



Planning and Development Committee

Board Action Item III-C

October 19, 2006

**Approval of Construction Agreement for Navy
Yard Station Entrance Modifications**

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

Action
 Information

MEAD Number:
99690

Resolution:
 Yes No

PURPOSE

To obtain concurrence from the Planning and Development Committee and approval from the Board of Directors for a construction agreement for the Navy Yard Station Modifications Project.

DESCRIPTION

Southeast Washington, DC particularly the area around the Navy Yard has seen a significant increase in development in recent years which includes the new headquarters for the Federal Department of Transportation. The current and future development will result in an increase in the number of Metrorail riders using the Navy Yard Station. Additionally, the District of Columbia is constructing a major league baseball stadium one block south of the Navy Yard Metrorail Station. The west entrance of the station at the corner of M St. and Half St., SE is the closest to the stadium. This entrance can currently accommodate approximately 5,000 people per hour. There is a desire by District officials to increase the capacity to 15,000 people per hour to attain a goal of approximately 45% of baseball fans using Metrorail. To facilitate this goal and to accommodate growth at the station due to development, the west entrance needs to be modified. The modifications would include relocating the kiosk, fare gates and vendors to the surface, increasing the number of fare gates and vending machines and adding a stair between the mezzanine and the platform. Since the west entrance does not have elevators, the modifications would also include installation of an elevator from the surface to the mezzanine and an elevator from the mezzanine to the platform. In addition to these physical changes, the entrance would be converted to one way operation before and after games. Patrons wishing to use the Navy Yard Station in a direction opposite the one way direction would have to use the East entrance two blocks away.

On September 21, 2006 the Board conditionally approved the sale of WMATA`s property at the west entrance to the Navy Yard Station as well as an adjacent parcel. The purchaser would design and construct the modifications to the entrance concurrent with construction of an office building. One of the conditions of the sale is the ability of WMATA to reach agreement with the developer on the terms of a construction agreement. Since the Board`s action on the sale of the

property, significant effort has been made to reach agreement on the terms of the construction agreement with the developer. The general terms include:

1. Three party agreement between WMATA, Developer and their Contractor
2. Establish a Guaranteed Maximum Price (GMP)
3. Agreement includes incentives to reduce the GMP
4. Contractor will bid subcontract work
5. Contractor's self performed work, bonds and insurance subject to audit
6. Work scheduled for completion on March 31, 2006

The entrance modifications will be performed to WMATA's standards and criteria and WMATA will inspect and accept the work.

FUNDING IMPACT

Budget: FY06 System Access/Capacity Program
Project Title: Navy Yard Station Modifications
Page: N/A

BUDGET INFORMATION:

Proposed Budget: \$20,000,000 (Federal funds allocated to D.C.)
This Action: \$17,900,000
Prior Obligations: \$500,000
Subtotal: \$18,400,000
Remaining Budget: \$1,600,000

Note: Funds for the project subject to availability and receipt from the DC government. The remaining budget will be used for contingency and WMATA project management.

RECOMMENDATION

That the Planning and Development Committee forward a recommendation to the Board of Directors to approve a construction agreement for the Navy Yard Station Modifications Project.



Navy Yard Station Construction Agreement

Presented to the Board of Directors:

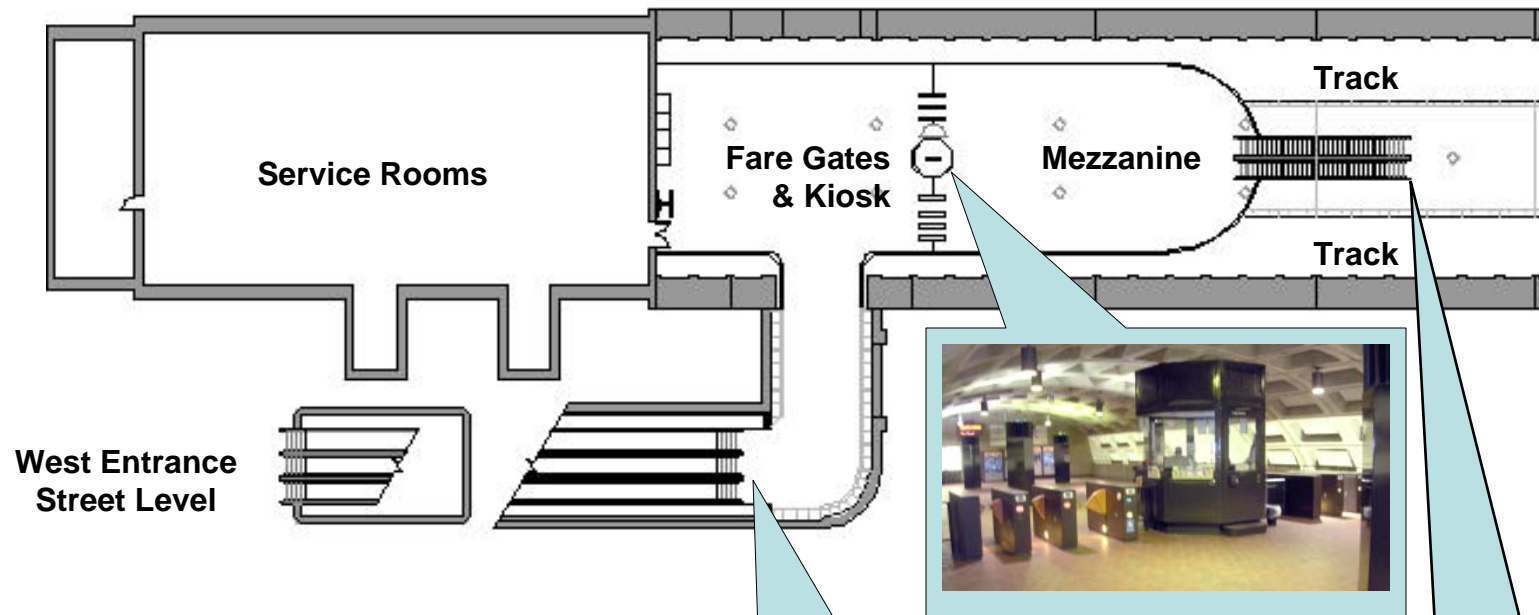
Planning and Development Committee

October 19, 2006



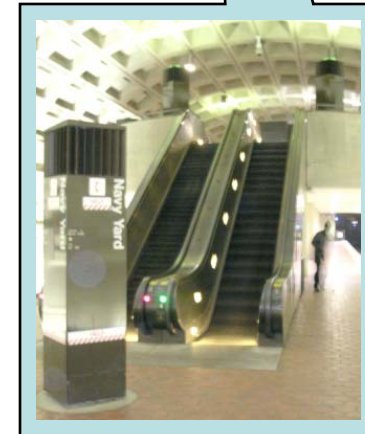
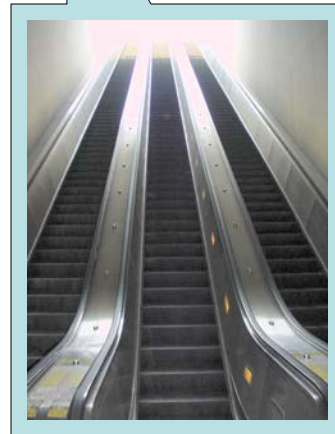


Existing Entrance



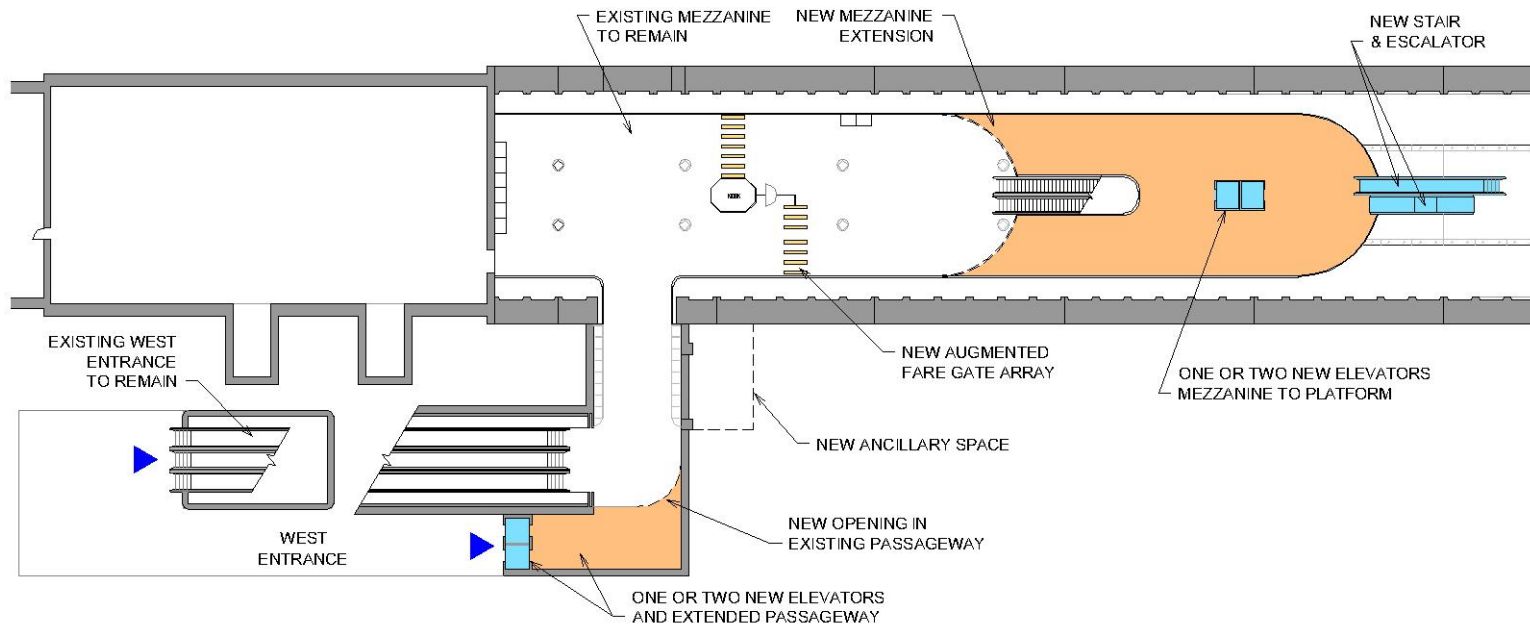
The maximum station capacity available is:

- Access -
West Entrance: 5,000 pph
East Entrance: 2,600 pph
- Platform: 2,500 persons.





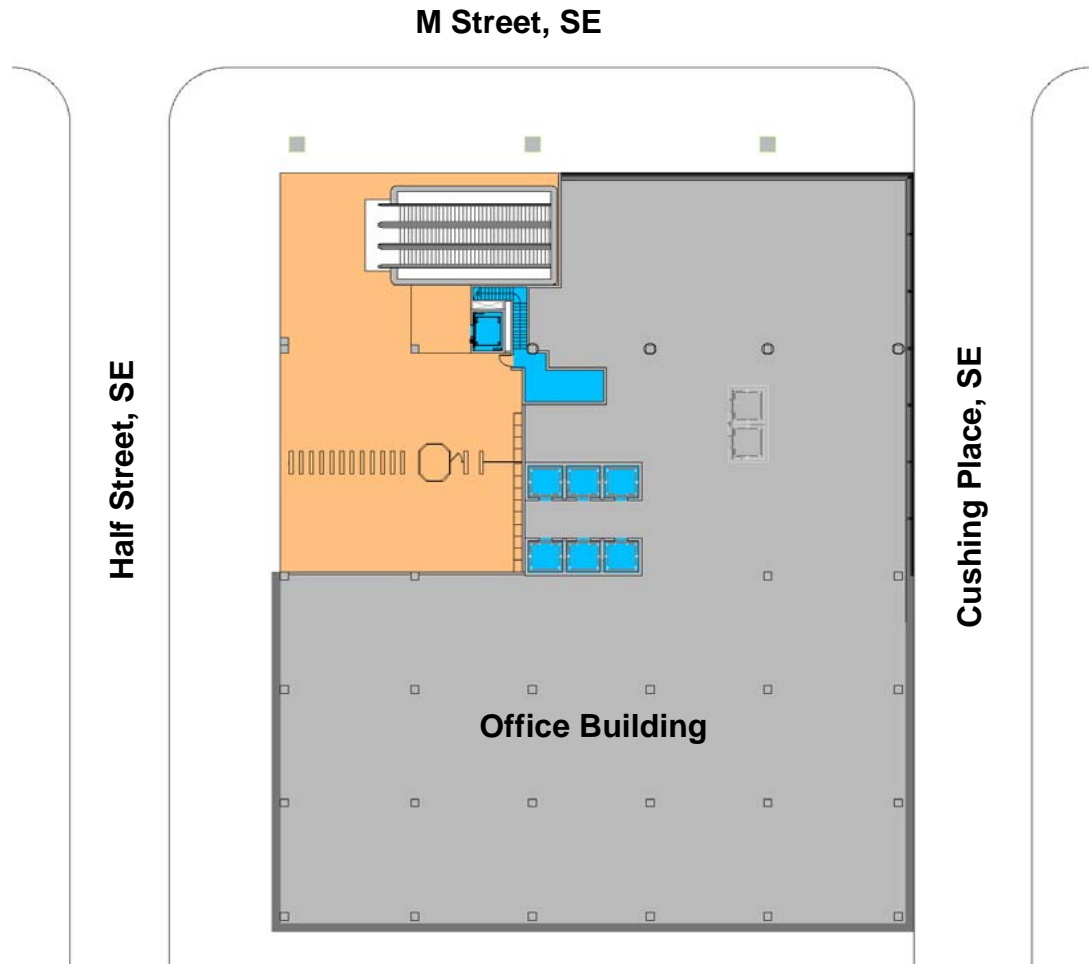
Original Concept



- Add 7 gates for total of 12 and install new kiosk.
- Extend mezzanine and add 1 pair of escalator/stair.
- Add elevators between the surface and the platform.
- Convert west entrance to one-way down or one-way up before and after games.
- West entry constraint is the 3 escalators at 15,000 pph.

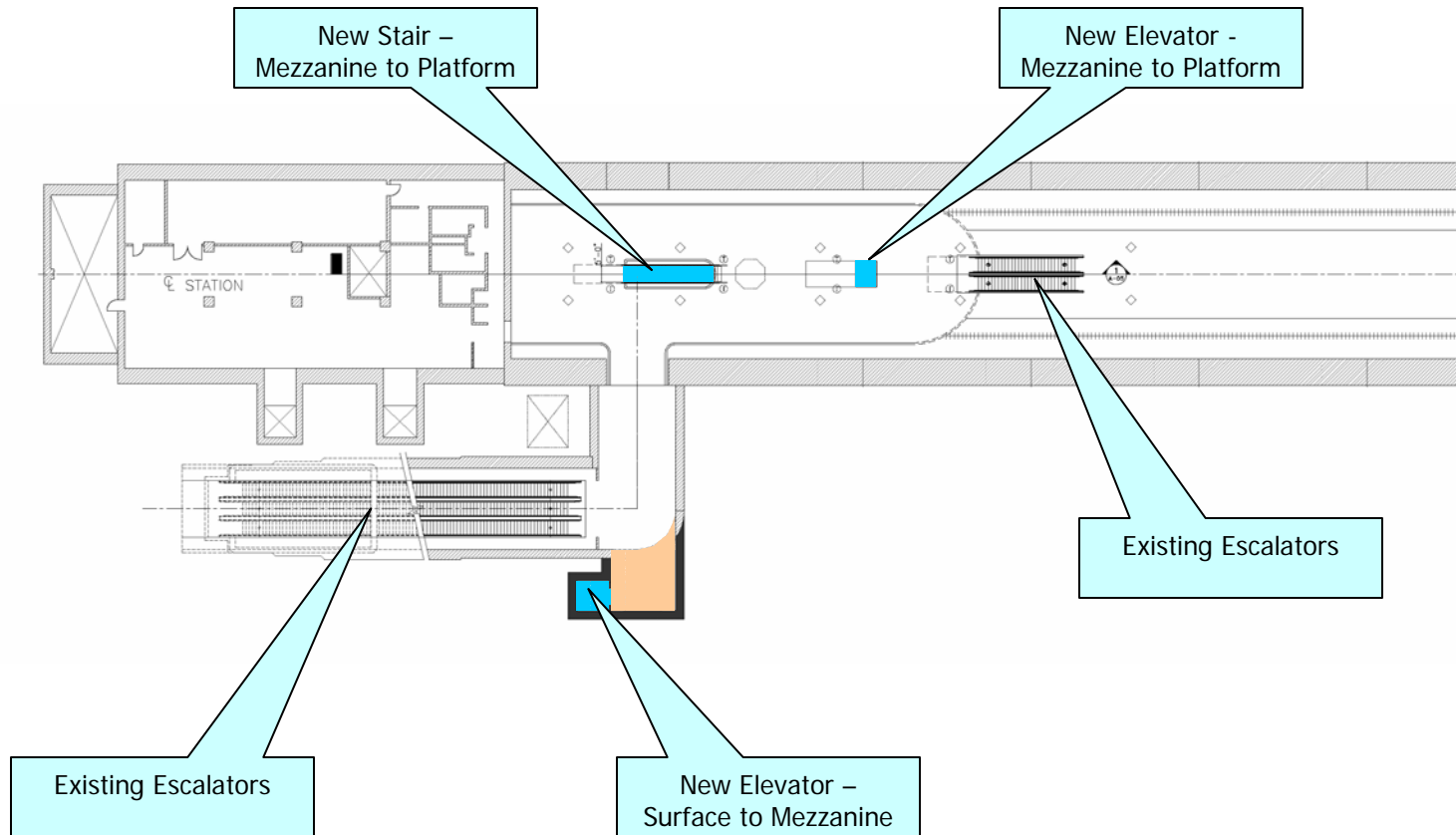


Revised Concept Street Level



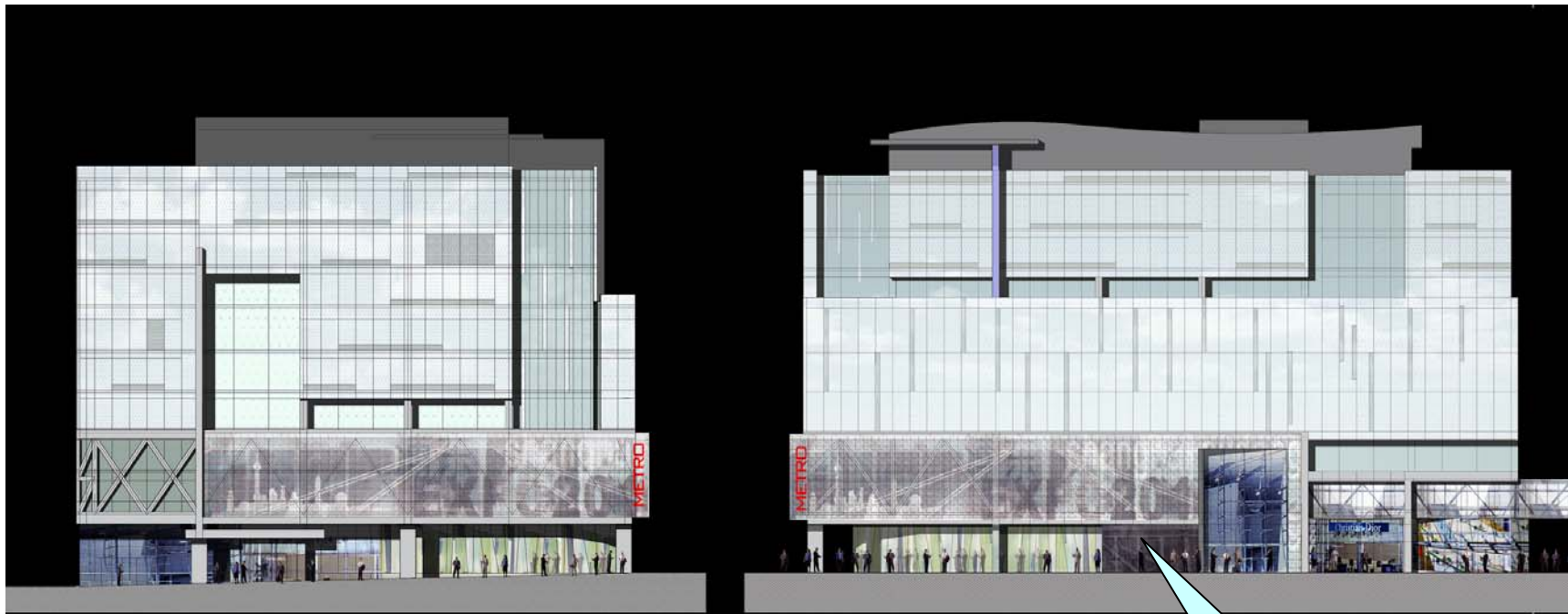


Revised Concept Platform Level





Building Elevations



M STREET & HALF STREET ELEVATION

Navy Yard Station Entrance

BALLPARK DISTRICT DEVELOPMENT
SQUARE 700 & 701 WASHINGTON, DC





Construction Agreement

The general terms of the construction agreement are:

- Three party agreement between WMATA, the Developer and their Contractor,
- Guaranteed Maximum Price (GMP) has been negotiated,
- Agreement includes incentives to reduce the GMP,
- Contractor will bid subcontract work,
- Contractor's self performed work, bonds and insurance subject to audit,
- Work scheduled for completion on April 2, 2008, and
- The entrance modifications will be performed to WMATA's standards and criteria and WMATA will inspect and accept the work.



Recommendations

That the Planning and Development Committee concur and forward to the Board for approval a construction agreement between WMATA, the Developer and its building contractor for the design and construction of the modifications to the west entrance of the Navy Yard Station.