



Planning, Development and Real Estate Committee

Board Action Item VI-D

September 10, 2009

**Initiate Rail Yard Infrastructure
Rehabilitation Project**

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

<input checked="" type="radio"/> Action <input type="radio"/> Information	MEAD Number: 100307	Resolution: <input type="radio"/> Yes <input checked="" type="radio"/> No
---	------------------------	--

TITLE:

Rail Yard Facilities 1 - System Infra. Rehab.

PURPOSE:

To obtain Board of Directors approval to initiate a contract to provide System Infrastructure Rehabilitation for three Rail Maintenance Yards: Alexandria, Brentwood and New Carrollton.

DESCRIPTION:

This project is the first of three proposed projects for rail operations and maintenance facilities, and the third in a series of contracts, which are part of an overall System Infrastructure Renewal Program (IRPG) that was presented at the July 24, 2008 Committee Meeting. The Red Line Rehabilitation - 1 contract received Board approval to award a \$177 million contract on July 16, 2009.

This first rail yard operations and maintenance facilities rehabilitation project (YARD -1), for which approval to initiate a contract is requested, will consist of items from the IRPG Assets inventory database and other items identified by the rail operations and maintenance, security, and environmental offices to enhance operations and maintenance activities and provide a better work environment. Depending on the nature and type of rehabilitation work, the YARD - 1 Contract work items will be accomplished as either 1) bid-build construction contract work where designs will be provided, 2) design-build construction work where the contractor will prepare the final design, or, 3) Job Order Contract (JOC) work orders where a standardized unit price schedule can be applied to the work required. The contract will also serve as a JOC for the remaining rail yards to handle or urgent items that may arise.

This type of contract will result in a more efficient use of contractor and Metro forces, resulting in increased productivity. Work will be scheduled and performed in a continuous flow rather than the current method where the facility operations are being continually disrupted by the starting and stopping of multiple projects. The increased efficiencies will decrease the overall time required to complete the work at a reduced overall cost.

Under this project, the work will be scheduled by facility with construction initiating on the Alexandria Rail Yard in early 2010 completing in late 2011 with a budget of \$61.1 million. Brentwood follows in early 2011 completing in late 2012 with a budget of \$36.8 million. The final yard under this contract is New Carrollton with construction initiating in mid 2012 completing in mid 2014 with a budget of \$29.8 million.

Yard 1 Scope Items Common to All Yard Facilities:

- Bring electrical systems into code compliance
- Overhaul fire hydrants
- Install control tower fire escapes
- Replace shop/building equipment (air compressors/dryers, steam cleaners, HVAC, plumbing fixtures, water heaters, boilers, sprinkler system components)
- Upgrade security & Public Address systems
- Install new or replacement signage
- Repair or replace street and yard lights
- Rehabilitate bathrooms, locker rooms, office spaces
- Rehabilitate wear surfaces including interior/exterior walls, floors, stairs and ceilings
- Rehabilitate pavement/fence
- Restore landscaping

This project brings the yard facilities into a state of good repair, which will reduce operating costs with a decrease in maintenance requirements.

FUNDING IMPACT:

Action for Multi-Year Project				
Capital Improvement Program				
Rail Yard Facilities - 1				
Budget:	FY10 Metro Matters	FY11-13 Metro Matters	FY11-14 Beyond Metro Matters	Total
	\$600,000	\$33,414,879	\$93,699,412	\$127,714,291
This Action:	\$600,000	\$33,414,879	\$93,699,412	\$127,714,291
Prior Approval:	\$0	\$0	\$0	\$0
Remaining Budget:	\$0	\$0	\$0	\$0
Remarks:	<p>1. Options for work funded with Beyond Metro Matters of \$76 million would be included in the project for a total of \$127.7 million.</p> <p>2. Exercise of the contract options for work Beyond Metro Matters is subject to (1) capital prioritization by the Board; and (2) the Board's approval of the capital budgets for those years, subject to availability of funding.</p>			
Operating Budget Impact:	<p>Positions: None</p> <p>Annual Expense: None</p>			

RECOMMENDATION:

Approval to initiate a contract to provide System Infrastructure Rehabilitation for three Rail Maintenance Yards: Alexandria, Brentwood and New Carrollton.



WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

Initiate Rail Yard Infrastructure Rehabilitation Contract

Planning, Development and Real Estate Committee

September 10, 2009



PURPOSE

- To obtain Committee concurrence and Board of Directors approval to initiate the first rail maintenance facility rehabilitation contract of the System Infrastructure Renewal Program.



New Practice

- One contract
 - To address all infrastructure rehabilitation work in a specific portion of the system, instead of multiple contracts.
- One contractor responsible
 - To minimize disruption and increase productivity.
- Reduce overlapping track rights requests
 - Coordinate and work in same area on maintenance projects with Metro internal staff.
- Optimize use of escort, inspection, and safety personnel



Background

- Previous Board Approvals
 - July 2008
Initiation of the first Red Line System Rehabilitation Contract
 - December 2008
Initiation of the first Bus Facility System Rehabilitation Contract
 - July 2009
Award of the first Red Line System Rehabilitation Contract



Contract Scope

Scope Items Common to All Yard Facilities:

- Replace shop/building equipment (air compressors -dryers, steam cleaners, HVAC, water heaters, plumbing fixtures, boilers, sprinkler system components)
- Bring electrical into current code compliance
- Upgrade security & Public Address systems
- Rehabilitate bathrooms, locker rooms, office spaces
- Rehabilitate pavement/fence
- Install new or replacement signage
- Overhaul fire hydrants
- Rehabilitate wear surfaces including interior/ exterior walls, floors, stairs and ceilings
- Repair or replace street and yard lights
- Restore landscaping

Alexandria



Brentwood



New Carrollton



Contract Scope

- **Alexandria Yard Scope:**
 - S & I Shop
 - Revenue Collection Facility
 - Traction Power Substation
 - Maintenance Building
 - Operations Building
- \$61.1M Projected Budget
- Construction Duration: 18 months



Alexandria
S & I Shop





Contract Scope

- **Brentwood Yard Scope:**
 - S & I Shop
 - Track Inspector Building
- \$36.8M Projected Budget
- Construction Duration: 24 months



Brentwood
S & I Shop





Contract Scope

- **New Carrollton Yard Scope:**
 - Maintenance Building
 - Car Maintenance Building
 - Operations Building
 - Yard Control Building
 - Traction Power and Substations
 - Tiebreaker Substations
- \$29.8M Projected Budget
- Construction Duration: 24 months





Schedule

Initiation approval: September 24, 2009

Contract award: June 25, 2010

Construction Schedule

Rail Yard Facilities	2009		2010		2011		2012		2013		2014	
Alexandria			■		■							
Brentwood					■		■					
New Carrollton							■		■		■	



Recommendation

- Approval to initiate the first rail maintenance facility rehabilitation contract for the facilities in the Alexandria, Brentwood, and New Carrollton Rail Yards.