To: Chairman Cook and the VRE Operations Board

From: Doug Allen

Date: June 19, 2015

Re: Authorization to Issue a Request for Proposals for Engineering and Environmental Services for Midday Train Storage Facilities

Recommendation:

The VRE Operations Board is asked to authorize the Chief Executive Officer to issue a Request for Proposals (RFP) for engineering and environmental consulting services for midday train storage facilities in the District of Columbia.

Background:

In accordance with Section 2.2-4303 of the Virginia Public Procurement Act, these services must be procured through a Request for Proposals (RFP). Upon completion of evaluation of proposals, negotiations are conducted with the highest ranked firm deemed to be fully qualified and best suited among those submitting Proposals, on the basis of the factors specified in the evaluation criteria. After receipt of the best and final offer from the top-ranked firm, a cost analysis is performed to compare the proposed cost with the independent cost estimate to determine that the proposed cost is fair and reasonable.

VRE is seeking to develop midday storage sites for trains north of Washington Union Station (WUS). VRE's current demand for midday train storage in the District of Columbia exceeds the availability of track space, requiring it to incur the cost of deadheading one trainset every service day to and from the Broad Run Maintenance & Storage Facility.
Restrictions on midday train storage in the District also limit VRE’s ability to add cars to existing trains in order to reduce crowding. The need for longer and more trains is expected to increase as ridership demand grows.

The current situation could be exacerbated starting in July 2017 when, Amtrak can begin reducing the number of tracks we currently use at the Ivy City Yard.

VRE conducted an investigation to identify and evaluate properties within 12 miles of WUS that could be developed into new midday storage facilities for VRE. After review of 20 potential sites, the analysis determined the highest rated site encompassed a series of vacant or underutilized properties adjacent to the Ivy City Complex. With Amtrak’s cooperation, VRE developed conceptual designs and conducted real estate investigations into the leading sites, demonstrating its feasibility on the conceptual level as a new midday storage site.

The next step in project development is to refine and further the conceptual designs by conducting preliminary engineering and environmental studies. Given the urbanized setting of the proposed site, these studies will need to be particularly sensitive to urban design issues and the concerns of adjacent neighborhoods. With the completion of these engineering and environmental studies, VRE will be ready to initiate final design and construction of the new midday storage facility.

Upon receipt of the proposals, staff will return to the Board for authorization to award the contract.

**Fiscal Impact:**

Funding for a design and construction of midday storage facilities project is included in VRE’s Capital Improvement Program under Equipment Storage with funds drawn from VRE’s FY 2014 to FY 2016 federal funds and associated state and local match.
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WHEREAS, VRE’s demand for midday train storage already exceeds the availability of existing storage space and is expected to increase; and,

WHEREAS, continued use by VRE of the National Railroad Passenger Corporation’s (Amtrak’s) Ivy City Complex can be reduced upon one year’s notice starting in July 2017; and,

WHEREAS, these circumstances require VRE to identify and develop alternative means for midday train storage to accommodate its current requirements and future growth; and,

WHEREAS, VRE has identified and determined the feasibility of a potential site adjacent to Amtrak’s Ivy City Complex; and,

WHEREAS, environmental and engineering studies are needed in order to advance the design of new midday storage facilities;

NOW, THEREFORE, BE IT RESOLVED THAT, the VRE Operations Board does hereby acknowledge that competitive negotiation is required in accordance with the Virginia Public Procurement Act; and,

BE IT FURTHER RESOLVED THAT, the VRE Operations Board does hereby authorize the Chief Executive Officer to issue a Request for Proposals for engineering and environmental services for midday storage facilities.

Approved this 19th day of June 2015

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John C. Cook
Chairman

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Paul Smedberg
Secretary