

Sounder South Station Parking & Access Improvements Briefing

System Expansion Committee

12/9/21



Why we are here

- Provide a Briefing; no decisions are needed at this time.
- **Souder South Parking Snapshot**
- **Kent, Auburn and Sumner Parking and Access Improvements Projects**
 - Project Delivery Plan
- **Puyallup Parking and Access Improvements Project**
 - Construction Progress and Project Schedule & Budget update



South Sounder Parking & Access Improvements Projects

2008 ST2

- S Line Serves a large geographic area
- Pre-pandemic most parking was at or past capacity
- Cities have awaited the projects for many years
- Dramatic ridership drop is recovering +6% / mo with Operations estimated full recovery 2024-25

Parking Utilization

				COVID IMPACT			
Location	Stall Capacity	April 2019 Count	2019 Utilization	April 2020 Count	2020 Utilization	April 2021 Count	September 2021 Count
Kent Garage	877	852	97%	46	5%	108	217
Kent Lot	119	123	103%	22	18%	36	37
Auburn Garage	520	517	99%	44	8%	113	131
Auburn Lot	113	112	99%	11	10%	31	31
Sumner Lot	302	294	97%	43	14%	121	205
Bonney Lake	359	327	91%	25	7%	38	55
Puyallup	348	356	102%	76	21%	178	336

***Kent, Auburn & Sumner
Project Delivery Plan***



Sounder South (S Line) Parking & Access Improvements Projects

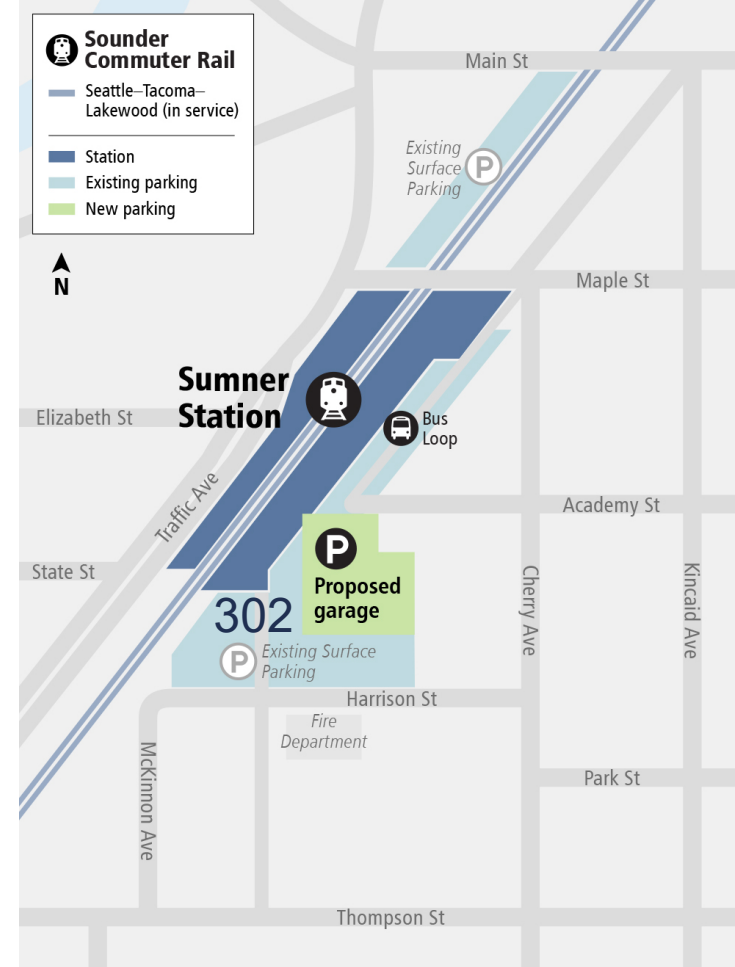
2008 ST2

- Target and Affordable Delivery date of 2025
- Sumner RFQ was to be issued April 2020
- Kent and Auburn Project to be Built decisions were made in 2020

Sumner Station

Status & Stats:

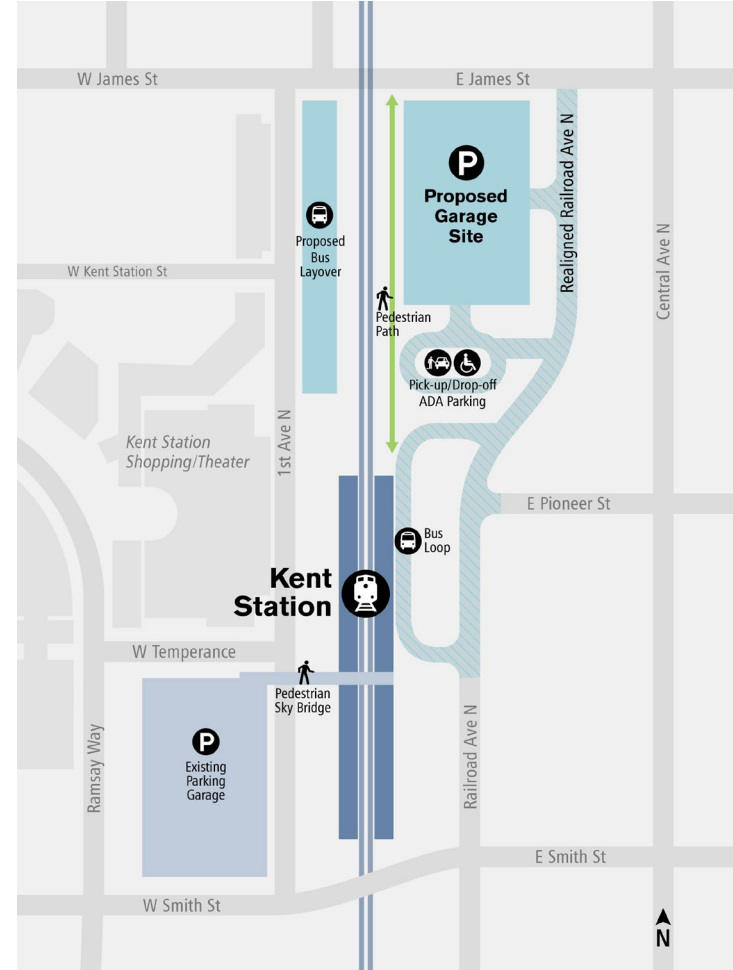
- Parking (*up to 505 spaces*)
- Connected to Bonney Lake Park & Ride's 356 spaces with Sound Transit Express
- Procurement documents require only minor updating (ongoing)
- Required mitigations have been completed by the city (SR410)
- All property has been acquired

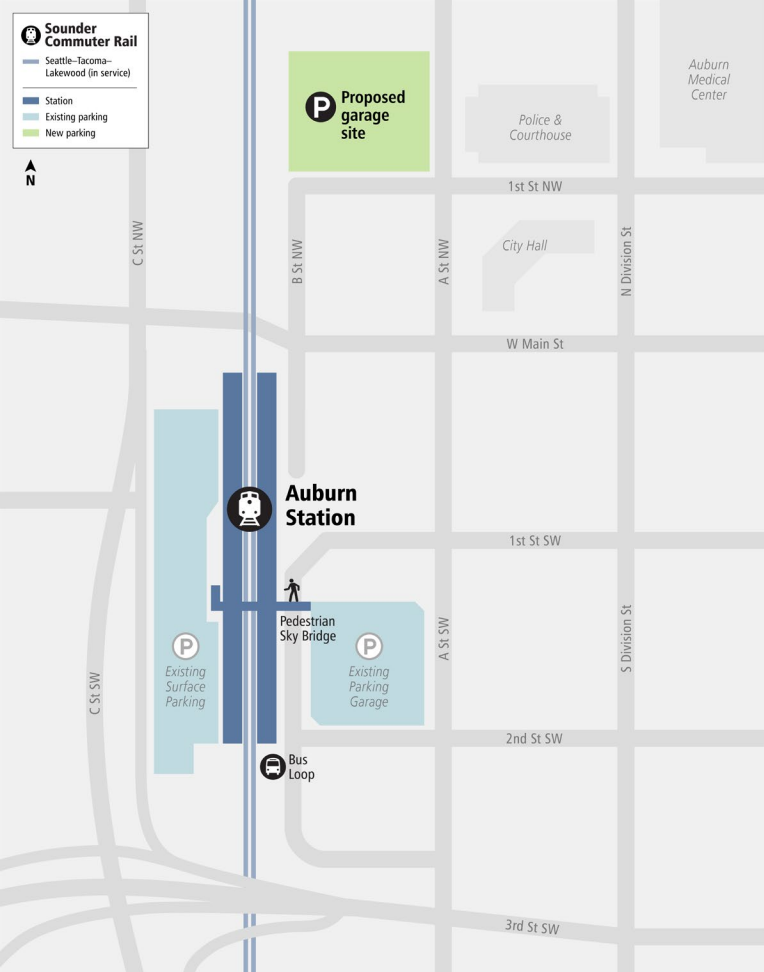


Kent Station

Status and Stats:

- Parking (*up to 534 stalls*)
- King County Metro Betterment Agreement (*future bus layover area, \$5-6M*)
- City of Kent Development Agreement being negotiated
- Potential need for Council action on street vacation during the design build contract





Auburn Station

Status & Stats:

- Parking (*up to 675 spaces*)
- Constrained site with little area for staging
- Downtown pedestrian access improvements at the intersection of W Main Street and B Street NW
- Site is a complicated property acquisition from private developer and City interests
- Need to accommodate city parking during construction

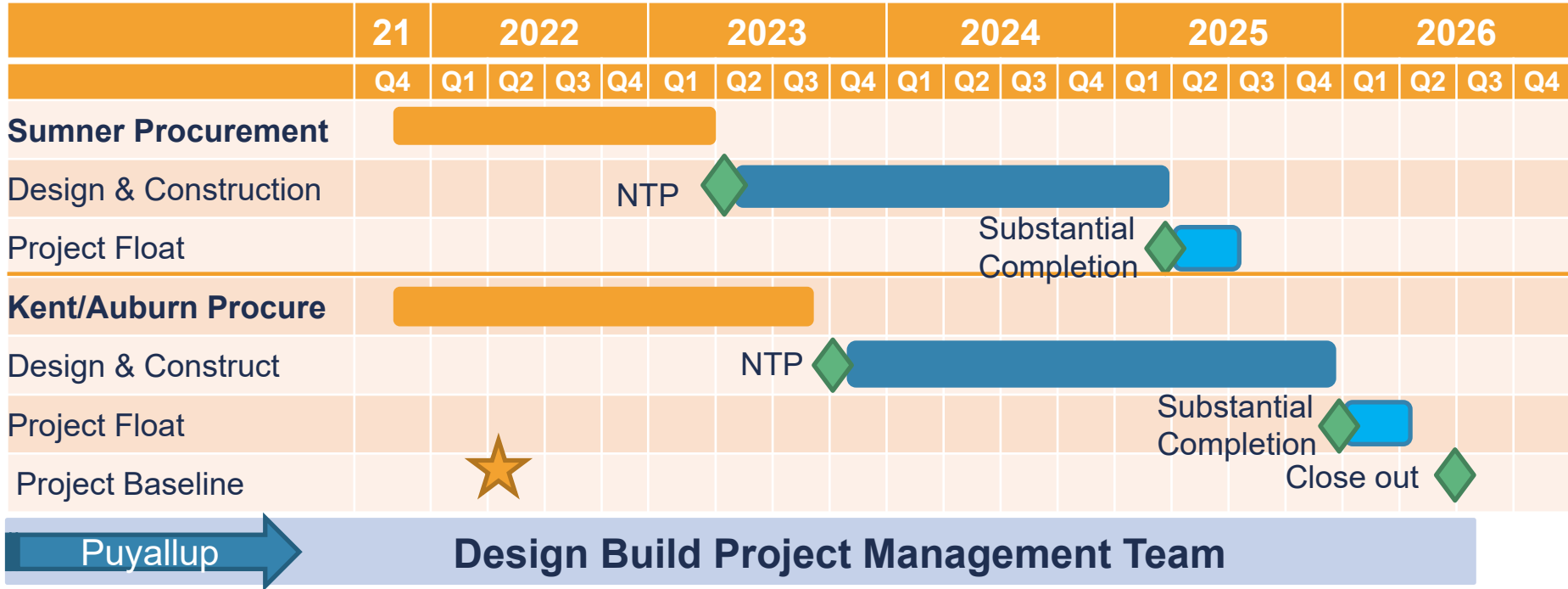
Project Information

Project	Sumner	Kent	Auburn
Target & Affordable Date	2025	2025	2025
New Stalls (City)	Up to 505	Up to 534	Up to 675 (118)
Financial Plan – 2021\$	\$83,270,000	\$113,990,000	\$111,480,000
Sub Area	Pierce	South King	South King
Funding	Local	Local	Federal Funding
ROW	Completed	Progressing	Challenging
Outstanding Agreements	Procure parking during construction	DA City of Kent, King County Metro, Utilities	WSDOT, private utility companies

Sounder South Project Delivery Plan

1. Progress Sumner as an initial design build procurement as quickly as possible. (Feb 2022 RFQ)
2. Package Kent and Auburn together in one design build procurement. (July 2022 RFQ)
3. Baseline all three projects into a single combined budget. (Q2 2022)

Sounder South Project Delivery Plan



Next Steps for Sumner, Kent & Auburn

Staff: Issue Sumner design build RFQ Feb 2022

Board Actions Q2 2022:

- Kent Development Agreement*
- KCM Betterment Agreement (Kent Layover Space)*
- Combine & Baseline Kent, Sumner Auburn Projects*
- Execute three DBPM Contract Options*

Puyallup
Construction Progress



Puyallup Parking & Access Improvements Project

2008 ST2

- New parking spaces: 166 new surface and 511 in garage = 1,041 in station area
- 61% complete with all construction / 70% with Garage
- Design Build Notice to Proceed issued March 2020 – Concurrent with the onset of the Pandemic
- Project includes approx. \$3.2M of City managed access improvements

Puyallup Station Construction Update

7th Street RR Crossing & Signal

5th Street RR Crossing

W. Stewart Ave.

Surface Parking

Parking Garage

Pedestrian Bridge

Right Turn Pocket onto Meridian →

Existing Sounder Platforms →



Photo taken Aug 16, 2021

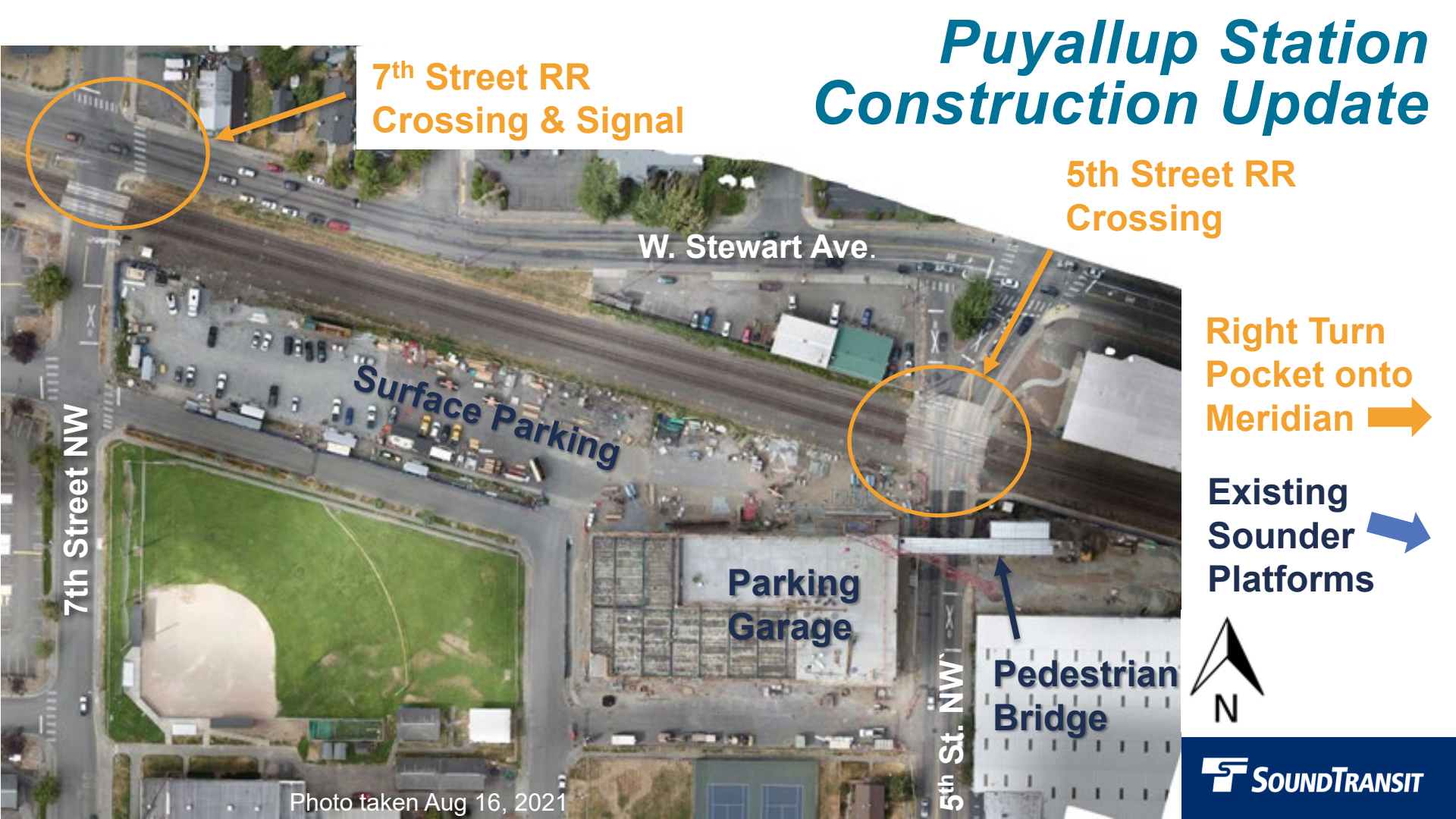




Photo taken
June 2021



Photo taken Sept 6, 2021 – 4 months later



Station Platform



W Stewart Ave

7th Street NW

Photo taken
Dec 02, 2021



Garage facade panel installation

Photo taken Oct 19, 2021



Garage facade screening.

Photo taken Nov 18, 2021



Bridge screening installation - December 2nd

5th St NW Bridge installation – August 5th



Art glass view from within elevator

Photo taken Oct 19, 2021



Art glass view from within elevator

Photo taken Oct 27, 2021

Artist: Shaun Peterson

Puyallup Project Initiation

- Design Builder Proposals Received August 2019
- Board Design Build Contract Award November 2019
- Executed Development Agreement March 2020
- Notice to Proceed (NTP) issued March 23rd 2020

Pandemic ST work from home – started March 13, 2020



Early Schedule Challenges and Outcomes

Successfully navigated in 2020 and first half of 2021

Issue	Response
Development Agreement Execution / NTP	Board Member Assistance / Used project float
Tribal offices closed for IDP review	Demo to grade only/Used project float
Council public hearings suspended	St. Vacation - Monitored delay / float
Design Review hearings suspended	Design proceeded at risk – no impact
RR Crossing design & safety concurrence	Extensive coordination, review & increased scope
Increased permit volumes / timelines	More ongoing coordination w/ City on submittals

Current Project Schedule Pressures

Working to mitigate

Challenge	Response
Supply Chain Challenges	Weigh costs of expediting (if viable) or alternative sourcing (Cities, suppliers)
> Custom traffic signal poles	Few alternatives for new suppliers or stocks
> Electronic components	Cameras, Access Control, Lights
> High performance coatings	Seek alternative products
Sub-contractor labor	Limited additional crews available
Permitting timeline for ROW work	Initiate shop drawings to be ready to place orders, projecting a time impact.

Schedule Outlook

- Design Builder Proposals Received August 2019
- Board Design Build Contract Award Nov 2019
- Notice to Proceed issued March 2020
- Garage complete, transition to Operations April 2022
- Facilities establishes operational readiness Q2 2022
- Off-site improvements complete Q3 2022
- Open for Service (without schedule mitigation) Q3 2022

In 2019 the Board Baselined Open for Service for Q1 2022

Project Budget Status

February 2021 - \$3.2M Uncommitted funds within the baseline budget (4.0%)

November 2021 – \$2.03M Uncommitted funds within the baseline budget (2.6%)

Currently forecasting the need to replenish DB and DBPM contract contingencies to manage the work to completion.

Baselined Budget

\$79.1M

Potential Budget Shortfall

\$2.5 - \$3M

In 2020 project was awarded a \$1.42M CARSI grant for RR crossing upgrades

Project Budget Status

Budget Pressures

- Extended project duration more ST Admin and DBPM support
- ROW acquisition and relocation costs exceeded budget
- City required change to crosswalk / signal location
- Mitigation of high iron content in stormwater
- 5-year environmental monitoring costs
- COVID-19 notices, possible claims

Next Steps for Puyallup

Staff:

- *Investigate mitigations for schedule such as expediting materials and a phased opening*
- *Conduct a detailed cost to complete analysis*
- *Will provide update to the Board in Q1 2022*

Board Actions Q1 2022:

- *Various property easements & dedications*

Thank you.

Thank you.



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