



# Workshop on Joint Development & Adjacent Construction Projects

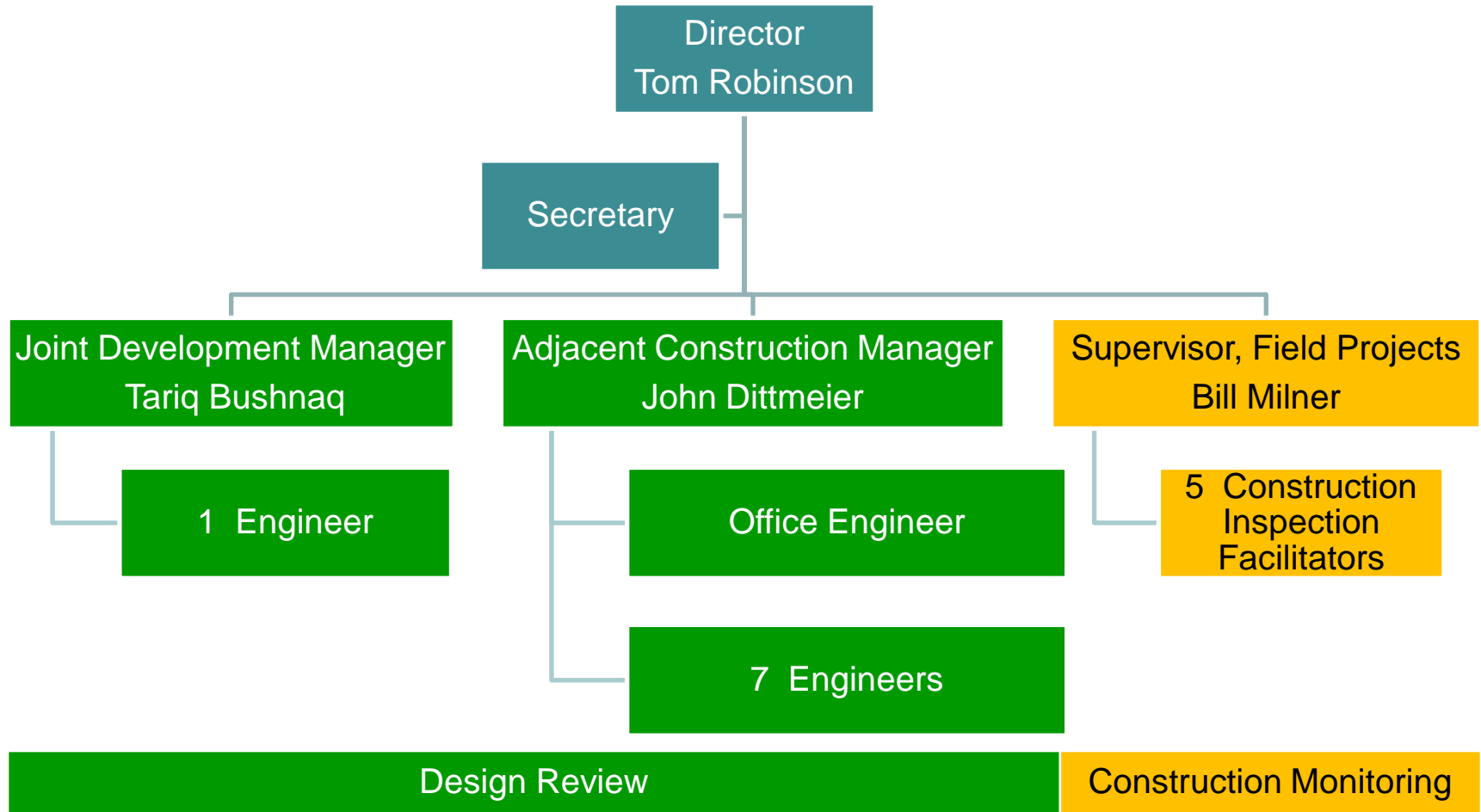
***WMATA Headquarters - Jackson Graham Building  
600 Fifth Street, NW, Washington, DC 20001***

September 22, 2009  
9 a.m. to 12 noon





# Introductions & JDAC Organization





# JDAC Mission

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JDAC reviews, approves and coordinates projects adjacent to Metrorail and Metrobus property, facilities, and operations in order to:

- Protect WMATA infrastructure, operations, and ensure passenger safety from adjacent work;
- Provide coordination of design, safety, operations, constructability and compliance with WMATA standards; and
- With field responsibility, coordinate and accept on-site installations and facilities.

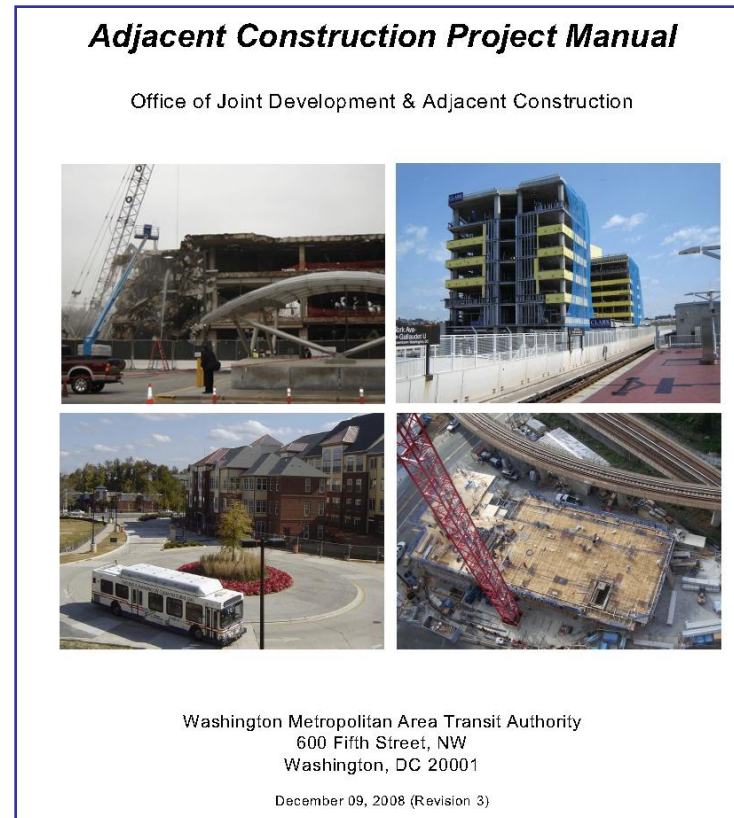
# More on JDAC

- JDAC acts similar to the development review and permitting offices of the jurisdictions.
- JDAC log of projects consistently numbers over 100.
- Abbreviation 'ODC' is for owner/developer/contractor. It applies to agencies, jurisdictions, and consultants.



# JDAC Approach to Projects

- JDAC web page lists procedures and requirements:  
[http://www.wmata.com/business/joint\\_development\\_opportunities/adjacent\\_construction\\_information.cfm](http://www.wmata.com/business/joint_development_opportunities/adjacent_construction_information.cfm)
- Foremost is the Adjacent Construction Project Manual.
- The Project Flow Chart lists early actions and provides timeframes.
  - Up to six months.





# Joint Development & TOD Projects

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- Office of Station Area Planning and Asset Management (SAAM)
  - WMATA Joint Development Guidelines and Policies.  
<http://www.wmata.com/pdfs/business/Guidelines%20Revision11-20-08.pdf>
  - Sector Plan and Zoning Amendments.
  - Station Visioning and Station Access Studies.
  - JD Conceptual Plans, Public Hearings, Agreements, Real Estate Permits.
  - Non-WMATA and Non-Adjacent private and public TOD projects.
- Office of Joint Development and Adjacent Construction (JDAC)
  - Engineering, Construction and Acceptance of joint development projects.
  - Facilities built for WMATA to comply with WMATA Standards & Criteria.
  - WMATA approval required prior to submission to local jurisdictions.



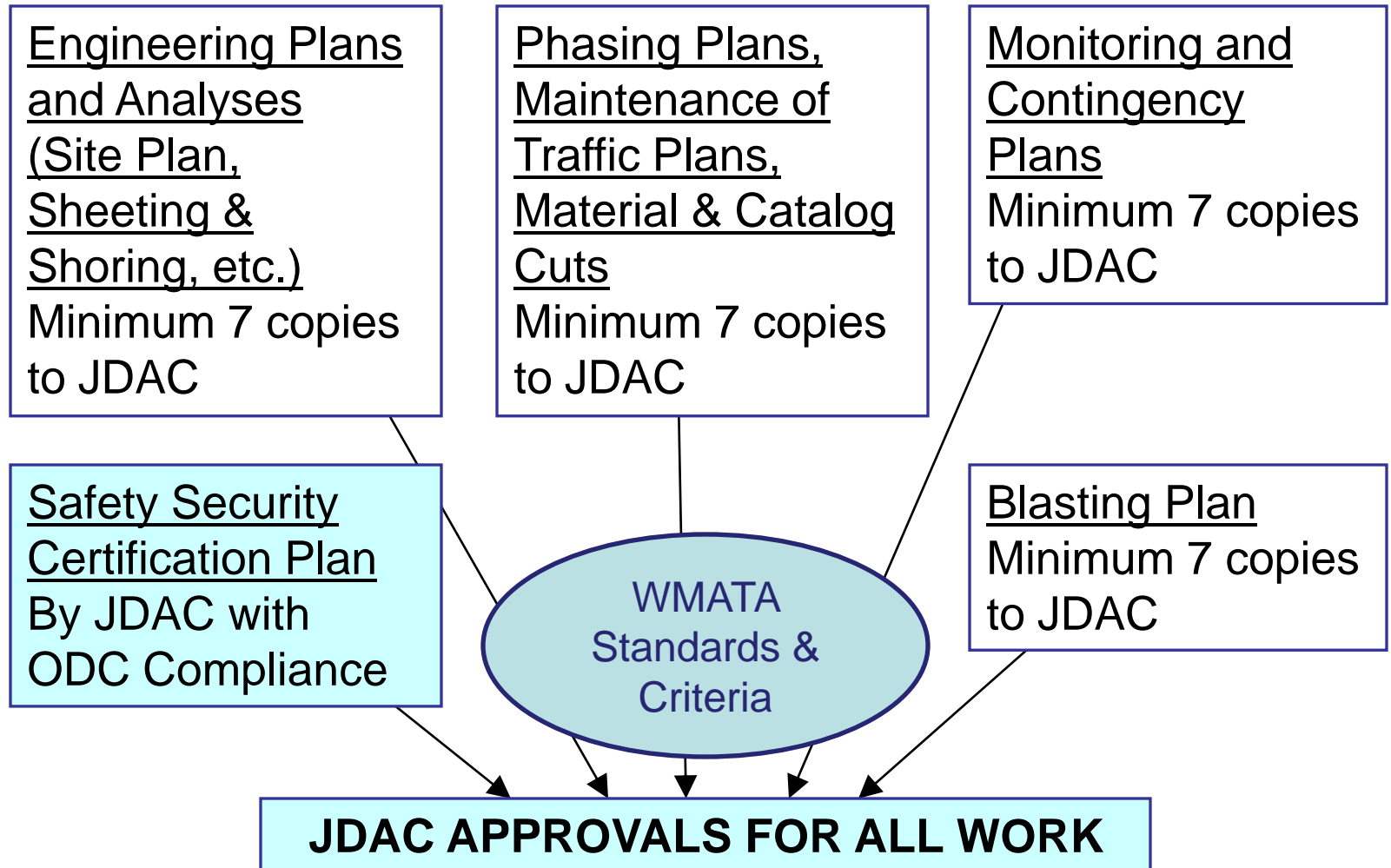
# Flow Chart - Early Actions

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- ODC project introduction to WMATA.
- JDAC determination of level of support, project duration, and fees based on schedule.
- JDAC letter agreement and invoice to ODC.
- ODC execution of agreement and payment.
- Joint identification of project needs:
  - As-built drawings via Document Request Form.
  - Right-of-way access.
  - Any interim facilities.
  - Any impacts to WMATA property or operations.



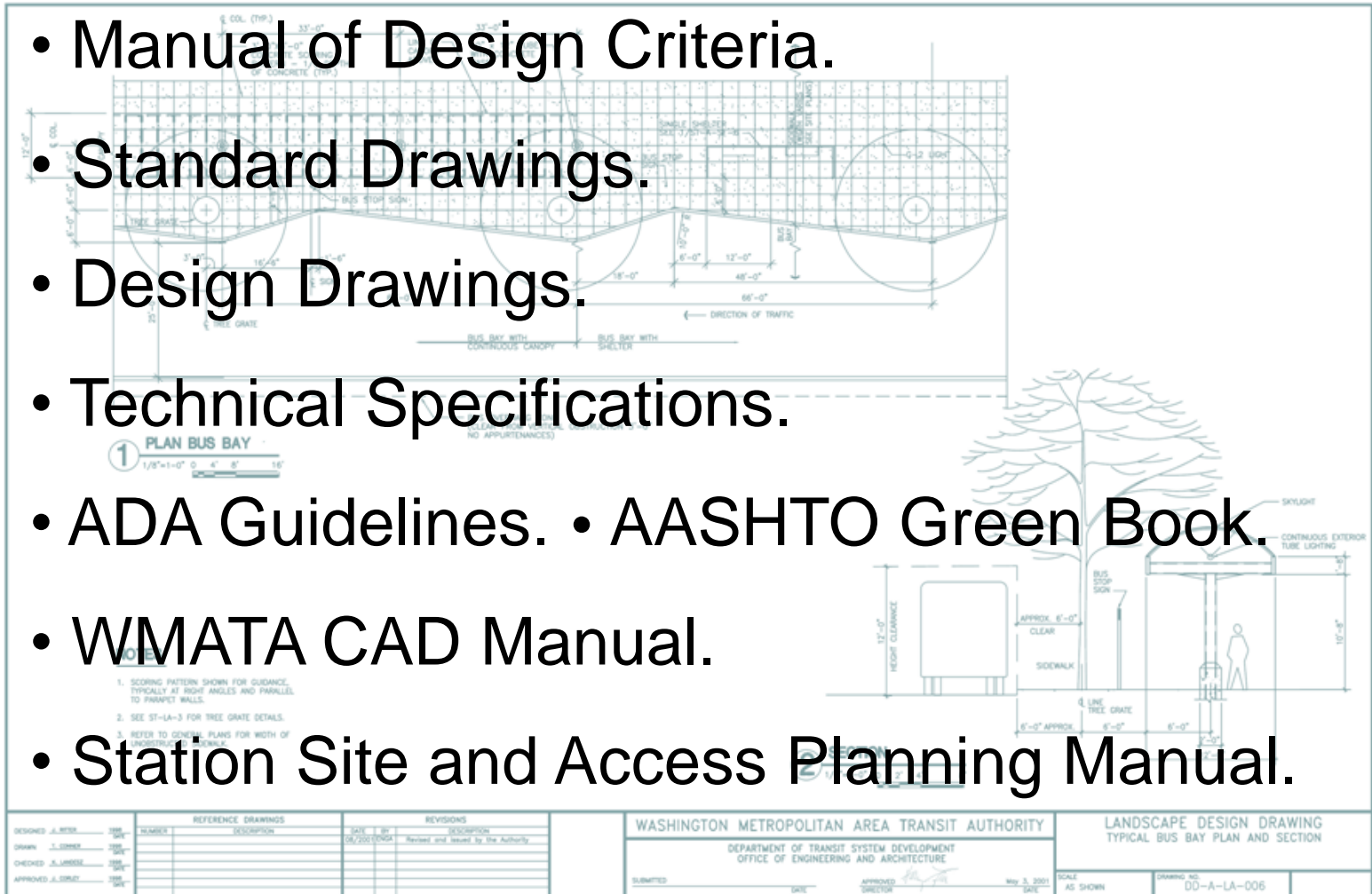
# Flow Chart - Design Review





# WMATA Standards & Criteria

- Manual of Design Criteria.
- Standard Drawings.
- Design Drawings.
- Technical Specifications.
- ADA Guidelines.
- AASHTO Green Book.
- WMATA CAD Manual.
- Station Site and Access Planning Manual.





# Structural Design & Review

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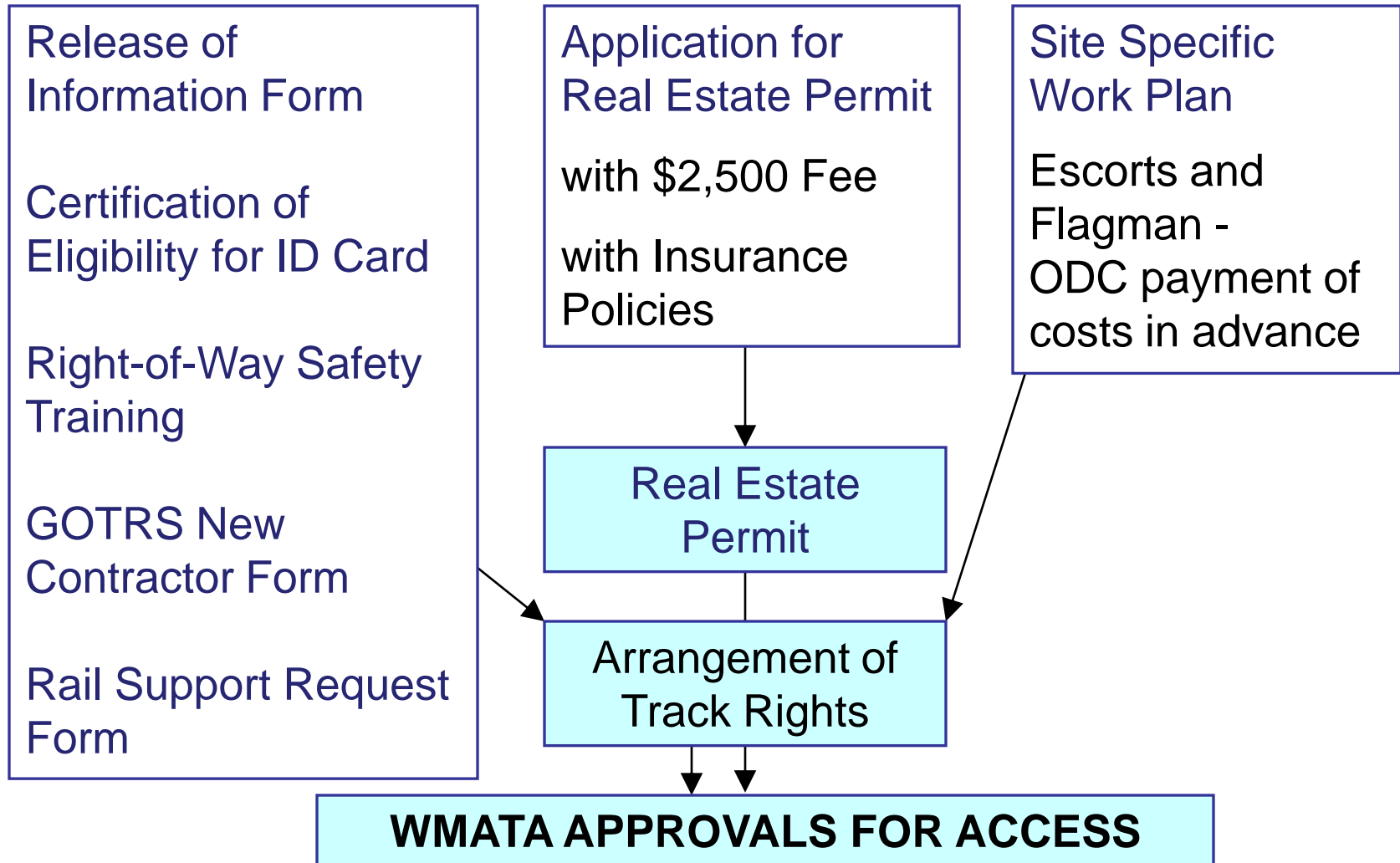
- ACP Manual presents all requirements and thresholds. Here is a sampling:
  - Geotechnical Criteria, Structural Loadings and Zone of Influence, Page 3-1.
  - Limitations on Construction, Page 3-12.
  - Demolition and Blasting Criteria, Page 3-20.

**Questions and Answers**

**Refreshment Break**



# Flow Chart – Access





# Right-of-Way Safety Training

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- Metrorail has safety as its foremost priority.
- Metrorail third rail is high voltage – 750 KV.
- Metrorail operates during non-revenue hours.
- Web page explains ODC safety training.
  - Certification of Eligibility / Training Request / ID Card.
  - Training Procedures.
  - Directions to Telegraph Road, Alexandria building.



# Real Estate Permit

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- Permit required for temporary & permanent use of property. Plans must define/label WMATA's property to be used & property lines in relation to ODC's property.
- Permit Application is on WMATA's Web page at:
  - [http://www.wmata.com/business/joint\\_development\\_opportunities/real\\_estate.cfm](http://www.wmata.com/business/joint_development_opportunities/real_estate.cfm)
- Permit process is a minimum of 30 days. Additional time is necessary, if an appraisal is required due to long term and/or permanent use request.
- For temporary use Permits, ODC must request sufficient term to cover project timetable to avoid delays.



# Insurance Requirements

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COVERAGE TYPE	Developer / Permittee	General Contractor	Subcontractor
• Worker's Compensation		X	X
• Commercial General Liability (CGL)	X	X	X
• Commercial Automobile Liability	X	X	X
• Excess/Umbrella Liability (if necessary)		X	X
• Professional Liability			X
• Contractor's Pollution Legal Liability			X
• Railroad Protective Liability (RRPL)*		X	X
• Builders Risk		X	X
• WMATA must be named Additional Insured	X	X	X
• WMATA listed as the certificate holder	X	X	X

Policy limits listed in permits/agreements are the required minimum. Limits may vary depending on scope of work .

**Must Submit 1) Insurance Policies and 2) Certificate(s) of Liability Insurance for approval.**



# Insurance Requirements (Cont'd)

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## Railroad Protective Liability Policy (RRPL)

This is a requirement for ALL work activities which occur within fifty (50) feet of railroad property (tracks, rail yards, stations, tunnel, etc.). It covers WMATA's Liability for Bodily Injury and Property Damage claims which result from the designated contractor's work activities. The most common type of claim is for injury to Employees of contractors and subcontractors.

WMATA must be the 'Named Insured' and the General Contractor should be the "Designated Contractor" on the policy.

When RRPL is required, the CGL policy should be endorsed to **delete the railroad exclusion** from the contractual liability coverage.

The Description of Work on the policy and all certificates should include the WMATA project/job number and location(s).

\* RRPL is usually provided by the general contractor and includes coverage for all subcontractors; otherwise, each subcontractor must obtain separate policies.

# Track Rights

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- WMATA has priority over ODC requests.
- JDAC assists ODC in completing:
  - Site specific work plan.
  - Rail support request.
- WMATA has new 'GOTRS' system.
- JDAC often arranges piggyback track rights.
- ODC pays in advance flagman/escort costs.
- Track rights process is 60 days.



# Construction Phase

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- Issuance of Real Estate Permit.
- Monitoring Plan Implementation & Reports.
- Pre-Construction Survey.
- Pre-Construction Meeting.
- JDAC Construction Inspection Facilitators.
- Project Close-Out.
  - As-built drawings.
  - Payment of outstanding costs.



# Conclusion

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- Questions and Answers.
- Wrap-Up.
- There will not be an early November repetition of this workshop.