



**BOARD OF DIRECTORS**

**METROPOLITAN ATLANTA RAPID TRANSIT AUTHORITY**

**BOARD WORK SESSION**

**THURSDAY, AUGUST 10, 2023**

**ATLANTA, GEORGIA**

**MEETING MINUTES**

**1. CALL TO ORDER AND ROLL CALL**

Chair Thomas Worthy called the meeting to order at 12:24 P.M.

**Board Members**

**Present:**

Al Pond  
Jim Durrett  
William Floyd  
Roderick Frierson  
Russell McMurry<sup>1</sup>  
Kathryn Powers  
Thomas Worthy  
Sagirah Jones  
Rita Scott

**Board Members**

**Absent:**

Stacy Blakley  
Freda Hardage  
Valencia Williamson  
Jennifer Ide  
Jacob Tzegaegbe  
Jannine Miller

**Staff Members Present:**

Collie Greenwood  
Melissa Mullinax  
Raj Srinath  
Rhonda Allen  
Peter Andrews  
George Wright

<sup>1</sup> Russell McMurry is the Commissioner of the Georgia Department of Transportation (GDOT). Per the MARTA Act, he is a non-voting member of the MARTA Board of Directors.

**Also in Attendance:** Justice Leah Ward Sears  
Jonathan Hunt  
Paula Nash  
Tyrene Huff  
Jacqueline Holland  
Kenya Hammond  
Phyllis Bryant

**2. GM/CEO REPORT**

**Briefing - Resolution Authorizing Occupancy Costs Associated for the Lease at 575 Morosgo Drive NE, Atlanta, GA for Short Term Relocation of Annex Employees and a Resolution Authorizing the Award of a Contract for the MARTA Site Relocation Project, IFB B50324**

Jax Colgan, Sr. Project Manager, briefed the Board on two resolutions regarding the short-term relocation of annex employees to 575 Morosgo Drive.

**3. Approval of the July 13, 2023, Work Session Meeting Minutes**

On a motion by Board Member Worthy, seconded by Board Member Pond, the motion passed by a vote of 7 to 0 with 1 member abstaining and 8 members present.

**4. EXECUTIVE SESSION**

**Real Estate**

**Litigation**

**Personnel**

**5. OTHER MATTERS**

None

**6. ADJOURNMENT**

The Board of Directors Work Session meeting adjourned at 1:24 P.M.

Respectfully submitted,



Tyrene L. Huff  
Assistant Secretary to the Board

# MARTA Board of Directors Work Session

**Jax Colgan**  
Senior Project Manager, Capital Program Delivery  
Division of Capital Programs, Expansion and Innovation



*August 10, 2023*

- ① **Resolution Authorizing Occupancy Costs for the Lease at Morosgo Drive NE, Atlanta, GA 30324 for Short Term Relocation of Annex Employees**
- ② **Resolution Authorizing the Award of a Contract for the MARTA Site Relocation Project, IFB B50324**

## Background

- MARTA Board authorized the execution of a Lease Agreement with the Owner of 575 Morosgo in September 2022
- Lease fully executed in December 2022
- Design and cost estimating refined through first half of 2023
- Construction is underway
- 1) Board Resolution authorizing funding for full occupancy costs (design, construction, cubicles)
- 2) Board Resolution authorizing funding for IT fiber backbone and four floors of cabling



## Benefits to MARTA

- People first – take care of our people (lower attrition)
- Workforce in close proximity increases efficiency and productivity
- Attraction of new employees for growth of Capital Programs and other Departments
- Heating/Cooling 100,000 SF less (30.68% reduction) – more climate friendly
- Frees up valuable land asset for development; \$37.5 - \$74 million
- Significant TOD site potential to increase density and potential ridership and revenue

# Occupancy Costs

<b>Total Due</b>	<b>\$6,108,180.20</b>
Total per Square Foot	\$ 46.27

## *Summary of Expenses*

Vendor	Item	Amount
LCC Acquisitions, LLC	Construction Management Fee	\$ 290,865.72
Vickers Design Group	Space Planning/Design	\$ 190,060.48
Salas O'Brien MEP	MEP Engineering Design	\$ 119,500.00
HiTouch	Cubicles	\$ 1,102,341.75
CA South	Construction	\$ 4,402,412.25
Coley's Permitting	Permitting	\$ 3,000.00
<b>Total</b>		<b>\$6,108,180.20</b>

\*Note: A/E and construction items include a 7.0% contingency

## Background

### Procurement to provide and install the fiber backbone and four floor data cabling

- IFB B50324: was advertised in the AJC, MARTA's website, and the Georgia Procurement Registry
- MARTA did not receive any bids on the deadline date of June 11, 2023
- Request will be made to the Department of Internal Audit for a cost analysis to determine fair and reasonable pricing
- Negotiated directly with Cleveland Electric (given no qualified responses – per MARTA Act)
- Term of contract is one (1) year
- Contract Amount: **\$396,386.52**

## **Request Approvals of the Board**

- ① **Resolution Authorizing Occupancy Costs for the Lease at Morosgo Drive NE, Atlanta, GA 30324 for Short Term Relocation of Annex Employees**
  
- ② **Resolution Authorizing the Award of a Contract for the MARTA Site Relocation Project, IFB B50324**



Thank You

