



**Massachusetts Bay  
Transportation Authority**

# Bus Maintenance Facility Improvements Update

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Fiscal and Management Control Board  
January 11, 2021  
Eric LeGuelaff

# Overview

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- Bus Maintenance Improvement Agreement
- Bus Maintenance Facility Map
- Local 264 Priority Needs List
- Priority Improvements Progress
- Procurement Highlights
- Financial Snapshot
- Featured Projects



# Local 264 Bus Maintenance Improvement Agreement

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## **Side Letter of Agreement – State of Good Repair – Feb. 5, 2018**

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.



# Bus Maintenance Facility Map





# Local 264 Priority Needs List

**Lighting:** Poor lighting in shops, fuel alley, bus storage and bus yards.

**Ventilation:** Inoperable exhaust fans and exhaust hoses in shops.

**Shop Floors:** Floors are Uneven.

**Bus Yards:** Ruts, holes, pot holes in bus yards.

**Steel Plates:** Unsafe plates used to cover up damaged floors in shops and Busways.

**Rodent/Pigeon Infestation:** health risks to all employees.

**Heating/Cooling:** Inefficient heat and air conditioning needs to be repaired and maintained.

**Fluid/Air Hose Reels:** Prevent tripping hazards, leaking equipment and cleaner work area.

**Shop Tools:** Perform jobs safety/efficiently (working lifts, jacks, tire dollies, doors, diagnostic tools).

**Drainage:** Issues in shops and in bus yards.

**Pits:** Quincy and Lynn garages are in need of immediate repair.

**Doors:** Standardize for maintenance efficiency.



# Priority Improvements Progress

	Albany (L264)	Arborway (L264)	Cabot (L264)	Charlestown (L264)	Everett (L264)	Fellsway (L264)	Lynn (L264)	Quincy (L264)	S.Hampton (L264/589)	N. Camb. (L589)
<b>Lighting – Outdoor (I)</b>	✓	✓	✓	✓	✓	✓	✓	✓	Winter '21	Assessment
<b>Lighting - Indoor</b>	Assessment	Assessment	Assessment	Assessment	Spring' 21	In-Design	Summer '21	Winter' 21	Assessment	Assessment
<b>Ventilation</b>	✓	✓	SGR	✓	✓	SGR	Winter' 21	✓	Spring '21	Assessment
<b>Shop Floors</b>	✓	Assessment	Ongoing	Ongoing	✓	Assessment	Assessment	Assessment	Assessment	Assessment
<b>Bus Yards</b>	Spring '21	Summer '21	✓	Fall '21	Fall '21	✓	Summer '21	✓	Spring '21	Future Proj.
<b>Steel Plates</b>	SGR	✓	✓	✓	✓	✓	SGR	✓	✓	✓
<b>Rodent/Pigeon</b>	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	SGR
<b>Heating/Cooling</b>	✓	Assessment	Spring '21	Assessment	SGR	Assessment	Assessment	Winter '21	Assessment	Assessment
<b>Fluid/Air Hose Reels</b>	Winter '21	Procurement	Winter '21	Procurement	Winter '21	Winter '21	Winter '21	✓	Winter '21	Winter' 21
<b>Shop Tools/Equip.</b>	Ongoing	Ongoing	On-Going	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing
<b>Drainage</b>	Assessment	Assessment	Assessment	Assessment	Assessment	Assessment	Assessment	Assessment	Assessment	Future Proj.
<b>Pits</b>	Assessment	N/A	Assessment	Assessment	N/A	N/A	Design	✓	Assessment	SGR
<b>Doors</b>	Ongoing	Procurement	Procurement	Procurement	Procurement	Procurement	Procurement	Procurement	Procurement	Assessment

# Procurement Highlights

- **Bus Facilities Paving**

- Design Procurement in Progress
  - Albany
  - Southampton
  - Arborway
  - Lynn
  - Charlestown
  - Everett
- Completed through 2021

- **Overhead Doors**

- Bids Received – All Facilities
- Installs CY'21-22

- **Roofing On-Call**

- In Design – 5 Cabot Roofs
- Construction CY'21-22

- **Shop Tools**

- Ongoing

- **Yard Tugs and Scissor Lifts**

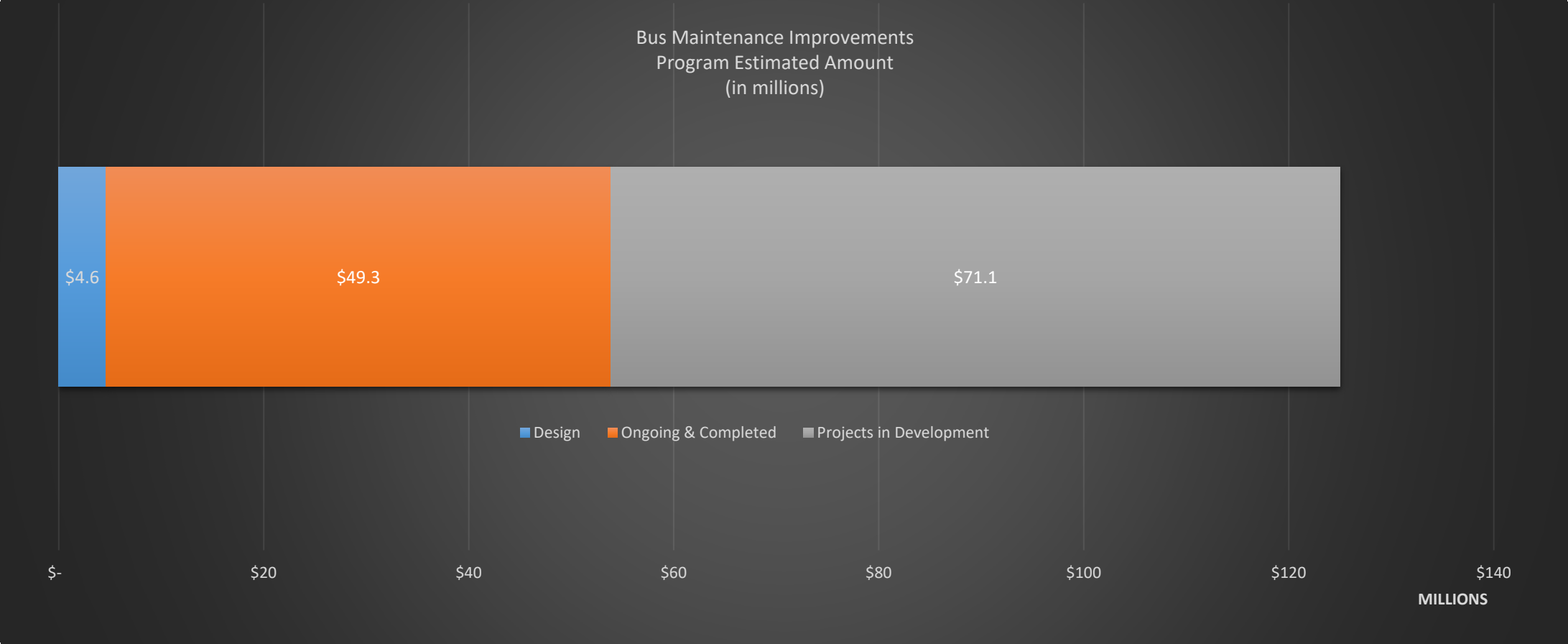
- Ongoing

- **Man Axle Tooling Kits**

- Ongoing



# Improvements - Financial Snapshot



FY19	FY20	FY21 YTD	Total Expended LTD
\$5.6M	\$10.4M	\$8.2M	24.2M

# Bus Maintenance Facilities Paving

## Locations Completed:

- Fellsway - August 2020
- Cabot - October 2020
- Quincy - November 2020

Project Spend to Date Total: \$1,594,906  
Additional Facilities in Design for 2021

- |               |               |
|---------------|---------------|
| • Albany      | • Lynn        |
| • Southampton | • Charlestown |
| • Arborway    | • Everett     |



Cabot



Fellsway



Quincy

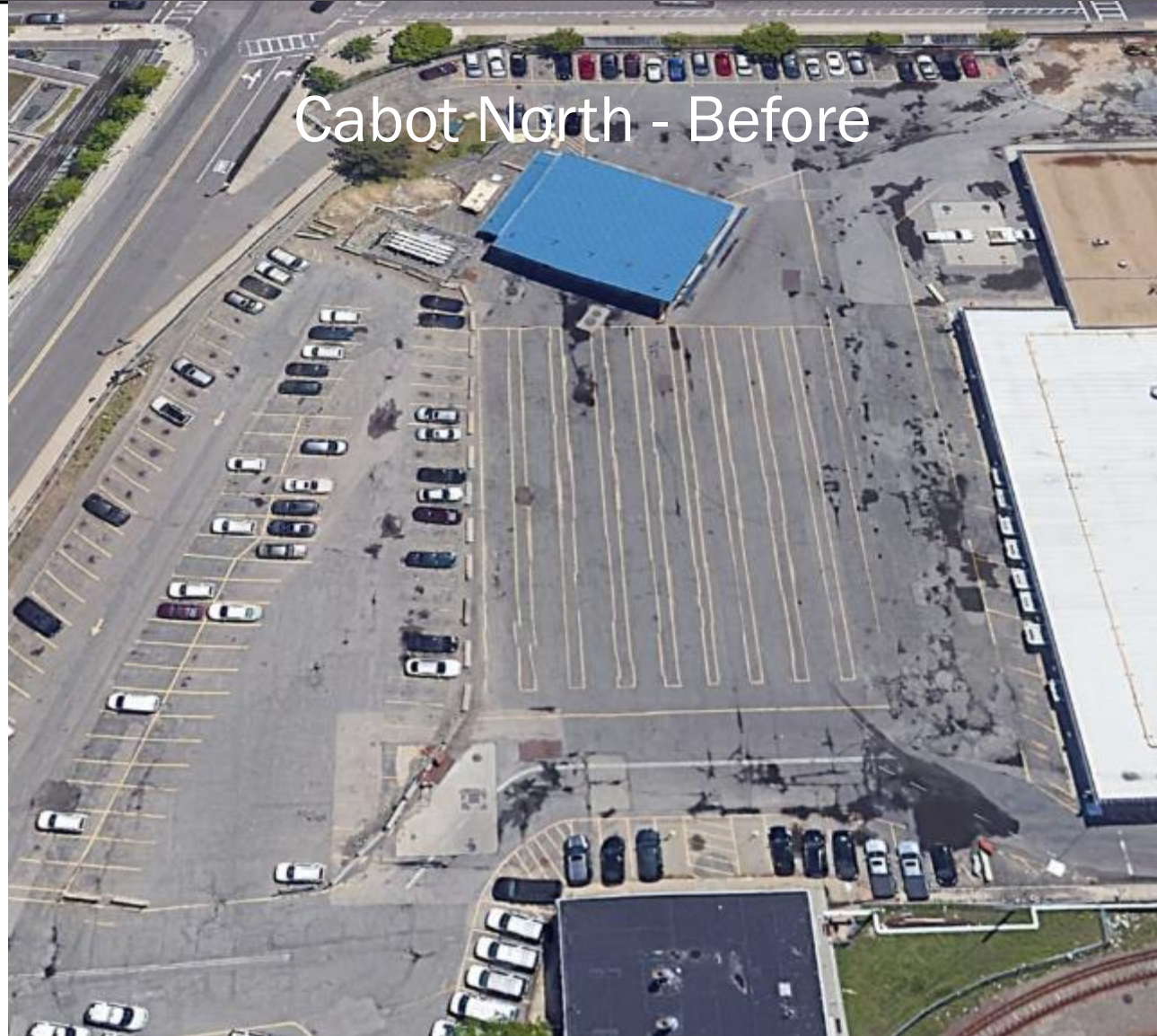




# Fellsway Bus Facility Paving



# Cabot Bus Facility Paving– North Yard







# Cabot Bus Facility Paving – South Yard







# Quincy Bus Facility Paving





# New Quincy Facility

- MBTA advancing 100% design for new facility at 599 Burgin Parkway
- Construction anticipated to commence in first half of 2022 (although some work could start earlier)
- Construction anticipated to be substantially completed in 2024
- Coordination with 264 to continue throughout design and construction



## Appendix – Financial Information





# Ongoing & Completed Projects

Project	Budget	Spent	% Spent
Storage Tank Removal/Replacement	\$ 4,059,613	\$ 4,059,613	Complete
Systemwide Fall Protection	\$ 333,502	\$ 330,857	Complete
Bus Lift/Hoist	\$ 3,257,076	\$ 2,720,171	84%
Bus Facility Lighting – Outdoor/Indoor	\$ 349,203	\$ 214,089	61%
Steamwasher Parts Cabinets	\$ 269,542	\$ 165,187	61 %
Shop Floor Smoothing	\$ 522,477	\$ 387,655	74%
Facility Bird Netting	\$ 283,490	\$ 255,180	90%
Quincy Bus Garage Structural Repairs	\$ 1,000,000	\$300,000	30%
Bus Maintenance & Everett Shops Equipment Upgrades	\$ 1,285,121	\$ 1,030,295	80%
Bus Fueling Equipment Upgrades- Fluid Mgmt System	\$ 7,465,000	\$ 848,861	11%
Systemwide Garage WiFi Installation	\$ 950,000	\$ 519,470	55%
Hose Reel Upgrades and Installation	\$ 1,230,670	\$ 1,123,369	91%
Systemwide Steel Plate Elimination	\$ 150,000	\$ 129,425	86%

Project	Budget	Spent	% Spent
Systemwide Steel Grate Replacement	\$ 230,000	\$ 45,423	20%
Exhaust Fan Replacement	\$ 289,500	\$ 115,489	40%
Roof Replacements	\$ 13,260,000	\$ 9,025,471	68%
Albany Door Upgrades	1,812,342	\$ 0	0%
Unit Heater Installation	\$ 317,973	\$ 149,351	47%
Facility Overhead Door Replacement	\$ 3,500,000	\$ 0	0%
Bus Facility Lot Paving – Fellsway, Cabot, Quincy	\$ 2,296,040	\$ 1,412,263	62%
Condensate Tanks	\$ 44,450	\$ 44,450	Complete
Shop Tools/Equipment	\$ 2,000,000	\$ 626,533	31%
Mann Axle Tooling Kits	\$ 360,000	\$ 68,303	19%
Yard Tugs & Scissor Lifts	\$ 1,500,000	\$ 640,196	43%
CNG Fueling System Upgrades – Emergency	\$ 500,000	\$ 0	0%
CNG Fueling System Upgrades – Arborway, Cabot, Southampton	\$ 2,015,000	\$ 56,711	3%
<b>TOTAL</b>	<b>\$ 49,280,999</b>	<b>\$ 24,268,362</b>	<b>49%</b>



# Design

Project	Cost Estimate
Charlestown Bus Facility Assessment	\$ 350,000
Quincy Bus Facility Assessment	\$ 260,580
Southampton Bus Facility Assessment	\$ 350,000
Arborway Bus Facility Assessment	\$ 300,000
Lynn Bus Facility Assessment	\$ 300,000
Albany Bus Facility Assessment	\$ 300,000
Cabot Bus Facility Assessment	\$ 350,000
Fellsway Bus Facility Assessment	\$ 300,000
Everett Bus Facility Assessment	\$ 300,000
Arborway Locker Room Trailer Design/CPS	\$ 300,000
CNG Fueling System Upgrades - Long Term	\$ 500,000
Rooftop HVAC Units Design/CPS	\$ 900,000
Plymovent Exhaust System Design/CPS Pilot	\$ 100,000
<b>TOTAL</b>	<b>\$ 4,610,580</b>



# Projects in Development

Example Projects:	
Bus Facility Indoor Lighting – Lynn, Fellsway	Rooftop HVAC Units
Bus Facility Lot Paving – Albany Southampton, Lynn, Arborway, Charlestown	Arborway Locker Room Trailer Procurement
Roof Replacements – Cabot	Waste Oil/Coolant Collection Caddies
Locker Room/ Breakroom/ Bathroom Updates – Quincy	Shop Heater Unit Replacements
CNG Fueling System Upgrades - Long Term – Arborway, Cabot	Bathroom, Locker Rooms, Breakroom Improvements- Appliances; Shower Ventilation
Plymovent Exhaust System Design/CPS	Battery Containers Disposal/Repurpose
Plymovent Exhaust System	AC Unit Lifting Equipment
Steam Bay with New Lifts – Charlestown, Southampton	Battery Tub Lifting Equipment
Overhead Crane Systems (Hybrid Locations) – Charlestown, Cabot	Rooftop HVAC Units
<b>TOTAL COST ESTIMATE</b>	<b>\$ 71,108,421</b>