



METRO TRAINING & INNOVATION CENTER (MTIC)



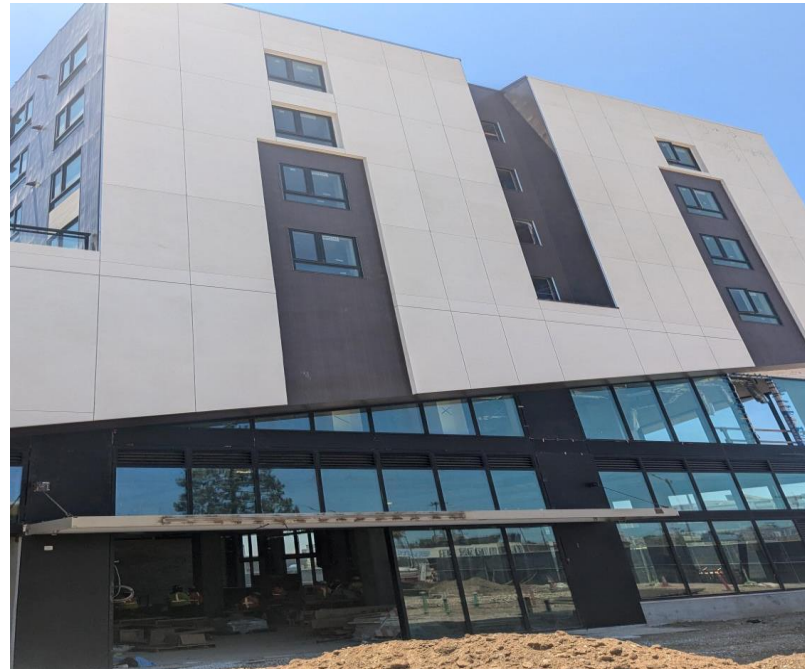
Construction Committee
September 18, 2024

MTIC Recommendation

- INCREASE the Life of Project Budget for the Metro Training & Innovation Center (Project) by \$1,409,000, from \$19,900,000 to \$21,309,000.
- AUTHORIZE the Chief Executive Officer to amend the FY25 Budget in the amount of \$1,091,000 to fund operational costs for the Metro Training & Innovation Center.

Project Background & Update

- The Evermont mix-used development located at Vermont Avenue and Manchester Ave consists of a six-story mixed-use affordable housing and community-serving retail, an open transit plaza, a six-story SEED boarding school with faculty residential units, full-service grocery store, and a 3.5-level parking structure.
- Development includes 15,000 square feet of office space for the Metro Training & Innovation Center.
- In October 2020, the Board approved a Life of Project budget of \$19,900,000 necessary to finalize negotiations on ancillary terms, execute agreements, and to authorize construction and funding of Metro's share of the mixed-use development.
- Since that time, Metro executed a 15-year lease with the developer, Primestor, with 60 dedicated parking spaces for the center.
- The Project is currently under construction and scheduled for completion before December 2024.



MTIC Life-of-Project & Operational Costs

- Metro received a \$2,500,000 FY2023 Transit Infrastructure Grant to fund the LOP budget increase and FY25 budget amendment.
- The LOP as established prior to contract notice-to-proceed has been determined to be inadequate given the complexity of the Project. The total forecasted cost for additional design services during construction, furniture, fixtures, and equipment necessary for project opening is \$1,409,000.
- Operational costs in the amount of \$1,091,000 are required to pay for lease costs, start-up, and administrative costs in support of opening and operating the MTIC.
- MTIC will provide resources and job training for existing Metro employees and residents across the County and programming will include:
 - Metro employees: skills training, a testing center, professional development programming, internship programs and youth initiatives, and a computer lab to conduct mandatory and specialized trainings.
 - Residents across the County: hiring and recruitment initiatives, Room to Work/Workforce Re-entry trainings, Veterans career transition workshops, and access to Metro's job board and online application system for job seekers.
- Metro is exploring partnership opportunities with community-based-organizations and government stakeholders who have existing job readiness programs to host programming at MTIC.

Next Steps

- Upon receiving board approval, staff will revise the LOP budget, amend the FY25 budget, and execute necessary modifications to the construction contract, and any necessary task orders in support of the Project.
- Additionally, staff will move forward with start-up activities required to successfully open the MTIC and serve as a resource for existing Metro employees and community members seeking employment and professional advancement.