

SOUND TRANSIT

MOTION NO. M98-47

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

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	6/18/98	Discussion and Possible Action	Jeri Cranney Manager/Real Estate Larry Ellington Senior Real Estate Representative	689-4934 689-7442

ACTION:

Finance Committee is requested to authorize the Executive Director to execute a contract for Appraisal Review Services with Greenleaf Valuation Group, Inc. (GLV). The contract 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 Three Hundred Fifty Thousand Dollars (\$350,000).

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 and that appraisal must be reviewed prior to negotiation. Services to be provided under this contract shall include the preparation of appraisal review 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 M/W/DBE and small business sub-contracting opportunities. The selected firm has demonstrated a commitment to the inclusion of M/W/DBE and small businesses. 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.

Motion 98-36 for Appraisal Services with Bruce C. Allen and Associates, Inc. (\$1,500,000) and Mundy & Associates (\$300,000) on May 7, 1998.
1998 Budget, adopted by Resolution 101, December 11, 1997.

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 review 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 M/W/DBE and small businesses.

Procurement and selection process

More than sixty (60) firms were solicited. Responses were received from (6) firms, and following review of all proposals, an interview was conducted with one (1) firm. In the opinion of the selection committee, the selected firm best met the criteria of the committee including experience with similar projects, ability to meet work schedules in a timely and cost effective manner, utilization and full integration of M/W/DBE and small businesses to prepare review 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.

GLV utilizes a sub-consultant team of three (3) review appraisers. GLV will coordinate, manage and certify the work of all sub-consultants.

M/W/DBE participation

The selected firm has demonstrated a commitment to the full inclusion of M/W/DBE and small businesses. One of GLV's three (3) sub-consultants is a certified M/W/DBE firm

Cost

The total cost of these appraisal services is expected to be less than Three Hundred Fifty Thousand Dollars (\$350,000). 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 review appraisals is crucial to the 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 project.

SOUND TRANSIT

MOTION NO. M98-47

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract for Review Appraisal Services with Greenleaf Valuation Group, Inc. The contract 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 this contract will not exceed Three Hundred Fifty Thousand Dollars (\$350,000)

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. 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 and that appraisal must be reviewed prior to negotiation. The services to be provided under this contract shall include the preparation of appraisal review reports and providing testimony as to the content of such reports.

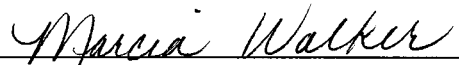
More than sixty (60) firms were solicited and responses were received from (6) firms. Following review of all proposals, an interview was conducted with one (1) firm to provide appraisal reviews on the properties to be acquired for the construction of stations and related facilities on the Tacoma-to-Seattle segment of Sounder Commuter Rail. The selected firm demonstrates substantial review appraisal experience, the ability to meet work schedules in a timely and cost effective manner, the ability to coordinate, manage and certify the work of all sub-consultants, and a commitment to utilization and full integration of M/W/DBE and small businesses to prepare review appraisal reports.

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 a contract for Review Appraisal Services with Greenleaf Valuation Group, Inc. in an amount not to exceed Three Hundred Fifty Thousand Dollars (\$350,000). The contract will be for an initial term of one (1) year with the option to renew for three (3) additional one-year terms.

Approved by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof on the 18th day of June, 1998

ATTEST:


Marcia Walker
Board Administrator


Greg Nickels
Finance Committee Chair