Operations and Maintenance Center (OMC) Expansion
January 2019

Existing Facility
Existing Facility

Expansion Study

<table>
<thead>
<tr>
<th>Project</th>
<th>Rail Fleet</th>
</tr>
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<tbody>
<tr>
<td>Existing fleet</td>
<td>50</td>
</tr>
<tr>
<td>Existing System Capacity</td>
<td>8</td>
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<tr>
<td>Gilbert Rd Ext.</td>
<td>3</td>
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<tr>
<td>Tempe Streetcar</td>
<td>6</td>
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<tr>
<td>Future System Expansion</td>
<td>25</td>
</tr>
<tr>
<td>Total</td>
<td>92</td>
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</tbody>
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- **2016-17: Planning study**
  - Determined future needs
- **2017-18: Preliminary Design**
  - 30% design
- **Design/Build selected**
  - Improves coordination
  - Accelerates project completion
- **2019-20: Vehicles arrive**
  - 11 light rail
  - 6 streetcars
Planned Expansion

Key Project Elements

- Facilities for 17 vehicles on order:
  - Two storage tracks and retaining wall
  - Maintenance of Equipment building (MOE) expansion
  - Maintenance of Way building expansion
  - Traction Power Sub-Station
  - Cleaning platform

- Facilities for future fleet expansion:
  - One storage track
  - New mezzanine in MOE

- Facilities deferred during negotiations:
  - South storage track
  - Light rail vehicle washer
Design/Build Procurement

• Two-step process
  • Qualifications
  • Proposals

• Two firms submitted qualifications
  • Sundt and Hensel Phelps
  • Both invited to submit proposals

• Technical and price proposals submitted (April 2018)
  • Price Proposals higher than funding
  • Reduced scope and identified scope options
  • Received revised proposals
  • Best and Final Offers (July 2018)

Selection and Negotiations

• Selection Committee Recommendation
  • Hensel Phelps
  • Notice of Preliminary Selection: Aug 2018

• Nine negotiation meetings: Aug – Dec 2018
  • Staff determined most scope necessary

• Original bid reduced by $8.5 million
  • Price reductions
  • Reduced contractor price

• Independent cost estimate
  • Consistent with cost submittals
Cost & Funding

Cost:
• Contract award $82.6 million
• Contract contingency $ 8.3 million
• Agency costs $ 4.0 million
• Total $94.9 million

Funding:
• Current TLCP (5309, CMAQ, PTF) $66.8 million
• Request for reallocation $22.0 million
  • $17 million PTF (TLCP reserve)
  • $5 million added CMAQ
• South Central LRT (5309, PTF) $ 6.1 million

Schedule

• Notice to Proceed: By Feb 1, 2019
• Design phase: Feb to Oct 2019
• Construction phase: May 2019 to Jan 2021
• Project closeout: Sept 2021
Recommendations

Authorize the CEO to:

• Award a contract for Operations and Maintenance Center (OMC) Expansion Design/Build services to Hensel Phelps for an amount not to exceed $90.9 million

• Program an additional $22.0 million in regional Public Transportation Funds (PTF) and Congestion Mitigation and Air Quality (CMAQ) funds to the OMC Expansion in conjunction with the next Transit Life Cycle Program (TLCP) update.