Metropolitan Transportation Commission
Programming and Allocations Committee

December 10, 2014 **Agenda Item 2e**

MTC Resolution No. 3819, Revised

Subject: Allocation of $6.3 million in Regional Measure 2 (RM2) funds to the City of Vallejo for the Vallejo Station project.

Background: The Vallejo Station is a multimodal transportation facility providing ferry and bus connections, a 1,200 space parking garage, pedestrian connections to Downtown Vallejo and the waterfront, and opportunity for private residential and commercial development. The project has been split into two phases, with Phase A including construction of the Bus Transit Center, a smaller parking structure, the Paseo pathway to the transit center, and interim additional parking, for a total budget of $56.6 million. The Phase A parking structure is completed and in use. Phase B, which is budgeted at $27.2 million and is currently unfunded, will include an expansion of the parking structure and streetscape improvements. With the construction of interim parking, Phase A will achieve a project goal of 1,200 parking stalls for ferry patrons.

Phase A's interim parking requires the demolition of an existing United States Post Office. The City and USPS have mutually identified sites for a replacement carrier annex and retail facility. The City of Vallejo has requested a $6.3 million allocation for property acquisition of the Postal Service's new carrier annex and retail operations sites; design, site development, and construction of the carrier annex; architectural services and site improvement of a new retail facility; relocation from the current USPS facility to new locations; and final design of the interim surface parking lot. RM2 funds will also be used on project administration, project management, and legal assistance costs.

Following this action, approximately $1.2 million of the $26 million in RM2 funding for this project would remain unallocated. Once Post Office relocation is complete, these unallocated funds would be requested for use in site demolition and construction of the interim parking lot.

Issues: None.

Recommendation: Refer MTC Resolution No. 3819, Revised to the Commission for approval.

Attachments: MTC Resolution No. 3819, Revised.

Date:	June 27, 2007	
W.I.:	1255	
Referred by:	PAC	
Revised:	09/24/08-C	05/27/09-C
	11/18/09-C	07/28/10-C
	10/27/10-C	05/25/11-DA
	06/22/11-C	06/27/12-DA
	10/23/13-DA	02/26/14-DA
	12/17/14-C	

ABSTRACT

MTC Resolution No. 3819, Revised

This resolution approves the allocation of Regional Measure 2 funds for the Vallejo Station Intermodal Facility project sponsored and implemented by the City of Vallejo Transportation Program.

This resolution includes the following attachments:

Attachment A - Allocation Summary Sheet
Attachment B - Project Specific Conditions for Allocation Approval
Attachment C - MTC staff's review of City of Vallejo's Initial Project Report (IPR) for this project
Attachment D - RM2 Complementary Funding Plan for RM2 Allocated Funds

This resolution was revised on September 24, 2008 to allocate $ 3.6 million towards ROW/Acquisition & Relocation costs for the Post Office and My Café restaurant parcels in the vicinity of the Vallejo Station Intermodal Facility.

This resolution was revised on May 27, 2009 to allocate $4.4 million towards the construction of the Vallejo Transit Center and associated construction management services.

This resolution was revised on November 18, 2009 to allocate approximately $15.7 million towards the construction of Phase A of the Vallejo Station Parking Structure and associated construction, project, and financial management services.

This resolution was revised on July 28, 2010, to add a condition on to a prior allocation of $3.6 million for ROW/Acquisition & Relocation costs approved on September 24, 2008.

This resolution was revised on October 27, 2010, to rescind approximately $11.5 million from previous right-of-way and construction allocations owing to: 1) a revised appraisal of property and use of an alternate funding source on the prior ROW allocation; 2) bid savings and use of an alternate funding source on the prior construction allocations.

This resolution was revised on May 25, 2011 through Delegated Authority action to allocate $460,000 for design activities on Phase A of the Vallejo Station Parking Structure, including the development of a parking management plan, geotechnical studies, and design services during construction.

This resolution was revised on June 22, 2011 by Commission action to allocate $2 million for construction activities in Phase A of the Vallejo Station Parking Structure, including the removal of hazardous materials and addition of drainage.

This resolution was revised on June 27, 2012 by Delegated Authority action to allocate $600,000 towards the procurement and installation of a fully functional parking control system for the Vallejo Station Parking Structure and adjacent surface parking lots.

This resolution was revised on October 23, 2013 by Delegated Authority action to allocate $160,000 to produce a 10% design of a new carrier annex for the United States Postal Service, to be used as a basis for a right-of-way related escrow agreement.

This resolution was revised on February 26, 2014 by Delegated Authority action to rescind the previous allocation of $160,000 for 10% design of a new Postal Service carrier annex, and to allocate $560,000 for right-of-way phase work, including the funding of an Option to Purchase for a post office replacement site and related costs.

This resolution was revised on December 17, 2014 by Commission action to allocate $6.3 million for right-of-way acquisition and final design for the Vallejo Station project.

Additional discussion of this allocation is contained in the Executive Director’s memoranda to the MTC Programming and Allocations Committee memorandum dated June 13, 2007 and PAC Summary Page dated September 10, 2008, May 13, 2009, November 4, 2009, July 14, 2010, October 13, 2010, June 8, 2011, and December 10, 2014.

Date: June 27, 2007
W.I.: 1255
Referred by: PAC

Re: Approval of Allocation of Regional Measure 2 funds for the Vallejo Station Intermodal Facility Project

METROPOLITAN TRANSPORTATION COMMISSION
RESOLUTION No. 3819

WHEREAS, pursuant to Government Code Section 66500 et seq., the Metropolitan Transportation Commission ("MTC") is the regional transportation planning agency for the San Francisco Bay Area; and

WHEREAS, Streets and Highways Code Sections 30950 *et seq.* created the Bay Area Toll Authority ("BATA") which is a public instrumentality governed by the same board as that governing MTC; and

WHEREAS, on March 2, 2004, voters approved Regional Measure 2, increasing the toll for all vehicles on the seven state-owned toll bridges in the San Francisco Bay Area by $1.00, with this extra dollar funding various transportation projects within the region that have been determined to reduce congestion or to make improvements to travel in the toll bridge corridors, as identified in SB 916 (Chapter 715, Statutes of 2004), commonly referred as Regional Measure 2 ("RM2"); and

WHEREAS, RM2 establishes the Regional Traffic Relief Plan and lists specific capital projects and programs and transit operating assistance eligible to receive RM2 funding as identified in Streets and Highways Code Sections 30914(c) & (d); and

WHEREAS, RM2 assigns administrative duties and responsibilities for the implementation of the Regional Traffic Relief Plan to MTC; and

WHEREAS, BATA shall fund the projects of the Regional Traffic Relief Plan by transferring RM2 authorized funds to MTC; and

WHEREAS, MTC adopted policies and procedures for the implementation of the Regional Measure 2 Regional Traffic Relief Plan on June 23, 2004, specifying the allocation criteria and project compliance requirements for RM 2 funding (MTC Resolution No. 3636); and

WHEREAS, the City of Vallejo has submitted a request for the allocation of RM 2 funds for the Vallejo Station Intermodal Facility project; and

WHEREAS, Vallejo Station Intermodal Facility project number 5 under RM 2 and is eligible to receive RM 2 funding as identified in Streets and Highways Code Sections 30914(c); and

WHEREAS, City of Vallejo has submitted an Initial Project Report, as required pursuant to Streets and Highway Code Section 30914(e), to MTC for review and approval; and

WHEREAS, Attachment A to this resolution, attached hereto and incorporated herein as though set forth at length, lists the project and phase for which the City of Vallejo is requesting RM2 funding and the amount recommended for allocation by MTC staff; and

WHEREAS, Attachment B to this resolution, attached hereto and incorporated herein as though set forth at length, lists the required project specific conditions which must be met prior to execution of the allocation and any reimbursement of RM2 funds; and

WHEREAS, Attachment C to this resolution, attached hereto and incorporated herein as though set forth at length, includes MTC staff's review of City of Vallejo's Initial Project Report (IPR) for this project; and

WHEREAS, Attachment D attached hereto and incorporated herein as though set forth at length, lists complementary funding for the deliverable/useable RM2 project segment; now, therefore be it

RESOLVED, that MTC approves MTC staff's review of City of Vallejo's Initial Project Report (IPR) for this project as set forth in Attachment C; and be it further

RESOLVED, that MTC approves the allocation and reimbursement of RM2 funds in accordance with the amount and reimbursement schedule for the phase, and activities as set forth in Attachment A; and, be it further

RESOLVED, that the allocation and reimbursement of RM2 funds as set forth in Attachment A are conditioned upon City of Vallejo complying with the provisions of the Regional Measure 2 Regional Traffic Relief Plan Policy and Procedures as set forth in length in MTC Resolution 3636; and be it further

RESOLVED, that the allocation and reimbursement of RM2 funds are further conditioned upon the project specific conditions as set forth in Attachment B; and, be it further

RESOLVED, that the allocation and reimbursement of RM2 funds as set forth in Attachment A are conditioned upon the availability and expenditure of any complementary funding as set forth in Attachment D; and be it further

RESOLVED, that a certified copy of this resolution, shall be forwarded to the project sponsor.

METROPOLITAN TRANSPORTATION COMMISSION

Bill Dodd

Bill Dodd, Chair

The above resolution was entered into by the Metropolitan Transportation Commission at the regular meeting of the Commission held in Oakland, California, on June 27, 2007.

REGIONAL MEASURE 2 PROGRAM
Allocation of Funds

Project Title: Vallejo Station Intermodal Facility
Sponsor: City of Vallejo
Project Number: 5.1

Allocation No. 5.1-1 - Vallejo Station Intermodal Facility

Activities to be funded with Allocation #1:

1. Final Design for Parcel L3 (1,200 space parking garage)
2. Existing bus stop improvements (Mare Island Way)
3. Existing Parking lot improvements (Kiss and Ride)
4. York Street Paseo Streetscape improvements
5. Other design specifications related to staging public-private elements and support of the overall project.
6. Project Management Services
7. ROW Appraisal and negotiations

Allocation Instruction No.	Approval Date	Amount	Phase	Reimbursement Year	Cumulative Total To Date
08381901	27-Jun-07	$ 2,350,268	PSE	FY 2007-08	$ 2,350,268
08381902	27-Jun-07	$ 433,632	ROW	FY 2007-08	$ 2,783,900

Allocation No. 5.1-2 - Vallejo Station Intermodal Facility

Activities to be funded with Allocation #2:

Property Acquisition, Relocation, Furniture, Fixtures & Equipment Costs & Incentives for the My Café & Post Office Parcels.
Note: $160,000 allocated 10/23/13 for 10% Design of Post Office Carrier Annex (rescinded Feb 2014)

Allocation Instruction No.	Approval Date	Amount	Phase	Reimbursement Year	Cumulative Total To Date
09381903	24-Sep-08	$ 3,567,000	ROW	FY 2008-09	$ 6,350,900
09381903	27-Oct-10	$ (2,708,487)	ROW	FY 2010-11	$ 3,642,413
09381903	23-Oct-13	$ 160,000	ROW	FY 2013-14	$ 3,802,413
09381903	26-Feb-14	$ (160,000)	ROW	FY 2013-14	$ 3,642,413

Allocation No. 5.1-3 - Vallejo Station Intermodal Facility

Activities to be funded with Allocation #3:

1. Vallejo Transit Center construction including the following:
• 12 bus bays
• Pedestrian walkways
• Public parking
• Bus shelter shade structures with a center rotunda
• 4,440 SF two-story transportation office building
• Permit fees
• Demolition of My Café building
2. Construction management services to be provided by City staff, CM services consultants and special inspection consultants.

Allocation Instruction No.	Approval Date	Amount	Phase	Reimbursement Year	Cumulative Total To Date
09381904	27-May-09	$ 4,394,131	CON	FY 2008-09	$ 8,036,544
09381904	27-Oct-10	$ (746,386)	CON	FY 2010-11	$ 7,290,158

Allocation No. 5.1-4 - Vallejo Station Intermodal Facility

Activities to be funded with Allocation #4:

1. Direct Construction
The Vallejo Station Parking Structure Phase A Construction includes:
• 700 Stall Ferry Patron's Parking Garage
• Landscaped Pedestrian Paseo linking the Vallejo Transit Center and Ferry Terminal
• Roadway Improvements on Mare Island Way and Santa Clara Street
• Parking Garage Intersection and Entrance
• Permit and Utility Fees
• Interim Surface Parking on Parcels L1 and L2

2. Construction management services to be provided by City staff and Special Inspection Consultants.

3. Project and Financial Management Services to be provided by consultant staff.

Allocation Instruction No.	Approval Date	Amount	Phase	Reimbursement Year	Cumulative Total To Date
10381905	18-Nov-09	$ 15,700,306	CON	FY 2009-10	$ 22,990,464
10381905	27-Oct-10	$ (8,091,110)	CON	FY 2010-11	$ 14,899,354

Allocation No. 5.1-5 - Vallejo Station Intermodal Facility

Activities to be funded with Allocation #5:

1. Development of Parking Management Plan (PMP) includes, but is not limited to, the following:
• Study area: Document existing downtown conditions and determine relationship between parking supply and utilization
• Develop a list of parking guiding principles.
• Recommend a parking pricing strategy.
• Recommend cost effective methodology and technology for a Parking Access Revenue Collection System (compatible with Clipper).
• Recommend an enforcement strategy and mitigate impacts of parking program on surrounding properties.
• Recommend options for directing ferry riders to open parking spaces.
• Develop Parking Access and Revenue Collection System Plan (PARC).

2. Design services during construction.

3. Geotechnical and Environmental Services includes:
• Obtain, analyze and classify soil samples
• Provide a volume estimate of the classified materials
• Present a written report to the City with an estimate of the cost to remove the existing soil.

Allocation Instruction No.	Approval Date	Amount	Phase	Reimbursement Year	Cumulative Total To Date
11381906	25-May-11	$ 460,000	PSE	FY 2010-11	$ 15,359,354

Allocation No. 5.1-6 - Vallejo Station Intermodal Facility

Activities to be funded with Allocation #6:

• Excavation and removal of contaminated Class 1 and 2 materials from the site.
• Addition of under slab drainage to the parking structure.

Allocation Instruction No.	Approval Date	Amount	Phase	Reimbursement Year	Cumulative Total To Date
11381907	22-Jun-11	$ 2,000,000	CON	FY 2011-12	$ 17,359,354

Allocation No. 5.1-7 - Vallejo Station Intermodal Facility

Activities to be funded with Allocation #7:

Procurement and installation of a fully functional parking control system which will consist of pay stations, parking counting and license plate recognition enforcement system for the Vallejo Station Parking Structure and adjacent surface parking lots.

Allocation Instruction No.	Approval Date		Amount	Phase	Reimbursement Year		Cumulative Total To Date
12381908	27-Jun-12	$	600,000	CON	FY 2012-13	$	17,959,354

Allocation No. 5.1-8 - Vallejo Station Intermodal Facility

Activities to be funded with Allocation #8:

Option to Purchase for the replacement site for the United States Post Office, and related project costs, including:
- Due dilligence items related to the acquisition of property (e.g., appraisal, environmental reports, site survey, title report)
- Preparation of 30% plans for replacement site and facility (via advance to USPS)
- Project administration
- Project management
- Legal assistance costs

Allocation Instruction No.	Approval Date		Amount	Phase	Reimbursement Year		Cumulative Total To Date
14381909	26-Feb-14	$	560,000	ROW	FY 2013-14	$	18,519,354

Allocation No. 5.1-9 - Vallejo Station Intermodal Facility

Activities to be funded with Allocation #9:

Right of Way: Acquisition of property for the Postal Service's new carrier annex and retail operations; design, site development, and construction of the carrier annex; and architectural services, and renovation of a new retail facility.

Design: Final design of interim surface parking lot

Allocation Instruction No.	Approval Date		Amount	Phase	Reimbursement Year		Cumulative Total To Date
15381910	17-Dec-14	$	6,258,000	ROW	FY 2014-15	$	24,777,354
15381911	17-Dec-14	$	50,000	PSE	FY 2014-15	$	24,827,354

REGIONAL MEASURE 2 PROGRAM
Project Specific Conditions

Project Title: Vallejo Station Intermodal Facility
Sponsor: City of Vallejo
Implementing Ager City of Vallejo
Project Number: 5.1

The allocation and reimbursement of RM2 funds for the above project are conditioned upon the

1. The City of Vallejo's approval of the IPR and RM2 Resolution of Support

2. The City of Vallejo may invoice MTC for eligible expenses as frequently as monthly, in accordance with the cash flow plan.

On July 28, 2010, the Commission approved the following conditions pertaining specifically to Allocation No. 2:

3. Any reimbursement of funds for the Post Office parcels, including but not limited to the property acquisition, relocation, incentives, furniture, fixtures & equipment costs related to the Post Office, are conditioned on the execution of a funding agreement between MTC and the City of Vallejo.

On May 25, 2011, the Commission approved the following condition pertaining specifically to Allocation No. 5:

4. Allocation and reimbursement of RM2 funds for the above project are conditioned upon the City of Vallejo's approval of the IPR and RM2 Resolution of Support.

On June 22, 2011, the Commission approved the following condition pertaining specifically to Allocation No. 6:

5. Allocation and reimbursement of RM2 funds for the above project are conditioned upon the City of Vallejo's approval of the IPR and RM2 Resolution of Support.

On December 17, 2014, the Commission approved the following condition pertaining spefically to Allocation No. 9:

6. Any reimbursement of funds for the Post Office parcels, including but not limited to the property acquisition, relocation, incentives, furniture, fixtures & equipment costs related to the Post Office, are conditioned on the execution of a funding agreement between MTC and the City of Vallejo.

RM2 Project Number: 5.1

Vallejo Station Intermodal Facility

Lead Sponsor	Other Sponsors(s)	Implementing Agency (if applicable)
City of Vallejo Transportation Program		

Legislated Project Description

Construct intermodal transportation hub for bus and ferry service, including parking structure, at site of Vallejo's current ferry terminal.

RM2 Funding (in $1,000)	Total Estimated Project Cost (in $1,000)
$26,000	$83,801

Project Purpose and Description

The Vallejo Station Project is a multimodal transportation facility within the City's Waterfront Plan associated with privately funded transit-oriented residential and commercial improvements nearby. The Vallejo Station Project will improve pedestrian, automobile, and public transportation access to the Vallejo Ferry Terminal, Vallejo Bus Transit Center, and Vallejo downtown areas. The focus of the project is to provide pedestrian access between the Ferry Terminal, the proposed Vallejo Station Ferry Parking Garage (1,200 spaces), the proposed local Bus Transfer Center, the regional bus turnouts on Mare Island Way, and the downtown area. The Vallejo Station Project also includes public open spaces and pedestrian walkway enhancements. Overall, the Vallejo Station Project will provide Multimodal bus and ferry connections, with a pedestrian connection to Downtown and the Waterfront to the north and south.

Funding Description

Committed Funds: Phase A is fully funded by RM2 funds, federal earmarks, local redevelopment funds, local funds, STIP, federal transit, CMAQ funds and ARRA funds.
Uncommitted Funds: The project needs an additional $27 million to construct Phase B of the Ferry Parking Garage.

Operating Capacity: Upon project completion, the City of Vallejo will be responsible for operating and maintaining all components of the Vallejo Station Intermodal Facilty.

Phase		Start (A)	End (A)	Cost ($1,000) (A)	Start (B)	End (B)	Cost ($1,000) (B)
1	Environmental	1/2004	4/2007	$1,277	1/2004	4/2007	
2	Designs, Plans, Specs, & Estimates	6/2007	10/2009	$6,243	6/2007	N/A	
3	Right-of-Way Acquisition	2/2007	11/2014	$8,806	N/A	N/A	
4	Construction	10/2009	12/2017	$40,255	N/A	N/A	$27,220
		Phase A Total:		**$56,581**	**Phase B Total:**		**$27,220**
		Full Project Total: $83,801					

Total Project Funding Plan: Committed and Uncommitted Sources

(Amounts Escalated in Thousands)

Project Title	Vallejo Station Intermodal Facility	**Project No.**	5.1
Lead Sponsor	City of Vallejo Transportation Program		

Fund Source	Phase	Prior	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Future	Total
Committed														
FTA - X685	ENV/PA&ED	182												182
VALLEJO - City of Vallejo Funds	ENV/PA&ED	1095												1,095
RM2 - RM2 Funds	PS&E			2,350				460				50		2,860
STIP2576 - STIP 025-076 PSE	PS&E		1,275											1,275
TEA21F02 - FTA Ferryboat FY02	PS&E		2,000											2,000
TLC C - TLC (CMAQ) Y414	PS&E			108										108
RM2 - RM2 Funds	ROW				434	859					560	6,258		8,111
VALLEJO - City of Vallejo Funds	ROW	695												695
FTA115 - FTA Section 115 Const	CON			1,250										1,250
FTA5309A - FTA 5309 Con	CON			1,214										1,214
FTA5309B - FTA 5309 Con	CON			841										841
TEA21F03 - FTA Ferryboat FY03	CON		993											993
RM2 - RM2 Funds	CON					3,648	7,609	2,000		600			1,172	15,029
TLC C - TLC (CMAQ) X018	CON			1,716										1,716
STIP2006 - STIP 2006 Const	CON						13,128							13,128
Prop 1B Security	CON							135						135
ARRA Funding	CON						2,449							2,449
VALLEJO - City of Vallejo Funds	CON	3,500												3,500
Sub Total:		5,472	4,268	7,479	434	4,507	23,186	2,595	0	600	560	6,308	1,172	56,581
Uncommitted														
Sub Total:						0	0	0	0	0	0			0
Funding Source TBD														
TBD FUND - Unidentified Funding Source	CON												27,220	27,220
Sub Total:						0		0	0					27,220
Total Project Committed and Uncommitted														
		Prior	**2005-06**	**2006-07**	**2007-08**	**2008-09**	**2009-10**	**2010-11**	**2011-12**	**2012-13**	**2013-14**	**2014-15**	**Future**	**Total**
Total:		5,472	4,268	7,479	434	4,507	23,186	2,595	0	600	560	6,308	1,172	83,801

REGIONAL MEASURE 2 PROGRAM
Project Cash Flow Plan

Project: Vallejo Station Intermodal Facility
Sponsor: City of Vallejo
RM2 Project Number: 5.1

Cash Flow for Phase A only

	PRIOR	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FUTURE	TOTAL
RM2 Funds Total	***18,520***	***6,258***	***50***	***1,172***	***-***	***-***	***-***	***-***	***26,000***
Environmental (ENV)	**1,277**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**1,277**
FTA	182								182
City of Vallejo	1,095								1,095
Final Design (PS&E)	**6,193**	**0**	**50**	**0**	**0**	**0**	**0**	**0**	**6,243**
RM2	2,810		50						2,860
STIP2576 - STIP 025-076 PSE	1,275								1,275
TEA21F02 - FTA Ferryboat FY02	2,000								2,000
TLC C - TLC (CMAQ)	108								108
ROW	**2,548**	**6,258**	**0**	**0**	**0**	**0**	**0**	**0**	**8,806**
RM2	1,853	6,258							8,111
City of Vallejo	695								695
CON	**38,583**	**0**	**0**	**1,672**	**0**	**0**	**0**	**0**	**40,255**
RM2	13,857			1,172					15,029
FTA115 - FTA Section 115 Const	1,250								1,250
FTA5309A - FTA 5309 Con	1,214								1,214
FTA5309B - FTA 5309 Con	841								841
TEA21F03 - FTA Ferryboat FY03	993								993
TLC C - TLC (CMAC) X018	1,716								1,716
STIP 2006	13,128								13,128
ARRA	2,449								2,449
Prop 1B Security	135								135
VALLEJO - City of Vallejo Funds	3,000			500					3,500
PROJECT TOTAL	48,601	6,258	50	1,672	0	0	0	0	56,581