

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
10	08/28/17	Open	Information	08/17/17

Subject: Campus Master Plan Update

ISSUE

To provide an informational update regarding the progress of the Campus Master Plan.

RECOMMENDED ACTION

None. Information Only.

FISCAL IMPACT

None at this time.

DISCUSSION

A major initiative of SacRT is to formulate a cost neutral strategy that will modernize the District's future work space needs. Enhanced productivity, more efficient operations and a safe working environment is the ultimate goal.

Staff will provide an update regarding the plan progress of the Campus Master Plan that covers the following topics:

- Space Planning
- Alternatives for new facilities
- Campus Master Plan path forward

Approved:

Presented:

Final 08/23/17

General Manager/CEO

VP, Engineering and Facilities

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Campus Master Plan

Monday, August 28, 2017

Neil Nance, VP of Engineering and Facilities

Campus Master Plan

- Examine opportunities to modernize work space
- Current infrastructure is old, inefficient and an impediment to productive work
- Outcomes include enhanced productivity, efficient operations and a safe working environment

Campus Master Plan

Minimum Requirements

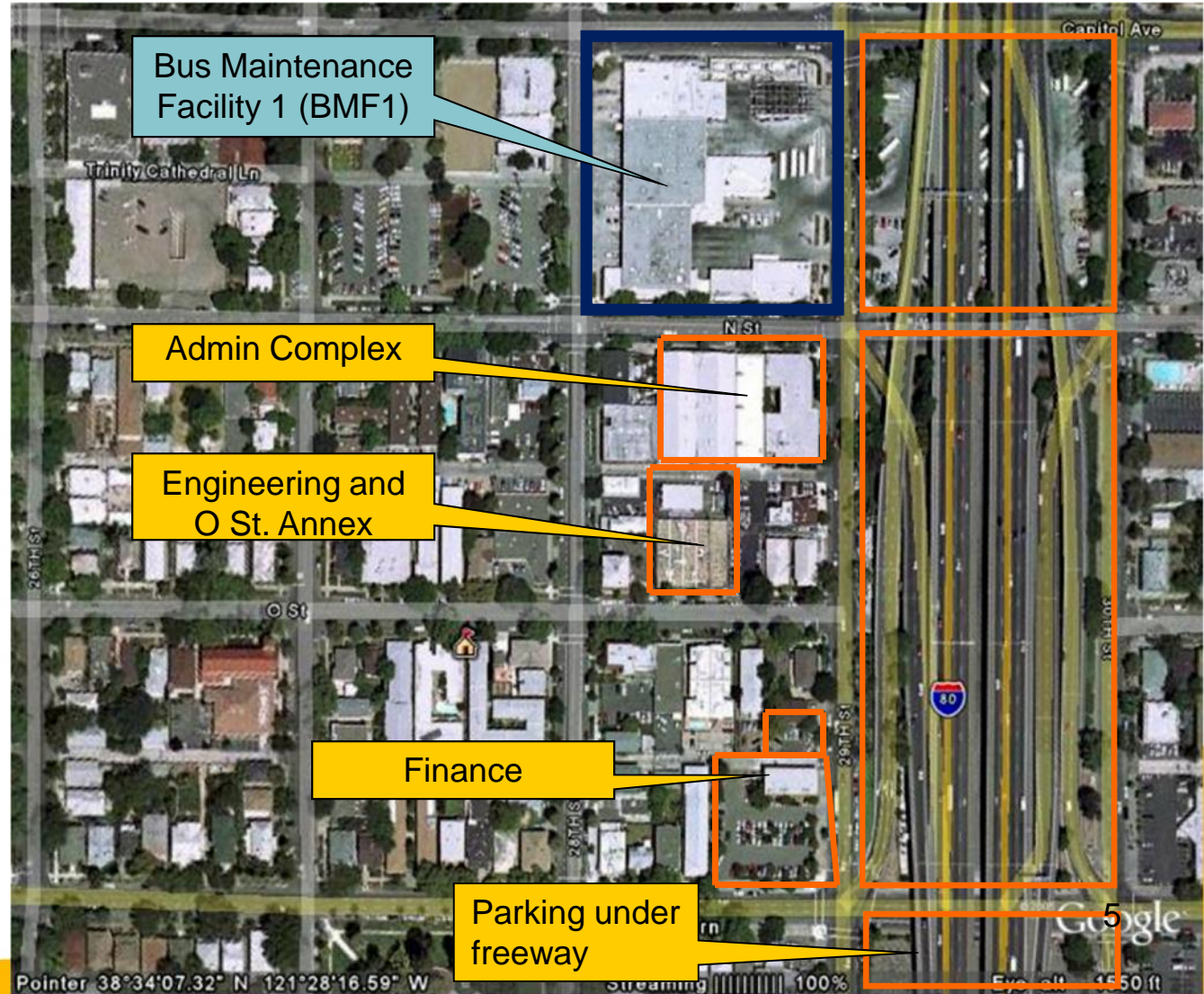
- Administration Building (100,000 sf)
- Operations Campus (32.5 acres)
 - Operations Building (175,000 sf / 4 acres)
 - Bus Parking with site circulation for 250 buses (16 acres)
 - Employee and Visitor Parking (5 acres)
 - Water Detention (2.5 acres)
 - Utilities and Setbacks (5 acres)

Campus Master Plan Alternatives

- Administration/Bus Maintenance Facility Alternatives
 1. Renovate/construct building(s) on SacRT property
 2. Construct/renovate building on site selected by Proposer

Alternative 1

Renovate/
construct/
building(s)
on SacRT
property



Alternative 1.1 - Renovate existing buildings

Pros

- No property transactions required
- Keeps Admin near BMF1
- Phased renovations
- Convenient location with bus parking under freeway

Cons

- No room for growth
- Lack of renovation funding
- No opportunity to recoup value of midtown properties
- Retains multi-building campus
- Challenges accommodating employees during renovation

Alternative 1.2 – Construct on existing site

Pros

- Keeps Admin near BMF1
- Consolidates staff in a single building (on Main Admin/Old Admin/Hallcraft site, Engineering site, or Finance site)
- Convenient location with bus parking under freeway

Cons

- Challenges accommodating employees during construction

Alternative 2

- Proposer-selected site (within 5 miles)
 1. Downtown
 2. South Area

Alternative 2.1 - Downtown

Pros

- Near most customers and stakeholders
- No disruption of current operations during construction
- Consolidates staff in a single location
- Most convenient to transit

Cons

- Difficult to find large enough site downtown for BMF
- Downtown property values may be high
- Limited parking availability

Alternative 2.2 – South Area

Pros

- No disruption of current operations during construction
- Consolidates staff in a single location
- Land values make this option most likely to be cost-neutral
- Room for growth

Cons

- Increased distance from Downtown stakeholders
 - Retain 1225 R Street to provide Downtown presence
- Bus operating cost may increase due to longer deadheads
- May limit transit options

Campus Master Plan – Next 90 Days

- Update SacRT title reports
- SacRT property appraisals
- Market analysis to determine cost to stay versus relocate
- Initiate the excess property process
- Finalize campus master plan requirements
- Develop Request for Proposals (RFP) in September