

**Amend FY 06 System Access/Capacity Program
for Huntington Parking Garage**

**Board Budget Committee
February 9, 2006**

To request the Budget Committee to concur and forward to the Board for approval a budget increase of the Huntington Station Parking Structure, and to amend the System Access/Capacity Program by \$6 million.

- Board of Directors approved Developer for the Huntington Station on September 23, 1999
- Developer to pay WMATA to replace 924 parking spaces
- WMATA and Fairfax County agreed to increase parking by 500 spaces
- Increase in funding required for:
 - Existing poor soil and geotechnical conditions at the project site
 - Parking structure configuration required to accommodate traffic requirements
 - Site topography
 - Concrete, steel and other material cost increases within the last year



- Prior Approved Budget:
 - Huntington Metro LLC (Developer) \$12,900,000
 - Fairfax County Parking Surcharge Revenue Account 1,200,000
 - Transit Infrastructure Investment Fund (TIIF) 5,082,750
Board Approved 3/15/01
 - Transit Infrastructure Investment Fund (TIIF) 3,000,000
Board Approved 3/20/05
 - Accumulated Interest Earnings (Parking Surcharge) 3,000,000
Board Approved 3/20/05 \$25,182,750

- The Fairfax County Board approved the use of \$6,000,000 from the following funds on January 9, 2006:
 - WMATA Operating Account Audit Adjustments
 - Northern Virginia Transportation Commission

Staff recommends that the Budget Committee concur and forward to the Board for approval a budget increase for the Huntington Station Parking Structure, and to amend the System Access/Capacity Program by \$6 million with funding from Fairfax County.

PRESENTED AND ADOPTED:

SUBJECT: AMENDED FISCAL 2006 SAP FOR HUNTINGTON STATION PARKING STRUCTURE

**PROPOSED
RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY**

WHEREAS, On February 16, 2006, the Board of Directors amended the Fiscal 2006 System Access/Capacity Program (SAP) totaling \$13,211,279; and

WHEREAS, The Huntington Station Parking Structure project provides for a 924 space parking garage at Huntington Metrorail Station to replace surface parking displaced by development; and

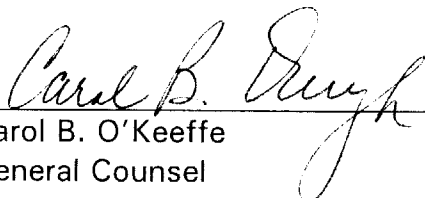
WHEREAS, Fairfax County has agreed to provide funding for the construction of an additional 500 parking spaces and on January 9, 2006, the Fairfax County Board of Supervisors approved \$6,000,000 in additional funding for this reimbursable project and the construction contract is ready to be awarded, subject to receipt of funds; now therefore be it

RESOLVED, That the budget for the Huntington Station Parking Structure is increased from \$25,182,750 to \$31,182,750, including \$6,000,000 in WMATA Audit Adjustments of Fairfax County contributions and NVTC funds; and be it further

RESOLVED, That the Board of Directors approves amending and increasing the Fiscal 2006 SAP by \$6,000,000 from \$13,211,279 to \$19,211,279; and be it finally

RESOLVED, That this Resolution will be effective immediately.

Reviewed as to form and legal sufficiency.



Carol B. O'Keeffe
General Counsel

Attachment : System Access/Capacity Program FY 2006-2011 Projects Obligations

(in millions \$)

Major Jurisdiction / Sponsor / Project	Approved FY06 & Prior	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	Total FY 2006-11	Total Project
All WMATA Jurisdictions									
All WMATA Jurisdictions									
• Buses	\$ 9,100							\$ -	\$ 9,100
• Buses (50)	17,100							-	17,100
• Bus Enhancements								-	-
• Intelligent Trans. Systems, Communications	1,562							-	1,562
Metro Matters:									
• Rail Car Options (50 cars / 70 cars)								-	-
• Brentwood Rail Yard	3,000							-	3,000
• Greenbelt Rail Yard	4,000							-	4,000
• Shady Grove Rail Yard	8,000							-	8,000
• Traction Power Upgrades	6,000							-	6,000
• Precision Stopping for ATC (a)	4,000							-	4,000
• Regional Bus Bike Racks	1,645							-	1,645
• Regional Customer Service Center	0,550							-	0,550
• Rail Cars (50)	120,000							-	120,000
• Rail Maintenance Yards and Shops	70,375							-	70,375
Subtotal: All WMATA Jurisdictions	\$ 245,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,332
District of Columbia									
District of Columbia Government									
• Downtown Circulator Buses	16,266							-	16,266
• Public Hearing on Minnesota Ave. Parking	0,050							-	0,050
• Station Name Changes: RI Ave. & Archives	0,211							-	0,211
• Washington Convention Center	31,374							-	31,374
• Navy Yard Station Modifications	-	0,500						0,500	0,500
• Adams Morgan-U Street Link Planning Study	0,000	0,050	0,100					0,150	0,150
Subtotal: District of Columbia	\$ 47,901	\$ 0,550	\$ 0,100	\$ -	\$ -	\$ -	\$ -	\$ 0,650	\$ 48,551
Maryland									
Maryland Mass Transit Authority (MD-MTA)									
• College Park Parking Facility 1/	17,310	0,500						0,500	17,810
• New Carrollton Parking Facility 1/	22,615	0,500						0,500	23,115
• FDA Transit Center at White Oak	-	0,308						0,308	0,308
• Takoma-Langley Park Transit Center	-	6,700						6,700	6,700
Subtotal	\$ 39,925	\$ 8,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,008	\$ 47,933
Montgomery County									
• Glenmont Parking Facility Design Work	1,600							-	1,600
• Grosvenor Parking Facility (b)	-							-	-
• Shady Grove Parking Facility (b)	-							-	-
• White Flint Parking Facility	17,390							-	17,390
Subtotal	\$ 18,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,990
Subtotal: Maryland	\$ 58,915	\$ 8,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,008	\$ 66,923

Attachment : System Access/Capacity Program FY 2006-2011 Projects Obligations

(in millions \$)

Major Jurisdiction / Sponsor / Project	Approved FY05 & Prior	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	Total FY 2006-11	Total Project
Virginia									
City of Alexandria									
• Huntington Parking Facility 2/	25,163	6,000						6,000	31,163
• King Street Station Improvements	16,600							-	16,600
Subtotal	\$ 41,763	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000	\$ 47,763
Arlington County									
• Arlington Capital Projects Program Administration	0,600	0,150						0,150	0,750
• Ballston-MU Station Improvements 3/	15,000	1,000						1,000	16,000
• Clarendon Station Improvements	1,000							-	1,000
• Crystal City Canopy	0,300							-	0,300
• Rosslyn Station Improvements	0,350	0,300						0,300	0,650
• Crystal City-Potomac Yards Busway	-	0,813						0,813	0,813
• Shirlington Bus Terminal 3/	3,421	0,579						0,579	4,000
Subtotal	\$ 20,671	\$ 2,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,842	\$ 23,513
Fairfax County									
• Vienna Parking Facility	\$ 27,100							\$ -	\$ 27,100
• Vienna/Fairfax-GMU Parking Facility 3/	\$ -	\$ 1,000						\$ 1,000	\$ 1,000
• TAGS Shuttle Buses	\$ -	\$ 0,611						\$ 0,611	\$ 0,611
Fair Oaks League									
• Fair Lakes Shuttle Buses	\$ 0,857							\$ -	\$ 0,857
VA Department of Rail & Public Transportation									
• Alexandria Shop Expansion	-	\$ 0,200						\$ 0,200	\$ 0,200
• Dulles Corridor Buses	3,054							-	3,054
• Franconia/Springfield Parking Facility	16,609							-	16,609
• Pentagon Bus Terminals	0,291							-	0,291
• Virginia Bus Facility Expansion	0,900							-	0,900
• Virginia Bus Stop Boxes	0,120							-	0,120
• Virginia Bus Waiting Area	1,562							-	1,562
• Virginia Parking Lot Signage	1,000							-	1,000
• West Falls Church Bus Bay	1,000							-	1,000
• West Falls Church Parking Facility	17,367							-	17,367
Subtotal	\$ 41,903	\$ 1,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,811	\$ 42,103
Subtotal: Virginia	\$ 132,314	\$ 10,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,653	\$ 142,967
Total SAP Obligations	\$ 484,462	\$ 19,211	\$ 0,100	\$ -	\$ -	\$ -	\$ -	\$ 19,311	\$ 603,773

(a) Precision Stopping for ATC funding includes \$3.0 million appropriated prior to Metro Matters.

(b) Built by others.

1/ FY 2006 funding pending Real Estate Committee approval.

2/ FY 2006 funding from Fairfax County audit adjustments and NVTC funds.

3/ FY 2006 funding subject to jurisdictional approval and availability of funds.



Washington Metropolitan Area Transit Authority
**METRO ELECTRONIC ACTION
 DOCUMENT**

IDENTIFICATION			
MEAD ID:	99253	ACTION:	N/A
AWARD VALUE:	(Not yet awarded)	CONTRACT: (Proposed)	
FUND SOURCES: (View)	Systems Expansion Program	CONTRACTOR:	
LAST MODIFIED:	01/25/2006		

DESCRIPTION	
SUBJECT:	Huntington Station Parking Structure, Amend Budget.
PURPOSE:	To obtain concurrence of the Budget Committee for approval of the Board of Directors to increase the SAP budget for the Huntington Station parking structure utilizing WMATA audit adjustments of Fairfax County Contributions and NVTC funds.

ORIGINATION					
INITIATOR			DEPARTMENTAL APPROVAL		
DANIEL KORZYM on 01/10/2006			Approved by SALPEAS , PANAGIOTIS 01/23/2006		
PHONE:	202-962-	OFFICE:	CONS	DEPT:	Capital Projects Manageme

COORDINATION (ROUTING)		
OFFICE	NAME	ACTION/DATE
(4110)	SALPEAS, PANAGIOTIS	Approved 01/23/2006
CONS (4210)	HAGGINS, JAMES	Approved 01/20/2006
PRMT (7410)	JACKSON, LUCY	Re-assigned 01/25/2006
LAND (7310)	MALASKY, GARY	Approved w/ Comments 01/25/2006
CFO1 (2110)	WOODRUFF, HARRY	Not Reviewed Yet
PRMT (7410)	JACKSON, LUCY	Not Reviewed Yet
OPAS (3161)	HUGHES, JAMES	Not Reviewed Yet

FINAL APPROVALS	
OFFICE	NAME/ACTION
PLN_DEV_CMTE	Approved for by PANAGIOTIS SALPEAS on 01/23/2006
OPER_CMTE	JAMES HUGHES (Not Yet Approved)
OPER_CMTE	JAMES HUGHES (Not Yet Approved)
BEMR	HAROLD BARTLETT (Not Yet Approved)
GM	GMGR CEO (Not Yet Approved)
BOARD	BOARD WMATA (Not Yet Approved)



Washington Metropolitan Area Transit Authority
**METRO ELECTRONIC ACTION
DOCUMENT**

NARRATIVE

The Board of Directors approved the selection of a Developer for the Huntington Station on September 23, 1999. That developer, as part of the Joint Development Agreement, will pay WMATA an amount as specified in the attached Confidential Memorandum towards the cost of building a 924 space parking garage to replace the surface parking displaced by the development. Subsequent to that agreement WMATA and Fairfax County agreed that an increase in parking of 500 spaces should be part of the construction of the garage, to be funded by Fairfax County's share of TIF funds, and Fairfax County Surcharge funds as provided for in the attached Confidential memorandum.

Upon development of the preliminary plans for the proposed structure and investigation of the soils of the proposed location it was found that the previously proposed budget was insufficient to build the structure. The previously requested increase was due to the existing poor soil and geotechnical conditions at the project site, the parking structure configuration required to accommodate traffic requirements, and site topography. The amount of increase previously requested was set forth in the attached Confidential memorandum.

In December 2005, the Authority received two "Best and Final Offers (BAFO's)" for the Design/Build contract, the lowest of which is higher than currently budgeted. The requested increase is due to additional impacts of existing soil and geotechnical conditions, topography, site access, inability to re-use unsuitable excavated soils, material price increases for concrete, steel and other materials, 15-month compressed work schedule, a more complex design and geological investigations and coordination with the adjacent developer.

The remaining amount of funding is available through WMATA audit adjustment of Fairfax County Contributions held by WMATA and through NVTC. The use of these funds was approved by the Fairfax County Board of Supervisors on January 9, 2006.

ALTERNATIVES:

The alternative is not to approve the additional funds for the parking structure. This alternative is not recommended because it would require that the garage be downsized and may not be sufficient to replace existing parking to be displaced by the Joint Development.

IMPACT ON FUNDING:

Budget: System Access & Capacity Program
Project Title: Huntington Station Parking Structure Reimbursable Project

BUDGET INFORMATION:

See attached Confidential Memorandum.

PRIOR APPROVALS:

1. On September 23, 1999 the Board approved selection of, and execution of a term sheet with Stout and Teague and Clark Realty as the developer for the Huntington Joint Station site.
2. On March 15, 2001 the Board approved the use of Fairfax County TIF funds for additional

parking spaces in the Huntington Joint Station garage.

3. At the request of Fairfax County, the Board approved on 06/20/02 the inclusion of Huntington Station Parking Structure as a qualifying jurisdictional project pursuant to Resolution 88-67. The Board also approved on 06/20/02 to execute a term sheet amendment and the sales and lease agreements with the developer, to borrow TIIF funds, and to use parking surcharge proceeds to fund a replacement parking garage to be built by WMATA at the Huntington station joint development site.

4. The Board approved a budget as set out in the attached Confidential Memorandum in June 2002 for this project as part of the FY03 Capital Budget for the System Access Program.

5. On July 7, 2003, the Board of Directors approved: 1) to hold a Public Hearing on General Plans and Environmental Evaluations for the Huntington Station Parking Structure once these documents are available; 2) to authorize the General Manager/ CEO to approve the release of the Public Hearing Staff Report for subsequent public review once the Report is available; and 3) to initiate and award, if within budget and subject to availability of funds, a Design/ Build contract for the facility with Award subject to Board approval of Final Public Hearing Staff Report and Recommendations.

6. On April 21, 2005, the Board of Directors approved a resolution approving the Public Hearing Staff Report and Supplement, with the final staff recommendations for the parking structure at Huntington Station in Fairfax County, Virginia and amended the adopted regional system plan to include that parking structure.

7. On May 19, 2005, the Board of Director approved that the budget for the Huntington Parking facility is increased from \$19,182,750 to \$25,182,750, including \$3,000,000 in Fairfax County TIIF funds and \$3,000,000 from accumulated interest earnings from parking surcharges (subject to availability); and amended and increased the Fiscal 2005 SAP by \$6,000,000 from \$5,220,728.

RECOMMENDATION:

That the Board Budget Committee concur and forward to the Board of Directors for approval an increase in the SAP budget for the Huntington Station Parking Structure utilizing WMATA audit adjustments of Fairfax County contributions and NVTC funds.