



Planning, Development and Real Estate Committee

Board Action Item # III B.

May 10, 2007

Southeastern Bus Garage Actions

**Washington Metropolitan Area Transportation Authority
Board Action/Information Summary**

Action
 Information

MEAD Number:
99793

Resolution:
 Yes No

PURPOSE

To obtain Board approval to:

1. Negotiate a land transaction with the District of Columbia, by which WMATA may acquire the DC Village property via monetary consideration or an exchange of existing properties;
2. Hold a Compact public hearing on the project and its Environmental Assessment, General Plans and Preliminary Financial Plan;
3. Advertise the Phase 1 construction contract upon completion of the bid documents;
4. Apply for a Federal bus facility grant,

all in order to advance the replacement of the Southeastern Bus Garage and Police Training Facility.

DESCRIPTION

Background

The search for a replacement site has a 30 year history. With the new ballpark, a replacement now is beneficial to ensure consistent, safe and reliable transit and to expand garage capacity to meet future service growth. The District of Columbia has proposed 16.5 acres at D.C. Village as the replacement site.

In December 2006, WMATA staff completed sale of SE Garage employee parking lot.

In January 2007, the Board established the project with initial budget of \$500,000 for planning.

In April 2007, the Board added the police training facility to the project and increased the budget for project development, preliminary engineering, final design and other early actions.

In April 2007, WMATA staff received an unsolicited proposal to purchase the Southeastern Bus Garage and related property.

Discussion

1. Land Transaction

The District of Columbia has proposed 16.5 acres of D.C. Village in southwest Washington, DC as the replacement site for the Southeastern Bus Garage. For the conveyance of the D.C. Village property, the District has requested monetary consideration or an exchange of properties, which may include WMATA's Stone Straw building.

2. Compact Hearing

WMATA staff and consultant have prepared the Environmental Assessment, General Plans, and Preliminary Financial Plan with supporting documentation. The Preliminary Financial Plan addresses capital funding and operating funding strategies. These documents are available for review by Board members in the Office of Secretary, second floor of the Jackson Graham Building. Staff requests Board approval to hold a Compact public hearing and Board authorization of the General Manager to release the hearing staff report upon its completion.

3. Advertisement of Phase 1 Construction Contract

Staff requests Board approval to advertise the Phase 1 contract upon completion of the bid documents.

4. Application for a Federal Bus Facility Grant

Staff requests Committee concurrence and the Board approval to apply for a FTA capital grant. FTA has recently invited transit authorities to apply for the \$438 million in discretionary funds available in Fiscal Year 2007 under its Bus and Bus Facilities Program. The replacement of the Southeastern Bus Garage satisfies the FTA priorities and evaluation criteria for a capital grant. A grant of \$3 to \$10 million would assist in funding construction of storage and maintenance capacity of additional buses. Since applications are due May 22, 2007, staff requests Committee concurrence to proceed with the grant application prior to Board approval on May 24.

Farecard Sales Office

The relocation of the existing farecard sales office from Southeastern Bus Garage to Anacostia Station is a project separate from the replacement of the Garage. The funding of the new sales office will be from the Metro Matters program for customer service facilities.

Next Steps

- Advertise Phase 1 contract.
- Conduct hearing.
- Return to the Board in September with the following actions:
 - Approve project and amend Mass Transit Plan.
 - Approve and execute land transaction agreement.

- Award Phase 1 contract.
- Fund and advertise Phase 2.

FUNDING IMPACT

None by these actions.

RECOMMENDATION

To obtain Board approval to:

1. Negotiate a land transaction with the District of Columbia, by which WMATA may acquire the DC Village property via monetary consideration or an exchange of existing properties;
2. Hold a Compact public hearing on the project and its Environmental Assessment, General Plans and Preliminary Financial Plan;
3. Advertise the Phase 1 construction contract upon completion of the bid documents;
4. Apply for a Federal bus facility grant,

all in order to advance the replacement of the Southeastern Bus Garage and Police Training Facility.

PRESENTED AND ADOPTED:

SUBJECT: APPROVED TO NEGOTIATE LAND TRANSACTION; TO HOLD HEARING; TO ADVERTISE PHASE 1 CONTRACT; TO APPLY FOR FEDERAL GRANT.

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

WHEREAS, On January 19, 2006, the Board of Directors resolved that the Southeastern Bus Garage is a first priority project for relocation and directed staff to explore all reasonable alternatives in preparing a plan to accomplish the relocation, subject to the availability of funding and jurisdictional coordination and endorsement; and

WHEREAS, The District of Columbia has proposed that 16.5 acres of DC Village in southwest Washington, DC be the replacement site for the Southeastern Bus Garage; and

WHEREAS, On April 26, 2007, the Board directed staff to combine the transit police training facility with the replacement of the Southeastern Bus Garage ('Project'); and

WHEREAS, On April 26, 2007, the Board resolved that it would take no further action on the Project until such time as there is an approved final plan for the relocation of any shelter beds displaced by the construction of Southeastern Bus Garage at D.C. Village; and

WHEREAS, The City Administrator of the District of Columbia has approved a final plan for the relocation of any shelter beds displaced by the construction of Southeastern Bus Garage at D.C. Village, which fulfills the requirements of Board resolution #2007-16; and

WHEREAS, On May 10, 2007, the Planning, Development and Real Estate Committee of the Board received briefings on the Environmental Assessment, General Plans and Financial Plan of the Project; now, therefore, be it

RESOLVED, That the Board authorizes the General Manager to negotiate a land transaction with the District of Columbia, by which WMATA may acquire the DC Village property via monetary consideration or an exchange of existing properties; and be it further

RESOLVED, That the Board authorizes staff to hold a Compact public hearing on the Project. The General Manager, in coordination with the District of Columbia Board members, will establish the date, time and location of the hearing; and be it further

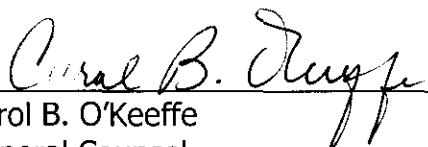
RESOLVED, That the Board authorizes the General Manager to release the Public Hearing Staff Report (Staff Report) for public comment, as soon as the Staff Report is available, subject to later submission of the Staff Report Supplement, with final staff recommendations, to the Board for its approval. All Board members will receive the Staff Report concurrently with its release for public review; and be it further

RESOLVED, That the Board authorizes the General Manager to advertise the Phase 1 Bus Facility contract, as soon as the bid documents are available; and be it further

RESOLVED, That the Board authorizes the General Manager to file and execute a capital grant application and resulting grant agreement with the U.S. Department of Transportation for funding of the replacement of the Southeastern Bus Garage; and be it finally

RESOLVED, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,



Carol B. O'Keeffe
General Counsel



REPLACEMENT OF SOUTHEASTERN BUS GARAGE AND POLICE TRAINING FACILITY

Presented to the Board of Directors:

Planning, Development & Real Estate Committee

May 10, 2007





Background

- The search for a replacement site has a 30 year history.
- With the new ballpark, a replacement now is beneficial to ensure consistent, safe and reliable transit and to expand garage capacity to meet future service growth.
- The District of Columbia has proposed 16.5 acres at D.C. Village as the replacement site.
- In December 2006, WMATA staff completed sale of SE Garage employee parking lot.
- In January 2007, the Board established the project with budget for planning.
- In April 2007, the Board increased the budget for design and early actions.
- In April 2007, WMATA staff received an unsolicited proposal to purchase the SE Garage and related property.



1. Negotiation of Land Transaction

Staff requests Board approval to negotiate a land transaction with the District of Columbia:

- The District has proposed 16.5 acres of D.C. Village as the replacement site.
- For the D.C. Village property, the District has requested:
 - Monetary consideration or
 - An exchange of properties, which may include WMATA's Stone Straw building.
- If Stone Straw building, its conveyance would be delayed until WMATA achieves:
 - Relocation of print shop.
 - Reduction and digitization of archives.



2. Compact Public Hearing

Staff requests Board approval to hold a hearing on:

1. Environmental Assessment on the evaluation of transportation, social, economic and environmental effects of the project.
2. General Plans for an ultimate 250-bus facility in three phases:
 - Phase 1 for 114 buses.
 - Phase 2 for 187 buses and police training facility.
 - Phase 3 expansion to 250 buses, when needed.
3. Preliminary Financial Plan for capital and operating funding strategies.



3. Phase 1 Construction Contract

Staff requests Board approval to advertise the Phase 1 contract upon completion of the bid documents.

- The Phase 1 Facility at DC Village will replace the SE Garage temporarily through the 2-year construction of Phase 2 Facility.
- Phase 1 will
 - have temporary facilities for fare collection, fueling and washing, maintenance and employee parking.
 - use existing DC Village building for operations.
 - include permanent bus parking lot and access point.
 - include demolition of DC Village buildings for Phase 2.
- Staff would return to the Board in September for Phase 1 contract award.



4. Application for Federal Grant

Staff requests Committee concurrence and the Board approval to apply for a FTA capital grant:

- FTA has recently invited transit authorities to apply for the \$438 million in discretionary funds available in FY07 under its Bus and Bus Facilities Program.
- The replacement of the Southeastern Bus Garage satisfies the FTA priorities and evaluation criteria for a capital grant.
- A grant of \$3-10 million would assist in funding construction of storage and maintenance capacity of additional buses.
- Since applications are due May 22, 2007, staff requests Committee concurrence to proceed with the grant application prior to Board approval on May 24.



Next Steps

- Advertise Phase 1 contract.
- Conduct hearing.
- Return to the Board in September with the following actions:
 - Approve project and amend Mass Transit Plan.
 - Approve and execute land transaction agreement.
 - Award Phase 1 contract.
 - Fund and advertise Phase 2 contract.



Recommendations

To obtain Board approval to:

1. Negotiate a land transaction with the District of Columbia, by which WMATA acquires the DC Village property via monetary consideration or an exchange of existing properties;
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3. Advertise the Phase 1 construction contract upon completion of the bid documents; and
4. Apply for a Federal bus facility grant, in order to advance the replacement of the Southeastern Bus Garage and Police Training Facility.