

#071061



WENDEL DUCHSCHERER
ARCHITECTS & ENGINEERS

Gainesville Regional Transit
City of Gainesville, FL
April 2008

- Introductions
- Statement of Need
- Master Plan Process
- How much will it cost?
- Questions & Discussion
- Recommendations / Next Steps

David C. Duchscherer, PE

Wendel Duchscherer Architects & Engineers

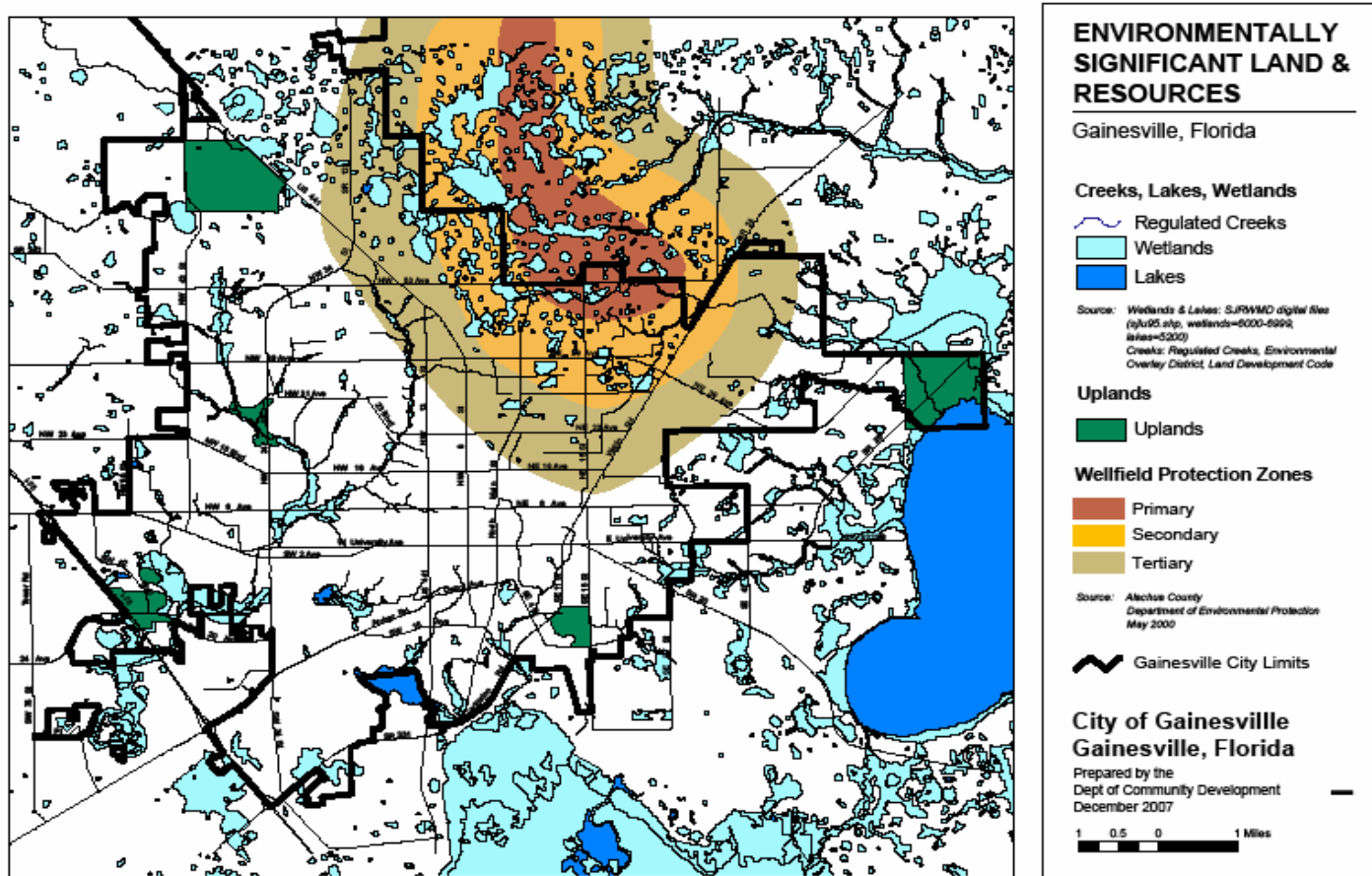
Goal: Design a Facility that is operationally efficient.

- Masterplan to accommodate projected expansion to 2025
- Schematic Design to accommodate target - date-fleet of 150 buses in 2014

Wendel Duchscherer has overwhelming experience in designing transit facilities

- Over 70 facilities
- Costing over \$1 Billion
- FTA/DOT experience
- Recognized experts

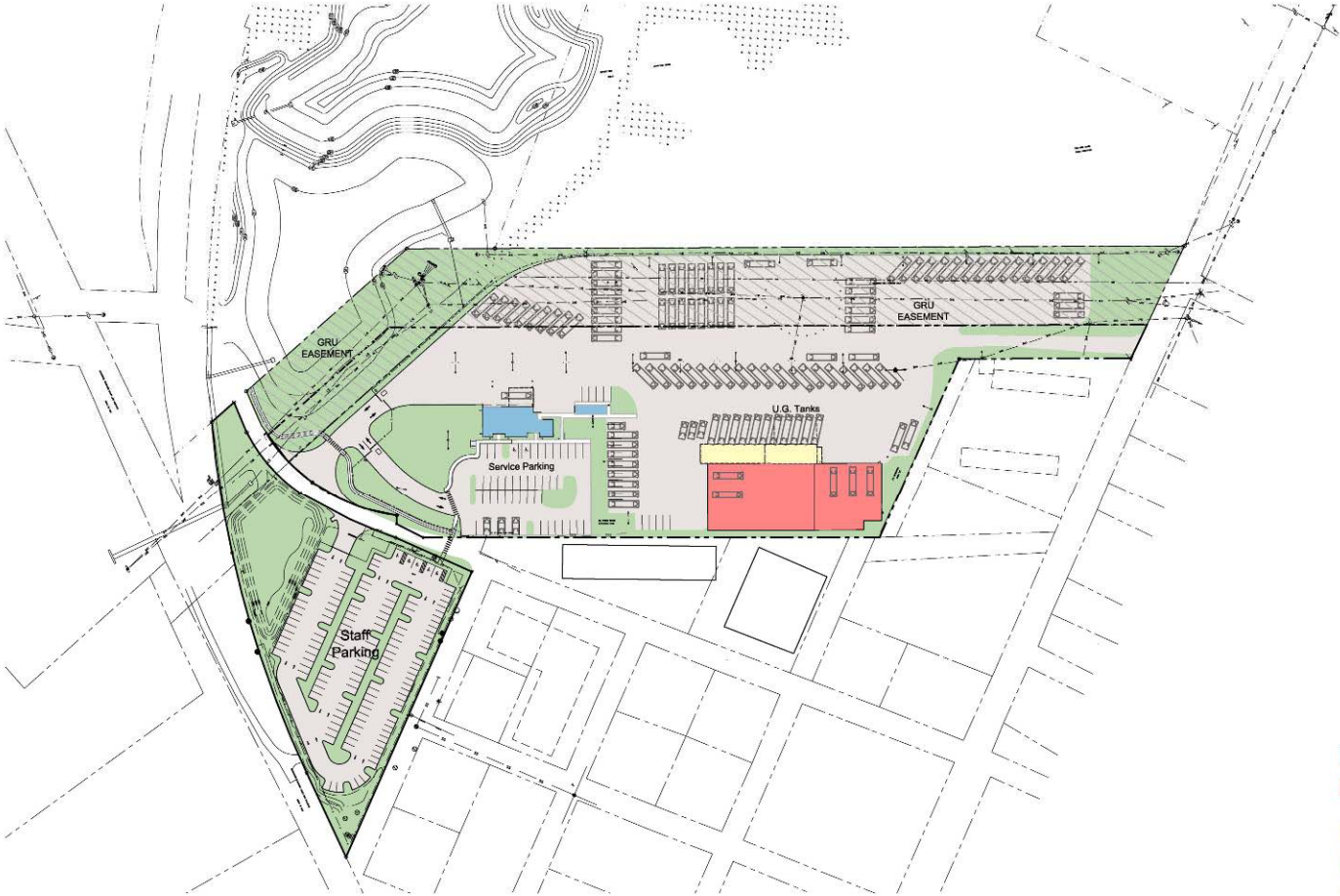
- *FTA FY 2002 Triennial Review Program:*
...garage is crowded...planned expansions will exacerbate the situation and could adversely impact the RTS maintenance staff's ability to maintain vehicles. ...must provide plan to FTA for improving the condition...
- *FTA FY 2005 Triennial Review Program:*
Committed to dealing with the deficiencies of the Maintenance Facility
 - Paratransit company is behind on their PM's



City of Gainesville Mission: We are committed to providing exceptional services that enhance the quality of life for the Gainesville Community.

STATEMENT OF NEEDS – Existing Site

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Existing Quantities

Property	10.5 Acres
Parking Lot (2 acres)	194 spaces
Buses	111
Admin/ Ops bldg	9,800 sf
Maintenance bldg (6 Bay)	35,200 sf
Service Lane (1)	9,200 sf
Landscaped	
Pavement	

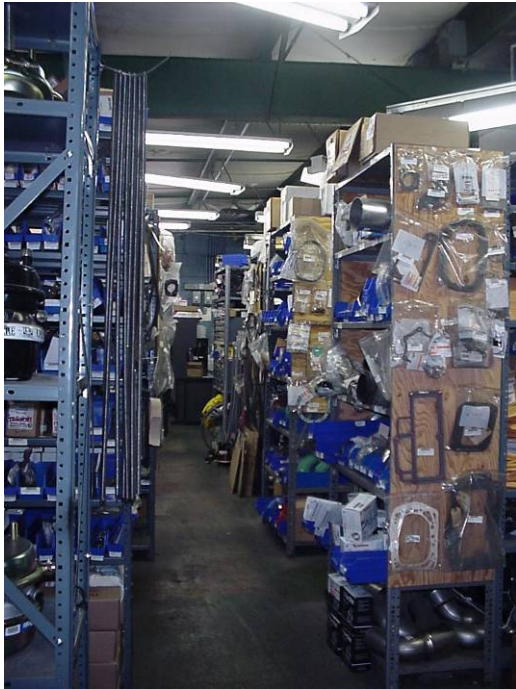


Existing Site Conditions

STATEMENT OF NEEDS - Existing Conditions

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- Lack of storage space
- Over crowding



STATEMENT OF NEEDS - Existing Conditions

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- High energy costs
- Building beyond useful life
- High building maintenance costs



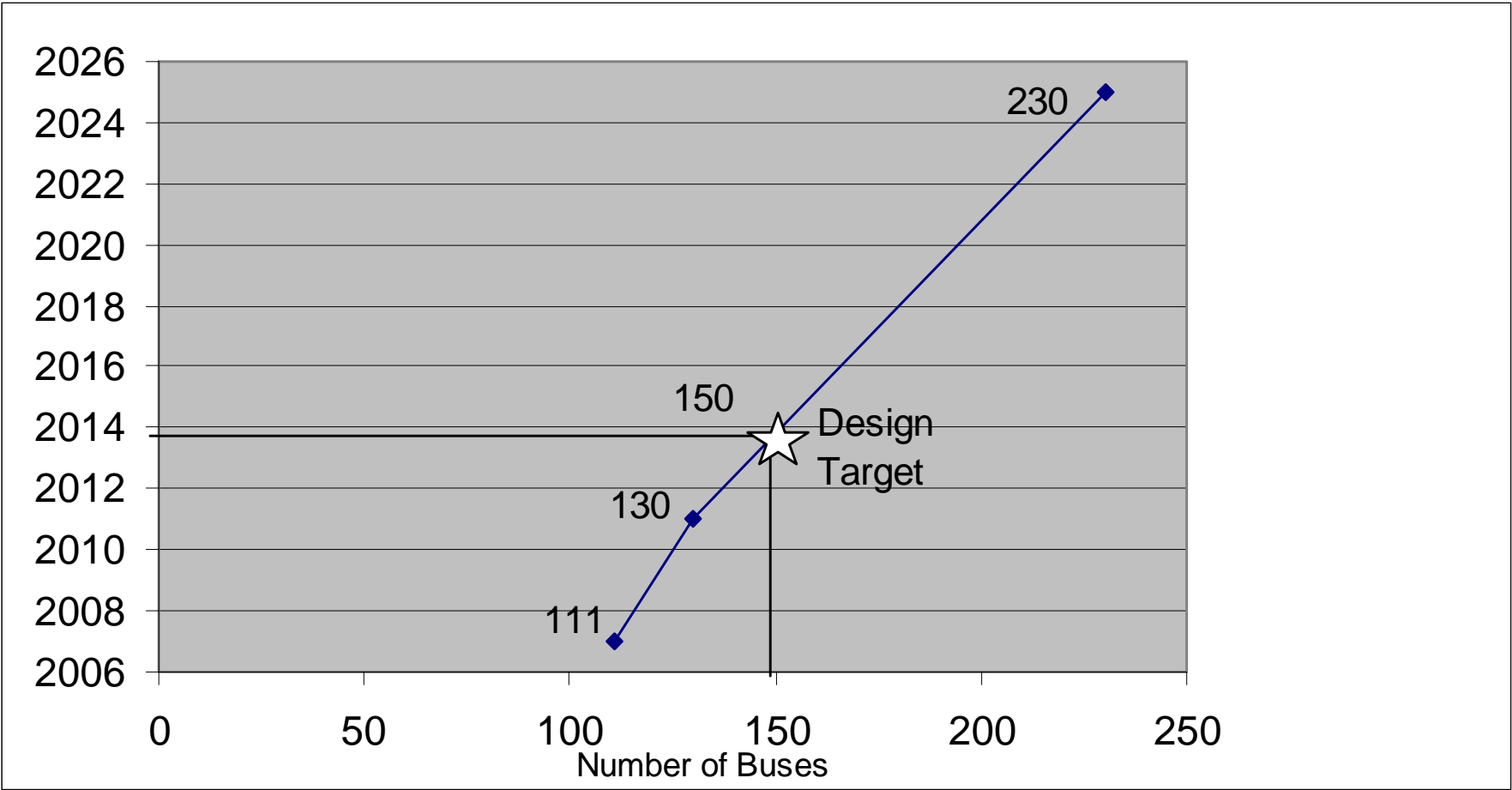


- Inefficient operations



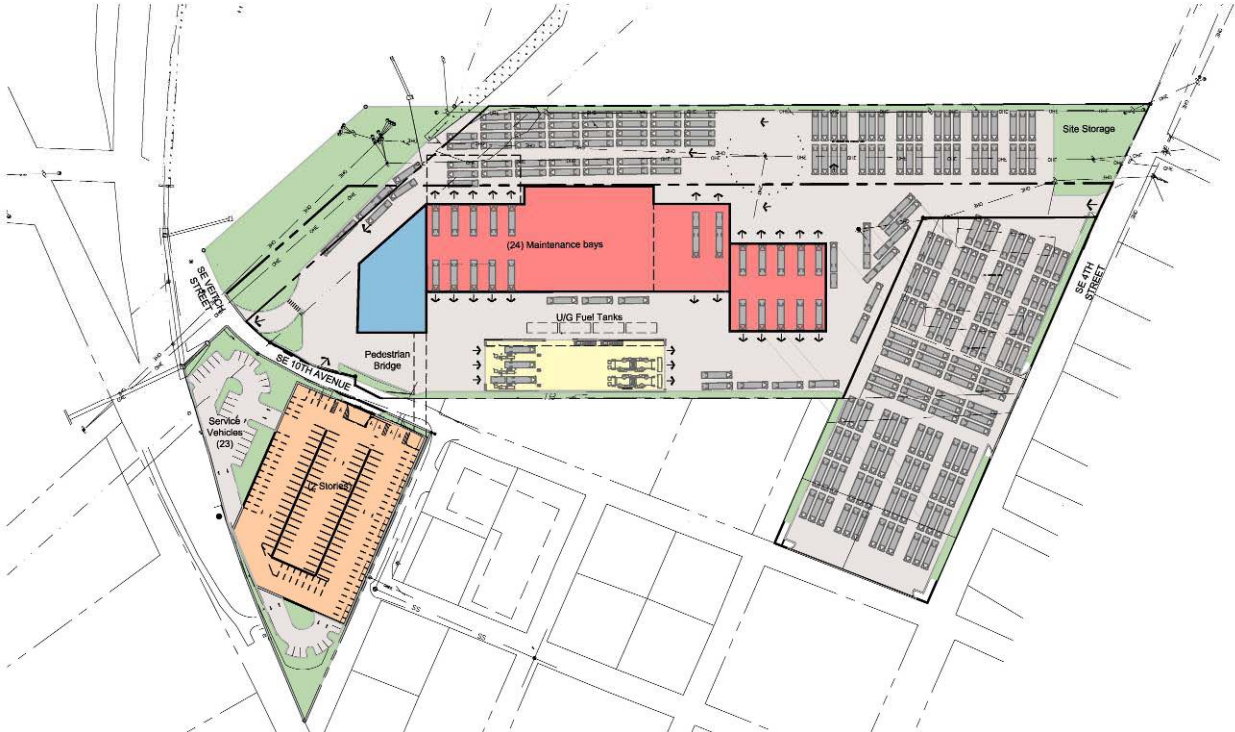
- Accommodate larger fleet
- Adapt to changes in vehicle configuration
- Plan for future growth
- Consolidate Administration
- Add CTC Transportation (Paratransit)

STATEMENT OF NEEDS – Program Parameters #071061



MASTER PLAN PROCESS – Concept A 2025

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Legend/ Quantities

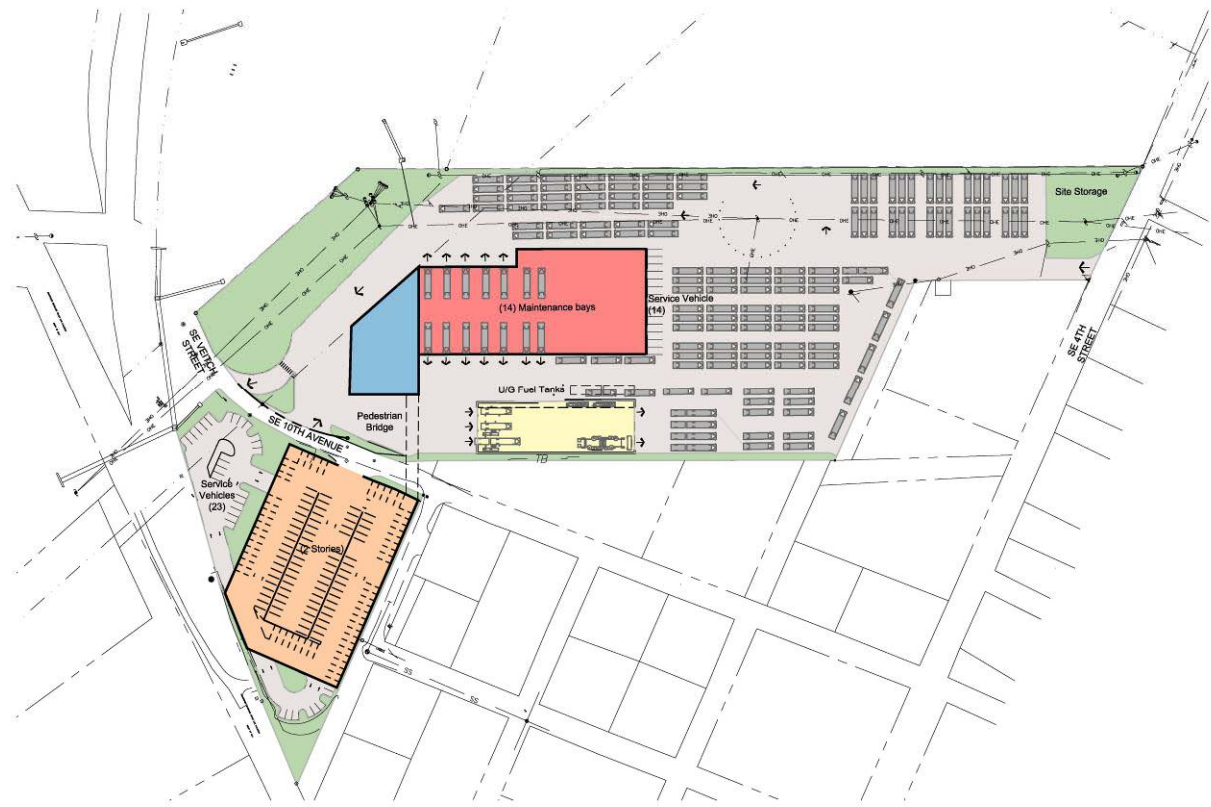
Existing & Acquired Property	12.5 Acres
Total Buses	230
Staff Parking	478
Admin/ Ops bldg	23,500 sf
Maintenance bldg	72,000 sf
Service Lanes	14,200 sf
Parking Structure	
Landscaped	
Pavement	
Fueling/Fare Retrieval Station	
Bus Wash	
60' Articulated Bus (10)	
40' Bus (220)	

Existing Site & New Property

A
2025
Option

MASTER PLAN PROCESS – Concept A 2014

#071061



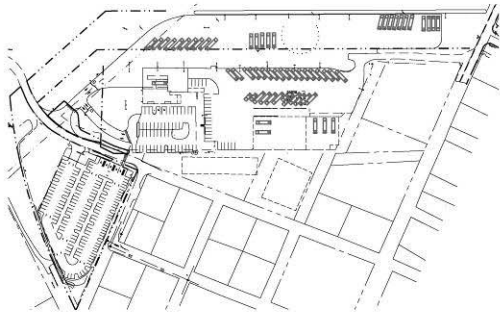
Legend/ Quantities

Conceptual Property	10.5 Acres
Total Buses	150
Staff Parking	302
■ Admin/ Ops bldg	14,000 sf
■ Maintenance bldg	45,000 sf
■ Service Lanes	14,200 sf
■ Parking Structure	
■ Landscaped	
■ Pavement	
Fueling/Fare Retrieval Station	
Bus Wash	
60' Articulated Bus (6)	
40' Bus (144)	

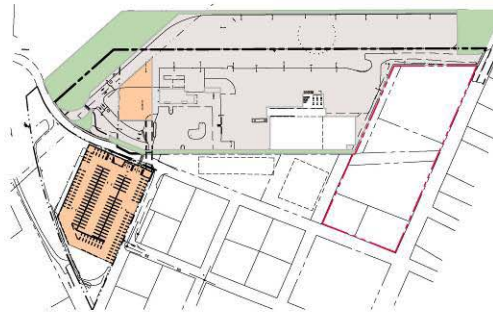
Existing Site

A
2014
Option

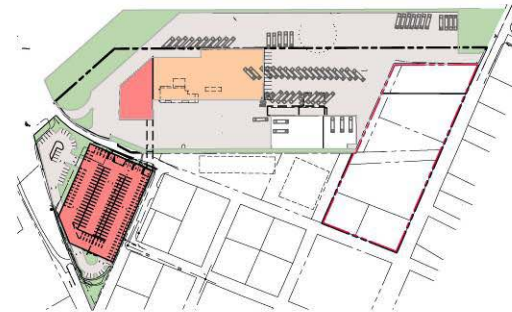
MASTER PLAN PROCESS – Concept A Phasing #071061



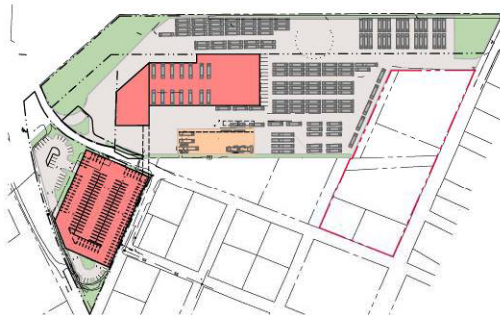
1. Current Existing Facilities and Operations site plan



2. a. Acquire new property along SE 4th Street for temporary parking and construction staging area.
- b. Move Admin/ Ops into temporary facilities. Demolish existing Admin/ Ops/ & Training facilities.
- c. Construction to add surface parking and parking deck.
- d. Construction of Admin/ Ops building.

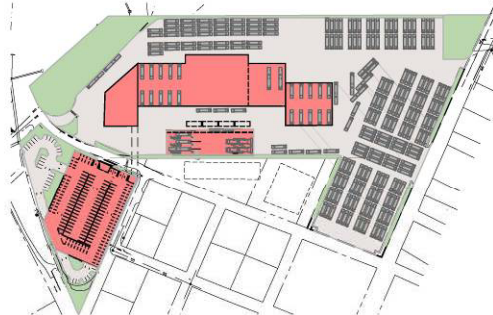


3. a. Move Admin/ Ops into new facilities.
- b. Use new surface and deck parking areas.
- c. Use SE 4th Street site for temporary Service Lanes.
- d. Construction of new Maintenance & Parts Building.



4. a. Move Maintenance into new facilities.
- b. Demolish existing Maintenance facilities except for fueling. Use SE 4th Street site for temporary Service Lanes.
- c. Construction of new Service Lanes.

(2014 Site Plan)



5. a. Expand new Maintenance facilities.
- b. Use SE 4th Street site for bus fleet parking.
- c. Use new Service Lanes.

(2025 Site Plan)

Legend

- Building Under Construction
- New Building Occupied
- Landscaped
- Pavement
- Future Development



Phasing
Existing Site

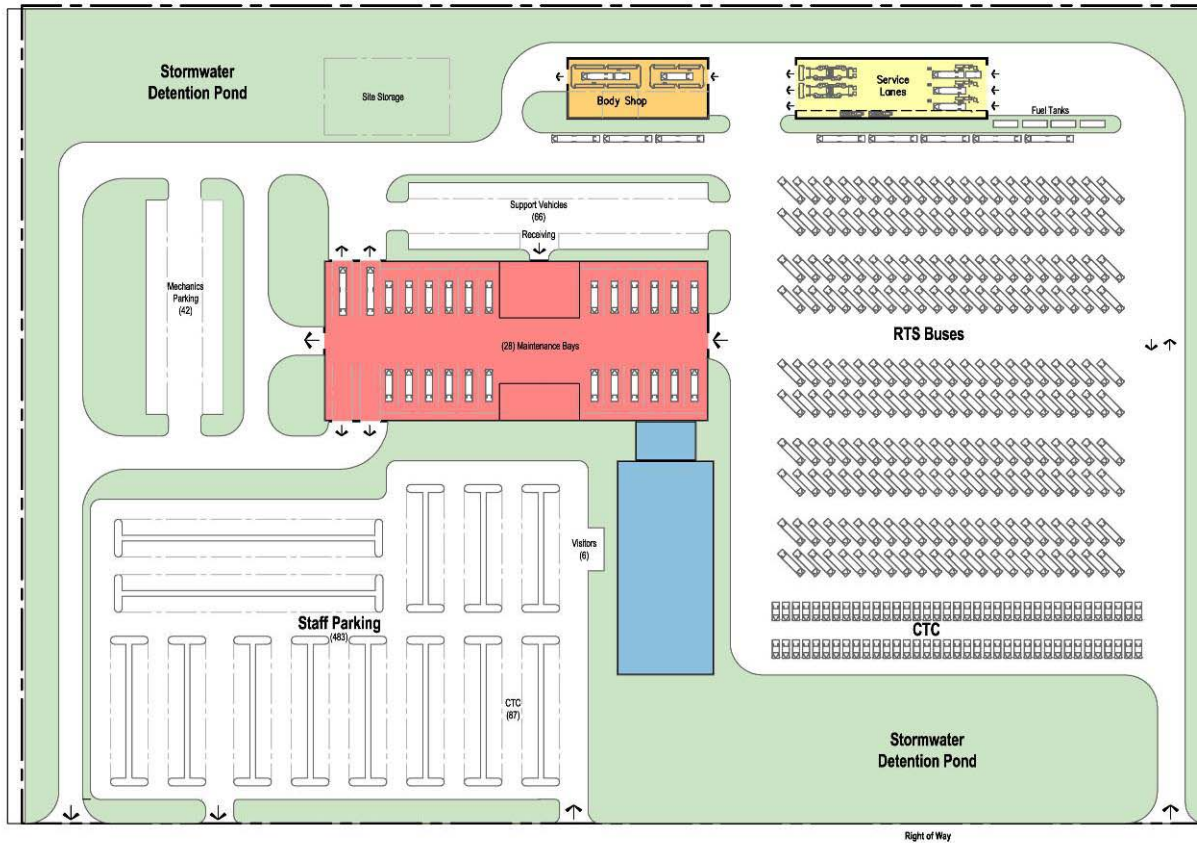
A

Pres-2025



MASTER PLAN PROCESS – Concept C 2025

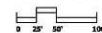
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Legend/ Quantities

Conceptual Property	35 Acres
Total Buses	230
■ Admin/ Ops bldg	32,900 sf
■ Maintenance bldg	96,000 sf
■ Service Lanes	17,000 sf
■ Body Shop	10,600 sf
■ Landscaped	
Future Development	---
Fueling/Fare Retrieval Station	
Bus Wash	
60' Articulated Bus (10)	
40' Bus (220)	
CTC Bus (75)	

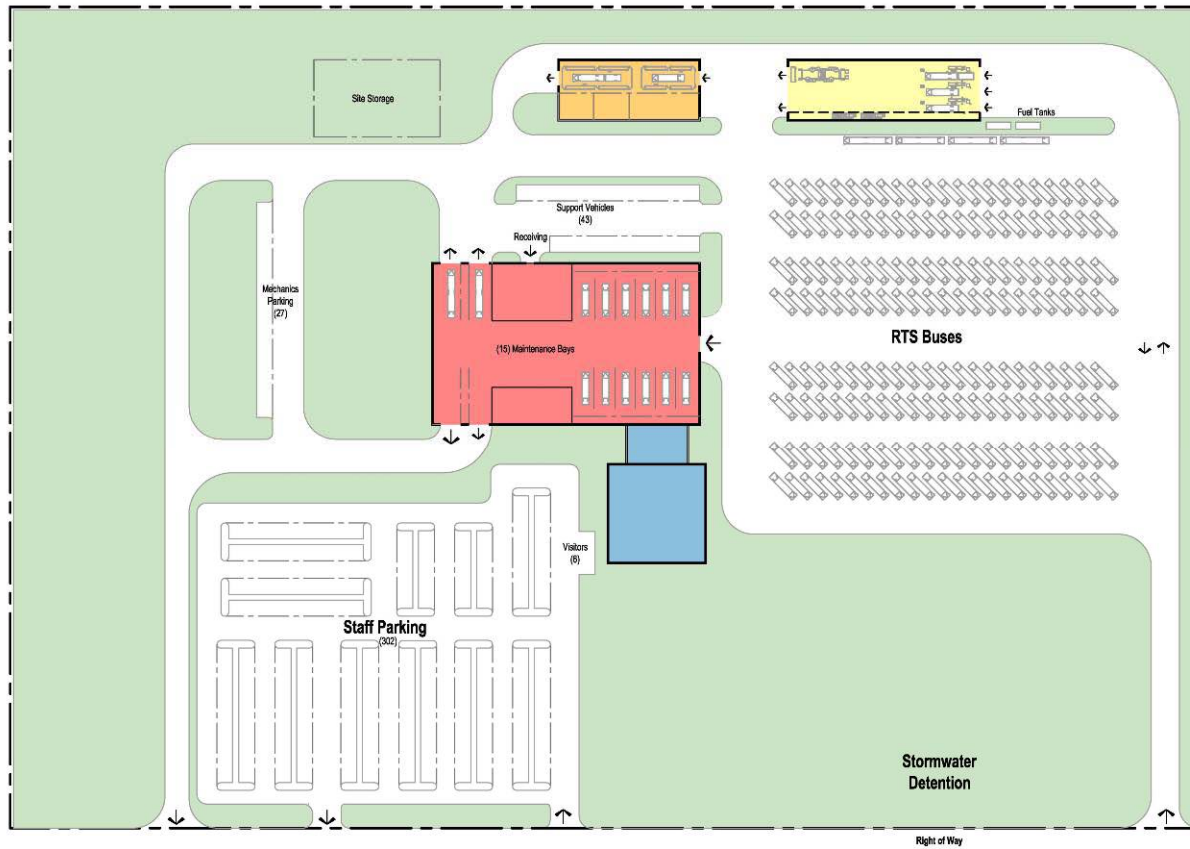
Conceptual
New Site












C3
2025
Option

MASTER PLAN PROCESS – Concept C 2014

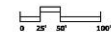
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Legend/ Quantities

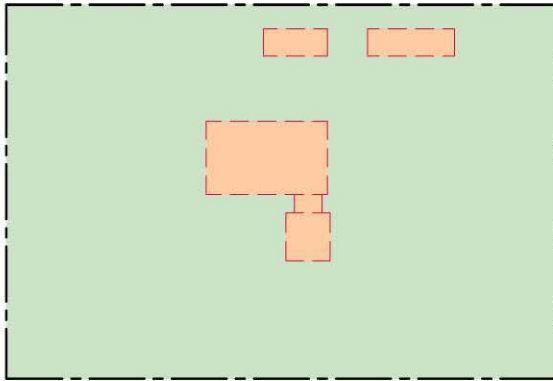
Conceptual Property	35 Acres
Total Buses	150
 Admin/ Ops bldg	14,200 sf
 Maintenance bldg	46,000 sf
 Service Lanes	17,900 sf
 Body Shop	10,600 sf
 Landscaped	
 Fueling/Fare Retrieval Station	
 Bus Wash	
 60' Articulated Bus (6)	
 40' Bus (144)	

Conceptual
New Site

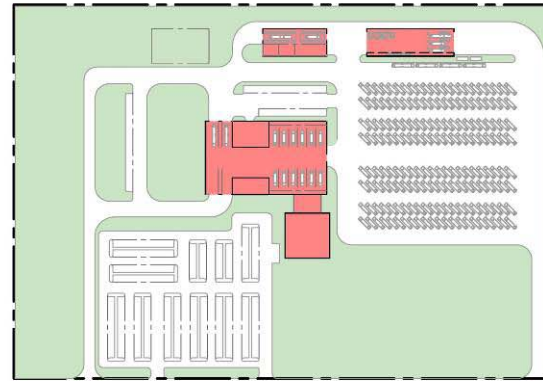


C₃
2014

MASTER PLAN PROCESS – Concept C Phasing #071061

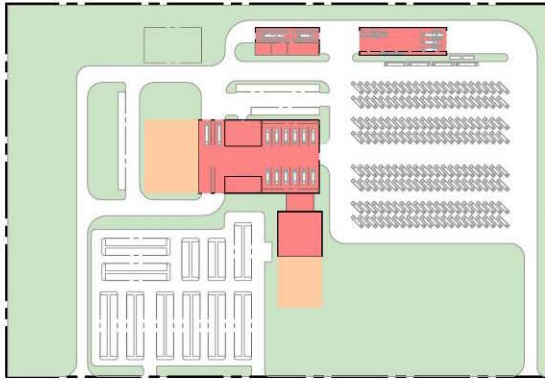


1. a. Acquire land for new facility and future expansions.
- b. Begin construction of new parking and facilities.

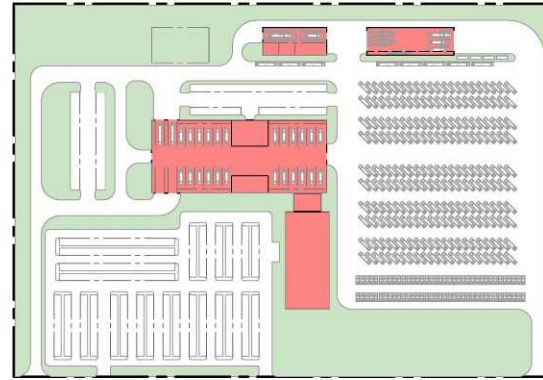


2. a. Complete construction of new parking, service lane & RTS facilities - 2014.
- b. Move RTS from existing 10th Ave site into new site and facilities.

(Resulting in 2014 Site Plan)



3. a. Expand Maintenance facility
- b. Expand Admin/Ops facility, including CTC
- c. Expand parking areas, including CTC vehicles
- d. Expand service equipment & fueling



4. a. Complete site and facility expansions
- b. RTS occupies expanded buildings and program
- c. CTC moves on site (offices and vehicle parking)

(Resulting in 2025 Site Plan)

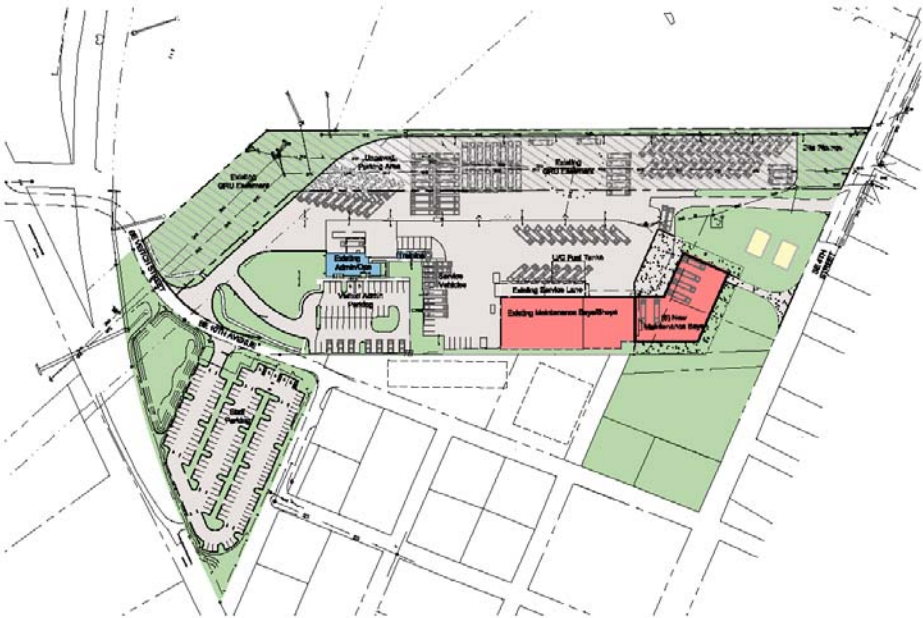
Legend

- Building Under Construction
- New Building Occupied
- Landscaped
- Pavement
- Future Development

Phasing
New Site



C3
2014-2025
Option



Legend/ Quantities

Conceptual Property	10.5 Acres
Total Buses	113
Staff Parking	144
Admin/ Ops bldg	9,800 sf
Addition to Existing Maintenance bldg	15,100 sf
Acquired bldg	
New Landscaped Area	7,600 sf
Existing Pavement	
New Pavement	9,500 sf
Service Vehicle (13)	□□□
40' Bus (113)	□□□□□

Existing Site & New Property

D
2009



City of Gainesville



Maintenance, Operations, & Administration Facility
January 20, 2009



Phase 1:

- Complete the \$4.3 million program

Phase 2:

- Purchase new property for satellite facility

Phase 3:

- Existing site to be heavy maintenance facility for buses and paratransit operations.

Option A – Existing Site Project Budget

■ Construction and Phasing	\$43,500,000
■ Owner Phasing & Costs	3,000,000
■ Additional Land (2.5 Acres)	100,000
■ <u>Soft Costs, Fees, etc</u>	<u>5,000,000</u>
Project Budget	\$51,600,000

Note! Based on Construction in 2011

Option C – New Site Project Budget

■ Construction	\$42,000,000
■ Owner Moving & Costs	500,000
■ Additional Land (35 Acres)	1,400,000
■ <u>Soft Costs, Fees, etc</u>	<u>4,000,000</u>
Project Budget	\$47,900,000

Note! Based on Construction in 2011

Option D – \$4.3 Million Budget Project Budget – Phase 1

■ Construction	\$3,258,000
■ Owner Costs	163,000
■ Additional Land (2.5 Acres)	100,000
■ <u>Soft Costs, Fees, etc</u>	<u>783,000</u>
Project Budget	\$4,304,000

Note! Based on Construction in 2009

PRELIMINARY SCHEDULE (Months)	Option A	Option C	Option D
Decide on Option	1	1	1
Acquire Additional Property	2	2	2
Complete Schematic Design & Construction Cost Estimate	2	2	2
Environmental Work	9		6
Secure Funding			0
Complete Design	9	8	6
Bid & Construction	27	18	8
TOTAL	50	40	25

Ribbon Cutting – 6/2012 or 8/2011 or 5/2010

- Decide if paratransit will be part of future plan
- Decide on Option
- Secure Funding
- Acquire Additional Property
- Complete Schematic Design and Construction Cost Estimate
- Finalize Environmental Work
- Complete Final Design
- Bid and Construction

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QUESTIONS & DISCUSSION