Agenda Item 9-H
Action Item

To: Chairman Skinner and the VRE Operations Board
From: Rich Dalton
Date: September 18, 2020
Re: Authorization to Issue a General Planning Consulting Services Task Order for Surveying Services to Support Real Estate Acquisition Activities for the Broad Run Expansion Project

Recommendation:

The VRE Operations Board is asked to authorize the Chief Executive Officer to issue a General Planning Consulting (GPC) Services Task Order to Vanasse Hangen Brustlin, Inc. (VHB) for surveying services to support real estate acquisition activities for the Broad Run Expansion Project in the amount of $433,637, plus a 20 percent contingency of $86,727, for a total amount not to exceed $520,364.

Summary:

As part of its due diligence activities, VRE needs to conduct land surveys, locate utilities and easements and perform preliminary platting to support real estate acquisitions associated with the VRE Broad Run Expansion project.

Background:

The Broad Run Expansion project allows for additional Manassas Line service capacity, a larger Broad Run Station and expands the capacity of the existing Broad Run Maintenance and Storage Facility (MSF). Proposed improvements include:

- Additional railcars and expansion of the existing Broad Run MSF to accommodate more and longer trains;
▪ Additional parking spaces at Broad Run Station;

▪ A new third mainline track between Manassas and Broad Run within the existing Norfolk Southern (NS) right-of-way, subject to NS review and approval; and

▪ Adjustments to the Broad Run Station platform to accommodate the above changes.

Design objectives include accommodating near-term growth and a long-term focus consistent with proposed System Plan 2040 service expansion; improving vehicular, pedestrian and bicycle access to the station; and mitigating current and future traffic impacts on Route 28 and the surrounding road network.

On July 20, 2018, the Operations Board selected a preferred development concept for the Broad Run complex so that more detailed preliminary engineering (PE) plans could be initiated and environmental review completed. PE plans are now complete and property requirements to support the current design have been identified. The survey services to be completed under this GPC Task Order are needed to inform the pending final design activities and ongoing property acquisitions.

At VRE’s request, VHB submitted a proposal to provide survey services to support real estate acquisition. A cost analysis was subsequently performed by VRE staff to compare the proposed cost with the independent cost estimate, and it was determined that VHB’s proposed cost is fair and reasonable.

**Fiscal Impact:**

Funding for the survey services is provided from the Commonwealth’s I-66 Outside the Beltway (OTB) concessionaire payment and Federal CMAQ/RSTP funds allocated to the Broad Run Expansion project.
Virginia Railway Express
Operations Board

Resolution
9H-09-2020

Authorization to Issue a General Planning Consulting Services Task Order for Surveying Services to Support Real Estate Acquisition Activities for the Broad Run Expansion Project

WHEREAS, as part of its due diligence activities, VRE needs to conduct land surveys, locate utilities and easements and perform preliminary platting to support real estate acquisitions associated with the VRE Broad Run Expansion project; and,

WHEREAS, the Broad Run Expansion continues the operation of Manassas Line service out of a larger Broad Run Station and expands the capacity of the existing Broad Run Maintenance and Storage Facility (MSF); and,

WHEREAS, on July 20, 2018, the Operations Board selected a preferred development concept for the Broad Run complex so that more detailed preliminary engineering (PE) plans could be initiated and environmental review completed; and,

WHEREAS, preliminary engineering plans are now complete and property requirements to support the current design have been identified. The survey services to be completed under this GPC Task Order are needed to inform the pending final design activities and ongoing property acquisitions; and,

WHEREAS, Vanasse Hangen Brustlin, Inc., VRE’s General Planning Consultant, has the qualifications to conduct this work and has presented an acceptable proposal to perform said services;

NOW, THEREFORE, BE IT RESOLVED THAT, the VRE Operations Board does hereby find that, in accordance with amendments adopted on April 22, 2020 to budget bills HB 29 and 30, meeting by electronic means is authorized because the nature of the declared emergency makes it both impracticable and unsafe for the Operations Board to assemble in a single location on September 18, 2020, and that meeting by electronic means is authorized because the items on the September 18, 2020 Operations Board Meeting Agenda are statutorily required or necessary to continue operations of the Operations Board and the discharge of the Operations Board’s lawful purposes, duties, and responsibilities; and further find that meeting by electronic means is authorized because the items on the September 18, 2020 Operations Board Meeting Agenda are encompassed within the continuity of operations ordinances adopted by member localities of the Virginia Railway Express Operations Board to assure the continued operation of the government during the disaster posed by the public health emergency resulting from COVID-19; and,
BE IT FURTHER RESOLVED THAT, the VRE Operations Board does hereby authorize the Chief Executive Officer to issue a General Planning Consulting Services Task Order to Vanasse Hangen Brustlin, Inc. for surveying services to support real estate acquisition activities for the Broad Run Expansion Project in the amount of $433,637, plus a 20 percent contingency of $86,727, for a total amount not to exceed $520,364.

Approved this 18th day of September 2020

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Gary Skinner
Chairman

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Jeanine Lawson
Secretary