

Bladensburg Bus Garage Construction

Project Update ANC 5C Meeting

December 16, 2020



Agenda

- Project Team
- Project Overview
- Current status
- Next Steps



Project Team

Diana Levy
Director, Capital
Delivery
(WMATA)

Ann Chisholm
Government Relations
(WMATA)

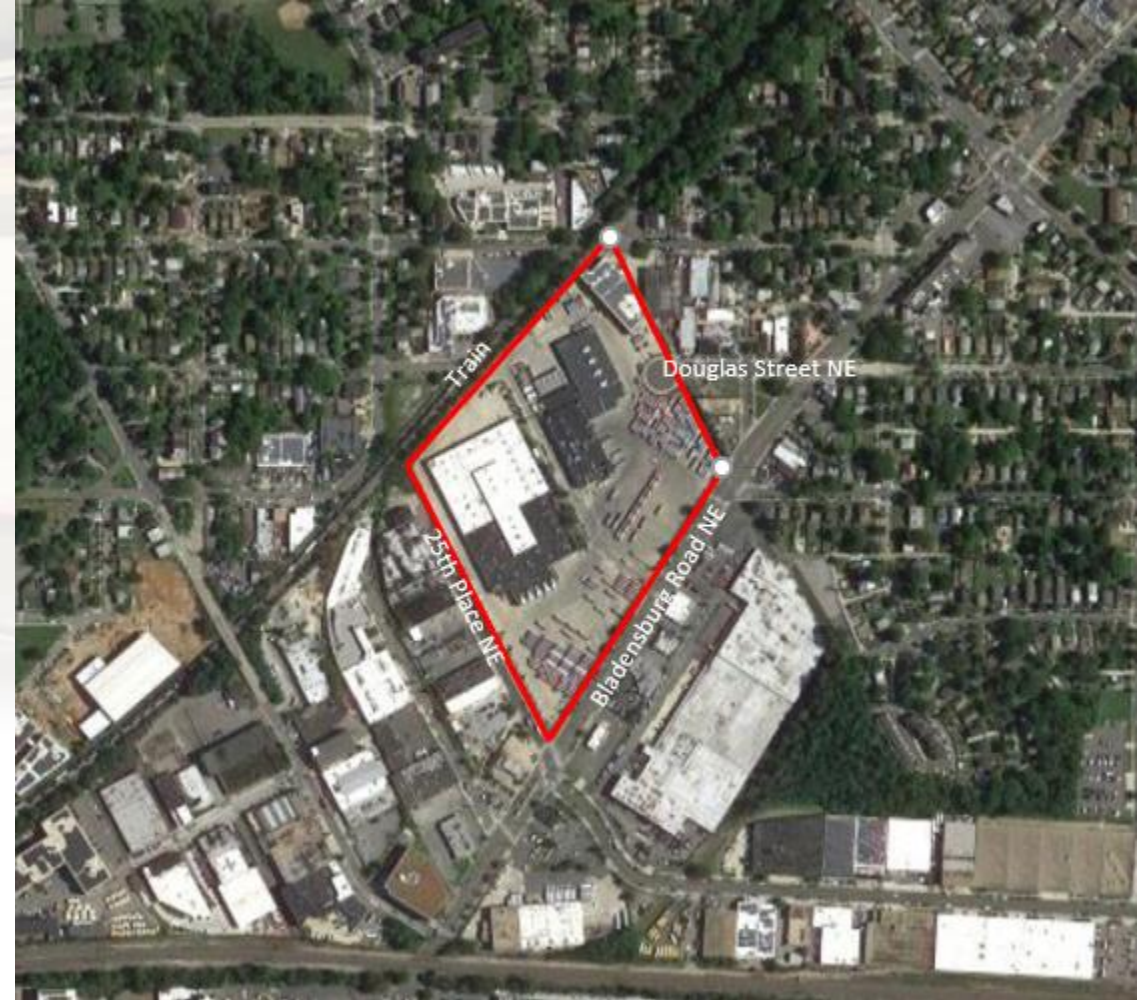
Jim Ashe
Environmental
Coordinator
(WMATA)

Brad Bradshaw
Project Manager
(WMATA rep)

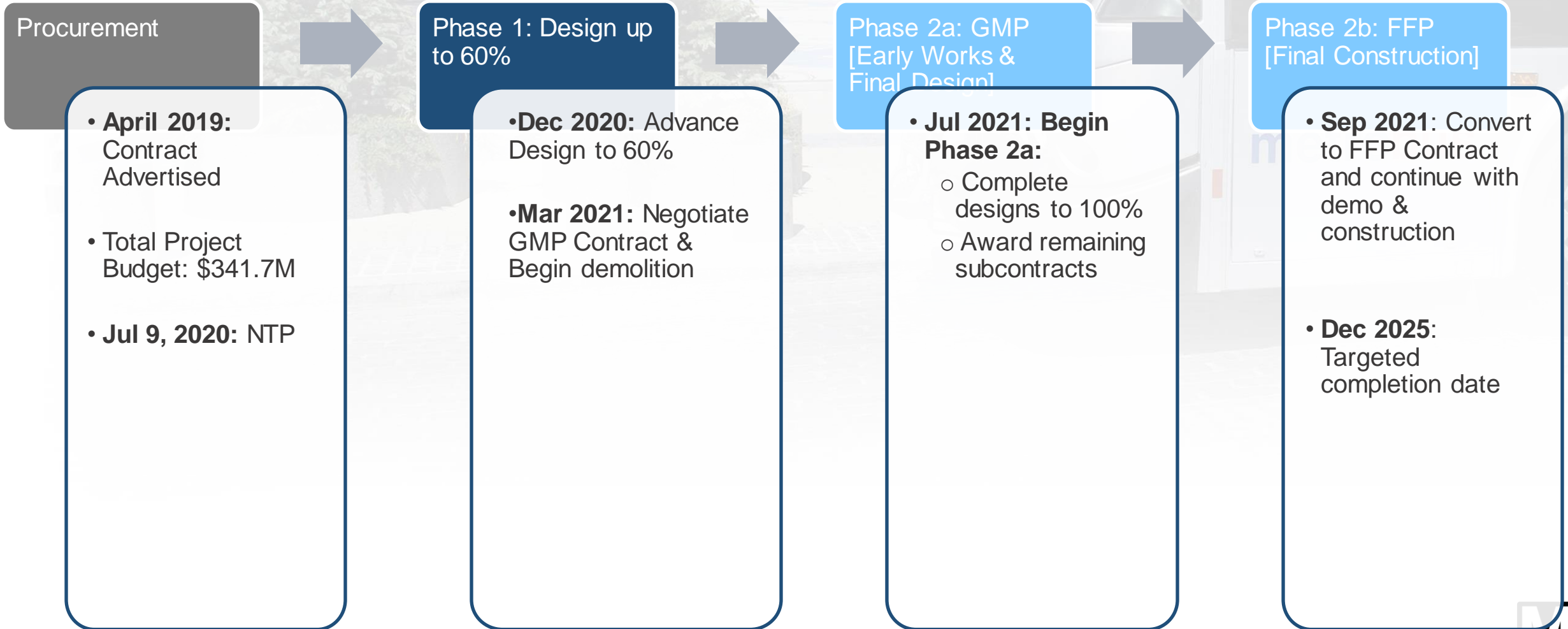
Hensel Phelps
Design-Builder

Project Purpose and Overview

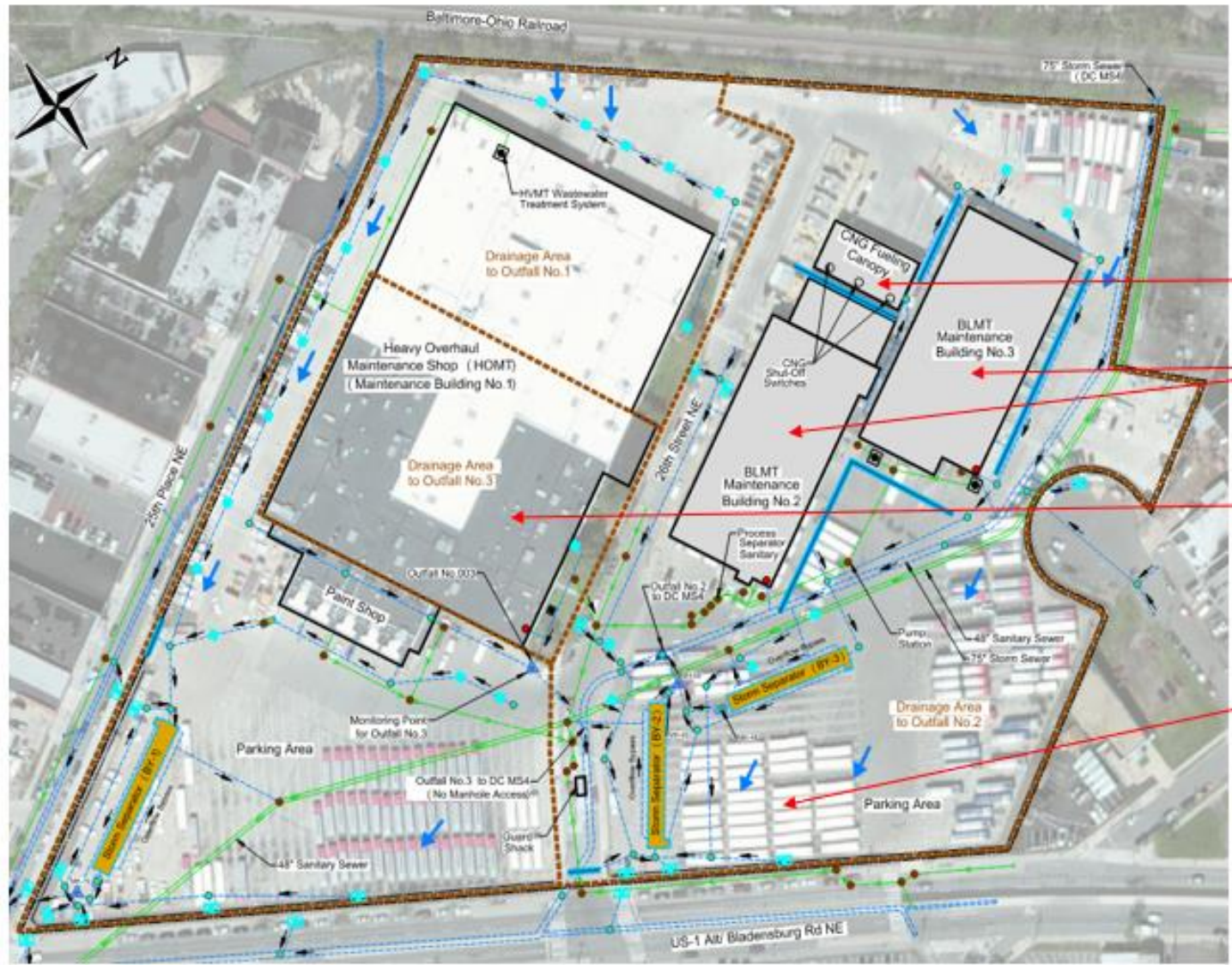
- Project is needed to replace existing Bus Maintenance & Operations facility that reached its end of life and expand storage capacity
- Development of 17.6-acre parcel located at 2251 26th St NE, Washington DC
- Additional three properties to be acquired as part of the garage rebuild efforts, resulting in a total of 18.61 acres upon project completion
 - Existing site: 246 parking spaces for 40-foot long buses, 36 parking spaces for articulated buses
 - Planned: 200 parking spaces for 40-foot long buses, 100 spaces for articulated buses and 560 spaces for employee parking
- Three existing buildings will be replaced with a central maintenance building to include natural gas and electric battery fueling and more on-site parking.
- Other redevelopment activities include altering of entrance areas, repaving, construction of the maintenance facility on the south side of the parcel, two additional parking rows on the north end of the site
- Project is pursuing LEED Platinum certification



Project Phases and Timeline



Existing Site



Bus Fueling Facility

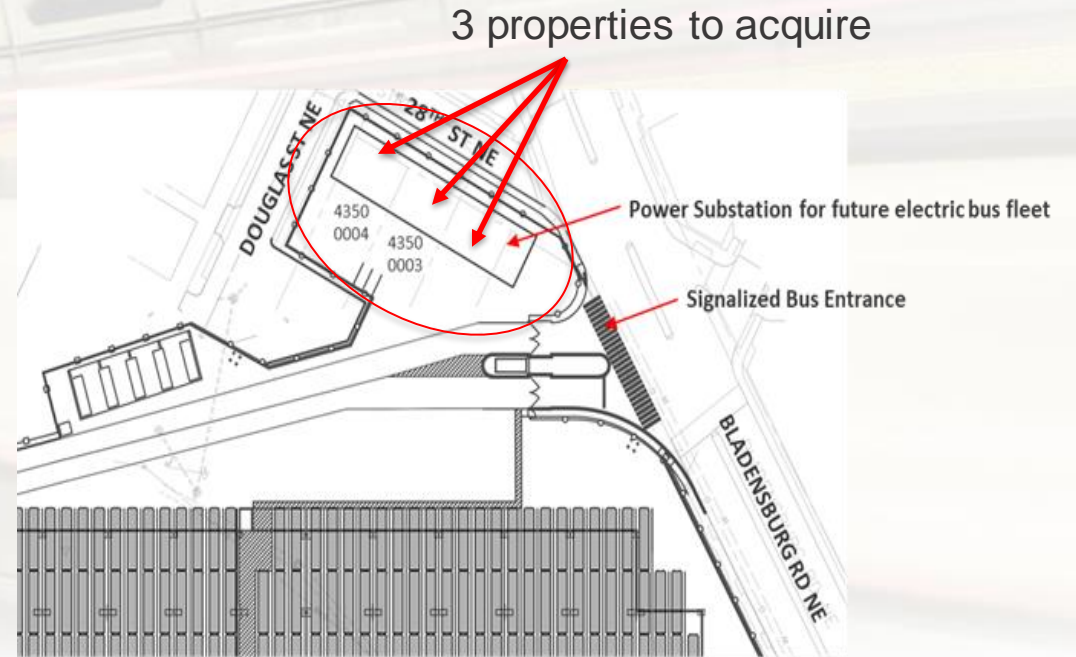
Bus Operating Garages

Heavy Overhaul Maintenance Shop

Bus Surface Parking

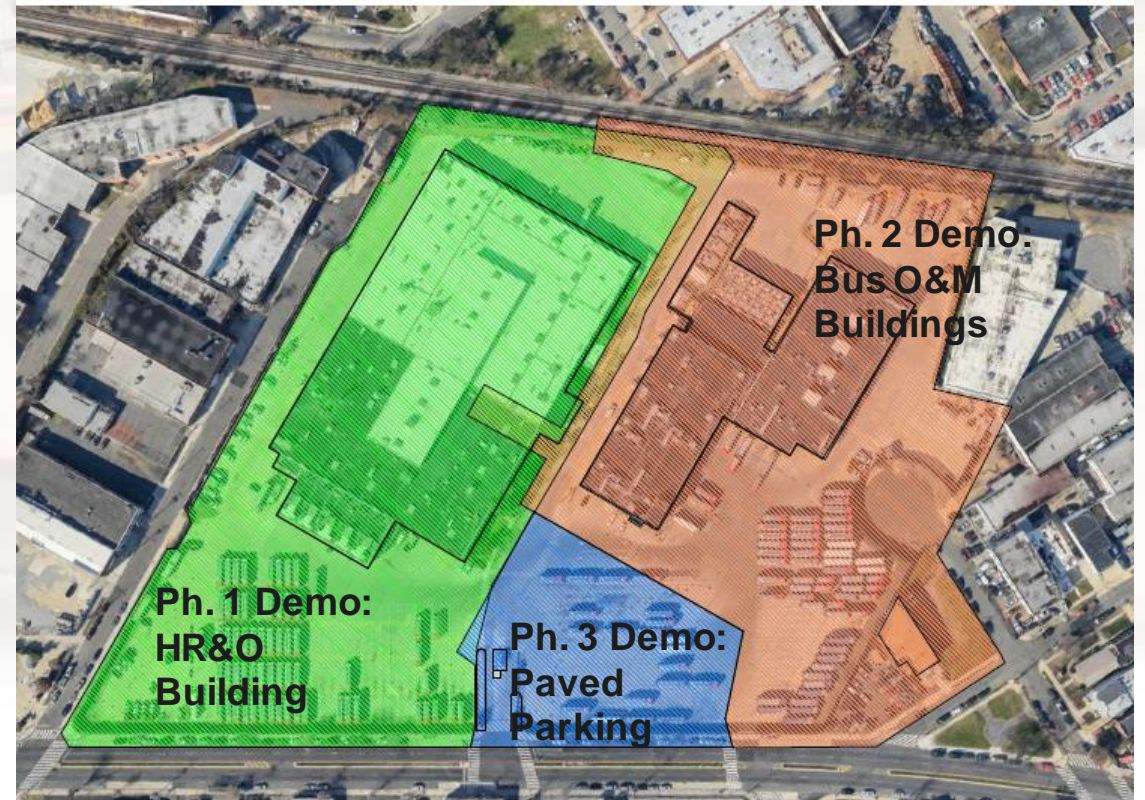
Property Acquisition

- Seeking acquisition of three properties to allow for a future electrical building to house equipment for electric buses
- WMATA intends to refer condemnation cases to Department of Justice (DOJ) in late December 2020; anticipate that DOJ will file the cases soon thereafter (i.e., late December 2020-early January 2021)



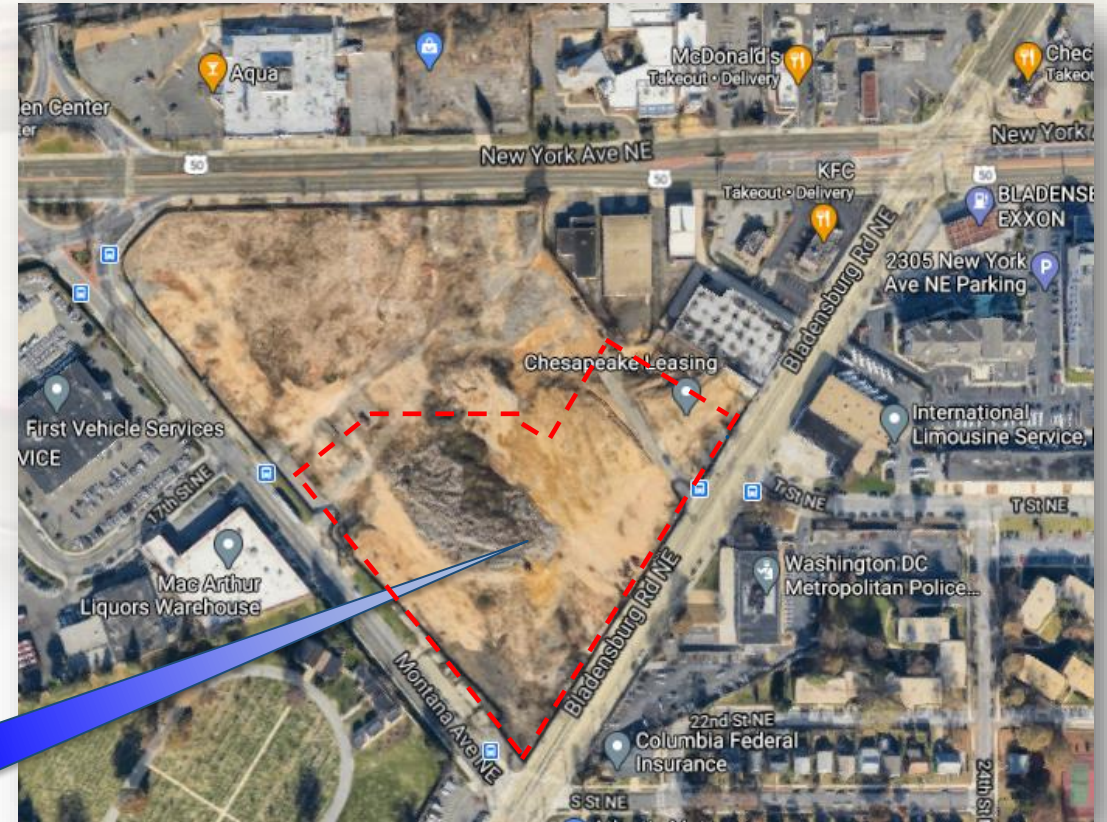
Construction Phasing

- Site Construction Activities will be phased to keep certain facilities in operation during construction
- Each phase is estimated to last approx. 15 months, with a total project duration not to exceed 5 years.
 - Ph.1: Demolition of Bus Heavy Repairs & Overhaul (HR&O) building and construction of a new maintenance facility and associated parking
 - Ph.2: Demolition of two Bus Maintenance buildings and construction of a new partial employee parking deck and bus facility entranceway
 - Ph.3: Demolition of paved parking and the construction of a new employee parking deck

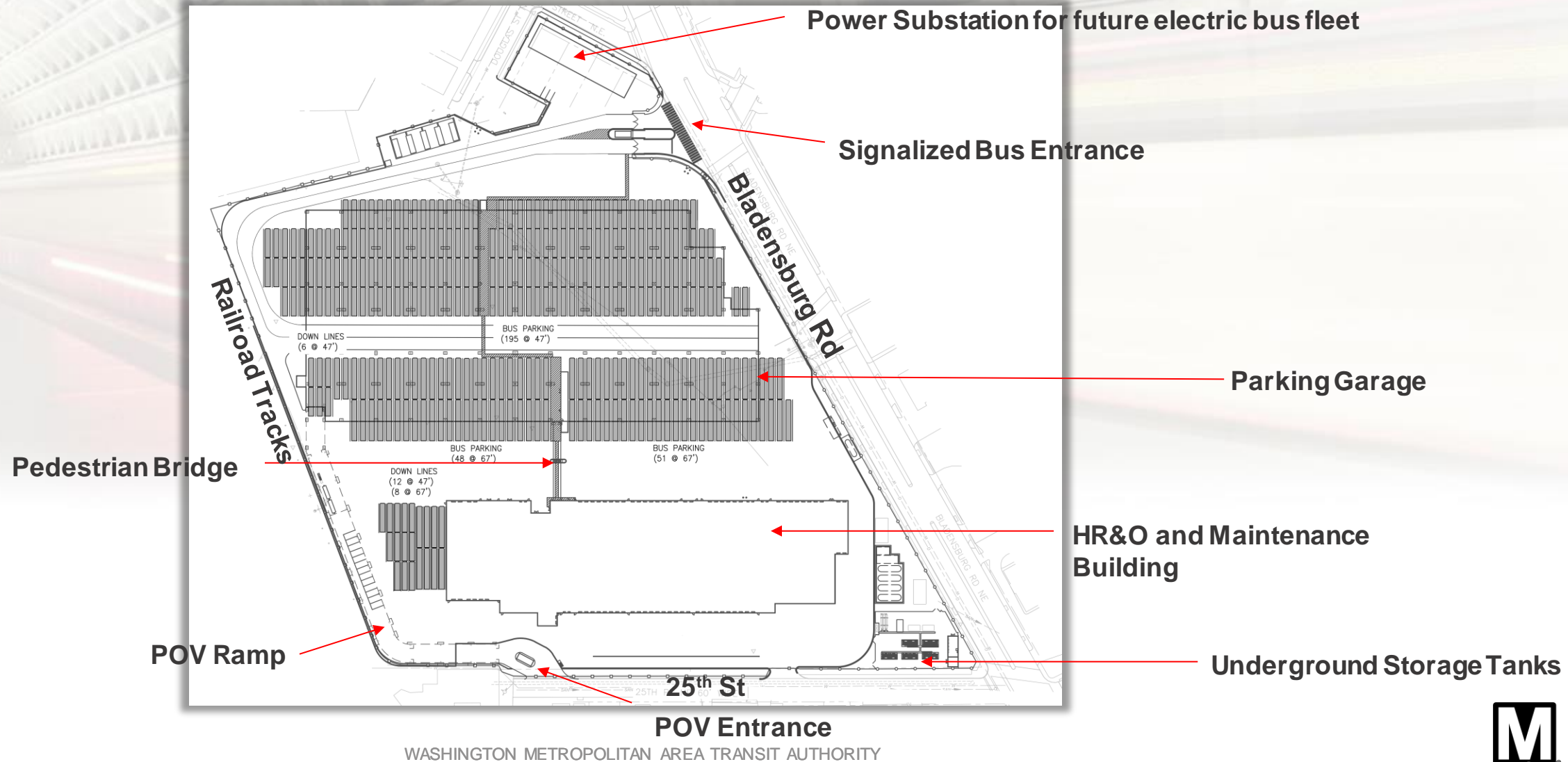


Montana Ave Temporary Parking Lot

- Temporary parking lot will be used for the buses currently at the Bladensburg bus garage during the facility reconstruction
- Ph. I and II of the construction:
 - 100 parking spaces for 40-foot buses
- Ph. III of the construction
 - 33 spaces for 40-foot buses
- Status: Construction completed November 1, 2020
- Safety & Security equipment is expected to be installed by June 2021



Final Site Plan

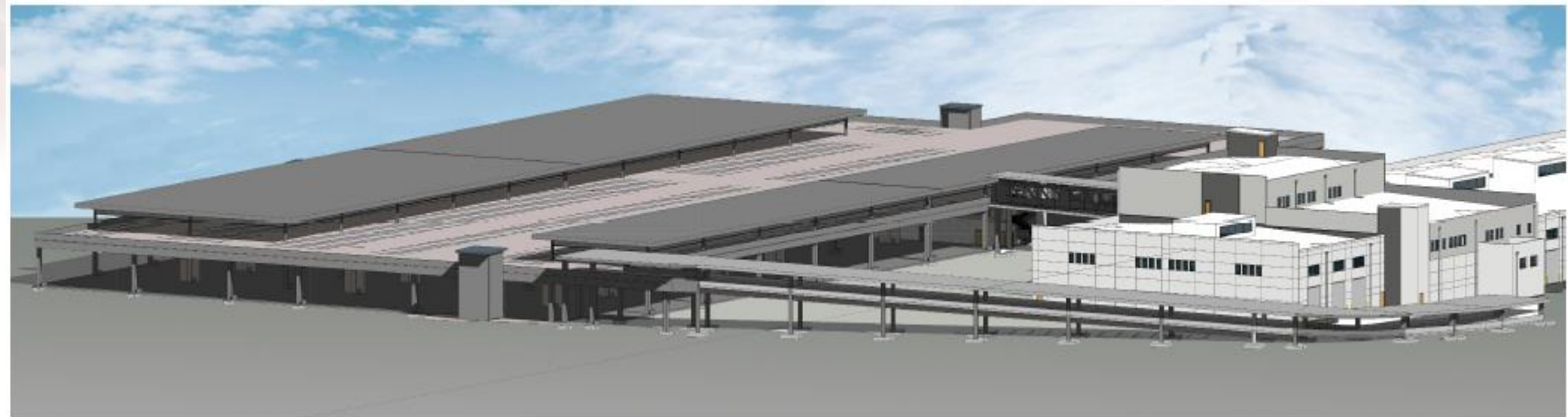


Architectural Renderings



HR&O & Maintenance
Building Façade facing
parking structure

View of the POV
Ramp and
Pedestrian
Bridge to
parking deck



Environmental Matters

- NEPA Class of Action: Documented Categorical Exclusion
- Completed and approved by FTA in May 2020
- Site remediation & Hazardous Materials:
 - Known: lead paint, asbestos
 - Potential: petroleum hydrocarbons, mercury (fluorescent bulbs), polychlorinated biphenyls (light ballasts)
- Materials will be removed in safe and regulatory compliant manner
- Materials will be disposed at appropriate facilities
- DOEE will be notified as appropriate

Next Steps for Project

December 2020

Receive 60% New
Construction and
100% Demolition
submittals

March 2021

Complete GMP
Contract
Negotiations and

Jun 2021

Begin Ph. 1
demolition