

# East Link - OMSF Project Update

Bellevue City Council

July 18, 2016

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Planning & Community Services*

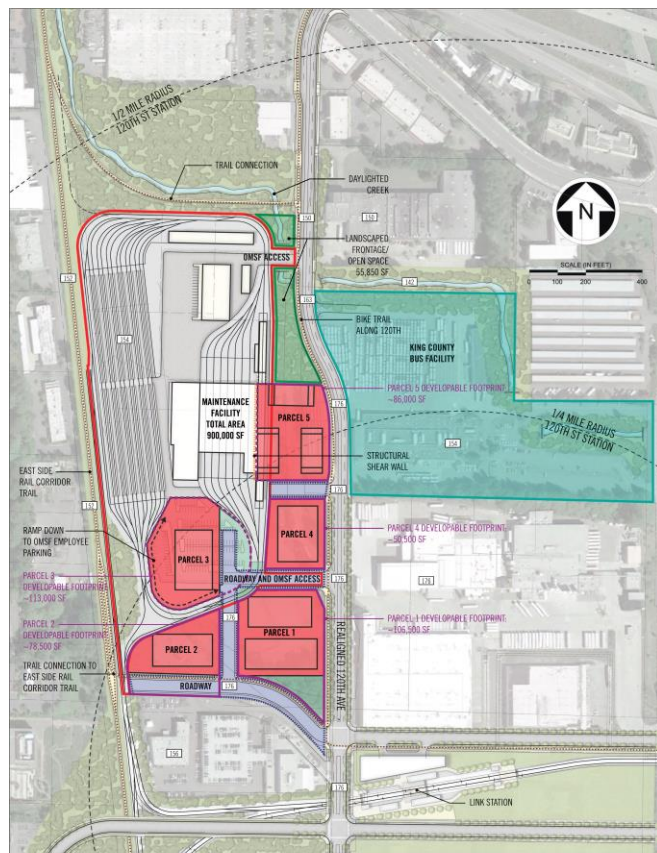
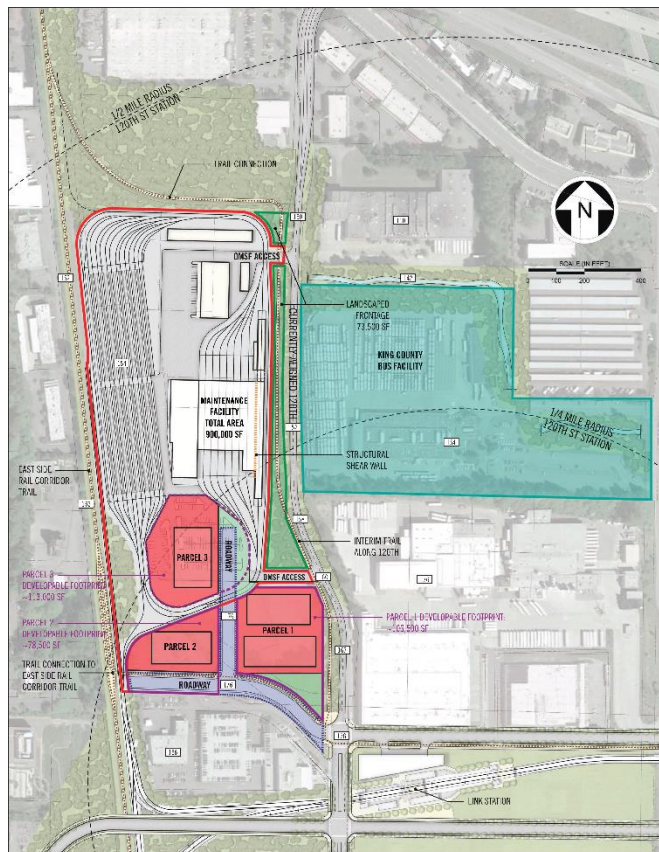
*Monica Buck  
Assistant City Attorney*

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Regional Transportation Projects Mgr*

# Why We're Here

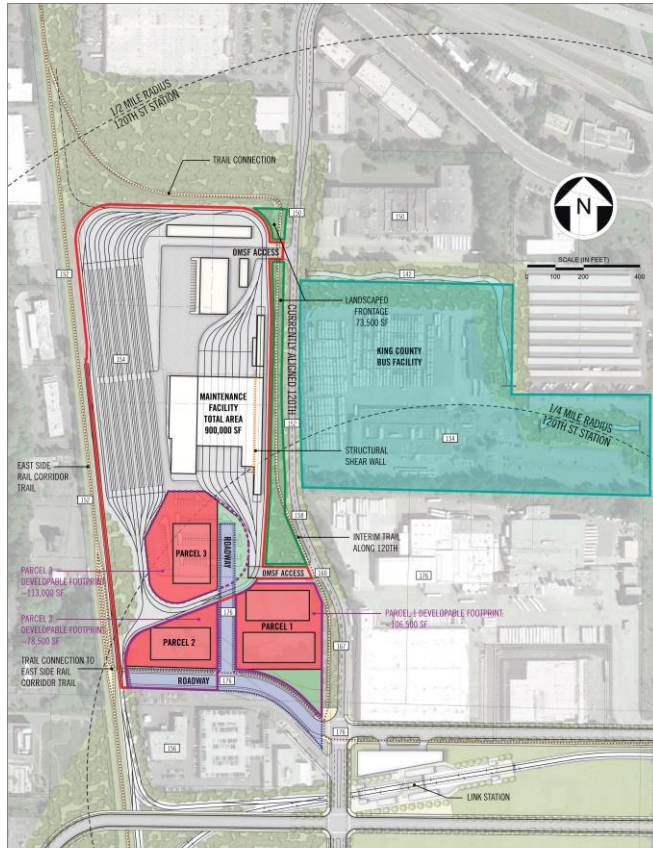
- Link Operations and Maintenance Satellite Facility (OMSF) Implementation Agreement
  - Background
  - Agreement
  - Next Steps

# Operations and Maintenance Facility



# OMSF MOU Provisions

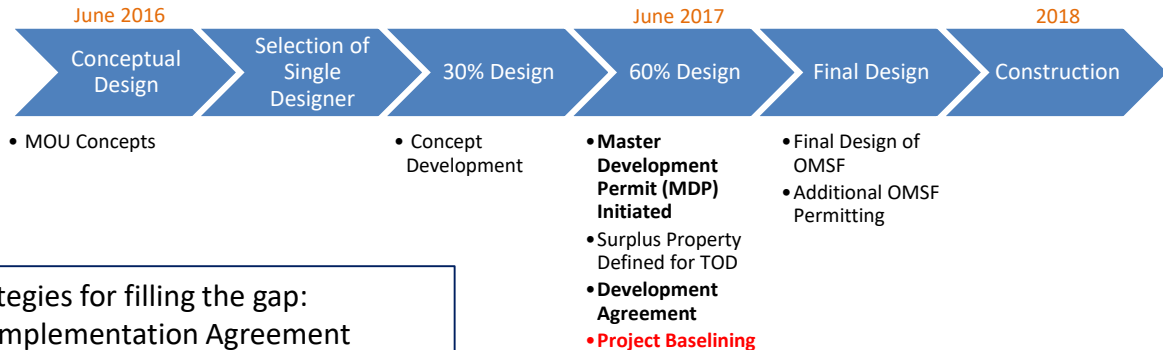
- BelRed Plan vision
- Design elements/features
- Potential land exchange
- Land Use Code Amendment
- Market analysis
- Development Agreement



DEVELOPMENT SCENARIO - PHASE 1

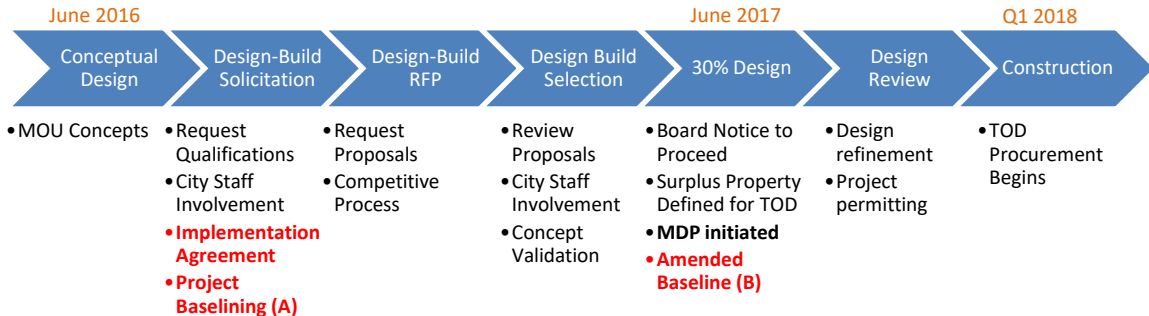
Based on Design-Bid-Build

# Major Differences In Procurement



## Strategies for filling the gap:

- Implementation Agreement
- City involvement in procurement process for OMSF and TOD



# Implementation Agreement

- Establishes process
- Provisions for:
  - Future Development Vision
  - Design-Build Procurement Process
  - Project Baselineing
  - TOD Offering

# Implementation Agreement

## Future Development Vision

### – Suitable development

- Mix of uses consistent with the BelRed vision
  - High density
  - Walkable
  - Activate station areas
  - Development oriented to streets and public areas
  - Vibrant neighborhoods
- Support an aggregate of 1.2 million gross square feet

### – Phase 1 parcels

- Prepared with infrastructure and site preparation work to competitively position and price them in the marketplace

# Implementation Agreement

## Design-Build Procurement Process

- City Involvement
  - Selecting teams to compete for RFP
  - Drafting the RFP for the OMSF
  - Evaluating proposals submitted in response to RFP
- Scoring criteria and points allocated to ensure common interest in optimizing potential TOD is clearly weighed and evaluated



# Implementation Agreement

## Design-Build Procurement Process

- Proposers directed to include the following:
  - Optimize operational integration of OMSF with future TOD
  - Master Development Plan (MDP) that includes the entire site
  - Explain how MDP overcomes challenges in market and feasibility study
  - Define future TOD parcels and schedule
  - Identify and recommend additional design elements necessary to create marketable lots

# Implementation Agreement

## Project Baseline

- Sound Transit will baseline the OMSF project at the July 28, 2016 Board meeting, referenced as ‘Baseline A’.
- Agreed to reopen baselining ‘Baseline B’
  - Prior to issuance of the MDP
  - Reflect potential scope and cost of preparing the Phase 1 Parcels to enable TOD
  - Implementing additional design elements identified to competitively position the parcels

# Implementation Agreement

## TOD Offering

- City's approval of MDP initiates the TOD RFP process by Sound Transit
- Consensus on scope and evaluation process of a separate RFP for the TOD offering
- Potential for a master developer of all Phase 1 Parcels
- Explore joint development opportunities
- City involvement in RFP process for TOD offering

# Sound Transit Capital Committee

## July 14, 2016

- Recommendation to Board
  - OMSF Baseline scope, schedule, and budget
  - December 2020 project completion milestone
  - Baseline total project budget approx. \$450 M
  - Approve through Phase Gates 5 and 6 (Design and Construction)
  - Approve facility name
    - Link Operations and Maintenance Facility: East (OMF:East)
  - Approve Implementation Agreement
    - Including Baseline B

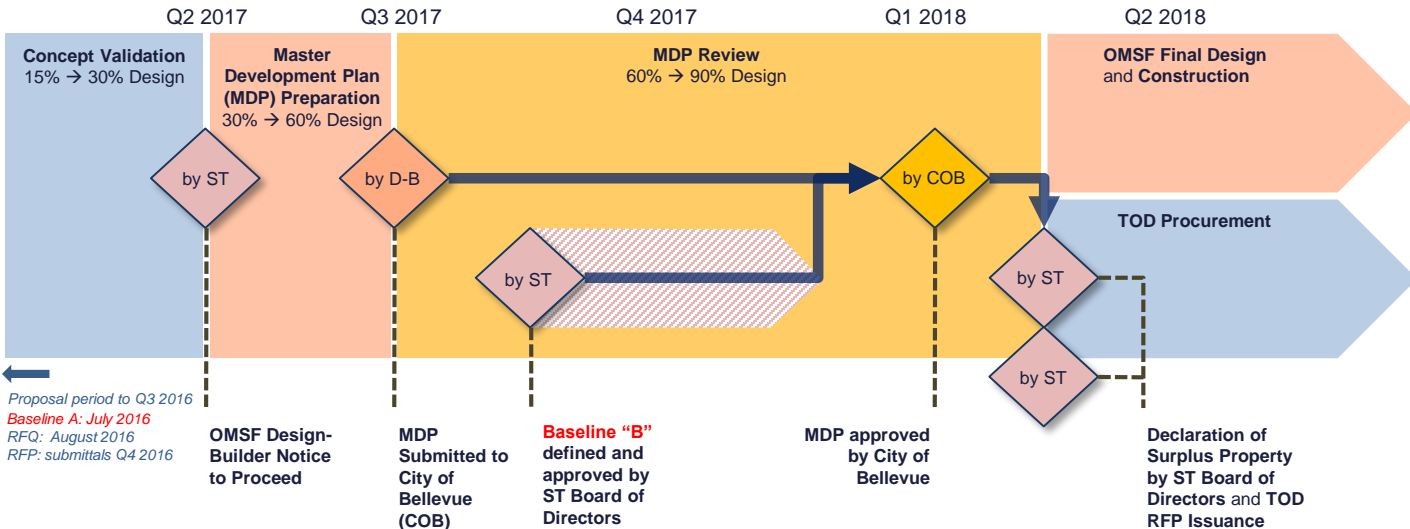
# Next Steps

- July 14<sup>th</sup> Sound Transit Capital Committee Review of OMSF Project Baseline and Recommendation to Board
- July 25<sup>th</sup> Council final action on Implementation Agreement
- July 28<sup>th</sup> Sound Transit Board Approval of OMSF Project Baseline
- June 2017 Sound Transit OMSF Design-Builder Notice to Proceed
- Q3 2017 Proposer Submit MDP
- Q4 2017 Sound Transit Board review/approve of OMSF Baseline 'B'

Questions?



# OMSF Implementation Process



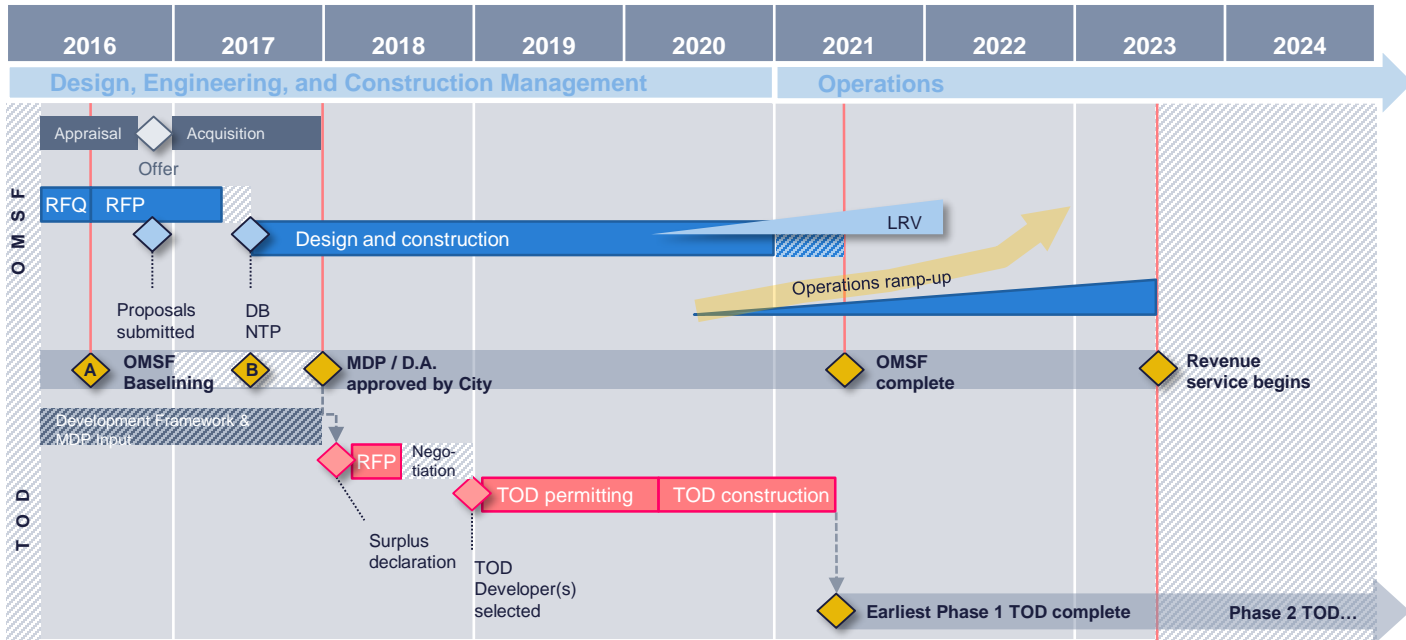
## Process Ownership



All dates and milestones are approximate



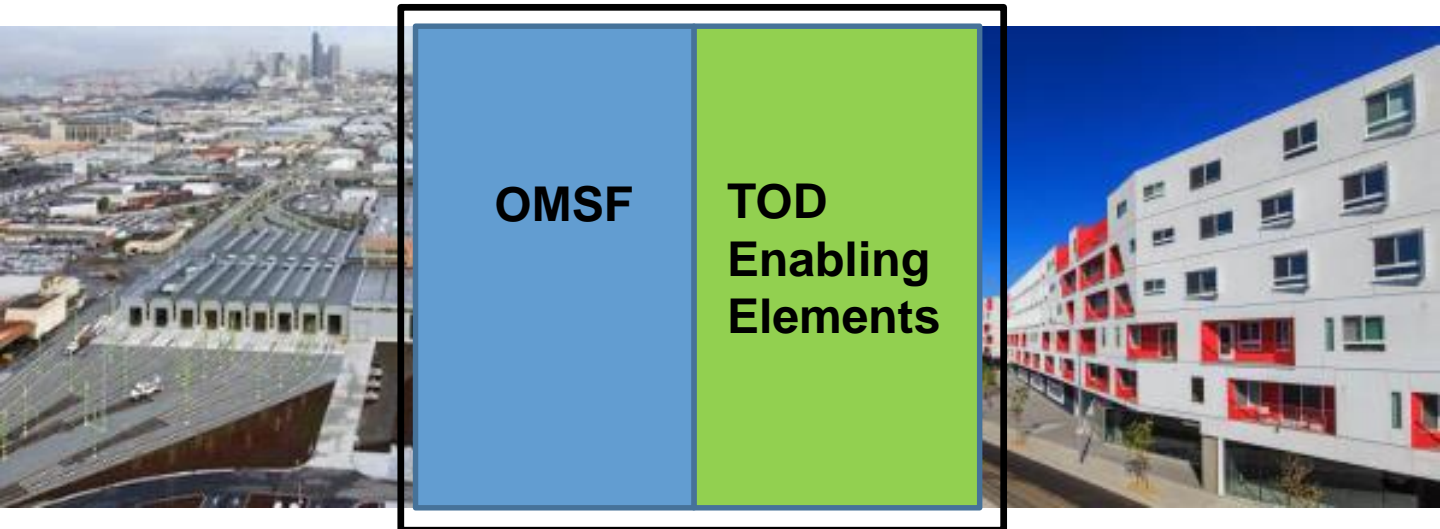
# Overall Project Schedule



## KEY

RFQ – Request for Qualifications  
 RFP – Request for Proposal  
 MDP – Master Development Plan  
 DA – Development Agreement  
 LRV – Light Rail Vehicle

## What is the Project?



## Today's Action: Baseline "A" - Scope

- Capacity to store and maintain 96 LRVs
- LRV wash facility
- Maintenance equipment – wheel truing, lifts, sanding silo, all furnishings
- Maintenance of Way facility to support alignment and stations
- Employee and visitor parking
- Accommodates 200 full time employees
- Includes all MOU TOD supportive provisions:
  - Utility stub-outs to parcels
  - 120th Ave NE access points
  - Structural shear wall
  - Multipurpose trail on 120th Ave NE
  - Bike-ped connection through site



## Next Steps

### ST Board & Capital Committee Actions

- Today:
  - RFP Stipend
  - Project Baseline “A” (Phase Gates 5 & 6), Project Naming
  - MOU Implementation Agreement with City of Bellevue
- 2016:
  - Design-Build Project Management Contract
- 2017/2018:
  - Contract with OMSF Design-Builder
  - Consider Project Baseline “B” to enable TOD in a timely manner
  - Amend Project Design Build Contract
  - Surplus properties and issue TOD RFP