

**SOUND TRANSIT**

**MOTION NO. M2000-29**

**Acquisition/Relocation/Project Management for Everett to Seattle and Lakewood to Tacoma  
Sounder Commuter Rail Projects and various Regional Express Projects  
with Arthur Andersen LLP**

**BACKGROUND AND COMMENTS**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	3/16/00	Discussion/Possible Action	Kathi Thompson Senior Real Estate Rep Jeri Cranney Real Estate Manager	206-689-4916  206-689-4934

**ACTION:**

Approval of a contract with Arthur Andersen, LLP (Arthur Andersen) for Acquisition/Relocation/Project Management Services for the Everett-to-Seattle and Lakewood-to-Tacoma segments of Sounder Commuter Rail, certain Regional Express Projects and other real estate projects. The contract will initially be for a two-year term, with an option to renew for two (2) additional one-year terms. The total contract amount will be determined by the type and number of properties to be acquired, but in no case will it exceed Four Million Nine Hundred and Ninety-Four Thousand One Hundred and Forty Two Dollars (\$4,994,142.00). This is a work order directive contract with contingencies built into the scope. Project tasks and costs will be authorized by work orders specific to defined work segments. Cost control by Sound Transit is implemented by authorizing payments from task specific work orders, not from this broad, and by necessity less defined, contract.

**BACKGROUND:**

Sound Transit will need to acquire approximately 100 parcels in a short period of approximately two (2) years in order to construct the facilities necessary for the Everett-to-Seattle and Lakewood-to-Tacoma segments of Sounder Commuter Rail, certain Regional Express Projects and other real estate projects. Before acquiring each parcel, the property must be appraised and investigated for possible environmental contamination. Consultants will negotiate for the acquisition of property rights as necessary to meet the requirements of Sound Transit and will provide relocation services and benefits to eligible displaced persons and businesses who seek to relocate. This work will need to be coordinated in conjunction with Sound Transit's design and construction schedule, and the work must be performed in accordance with Sound Transit's real property acquisition and relocation policies and procedures and applicable state and federal laws and other applicable grant requirements.

**Procurement and selection process**

In September 1999, Sound Transit advertised a general request for proposals from firms able to provide the appraisal, environmental, acquisition and relocation services required to support the Everett-to-Seattle and Lakewood-to-Tacoma segments of Sounder Commuter Rail, certain Regional Express Projects. Three (3) firms submitted competitive proposals and were interviewed. The interview panel recommends that the contract be awarded to Arthur Andersen as the most qualified firm.

Arthur Andersen will provide the appraisal, environmental analysis, and acquisition and relocation services required, directly or through subcontractors. Special attention will be given to environmental issues. Arthur Andersen will be responsible for the completion of environmental analysis associated with the acquisition of each property. This includes the completion of Phase I assessments, and may include the development of Phase II investigation plans, remediation investigation programs, and environmental remediation cost estimates.

Arthur Andersen will act as the prime consultant to manage the acquisition of the real property necessary for the construction and operation of the Everett-to-Seattle and Lakewood-to-Tacoma segments of Sounder Commuter Rail, certain Regional Express Projects, other real estate projects and related facilities. Arthur Andersen would be expected to accomplish and/or retain the services of a team of qualified sub-consultants necessary to accomplish this assignment.

Arthur Andersen has demonstrated a commitment to provide opportunities for small businesses, including women, minority and disadvantaged businesses. Small business participation represents 30% of the estimated dollar value of the contract. Minority, women and disadvantaged businesses represent 30% of the estimated dollar value of the contract.

#### **RELEVANT BOARD POLICIES AND PREVIOUS ACTIONS TAKEN:**

- Resolution No. 78-1, establishing delegated authority and procurement procedures (April 9, 1998)
- Approval of Real Property Acquisition and Relocation Policies, Procedures and Guidelines (April 23, 1998)
- Resolution R99-33, Approval of 2000 Budget (November 18, 1999)

#### **FUNDING:**

The number of parcels expected to be acquired under this contract is relatively equal between Regional Express and Commuter Rail. The dollar differences shown below do not reflect projected Line of Business acquisition cost differences under this contract. An equal split of contract costs is anticipated. Billing will be property specific wherever possible. The funding for appraisal, acquisition and relocation, and environmental services to be provided under this contract will be in the acquisition cost for each property.

Funding for this contract is included in the respective right-of-way budgets, which are reflected in the Approved 2000 Budget. The specific references are for the Commuter Rail stations between Everett and Seattle (projects 201-207 on pages 83-86) and Tacoma and Lakewood (projects 245-255 on pages 94-97), as well as the overall right-of-way budget for Regional Express (pages 162-212). Committing these funds does not endanger any other project elements that are to be funded out of the right-of-way phase. The following table presents the available budget.

**SOUNDER COMMUTER RAIL AND REGIONAL EXPRESS RIGHT-OF-WAY:  
RELATED BUDGETS, EXPENDITURES, AND COMMITMENTS**

<b>Project/ Description</b>	<b>Proposed 2000 Ten-Year Right-of-Way Budget<sup>1</sup></b>	<b>Life-to-Date Expenditures<sup>2</sup> &amp; Outstanding Commitments</b>	<b>Other Pending Board Action<sup>3</sup></b>	<b>Budget Available (A - B - C)</b>	<b>Proposed Board Action</b>
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
Everett-to Seattle	\$ 14,013,000	\$ 2,228	\$ 7,577,000	\$ 6,433,772	
Tacoma to Lakewood	\$ 13,934,000	\$ 149,616	\$ 0	\$ 13,784,384	
<b>Total Sounder Dept.</b>	<b>\$ 27,947,000</b>	<b>\$ 151,844</b>	<b>\$ 7,577,000</b>	<b>\$ 20,218,156</b>	<b>\$ 2,497,071</b>
<b>Regional Express Dept.</b>	<b>\$ 74,527,402</b>	<b>\$ 26,772</b>	<b>\$ 0</b>	<b>\$ 74,500,630</b>	<b>\$ 2,497,071</b>
<b>Grand Total</b>	<b>\$ 102,474,402</b>	<b>\$ 178,616</b>	<b>\$ 7,577,000</b>	<b>\$ 94,718,786</b>	<b>\$ 4,994,142</b>

<sup>1</sup>Proposed 2000 Budget was approved by the Board on 11/18/99 with Resolution R99-33.

<sup>2</sup>Expenditures are as of November 30, 1999

<sup>3</sup>See pending Resolution R2000-03 authorizing purchase of Everett station ROW property and services.

**M/W/DBE participation**

Arthur Andersen , has demonstrated a commitment to the full inclusion of W/M/DBE and local area firms in significant roles. Arthur Andersen utilizes a sub-consultant team of local area firms, including small business and M/W/DBE firms, and has committed to at least 30% participation by M/W/DBE firms.

**Cost**

The total cost of this contract is not to be in excess of Four Million Nine Hundred and Ninety-Four Thousand One Hundred and Forty Two Dollars (\$4,994,142.00). Hourly rates and work product prices have been reviewed by the Cost Price Analyst at Sound Transit and have been found to be fair and reasonable and consistent with other similar contracts. The estimate of number of parcels to be acquired and the estimate of complexity in investigation and acquisition/relocation work are conservative. Project tasks and costs will be authorized by work orders specific to defined work elements.

**ALTERNATIVES:**

- Select another firm from the respondents.
- Do not award this contract and re-solicit.

**CONSEQUENCES OF DELAY:**

Approval of the contract by March 18, 2000 would provide sufficient time to acquire the property rights necessary for the construction and operation of the Everett-to-Seattle and Lakewood-to-Tacoma segments of Sounder Commuter Rail, certain Regional Express Projects and other real estate projects. Approval is sought to provide time necessary for planning and organizational activities as well as the acquisition work. A delay could result in the delay of project construction and operation.

**LEGAL REVIEW:**

MLB 3/1/00

**SOUND TRANSIT**

**MOTION NO. M2000-29**

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract for Acquisition/Relocation/Project Management Services for Sounder Commuter Rail and Regional Express with Arthur Andersen LLP, in an amount not to exceed Four Million Nine Hundred Ninety-Four Thousand One Hundred and Forty Two Dollars (\$4,994,142.00).

**Background:**

The services to be provided under this contract shall include Acquisition/Relocation/Project Management Services for the Everett-to-Seattle and Lakewood-to-Tacoma segments of Sounder Commuter Rail, certain Regional Express Projects and other real estate projects. The specific services to be provided include:

- Property appraisals
- Environmental assessments
- Development of environmental remediation plans (Phase I & II assessments and remediation cost estimates)
- Negotiation support
- Relocation assistance

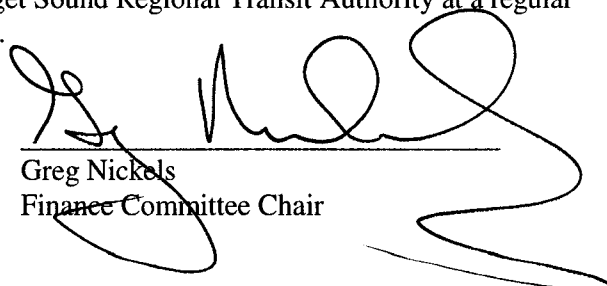
In September 1999, Sound Transit advertised a general request for proposals from firms able to provide the appraisal, environmental, acquisition and relocation services required to support the Everett-to-Seattle and Lakewood-to-Tacoma segments of Sounder Commuter Rail, certain Regional Express Projects and other real estate projects. Three (3) firms submitted competitive proposals and were interviewed. The interview panel recommends that the contract be awarded to Arthur Andersen as the most qualified firm.

The selected firm has demonstrated a commitment to the inclusion of M/W/DBE and small businesses. The procurement of these consultant services has been in accordance with Sound Transit's and other applicable federal, state, and local laws, regulations, and procedures.

**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 Acquisition/Relocation/Project Management Services for the Everett-to-Seattle and Lakewood-to-Tacoma segments of Sounder Commuter Rail, certain Regional Express Projects and other real estate projects with Arthur Andersen LLP, in an amount not to exceed Four Million Nine Hundred Ninety-Four Thousand One Hundred and Forty-Two Dollars (\$4,994,142.00).

Approved by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof on the 16th day of March, 2000.



Greg Nickels  
Finance Committee Chair

ATTEST:



Marcia Walker  
Board Administrator