



**Agenda**  
**Planning, Development and Real Estate Committee**  
**December 18, 2008**  
**9 a.m.**

- I. Approval of Agenda**
- II. Approval of Minutes of November 20, 2008**
- III. Action Items**
  - A. Bus Facilities 1 – System Infrastructure Rehabilitation (D. Couch)
- IV. Subsequent Planning, Development and Real Estate Committee Agendas**

**Washington  
Metropolitan Area  
Transit Authority**

**Committee Members**

Catherine Hudgins, Chair  
Neil Albert, Vice Chair  
Chris Zimmerman  
Jim Graham  
Peter Benjamin  
Elizabeth Hewlett  
William D. Euille  
Marion Barry  
Gordon Linton  
Jeff McKay  
Anthony Giancola  
Marcell Solomon

Washington Metropolitan Area Transit Authority  
**Board Action/Information Summary**

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100170	Resolution: <input type="radio"/> Yes <input checked="" type="radio"/> No
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**TITLE:**

Bus Facilities 1 - System Infrastructure Rehab.

**PURPOSE:**

Approval to initiate a competitively awarded contract to provide System Infrastructure Rehabilitation for three Bus Maintenance facilities: Northern Bus Garage, Western Bus Garage and Landover Bus Garage and selected Metro auxiliary facilities.

**DESCRIPTION:**

This is the first of three proposed contracts for Bus Maintenance facilities and the second contract in a series of contracts as part of an overall System Infrastructure Renewal Program that was presented at the July 24, 2008 Committee and Board Meetings.

This first Bus Maintenance Facilities Rehabilitation Contract (BMFR) -1 for which approval to initiate a contract is requested will consist of items from the Inventory Database, including the 2005 APTA recommendations to provide a better work environment and improve service reliability, and other items identified by Bus Maintenance to enhance maintenance operations. Depending on the nature and type of rehab work, the BMFR Contract work items will be accomplished as either 1) bid-build construction contract work where designs will be provided, 2) design-build construction work where the contractor will prepare the final design, 3) or Job Order Contract (JOC) work where a standardized unit price schedule can be applied to the work required. The Contract would also serve as a JOC for the remaining Bus Garages and auxiliary facilities to handle emergencies or items.

Metro's auxiliary facilities nominated for inclusion are the Blair Road Plant Maintenance Construction Support Shop, Metro Supply Facility, and the Landover Open Storage Facility. The list of auxiliary facilities may change pending further review.

This type of contract will result in a more efficient use of the contractor and Metro forces, resulting in increased productivity. Work will be scheduled and performed in a continuous flow rather than the current method where the facility operations are being continually disrupted by the starting and stopping of multiple projects. The increased efficiencies and productivity decrease the overall time required to complete the work at a reduced overall cost.

Funding for this effort will come from current Program budgets, Urgent Unfunded Program and Budget element from the FY11-20 CIP applicable to each facility. Contract options will be utilized to accommodate work that occurs beyond FY10.

**FUNDING IMPACT:**

Capital Improvement Program - Metro Matters  
 Bus Facilities 1 -- System Infrastructure Rehabilitation

	FY09	FY10	FY11 - 13
Budget:	\$5,000,000	\$5,882,000	\$55,866,463
This Action:	5,000,000	5,882,000	55,866,463
Prior Approval:	<u>0</u>	<u>0</u>	<u>0</u>
Remaining Budget:	\$ 0	\$ 0	\$ 0

Remarks: Funding for the years FY11-13 is included in the cash disbursements component of the "Outyears Funding Requirements" contained in Attachment 4B of the Metro Matters Funding Agreement

Operating Budget Positions: None

Impact: Annual Expense: None

**Note:**

Options for work beyond Metro Matters of \$82,014,230 will be included the contract for a total of \$148,762,700. Exercise of the options for work beyond FY10 is subject to (1) capital prioritization by the Board; (2) approval by the Board and the Metro jurisdictions of a successor capital funding commitment; and (3) the Board's approval of the capital budgets for those years and availability of funding.

**RECOMMENDATION:**

Approval to initiate a competitively awarded contract to provide System Infrastructure Rehabilitation for three Bus Maintenance facilities: Northern Bus Garage, Western Bus Garage and Landover Bus Garage and selected Metro auxiliary facilities.



# Bus Maintenance Facilities Rehabilitation Program Contracting

*Presented to the Board of Directors:*

**Planning, Development and Real Estate Committee**

December 18, 2008





## Purpose

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- To enhance the Authority's ability to keep bus maintenance facilities in a state of good repair including selected Metro auxiliary facilities.
- Initiate the first Bus Facility Rehabilitation Contract consisting of Western, Northern and Landover Bus Facilities and auxiliary facilities including the Blair Road Plant Maintenance Construction Support Shop Facility, Metro Supply Facility and Landover Open Storage Facility.



## Background Metrorail

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- **Current Practice :**
  - Separate contracts or Job Order Contract (JOC) tasks for specific items.
  - Creates intermittent series of upgrades stretched out over a long period of time for the separate garages.
  - Series of mobilizations and demobilizations causes unnecessary disruptions and reduces productivity.
- **New Practice and Sequencing:**
  - A series of three contracts as follows:
    - Bus 1 - Western, Northern, and Landover
    - Bus 2 - Montgomery and Four Mile Run
    - Bus 3 - Bladensburg heavy overhaul facility and garage
  - The contract in force at the time would serve as a JOC for the remaining bus garages and auxiliary facilities to handle emergencies.
  - Due to the magnitude of the complete reconstruction required Southern Garage will be handled as a separate project.

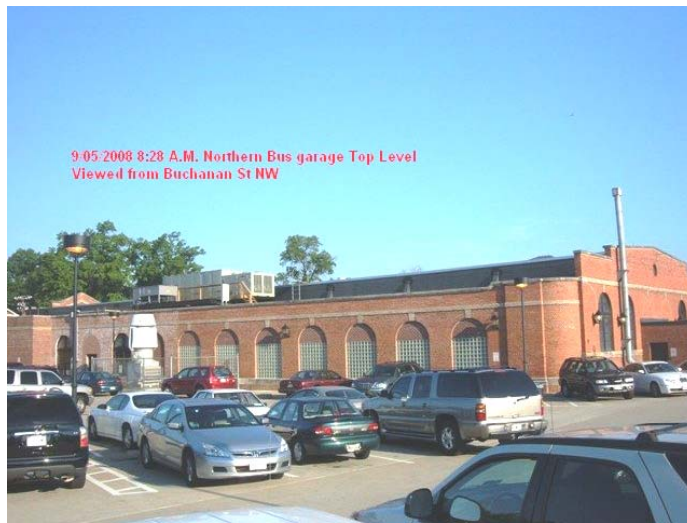
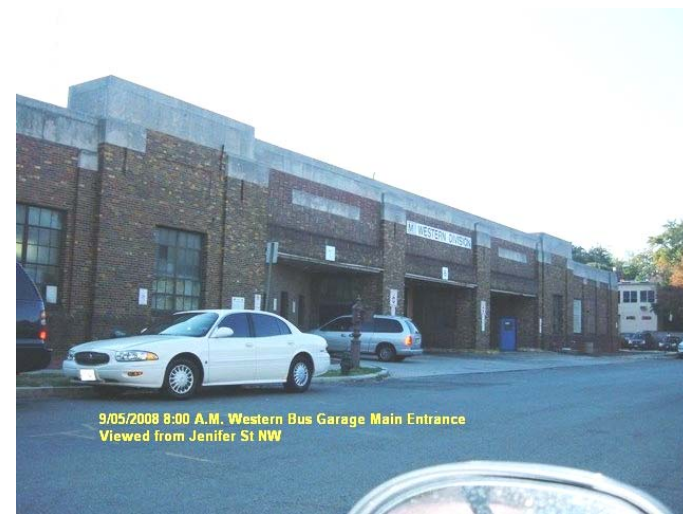


# New Approach: Bus 1 Contract Breakout

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## New Practice and Sequence:

- One contract to address all infrastructure rehab work at a selected group of Bus facilities; one contractor responsible for all coordination of work
- Schedule work to minimize impact on Bus Maintenance Facilities operations.



## BUS 1 Contract:

1. Northern Bus Garage is 102 years old
2. Western Bus Garage is 99 years old
3. Landover Bus Garage is 19 years old



# New Approach: Northern, Western, and Landover

Bus 1 Contract Scope consist of items from the Inventory Database (including APTA recommendations) and other items identified by Bus Maintenance to enhance maintenance operations.

## Bus 1 Scope Items Common to All Bus Facilities:

- Rehab wear surfaces including interior/exterior walls, floors, stairs and ceilings
- Replace Shop/building equipment (Diesel Fuel, Oil, ATF, Anti-freeze, water, air, and Grease Dispensers, Tire service, Air Compressors/Dryers, Steam Cleaners, HVAC, Plumbing Fixtures, hot water heaters, Heating Boilers, Sprinkler System Components)
- Rehab bathrooms, locker rooms, office spaces
- Brake Test Equipment
- Security & PA System upgrades
- Pavement/fence rehab
- Install Automated Bus Chassis Cleaning System
- Install additional In-ground Bus Lifts
- Selected roof replacements
- Rehab Bus Dynamometer Equipment



Northern c1906



Western c1909



Landover c1989





# New Approach: Bus 1 Contract at Northern

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## Bus 1 Contract Major Scope items at Northern:

- Replace employee parking deck
- Emergency repairs and load restrictions are required to keep in service pending a permanent repair
- Replace Emergency Diesel Generator /main switchgear and selected Branch Electrical Switchgear
- Extend/upgrade 3 Service Bays to better accommodate Articulated Bus Maintenance
- Rehab Bus Wash, Water Reclaim, and Interior Cleaning Equipment
- Upgrade lighting in service and Maintenance Areas
- **\$49.2M Projected Budget**





# New Approach: Bus 1 Contract at Western

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## Bus 1 Contract Major Scope items at Western:

- Convert Bays 6 - 10 to full service maintenance bays with 2 post In-ground lifts, restore outside Wall Bay Door to improve maintenance capacity
- Reconstruct second floor Transportation Office Spaces to accommodate higher first floor ceilings for bus bays
- Level Maintenance Bay floors and install floor Drain System
- Rehabilitate Chassis Cleaning Bay
- Restore concrete slab at entrance to Maintenance Area
- Replace main and selected Branch Electrical Switchgear
- Upgrade lighting in Bus Parking areas
- **\$50.2M Projected Budget**





# New Approach: Bus 1 Contract at Landover

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## Bus 1 Contract Major Scope items at Landover:

- Rehab Bus Wash, Water Reclaim System and interior Cleaning Equipment
- Replace Fire Alarm System
- Rehab Dispatch Booth
- **\$28.8M Projected Budget**





# New Approach: Auxiliary Facilities

## Metro Supply Facility; Landover Open Storage and Blair Road Support Shop

- Rehab offices and restrooms
- Upgrade lighting
- Install new Storage Systems
- Repaving and restriping
- Install Security Systems
- Salt Storage Structure (Blair Road)
- Rehab Sprinkler Systems
- Replace HVAC
- Equipment upgrades
- **\$20.5M Projected Budget**



Metro Supply Facility



Landover Open Storage Facility



Blair Road PLNT Support Shop



# Cost Breakdown

10/17/2008

**System Infrastructure Rehabilitation Program Budget  
BUS - 1 Contract  
Western, Northern and Landover**

DESCRIPTION	FUNDED IN METRO MATTERS	BEYOND METRO MATTERS	TOTAL
<b>Bus 1 -- FY09 to FY13</b>			
Maintenance Facilities	\$66,747,463	\$75,464,230	\$142,211,693
Systems	\$0	\$6,136,000	\$6,136,000
Right of Way Structures	\$0	\$414,000	\$414,000
Total	\$66,747,463	\$82,014,230	\$148,761,693



## Option Sequencing

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Facility	Metro Matters			Options Beyond Metro Matters	Totals
	FY09 - 10	FY11- 13	Total		
Northern	\$4,727,940	\$24,272,060	\$29,000,000	\$20,200,000	\$49,200,000
Western	\$1,956,390	\$10,043,610	\$12,000,000	\$38,200,000	\$50,200,000
Landover	\$2,363,970	\$12,136,030	\$14,500,000	\$14,300,000	\$28,800,000
Auxiliary Facilities	\$1,833,700	\$9,414,763	\$11,248,463	\$9,314,230	\$20,562,693
Totals	\$10,882,000	\$55,866,463	\$66,748,463	\$82,014,230	\$148,762,693

- Notes: 1. Funding for Metro Matters for years FY11-13 is included in the cash disbursements component of the "Outyears Funding Requirements" contained in Attachment 4B of the Metro Matters Funding Agreement.
2. Exercise of the options beyond Metro Matters is subject to (1) capital prioritization by the Board; (2) approval by the Board and Metro jurisdictions of a successor capital funding commitment; and (3) the Board's approval of capital budgets for those years and availability of funding.



# Program Schedule

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	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>BUS FACILITIES</b>												
<b>Bus Facilities 1: Western, Northern &amp; Landover</b>	 <b>Bus 1: Western, Northern &amp; Landover</b>											
<b>Bus Facilities 2: Montgomery &amp; Four Mile Run</b>	 <b>Bus 2: Montgomery &amp; Four Mile Run</b>											
<b>Bus Facilities 3: Bladensburg (T04/T05)</b>	 <b>Bus 3: Bladensburg (T04/T05)</b>											



## Recommendation

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- Initiate the first Bus Rehabilitation Contract consisting of Western, Northern and Landover Bus Facilities and auxiliary facilities including the Blair Road Plant Maintenance Construction Support Shop Facility, Metro Supply Facility and Landover Open Storage Facility.