

## Board Action/Information Summary

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100311	Resolution: <input checked="" type="radio"/> Yes <input type="radio"/> No
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**TITLE:**

Early Actions for a new Royal Street Bus Garage

**PURPOSE:**

To obtain concurrence from the Planning, Development and Real Estate Committee and approval from the Board of Directors to: 1. Negotiate a letter of intent and authorize the General Manager to execute it for a new Royal Street Bus Garage; 2. Negotiate a project agreement; 3. Issue a task for the on-call consultant to prepare the public hearing documents; 4. Use \$100,000 of Alexandria's TIIF pay for early actions; and 5. Reallocate \$150,000 of Project Development Funds to also pay for early actions.

**DESCRIPTION:**

An unsolicited proposal was received in August 2008 offering to provide the real estate necessary to house a new garage to replace Royal Street Bus Garage. The proposal also offered design and construction services and proposed a private financing plan to cover the project's costs. Following procurement policy the Board approved in September of 2008 the issuance of a request for proposal (RFP) to determine if there was competition for the unsolicited proposal. The only response to the RFP was from the original proposer and a technical evaluation found the proposal to be acceptable. As a next step staff proposes that a letter of intent be negotiated with the proposer wherein Metro would cover the costs of performing the environmental analysis required for a public hearing. The proposer would be required to cover the costs of performing the engineering and preparing the general plans for a public hearing. WMATA's on-call consultant would perform the environmental analysis and prepare the appropriate documents for the Public Hearing. The letter of intent would formalize the roles of each party leading up to the Public Hearing. This action seeks the Board's approval for staff to negotiate the letter of intent and for authority for the General Manager to execute the letter of intent. This action seeks Board approval to issue tasks to the on-call consultant for the support needed to prepare for and conduct the Public Hearing.

Staff is also seeking Board approval to negotiate a project agreement that would define the terms associated with the acquisition of real estate, capital costs and the financing fees and costs. Approval from the Board will be sought when the terms of the agreement have been agreed to at the staff level.

The City of Alexandria has agreed to allow use of \$100,000 of its TIIF funds to cover the costs of performing the aforementioned environmental analysis that is required for a Public Hearing. Staff is seeking approval from the Board for the use of the TIIF for this project.

The City of Alexandria and Fairfax County have agreed to the reallocation of \$150,000 of prior year, unused Project Development Funds also to help pay for the aforementioned environmental analysis that is required for a Public Hearing. Alexandria's contribution is \$40,000 and Fairfax's

contribution is \$110,000.

**FUNDING IMPACT:**

Budget: Reimbursable Projects

Project Title: Royal Street Bus Garage Replacement (PC\_ROYL)

**BUDGET INFORMATION**

Budget: \$4,263,136

This Action: \$250,000

Prior Obligation: \$0

Subtotal: \$100,000

Remaining Budget: \$3,863,136

Remarks: None

Operating Budget Impact: None

**RECOMMENDATION:**

Approval to:

1. Negotiate a letter of intent and authorize the General Manager to execute it for a new Royal Street Bus Garage;
2. Negotiate a project agreement;
3. Issue a task for the on-call consultant to prepare the public hearing documents;
4. Use of \$100,000 of Alexandria's TIIF account for early actions; and
5. Reallocate \$150,000 of Project Development Funds to also pay for early actions.