

Agenda
Planning, Development and Real Estate Committee
July 24, 2008

The meeting was called to order at 9:05 a.m. Present were:

Committee members:

Mrs. Catherine Hudgins, Chair
Mr. Emeka Moneme, Vice Chair
Mr. Christopher Zimmerman
Mr. Peter Benjamin
Mr. William D. Euille
Mr. Jeff McKay
Mr. Anthony Giancola
Mr. Marcell Solomon

The Committee meeting was called to order at 9:05 a.m. Mrs. Hudgins moved, seconded by Mr. Solomon, that the Committee convene in Executive Session at 9:07 a.m. The Committee voted unanimously in favor of the motion.

The Committee meeting reconvened at 9:58 a.m.

Certification

Mrs. Hudgins moved that the Board certify that only such matters authorized for discussion and only those matters identified in the motion by which the Executive Session was convened were heard, discussed or considered by the Board. The motion was seconded by Mr. Zimmerman. The Committee unanimously voted in favor of the motion.

Approval of Agenda

The agenda was approved.

Approval of Minutes

Mr. Benjamin moved, seconded by Mr. Giancola, to approve the June 12, 2008 minutes as modified and to approve the June 26, 2008 minutes as submitted. The Committee voted unanimously in favor of the motion.

Action Items

A1. Term Sheet on Navy Yard Chiller Site

Staff sought Committee concurrence and Board approval to select Donatelli & Klein Inc. as developer of Navy Yard station chiller joint development site, approve term sheet and authorize negotiation of development agreement.

Mr. Moneme motioned, seconded by Mr. McKay, the selection of Donatelli & Klein Inc. as developer of Navy Yard station chiller joint development site, approve term sheet and authorize negotiation of development agreement. The Committee voted unanimously in favor of this motion.

Mr. Moneme amended the motion, seconded by Mr. McKay, that the LEED certification requirements and affordable housing requirements of the District of Columbia be incorporated in the development agreement. The Committee voted unanimously in favor of this motion.

A2. Amendment to Morgan Boulevard Agreement

Mr. Solomon moved, seconded by Mr. Moneme, that the Board of Directors approve a 90-day extension of the Master Development Agreement negotiation period for the Morgan Boulevard Joint Development project and authorization for staff to continue negotiations with Garrett Morgan Boulevard Joint Venture, the selected developer. The Committee voted in favor of this motion. Mr. Benjamin abstained.

B. Lease with Prince George Center I, Inc.

In preparation for the lease termination on September 20, 2009, and in recognition of space limitations and the growth of the MetroAccess Services (MACS) program, the Office of Station Area Planning and Asset Management issued a Request for Expressions of Interest to lease 40,000 square feet of office space. The option of relocating MACS/Customer Services (CSVC) to the Carmen Turner Facility was also considered but rejected after consideration of the relocation costs (\$11.8 million+) and the accessibility problem for MACS/CSVC customers.

Mr. Solomon moved, seconded by Mr. McKay, that the Committee forward to the Board for approval the negotiation and execution of a lease agreement with Prince George Center I, Inc. for approximately 40,000 square feet of space at 6505 Belcrest Road in Hyattsville, Maryland in support of MACS and CSVC. The Committee voted in favor of this motion. Mr. Zimmerman abstained.

C. Policy on LEED Certification

Staff sought Board approval to establish a policy that all new and substantially-rehabilitated Metro facilities be designed and built with the goal of receiving LEED Certification.

Mr. Zimmerman moved, seconded by Mr. McKay, that WMATA seek LEED Silver rating as a minimum for all buildings that WMATA will construct, own and operate and that WMATA encourage developers to meet the same requirement in Joint Development Projects. The Committee voted unanimously in favor of this motion.

D. System Infrastructure Rehabilitation Program, Initiation and Award of Red Line Rehabilitation Project

The new System Rehabilitation Concept was envisioned to enhance the Authority's ability to keep the system in a state of good repair, with minimal disruption and increased productivity. It includes Rail Station and Line facilities, including elevators and escalators, Rail Yard Facilities and Bus Facilities.

The first contract from Dupont Circle (interlocking outbound) to Silver Spring Station (interlocking outbound) will include standard Design – Bid – Build construction contract work where designs currently exist, Design – Build Construction where designs need to be prepared and a Job Order Contract approach where a standardized unit price schedule can be applied to the work required.

Mr. Benjamin moved, seconded by Mr. Giancola, that the Committee approve the initiation of the first contract from Dupont Circle to Silver Spring. The Committee voted unanimously in favor of the motion.

The meeting adjourned at 11:11 a.m.