



May 16, 2018
NVTA Agenda Item 10.1

Continued From: New
Action Requested: INFORMATION

NAPA VALLEY TRANSPORTATION AUTHORITY Board Agenda Letter

TO: NVTA Board of Directors
FROM: Kate Miller, Executive Director
REPORT BY: Rebecca Schenck, Transportation Program Planner
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SUBJECT: Vine Transit Bus Maintenance Facility Project 60% Design Update

RECOMMENDATION

That the Napa Valley Transportation Authority (NVTA) Board receive an update on the 60% design of the Vine Transit Bus Maintenance Facility Project and explanation for changes in square footage.

COMMITTEE RECOMMENDATION

None

EXECUTIVE SUMMARY

NVTA staff presented the 30% design of the Vine Transit Bus Maintenance Facility Project to the NVTA Board in February. Now that 60% design is under review, staff has prepared another update.

PROCEDURAL REQUIREMENTS

1. Staff Report
2. Public Comments

FISCAL IMPACT

Is there a Fiscal Impact? None.

CEQA REQUIREMENTS

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (California Environmental Quality Act (CEQA) Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

History of the Original Project

In December 2013, NVRTA completed the Bus Maintenance Yard and Fueling Facility Study. The study identified potential sites in Napa County for a new facility and screened the sites based on prioritized criteria for the required facility and program. Based on this study, NVRTA purchased two parcels on Sheehy Court for the project. The original project involved the construction of a 23,164 sf bus maintenance facility and bus wash and a single-story 3,917 sf administration office building on approximately 4.88 acres. The information in this report was the basis for the Original Project in the Environmental Impact Report for the Vine Transit Bus Maintenance Facility.

History of the Modified Project

In July 2017, the NVRTA Board authorized the award of Agreement No. 17-15 to Kimley Horn and Associates, Inc. for the Vine Transit Maintenance Facility Architecture & Engineering Design Services. Since that time, NVRTA staff and Kimley Horn have worked together on the design of the new Vine Transit Bus Maintenance Facility, which is referred to as the Modified Project in the Addendum to the Environmental Impact Report (EIR). The Board received an update on the design at schematic design (30%) in February and now the design is at 60%. The 60% design builds upon the 30% design and provides additional detail on mechanical, electrical, plumbing, equipment, and materials for the project. The layout of the Vine Transit Bus Maintenance Facility has not changed significantly from the 30% design. A brief presentation will show renderings of various spaces within the NVRTA facility.

Detailed Explanation of Changes from Original to Modified Project

A general comparison of the Original Project and the Modified Project is possible, but an exact comparison of square footages to explain the 5,029 SF increase in the size of the Administration and Operation Office Building and the 1,858 SF decrease in the Bus Maintenance Building and Bus Wash Facility is not possible because the total square footage was derived from a combination of the initial feasibility study and a schematic design – neither of which are still in play. Table 1 provides a total change from the feasibility study to the current square footage. The Original Project for the bus maintenance facility was a preliminary design and applied generic square footages and industry standard percentages to items for interior building/circulation areas. These were insufficient to accommodate the basic needs of the administration building, storage and utilities. As you can see from the final layout in Attachment 2, the square footage for the

administration offices are modest with the exception of the conference room which was modified from the original conference room sized for 10 to 15 people to its final square footage of 1,063 with room to accommodate 70 to 80 people for bus driver and regional meetings. Given its proximity location to a major highway interchange at SR 12/SR 29, staff thought it essential to include the extra square footage both to accommodate driver trainings and meetings but also to accommodate regional meetings such as SR 37, SR 29, and other regional transportation gatherings. The facility size adequately accommodates driver training and driver meetings (100 drivers). The room can also be divided so that confidential drug testing and training can be conducted simultaneously.

Table 1

	Original Project	Modified Project	Relative Change
Administration and Operations Office Building	3,917 square feet (building footprint)	8,946 square feet (building footprint)	Increase of 5,029 square feet
Bus Maintenance Building and Bus Wash Building	23,164 square feet (building footprint with bus wash)	21,306 square feet (building footprint, but now bus is separate)	Decrease of 1,858 square feet
Total	27,081 square feet	30,252 square feet	Increase of 3,171 square feet

For Administration and Operations Office Building Table 2 (below) lists square footages by space usage in its currently modified form. The items in **bold** in the table are items that were not included as part of the Original Project including the training room, unisex toilets, lobby, wellness room (drug testing and nursing), quiet room (for drivers working split shifts), lobby, equipment yard and patio. All of these room/space requirements are essential for a well-functioning modern transit system. These spaces amount to about 2,979 SF of additional space. The rest of the total 5,029 SF difference between the Original and the Modified Project is simply the matter of having an actual design in place and accounting for necessary items like electrical room, mechanical room and AV storage as well as an underestimation of the space needs of the dispatchers, drivers and other operations personnel.

For the Bus Maintenance Building and Bus Wash Building, the decrease in size between the original and the modified project is the result the elimination of articulated buses. NVTa has decided to grow its fleet with 40-45 ft buses eliminating the need for a special bay and a larger bus wash to serve articulated bus and hence decreasing the square footage needs.

Table 2

Modified Project Square Footage	
Training Room	1,063.96
AV Storage	180.57
Coffee Bar	165.00
Data/Comm	134.33
Electric	183.73
Storage	278.35
General Manager	235.94
HR	139.11
Safety/Training Manager	137.81
NVTA Flex Office	149.60
Clerk	93.97
Mechanical	108.68
Janitor	61.81
Drivers Room	792.45
Operations Manager	172.74
Unisex Toilets (3)	260.45
Lobby	318.49
Halls	1,186.95
Wellness Room	107.14
Quiet Room	97.79
Women's Restroom	287.90
Men's Restroom	293.21
Ops and Road Supervisors	427.26
Dispatch Vestibule	231.73
Exterior Lockers	193.83
Equipment Yard	551.18
Patio	486.04
Dispatch	606.40
TOTAL	8,946

Details on Modified Project

Maintenance Building

Break Room:

<http://pano.autodesk.com/pano.html?url=jpgs/4e9a3e67-f53f-4bf4-835c-521abbc2fe94>

Maintenance Bays 01:

<http://pano.autodesk.com/pano.html?url=jpgs/5d25b304-55e1-49bd-b22d-96ca22ac4db6>

Maintenance Bays 02:

<http://pano.autodesk.com/pano.html?url=jpgs/6bb0d3ab-1320-486a-9746-545fab89ecdf>

Operations Building

Drivers Room:

<http://pano.autodesk.com/pano.html?url=jpgs/2463cdb7-4a02-4002-977a-24f72e39c3f6>

Training Room:

<http://pano.autodesk.com/pano.html?url=jpgs/eefb81eb-e575-4f85-bd94-8fcfeec0ac29>

Restroom:

<http://pano.autodesk.com/pano.html?url=jpgs/c19aeb11-b0a9-46b9-ab7e-6466dba2bd9f>

Dispatch Vestibule:

<http://pano.autodesk.com/pano.html?url=jpgs/fe008b26-9b9a-45dd-a458-8ebe218502ae>

SUPPORTING DOCUMENTS

- Attachment: (1) Vine Transit Bus Maintenance Facility 60% Design: Basis of Design Products
(2) Operations Building Layout



FLEET MAINTENANCE & OPERATIONS FACILITY
60% DESIGN



OPERATIONS BUILDING - COFFEE BAR



OPERATIONS BUILDING - DRIVERS ROOM



OPERATIONS BUILDING - ENTRY

BASIS OF DESIGN
PRODUCTS



SS - 1
SOLID SURFACE

MFR: CAMBRIA
CLR: CLYDE



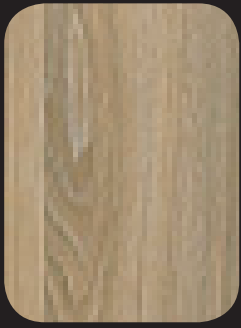
PLAM- 1
PLASTIC LAMINATE

MFR: LAMIN-ART
CLR: WEATHERED
IRONWOOD
TYP: SUPPERMATTE



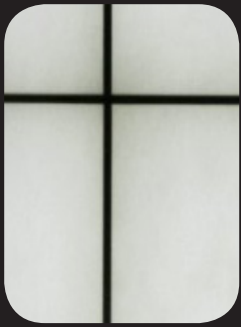
SS - 2
SOLID SURFACE

MFR: CAMBIRA
CLR: TORQUAY



PLAM- 2
PLASTIC LAMINATE

MFR: LAMIN-ART
CLR: AMERICAN
ELM
TYP: SUPERMATTE



TP- 1
TRANSLUCENT
PANELS

MFR: KALWALL
CLR: WHITE
TYP: 12%, 35% VT
SIZ: 10" WIDE



MP- 3
METAL PANELS

MFR: MORIN
CLR: BLUE GRAY
SIZ: 18" WIDE



CONC - 1
CONCRETE

TYP: HONED

FLEET MAINTENANCE & OPERATIONS FACILITY

60% DESIGN



OPERATIONS BUILDING - TRAINING ROOM



OPERATIONS BUILDING - DISPATCH VESTIBULE



MAINTENANCE BUILDING - BREAK ROOM

BASIS OF DESIGN

PRODUCTS



SS - 1

SOLID SURFACE

MFR: CAMBRIA

CLR: CLYDE



PLAM- 1

PLASTIC LAMINATE

MFR: LAMIN-ART

CLR: WEATHERED IRONWOOD

TYP: SUPPERMATTE

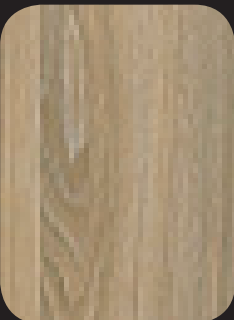


SS - 2

SOLID SURFACE

MFR: CAMBRIA

CLR: TORQUAY



PLAM- 2

PLASTIC LAMINATE

MFR: LAMIN-ART

CLR: AMERICAN ELM

TYP: SUPERMATTE



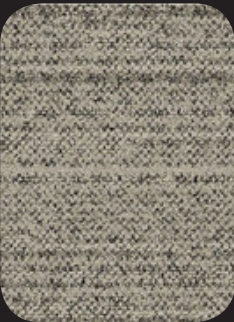
CP - 1

CARPET TILES

MFR: INTERFACE

CLR: NATURAL LOOM

SIZ: 10X40



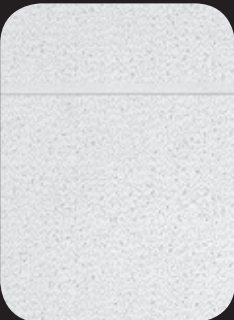
CP - 2

CARPET TILES

MFR: INTERFACE

CLR: RAFFIA LOOM

SIZ: 10X40



ACT - 1

ACOUSTIC CEILING TILES

MFR: ARMSTRONG

CLR: WHITE

SIZ: 2X6, 2X2



NAPA VALLEY TRANSPORTATION AUTHORITY

FLEET MAINTENANCE & OPERATIONS FACILITY

60% DESIGN



OPERATIONS BUILDING - RESTROOM



MAINTENANCE BUILDING - MAINTENANCE BAYS



MAINTENANCE BUILDING - MAINTENANCE BAYS

BASIS OF DESIGN PRODUCTS



WT - 1
WALL TILES

MFR: IRIS CERAMICA
CLR: OCEAN
TYP: SLIDE, GLOSSY
SIZ: 8X24



WT - 2
WALL TILES

MFR: IRIS CERAMICA
CLR: WHITE
TYP: SLIDE, GLOSSY
SIZ: 8X24



FT - 1
FLOOR TILE

MFR: IRIS CERAMICA
CLR: BLACK
TYP: ATELIER, HONED
SIZ: 12X24



PL - 1
PLASTIC

MFR: SCRANTON
CLR: STAINLESS
TYP: ROTARY BRUSHED



SS - 3
SOLID SURFACE

MFR: CORIAN
CLR: WITCH HAZEL

TP - 1

FLEET MAINTENANCE & OPERATIONS FACILITY

60% DESIGN



OVERALL AERIAL VIEW



OVERALL TOP VIEW

BASIS OF DESIGN PRODUCTS



SP - 1
SOLAR PANELS



MP - 1
METAL PANELS

MFR: MORIN
CLR: ZINC GRAY
TYP: STANDING SEAM
SIZ: 12" WIDE



MP - 2
METAL PANELS

MFR: MORIN
CLR: REGAL WHITE
TYP: INTERLOCKING
SIZ: 18" WIDE



NAPA VALLEY TRANSPORTATION AUTHORITY

FLEET MAINTENANCE & OPERATIONS FACILITY
60% DESIGN



- SP - 1
- AL - 1
- TP - 1
- MP - 2
- MP - 3
- STL - 1
- GW - 1

OPERATIONS BUILDING - SOUTH EAST VIEW FROM PEDESTRIAN WALKWAY



- SP - 1
- MP - 1
- AL - 1
- MP - 2
- MP - 3

OPERATIONS BUILDING - WEST VIEW FROM BUS PARKING

BASIS OF DESIGN PRODUCTS



MP- 3
METAL PANELS

MFR: MORIN
CLR: BLUE GRAY
SIZ: 18" WIDE



STL- 1
WHEATHERED STEEL



GW- 1
GABION WALL

FLEET MAINTENANCE & OPERATIONS FACILITY

60% DESIGN



MAINTENANCE BUILDING - NORTH WEST VIEW FROM BUS PARKING ENTRANCE



MAINTENANCE BUILDING - WEST VIEW FORM CREEK

BASIS OF DESIGN PRODUCTS



TP- 1

TRANSLUCENT
PANELS

MFR: KALWALL

CLR: WHITE

TYP: 12%, 35% VT

SIZ: 10" WIDE



AL- 1

ALUMINUM WITH
POWDER COAT FINISH

MFR: CONSTRUCTION
SPECIALTIES

CLR: ANTIQUE OAK

FLEET MAINTENANCE & OPERATIONS FACILITY
60% DESIGN



OPERATIONS BUILDING - ENTRANCE SIGN



MONUMENT SIGN

STL - 1
AL - 2
GW - 1



EMPLOYEE AND STAFF PARKING SIGN



MAINTENANCE BUILDING - ENTRANCE SIGN

AL - 2
STL - 1
GW - 1

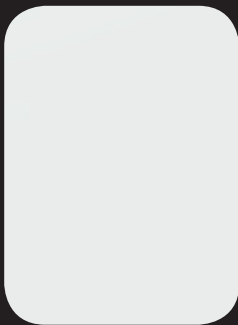
BASIS OF DESIGN PRODUCTS



STL- 1
WHEATHERED STEEL



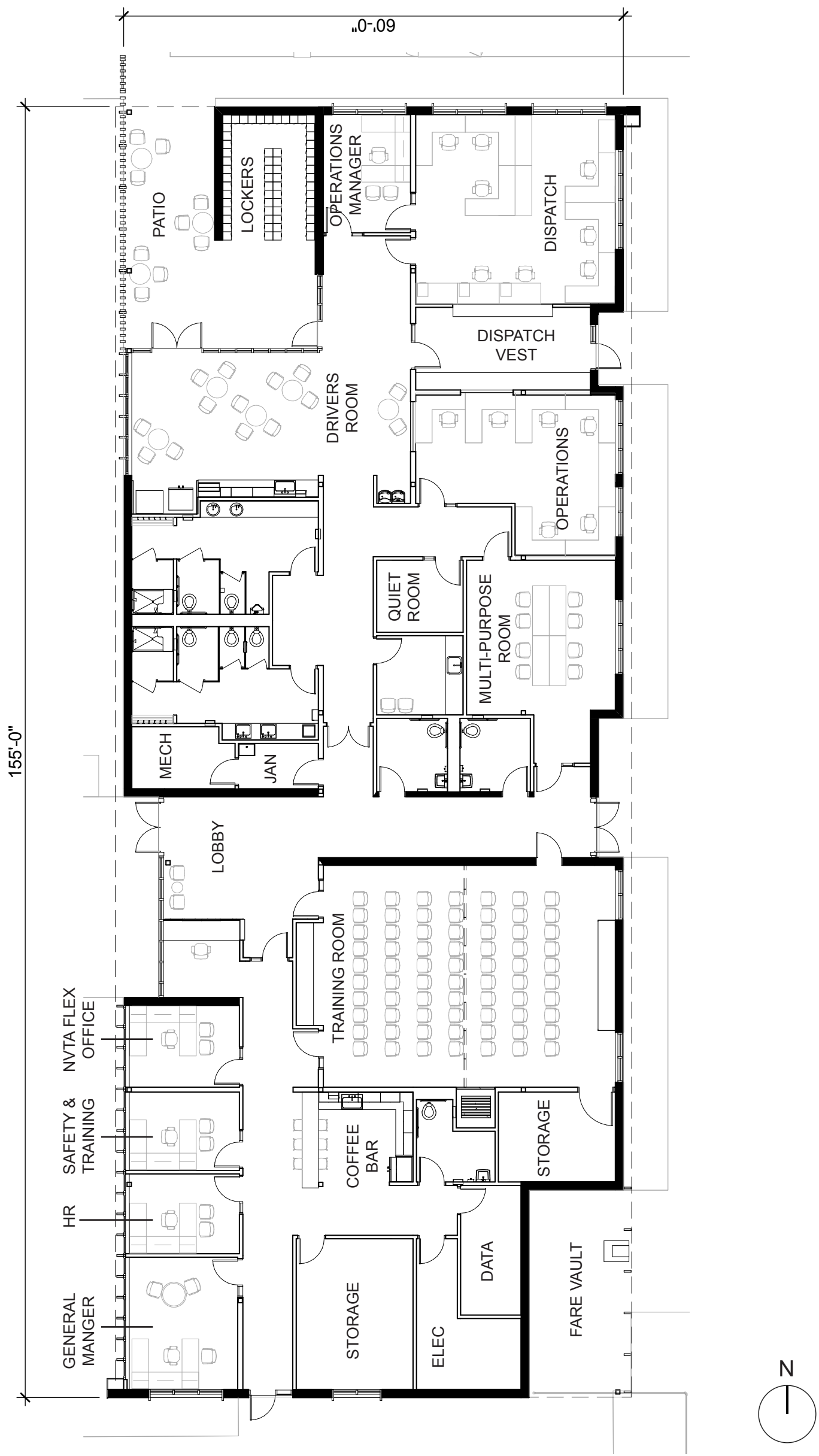
GW- 1
GABION WALL



AL - 2
PAINTED ALUMINUM

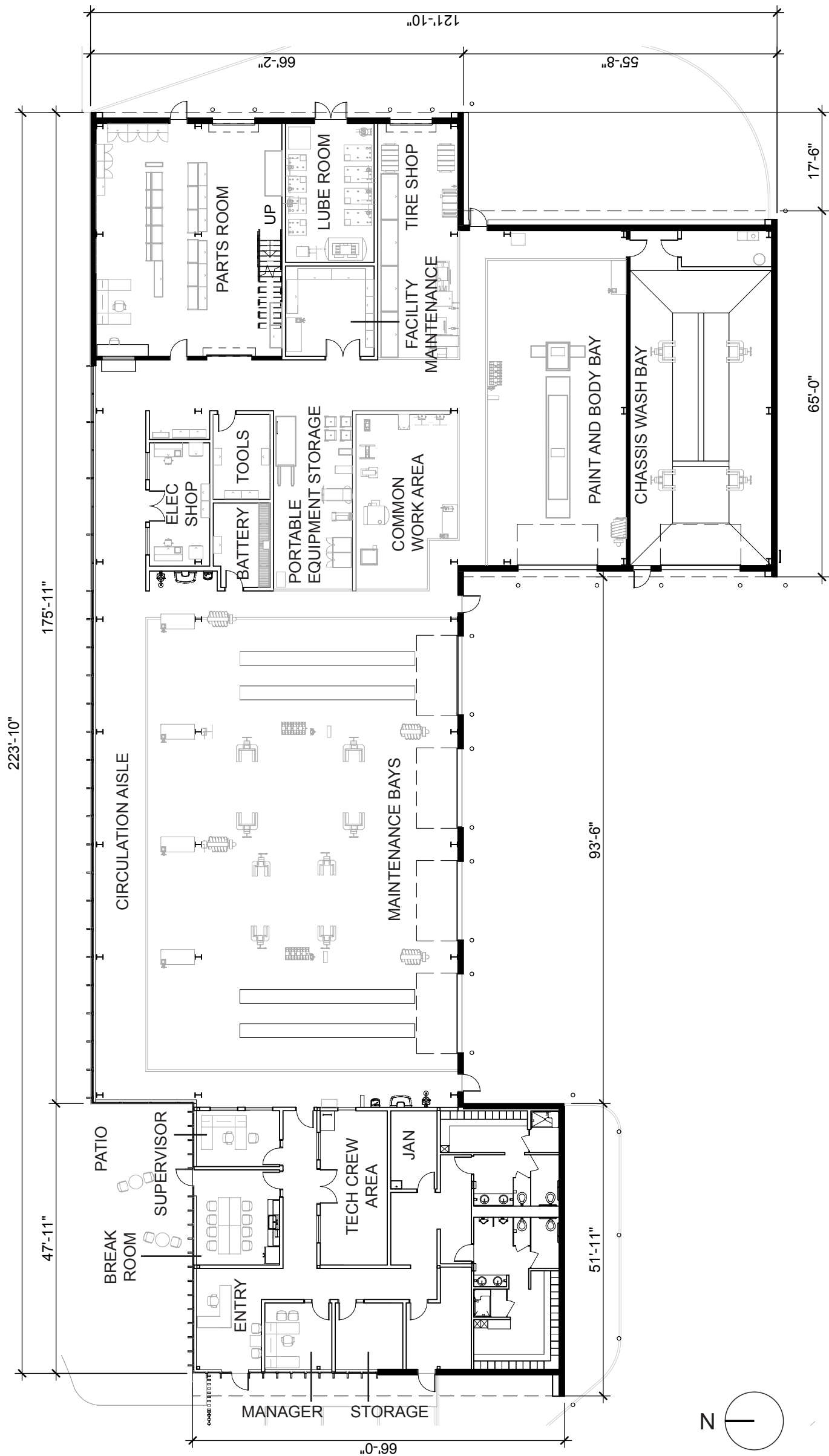
FLEET MAINTENANCE & OPERATIONS FACILITY

60% DESIGN



OPERATIONS BUILDING - FLOOR PLAN

FLEET MAINTENANCE & OPERATIONS FACILITY
60% DESIGN



MAINTENANCE BUILDING - FLOOR PLAN

ATTACHMENT 2
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