

Washington Metropolitan Area Transit Authority
Board Action/Information Summary

☒ Action ☐ Information

MEAD Number:
203381

Resolution:
☒ Yes ☐ No

TITLE:

Western Bus Garage Replacement

PRESENTATION SUMMARY:

Staff is working to accelerate Metro's transition to zero-emission buses and to replace obsolete transit facilities. Implementation of the plan includes replacement of Metro's bus garages or the reconfiguration of those garages to accommodate electric buses. This presentation recommends Board approval of actions needed to advance the Western Bus Garage Replacement Project starting in FY2023.

PURPOSE:

Request Board approval to increase the FY2023 Capital Budget by \$55 million and authorization for the General Manager and Chief Executive Officer or his designee to purchase property valued over \$1 million for the Western Bus Garage Replacement Project.

DESCRIPTION:

For purposes of conflicts of interest reviews, it is noted that the property proposed for purchase is owned by the Mazza Family Friendship Heights LLC. Additional consultant support to Metro for this project is provided by WSP; Johnson, Mirmiran & Thompson (JMT); Savills; and Cohn Reznik.

Key Highlights:

- Staff will accelerate the Western Bus Garage Replacement Project from the 10-year Capital Improvement Plan (CIP) to begin project development in FY2023.
- This action will increase the FY2023 Capital Budget by \$55 million.
- This action will also authorize the purchase of property valued over \$1 Million.

Background and History:

In 1934, the Western Bus Garage was constructed on 3.77 acres located at 5230 Wisconsin Avenue, NW, in the District of Columbia's Friendship Heights neighborhood. This facility provides storage capacity for 117 buses supporting approximately eight percent of Metrobus' fleet. Metrobus service operates from the facility and light maintenance activities for buses are also performed at this location while heavy maintenance and rehabilitation activities are performed elsewhere.

In 2019, Staff reviewed the current facility as it was approaching the end of its useful life and was becoming increasingly costly to continue to maintain and sustain operations. It was confirmed that the facility could not support a transition to zero-emission buses without major reconstruction, which later became a fleet-wide goal adopted by the Board in June 2021. Beyond and in addition to these reasons for replacement, a new Western Bus Garage supports acceleration of the zero-emission vehicle program and the provision of safe and reliable service for employees and customers.

In 2021, Staff supported the Urban Land Institute (ULI) Technical Assistance Panel (TAP) on "Reimagining Friendship Heights". This study evaluated ideas and opportunities to better integrate a new Western Bus Garage within the community.

In 2022, Staff prepared a business case analysis that evaluated replacement options that included reconstruction on the existing site or reconstruction on other sites in the Friendship Heights area. The study found that replacement on an adjacent site would be the most cost efficient and minimize operational impacts to bus services during construction.

In 2022, the Board approved the FY2023 Capital Improvement Program (CIP). The CIP includes initial budget for the Western Bus Garage Replacement project. Expenses to date include the initiation of the National Environmental Protection Act (NEPA) process.

Discussion:

Moving forward with the project now supports the Metrobus Fleet Plan and advances the transition to zero-emission buses. Staff recommend an increase in the FY2023 Capital Budget by \$55 million to support planning, preliminary design, environmental review, and property acquisition. FTA approval is also needed to purchase property and the National Environmental Protection Act (NEPA) process must be completed prior to construction.

FUNDING IMPACT:

This action will increase the FY2023 Capital Budget by \$55 million without increasing Jurisdictional Allocated Contributions.

TIMELINE:

Previous Actions	None
Anticipated actions after presentation	Include the Western Bus Garage Replacement Project in the FY2024 – FY2029 CIP

RECOMMENDATION:

Staff recommends Board approval to amend the FY2023 Budget and to authorize the General Manager and Chief Executive Officer or his designee to acquire property valued over \$1 million for the Western Bus Garage Rehabilitation Project.

PRESENTED AND ADOPTED: July 28, 2022

**SUBJECT: AMENDMENT OF FY 2023 CAPITAL BUDGET AND APPROVAL TO ACQUIRE
REAL ESTATE**

2022-22

**RESOLUTION
OF THE
BOARD OF DIRECTORS
OF THE
WASHINGTON METROPLITAN AREA TRANSIT AUTHORITY**

WHEREAS, Resolution 2011-30, as amended, requires Board of Directors approval to increase the annual capital budget and to acquire real estate valued at more than \$1 million; and

WHEREAS, Staff would like to accelerate the Western Bus Garage Replacement Project (the "Project") and recommends purchasing land valued over \$1 million so that WMATA may begin planning, design, and environmental review for the Project; and

WHEREAS, In order to start the Project, the FY 2023 Capital Budget needs to be increased by \$55 million;

NOW, THEREFORE, be it

RESOLVED, That the FY 2023 Capital Budget is amended to increase the budget in the amount of \$55 million, but with no change to the Jurisdictional Allocated Contributions; and be it further

RESOLVED, That the Board of Directors authorizes the General Manager and Chief Executive Officer or his designee to acquire a property valued over \$1 million for the Western Bus Garage Replacement Project; and be it finally

RESOLVED, That to ensure availability of funding for anticipated Western Bus Garage Replacement Project expenses, this Resolution shall be effective immediately.

Reviewed as to form and legal sufficiency,



Patricia Y. Lee

Executive Vice President and General Counsel

WMATA File Structure Nos.:
4.2.2 Fiscal Year Budgets
21.1.1 Fee Simple Acquisition

Motioned by Mr. Smedberg, seconded by Dr. Hadden Loh

**Ayes: 8- Mr. Smedberg, Ms. Babers, Mr. Zappi, Ms. Kline, Mr. Alcorn, Dr. Hadden Loh, Mr. Drummer and
Ms. Martin-Proctor**