

MOTION:

**October 20, 2020
Regular Meeting**

SECOND:

Res. No. 20-

**RE: DESIGNATE THE POTOMAC/NEABSCO MILLS COMMUTER GARAGE PROJECT,
UPC 111485, AS A REVENUE SHARING PROJECT – NEABSCO AND WOODBRIDGE
MAGISTERIAL DISTRICTS**

ACTION:

WHEREAS, the Potomac/Neabsco Mills Commuter Garage Project (“Project”) includes the construction of a 1,400-space garage in the vicinity of the Neabsco Mills Road Widening Project. This Project was previously submitted to the Virginia Department of Transportation (VDOT) under the name Potomac Town Center Garage Project. The construction of the garage will serve as a park and ride facility for commuters, relieving capacity at the Route 1/Route 234 and Prince William Parkway/Horner Road park and ride lots; and

WHEREAS, on November 21, 2017, via Resolution Number (Res. No.) 17-548, the Prince William Board of County Supervisors (Board) authorized the agreement that provided \$37,284,640 in reimbursable federal and state funding for the design and construction of the Project; and

WHEREAS, via Res. No. 19-204, the Board authorized execution of an agreement for land acquisition which increased the total project cost to \$37,670,000, and authorized a new agreement to include funding for the design, right-of-way and construction phases for the Project, of which, \$37,175,000 is reimbursable to the County. The reduction was due to an increase in VDOT’s project expenditures; and

WHEREAS, the current estimate for the Project is \$53,328,850 which is more than the current available balance of \$36,199,809. Therefore, the Project has a deficit of \$17,129,041 that can be eliminated with State Revenue Sharing Funds and other Federal funding by designating the Project as a Revenue Sharing Project; and

WHEREAS, the Board supports this Project as a priority and desires to designate the Commuter Garage Project as a Revenue Sharing Project; and

WHEREAS, the Board supports and requests that Revenue Sharing Funds and other available Federal funding be transferred to the Project from completed Revenue Sharing Projects and other Federal projects in the County; and

WHEREAS, the donor projects and total amount of funding to be transferred will be identified and dictated through a future revision to the VDOT agreement and Appendix A; and

WHEREAS, the Board will have to approve the revised agreement and the budget and appropriation of the transferred funds before the project is awarded for construction;

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NOW, THEREFORE, BE IT RESOLVED that the Prince William Board of County Supervisors hereby designates the Potomac/Neabsco Mills Commuter Garage Project, UPC 111485, as a Revenue Sharing Project;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby commits to fund its local share of the Project costs (as applicable) of all project(s) under the agreement with the Virginia Department of Transportation in accordance with the Project's financial documents;

BE IT FURTHER RESOLVED that the Prince William Board of County Supervisors hereby authorizes the Director of Transportation, or his designee, to execute any document(s) that is necessary to affect the intent of this resolution and are approved as to form by the County Attorney's Office.

Votes:

Ayes:

Nays:

Absent from Vote:

Absent from Meeting:

For Information:

Director of Transportation

ATTEST: _____
Clerk to the Board



STAFF REPORT

Board Meeting Date:	October 20, 2020
Agenda Title:	Designate the Potomac/Neabsco Mills Commuter Garage Project, UPC 111485, as a Revenue Sharing Project
District Impact:	Neabsco and Woodbridge Magisterial Districts
Requested Action:	Approve resolution and designate project as a Revenue Sharing Project.
Department / Agency Lead:	Department of Transportation
Staff Lead:	Ricardo Canizales, Director

EXECUTIVE SUMMARY

The Potomac/Neabsco Commuter Garage Project ("Project"), previously submitted to the Virginia Department of Transportation (VDOT) under the name Potomac Town Center Garage Project, includes the construction of a 1,400-space garage in the vicinity of the Neabsco Mills Road Widening Project. The construction of the garage will serve as a park and ride facility for commuters, relieving capacity at the Route 1/Route 234 and Prince William Parkway/Horner Road park and ride lots.

The current estimate for the Project is \$53,328,850, which is more than the currently available Project balance of \$36,199,809. Therefore, the Project has a deficit of \$17,129,041 which staff is working to eliminate using State Revenue Sharing and other Federal Funds; in order to not impact the County's general fund or other local funding sources.

Currently, the County has completed a few Revenue Sharing Projects with remaining balances that can be transferred to the Potomac/Neabsco Commuter Garage Project. However, in order to identify and allocate these Revenue Sharing Funds to the Project, the Project must be designated as a Revenue Sharing Project.

It is the recommendation of County staff that the Prince William Board of County Supervisors (Board) designate the Potomac/Neabsco Mills Commuter Garage Project, UPC 111485, as a Revenue Sharing Project.

BACKGROUND

The Potomac/Neabsco Commuter Garage Project, previously submitted to VDOT under the name Potomac Town Center Garage Project, includes the construction of a 1,400-space garage in the vicinity of the Neabsco Mills Road Widening Project. The construction of the garage will serve as a park and ride facility for commuters, relieving capacity at the Route 1/Route 234 and Prince William Parkway/Horner Road park and ride lots.

In 2016, the Board requested County staff apply for a grant to design and construct a commuter parking garage in conjunction with the development of Stonebridge Town Center and the impending stadium project. In 2017, the Project was selected to receive approximately \$36,000,000 in SMART SCALE funding. Assumptions behind the grant and project estimate included building the garage on a "build-ready" site, with stormwater/drainage improvements and transportation improvements (turn-lanes, sidewalks, additional lanes) being completed by others through the development proposal. While the stadium development proposal did not come to fruition, the Board directed staff to continue to move forward with the Project.

The Project budget was established on November 21, 2017, via Resolution Number (Res. No.) 17-548, when the Board authorized the execution of a County-State agreement for local administration of the Project. The agreement provided \$37,284,640 in reimbursable federal (\$36,384,640) and state (\$900,000) funding for the design and construction of the Project. An additional \$385,360 in VDOT project costs are anticipated to be incurred by the State for a total project cost of \$37,670,000.

On February 20, 2018, the Board authorized Res. No. 18-105, to budget and appropriate \$271,477 in federal funding to conduct a Location Study for the Project. The County conducted a Location Study to investigate three potential project sites. The study contained a formal site selection report that included documentation of the site investigation, traffic analysis, geotechnical investigation of soil conditions, building and site layouts, cost estimates, economic development analysis and a site comparison table.

On April 9, 2019, via Res. No. 19-204, the Board took action to authorize and select a site located at 2501 Opitz Boulevard as the preferred location for the Potomac/Neabsco Mills Commuter Garage Project. At the same meeting, the Board authorized the re-execution of a County-State agreement with VDOT for local administration of the Project and authorized the execution of a Purchase and Sale agreement for property acquisition related to the Project site. \$3,420,000 in Recordation Tax revenues and \$2,280,000 of Northern Virginia Transportation Authority (NVTA) 30% local funds were appropriated to execute the \$5,500,000 acquisition of property plus related closing costs and short-term site maintenance.

Preliminary engineering began in summer 2019 to further analyze traffic impacts, environmental impacts/mitigation and identify adjustments to the design concept including: site location, stormwater management/drainage, necessary grading, and the additional necessary transportation improvements around the site, which were not anticipated with the original estimate. A Public Information Meeting was also held on December 11, 2019, at Freedom High School.

The County issued a Request for Qualifications (RFQ) for a Design-Build project in April 2020. The Statement of Qualification (SOQ) was completed in May 2020 with twelve SOQ proposals received from interested Design-Build teams. Proposal reviews are ongoing and the issuance of a Request for Proposal (RFP) is scheduled for this fall.

On February 12, 2020, VDOT created a new County-State agreement that reallocated the \$37,670,000 Project budget to include a Right-of-Way phase and increase VDOT's anticipated expenditures to \$495,000; therefore, reducing the amount of County reimbursable funds to \$37,175,000.

The latest engineering estimate for the Project is \$53,328,850, which is more than the currently available balance of \$36,199,809. The anticipated cost has increased due to the fact that the original estimate did not include site work and once the private development partner was no longer part of the process, the County became responsible for all costs related to stormwater management/drainage, earthwork and additional transportation site improvements needed for the Project.

Therefore, the Project has a projected deficit of \$17,129,041. The recommended action is to eliminate the deficit using Revenue Sharing Funds and other Federal funds.

The Revenue Sharing Program is a state and local partnership that requires a 50/50 local match. VDOT has informed the County that a project must be designated as a Revenue Sharing Project in order to receive Revenue Sharing Program funds. VDOT has informed the County that this Project meets eligibility requirements and is allowed to be designated as a Revenue Sharing Project.

Currently, the County has completed a few Revenue Sharing Projects with remaining balances (including the local match) that can be transferred to the Potomac/Neabsco Commuter Garage Project. County staff is working with VDOT to determine the final project balances, along with any additional Federal funding, and will provide the specific fund amounts when returning to the Board to budget and appropriate the funds. However, the Project must first be designated as a Revenue Sharing Project, as required by VDOT, before these additional funds can be moved to the Project.

County staff will continue to work with the consultant and VDOT to reduce the project costs and add the necessary funds to the project. Once the funds are transferred and the project is completed, any remaining funds from the Potomac/Neabsco Commuter Garage will be transferred to other County mobility projects based on funding need and project schedules.

STAFF RECOMMENDATION

It is the recommendation of County staff that the Board designate the Potomac/Neabsco Mills Commuter Garage Project, UPC 111485, as a Revenue Sharing Project.

Service Level / Policy Impact

Designating the Commuter Garage Project as a Revenue Sharing Project will further the Mobility Strategic Plan goal to provide "an accessible, comprehensive, multi-modal network of transportation infrastructure that supports local and regional mobility" by increasing the number of commuters using park and ride lots. The garage, as currently estimated, will increase the number of commuter parking spaces in the County by a planned 1,400 spaces.

Fiscal Impact

A Revenue Sharing designation will allow the Project to receive existing Revenue Sharing funds. The transfer of Revenue Sharing and Federal funds will allow the Project to be fully funded and move forward to advertisement. The transfer will result in funds being reprogrammed from various projects county-wide. Ultimately, the bid will determine the amount of project funds required. County staff will return to the Board at a later date to Budget and Appropriate the transferred funds if this item is approved.

Legal Impact

Designating the Project as a Revenue Sharing Project is within the Board's authority and commits the County to matching the state funds in a 50/50 split, which will already be included in the transfer. This action is in accordance with the existing County-State Local agreement referenced in this report.

Timing

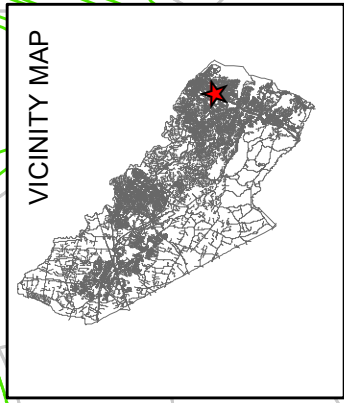
Timely action is requested as VDOT requires projects to be fully funded before approving a bid award. The requested transfers must still go through VDOT and NVTa approval processes, which will result in the Project receiving full funding in January 2021 at the earliest. Timely action is necessary to keep the Potomac/Neabsco Commuter Garage on schedule for completion in summer 2023.

STAFF CONTACT INFORMATION

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ATTACHMENT

- Vicinity Map – Neabsco/Potomac Commuter Garage Project



NORTH

★ POTOMAC/NEABSCO MILLS
COMMUTER GARAGE PROJECT

OCTOBER 20, 2020