



Joint Development and Real Estate Committee

Item III-A

May 26, 2011

Approval to Purchase Property

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

Action Information

MEAD Number:
101160

Resolution:
 Yes No

TITLE:

Approval to Purchase Property at Landover Garage

PURPOSE:

To obtain Board approval to:

- purchase property, adjacent to Landover Bus Garage, for a Transit Police Facility;
- re-program funds for the purchase.

DESCRIPTION:

Providing permanent and dedicated space for the Metro Transit Police Department (MTPD) specialty teams creates a better work environment for employees which helps retain and attract the best and brightest people.

In 2008 Metro established a MTPD Special Operations Bureau to consolidate functions not covered by the Patrol Operations Districts, approximately 70 employees. Upon establishment of the Bureau efforts were undertaken to provide, as quickly as possible, a reporting location for the employees. A trailer was set up at Metro-owned property at Branch Avenue station as an interim solution to the space needs. When the Capital Needs Inventory (CNI) was prepared a permanent building for the Special Operations Bureau was included. The initial plan was that the new building would be located on the same Metro-owned land at Branch Avenue station where the trailer is currently located. However, locating the building on that site would require the temporary re-location of the MTPD functions to make way for the construction of the new building. So, not only would a temporary site need to be identified, but a temporary facility would have to be acquired and outfitted for police use and the police would be subject to two moves which would be disruptive to their operations. Meanwhile, staff became aware of property adjacent to Landover Bus Garage advertised for sale. The property has four buildings (labeled A thru D) and plenty of parking. After visiting the property it was concluded that MTPD could use two of the buildings for their needs. Building B would house the Special Operations Bureau and the Special Response Team currently located in the trailers at Branch Avenue Station. Also in Building B would be the Anti-Terrorism Team currently at the Carmen Turner Facility in make-shift space in hallways which is not appropriate or sufficient for the important work they perform. Building C would house the Quartermaster and Property Room functions currently located in the Jackson Graham Building. As the police force has expanded, MTPD has outgrown the current Quartermaster and Property Rooms.

An added benefit to the purchase is its geographical proximity to both the Carmen Turner Facility (CTF) and the Landover Bus Garage. As a result of the construction of the Bus Heavy Overhaul Shop under way at CTF, the buses parked at CTF in support of the bus operator training program operated out of the Landover Bus Garage will be displaced. Since the

Landover Bus Garage does not have parking space for the training buses, this property would provide an ideal location to park the buses. Another immediate benefit to the purchase of the property is the opportunity for the Office of Track and Structures (TRST) to consolidate some of its operations, in Building A, currently inefficiently housed in various facilities throughout the region.

Staff believes the property can be purchased for \$7.2 million which would leave sufficient funds in the project to renovate the buildings and secure the site for the proposed uses. Therefore, staff recommends that the property be acquired for the MTPD needs as outlined above.

It is anticipated that after the proposed reprogramming there are sufficient funds in Southern Avenue Bus Garage Replacement. Should the expenditure forecast change and funds are needed in the future, they will be included in future budgets.

FUNDING IMPACT:

Fiscal Year 2011	
Program:	Capital Improvement Program
Project:	Special Operations Division Facility (CIP 106)
Project Manager:	Ron Pavlik/John Thomas
Project Department/Office:	MTPD/TIES
Budget:	\$ 830,849
This Action - Reprog.:	\$7,200,000
Revised budget:	\$8,030,849
This Action:	\$7,200,000
Prior Approval:	\$ 551,701
Remaining Budget:	\$ 279,148
Remarks:	None
Operating Budget Impact:	Positions: None
Annual Expenses: None with this action	

FROM

CIP Category	Project ID	Project	FY11 Budget	Proposed Reprogramming	Proposed FY11 Budget
Maintenance Facilities	084	Southern Ave. Bus Garage	\$10.533M	(\$7.2M)	\$3.333M
		TOTAL		(\$7.2M)	

TO

CIP Category	Project ID	Project	FY11 Budget	Proposed Reprogramming	Proposed FY11 Budget

Other Facilities	106 Special Operations Facility	\$0.831M	\$7.2M	\$8.031M
	TOTAL		\$7.2M	

RECOMMENDATION:

Approval to purchase property, adjacent to Landover Bus Garage, for a Transit Police Facility; and re-program funds for the purchase.



Washington Metropolitan Area Transit Authority

Acquisition of Property for MTPD

Joint Development and Real Estate Committee

May 26, 2011



Purpose

To obtain Board approval:

- To purchase property for a Transit Police Facility;
- To re-program funds for the purchase.

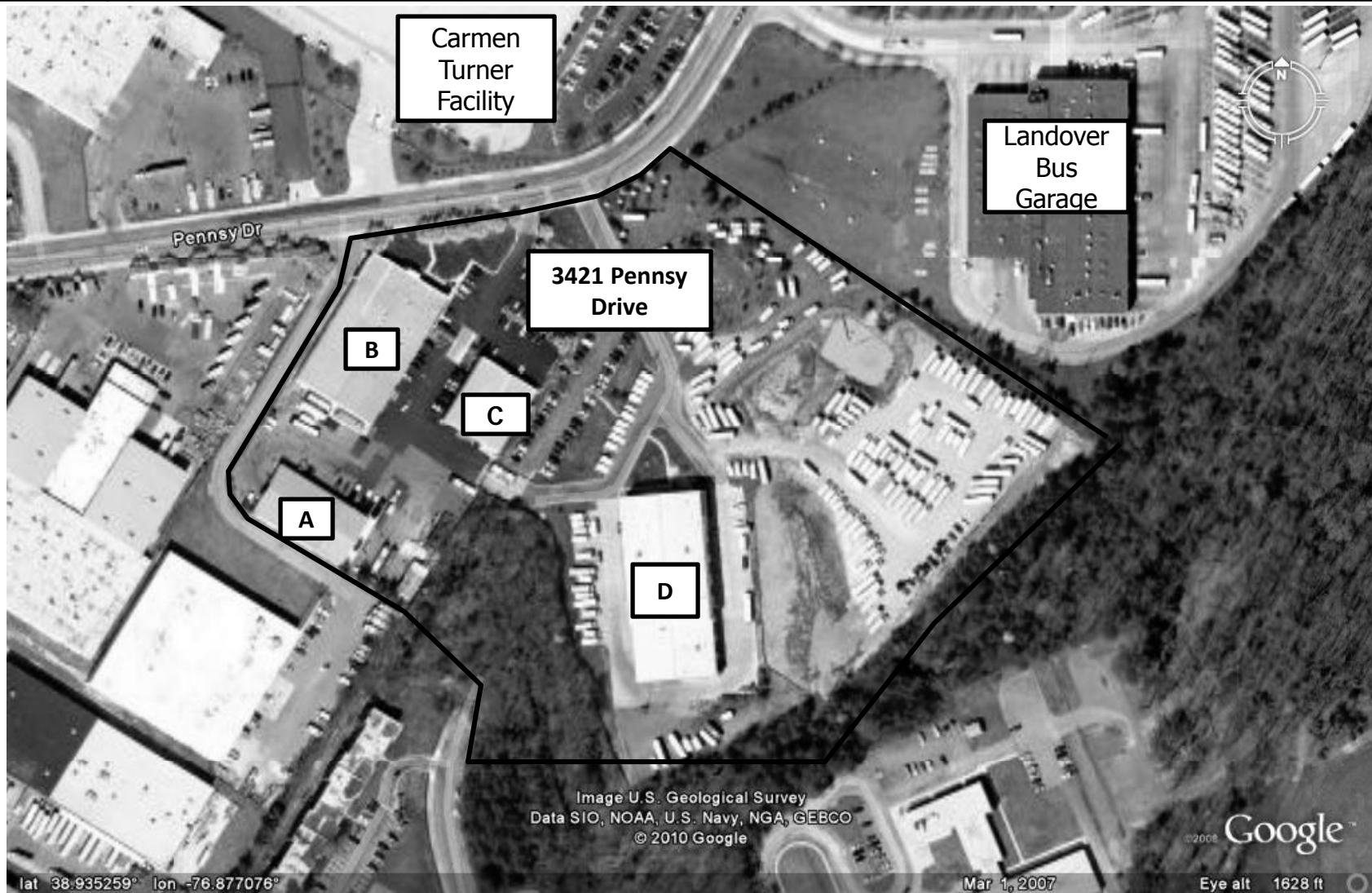


Background

- 16 acres of land adjacent to Landover Bus Garage is for sale;
- Improvements on the land include 4 buildings and parking;
- Asking price is \$9 million;
- MTPD would occupy Buildings B & C;



Site





Property Uses by MTPD

Consolidation of its functions not covered by its Patrol Operations Districts, approximately 70 employees

- The Special Operations Bureau and the Special Response Team currently housed in trailers at Branch Avenue
- The Quartermaster and Property Room functions currently housed in the Jackson Graham Building
- The Anti-Terrorism Team currently occupying make-shift space at Carmen Turner





Additional Opportunities

Construction of bus heavy overhaul shop at Carmen Turner Facility will displace buses used for driver training;

Expanding the Landover parking lot into this property would provide a new location to park the training buses:

Consolidation of Office of Track and Structures (TRST) operations covering employees and equipment currently inefficiently housed in various facilities throughout the region

Future use:

- Department of Access Services (ACCS): Site would facilitate the planned transition from contractor-controlled facilities to Metro-owned/controlled facilities thereby reducing dependence on contractors



Funding

- Special Operations Division, has funds for property purchase
- Closing would likely happen in June 2011
- CIP 106 Project has insufficient funds in FY11 and FY12
- Staff proposes re-programming for property purchase from Southern Ave. Bus Garage
- Should the expenditure forecast change and funds are needed in the future, they will be included in future budgets.



Recommendation

Board approval:

- To purchase property for a Transit Police Facility
- To re-program funds for the purchase

SUBJECT: FY2011 REPROGRAMMING

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

WHEREAS, Staff has recommended approval to purchase property for a Metropolitan Transit Police Department (MTPD) Special Operations Division facility; and

WHEREAS, The Capital Improvement Program (CIP) was approved with funding for the new MTPD Facility (CIP106); and

WHEREAS, The funding allocated in Fiscal Year 2011 is insufficient to pay for the property acquisition; and

WHEREAS, The funding allocated for Fiscal Year 2011 for the replacement of the Southern Avenue Bus Garage (CIP084) is in excess of what is needed this fiscal year and the excess is sufficient to pay for the purchase of the property; now, therefore be it

RESOLVED, That the Board of Directors authorizes the transfer of \$7.2 million from CIP084 to CIP106; and be it further

RESOLVED, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,



Carol B. O'Keeffe

General Counsel