

Northern Bus Garage Reconstruction Project

Summer Community Meeting

August 14, 2023

This meeting is being recorded



Meeting Etiquette: In-Person

Help keep this meeting productive and respectful:

Please adhere to the Q&A protocol:



Raise your hand to ask a question



Speak clearly into the microphone



Allow presenters, and those speaking, to finish

When speaking:



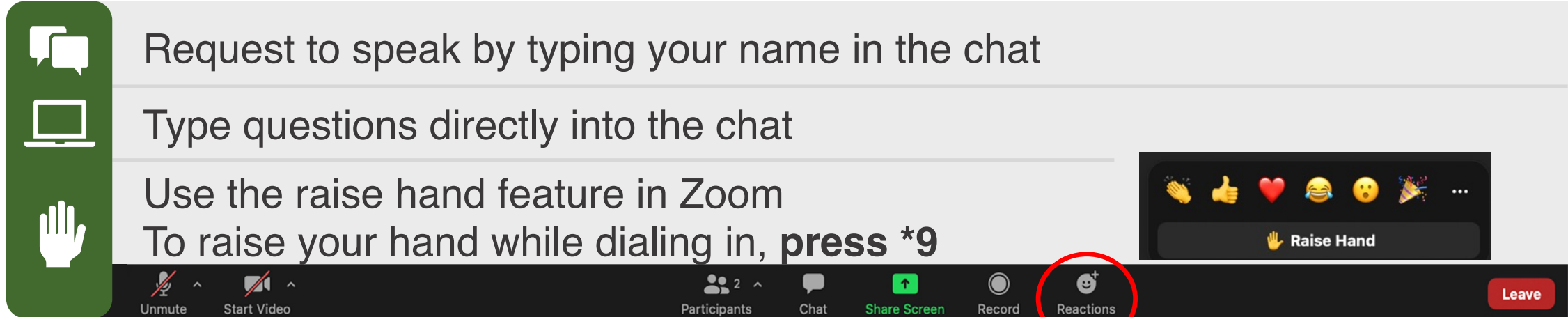
Maintain a civil tone

Be mindful of time




Meeting Etiquette: Virtual

Help keep this meeting productive and respectful:

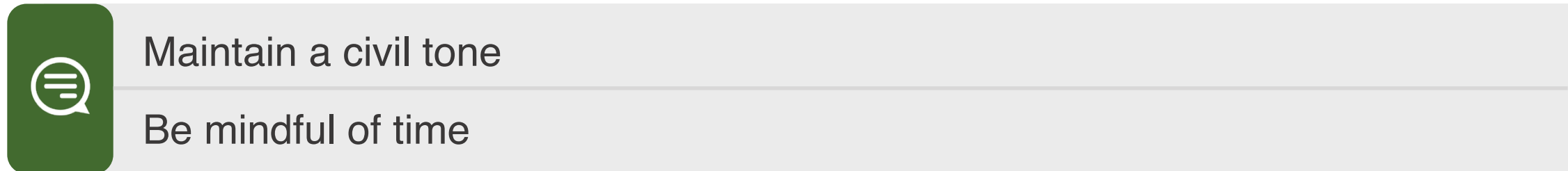
Please adhere to the Q&A protocol:





The image shows a Zoom meeting interface with three instructions on the left, each with a corresponding icon in a green box: a speech bubble for chat, a laptop for typing questions, and a hand for raising the hand. The Zoom toolbar at the bottom includes icons for Unmute, Start Video, Participants (2), Chat, Share Screen, Record, Reactions (circled in red), and Leave. A 'Raise Hand' panel is also visible on the right side of the toolbar.

-  Request to speak by typing your name in the chat
-  Type questions directly into the chat
-  Use the raise hand feature in Zoom
To raise your hand while dialing in, **press *9**

When speaking:



The image shows a Zoom meeting interface with two instructions on the left, each with a corresponding icon in a green box: a speech bubble with a list icon for maintaining a civil tone, and a speech bubble with a clock icon for being mindful of time.

-  Maintain a civil tone
-  Be mindful of time

Agenda



Introductions



Project Overview and Updates



MTPD Update



Environmental Management Update



Metro's Zero-Emission Bus Update



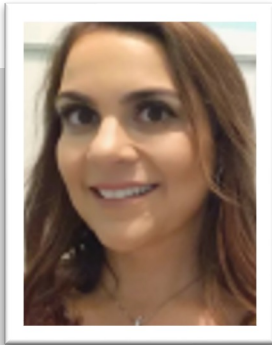
What to Expect in 2023



Introductions

Northern Bus Garage Reconstruction Project

Project Team



Maya Nino
Senior Capital Program
Manager, Capital Delivery



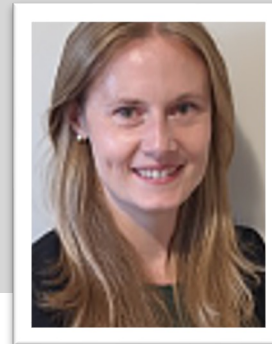
Tom Robinson
PMCM Project Manager



Phil Sheridan
Senior Vice President,
Clark Civil
Clark Construction Group



Jim Ashe
Environmental Coordinator



Amy Mesrobian
Zero-Emission Vehicles
WMATA



**Capt. Maurice
McKinney**
Metropolitan Transit Police
Department (MTPD)

Project Overview & Construction Updates

Northern Bus Garage Reconstruction Project

Housekeeping Best Practices

Construction

- All Erosion and Sedimentation Control (ESC) measures regularly maintained and inspected after each storm event
- Street sweeping to manage tracking from the site and within the site
- Wash construction vehicle wheels before exiting when muddy
- DOEE-compliant dust management being used for demolition activities
- All food waste is captured in dedicated trash receptacles
- Required daily work area clean up

Pest Management

- Pest control subcontractor retained with regular monitoring of project
- Bait stations are maintained at 50 feet on center around perimeter of project inside the fence line (51 total)

Street Sweeping and Dust Control

Hauling Operations

- Street sweeping
- Water application on haul roads
- Wheel washing
- Stone covering

Demolition

- Dust suppression with hose spray



Progress Since Last Meeting

Construction

Q2 – Environmental Remediation

- Completed asbestos abatement
- Managing all excavated soils per DOEE and District regulations

Q2 – Environmental Monitoring

- Completed installation of in-ground monitoring instruments
 - Inclinometers
 - Observation wells
 - Utility monitoring points (UMP's)
 - Ground monitoring points (GMP's)



Progress Since Last Meeting

Construction

Q2 – Mass Demolition

- Completed bulk demolition of historic car barn
- Removed remnants of historic trolley pits discovered under the floor slabs
- Completed hand separation at historic façade
- Continue to process demolition debris for recycling
- Over 95% of demolition waste is being diverted from landfills



Progress Since Last Meeting

Construction

Q2 – Support of Excavation (SOE) and Soils Excavation

- Completed drilling SOE pile installation east of the historic administration building
- Starting installation of lagging and tiebacks
- Completed drilling SOE piles for new storm water cisterns and tanks
- Mass excavation for new building basement underway



Progress Since Last Meeting

Construction

Q2 – Deep Foundations

- Mobilized drilled shaft operations
- Completed pile load test
- Started production drill shaft installation

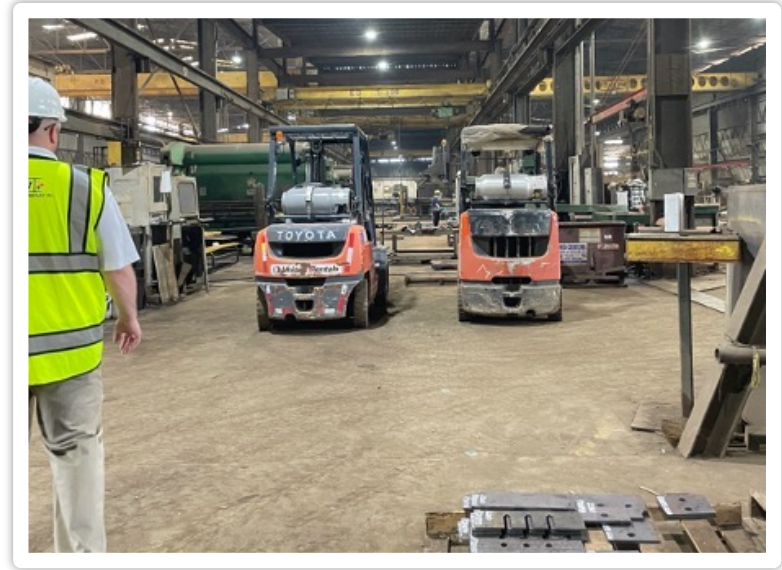


Progress Since Last Meeting

Construction

Q2 – Steel Fabrication

- Completed QC audit at steel fabricators shop
- Started structural steel fabrication



Battery-Electric Bus (BEB) Design Update

Design

- 40% design reviews completed
- WMATA BEB design criteria finalized
- Initial fire hazard analysis completed and under review
- New service routing being coordinated with PEPCO
 - Will be run underground from the Fort Slocum Substation



Outlook for Q3 2023

Construction

- Complete demolition
- Continue support of excavation
- Continue mass excavation
- Continue drilled shaft installation
- Continue steel fabrication
- Start structural concrete

Agency Collaboration & Permitting Status

Agency	Status
The District Department of Building (DOB) formerly (DCRA)	<ul style="list-style-type: none"> ▪ Building permit submitted – under round 2 review
Washington Gas	<ul style="list-style-type: none"> ▪ Coordination of new low-pressure service ongoing
The District Department of Transportation (DDOT)	<ul style="list-style-type: none"> ▪ Periodic MOT Inspections ongoing
DC Water	<ul style="list-style-type: none"> ▪ Final approvals received for all new work
PEPCO	<ul style="list-style-type: none"> ▪ Temporary service installed on 14th Street ▪ Ongoing coordination to finalize new building service application (non-BEB and retail) and for BEB Service Coordination
The District Department of Energy & Environment (DOEE)	<ul style="list-style-type: none"> ▪ Ongoing coordination with DOEE (update to follow later in meeting)

Preconstruction Property Survey Update

- **Still opportunities to sign up for surveys**
- Multiple dates and times to schedule your survey with the engineer are available. Call TER at **443-221-4493** or email **nbgsurvey@ter-int.com**
- The property owner will receive a copy of the completed pre-construction survey
- The Preconstruction Property Survey Program seeks to document existing conditions only for properties within 200 feet of the Northern Bus Garage Reconstruction Project site
- The Preconstruction Property Survey Program is informed by the Department of Buildings (formerly DCRA) and Federal Transit Administration guidelines

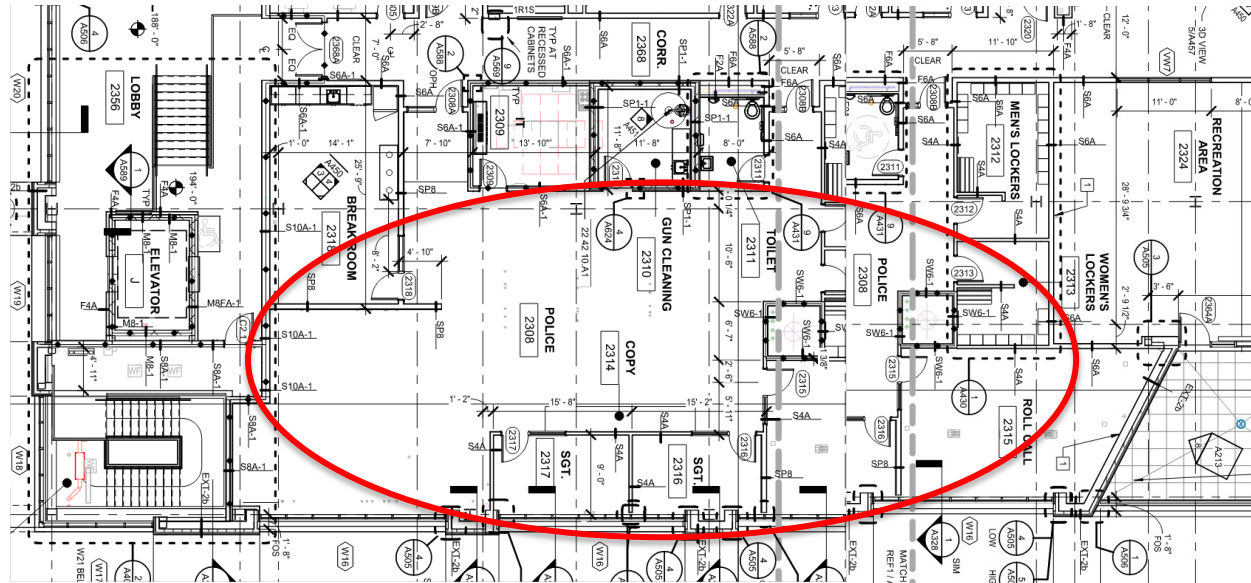
Preconstruction Survey Update

- Map shows an overlay with the properties that fall within 200 ft of the proposed new bus garage
- For more detailed information on the preconstruction survey, please visit https://wmata.com/initiatives/plans/northern-bus-garage/upload/Northern_June15_FINAL_Slides.pdf (slides 29 – 33)



MTPD Substation Space at NBG

14th ST



Buchanan St

- 3,890 square feet
- 13 officer workstations
- 2 offices for sergeants
- Officer break room
- Firearm maintenance room
- Roll Call / Conference room
- Separate locker rooms for men and women
- Unisex restroom
- IT room

Q&A Listening Session



In-person

- Raise your hand if you'd like to ask a question



Virtual

- Type comments directly into the chat
- Raise your hand if you'd like to ask a question

Environmental Plan and Remediation


Northern Bus Garage Reconstruction Project

Activities Since June Meeting

- Continued discussions with DOEE including a field visit –most recent meeting was August 10th
- Received UST closure letter
- Developed and submitted Baseline Risk Assessment (Submitted August 10th to DOEE)
- Received formal guidance on land remediation measures

UST Closure Letter

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Energy and Environment
Environmental Services Administration

Underground Storage Tank Branch  **Toxic Substance Division**

LETTER OF PERMANENT TANK CLOSURE
(Registered Underground Storage Tank System)

June 13, 2023

Washington Metro Area Transit Authority (WMATA)
c/o R. Claire Fox
3500 Pennsy Drive
Room C-172
Hyattsville, MD 20785

RE: FACILITY NAME: WMATA Northern Bus Garage
FACILITY ADDRESS: 4615 14th Street, NW, Washington, DC 20011
FACILITY ID #: 4000709



Dear R. Claire Fox:

The Department of Energy & Environment ("DOEE"), Underground Storage Tank Branch ("UST Branch") hereby issues this Permanent Tank Closure Letter, in reference to the seven (7) USTs (sizes 4K through 20K gallons) formerly located at 4615 14th Street, NW (the "Facilities"), and currently owned/operated by WMATA (the "Owner"), pursuant to the Underground Storage Tank Management Act of 1990 (D.C. Code § 8-113.01, et seq.), and the District of Columbia Underground Storage Tank Regulations, as set forth at Title 20 of the District of Columbia Municipal Regulations, Chapters 55-70 (20 DCMR 55-70). Specifically, this tank closure status is being issued pursuant to 20 DCMR § 6101.

Upon review of the UST Closure Reports prepared by ACE Environmental Holding, LLC dated February 13, 2023, for tanks 1 through 6 and June 2, 2023 for tank 7, submitted to this office on February 16, 2023 and June 5, 2023 respectively pertaining to the removal of the seven (7) above referenced underground storage tank systems, this office hereby certifies that the closure of the said tank systems is in accordance with the provisions of Chapter 61 of the District of Columbia UST Regulations.

A leaking underground storage tank LUST Case# 2021011 was opened on 11/9/20 when due diligence report showed exceedences of COCs than the LUST #89018 closing status at this site. Three soil and one groundwater samples were collected from the bottom of the pit during the removal of the seventh tank on May 4, 2023. TPH-DRO exceeded DOEE applicable standards. Therefore, additional excavation to remove the impacted soils from the bottom of the pit is requested. DOEE appreciates your compliance to date with UST and LUST requirements.


While WMATA has complied with the current tank closure requirements of this Program, District of Columbia's Underground Storage Tank Management Act, and the regulations promulgated pursuant to that Act, this Permanent Tank Closure shall not absolve the Owner, Operator, or a responsible party from previously incurred or potential future liability arising under the provisions of the Act or its Regulations. Should you have any

 **DEPARTMENT OF ENERGY & ENVIRONMENT** 

1200 First Street NE, 5th Floor, Washington, DC 20002 | (202) 535-2600 | doee.dc.gov

questions or concerns about this Letter of Permanent Tank Closure, please, call Mr. Sylvester Mode at (202) 535-2529 or email him at sylvester.mode@dc.gov.

Sincerely,

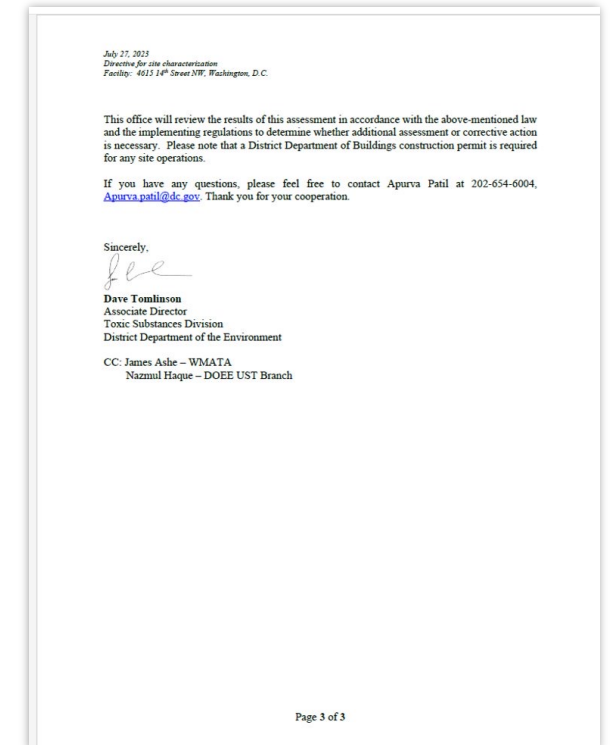
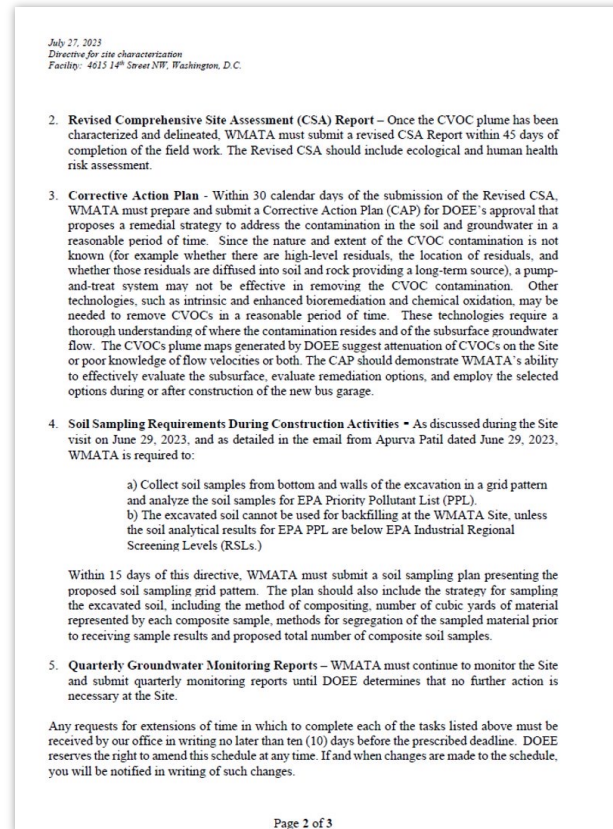
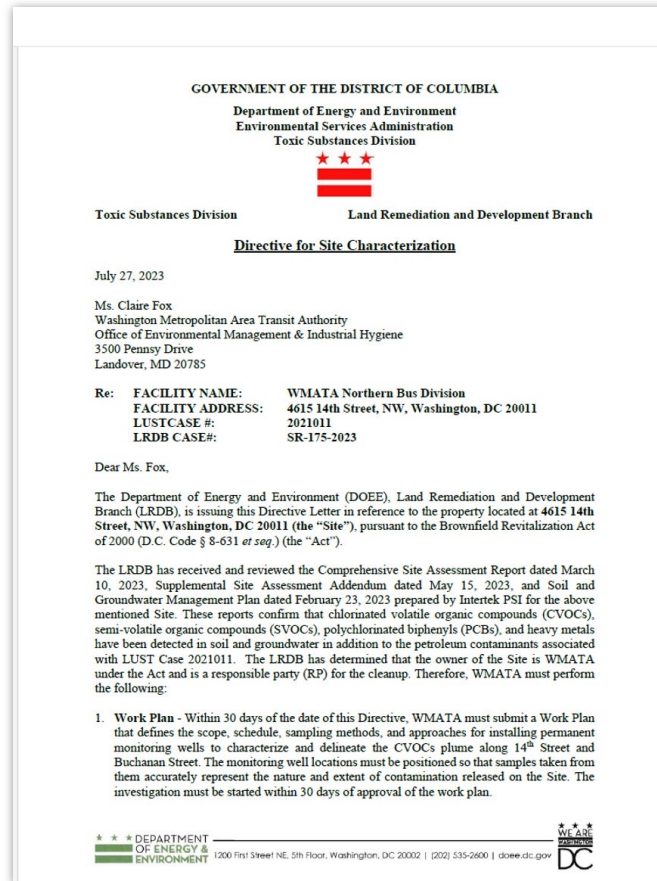


Fianna Phill, Branch Chief
Underground Storage Tank Branch

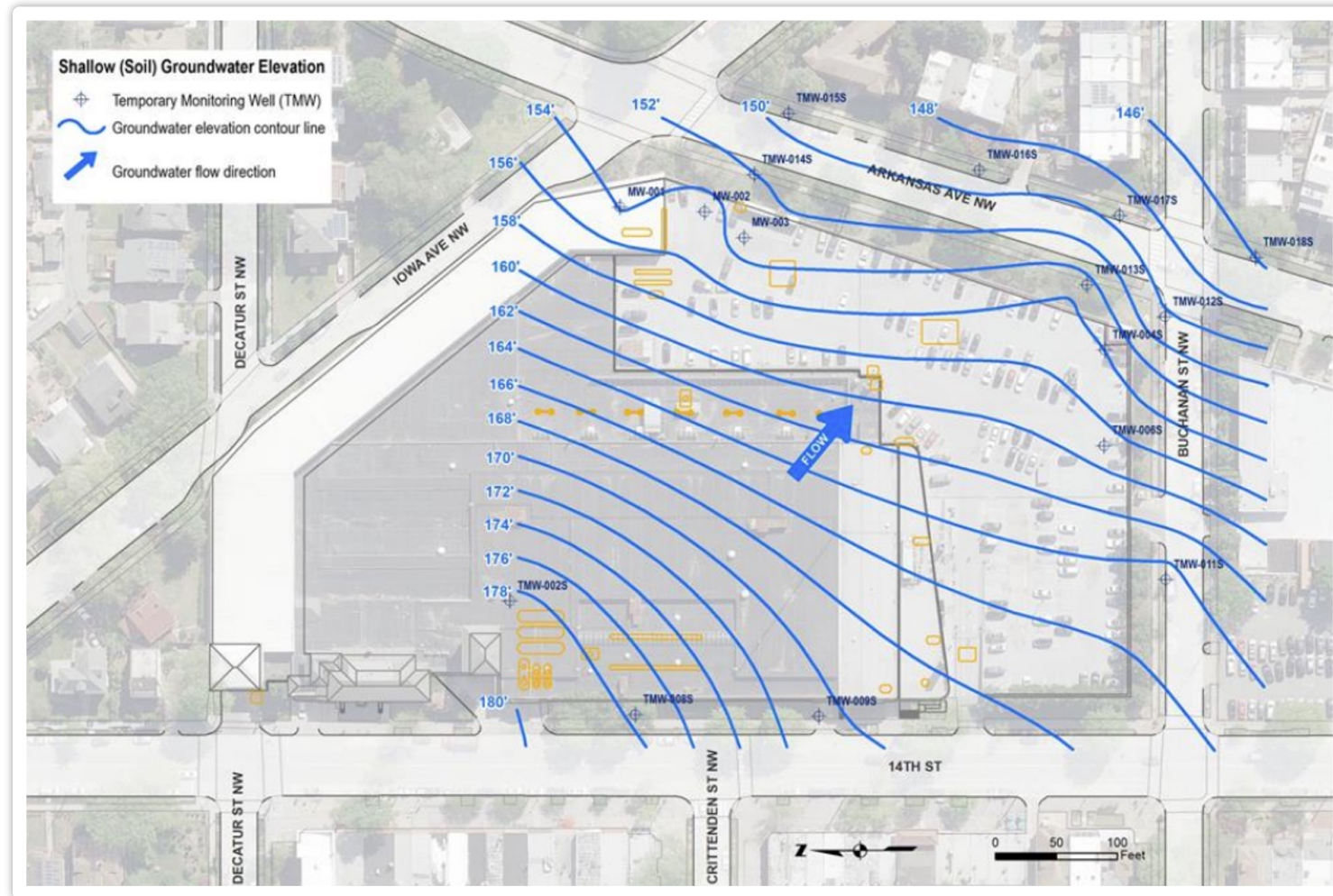
cc. James A. Ashe (WMATA) jashe@wmata.com
Yvonne McMahon (ACE Environmental) ymcmahon@aceenvironmental.net
Philip J. Sheridan (Clark Civil, LLC) phil.sheridan@clarkfoundationsllc.com

Page 2 of 2

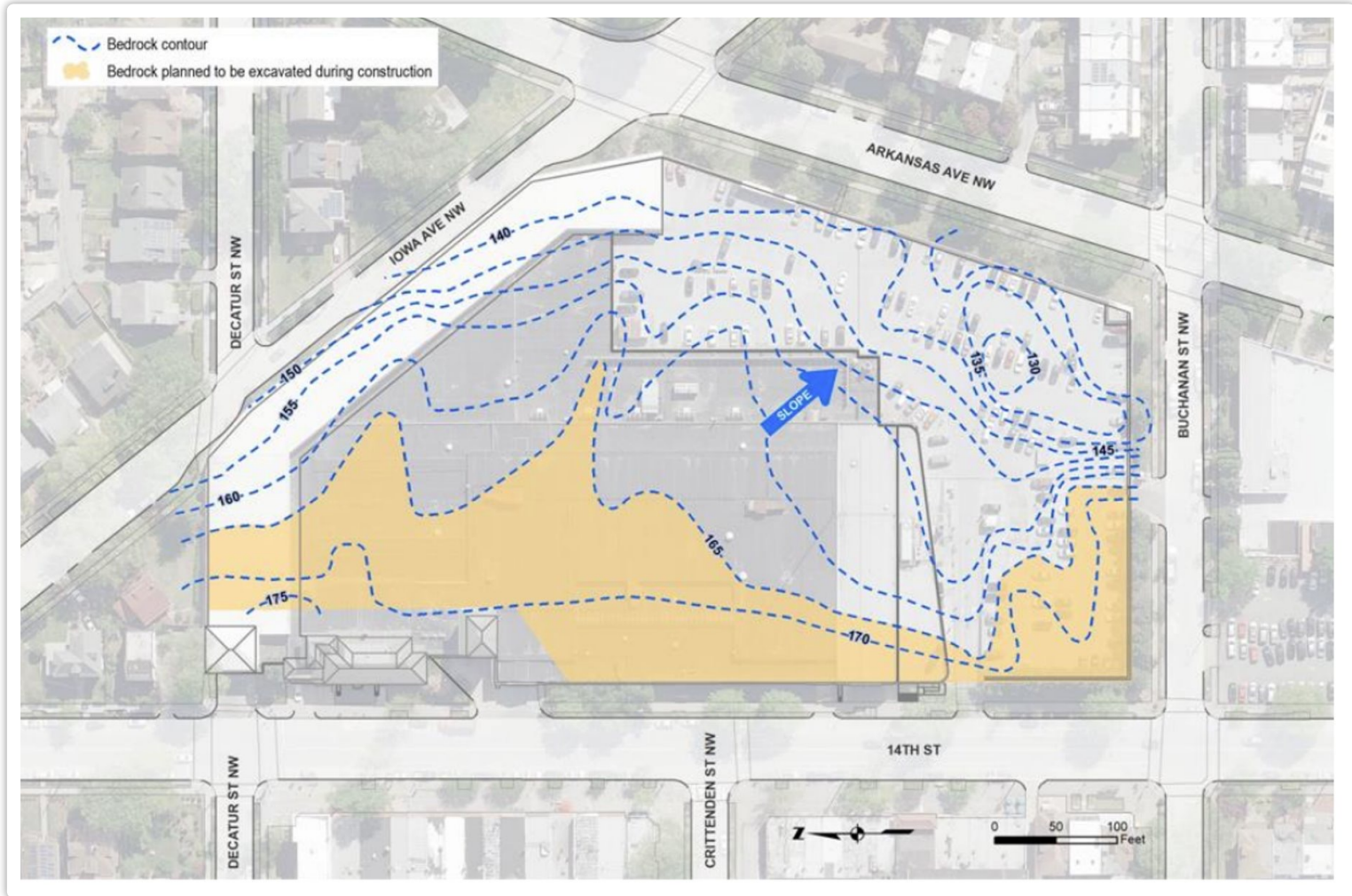
Land Remediation Directive



Groundwater Flow



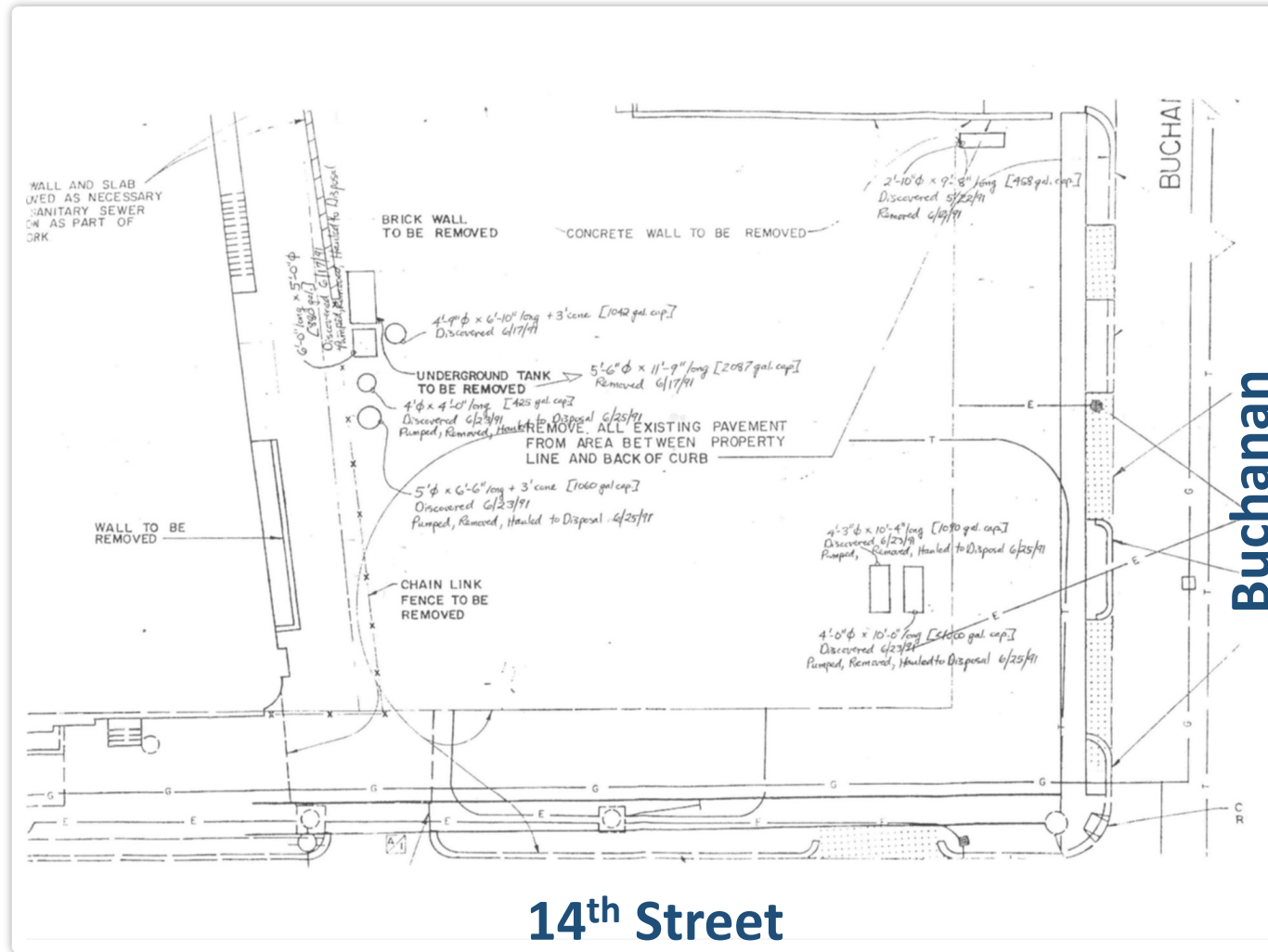
Bedrock



Northern Bus Garage (ca. 1984)



Schematic from DOE Directive Letter (06/20/91)



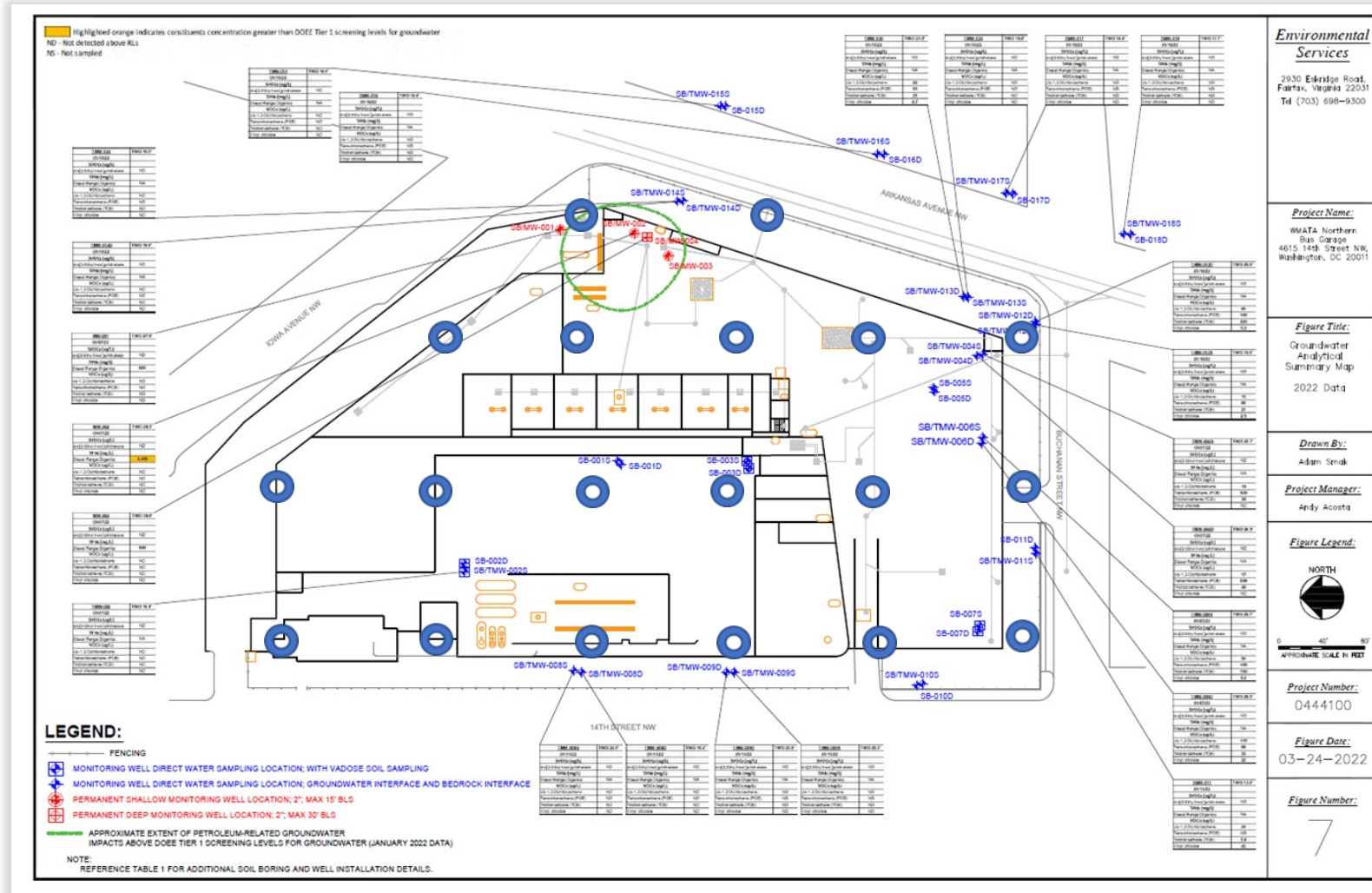
Investigation Tasks

- Develop a Work Plan (Sept 10, 2023)
 - Well Locations
- Submit an interim CAP including 30% design for vapor mitigation system (As soon as possible)
 - Soil sampling plan and grid
- Install additional wells (seven proposed)
- Sample wells quarterly
- Submit revised CSA [SSA] report
- Submit a final CAP

Soil Sample Approach

- Samples collected on 100 ft rectangular grid. Focused sampling when needed (especially source areas). (To be reviewed by DOEE)
- Samples analyzed for TCL VOCs, SVOCs, Pesticides & PCBs, and TAL metals.
- Soil will not be used for backfill, as this is an excavation task.
- Planned subgrade above groundwater table.

Proposed Sampling Grid



Environmental Services

2930 Edridge Road,
Fairfax, Virginia 22031
Tel (703) 698-9300

Project Name:
WMATA Northern Bus Garage
4615 14th Street NW,
Washington, DC 20011

Figure Title:
Groundwater Analytical Summary Map
2022 Data

Drawn By:
Adam Smak

Project Manager:
Andy Acosta

Figure Legend:
NORTH
0 40' 80'
APPROXIMATE SCALE IN FEET

Project Number:
0444100

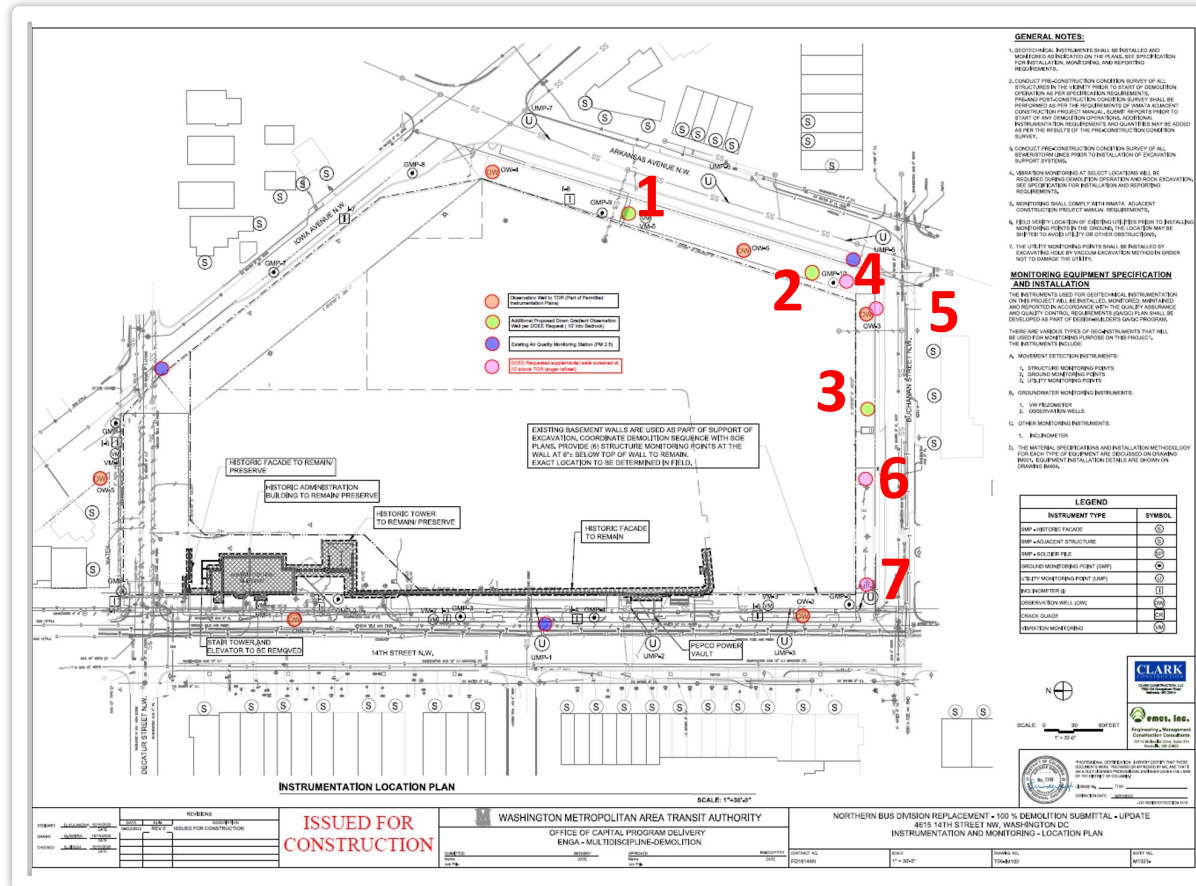
Figure Date:
03-24-2022

Figure Number:
7

Remediation Activities

- Task 1: Removal of underground structures and storage vessels
- Task 2: Impacted soil excavation and disposal
 - 2a. Documented Petroleum-Impacted Soil Area
 - 2b. Other Areas of Impact (if encountered)
- Task 3: Free phase petroleum product removal and disposal
- Task 4: Dense non-aqueous phase liquids removal and disposal (if encountered)
- Task 5: Vapor management system [Vapor barrier and a PVC air collection system]
- Task 6: Sentinel well installation and monitoring; groundwater remediation if necessary

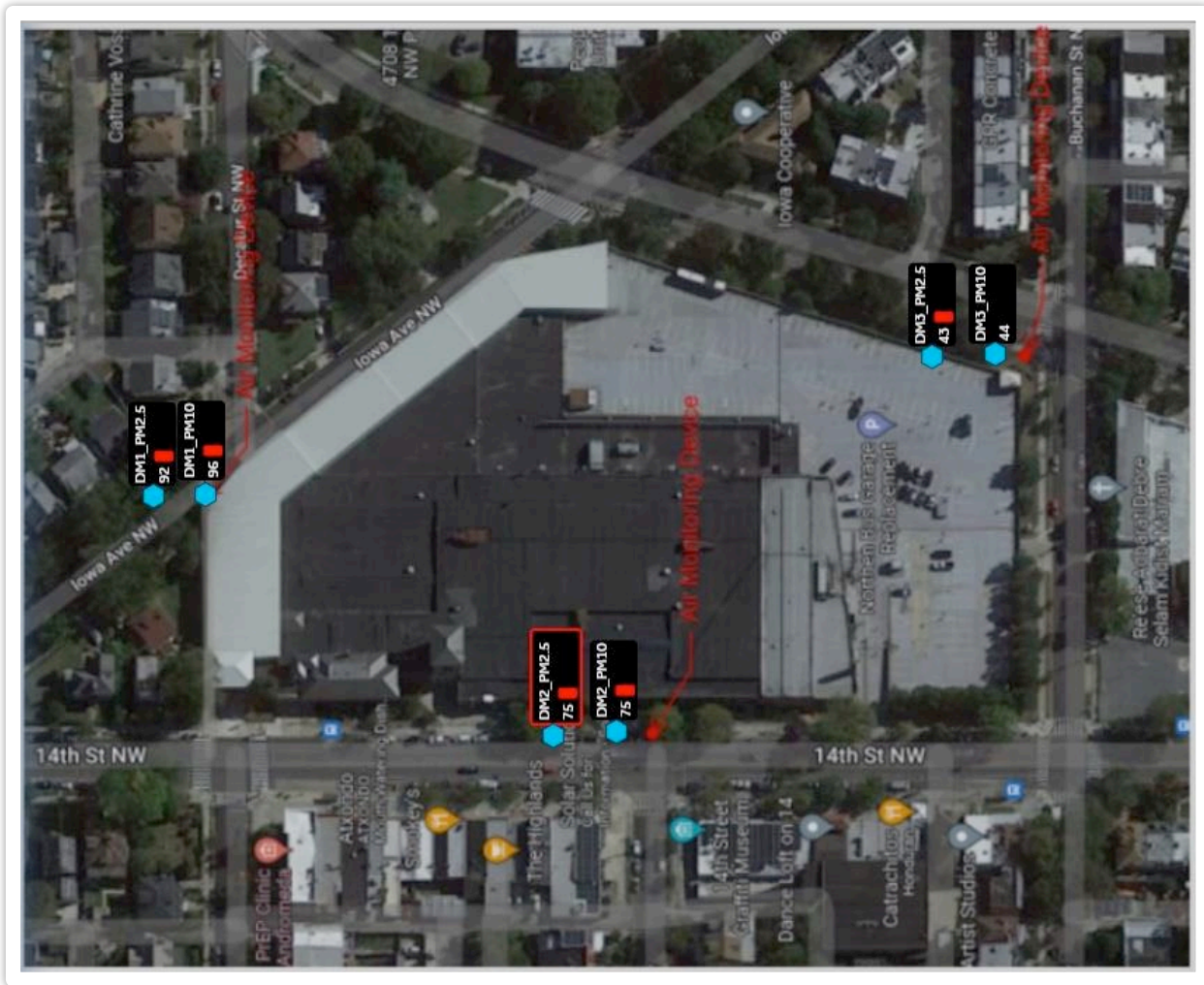
Proposed Monitoring Well Locations (To be reviewed by DOEE)



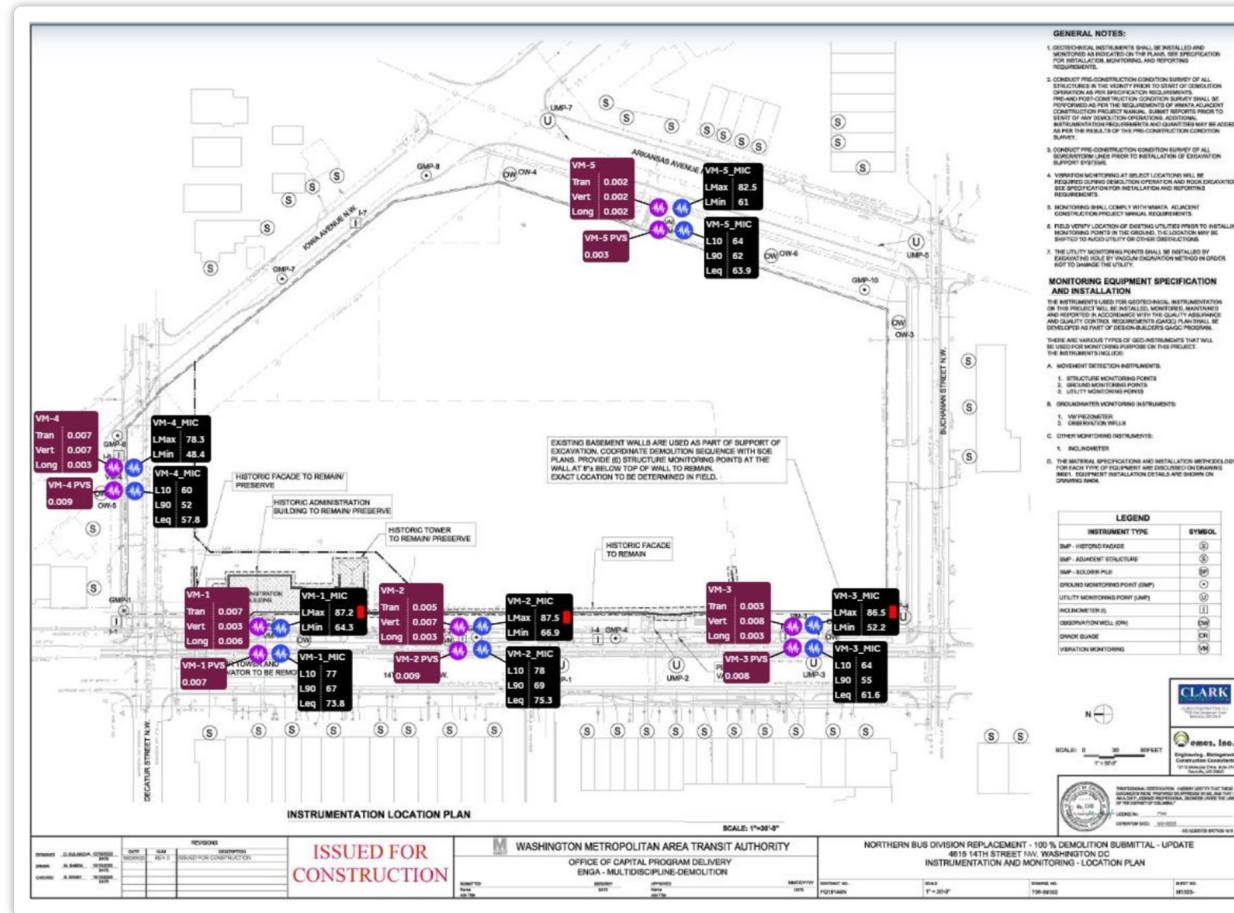
Dust Monitoring, Noise, Vibration

- June 2023 report has been posted.
- July 2023 report is in preparation.
- Dust Monitoring
 - 3 monitors
 - Exceedances June 7-9 and Jun 29, which correlate to wildfires and regional events.
- Noise Monitoring
 - 5 monitors
 - Multiple exceedances reported.
 - Issues:
 - Unable to distinguish site-related noise from ambient noise.
 - Multiple exceedances reported in the evenings and on weekends
- Will consult with DOEE about how to address this.
- Vibration Monitoring
 - 5 monitors
 - VM2 reported an exceedance that was caused by a faulty sensor.

Dust Monitors



Vibration and Noise Monitors



Q&A Listening Session



In-person

- Raise your hand if you'd like to ask a question



Virtual

- Type comments directly into the chat
- Raise your hand if you'd like to ask a question

Metro's Zero-Emission Bus Update

Metro Advancing Zero-Emission Bus Program

- Metro is accelerating work to transition our entire fleet of nearly 1,600 buses to zero-emission by 2042
- First of 12 battery-electric buses delivered in June
- FTA awarded Metro \$104 million to purchase buses for the region and convert Cinder Bed Road Bus Division to support battery-electric buses



Metro's new battery-electric bus

Zero-Emission Buses at Northern

- Northern Bus Garage will be a 100% zero-emission bus facility on opening
- The garage is being designed and built to accommodate a fleet of up to 150 battery-electric buses
- Only battery-electric buses on opening



Metro's new battery-electric bus

Q&A Listening Session



In-person

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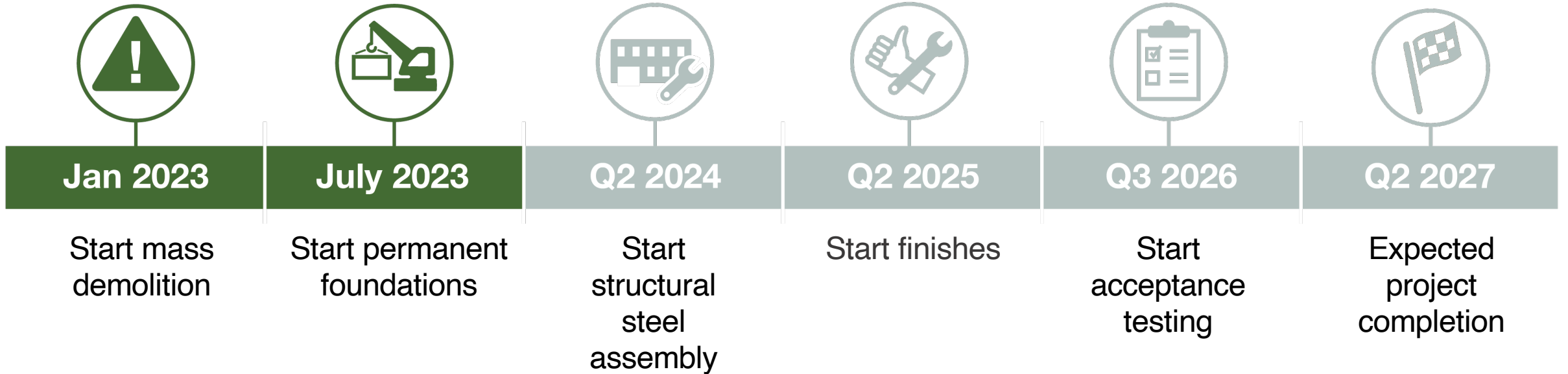


Virtual

- Type comments directly into the chat
- Raise your hand if you'd like to ask a question

What to Expect for 2023 & Beyond

Current Schedule



This schedule is subject to change due to the BEB change

How to Follow-Up on the Project



**Sign Up For
Project & Newsletter
Updates**

*MCAP_NBG_Reconstruction
_Project@wmata.com*



**Project
Website**

*[wmata.com/
NorthernBusGarage](http://wmata.com/NorthernBusGarage)*



**Quarterly Community
Meetings**

Next meeting:
Winter 2023

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Q&A Listening Session



In-person

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Virtual

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Thank You!