



Capital Program, Planning and Real Estate Committee

Item IV - A

September 8, 2016

Capital Projects Status Update: Cinder Bed Road Bus Garage Project

Washington Metropolitan Area Transit Authority

Board Action/Information Summary

☐ Action ☒ Information

MEAD Number:
201778

Resolution:
☐ Yes ☒ No

TITLE:

Project Status Update: Cinder Bed Road Bus Garage

PRESENTATION SUMMARY:

Provide a status update to the Board for the Cinder Bed Road Bus Garage.

PURPOSE:

Provide a status update to the Board for the Cinder Bed Road Bus Garage.

DESCRIPTION:

Key Highlights:

New Metro bus garage in Fairfax County to replace the Royal Street Garage in the City of Alexandria. The new bus garage will provide employees with a safe, modern, efficient facility for the operation and maintenance of buses. The garage will have a capacity of 160 buses and be LEED Silver certified. Anticipated opening is the summer of 2017.

Background and History:

The project was initiated when Metro received an unsolicited proposal offering real estate, financing, design, and construction services. The proposer would have owned and maintained the building and grounds, and Metro would have been a tenant. A business case analysis by Metro of the proposal concluded use of Metro rather than external funding would be advantageous. As a result, the project is included in the FY 2011 – FY 2016 Capital Improvement Program (CIP) as CIP0085.

Discussion:

Metro policy requires when an unsolicited proposal is received and considered to be a viable offer that Metro issue a Request for Proposals (RFP) to determine if competitive offers might be attracted. This was done, but no other offers were received, and Metro began negotiating the contract. To minimize Metro's cost exposure, the Guaranteed Maximum Price (GMP) form of contract was used. Concurrently, the project progressed through Metro's Compact Public Hearing requirements and Fairfax County's planning approval process. Both were completed by March 2011, and Metro completed purchase of the property shortly thereafter. In April 2011, a homeowners association sued Fairfax County alleging the planning process for approval of the bus garage had

been flawed. While the lawsuit was active, Metro limited the contractor to design activities. In 2013, the lawsuit was found to be without substance. The contractor was given full notice-to-proceed in February 2014. The time required to complete the Fairfax County permitting process and construct the bus garage has resulted in an anticipated contract completion date in the spring of 2017 with the bus garage opening in the summer of 2017.

FUNDING IMPACT:

Project Manager:	Fred Robertson
Project Department/Office:	CENG/MCAP

TIMELINE:

Previous Actions	See Background and Discussion above.
Anticipated actions after presentation	Fall/Winter - continue with construction until completion in the Spring of 2017.

RECOMMENDATION:

Not applicable.



Washington Metropolitan Area Transit Authority

Cinder Bed Road Bus Garage Project Update

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Purpose

Provide update on progress of Cinder Bed Road
Bus Garage Project



Benefits

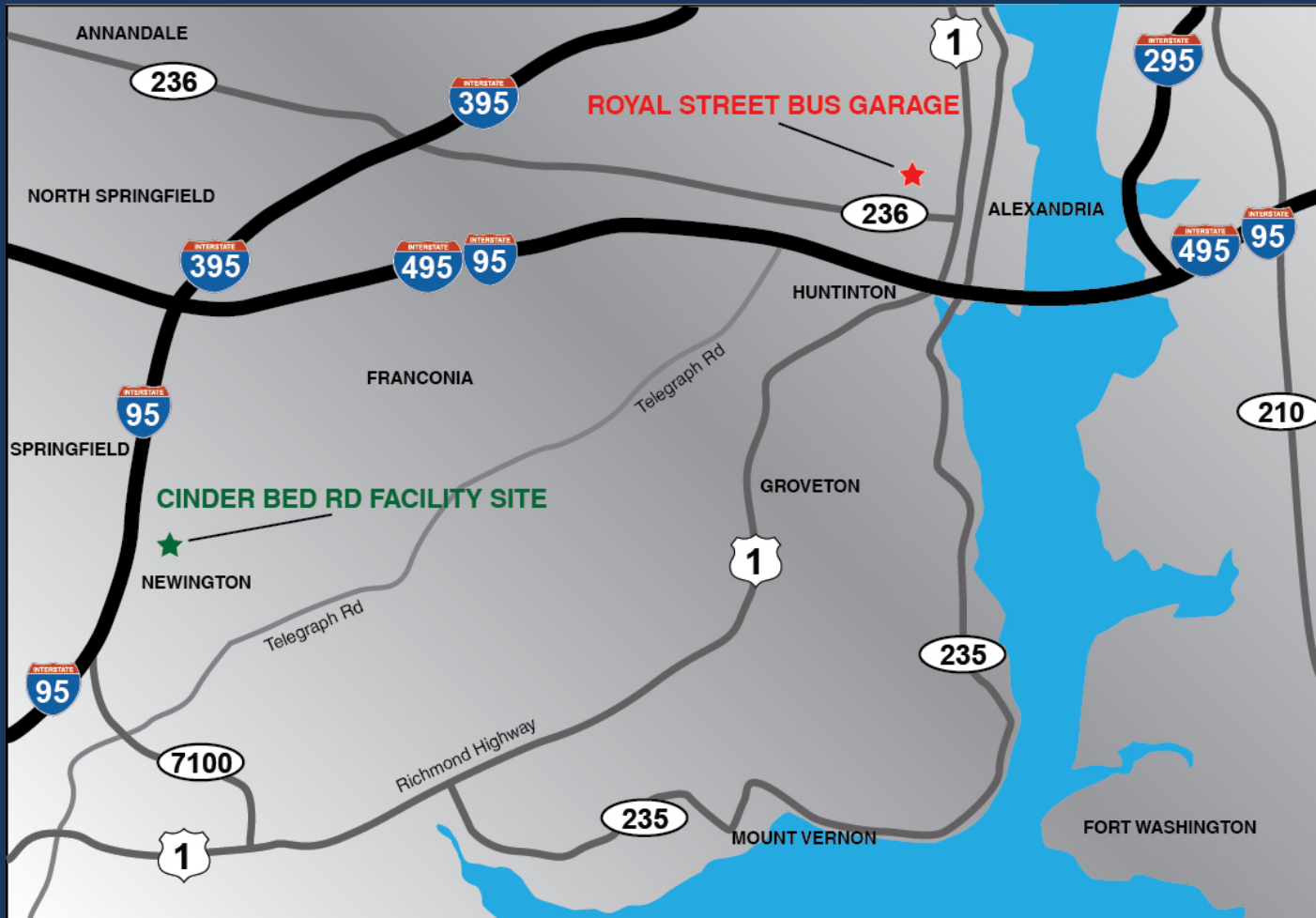
- Replace 70 year old Royal Street Bus Garage
 - ✓ Useful life exceeded
 - ✓ Ceiling too low for newer buses
- Allow use of newer, more fuel-efficient, more comfortable buses
- Feature more reliable equipment and amenities:
 - ✓ Improve maintenance turn-around time and service reliability
 - ✓ Result in better service for riders
 - ✓ Provide employees safer and more comfortable working conditions



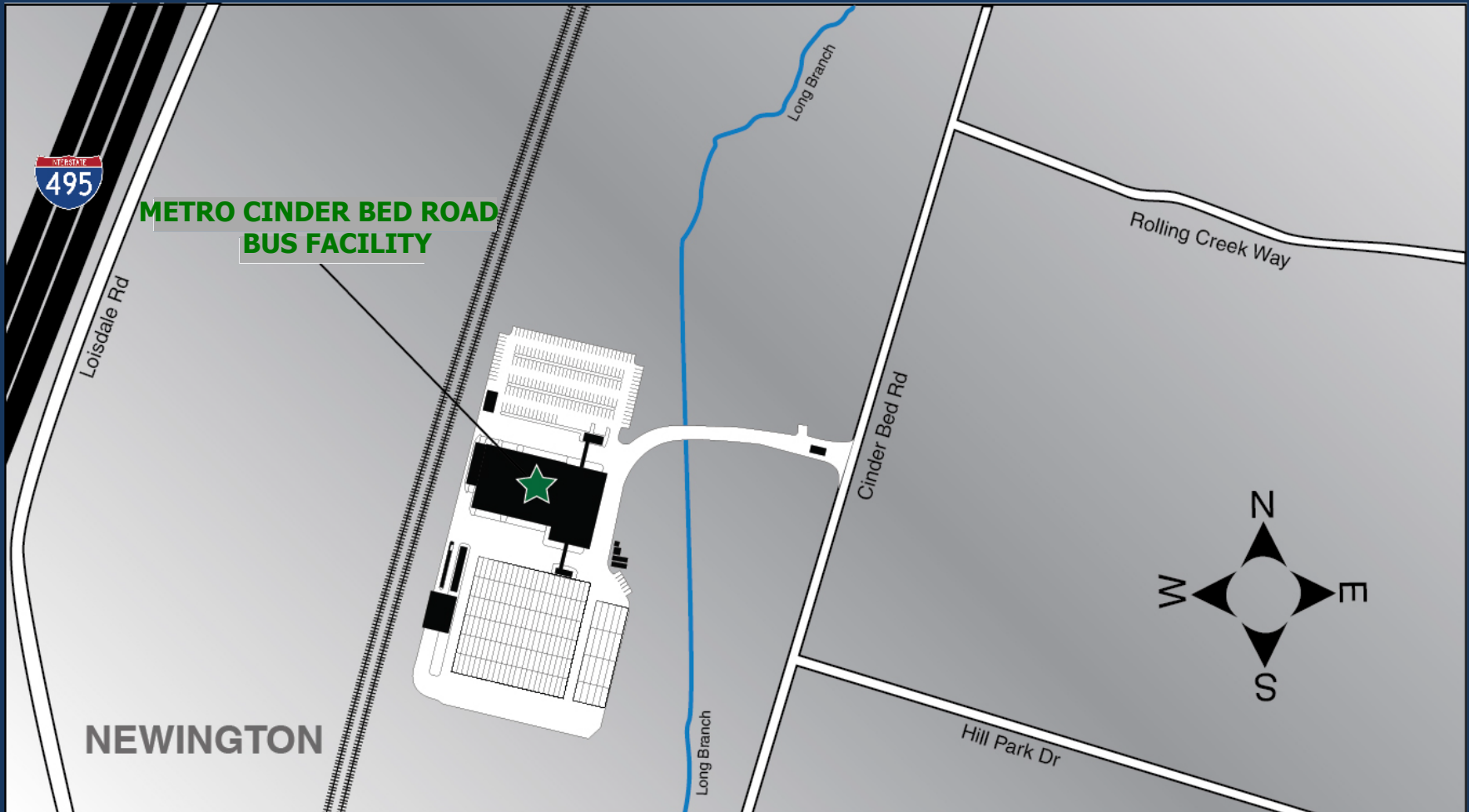
Description

Construction started:	Summer 2014
Expected completion:	Spring 2017
Capacity:	160 buses
Leadership in Energy and Environmental Design (LEED) Certification:	Silver level
Cost of 17.4 acre property:	\$8 million
Initial project budget:	\$103 million
Current project budget:	\$83 million

Garage Location – Regional Map



Garage Location – Local Map



Rendering



Entrance Road



Approach to Front of Garage



Front Parking Lot



Bus Parking Area



Rear of Bus Garage



Roof of Bus Garage



Bus Bays



Interior of Bus Garage



Interior of Bus Garage





Next Steps

- Complete construction in Spring 2017
- Conduct “pick” for new garage
- Relocate existing people, equipment and buses and open garage late summer of 2017