

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
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**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:**

	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> <p>3. The total \$34,014,879 in FY 10 - 13 funds requested for this project includes internal Metro support services and overhead in support of contract specific work. The \$28,000,000 listed in the Plan of Contracts is the amount requested for contract work only.</p>			
Operating Budget Impact:	Positions: None Annual Expense: None			

**RECOMMENDATION:**

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