately 30,000 square feet of ground floor retail. A centerpiece public plaza will serve as the home of Capitol Hill Neighborhood Farmers Market and a venue for other community events.

Beacon Hill Cell Service

Mr. Rogoff added that contractors would begin installing and testing new antennas in the Beacon Hill tunnels and underground station to provide cell service for Sound Transit riders. Once the Beacon Hill station is online, it will complete the wireless service along the entire Link alignment

PUBLIC COMMENT

Paul W. Locke
Alex Tsimerman, Stand Up America
Will Knedlik

BUSINESS ITEMS

Chair Balducci advised that there was an adjustment to the agenda. Item 7.J. would be considered after Item 7.H. because it is within the Capital Committee's authority.

Items for Committee Final Action

February 8, 2018, Capital Committee Meeting Minutes

March 8, 2018, Capital Committee Meeting Minutes

April 12, 2018, Capital Committee Meeting Minutes

Chair Balducci asked the Committee members to take one action to approve all three sets of minutes.

It was moved by Committee Vice Chair Keel, seconded by Boardmember Backus, and carried by unanimous vote that the minutes of February 8, March 8, and April 12, 2018, be approved as presented.

Motion No. M2018-72: Authorizing the chief executive officer to execute a contract amendment with artist Christian Moeller (dba Christian Moeller Studio LLC) to provide artist services for the Operations and Maintenance Facility: East in the amount of \$587,000, with a 20% contingency of \$117,400 totaling \$704,400, for a new total authorized contract amount not to exceed \$804,400.

Barbara Luecke, Public Art Program Manager, Kurt Kiefer, Public Art Project Manager, and Julie Montgomery, Architecture and Art Director presented the staff report. Ms. Luecke noted in order to keep consistency with other art projects Sound Transit worked closely with the City of Bellevue and Bellevue Arts Commission to ensure the artwork highlighted the emerging Spring District. Sound Transit worked with 4Culture where 98 artist portfolios were submitted for consideration. Mr. Kiefer noted the project would be enormous in size, serve as a marker and destination, and also form a type of screen between the Eastside Rail Corridor Trail and the OMF-E.

Boardmember Johnson asked whether the density and height of the objects would help with the screening or if it was the choice of the artist. Mr. Kiefer responded that it would help with screening a portion of the OMF-E from the trail. The rest of the OMF-E will be screened by fencing.

Boardmember Keel mentioned that although he has voted for previous art projects, the current project does not feel practical and does not serve the objective of screening the entire OMF-E. Miss Luecke replied there were challenges that prohibited the entire area to be fenced. Artwork in the selected location will provide a separate focal point and allow other potential locations to be better used for TOD.

Boardmember Earling asked if the artwork will be made out of a material that will withstand graffiti attempts. Mr. Kiefer responded to Boardmember Earling that the art would be made of aluminum in order to allow a simple maintenance regime.

It was moved by Boardmember Backus, seconded by Boardmember Johnson, and carried by majority vote that Motion No. M2018-72 be approved as presented with Vice Chair Keel voting in the minority.

Motion No. M2018-73: Authorizing the chief executive officer to execute a contract with WSP USA, Inc. to provide design-build project management services for the Downtown Redmond Link Extension in the amount of \$1,663,998 with a contingency of approximately 10% or \$166,002 for a total authorized contract amount not to exceed \$1,830,000.

Tony Raben, Project Director, Leonard McGhee, Manager HCT Development, and Marie Olson, Corridor Operations Director presented the staff report. The Downtown Redmond Link Extension is a 3.4-mile light

rail extension from the Redmond Technology Center Station to the east corridor terminus station at Leary Way in Downtown Redmond. The action would authorize a contract with WSP USA, Inc. for design-build project management services for the Downtown Redmond Link Extension. The services would be implemented in two phases. Phase 1 is Preconstruction services and Phase 2 is the design-build project management services. Phase 1 is anticipated to run from July 2018 thru August 2019.

Boardmember Johnson asked for clarification of the timing of the construction services aspect of the contract. Mr. Raben responded that from previous lessons learned, the DBPM is being brought on board to help with contract documents, which can include up to fourteen months of procurement work.

Chair Balducci asked about the relationship between the DB contract and WSP. Mr. Raben replied that the DBPM will provide support for the development of the request for proposals (RFP), and then manage the procurement process.

It was moved by Boardmember Johnson, seconded by Boardmember Earling, and carried by unanimous vote that Motion No. M2018-73 be approved as presented.

Motion No. M2018-75: Authorizing the chief executive officer to execute a contract amendment with CIC Valuation Group to provide on-call real estate appraisal services in the amount of \$773,757, for a new total authorized contract amount not to exceed \$3,001,357.

Kevin Workman, Director Real Property, and Chuck Wells, Appraisal Manager presented the staff report. The action requests additional funds to meet agency needs for real property appraisal services, appraisal review, valuation consulting services, and other real estate related services through mid-2019. Sound Transit originally procured three contracts for services in 2015 prior to ST3 vote. The amendment would provide adequate funding through the middle of 2019 to continue services.

It was moved by Boardmember Earling, seconded by Committee Vice Chair Keel, and carried by unanimous vote that Motion No. M2018-75 be approved as presented.

Motion No. M2018-76: Authorizing the chief executive officer to execute a contract amendment with McKee Appraisal to provide on-call real estate appraisal services in the amount of \$1,113,115, for a new total authorized contract amount not to exceed \$3,340,715.

Kevin Workman, Director Real Property and Chuck Wells, Appraisal Manager presented the staff report. The action requests a contract amendment for additional funds to meet agency needs for real property appraisal services, appraisal review, valuation consulting services, and other real estate related services through mid-2019.

It was moved by Committee Vice Chair Keel, seconded by Boardmember Backus, and carried by unanimous vote that Motion No. M2018-76 be approved as presented.

Motion No. M2018-77: Authorizing the chief executive officer to execute a contract amendment with Valbridge Property Advisors to provide on-call real estate appraisal services in the amount of \$1,099,312, for a new total authorized contract amount not to exceed \$3,326,912.

Kevin Workman, Director Real Property and Chuck Wells, Appraisal Manager presented the staff report. The action requests a contract amendment for additional funds to meet agency needs for real property appraisal services, appraisal review, valuation consulting services, and other real estate related services through mid-2019.

It was moved by Committee Vice Chair Keel, seconded by Boardmember Backus, and carried by unanimous vote that Motion No. M2018-77 be approved as presented.

Resolution No. R2018-12: Approving the chief executive officer's declaration of surplus real estate property originally acquired for the South 200th Link Extension is surplus and is no longer needed for a transit purpose.

Kevin Workman, Director Real Property and Sarah Lovell, TOD Manager presented the staff report. The action approves the chief executive officer's declaration that one parcel owned by Sound Transit adjacent to the Angle Lake Station garage is no longer required for a transit purpose and is declared surplus. In accordance with Sound Transit's policy, a property can be declared surplus when it is determined by the chief executive officer that certain real property is no longer needed for present or future transit purposes.

Boardmember Upthegrove asked about opportunities for the Board and communities to provide input to ensure goals are met within the RFP process as well as within the earliest possible timeline. Ms. Lovell mentioned the action would be brought before the Board later this year, and Sound Transit staff will continue to work with the community on goals. She went on to say if there was funding attached, negotiating transactions potentially takes six months, so the action could be in the second half of next year.

It was moved by Boardmember Upthegrove, seconded by Boardmember Backus, and carried by unanimous vote that Resolution No. R2018-12 be approved as presented.

Items for Recommendation to the Board

Motion No. M2018-74: Authorizing the chief executive officer to execute an amendment to give Washington State Department of Transportation two 20-year options to extend the Amended and Restated Construction and Maintenance Agreement with WSDOT that implemented a portion of the Cascade High Speed Intercity Passenger Rail Program on Sound Transit-owned rail corridor.

Mark Johnson, Project Director, and Martin Young, Commuter Rail Operations Manager provided the staff report. The Amended and Restated Construction and Maintenance agreement gives Washington State Department of Transportation (WSDOT) rights to operate passenger trains on Sound Transit's Lakewood Subdivision and use of Sound Transit's facilities at Tacoma Dome Station (TDS), including the new platforms funded by WSDOT. WSDOT pays track use fees based on train-miles traveled and a portion of facilities maintenance costs at TDS based on usage. The parties have identified mutual benefit in amending the agreement to give WSDOT two 20-year options to extend its term. If WSDOT exercises these options, WSDOT's rights and cost responsibilities will be extended accordingly.

It was moved by Boardmember Earling, seconded by Boardmember Backus, and carried by unanimous vote that Motion No. M2018-74 be forwarded to the Board with a do pass recommendation.

Resolution No. R2018-20: Authorizing the chief executive officer to acquire certain real property interests, including acquisition by condemnation to the extent authorized by law, and to reimburse eligible relocation and reestablishment expenses incurred by affected owners and tenants as necessary for the Downtown Redmond Link Extension.

Kevin Workman, Real Property Director provided the staff report. The proposed action would authorize acquisition of all or part of 11 parcels (four full acquisitions, seven partial acquisitions), two State Highway properties, private utility interests and rights in seven City of Redmond roadways, and one waterway crossing. These parcels, highways, roads and the waterway are located in the City of Redmond. There are no relocation activities anticipated at this time for any of the parcel acquisitions, other than utilities.

It was moved by Committee Vice Chair Keel, seconded by Boardmember Johnson, and carried by unanimous vote that Resolution No. R2018-20 be forwarded to the Board with a do pass recommendation.

REPORTS TO THE COMMITTEE

None

EXECUTIVE SESSION

None

OTHER BUSINESS

None

NEXT MEETING

Thursday, July 12, 2018
1:30 to 4:00 p.m.
Ruth Fisher Boardroom

ADJOURN

The meeting adjourned at 2:55 p.m.



Claudia Balducci
Capital Committee Chair

ATTEST:



Kathryn Flores
Board Administrator

APPROVED on June 12, 2018, TT