



BOARD OF DIRECTORS

METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY

PLANNING AND CAPITAL PROGRAMS COMMITTEE

THURSDAY, MAY 27, 2021

ATLANTA, GEORGIA

via WebEx

MEETING MINUTES

Committee Chair Al Pond called the meeting to order at 9:30 a.m.

Board Members Present	Staff Members Present
Roberta Abdul-Salaam	Jeffrey Parker
Stacy Blakley	Collie Greenwood
Jim Durrett	Luz Borrero
William Floyd	Melissa Mullinax
Roderick Frierson	Raj Srinath
Freda Hardage	Rhonda Allen
Al Pond, Chair	Ralph McKinney
Kathryn Powers	Larry Prescott
Rita Scott	
Reginald Snyder	
Christopher Tomlinson ¹	
Thomas Worthy	

Also in attendance: Board General Counsel Justice Leah Ward Sears of Smith, Gambrell & Russell, LLP staff members: Heather Alhadeff, Marsha Anderson Bomar, Robin Boyd, Phyllis Bryant, LaShanda Dawkins, Debbie Frank, Kenya Hammond, Tyrene Huff, Johnathan Hunt, Kevin Hurley, Michael Kreher, Keri Lee, Patricia Lucek, Gena Major, Dean Mallis, Addi Matthew, Paula Nash, Santiago Osorio, Kirk Talbott and William Taylor.

Approval of the April 29, 2021 Planning and Capital Programs Committee Meeting Minutes

Committee Chair Pond called for a motion to approve the minutes. A motion to approve was made by Board Member Frierson and seconded by Board Member Abdul-Salaam. The minutes were approved unanimously by a vote of 11 to 0 with 12¹ members present.

¹Christopher Tomlinson is the Executive Director of Georgia Regional Transportation Authority (GRTA). Per the MARTA Act, he is a non-voting member of the Board of Directors.

Resolution Authorizing the Execution of a License Agreement with the Atlanta Hawks for the Placement of an Electronic Billboard and Power & Data Easement on Parcel D2108Y, Located in 14th District of Fulton Co, Georgia, at 90 Centennial Olympic Park D [Presentation attached]

Director of Real Estate Robin Boyd presented the above resolution about MARTA Parcel D2018, located on the plaza and grassy area behind the escalators at the GWCC Station entrance in front of the State Farm Arena. The Atlanta Hawks organization has requested permission to install an electronic billboard. In addition to the billboard footprint, the License Agreement will include a 2,527 square foot power and data line from MARTA and another 613 square foot power and data line from Fulton County and the City of Atlanta under a separate agreement, as well as temporary construction laydown and crane swing areas from MARTA.

Committee Chair Pond opened the floor for questions and/or comments.

- Board Member Frierson asked if the five-year length of this agreement was established and, if so, could it be shortened and reevaluated. Ms. Boyd replied that five years is usually the length of all the license agreements but there is a clause stating that if MARTA needs the property, we can request it back with a 90-day notice.
- Board Member Abdul-Salaam asked if this is an example of MARTA licensing our air rights. Ms. Boyd replied that it is ground licensing of the footprint, but the billboard will go into the air.
- Committee Chair Pond asked Ms. Boyd to explain how the 48K a year was established briefly. Ms. Boyd explained that MARTA engaged a third-party appraiser and they did a two-part evaluation, one of the land value's footprint and the other of the rental value and did an average of the two values.

Committee Chair Pond called for a motion to approve. A motion to approve the resolution was made by Board Member Durrett and seconded by Board Member Abdul-Salaam. The resolution was approved unanimously by a vote of 11 to 0 with 12¹ members present.

Authorizing the Solicitation of Proposals for the Procurement of the Kensington, Indian Creek, and H.E. Holmes Stations Master Plan, RFP P48713 [Presentation attached]

Director of Transit Oriented Development Debbie Frank presented the above resolution for approval.

Committee Chair Pond opened the floor for questions and/or comments.

- Board Member Durrett asked if this was to authorize MARTA to solicit proposals for master planning from A&E firms. Ms. Frank replied yes.

- Board Member Frierson asks if the capital development at Indian Creek Station was on MARTA's property. Ms. Frank replied no it is not; it is adjacent to the property.
- Board Member Frierson asked how does master planning works with developments like the one at India Creek Station. Ms. Frank replied that MARTA was engaged with that development related to the rezoning and the connectivity with our property. In addition, MARTA will be engaged with all of the planning processes of our Transit Oriented Developments along with adjacent developments.
- In soliciting, board Chair Scott asked if there ever been a situation for those being vetted that one was better for one location than the other to be more than one company participating. Ms. Frank answered yes, that is possible, but this approach is not to submit a proposal for a particular station but to evaluate the firm's master planning capabilities. We will determine which firm will fit which station and spread out the work to quickly complete the master plan planning.

Committee Chair Pond called for a motion to approve. A motion to approve was made by Board Member Hardage and seconded by Board Member Frierson. The resolution was approved unanimously by a vote of 11 to 0 with 12¹ members present.

Resolution Authorizing the Award of a Contract for the Procurement of Specialized Professional Services, RFP P47520 [Presentation attached]

Assistant General Manager Marsha Anderson-Bomar, requested approval of a resolution authorizing the General Manager/CEO or his delegate to enter into a Contract for the procurement of Specialized Professional Services with Gantec Corporation, Axiom Corporation, Infosys Limited, Innovative Emergency Management, Inc., NumbersOnly, Inc., Polaris Associates, Inc., Computer Consulting Services of America, Inc. dba Clientsolv, and HNTB Corporation in the amount of \$43,200,260

Committee Chair Pond opened the floor for questions and/or comments.

- Board Member Abdul-Salaam asked if any of the firms were minority owned. Ms. Anderson Bomar answered that one of the teams has a DBE partnership but none of the primes are DBE firms. Board Member Abdul-Salaam also asked if HNTB only qualified for one of the areas. Ms. Anderson Bomar replied no HNTB qualified for four out of five areas.

Committee Chair Pond called for a motion to approve. A motion to approve was made by Board Member Ashe and seconded by Board Member Durrett. The resolution was approved unanimously by a vote of 11 to 0 with 12¹ members present.

Resolution Authorizing the Award of a Contract for the Procurement of Surveying Services (REI), AE496194 [Presentation attached]

Interim Chief of Capital Programs, Expansion, and Innovation Larry Prescott requested

approval of a resolution authorizing the General Manager/CEO or his delegate to enter into contracts for the Procurement of Surveying Services, REI AE46194 with KCI Technologies, Inc., T2 UES, Inc. d/b/a T2 Utility Engineers, and Woolpert, Inc.

Committee Chair Pond opened the floor for questions and/or comments.

- There were none.

Committee Chair Pond called for a motion to approve. A motion to approve was made by Board Member Durrett and seconded by Board Member Abdul-Salaam. The resolution was approved unanimously by a vote of 11 to 0 with 12¹ members present.

Briefing - Operations and Maintenance Technical Support Services

[Presentation attached]

Interim Chief of Capital Programs, Expansion, and Innovation Larry Prescott presented the above briefing explaining that the current Operations and Maintenance Technical Support Services contracts with WSP, USA and HNTB Corporation expire June 15, 2022 and July 07, 2022 respectively. The purpose of the new Operations and Maintenance Technical Support Services contract is to provide continued on-call technical and engineering support.

Committee Chair Pond opened the floor for questions and/or comments.

- Committee Chair Pond asked, will this staffing be embedded into MARTA's full-time staff. Mr. Prescott replied they would not be embedded in MARTA's staff; we will only use them on an as needed basis for project specific needs. Committee Chair Pond added that you would not have full-time staff embedded within MARTA's staff except on a project-by-project basis, unlike in the past. Mr. Prescott replied, correct, we will not leave staff embedded within MARTA in-house; this helps us cut down the cost.

Other Matters

None.

Adjournment

The Committee meeting adjourned at 10:05 a.m.

Respectfully submitted,



Tyrene L. Huff
Assistant Secretary to the Board

YouTube link: https://youtu.be/DNLSmEeXL_w



Resolution authorizing the execution of a license agreement with the Atlanta Hawks for the placement of an electronic billboard and a power and data line on Parcel D2108Y, located in the 14th District of Fulton County, Georgia, at 90 Centennial Olympic Park Drive (f.k.a. 0 Techwood Drive), Atlanta, Georgia

Planning & Capital Programs Committee

May 27, 2021

Robin Boyd
Director of Real Estate

Location Map

Proposed State Farm Arena Billboard at GWCC/CNN MARTA Station



Legend

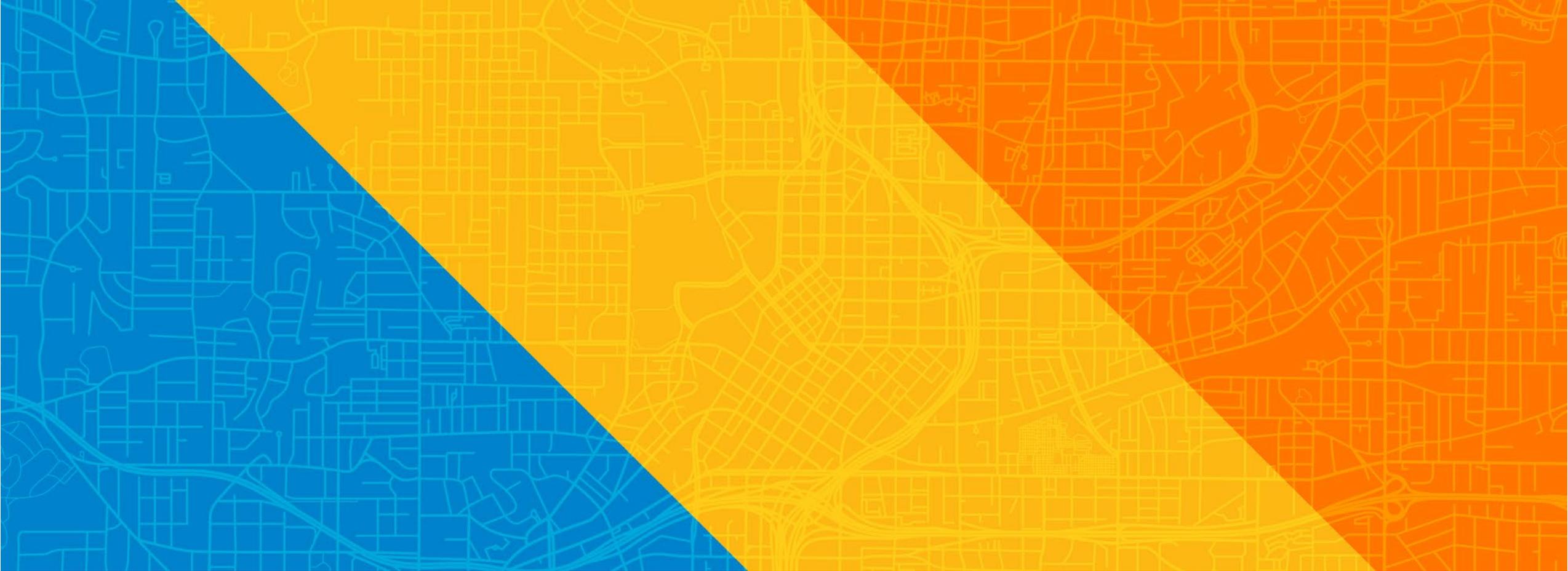
- Proposed Billboard License Area From MARTA to State Farm Arena 2,687 SF
- Proposed Power/Data Line From MARTA to State Farm Arena 2,527 SF

Map not to scale, for illustrative purposes only.



Transaction Overview

Purpose	<p>The Atlanta Hawks requested permission to:</p> <ul style="list-style-type: none"> • install an electronic billboard on a 2,687 square foot land area with vertical area dimensions to allow for a 47-foot monitor on a 10-foot pole (total of 57 feet above the ground), 30 feet wide and 14.3 feet deep; • include a 2,527 square foot land area for a power and data line; • construction laydown and crane swing areas.
Property	MARTA Parcel D2018
Structure	License Agreement
Appraisal	\$48,480 per year
Term	Five (5) years
Rent	\$48,480 per year; \$242,400 over the term of the Agreement
Acquisition History	Included in Parcel Acquired by MARTA in 1977 for \$1,647,743.00
FTA Interest	79% Federal interest thru Grant GA-03-0008; FTA concurrence for the license agreement has been requested



Thank You





Resolution Authorizing the Solicitation of Proposals for the Procurement of the Kensington, Indian Creek, and H.E. Holmes Stations Master Plans, RFP P48731

Planning and Capital Programs Committee

May 27, 2021

Debbie Frank
Director of Transit Oriented Development

Why TOD Master Planning?

- Create a vision for development
- Engage the community in planning
- Support rezoning
- Path to TOD implementation
- Increase ridership and revenue



Kensington Station



- MARTA Blue Line (east)
- 35 acres
- Rezoning needed to support TOD
- 2019 Board Approval to release TOD RFP
- Future Station Soccer location
- Future Fresh MARTA Market location
- Housing Authority of DeKalb off-site TOD

Indian Creek Station



- MARTA Blue Line (east)
- 37 acres
- Rezoning needed to support TOD
- New development south of the station
- GDOT Major Mobility Investment Program (MMIP)

Hamilton E. Holmes Station



- MARTA Blue Line (west)
- 22 acres
- TOD Opportunity Zone Station
- 2019 Board Approval to Release TOD RFP
- Rezoning needed to support TOD
- Current Fresh MARTA Market location
- iVillage (small business incubator)
- Future Station Soccer location



Thank You



Resolution Authorizing the Award of Contracts for Specialized Professional Services

RFP P47520

marta 



Board Approved Funding

MARTA Department	FY2022	FY2023	FY2024	FY2025	FY2026	Total
Police	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ 2,100,000.00	\$ 10,500,000.00
Information (Cyber) Security	\$ 960,000.00	\$ 240,000.00				\$ 1,200,000.00
Information Technology	\$ 6,000,000.00	\$ 6,000,000.00	\$ 5,000,000.00	\$ 4,500,000.00	\$ 4,000,000.00	\$ 25,500,000.00
Safety and Quality Assurance	\$ 540,000.00	\$ 540,000.00	\$ 540,000.00	\$ 540,000.00	\$ 540,000.00	\$ 2,700,000.00
Capital Programs and Delivery	\$ 1,556,988.00	\$ 435,818.00	\$ 435,818.00	\$ 435,818.00	\$ 435,818.00	\$ 3,300,260.00
Total Estimated Amount						\$ 43,200,260.00

Results of the Competitive Process

- 40 Proposal Received
- 37 Deemed Responsive
- Technical team SMEs reviewed by Department
- SEC members independently reviewed and scored all proposals
- 9 Selected to cover all areas
- 3-year base term, with 2 one-year options

6 companies committed to meeting the 30% DBE goal.

2 companies committed to exceeding the DBE goal.

Total budget request is \$43,200,260 for full term of contracts.

Departmental Qualification of Selected Contractors

	Police	IT Cyber	IT	DSQA	Capital
Gantec		X	X		
Axiom			X		
Infosys			X		
IEM					X
Numbers Only		X	X		
Polaris			X		
Clientsolv		X			
HNTB	X		X	X	X

The intent of these contracts is to provide access to highly specialized professionals.

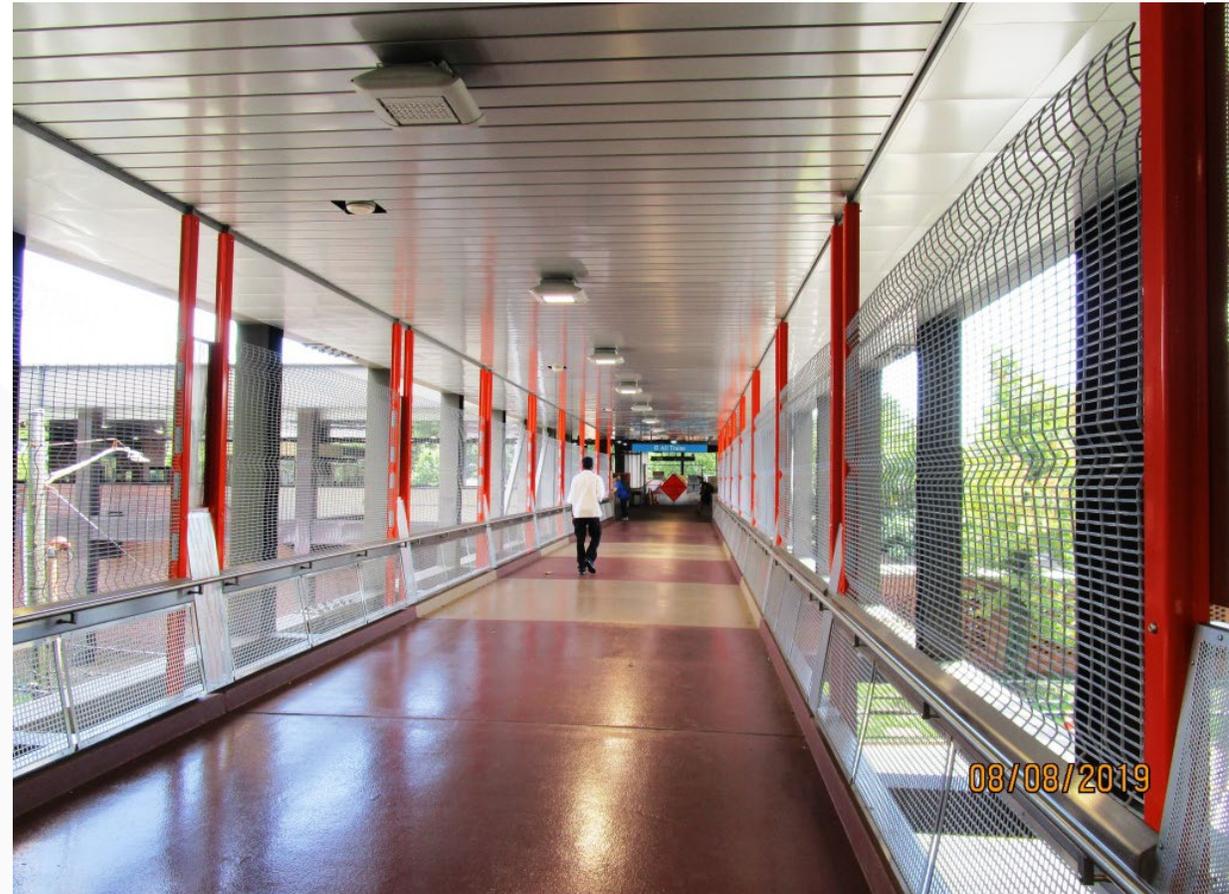
Example: Cybersecurity needs individuals familiar with Homeland Security protocols for network security.

Example: Capital Programs needs an individual who is knowledgeable about Vital Relays and can support our program.

Firms selected

- ❖ Gantec Corporation
- ❖ Axiom Corporation
- ❖ Infosys Limited
- ❖ Innovative Emergency Management, Inc.,
- ❖ NumbersOnly, Inc.,
- ❖ Polaris Associates, Inc.,
- ❖ Computer Consulting Services of America, Inc. dba Clientsolv,
- ❖ HNTB Corporation

Protiviti Government Services, Inc. dba Robert Half International, Inc. did not submit their DBE information as requested and is not recommended for a contract at this time.





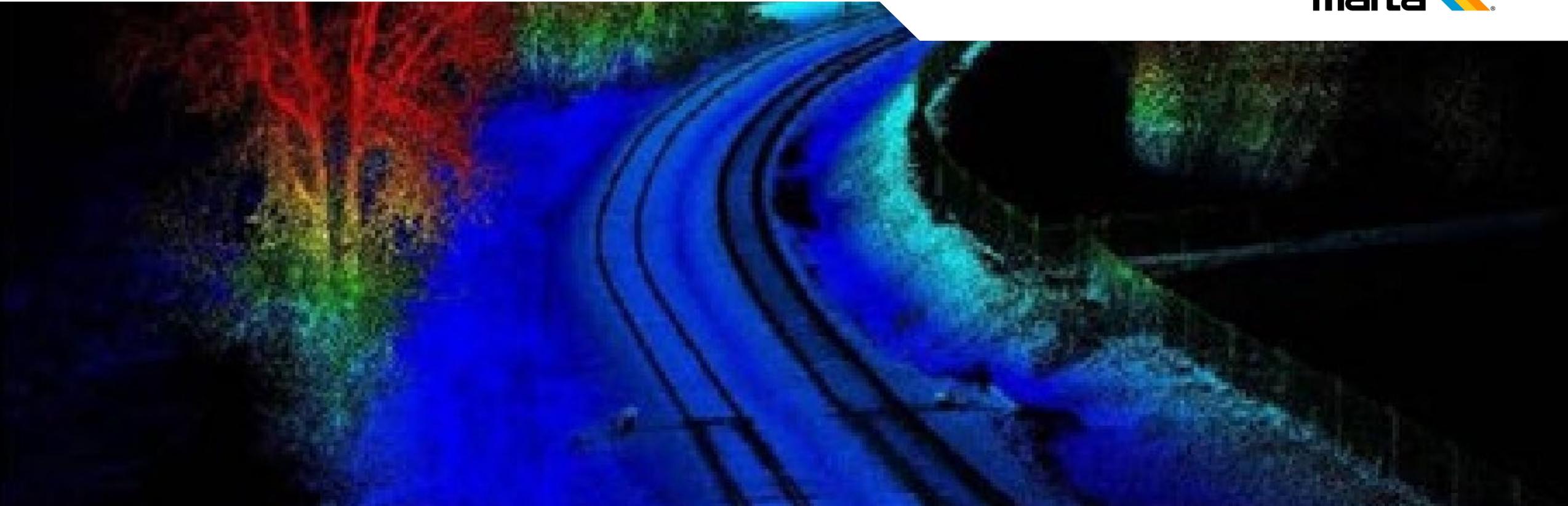
Thank You

Resolution Authorizing the Award of Contracts for
Specialized Professional Services, RFP 47520

Resolution Authorizing the Award of a Contract for the Procurement of Surveying Services, REI AE 46194

May 27, 2021

marta 



Background

- The previous contracts for Surveying Services expired on August 31, 2019.
- On February 27, 2020, the Planning & Capital Programs Committee was briefed on the plan to solicit firms to provide Surveying Services.
- Surveying Services are needed to:
 - Design and construction projects,
 - The disposition of real estate,
 - Transit-oriented development,
 - Transit adjacent development,
 - The management of MARTA's primary survey control system,
 - Utility mapping,
 - Facilities and trackway monitoring, and
 - The preparation of as-built drawings for existing facilities.



Consultant Recommendation

- The term of the contract is a three (3) year base, \$3M, with two (2) one-year options, \$1M each, \$5M total.
- The DBE goal for this contract is 25%
- The SEC recommends the following firms:
 - KCI Technologies, Inc.,
 - T2 UES, Inc. d/b/a T2 Utility Engineers (formally Cardno TBE),
 - Woolpert, Inc.



**Requesting Board approval of
the REI AE 46194 selection of:**

- **KCI**
- **T2**
- **Woolpert**

Questions?



Thank You

Briefing for Operations and Maintenance Technical Support Services



STATUS

- **The current Operations and Maintenance Technical Support Services contract:**
 - **Starting year five of the original 3 year base and 2 – 1 year options.**
 - **WSP USA and HNTB Corporation expire June 15, 2022 and July 07, 2022 respectively.**

- **The purpose of the new Operations and Maintenance Technical Support contract is to provide continued on-call technical and engineering support.**

- **Operations and Maintenance Technical Support Services are necessary on an on-call basis to support new and existing facilities and for the upgrade and/replacement of impacted systems and equipment of these facilities.**

SCOPE

The specific expertise needed to supplement our in-house staff during the proposed term of this contract may include, but are not limited to the following:

- Plan and Specification Review
- Equipment Specification Development
- Standard Operating Procedure Development
- Current/New Facility Assessment
- Start-Up and Testing Review
- Industrial Engineering
- Asset Management
- Operational Enhancements
- Inspection Services

PROPOSED

- **Procurement to proceed and conclude in FY22.**
- **The term of the contract will be three (3) base years with two (2) one-year options.**
- **Expenditures are estimated at \$2M per year for a total five (5) year value of \$10M.**
- **The services will be funded by approved projects in the Capital Improvement Program.**

Questions prior to proceeding with procurement?

Thank you