

A low-angle, upward-looking shot of a white and teal Sound Transit train. The train is moving diagonally across the frame from the bottom left towards the top right. The teal stripe is a thick, wavy line. Several windows are visible, reflecting the sky and the station structure. The station's glass and steel roof is visible in the upper left corner.

# OMF East Update

Bellevue City Council Study Session  
June 12, 2017

 **SOUNDTRANSIT**



# Objectives

- Provide Bellevue City Council an update of the Operations and Maintenance Facility: East procurement process and the selection of Hensel Phelps Construction Co and the design build contractor.
- Present elements of the selected design proposal and outline next steps in advancing the shared development goals identified in the Implementation Agreement.
- Summarize ongoing work with city staff and review a project schedule update.





# **Sound Transit Presentation**

A blue-tinted background image of a Sound Transit train, showing the front and side of the vehicle with the 'SOUND TRANSIT' logo visible on the front.

**Introduction**

**OMF East Design-Build RFP Overview**

**OMF East Facility Proposal Overview**

**Transit Oriented Development Masterplan in Proposal**

**Next Steps**

Tracy Reed, Executive Project Director

Jon Mihkels, Deputy Project Director

Supriya Kelkar, Design Oversight Lead

Sloan Dawson, Senior TOD Specialist

Jon Mihkels



# OMF East Design Build RFP Overview

Jon Mikhels, Deputy Project Director  
Sound Transit





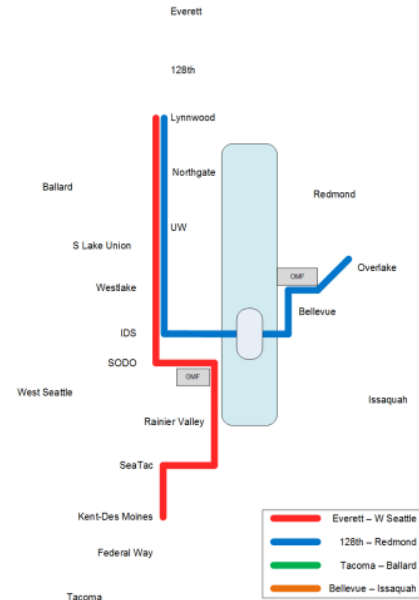
# Operations and Maintenance Facility: East

The OMF East is an essential facility in the overall light rail system expansion.

The facility supports commissioning and expanded operations for East Link, Lynnwood Link, Redmond and Federal Way Link Extension projects.

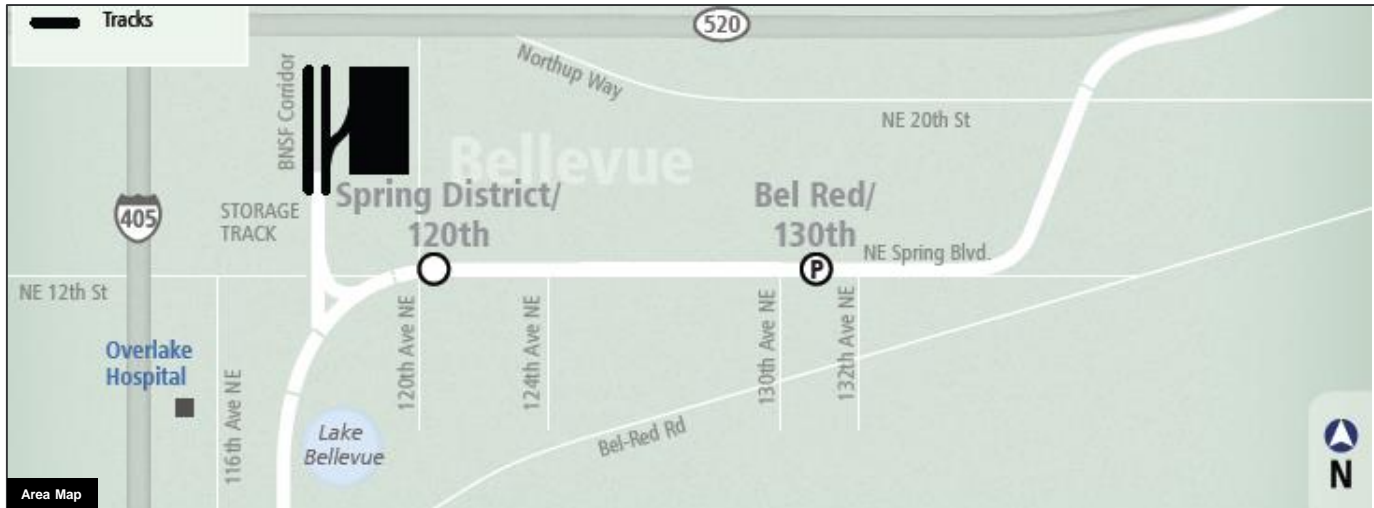
Yard capacity supports light rail vehicle fleet expansion.

- New vehicles begin arriving in 2019.
- The existing OMF reaches capacity during 2020.
- The final vehicle arrives approximately 2023





# OMF East Location and Project Snapshot



## Project Snapshot

- **Baselined:** July 2016
- **Budget:** \$449.2 million (YOE)
- **Schedule milestones:** Construction complete Dec. 2020
- **Commitments to-date:** \$50.9 million



# OMF East Overall Summary Schedule

## Project timeline





# OMF East The Procurement Process

## One-on-One Meetings

September – November 2016

- Weekly meetings with each team as they refine their proposed design solutions
- City Participation on Evaluation team and support with technical advisors

## Pre-Proposal Submittal

December 2016

- Preliminary concepts reviewed by ST , CoB and technical advisors

## Proposal Evaluation

January-February 2017

- Formal Proposal Submittal Review by ST, TOD Advisor, CoB

## Concept Validation / Negotiation

February - April 2017

- Further develop proposal materials towards MDP
- Detailed review of proposal elements and commitments by ST, TOD advisor, CoB

**Sound Transit Board** May 2017    **Notice to Proceed – June 2017**

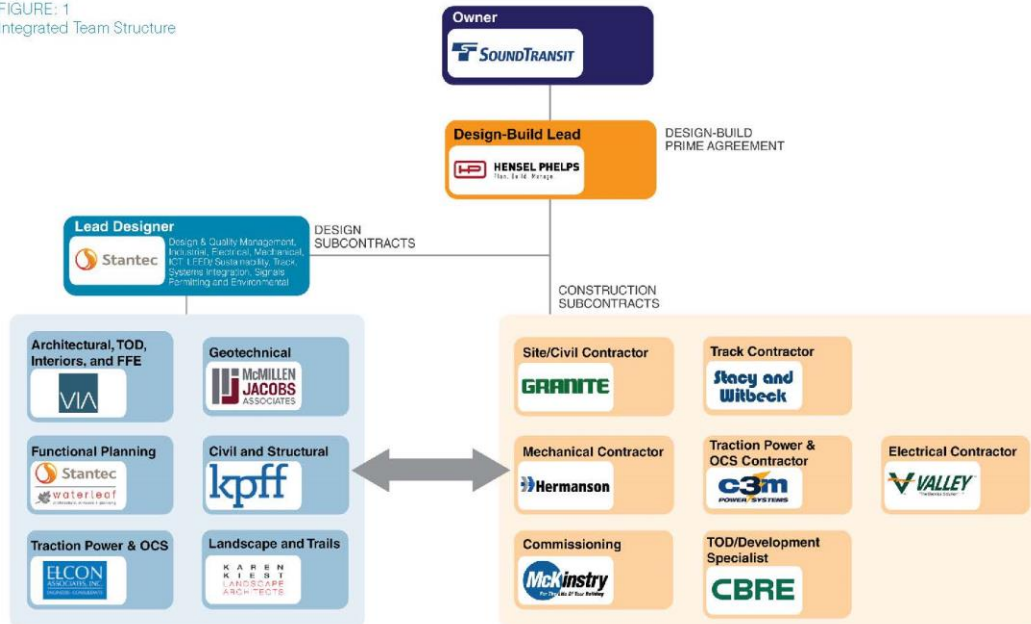
- Contract Approval



# OMF East The Selected Design-Build Team

Notice to proceed anticipated to be issued to **Hensel Phelps** on June 16<sup>th</sup>.  
Contract value of approximately \$219M  
Substantial Completion by Q4 2020

FIGURE 1  
Integrated Team Structure





## OMF East Key Proposal Attributes

**Strong OMF Facility Design** - This proposal best captured and resolved the functional and programmatic requirements of operations facility with direct and achievable construction solution.

**Optimized TOD Opportunity** - The Hensel Phelps proposal optimizes the needs of the OMF East facility program while creating unencumbered, marketable development opportunities. Provided the most compelling TOD vision, best supporting the shared goal of the Implementation Agreement to allow for approximately 1.2 M sf of future development.

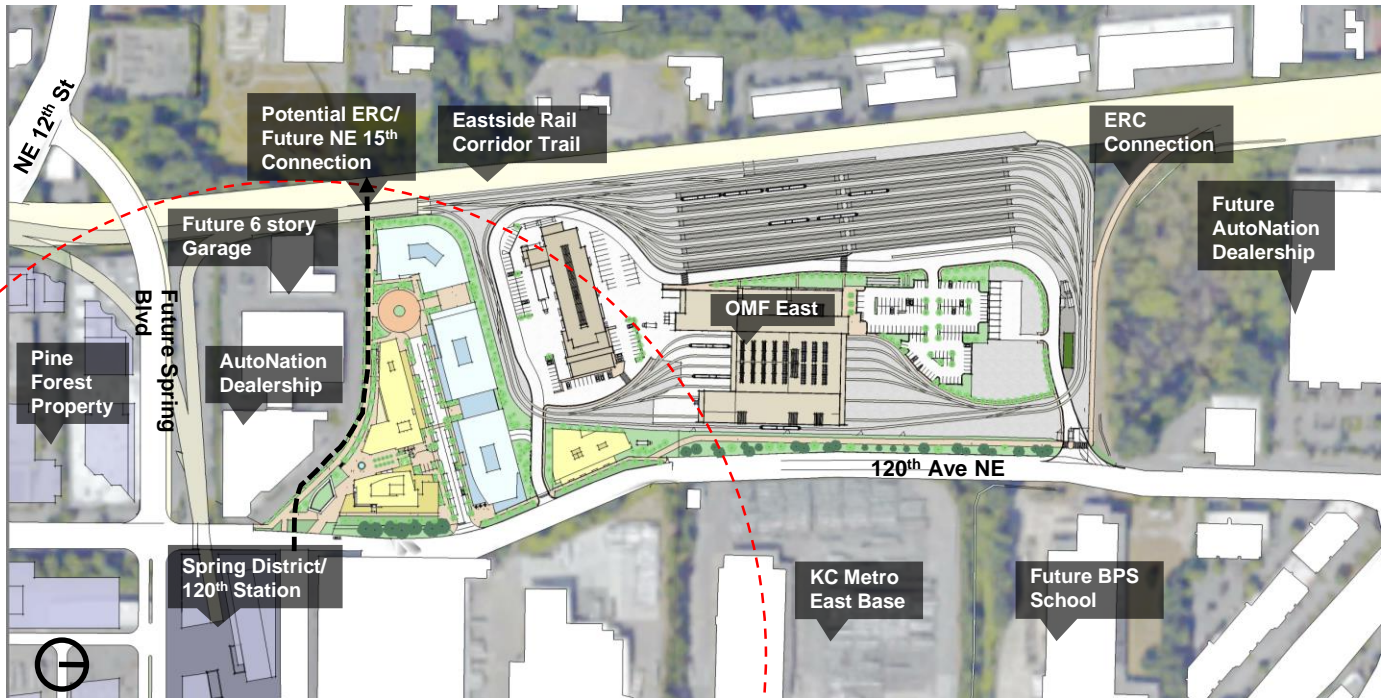
**Best Value** - The proposed schedule provides for storage of light rail vehicles as early as June 2020 based upon the proposed schedule.







# OMF East Project Context & Proposed Site Plan





# OMF East Facility Proposal Overview

Supriya Kelkar, Design Oversight Lead  
Sound Transit





# OMF East Program Highlights

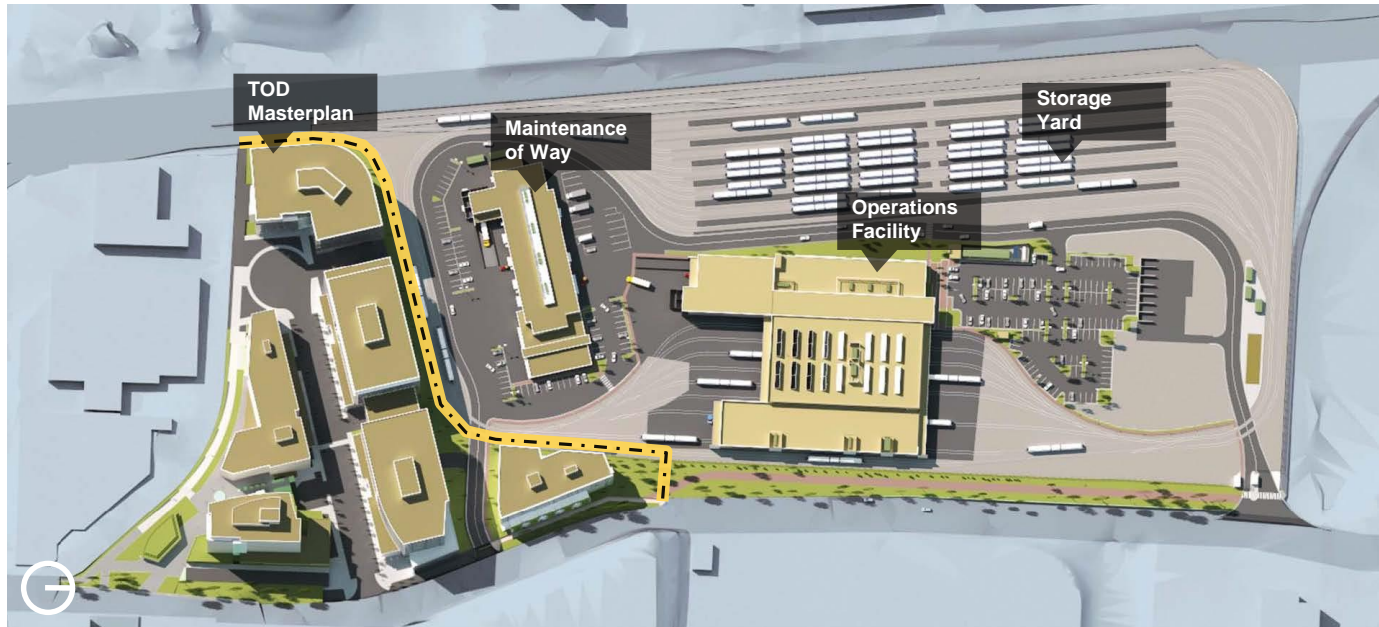


- Facility to service, deploy and store 96 LRVs
- Vehicle maintenance shop with 14 service bays
- Mainline track, systems & station maintenance functions (Maintenance of Way)
- LRV parts storage and car wash
- Administrative and locker room facilities to support ~250 full-time employees
- Equipment and furnishings
- 24/7, 365 day operations



# OMF East

## Hensel Phelps' Proposed Overall Site Plan



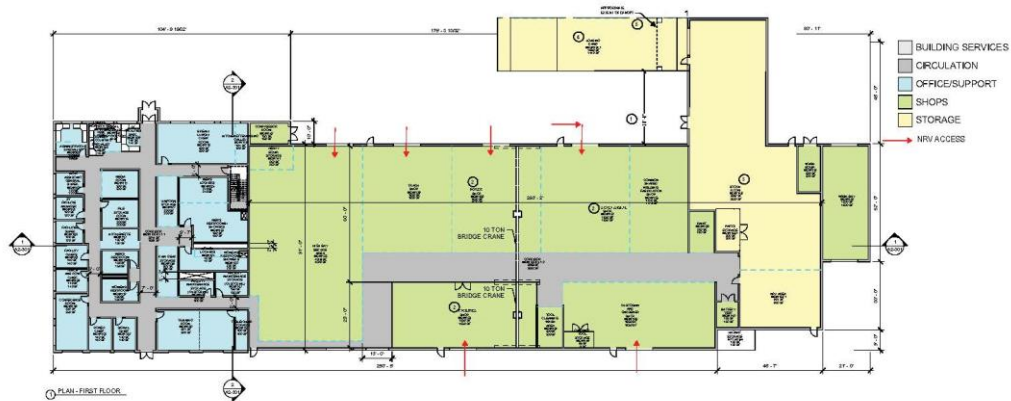


# OMF East Vehicle Maintenance Facility Main Floor Plan





# OMF East Maintenance of Way (MOW) Floor Plan





# OMF East Aerial View Looking North West





# OMF East Aerial View Looking Southeast





# OMF East Main Facility Entrance





# OMF East

View south along 120<sup>th</sup> Ave NE Interim Multi-use Trail





# OMF East

View south along East Side Rail Corridor





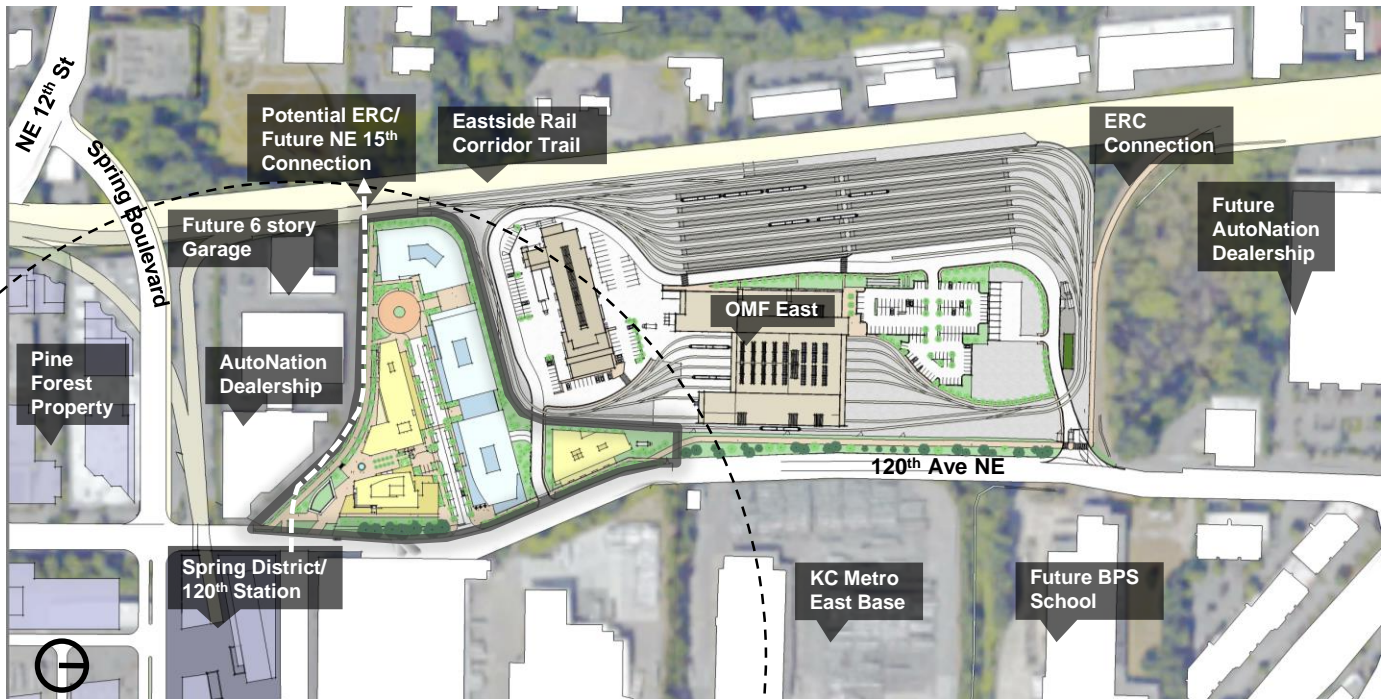
# **TOD Masterplan in the OMF East Proposal**

Sloan Dawson, Senior TOD Specialist  
Sound Transit



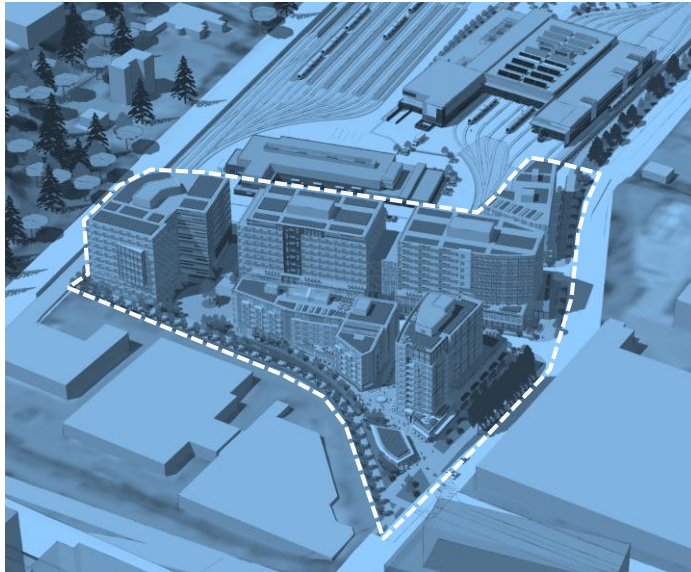


# OMF East Project Context & Proposed Site Plan





# OMF East TOD Summary Metrics



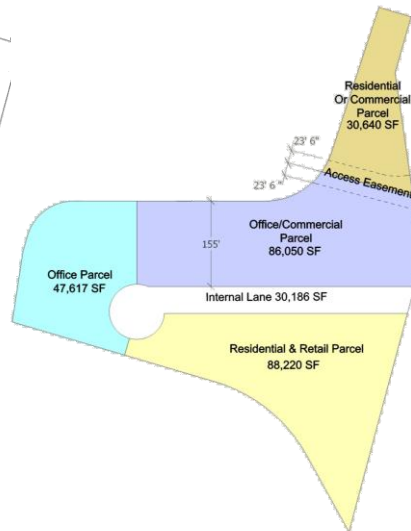
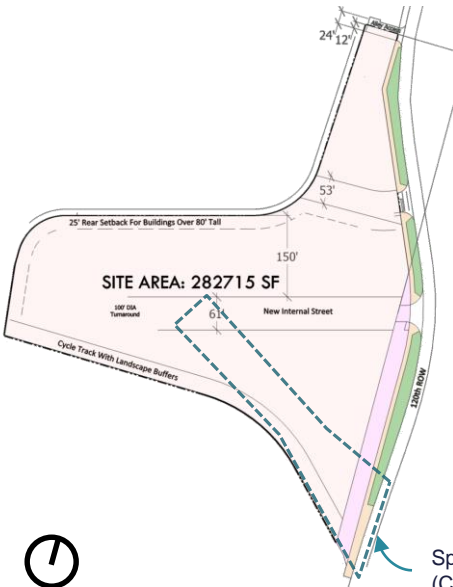
<b>Zoning</b>	<b>BR-OR-2 (125') mixed-use</b>
<b>Size</b>	<b>282,715 SF (6.5 acres)</b>
<b>Development Capacity</b>	<b>1.1 – 1.2 million GSF</b>
<b>Federal interest</b>	<b>Yes</b>
<b>Project Milestones</b>	<b>2017: MDP submittal 2018-2019: RFP 2021-2023: Construction</b>



# Flexible Master Development Plan



Spur Property  
(City-owned)





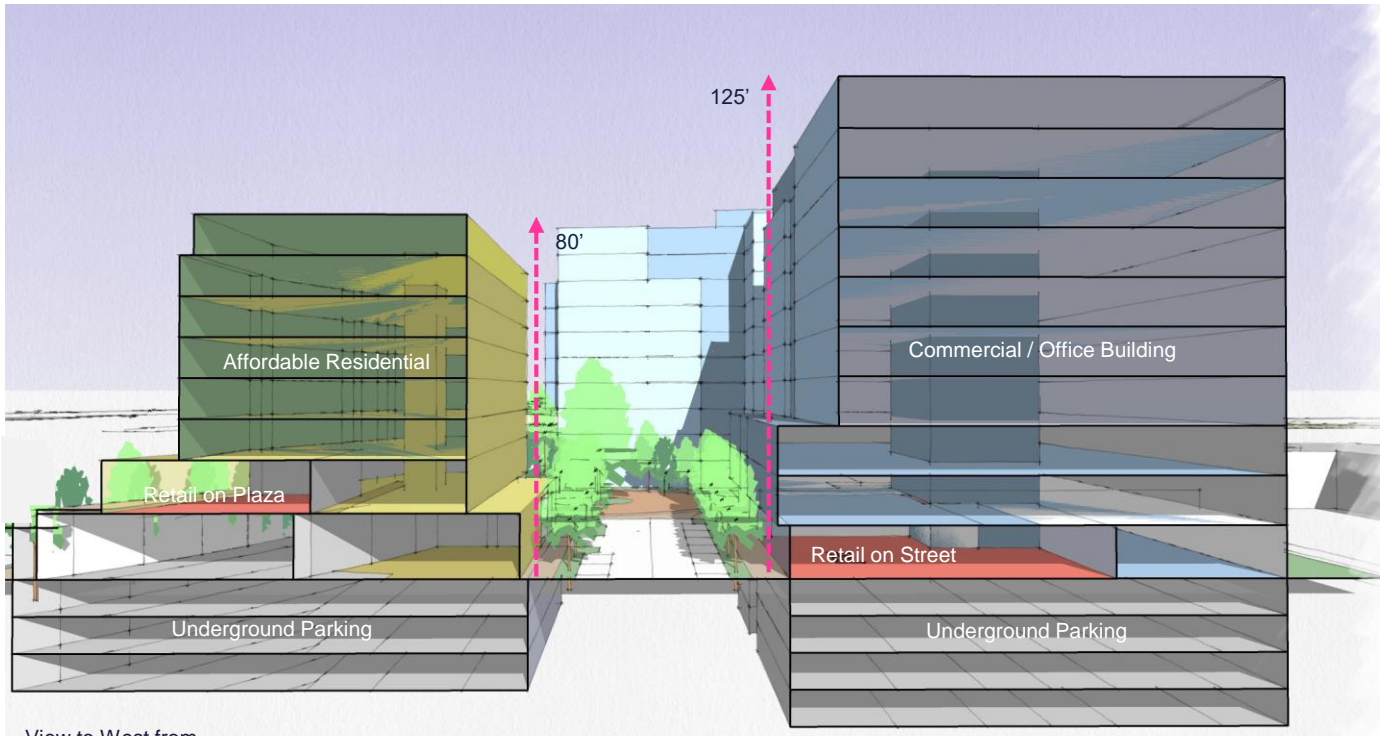
# Vibrant, Pedestrian-Scale Urban Design

View from Spring District /  
120<sup>th</sup> Station





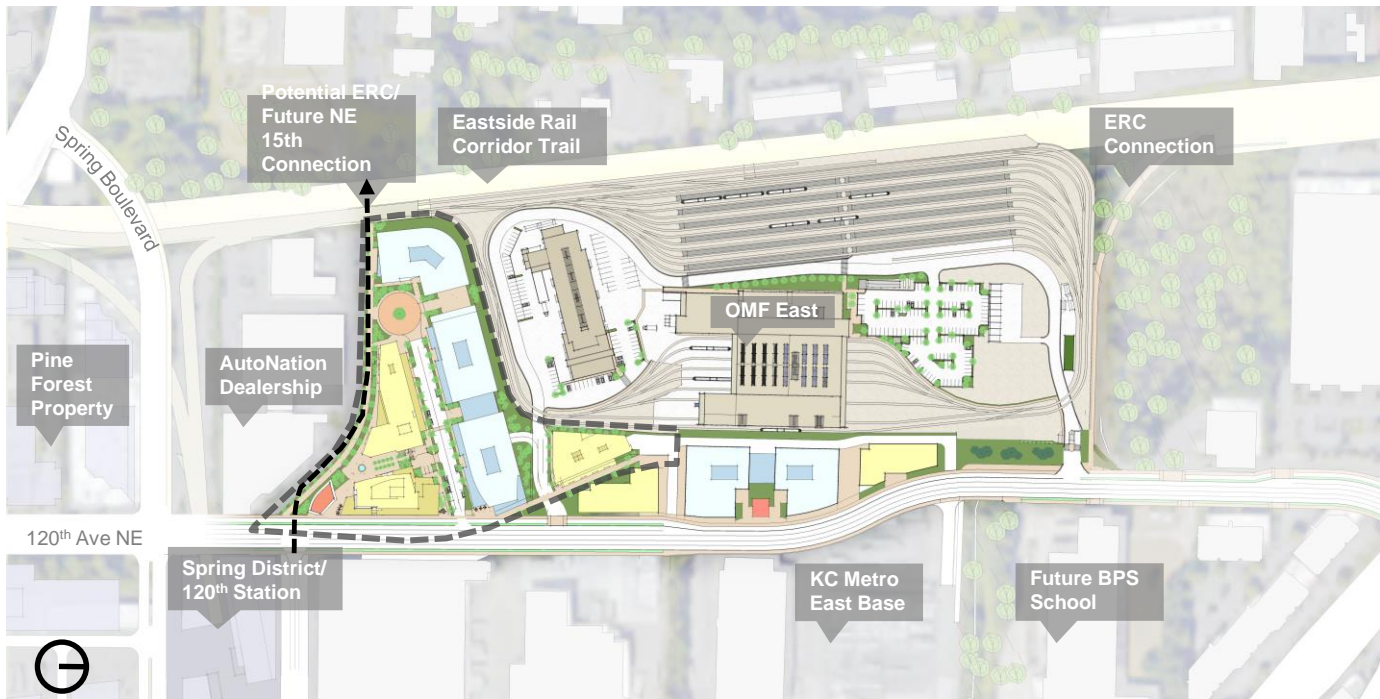
# N-S Section through Future TOD



View to West from  
120<sup>th</sup> Ave NE



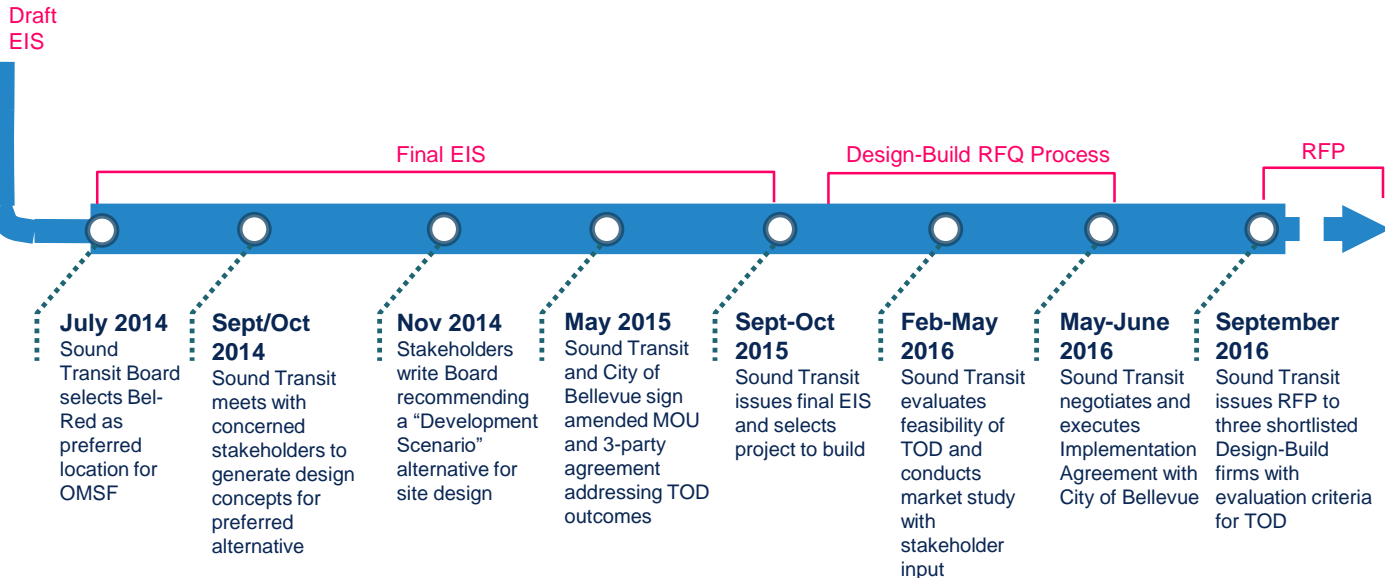
# Plan with Realigned 120<sup>th</sup> Ave NE





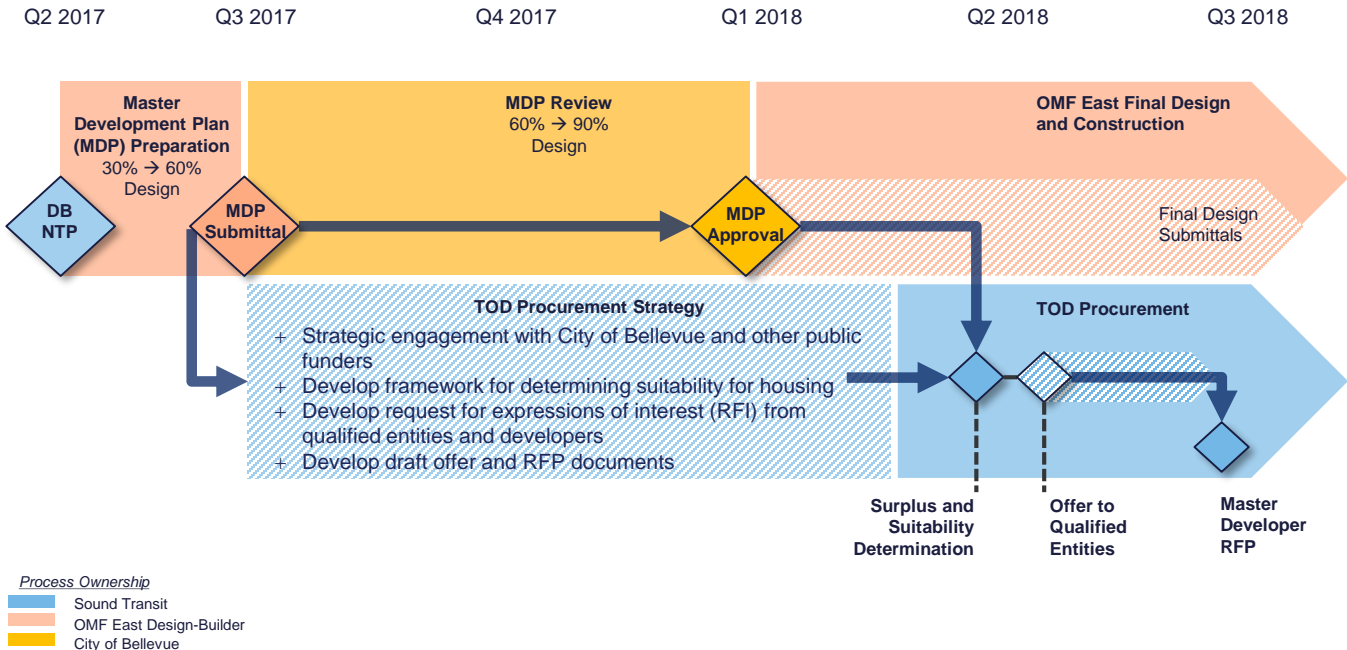
# How We Got Here

## Setting the stage for TOD





# Where We're Going Implementation Framework





# Next Steps

Jon Mikhels, Sound Transit









# OMF East

## Upcoming work with City of Bellevue Staff

### Permitting

- Critical Areas
- Master Development Plan / Design Review ( Completed by January 2018)
- Potential Early Permits:
  - Temporary Bike Trail connections (Fall 2017)
  - Building Demolition (Fall 2017)
  - KC Sewer Replacement, (Winter/Spring 2018)
- Building and sub-trade permitting (2018)

### Property acquisition

Three-Party Agreement: 120<sup>th</sup> Ave NE design and KC Bus Facilities

East Side Rail Corridor final design and coordination (on-going)



# OMF East Public Outreach and engagement

Updated project website and posting of proposed design

Stakeholder Presentation – June 15<sup>th</sup>

Public Open House on site - June 22<sup>nd</sup>  
(5:30-7:30 pm)

Design Review Meeting (Sept 2017)

Beginning of regular construction updates and outreach plans





