



**Planning and Development Committee**

**Board Action Item III-A**

**October 19, 2006**

**Adjacent Construction Program**

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

Action  
 Information

MEAD Number:

Resolution:  
 Yes  No

**PURPOSE**

To provide the Planning and Development Committee with a response to direction received from the committee (May 4, 2006) and present for approval, revision to Adjacent Construction Manual and Fee Schedule.

**DESCRIPTION**

Existing Adjacent Construction Manual had not been updated since 1989. In response to user concerns of the Adjacent Construction Manual, Office of Chief Engineers Project Management (CEPM) staff has implemented changes in the manual to improve use and understanding of WMATA requirements when constructing adjacent to Authority facilities and operating right of way. This manual revision includes recommendations and comments from WMATA staff as well as local industry practitioners and jurisdictions.

WMATA is entitled to recover costs necessary to support adjacent construction projects. Prior methods to recover costs were varied and complex. This fee schedule is intended to simplify the reimbursement of costs by assessing a fixed fee, based on duration of project and level of support required from WMATA. Fees presented are based on historical project data and current staff costs.

**FUNDING IMPACT**

Limited to current staff and budget.

**RECOMMENDATION**

Approve method of basis for fee recovery structure and fee schedule.



# Adjacent Construction Program

*Presented to the Board of Directors:*

**Planning and Development Committee**

**October 19, 2006**





# Purpose

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Provide overview of:

- Updated Adjacent Construction Project Manual
- Fee recovery





# Updated Manual

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**Overview of submittal and review process provided:**

Use of flow charts and graphics

**Clarified key areas of:**

Safety Protection

Submittal Requirements

Securing Track Access

Insurance

Real Estate Permitting and Property Impacts

As-built Records

## ***Adjacent Construction Project Manual***

Office of Joint Development & Adjacent Construction



Washington Metropolitan Area Transit Authority  
600 Fifth Street, NW  
Washington, DC 20001

October 2006



# Fee Recovery

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## Fee recovery issues:

- Compact Signatories and Jurisdictions raised issue with WMATA charging fees for project review and support costs
- Developers are charged for costs but payment is sporadic leading to review delays

## Fee recovery changes:

- Do not impose fees for compact signatory & jurisdiction projects
- Developed fixed fee structure based on project duration and complexity
- Continue independent review by WMATA of all development impacting Authority interests





# Fee Schedule

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## Project Schedule Duration

	<1 year	≥ 1 yr and ≤ 2 yrs	≥ 2 yrs and ≤ 4 yrs
<b>Level of Support</b>			
Project Development & Disposition	\$10,000	\$17,500	\$25,500
Engineering Support	\$15,000	\$30,000	\$50,000
Operations Support	\$27,500	\$45,000	\$75,000
Operations Impact	\$35,000	\$70,000	\$95,000

Expedited Review Premium: 50% surcharge on above fee schedule (15 versus 30 work day review)

Fees do not include Real Estate permit or value of property interests

Fees reflect planning effort to modify service. Cost of advertising, changing schedules, and service adjustment will be calculated based upon the modified operational plan

Cost of extended and dedicated support requirements will be evaluated on a project specific basis

No fees are charged for projects of Compact Signatories or Compact Jurisdictions



# Recommendations

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## Approve

- Method of basis for fee recovery structure
- Fee Schedule





PRESENTED & ADOPTED:

SUBJECT: APPROVAL OF "FEE SCHEDULE" FOR RECOVERY OF COSTS ASSOCIATED WITH STAFF SUPPORT FOR ADJACENT CONSTRUCTION AND DEDICATED STAFF FOR COMPACT JURISDICTIONAL ENTITIES FOR ADJACENT CONSTRUCTION PROJECTS

PROPOSED  
RESOLUTION  
of the  
BOARD of DIRECTORS  
of the  
WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY

WHEREAS, The Authority's Office of Joint Development and Adjacent Construction (JDAC) is required to review project designs, provide support, and coordinate activities associated with projects constructed adjacent to or impacting Authority property to ensure maximum protection for operational facilities; and

WHEREAS, From time to time the JDAC is also called upon to provide assistance in coordinating design and construction activities of Compact jurisdictional entities; and

WHEREAS, Over the past several years the number and complexity of projects have been increasing and staff recommends that the Board establish a definitive and efficient policy guideline for recovery of costs; now therefore be it

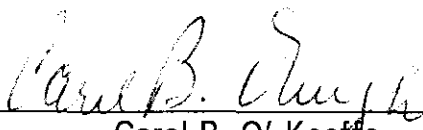
*RESOLVED*, That the Board of Directors approves recovery of adjacent construction project support costs in accordance with the attached "Fee Schedule"; and be it further

*RESOLVED*, That the Fee Schedule will be reviewed, updated and submitted to the Board for approval as necessary, but no less than annually, to assure reasonableness and appropriateness of the established support costs and method of cost recovery; and be it further

*RESOLVED*, That no fees will be charged to the Compact jurisdictions and the five staff positions used to support jurisdictional projects shall remain within the budget; and be it finally

*RESOLVED*, That this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,

  
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Carol B. O'Keefe  
General Counsel

## FEE SCHEDULE

Level of Support	Project Schedule Duration		
	<1 year	≥ 1 yr and ≤ 2 yrs	≥ 2 yrs and ≤ 4 yrs
Project Development and Disposition	\$10,000	\$17,500	\$25,500
Engineering Support	\$15,000	\$30,000	\$50,000
Operations Support	\$27,500	\$45,000	\$75,000
Operations Impact	\$35,000	\$70,000	\$95,000

For the Expedited Review Premium there is a 50% surcharge on the above fee schedule (15 versus 30 work day review).

Fees do not include Real Estate permits or the value of property interest(s).

Fees reflect the planning effort to modify service. The cost of advertising, changing schedules, and service adjustment will be calculated based upon the modified operational plan.

The cost of extended and dedicated support requirements will be evaluated on a project specific basis.

No fees are charged for projects of Compact Signatories or Compact Jurisdictions.