

SOUND TRANSIT

MOTION NO. M98-36

Contract Award Appraisal Services for Real Property Acquisition/Disposition BACKGROUND AND COMMENTS

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	5/7/98	Discussion and Possible Action	Jeri Cranney Manager/Real Estate	689-4934
			Larry Ellington Real Property Agent	689-7442

ACTION:

Finance Committee is requested to authorize the Executive Director to execute two separate contracts for Appraisal Services with Bruce C. Allen and Associates, Inc. and Mundy & Associates. The contracts will be for an initial term of one (1) year with the option to renew for three (3) additional one-year terms. Total award for these contracts will be determined based upon the specific property types to be appraised but in no case will the amount of award exceed One Million Five Hundred Thousand Dollars (\$1,500,000) for Bruce C. Allen and Associates and Three Hundred Thousand Dollars (\$300,000) for Mundy and Associates.

BACKGROUND:

In order to build and operate a high capacity transit system consisting of commuter rail service, light rail service, and a program of regional bus service, HOV improvements, and park-and ride facilities throughout the central Puget Sound region, it will be necessary for Sound Transit to acquire real property.

In accordance with Sound Transit's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines, all real property to be acquired must be appraised prior to negotiation. Services to be provided under these contracts shall include the preparation of written narrative appraisal reports and providing testimony as to the contents of such reports. Of primary importance is the ability of the selected firms to supervise the overall completion of the assignment, using subconsultants as necessary, with a commitment to provide full integration of W/M/DBE and local-area sub-contracting opportunities. The selected firms have demonstrated a commitment to the inclusion of W/M/DBE and local-area firms and will work with Sound Transit staff to develop and implement programs to accomplish this goal. The procurement of these consultant services have been in accordance with Sound Transit's and other applicable federal, state, and local laws, regulations, and procedures.

RELEVANT BOARD POLICIES AND PREVIOUS ACTIONS TAKEN:

The Sound Transit Board approved the Real Property Acquisition and Relocation Policies, Procedures and Guidelines on April 23, 1998.

FUNDING:

Funding of appraisal services is included in the estimated acquisition cost for each property.

EXECUTIVE SUMMARY:

Scope of work

Services shall include the preparation of written narrative appraisal reports and providing testimony as to the contents of such reports. Of primary importance is the ability of the selected firms to supervise the overall completion of the assignment, using subconsultants as necessary, with a commitment to provide full integration of W/M/DBE and local-area sub-contracting opportunities.

Procurement and selection process

More than sixty (60) firms were solicited. Responses were received from fourteen (14) firms. Following review of all proposals, interviews were conducted with six (6). In the opinion of the selection committee, the two firms selected best met the criteria of the committee including experience with similar projects, ability to meet work schedules in timely and cost effective manner, utilization and full integration of MWDBE and local sub area firms to prepare written narrative appraisal reports on the properties to be acquired by ST for the construction of stations and related facilities on the Tacoma-to-Seattle segment of Sounder Commuter Rail.

BCA utilizes a sub-consultant team of 6 appraisal firms totaling 47 individual appraisers. BCA would perform the majority of the appraisal assignments for the South Commuter rail segment work and would coordinate, manage and certify the work of all sub-consultants. BCE has identified sub-consultants for each commuter rail station based upon their expertise and familiarity with the geographic sub-areas.

MA, a smaller team with one MBE sub-consultant, would provide primarily specialized valuation analysis involving complex industrial and commercial properties, hazardous waste issues, and in support of litigation.

M/W/DBE participation

The selected firms have demonstrated a commitment to the full inclusion of W/M/DBE and local-area firms and will work with Sound Transit staff to develop and implement programs to accomplish this goal. BCA has committed to 20% participation by M/W/DBE firms. Mundy & Associates has incorporated one MBE firm as a sub-consultant.

Cost

The total cost of these appraisal services is expected to be less than One Million Eight Hundred Thousand (\$1,800,000). Funding of appraisal services is included in the estimated acquisition cost for each property.

Contingency

No contingency is included the contract for these professional services.

ALTERNATIVES:

- 1) Select another firm from the respondents.
- 2) Do not award these contracts and re-solicit for these services

CONSEQUENCES OF DELAY:

The timely procurement of real property appraisals is crucial to the identification, valuation, negotiation and acquisition of real property identified as necessary for the successful completion of the Tacoma-to-Seattle segment of the Sounder Commuter Rail line. Delay of this contract award would begin to compromise construction schedules for the line of business.

SOUND TRANSIT

MOTION NO. M98-36

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute contracts for Appraisal Services with Bruce C. Allen and Associates, Inc. and Mundy & Associates. The contract(s) will be for an initial term of one (1) year with the option to renew for three (3) additional one-year terms. Total award of these contracts will not exceed One Million Eight Hundred Thousand Dollars (\$1,800,000).

Background:

In order to build a high-capacity transit system consisting of commuter rail service, light rail service, and a program of regional bus service, HOV improvements and park-and-ride facilities throughout the central Puget Sound region, it will be necessary for Sound Transit to acquire real property.

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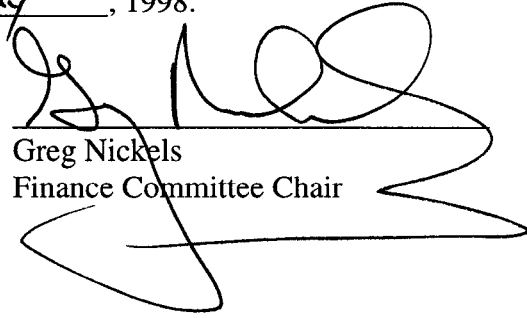
Motion:

It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Executive Director be authorized to execute two (2) separate contract(s) for Appraisal Services with Bruce C. Allen and Associates, Inc., in an amount not to exceed One Million Five Hundred Thousand dollars (\$1,500,000) and with Mundy & Associates, in an amount not to exceed Three Hundred Thousand Dollars (\$300,000). The contract(s) will be for an initial term of one (1) year with the option to renew for three (3) additional one-year terms. Total award of these contracts will not exceed One Million Eight Hundred Dollars (\$1,800,000).

Approved by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof on the 7 day of May, 1998.

ATTEST:


Marcia Walker
Board Administrator


Greg Nickels
Finance Committee Chair