



**Resource Management
Agency
COUNTY OF TULARE
AGENDA ITEM**

BOARD OF SUPERVISORS

ALLEN ISHIDA
District One
PETE VANDER POEL
District Two
PHILLIP A. COX
District Three
J. STEVEN WORTHLEY
District Four
MIKE ENNIS
District Five

AGENDA DATE: September 27, 2016 – REVISED

Public Hearing Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Scheduled Public Hearing w/Clerk	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Published Notice Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Advertised Published Notice	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Meet & Confer Required	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Electronic file(s) has been sent	Yes	<input checked="" type="checkbox"/>	N/A	<input type="checkbox"/>
Budget Transfer (Aud 308) attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Personnel Resolution attached	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
Agreements are attached and signature line for Chairman is marked with tab(s)/flag(s)	Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>
CONTACT PERSON: Celeste Perez PHONE: (559) 624-7010				

SUBJECT: Transit Operations and Maintenance Facility Project Report

REQUEST(S):

That the Board of Supervisors:

1. Receive a report from the Resource Management Agency regarding the County's Transit Operations and Maintenance Facility Project;
2. Establish an ad hoc Project Review Committee comprised of two members of the Board of Supervisors;
3. Appoint two members of the Board of Supervisors to serve on the ad hoc Project Review Committee;
4. To assist in expediting the completion of this project set the first ad hoc committee meeting date; and
5. Provide direction to the Resource Management Agency to proceed with the Transit Operations and Maintenance Facility project as identified.

SUMMARY:

The purpose of this request is to provide a report to the Board of Supervisors regarding the progress of the Transit Operations and Maintenance Facility Project, and to request the establishment of an ad hoc project review committee comprised of two members of the Board of Supervisors. Schematic design and programming has been completed for this project. It would be appropriate to solicit input from the Board of Supervisors at this critical decision point before the project moves into the final design stage.

The Tulare County Area Transit (TCaT) fleet is currently housed at the Visalia Transit Facility, and with anticipated growth of both TCaT and Visalia Transit, there is a need for a facility to house the TCaT fleet. As such, Tulare County has

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allocated funding of approximately \$10.6 million total from a variety of state and federal sources to design and construct a new Transit Operations and Maintenance Facility (the "TOMF") for TCaT. This new facility will be constructed on the undeveloped parcel of land located adjacent to the existing County of Tulare's Road Yard located at 14001 Avenue 256, Visalia, CA 93292, near the intersection of Avenue 256 and Road 140. The TOMF project is part of the Tulare County Central Road Yard Expansion Site Master Plan, which your Board approved on January 14, 2014. The TOMF will be designed for the maintenance of TCaT's bus fleet and for the administration and operations of the various TCaT programs. It will also include parking for buses and CNG fuel stations.

TCaT has obtained funding for this project from the Public Transportation Modernization, Improvement, and Service Enhancement Account Program (PTMISEA), the CalOES Prop 1 B Grant Program, and the Congestion Mitigation and Air Quality (CMAQ) grant program. Funding has also been allocated from the Local Transportation Fund (LTF) and the State Transit Assistance fund (STA). The CMAQ funding is restricted for use on the CNG fueling components of the TOMF and the CalOES grants are restricted for use on security enhancements, such as video surveillance, lighting, and fencing.

The budget for construction on the project is approximately \$9 million at this time.

Through the schematic design and programming phase, RMA, along with our design team, lead by Arrington Watkins Architects, identified a program to provide the transit system with a modern and efficient design and plan for the TOMF, in accordance with the adopted Master Plan for this site.

At full build out, as originally conceived, the estimated construction cost for the TOMF would be more than \$20 million.

As such, a phased approach to the TOMF is ideal, with the first phase of the project to be constructed with the available funds, and designed to accommodate future expansion and development as required for growth of the fleet and as additional funds become available.

RMA staff, in collaboration with the design team consultants, has prepared a preliminary phasing plan for the design and construction of the TOMF. The proposed phasing plan is as follows:

Phase 1 – This phase is to include the following components:

- Utilities: Well, water distribution system, septic, stormwater, gas, electric, communications
- Maintenance building
- Time fill (slow) CNG dispensing system
- Site security features

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- Landscaping
- Access road
- Site paving

Phase 1 can be constructed within the current construction budget of \$9 million. A sketch of this phase is shown in Figure 1.1 of Attachment A.

Phase 2 – These features are not immediately necessary. This phase will include three separate components:

(2A) the operations and administration building

(2B) the fast fill CNG station

(2C) an automated bus wash facility.

These facilities will be connected to utilities constructed as part of Phase 1. The construction budget required to build Phase 2 is approximately \$6-7 million. A sketch of this phase is shown in Figure 1.2 of Attachment A.

Phase 3 – These features are not immediately necessary for TCaT operations, but are being planned to accommodate changes and growth in the system. This phase would include the following:

(3A) additional paving for bus parking

(3B) a fluid island

(3C) additional maintenance bays

(3D) solar canopies.

The construction budget required to build Phase 3 is approximately \$5-6 million. A sketch of this phase is shown in Figure 1.3 of Attachment A.

Interagency Coordination

Additionally, RMA staff has been coordinating this project with the County Administrative Office/General Services staff, as well as the Health and Human Services Agency and the Tulare County Fire Department. In addition to the Transit Operations and Maintenance Facility, the County owned site includes the following facilities:

- Central Road Yard (Facility operated by RMA)
- Fleet Services (Facility operated by General Services)
- Animal Control Facilities (Facility operated by Health and Human Services)
- Future Fire Station (Project being managed by General Services)

Shared Infrastructure

As such, to ensure the most efficient use of County funds, the infrastructure for existing, new and proposed facilities at this site needs to be properly coordinated.

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For example, the new well and water distribution system to be installed as a part of Phase 1 of the TOMF facility will be designed to support all of the facilities at the site. This is especially important since the existing well that serves the Central Road Yard, Fleet Services and the Animal Control Facilities is experiencing a loss in capacity. Constructing a single well with the capacity to serve all facilities will likely result in a more efficient use of public funds, than if separate wells and distribution systems were constructed for each facility if the existing well were to fail.

Discussions are on-going with County Administrative Office, General Services (overseeing the design and construction of the new fire station and oversees Fleet Services), and the Health and Human Services Agency (Animal Control Facilities) regarding appropriate cost sharing for the utility infrastructure. In addition to water, sewer (septic) and stormwater infrastructure facilities are also anticipated to be shared between all facilities, and require similar discussions regarding cost sharing.

Establish Ad Hoc Committee

In light of the importance of this facility to the County of Tulare, we believe that it would be appropriate to form an ad hoc Project Review Committee comprising of two members of the Board of Supervisors, for the purpose of reviewing the project programming and phasing plan, and to provide input regarding the scoping of this project considering how this site houses multiple County facilities. The ad hoc committee will be helpful in expediting the completion of this project.

It is proposed that the first ad hoc committee meeting be held within two weeks of Board of Supervisors approval of this request. After the first committee meeting, a follow up committee meeting will be held two weeks thereafter to report on the results/recommendations of the original meeting.

Staff will then report back to the Board of Supervisors, within 30 days of the second committee meeting to report the results and recommendations of the ad hoc committee.

The proposed project schedule is as follows:

- Schematic Design – Complete
- Ad Hoc Committee, First Meeting – week of October 3
- Ad Hoc Committee, Second Meeting – week of October 17
- Report to Board of Supervisors – November 15, 2016
- 50% Design Documents – December 1, 2016
- Plan Check Submittal – December 22, 2016
- Final Bid Documents – February 15, 2017
- Board Authorization to Bid – March 2017
- Construction Bids Received – May 2017
- Construction Start – July 2017
- Construction Complete – July 2018

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FISCAL IMPACT/FINANCING:

There will be no Net County Cost to the General Fund.

This project is funded by a variety of transit-related grants and allocations of state transit funds, for total funding of approximately \$10.6 million at this time.

LINKAGE TO THE COUNTY OF TULARE STRATEGIC BUSINESS PLAN:

This County's Strategic Business Plan includes the Safety and Security strategic initiative, which includes a goal to improve and maintain an adequate transportation infrastructure.

ADMINISTRATIVE SIGN-OFF:



Reed Schenke, S.E.
Chief Engineer



Benjamin Ruiz, Jr, P.E., S.E.
Interim Director

Cc: Auditor-Controller
County Counsel
County Administrative Office (2)

BR: rm

Attachment(s):

Attachment A – Transit Operations and Maintenance Facility Project Phasing Sketch

**BEFORE THE BOARD OF SUPERVISORS
COUNTY OF TULARE, STATE OF CALIFORNIA**

IN THE MATTER OF TRANSIT)
OPERATIONS AND MAINTENANCE) Resolution No. _____
FACILITY PROJECT REPORT)

UPON MOTION OF SUPERVISOR _____, SECONDED BY
SUPERVISOR _____, THE FOLLOWING WAS ADOPTED BY THE
BOARD OF SUPERVISORS, AT AN OFFICIAL MEETING HELD SEPTEMBER 27,
2016 BY THE FOLLOWING VOTE:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST: MICHAEL SPATA
COUNTY ADMINISTRATIVE OFFICER/
CLERK, BOARD OF SUPERVISORS

BY: _____
Deputy Clerk

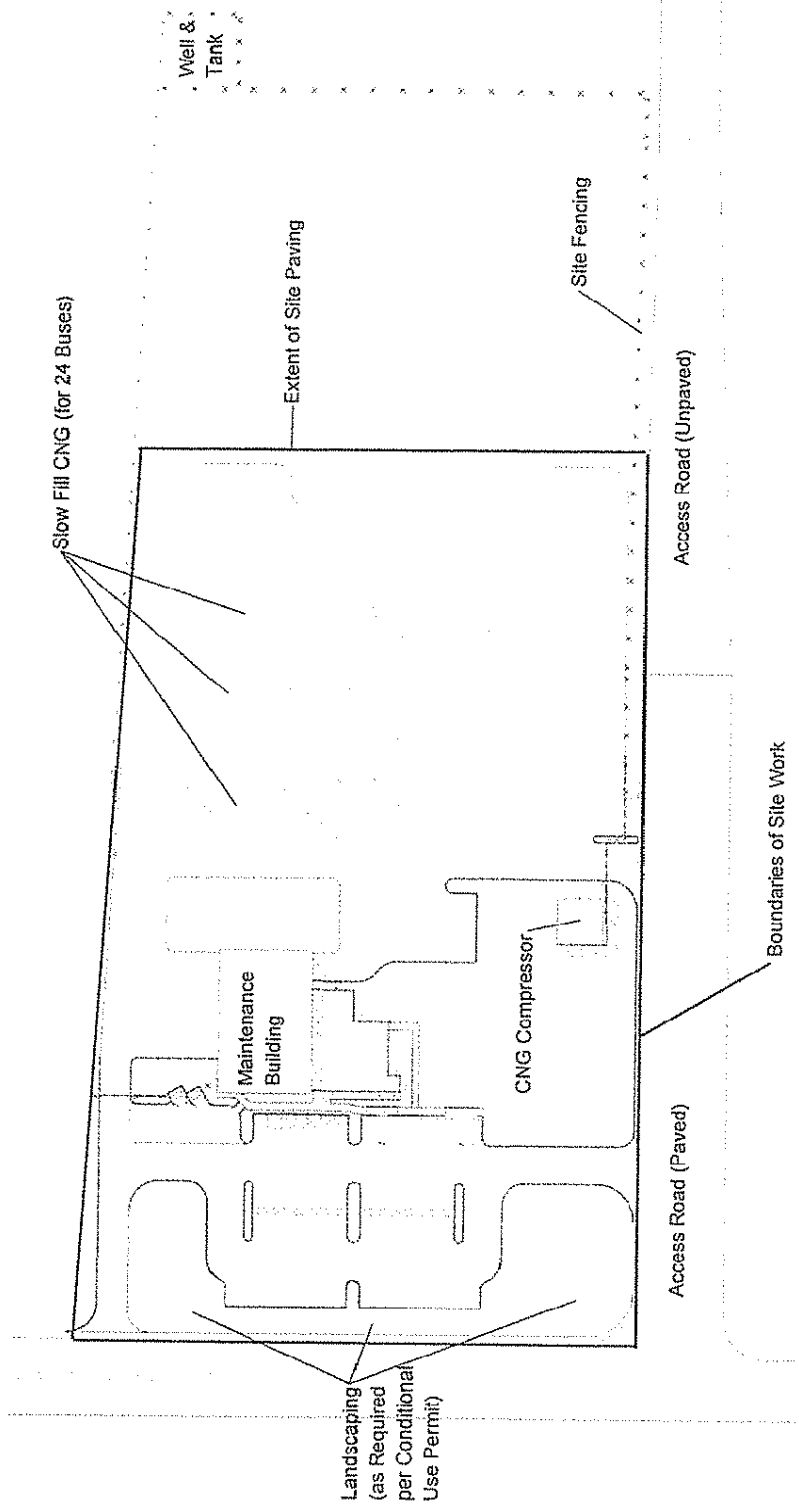
* * * * *

1. Received a report from the Resource Management Agency regarding the County's Transit Operations and Maintenance Facility Project;
2. Established an ad hoc Program Review Committee comprised of two members of the Board of Supervisors;
3. Appointed two members of the Board of Supervisors to serve on the ad hoc Project Review Committee;
4. To assist in expediting the completion of this project set the first ad hoc committee meeting date; and
5. Provided direction to the Resource Management Agency to proceed with the project as identified.

Attachment A

Transit Operations and Maintenance Facility Project Phasing Sketch

Phase 1 Site Plan



Not shown: Water distribution, storm drain and retention basin, sanitary line and seepage pits, utility connections

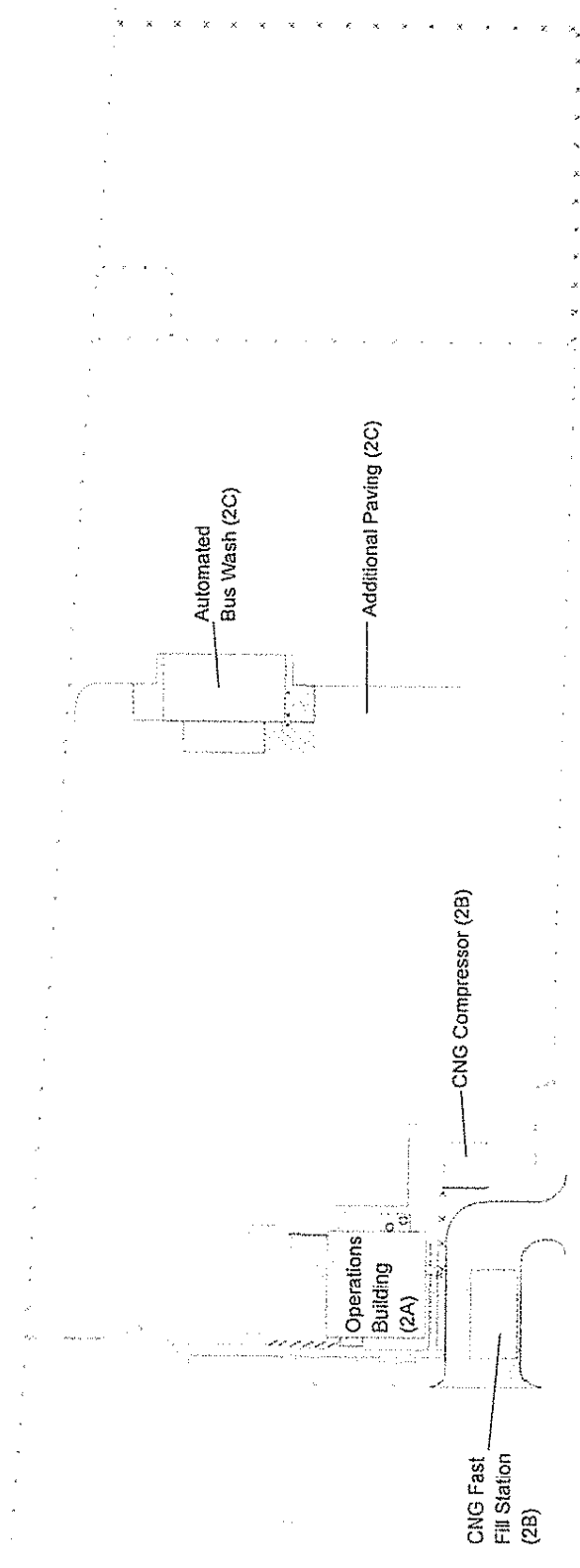


<p>LOGO</p>	<p>SCALE</p>	<p>TULARE TRANSIT OPERATIONS & MAINTENANCE FACILITY 14001 AVENUE 256, VISALIA, CA 93292</p>	<p>DATE</p>
<p>PRELIMINARY NOT FOR CONSTRUCTION</p>		<p>ANGELIA WALKER ARCHITECTS 14001 AVENUE 256, VISALIA, CA 93292 TEL: 559.232.2222</p>	<p>TULARE TRANSIT OPERATIONS & MAINTENANCE FACILITY ARCHITECTURAL OVERALL SITE PLAN - PHASE 1 SHEET NUMBER: _____</p>

FIG 1.1

SCHEMATIC DESIGN

Phase 2 Site Plan



1 OVERALL SITE PLAN - PHASE 2

PRELIMINARY FOR CONSTRUCTION

REV PLAN

TULARE TRANSIT OPERATIONS & MAINTENANCE FACILITY
14001 AVENUE 256, VISALIA, CA 93292

SCALE

PROJECT NO: 17-000133
DATE: 08/08/17
PROJECT: TULARE TRANSIT OPERATIONS & MAINTENANCE FACILITY
SHEET NUMBER: 12

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DATE: 08/08/17
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SHEET NUMBER: 12

TULARE TRANSIT OPERATIONS & MAINTENANCE FACILITY
14001 AVENUE 256, VISALIA, CA 93292

OVERALL SITE PLAN - PHASE 2

FIG 1.2
SCHEMATIC DESIGN

