

**Minutes**  
**Planning, Development and Real Estate Committee**  
**December 18, 2008**

The meeting was called to order at 9:04 a.m. Present were:

**Committee members:**

Mrs. Catherine Hudgins, Chair  
Mr. Neil Albert, Vice Chair  
Mr. Christopher Zimmerman  
Mr. Peter Benjamin  
Ms. Elizabeth Hewlett  
Mr. Marion Barry  
Mr. Gordon Linton  
Mr. Jeff McKay  
Mr. Anthony Giancola

**Approval of Agenda**

The agenda was approved.

**Approval of Minutes**

Mr. Benjamin moved, seconded by Mr. Giancola, to approve the November 20, 2008 minutes as submitted. The Committee voted unanimously in favor of the motion.

**Action Item**

**A. Bus Facilities 1 – System Infrastructure Rehabilitation**

Staff sought Board 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.

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 rehabilitation 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 the further review.

Mr. Benjamin moved, seconded by Mr. Zimmerman, to initiate only 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 using FY09 and FY10 Metro Matters funding; to defer FY11-13 to option years and remove Note 2.2 from the Option Sequencing; and staff is directed to aggressively pursue Joint Development options at Northern and Western Bus Facilities without interfering with the operational needs and priority of projects going forward. The Committee voted unanimously in favor of the motion.

The meeting adjourned at 9:46 a.m.