



Finance & Administration Committee

Action Item III-B

July 10, 2014

**Minnesota Avenue Station Parking Garage
Repair Project**

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

Action Information

MEAD Number:
200840

Resolution:
 Yes No

TITLE:

Minnesota Avenue Station Parking Garage Repairs

PRESENTATION SUMMARY:

Repair work and punchlist completion at the Minnesota Avenue station parking garage.

PURPOSE:

To request Board approval relating to punchlist work and repairs to the Minnesota Avenue station parking garage, including:

- Establish a new FY15 reimbursable project for the punchlist and repair work at the Minnesota Avenue Station parking garage in the amount of \$723,912
- Authorize use of new capital funding furnished by the District of Columbia
- Increase the FY15 capital reimbursement budget by \$723,912 from \$88,060,688 to \$88,784,600
- Authorize execution of MOU with the District of Columbia through which Metro will complete the punchlist and repair work

DESCRIPTION:

The Minnesota Avenue station parking garage was constructed by the District of Columbia. Metro conditionally accepted the garage in 2009 with outstanding punchlist items to be completed by the District. The District did not complete the punchlist items. Subsequent to Metro's conditional acceptance of the garage, some damage occurred as a result of construction work in the area. The District has agreed to fund the punchlist work and repairs for up to \$723,912, with the work to be managed by Metro. Any unused portion of the funding will be returned to the District.

Key Highlights:

Description of work and repairs to be completed:

- Remove temporary connections to the Traction Power Substation next to the garage
- Build and seal new concrete aprons
- Replace landscaping between Metro and District entrances
- Complete installation of electrical conduits and card readers at the District entrance
- Install lights on the garage access road

- Relocate "Lot Full" sign and its attendant electrical components and connections
- Correct leaks and water infiltration issues in the elevator machine room, the northeast stair tower, the southeast stair tower, the northwest stair tower, and the south wall under the main entrance at the lower level
- Inspect all joint seals between precast deck pieces and repair or replace those seals found to be leaking
- Relocate and raise fire hydrant at sidewalk next to garage entrance

Background and History:

In January 2002, Metro and the District of Columbia entered into a Joint Development Sales Agreement under which Metro sold a portion of the Minnesota Avenue station to the District. The District erected an office building on its newly acquired land to house the District Department of Employment Services (DOES). The District also built a 519-space parking garage to be owned and operated by Metro. A total of 108 parking spaces are leased by the District for use by the District's DOES employees. The District did not complete the punchlist items at the time of delivery of possession of the garage to Metro. This proposed Memorandum of Understanding is the vehicle by which Metro will finish the punchlist items and repair the facility with funding by the District.

Discussion:

Upon completion of the punchlist and repair work, the Minnesota Avenue station parking garage will be in compliance with all Metro specifications and will be unconditionally accepted by Metro.

FUNDING IMPACT:

This is a reimbursable project funded by the District of Columbia	
Project Manager:	Stan Wall
Project Department/Office:	Department of the Chief Financial Officer / Office of Real Estate and Station Planning

TIMELINE:

Previous Actions	Joint Development and Sales Agreement January 4, 2002
Anticipated actions after presentation	Metro to complete the work and repairs on the garage

RECOMMENDATION:

It is recommended that the Board approve the resolution to conduct punchlist work and repairs to the Minnesota Avenue station parking garage, including:

- Establish a new FY15 reimbursable project for the punchlist and repair work at the Minnesota Avenue Station parking garage in the amount of \$723,912
- Authorize use of new capital funding furnished by the District of Columbia
- Increase the FY15 capital reimbursement budget by \$723,912 from \$88,060,688 to

\$88,784,600

- Authorize execution of MOU with the District of Columbia through which Metro will complete the punchlist and repair work



Washington Metropolitan Area Transit Authority

Minnesota Avenue Station Parking Garage Repair Project

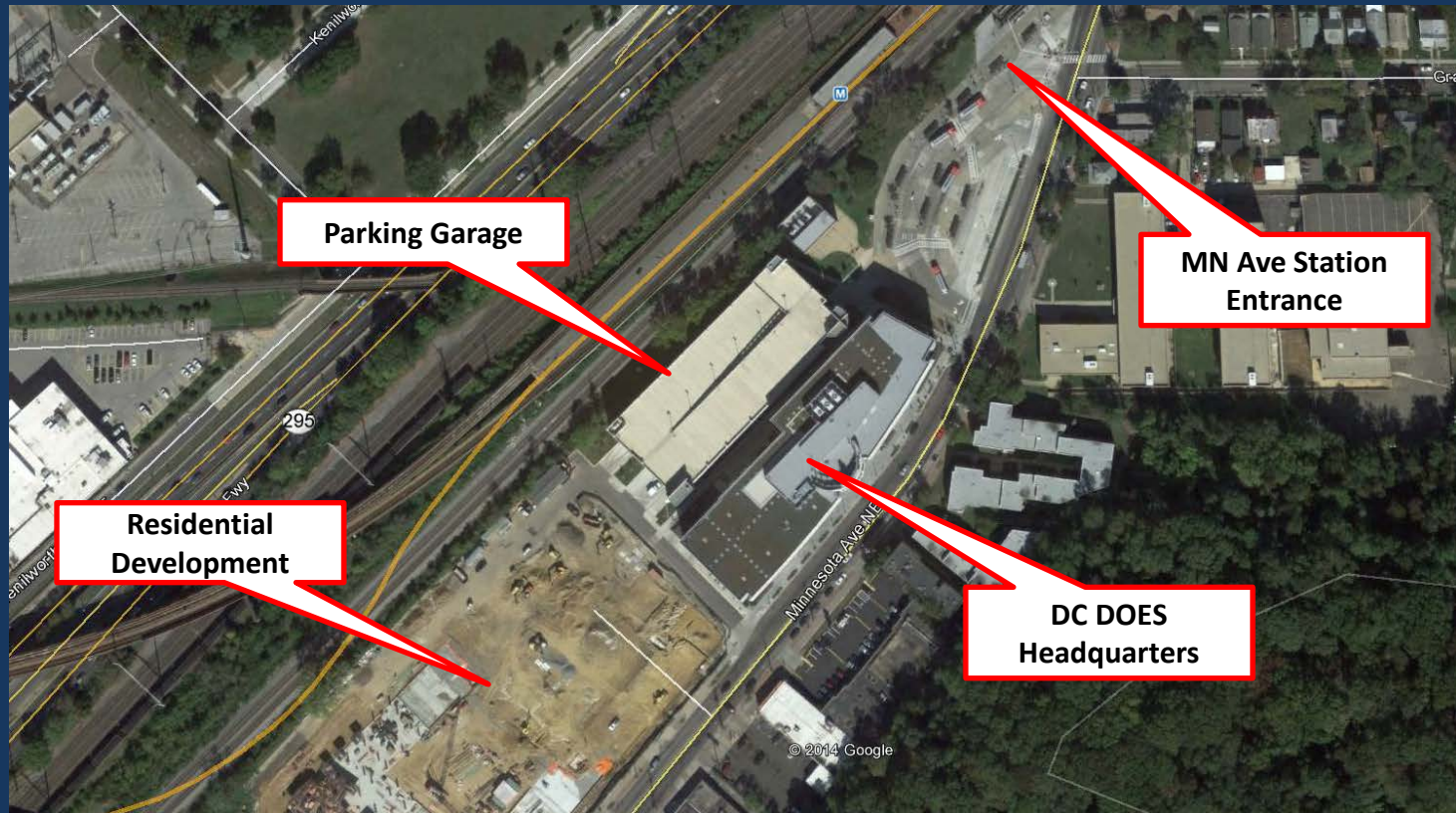
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Background

- DC constructed a 519-space Metro-owned parking garage at Minnesota Avenue in 2009





Project Summary

- DC-funded reimbursable project to complete outstanding garage repair work, including:
 - Leaks and water infiltration
 - New concrete aprons
 - Replace landscaping
 - Complete card reader installation
 - Install lights on access road
 - Relocate “Lot Full” sign
 - Relocate and raise fire hydrant
 - Inspect/repair/replace joint seals
- Project not to exceed \$723,912





Recommendations

- Increase FY2015 capital reimbursement budget by \$723,912 with funding provided by DC
- Authorize execution of MOU with DC and establish new reimbursable project for garage repair work



SUBJECT: AMEND THE FISCAL YEAR 2015 CAPITAL REIMBURSABLE BUDGET FOR COMPLETION OF PUNCH LIST AND REPAIR WORK AT THE MINNESOTA AVENUE STATION PARKING GARAGE

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

WHEREAS, On January 4, 2002, the Washington Metropolitan Area Transit Authority (WMATA) and the District of Columbia signed a Joint Development Sales Agreement; and

WHEREAS, A component of the Joint Development Sales Agreement required the District of Columbia to build a 519-space parking garage to be owned and operated by WMATA; and

WHEREAS, The District of Columbia delivered possession of the garage to WMATA in November 2009; and

WHEREAS, WMATA conditionally accepted the garage so long as the District of Columbia completed outstanding punch list items; and

WHEREAS, There remain several incomplete punch list items and repairs resulting from subsequent damage to WMATA facilities; and

WHEREAS, WMATA and the District of Columbia have agreed to sign a Memorandum of Understanding (MOU) through which WMATA will complete the punch list and repair items; and

WHEREAS, The District of Columbia has identified \$723,912 in funds for the completion of this work; and

WHEREAS, This change in the scope of duties to be performed by WMATA requires the establishment of a new Minnesota Avenue Garage Repairs project with a budget of \$723,912; and

WHEREAS, This change in the scope of duties to be performed by WMATA requires an increase in the Fiscal Year (FY) 2015 Capital Reimbursement budget of \$723,912 from \$88,060,688 to \$88,784,600; now, therefore be it

RESOLVED, That the Board of Directors establishes a new reimbursable project for the punch list and repair work at the Minnesota Avenue parking garage in the amount of \$723,912; and be it further

RESOLVED, That the Board of Directors authorizes use of new capital funding furnished by the District of Columbia; and be it further

RESOLVED, That the Board of Directors increases the FY2015 Capital Reimbursement budget by \$723,912 from \$88,060,688 to \$88,784,600; and be it further

RESOLVED, That the General Manager/Chief Executive Officer is authorized to negotiate and execute a MOU and reimbursable project agreement for the repair of the Minnesota Avenue station parking garage; and be it finally

RESOLVED, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,



Kathryn H.S. Pett
General Counsel

WMATA File Structure No.:
4.3.3 Reimbursable Agreements