



BOARD OF DIRECTORS

METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

PLANNING AND CAPITAL PROGRAMS COMMITTEE

THURSDAY, APRIL 28, 2022

ATLANTA, GEORGIA

MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL

Committee Chair Al Pond called the meeting to order at 9:30 A.M.

Board Members

Present:

Al Pond
Freda Hardage
Roberta Abdul-Salaam
Robert Ashe III
Roderick Frierson
Reginald Snyder
Rita Scott
Rod Mullice

Board Members

Absent:

Jim Durrett
Kathryn Powers
Russell McMurry
Stacy Blakley
Thomas Worthy
William Floyd

Staff Members Present:

Collie Greenwood
Manjeet Ranu
Raj Srinath
Rhonda Allen
Luz Borrero
George Wright
Ralph McKinney
Peter Andrews

Also in Attendance: Justice Leah Ward Sears of Smith, Gambrell & Russell, LLP, Robin Boyd, Gena Major, Larry Prescott, Carrie Rocha, Kenya Hammond, Tyrene Huff, Keri Lee and Phyllis Bryant

2. APPROVAL OF THE MINUTES

Minutes from March 31, 2022.

Approval of the Capital Programs committee minutes from March 31, 2022. On a motion by Board Member Snyder, seconded by Board Member Hardage, the motion passed by a vote of 8 to 0 with 8 members present.

3. RESOLUTIONS

Resolution Authorizing the Execution of a Lease Agreement with the Owners of 50 Upper Alabama Street, Suite 85, Atlanta GA 30303 (aka Underground) for MARTA Police Department Relocation during the Five Points Station Rehabilitation and Transformation project.

Approval of the Resolution Authorizing the Execution of a Lease Agreement with the Owners of 50 Upper Alabama Street, Suite 85, Atlanta GA 30303 (aka Underground) for MARTA Police Department Relocation during the Five Points Station Rehabilitation and Transformation project. On a motion by Board Member Hardage, seconded by Board Member Mullice, the resolution passed by a vote of 8 to 0 with 8 members present.

Resolution Authorizing the Execution of a Permanent Non-Exclusive Easement Agreement with Georgia Power Company for right of way needs on MARTA Parcel C7116E at Abernathy Road for the I-285 @ 400 Collector Lanes, Fulton County, Sandy Springs, Georgia

Approval of the Resolution Authorizing the Execution of a Permanent Non-Exclusive Easement Agreement with Georgia Power Company for right of way needs on MARTA Parcel C7116E at Abernathy Road for the I-285 @ 400 Collector Lanes, Fulton County, Sandy Springs, Georgia. On a motion by Board Member Mullice, seconded by Board Member Hardage, the resolution passed by a vote of 8 to 0 with 8 members present.

4. BRIEFING

Briefing - Procurement of Acoustics and Vibration Consulting Services

Assistant General Manager of Infrastructure and Interim Assistant General Manager of Capital Programs Delivery, Larry Prescott, presented the above briefing of the upcoming new Acoustics and Vibration Services contract to provide continued on-call acoustics and vibration support services.

5. OTHER MATTERS

None

6. ADJOURNMENT

The Committee meeting adjourned at 9:53 A.M.

Respectfully submitted,

A handwritten signature in blue ink that reads "Tyrene L. Huff". The signature is written in a cursive style with a large initial 'T'.

Tyrene L. Huff
Assistant Secretary to the Board

YouTube: <https://youtu.be/za4CGiCwO4A>



Resolution Authorizing the Execution of a Permanent Non-Exclusive Easement Agreement with Georgia Power Company for right of way needs on MARTA Parcel C7116E at Abernathy Road for the I-285 @ 400 Collector Lanes, Fulton County, Sandy Springs, Georgia
Planning & Capital Programs Committee

April 28, 2022

Robin Boyd
Director of Real Estate



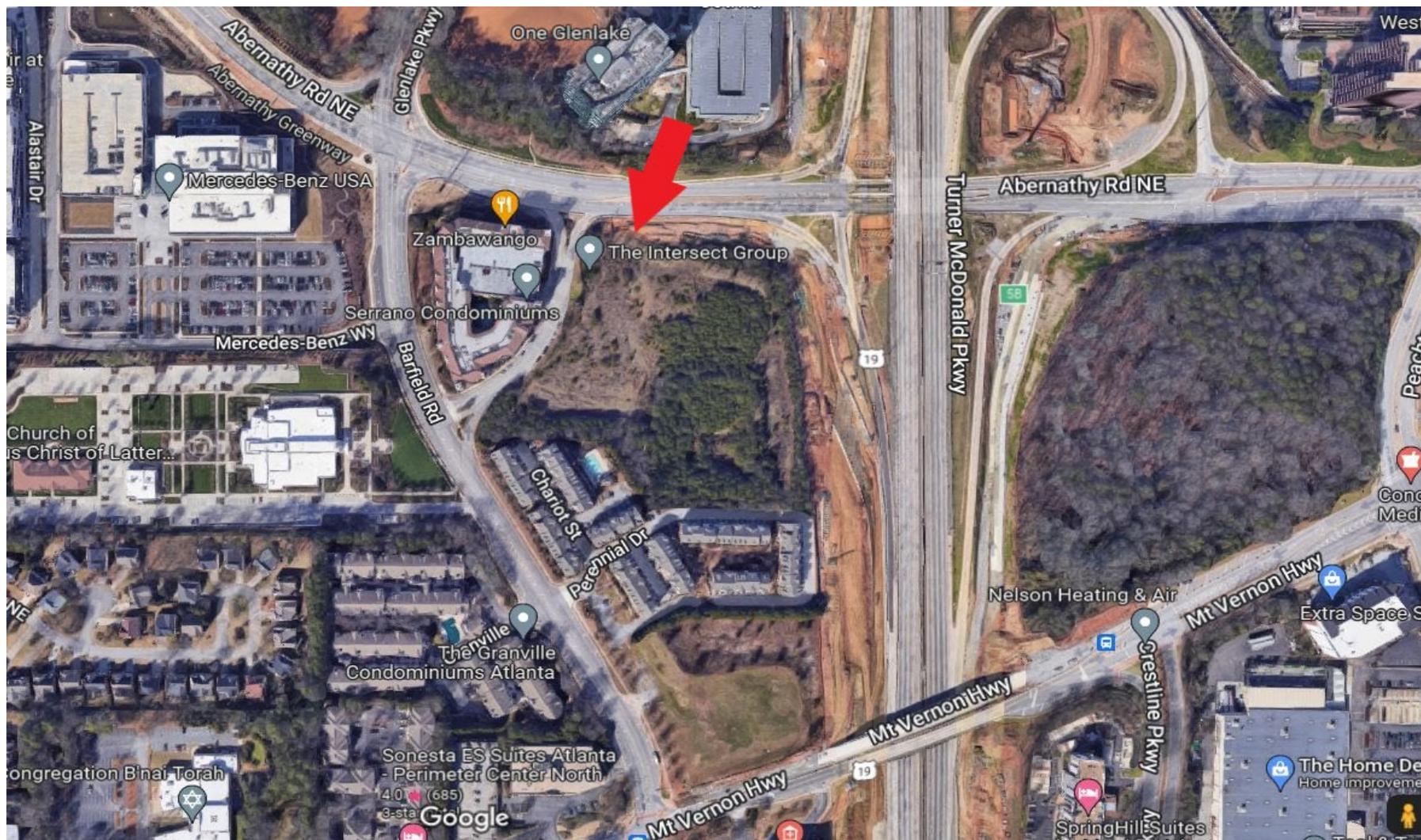
Georgia
Power

Transaction Overview

Purpose	<p><u>GPC Utility Relocation on behalf of GDOT:</u></p> <ul style="list-style-type: none"> • Georgia Power Company (GPC) is working with the Georgia Department of Transportation (GDOT) to relocate utility improvements for widening of Abernathy Road in support of the SR400 collector lanes project. • To complete work, GPC must acquire a permanent easement from MARTA for 249.10 square feet • The 249.10 sf has been appraised at a fair market value of \$14,325. • In addition, GPC will reimburse MARTA for appraisals and engineering costs through several GPC design changes in the amount of \$62,325.20 • The 249.10 sf were part of a 13-acre site acquired in 1983 for \$860,937 for the former Abernathy Road Park & Ride. On April 27, 2000, FTA concurrence was received to use the lot for a Joint Development project. • There is Federal interest under Grant GA-03-007 (80%) and FTA concurrence will be obtained prior to execution of the Agreement with GPC.
Property	MARTA Parcel C7116E
Structure	Permanent Easement Agreement
Appraisal	\$14,325.00 FMV + \$62,325.20 Costs = \$76,650.20
Term	Permanent
Acquisition History	1983 for 13-acre site for \$860,937
FTA Interest	Grant GA-03-007 (80%)

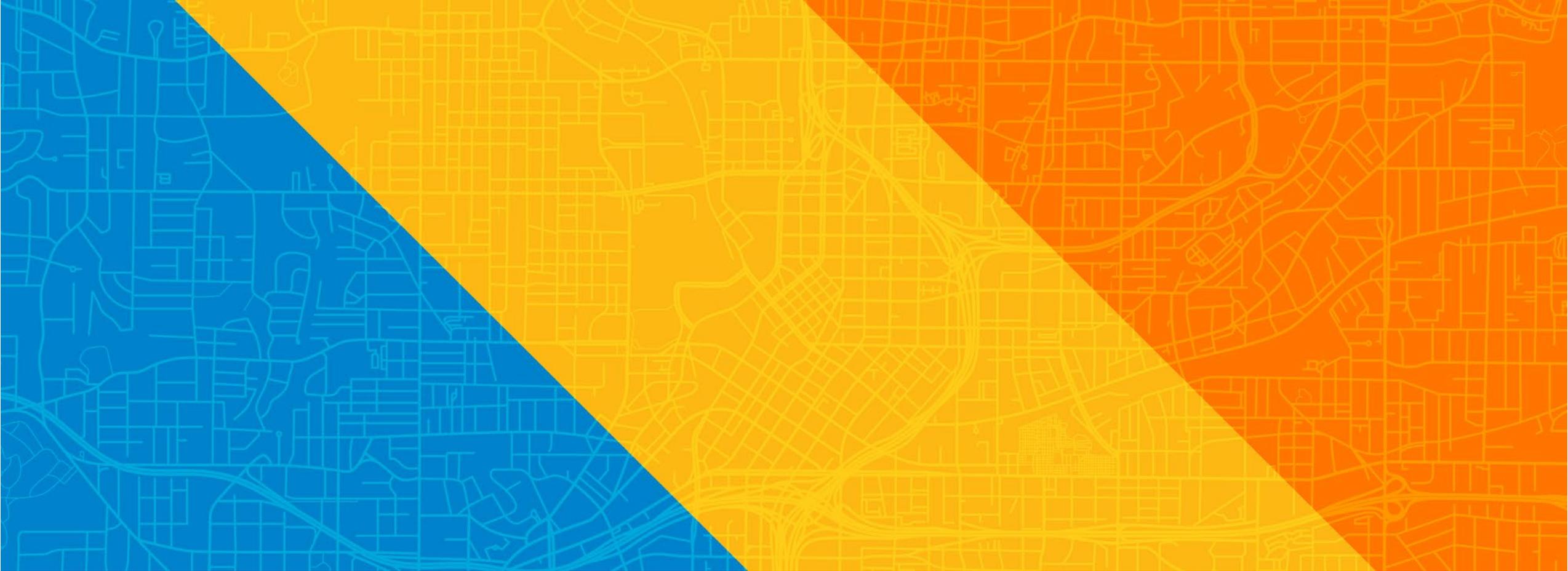
Location Map

Proposed Easement Agreement – Abernathy Road



Request Approval of the Board

Resolution Authorizing the Execution of a Permanent Non-Exclusive Easement Agreement with Georgia Power Company for right of way needs on MARTA Parcel C7116E at Abernathy Road for the I-285 @ 400 Collector Lanes, Fulton County, Sandy Springs, Georgia



Thank You





Resolution Authorizing the Execution of a Lease Agreement with the Owners of 50 Upper Alabama Street, Suite 85, Atlanta GA 30303 (aka Underground) for MARTA Police Department Relocation during the Five Points Station Rehabilitation and Transformation projects
Planning & Capital Programs Committee

April 28, 2022

Robin Boyd
Director of Real Estate



Transaction Overview

- Purpose**
- Rehabilitation and transformation of MARTA's Five Points Station will begin soon and require MPD to relocate their precinct in close proximity.
 - Suite requires minimal customization with approx 4,642 sf w/furnished conference room, 'bull pen', 3 furnished offices, 2 restrooms, 3 storage rooms & 2 cinder block rooms to use as holding cells. MARTA IT install card readers and security cameras.
 - "Gross Lease" with all taxes, common area expenses and insurance included. 3% annual escalations from 6/1/22-8/31/27 with a one-year renewal option:

From	To	Months	\$/SF (annual)	Monthly	Cumulative
6/1/2022	8/31/2022	3	\$0.00	\$ -	\$ 0.00
9/1/2022	5/31/2023	9	\$27.14	\$10,500.00	\$ 94,500.00
6/1/2023	5/31/2024	12	\$27.96	\$10,815.86	\$129,790.32
6/1/2024	5/31/2025	12	\$28.80	\$11,140.80	\$133,689.60
6/1/2025	5/31/2026	12	\$29.66	\$11,473.48	\$137,681.72
6/1/2026	5/31/2027	12	\$30.55	\$11,817.76	\$141,813.10
6/1/2027	8/31/2027	3	\$31.47	\$12,173.65	\$ 36,520.95

- Security Deposit in the amount of \$10,500 is required to be paid upon execution of the lease.
- Local funds will be used for the Lease rental payments and for customization of the space.

Property 50 Upper Alabama Street, Suite 85, Fulton County, Atlanta GA

Structure Gross Lease w/MARTA as Tenant

Rental \$673,995.69 for initial 5-Year Term

Term Five Years with a One-Year Renewal Option

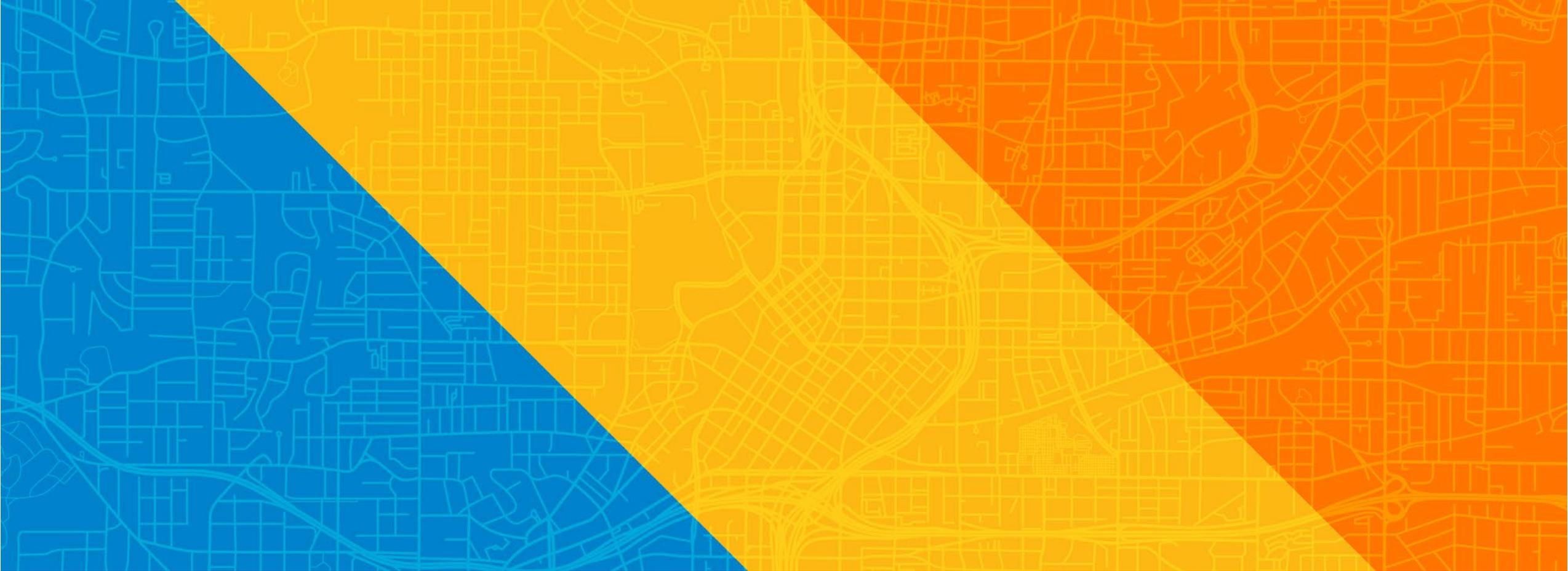
Location Map

Proposed Lease Agreement for 50 Upper Alabama Street, Suite 85



Request Approval of the Board

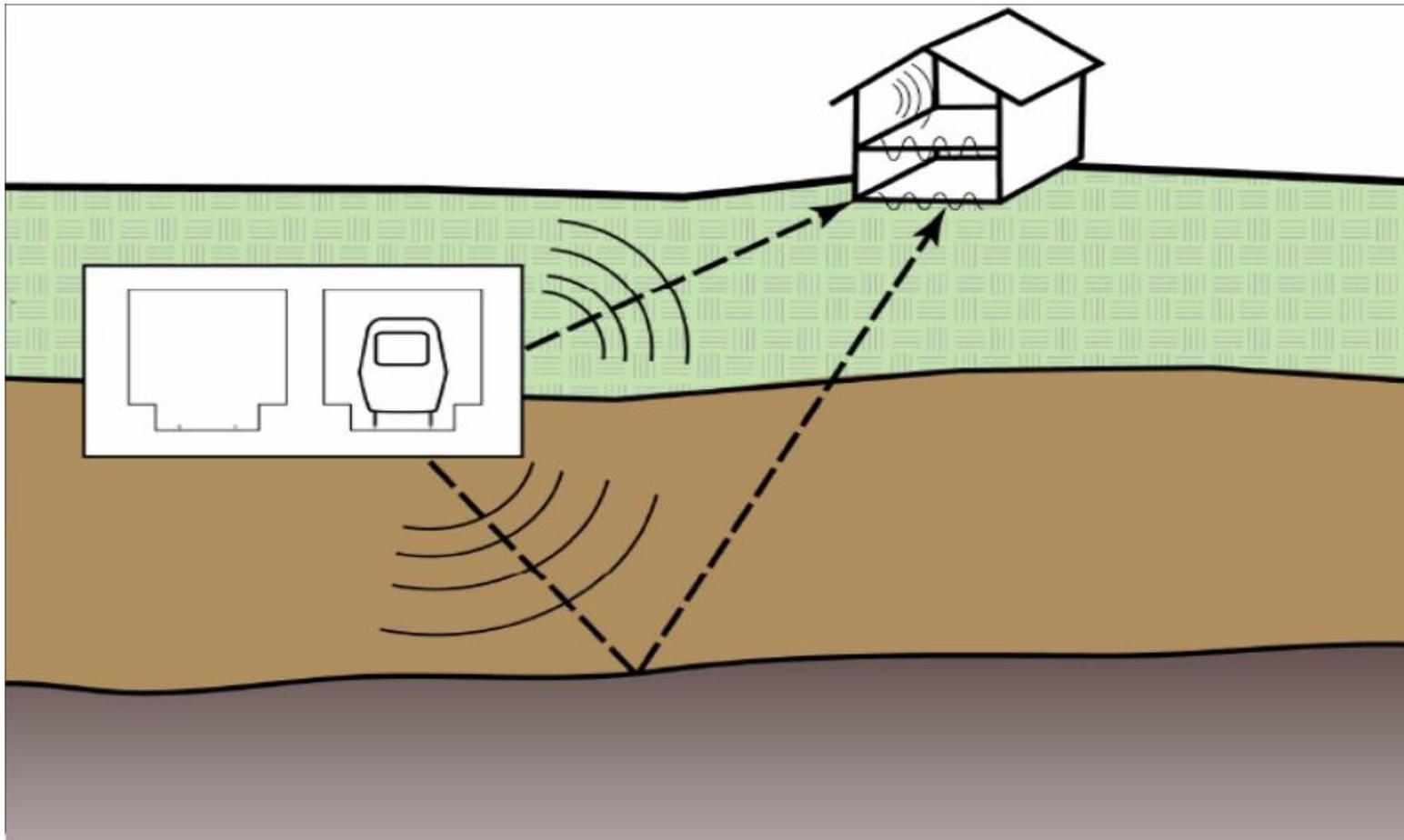
Resolution Authorizing the Execution of a Lease Agreement with the Owners of 50 Upper Alabama Street, Suite 85, Atlanta GA 30303 (aka Underground) for MARTA Police Department Relocation during the Five Points Station Rehabilitation and Transformation projects



Thank You



Briefing - Procurement of Acoustics and Vibration Consulting Services



Larry Prescott
 AGM Design, Engineering & Infrastructure
 April 28, 2022

STATUS

The current Acoustics and Vibration Services contracts expire on August 13, 2022 with:

- Harris Miller, Miller and Hanson, Inc. and
- Wilson, Ihrig & Associates, Inc.

Since MARTA has limited in-house staff with expertise in acoustics and vibration, the continued utilization of consultants with specialized expertise in this area is required.

The purpose of the new Acoustics and Vibration Services contract is to provide continued on-call acoustics and vibration support services.

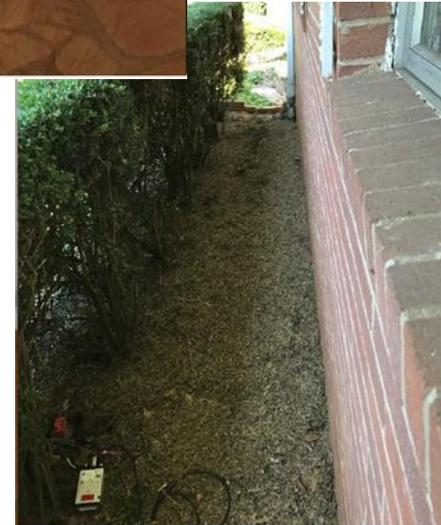
SCOPE

The specific services expected during the term of this contract include, but are not limited to the following:

- Preparation of noise and vibration impact assessments to determine **compliance** with applicable local, state and federal requirements.
- Evaluation and analysis of citizen complaints and **development of mitigation** measures to reduce noise and vibration below threshold levels.
- Acoustical analysis and design support for **public address system upgrades** in rail stations, administrative and maintenance facilities.
- Evaluation and analysis of issues related to **track vibration** isolation, rail vehicle **ride quality**, and rail vehicle **interior noise and acoustics**.
- **Construction** noise and vibration monitoring.
- Response analysis of pedestrian bridges and evaluation of **pedestrian comfort level**.

PROPOSED

- Intent to solicit procurement of one (1) Consultant in FY22.
- The term of the contract will be three (3) base years with two (2) one-year options.
- Expenditures are estimated at \$160,000 per year for a total five (5) year value of \$800,000.
- The services will be funded by approved projects within the relative fiscal year Capital Improvement Program.
- The Office of Diversity and Inclusion will review the proposal document during the pre-planning phase of the solicitation process to identify opportunities for disadvantaged, small, and minority business participation. [Current contract has 0% due to specialized services]



Thank you!

