

Transit Facility Site Selection

Ft. Bend County Public Transportation

7/22/2014



Lockwood, Andrews
& Newnam, Inc.
A LEO A DALY COMPANY

Overview

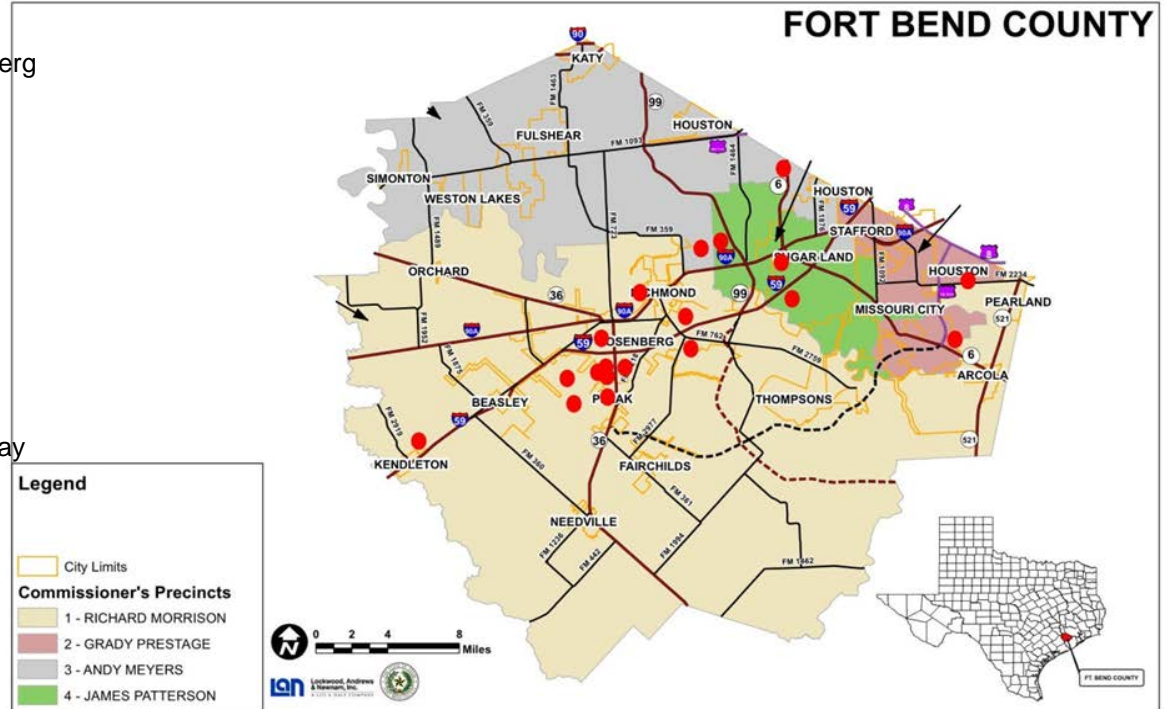
- Build a transit facility
 - Consolidate all operations
 - Provide for Future Growth
 - Provide for Improved Services
- Offset Costs with FTA Funds

Site Selection

- 19 Sites Evaluated
 - Rural, Suburban and Urban
 - County Owned, Privately Owned, Publicly Owned
 - Richmond, Rosenberg, Sugar Land, Houston, Missouri City, Unincorporated Areas

Sites Evaluated

- Pink Taylor Run, Kendleton
- SE Corner of Bamore and Hwy 59, Rosenberg
- 2005 Cottonwood School Road, Rosenberg
- Hartledge Road, Rosenberg
- Blume RD, Rosenberg
- Stella Road Curve – South, Rosenberg
- Bamore Extension – NW, Rosenberg
- Bamore Extension NE, Rosenberg
- 14000 University Blvd., Sugar Land
- 11853 Addicks-Howell Road, Houston
- 1015 Harlem Road, Richmond
- SE Corner Owens & 99, Richmond
- SW Corner Hwy 6 & Hwy 90, Sugar Land
- McHard Road (2234), East of Ft. Bend Tollway
- NE Corner Hwy 6, Ft. Bend Tollway,
- Williams Way Near FBSO
- George Foundation, 762 East of 2977
- Hwy 36 Park & Ride Site
- 2000 Preston, Richmond



Evaluation Criteria

Physical

- Size – 20 Acres +/- 5%
- Shape – Rectangular, 3:1 Aspect Ratio
- Cost - \$/Acre
- Availability – Ease of acquisition, on the market
- Adjacent Property Available – Potential for future expansion
- Topography/Terrain - Cost to mitigate hills, ponds & other features
- Zoning – Appropriately zoned

Amenities

- Utilities – Proximity of required utilities
- Rural/Urban/Other – Good Neighbors, Employee Commute, etc.

Environmental

- Hazardous Materials
- Wetlands/Neighborhood/Other
- Native Trees

Operations

- Location - Proximity to Thoroughfare
- Operational Cost Impact

Other

- Public/Private Partnership (PPP) Potential
- Marketing Potential
- Additional Costs for Split Site

Evaluation Team(s)

- Small Group

- Paulette Shelton
- Rick Staigle
- James Hoss
- Gerald Wilson
- Jeff Thomas

- Large Group

- Charles King (IT)
- Ann Werlein (County Judge)
- Michael Gutierrez (Precinct 1)
- Felecia Evans-Smith (Precinct 2)
- Jonathan Schumann (Precinct 3)
- Danielle Garrison (Precinct 4)
- Laura LaVigne (Representing Elderly & Disabled)
- Rachel Steele (Representing General Public)
- Paulette Shelton (Transit)
- Tennille Jones (Transit)
- James Hoss (Transit)
- David Klotz (Representing Passengers)
- Gerald Wilson (Engineering)
- Rick Staigle (Engineering)
- Jeff Thomas (LAN)

Evaluation Process

- Small Group Assigned Scores to All Criteria for each site.

Category	Criterion	Site 1	Site 2	Site 3	Site 4	Site 5	Site 6	Site 7	Site 8	Site 9	Site 10	Site 11	Site 12	Site 13	Site 14	Site 15	Site 16	Site 17	Site 18	Site 19	Site 20
Physical																					
Size	20 Acres +/- 5%	25.7	51.4	21.0		22.7	49.0	59.2	49.5	49.5	20.0	10.4	88.0	69.0	35.0		35.5	5.0	71.0		
Shape	Rectangular S.T. Aspect Ratio	Y	Y	N	Y	Y	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	Y	N		
Cost		10	10	5	10	10	10	10	10	10	10	10	5	5	10	10	10	10	5		
	Total	\$284,880	\$4,000,000	\$378,000	\$460,000	\$0	\$0	\$0	\$0	\$0	\$20,000	\$80,000	\$6,312,000	\$6,492,000	\$6,312,000	\$1,780,125	\$0	\$0			
	\$/Acre	\$12,000	\$96,391	\$18,000	\$18,000	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000	\$93,840	\$196,087	\$145,188	\$217,750	\$0	\$0			
	\$/sq'	\$0.39	\$2.19	\$0.41	\$0.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.39	\$0.39	\$2.16	\$4.27	\$3.22	\$8.09	\$0.00	\$0.00			
		9.4	5.6	9.2	9.1	10.0	10.0	10.0	10.0	10.0	9.4	9.5	9.7	1.5	3.6	6.0	10.0	10.0			
Availability (On the Market?)	Ease of Acquisition	Y	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	Y	Y		
Adjacent Property Available (Future Expansion)	Yes/No/Cost	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	N	N		
		9.4	5.0	9.2	9.1	10.0	10.0	10.0	10.0	1.0	9.4	9.5	5.7	1.5	2.6	0.0	1.0	1.0	1.0		
Topography/Terrain (Cost to Inhabit?)	Hills, Ponds, Swales, Trees	5	10	10	1	1	5	10	10	10	5	10	10	5	10	10	10	10	1		
Zoning	Appropriately Zoned	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Accessories																					
Utilities	Onsite / Nearby	5	10	5	5	10	8	8	8	10	8	5	10	8	10	10	8	8	8		
Good Neighbors / Employee Community		1	10	10	8	8	8	8	8	10	10	5	10	5	8	8	10	1	1		
Rural/Urban/Other																					
Environmental																					
Hazardous Materials	Cost to Mitigate	5	10	10	10	1	10	10	10	10	10	10	10	10	10	10	10	10	10		
Wetlands/Neighborhood/Other	Cost to Mitigate	5	7	10	5	10	5	10	5	10	10	10	8	8	10	10	10	10	1		
Native Trees	Yes/No	10	10	10	10	10	10	10	10	10	10	10	5	10	10	10	10	10	1		
Operations																					
Location (Proximity to Thoroughfare)	Near major artery	Good - Close to \$450	Good - Close to \$450	Limited	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450	Good - Close to \$450
		10	10	5	10	10	10	10	10	10	10	5	5	8	8	5	10	10	1		
Operational Cost Impact	Increase/Decrease/Neutral	1	10	10	8	8	10	10	10	10	10	8	8	5	5	10	10	10	1		
Other																					
PPP Potential	Reduced Cost / Additional Revenue Stream(s)	1	5	1	5	1	3	3	3	3	10	1	1	10	5	5	5	1	1		
Marketing Potential	Visibility, Community Awareness	1	5	1	5	1	1	1	1	1	10	5	10	10	8	10	8	10	1		
	Add 30% Design, 35% Construction	10	10	10	10	10	10	10	10	10	1	10	10	10	10	10	10	1	10		
Additional Costs for Split Site																					
Total Score		82.80	122.82	115.35	115.18	110.00	120.00	120.00	120.00	120.00	127.00	110.88	110.88	120.17	97.91	118.13	116.00	121.00	71.80		

Evaluation Process

- Sites scored between 71 and 130 points (150 Max.)
- Average Score was 103.
Median Score was 115.
- Sites scoring above 120 were presented to Large Group
- Large Group vetted scores to produce 'Top 4'

Site	Score
SE Corner, Bamore & 59, Rosenberg, Texs	122.60
Stella Road Curve - South Rosenberg, TX 77471	120.00
Bamore Extension - NE Rosenberg, TX 77471	130.00
Bamore Extension NW Rosenberg, TX 77471	123.00
14000 University Blvd. Sugar Land, Texas	127.00
SW Corner Hwy 6 & Hwy 90 Sugar Land, TX	125.37
Hwy 36 Park & Ride	121.00

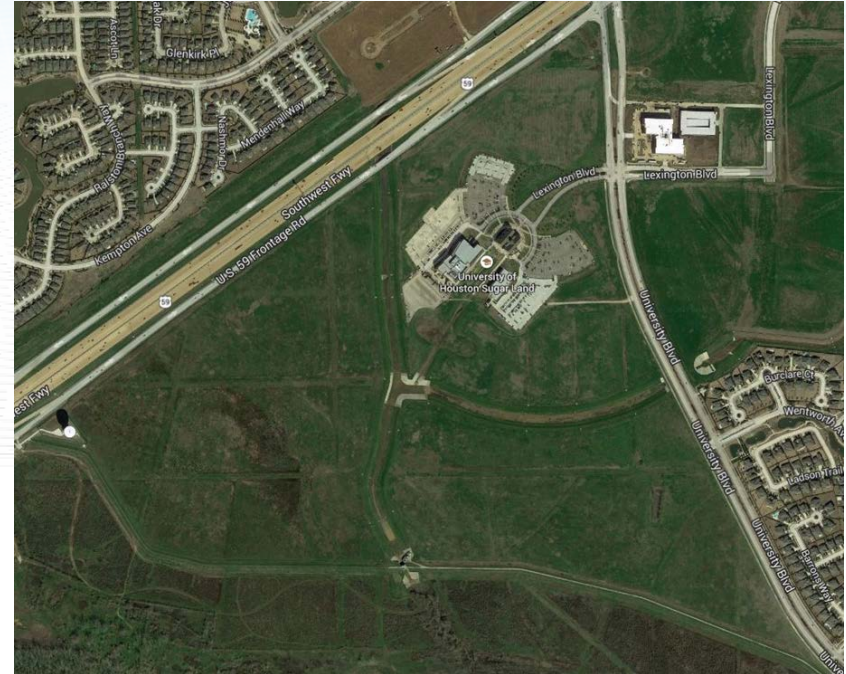
Site #1 – Bamore Extension NE

- This site is located south of Highway 59 and west of Highway 36 in Rosenberg.
- The site is part of a rural, 50 acre tract currently owned by the county.
- Requiring only 20 acres the transit facility could comfortably occupy a portion of the land furthest away from the nearby subdivisions.
- The site is adjacent the County's fuel depot which includes distribution facilities as well as bulk fuel storage.



Site #2 – UH Sugar Land

- The site is located near the intersection of Highway 59 and University Blvd. in Sugar Land.
- This site is currently home to the University of Houston's Sugar Land campus. The university owns approximately 245 acres at this location.
- The exact location for the facility has yet to be determined. Consideration as partnership for education and training with only the administration facility at this site.



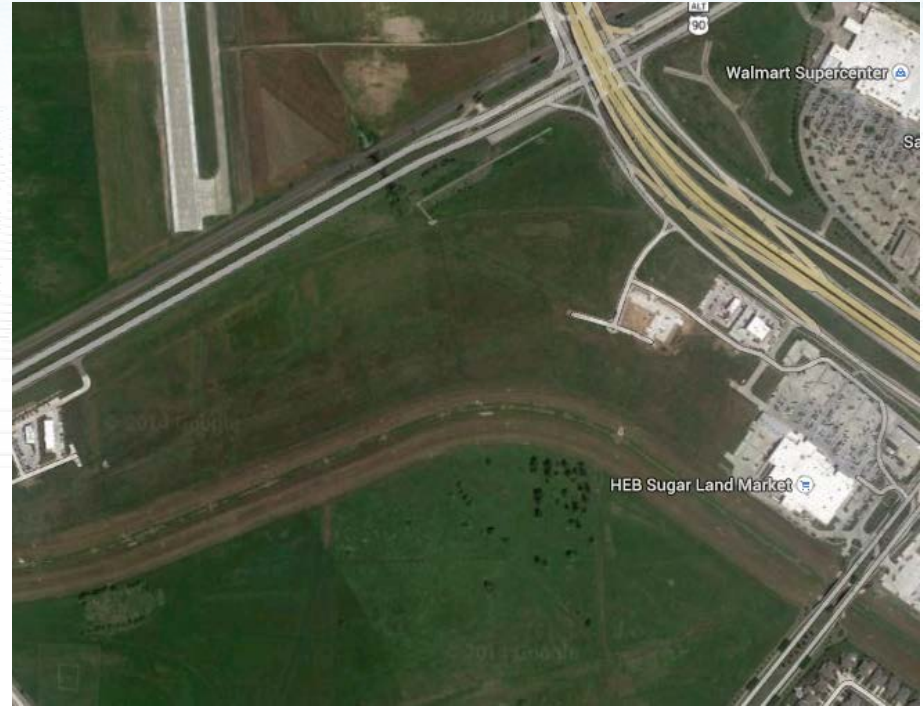
Site #3 – Sugar Land Airport

This site is located south of Highway 90 and west of Highway 6 in Sugar Land.

The site is part of an area of vacant land, part of which is underneath the aviation zone of runway 35 of the Sugar Land Regional airport.

Requiring only 20 acres the transit facility could comfortably occupy the eastern portion of the area avoiding all of the airport zoning issues.

The area highlighted in 'pink' encompasses approximately 27 acres.



Site #4 – Bamore Extension SE

- This site is located south of Highway 59 and west of Highway 36 in Rosenberg.
- The site is part of a rural, 50 acre tract currently owned by the county.
- Requiring only 20 acres the transit facility could comfortably occupy a portion of the land closest to Highway 59 for ease of access.
- The site is near the County's fuel depot which includes distribution facilities as well as bulk fuel storage.



Team Recommendation

- Proceed with environmental assessment and public comment on site #1.
- Should site #1 prove unsuitable, site #2 will be evaluated, continuing until a site is selected or all sites are exhausted.

Questions?



**Lockwood, Andrews
& Newnam, Inc.**

A LEO A DALY COMPANY