

MOTION NO. M2010-54
Transit Oriented Development Program Real Estate Services

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	5/13/10	Final Action	Ric Ilgenfritz, Executive Director PEPD Scott Kirkpatrick, TOD Manager	206-398-5070 206-398-5264

PROPOSED ACTION

Authorizes the chief executive officer to execute a contract amendment with GVA Kidder Matthews for on-call Transit Oriented Development real estate services in the amount of \$322,350 for a new total authorized contract amount not to exceed \$517,350.

KEY FEATURES

- In 2009, a contract was executed with GVA Kidder Matthews (GVAKM) for Transit Oriented Development (TOD) real estate services for one year, with two one-year extensions in the amount of \$195,000. The two one-year options were exercised in February 2010, \$162,350 has been spent to date , leaving a remaining balance of \$32,650 for on-going work.
- GVAKM's on-call contract provides analysis, disposition assistance, and technical support for TOD projects.
- Approval of the contract amendment will fund the two one-year extensions. The contract expires on February 8, 2012.

PROJECT DESCRIPTION

The Sound Transit Board established the TOD Program in 1997. Its mission is to create transit supported development and communities at Sound Transit facilities, station and station areas by working with local jurisdictions, property owners and developers.

FISCAL INFORMATION

The Adopted 2010 Budget for the Transit Oriented Development staff budget includes \$175,000 for consulting. Future years will be funded through the staff operating budget for that year in accordance with the terms of the contract.

Summary for Board Action (Year of Expenditure \$000)

Action Item: Transit Oriented Development - GVA Matthews Consulting Contract

	(A) 2010 Adopted Budget ¹	(B) Spent to Date in 2010	(C) Contract Expenditures 2010	(D) Remaining 2010 Budget
Contract Budget				
Consulting/Management Services	175,000	492	170,000	4,508
Other Services	7,750	-	-	7,750
Total	182,750	492	170,000	12,258

Contract Spending Plan	Prior Year(s) Spending	2010 Spending	Future Spending	Total
GVA Kidder Matthews	162,350	170,000	185,000	517,350

Contract Budget	Current Approved Contract Value	Spent to Date	Proposed Action	Proposed Total Contract Value
GVA Kidder Matthews	195,000	162,350	322,350	517,350
Contingency	-	-	-	-
Total Contract	195,000	162,350	322,350	517,350
Percent contingency	-	-	-	-

Notes

¹ Budget for this item is included in the Sound Transit PEPD Staff Operating Budget on page 92 of the Proposed 2010 Budget book under Services in the Consultant/Management line. The 2010 budget was approved by the Board on December 10, 2009.

SMALL BUSINESS PARTICIPATION

Sound Transit Goal: 0%

Committed goal: 37%

Subconsultant/Subcontractor	Business Type	% of Work	Dollar Value
John Hoffman, AIA, AICP	Small Business	6%	\$10,000
Pat Williams	Small Business	3%	\$5,000
Jim Hinkle, AIA	Small Business	6%	\$10,000
Burke & Associates	Small Business	6%	\$10,000
Heffron Transportation	Small Business	9%	\$15,000
Hewitt Architects	Small Business	7%	\$12,000
Total		37%	\$62,000

EQUAL EMPLOYMENT WORKFORCE PROFILE

189 employees; 52% women; 13% minorities.

BACKGROUND

In order to implement Board-adopted TOD actions, it is necessary for Sound Transit to analyze and implement TOD opportunities, as well as facilitate the sale and/or lease of agency surplus real property for TOD projects.

This on-call TOD real estate services contract assists the agency in evaluating opportunities and business plans of potential TOD projects. These services have assisted in property disposition sales totaling \$3 million to date, including the Korean Women's Association TOD project, and in analyzing alternatives for the Rainier Valley Firestone retail store relocation. A considerable amount of support was provided to the East Link project in 2009 for analysis of options at the proposed 124th Station, including a model public/private partnership term sheet. This contract will be used to prepare for Capitol Hill Station future surplus property disposition planning, as well as properties in the Rainier Valley and at Beacon Hill Station.

The on-call TOD real estate services contract provides support for Sound Move and ST2 projects and properties utilizing a multi-disciplinary team of development professionals assigned to a variety of tasks by the TOD Program Manager. The level and type of service or analysis differs with each assignment, for which a scope of work and an estimate is prepared prior to task order approval. These services provide a commercial real estate understanding of the region's market potential for surplus sites, market trends, and ways of structuring potential transactions.

ENVIRONMENTAL COMPLIANCE

SSK 4/1/10

PRIOR BOARD/COMMITTEE ACTIONS

None.

TIME CONSTRAINTS

A delay in approval could result in a delay in surplus sale or lease activity, including imminent work necessary to create TOD opportunities in the near term in the Rainier Valley, and on Beacon Hill and Capitol Hill.

LEGAL REVIEW

JB 5/07/10

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A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a contract amendment with GVA Kidder Matthews for on-call Transit Oriented Development real estate services in the amount of \$322,350 for a new total authorized contract amount not to exceed \$517,350.

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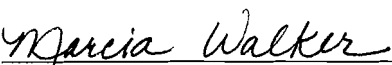
MOTION:

It is hereby moved by the Capital Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a contract amendment with GVA Kidder Matthews for on-call Transit Oriented Development real estate services in the amount of \$322,350 for a new total authorized contract amount not to exceed \$517,350.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on May 13, 2010.


Fred Butler
Capital Committee Chair

ATTEST:


Marcia Walker
Board Administrator