

**SOUND TRANSIT
STAFF REPORT**

MOTION NO. M2006-61

Link Environmental Due Diligence Services Contract

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	8/3/06	Discussion/Possible Action	Hamid Qaasim, Acting Director, Project Delivery Support Services Roger Hansen, Real Estate Division Manager	(206) 398-5129 (206) 689-3366

Contract/Agreement Type:	<input checked="" type="checkbox"/>	Requested Action:	<input checked="" type="checkbox"/>
Competitive Procurement	<input checked="" type="checkbox"/>	Execute New Contract/Agreement	<input checked="" type="checkbox"/>
Sole Source	<input type="checkbox"/>	Amend Existing Contract/Agreement	<input type="checkbox"/>
Agreement with Other Jurisdiction(s)	<input type="checkbox"/>	Budget Amendment	<input type="checkbox"/>
Real Estate	<input type="checkbox"/>	Property Acquisition	<input type="checkbox"/>

PROJECT NAME

Central Link Initial Segment, Airport Link, and North Link projects

PROPOSED ACTION

Authorizes the Chief Executive Officer to execute a contract with Camp, Dresser, & McKee, Inc. to provide ongoing environmental due diligence services for properties acquired or to be acquired for various Link light rail projects in the amount of \$2,236,923, with a 10% contingency of \$223,692, for a total authorized contract amount not to exceed \$2,460,615.

KEY FEATURES of PROPOSED ACTION

- Environmental due diligence activities are necessary to ascertain the environmental condition of the properties needed for the University Link project in preparation for the appraisal and acquisition of required properties.
- Consultant will provide environmental due diligence services including, but not limited to; phase I and II environmental site assessments, hazardous building material surveys, cleanup action plans, and remediation cost estimates.
- Consultant will ensure that all environmental due diligence activities will be performed in full compliance with Sound Transit's policies and procedures, federal and applicable regulations of the Washington State Law.
- This environmental due diligence services contract is for a period of three years for a total contract amount not to exceed \$2,460,615.

BUDGET IMPACT SUMMARY

There is no action outside of the Board-adopted budget; there are no contingency funds required, no subarea impacts, or funding required from other parties other than what is already assumed in the financial plan.

BUDGET AND FINANCIAL PLAN DISCUSSION

The proposed action would authorize execution of a contract with Camp, Dresser, & McKee, Inc. to provide ongoing environmental due diligence services for properties acquired or to be acquired for various Link light rail projects in the amount of \$2,236,923, with a 10% contingency of \$223,692, for a total authorized contract amount not to exceed \$2,460,615.

It is assumed for this action that the proposed services would be primarily required for University Link. The proposed ongoing due diligence services for other Link light rail projects would be assigned by task order within each project. Budget would be identified and committed prior to a task order being approved to ensure that the total contract amount does not exceed \$2,460,615. Since the proposed services will be assigned on an as-needed basis, estimated costs are currently unknown and therefore not shown as assigned to other projects.

The amended adopted lifetime capital budget for Central Link projects includes a combined total budget of \$59.6 million identified for right of way administration. Of this amount, \$17,233,746 has been set aside for administration within the right of way phase of University Link. To date, \$4,085,824 has been committed to this budget line item. Approval of the proposed action would leave a remaining balance of \$10,687,307 for University Link right of way administration, and a combined budget balance of \$15,645,883 would remain for right of way administration for all Central Link projects.

The proposed action is consistent with the current Board-adopted budget, and is affordable within the agency's current long-term financial plan and subarea financial capacity. The action will have no new revenue impact on Sound Transit.

BUDGET TABLE

Action Item: Camp, Dresser & McKee, Inc. (Provide ongoing due diligence services for acquired properties or to be acquired for Sound Transit projects including, but not limited to, the Central Link Initial Segment, Airport Link University Link, and other North Link segments.)

(Year of Expenditure \$000)

Contract Amount	Board Approvals to Date (A)	Current Approved Contract Value (B)	Proposed Action (C)	Proposed Total for Board Approval (D)	Proposed Contract Value (E)
1 Contract Amount - Total	-	-	2,237	2,237	2,237
2 Contingency	-	-	224	224	224
3 Total	-	-	2,461	2,461	2,461
4 Percent Contingency	0%	0%	10%	10%	10%

Central Link Right of Way Phase Budget	Amended 2006 Budget (F)	Committed To Date (G)	This Action (H)	Total Committed & Action (I)	Uncommitted (Shortfall) (J)
5 North Link-Northgate to 45th Street	150	98	-	98	52
6 Right of Way Administration	150	98	-	98	52
7 University Link	135,261	28,799	2,461	31,260	104,001
8 Right of Way Administration	17,234	4,086	2,461	6,546	10,687
9 North Link-UW Station to Brooklyn Station	12,133	2,133	-	2,133	10,000
10 Right of Way Administration	1,050	300	-	300	750
11 Initial Segment	223,516	191,210	-	191,210	32,306
12 Right of Way Administration	38,333	36,443	-	36,443	1,890
13 Airport Link	23,000	2,505	-	2,505	20,495
14 Right of Way Administration	2,930	664	-	664	2,266
15 Total Central Link Right of Way Phase	394,060	224,746	2,461	227,206	166,853
16 Total Right of Way Administration	59,697	41,590	2,461	44,051	15,646

Notes:

7,9(F) AMENDED 2006 BUDGET reflects Board Resolution R2006-07 (adopted 4/27/06) that established the new University Link project (Pine St Sub Tunnel to UW Station) to replace the former North Link-45th Street to CPS project. North Link-UW Station to Brooklyn Station is the remaining portion of the North Link segment to 45th Street.

(F) AMENDED 2006 BUDGET reflects right of way phase lifetime capital budget amounts for the other Link projects from pages 79, 80, 81, and 85 of the *Adopted 2006 Budget* as amended by R2006-07, noted above. The line item budget for Right of Way Administration with the right of way phase is presented for each project.

(G) COMMITTED TO DATE amounts from May 2006 HQ Reports. University Link and Brooklyn Link comprise the former North Link-45th Street to CPS project.

M/W/DBE – SMALL BUSINESS PARTICIPATION

Prime Consultant/Contractor

Camp, Dresser, & McKee, Inc. is the prime consultant for this contract and will be performing 65% of the work on this contract. Camp, Dresser, & McKee, Inc. has committed to 35% small business and M/W/DBE participation in this contract. The following subconsultants comprise the firms that will be utilized to meet the 35% small business and M/W/DBE participation on this contract.

Utilization Breakdown Table

Subconsultant	Business Type	% of Work	Dollar Value
Med-Tox Northwest	WBE	9%	\$221,455
On-Site Environmental	MBE/DBE	3%	\$73,818
NVL Laboratories	MBE/DBE	1%	\$24,606
Informa, LLC	WBE	1%	\$24,606
Constellation Services	Small Business	2%	\$49,212
Tacoma Pump & Drilling Co.	Small Business	4%	\$98,425
Environmental Partners, Inc.	Small Business/ SBA	15%	\$369,092
Total		35%	\$861,214

EEO Commitment

Camp, Dresser, & McKee, Inc.'s project team workforce demographic is 11% minorities and 32% women.

PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION

The environmental due diligence consultant provides environmental due diligence services for Sound Transit property acquisition projects. The existing contract has expired and Sound Transit issued a request for proposals for environmental due diligence services. Camp, Dresser, and McKee, Inc. submitted a proposal and was selected, pending Finance Committee approval.

Environmental due diligence activities are necessary to ascertain the environmental condition of the properties needed for the University Link project in preparation for the appraisal and acquisition of required properties.

Environmental Review under the State Environmental Policy Act (SEPA) and National Environmental Policy Act (NEPA) for the Initial Segment, Airport Link, and North Link has been completed.

Prior Board/Committee Actions on this Project

Motion/Resolution Number and Date	Summary of Action
R2006-08 5/11/06	Authorizes the Chief Executive Officer to acquire, dispose, or lease certain real property by negotiated purchase, by condemnation (including settlement of condemnation litigation), or entering into administrative settlements, and to pay eligible relocation and re-establishment benefits to affected owners and tenants as necessary for station and construction staging areas for the University Link Capitol Hill Station upon issuance of a Record of Decision by the Federal Transit Administration
R2006-07 4/27/06	(1) Selected the final route, profile, and station locations for the North Link Light Rail Project; (2) selected the University Link portion of North Link to be constructed and operated as part of the Central Link Light Rail Project, including authorizing the steps necessary to complete final design and implementation of the University Link Project including securing a federal Full Funding Grant Agreement; (3) increased the University Link lifetime Adopted 2006 Budget and revising the annual Adopted 2006 Budget; and (4) for planning purposes reduced the minimum debt service coverage for the North King County subarea to 1.15x for the University Link Finance Plan.

CONSEQUENCES OF DELAY

A delay beyond August 17, 2006 will delay appraisal and acquisition activities for University Link and could result in properties needed for construction not being available in a timely manner.

PUBLIC INVOLVEMENT

Not applicable for this action.

ENVIRONMENTAL COMPLIANCE

JI 06/30/06

LEGAL REVIEW

JW 7/27/06

SOUND TRANSIT

MOTION NO. M2006-61

A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract with Camp, Dresser, & McKee, Inc. to provide ongoing environmental services for properties to be acquired for various Link light rail projects in the amount of \$2,236,923, with a 10% contingency of \$223,692, for a total authorized contract amount not to exceed \$2,460,615.

Background:

The environmental due diligence consultant provides environmental due diligence services for Sound Transit property acquisition projects. The existing contract has expired and Sound Transit distributed a request for proposals for environmental due diligence services. Camp, Dresser, and McKee, Inc. submitted a proposal and were selected as the consultant, pending Finance Committee approval.

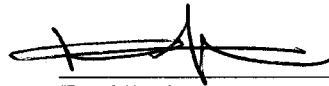
The consultant will provide environmental due diligence services including, but not limited to; phase I and II environmental site assessments, hazardous building material surveys, cleanup action plans, and remediation cost estimates. These activities are necessary to ascertain the environmental condition of the properties needed for the University Link project in preparation for the appraisal and acquisition of the properties. The consultant will ensure that all environmental due diligence activities will be performed in full compliance with Sound Transit's policies and procedures, federal and applicable regulations of the Washington State Law.

Environmental Review under the State Environmental Policy Act (SEPA) and National Environmental Policy Act (NEPA) for the Initial Segment, Airport Link, and North Link has been completed.

Motion:

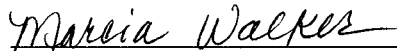
It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Chief Executive Officer is authorized to execute a contract with Camp, Dresser, & McKee, Inc. to provide ongoing environmental services for properties to be acquired for various Link light rail projects in the amount of \$2,236,923, with a 10% contingency of \$223,692, for a total authorized contract amount not to exceed \$2,460,615.

APPROVED by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on August 3, 2006.



Fred Butler
Finance Committee Chair

ATTEST:



Marcia Walker
Board Administrator