



**Massachusetts Bay
Transportation Authority**

Bus Facility Modernization Update

Fiscal and Management Control Board

January 13, 2020

Erik Stoothoff, Chief Engineer

Bus Modernization Program Overview

Vision: An MBTA that supports broader regional congestion and emissions reductions goals by providing a more competitive alternative to travel by automobile in the Greater Boston region

Program Goal: Deliver more competitive and sustainable MBTA bus service through the modernization of the MBTA's portfolio of storage and maintenance facilities supporting that service

The MBTA's Bus Facility Modernization program is currently advancing along two tracks:

- \$25 million annual commitment to invest in critical near-term facility improvements

“In the course of negotiations for a successor agreement to the 2014-2018 Agreement, the Parties acknowledged a shared interest in improving the state of good repair in the Authority's bus garages. In keeping with that shared interest the Authority has confirmed its intention to commit a minimum of \$25 million annually to maintain/upgrade/improve the state of repair in the Authority's garages. This commitment extends for four fiscal years, to commence in Fiscal Year 2019. The Authority will review outcomes from this commitment with the Union on an annual basis.” – February 5, 2018 Side Letter of Agreement State of Good Repair

- Major long-term investment strategy to modernize the MBTA's bus maintenance facilities.



Ongoing/Scheduled Projects

Currently, the MBTA has over 20 initiatives that are ongoing with a value of approximately \$32M, of which \$12M has been spent as of December 2019.

Some of the key investments that are already underway include:

- Replacement of bus lifts and hoists in all facilities
- Roof replacements at Albany, Charlestown, and Quincy
- Hose reel upgrades at Cabot and Charlestown
- System-wide fall protection (harnesses, overhead wire, scaffolding)
- Shop floor smoothing for easier/efficient in-house equipment moves
- Steam-washer parts cabinets
- Motor room work tables



Near-Term Planned Improvements

MBTA's most recent discussion with Local 264 leadership has identified a number of additional improvements that are currently in the programming process. These key initiatives are as follows:

Investment	Cost Estimate
Locker Room Trailers	\$350K
New Bus Washes	\$5M
Facility Overhead Door Replacements	\$3.9M
Shop Tools/Equipment Purchases	\$2M
Rooftop HVAC Units	\$2M
Bus-Axle Tooling Kits	\$360K
Charlestown Facility Master Plan	\$3M
Yard Tugs – Specialized bus towing equipment	\$1.5M
TOTAL	\$18.1M



Existing Bus Facility Improvements - Next Steps

- Meet quarterly with Union leadership to report on current progress and prioritize new projects for programming (latest meeting held in December 2019)
- Assign a Project Manager to ensure ongoing coordination and reporting of progress
- Identify 15 new initiatives with a value of approximately \$50M for future programming
- Continue partnership with workforce on near-term facility improvements
- Continue bi-weekly meeting with safety and maintenance personnel to recover committed improvement goals on target



Bus Facility Modernization

The MBTA is advancing a vision for bus facilities to achieve the following outcomes:

- Build a new replacement facility for the obsolete Quincy bus maintenance facility
- Modernize conditions for MBTA operations and maintenance workforce
 - **Workshop held on December 11, 2019 at Quincy bus garage with Local 264 mechanics and Local 589 bus operators to get front-line employee input on facility design concepts.**
- Increase storage and maintenance capacity to support future increased service needs
- Consider other uses such a office space and/or storage where applicable
- Modernize facilities to support a zero emissions bus fleet in addition to current propulsion systems
- Goal is to build cleaner facilities that support a larger and cleaner fleet of buses, that standardizes design across all bus maintenance facilities



Bus Facility Modernization

Procured designer to support program management and preliminary design of all facilities. MBTA team is working closely with internal stakeholders to focus on determining bus facility design parameters and any real estate needs.

Initial work has primarily focused on two facilities:

Quincy – near term obsolescence has made replacement a top priority

- Will allow for immediate integration of a cleaner fleet of hybrid buses and eventually transition to all-electric battery electric bus fleet
- A new site is under evaluation
- Design and environmental permitting work progressing
- Meeting with stakeholders to determine needs and opportunities for shared uses

Southampton – only facility supporting 60-ft. articulated fleet serving routes with growing demand

- Identified additional parcel for acquisition to allow full build out of site
- Design and environmental permitting work progressing



Bus Facility Modernization - Next Steps

January 27, 2020

- Request to enter into contract with selected Program Management firm (scheduled for FMCB Vote)

January 29, 2020

- City of Quincy Community meeting on proposed new Quincy Bus Maintenance Facility

Spring 2020

- Advancing Quincy, Southampton (real estate acquisition, design, and construction), and initial phases of subsequent facilities



Appendix



Ongoing Project Status

Description	Location	Committed Amount/ Estimated Amount		Expended LTD
Storage Tank Removal/Replacement	Charlestown, Cabot, Quincy	\$	6,582,768	\$ 5,602,261
HVAC Mechanical Upgrade	All Facilities	\$	100,000	
Systemwide Fall Protection - New Harnesses; Overhead wire; Scaffolding	All Facilities	\$	333,502	\$ 221,337
Bus Lift/Hoist	All Facilities	\$	3,366,757	\$ 1,764,219
Bus Facility Lighting - Outdoor Lighting Analysis	Fellsway, Albany, Southampton, Lynn, Quincy	\$	250,000	\$ 98,139
Bus Facility Lighting – Indoor	All Facilities			
Steamwasher Parts Cabinets	All Facilities	\$	102,000	\$ 102,000
Shop Floor Smoothing	Charlestown, Fellsway, Albany	\$	118,142	\$ 118,142
Facility Bird Netting	Cabot, Quincy, Southampton, Charlestown, Arlington	\$	278,490	\$ 278,490
Bus Garage Structural Repairs - Beam Repairs; Pit Repairs	Quincy	\$	1,000,000	
Bus Maintenance and Everett Shops Equipment Upgrades	Everett, Charlestown	\$	1,285,121	
Bus Fueling Equipment Upgrades	All Facilities	\$	7,500,000	
Systemwide Garage WiFi Installation	All Facilities	\$	950,000	
Hose Reel Upgrades and Installation	Cabot, Charlestown	\$	1,131,555	\$ 465,335
Motor Room Work Tables (Moter Up Enders)	Everett	\$	398,500	\$ 157,200
Systemwide Steel Plate Elimination	All Facilities	\$	500,000	\$ 132,985
Systemwide Steel Grate Replacement	All Facilities	\$	250,000	\$ 20,079
Exhaust Fann Replacement - Shop Exhaust	Arborway, Charlestown	\$	289,500	\$ 91,411
Albany Door Upgrades	Albany	\$	500,000	
Everett Shop Floor Leveling	Everett	\$	120,000	\$ 58,513
Roof Replacements	Quincy, Albany, Charlestown (Bldg 19)	\$	7,272,000	\$ 2,902,978
Total:		\$	32,328,335	\$ 12,013,089

Future Project Programming

Description	Location	Estimated Amount	
Roof Replacements	Charlestown (Bldg 6)		
Locker Room/ Breakroom/ Bathroom Updates	Quincy	\$	2,000,000
CNG Fueling System Upgrades - Short Term	Arborway, Cabot, Southampton	\$	1,500,000
CNG Fueling System Upgrades - Long Term		\$	10,000,000
Exhaust Fans	Everett	\$	750,000
Plymovement Exhaust System	All Facilities	\$	3,000,000
Bus Facility Lot Paving	All Facilities	\$	4,000,000
Waste Oil/Coolant Collection Caddies	All Facilities		
Shop Heater Unit Replacements	All Facilities		
Bathroom, Locker Rooms, Breakroom Improvements - Appliances; Shower Ventilation	All Facilities		
Battery Containers Disposal/ Repurpose	All Facilities		
Steam Bay with New Lifts	Charlestown, Southampton	\$	1,500,000
AC Unit Lifting Equipment	All Facilities		
Battery Tub Lifting Equipment	All Facilities		
Charlestown Bus Facility Rehabilitation	Charlestown	\$	25,000,000
		Total: \$	47,750,000

