

MOTION NO. M2015-03

Contract for Real Estate Appraisal Services

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	01/08/15	Final Action	Ahmad Fazel, DECM Executive Director Kent Melton, Real Property Deputy Director

PROPOSED ACTION

Authorizes the chief executive officer to execute a five-year contract with two one-year options to extend with Valbridge Property Advisors to provide appraisal and appraisal consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$2,025,100, with a 10% contingency of \$202,500, for a total authorized contract amount not to exceed \$2,227,600.

KEY FEATURES SUMMARY

- Valbridge Property Advisors will provide real property appraisal services, appraisal review, valuation consulting services, and other real estate related services as needed.
- Valbridge Property Advisors will ensure that all appraisal activities will be performed in full compliance with Sound Transit’s policies and procedures, Federal and State Law.
- Sound Transit issued a Request for Proposal for real estate appraisal services that allowed for the award of three separate contracts. Three contracts are necessary to accommodate the amount and flow of work required to support real property acquisitions over the next five to seven years. CIC Valuation Group, Inc. and McKee & Schalka are the other firms selected.
- The requested contract amount includes the base five-year contract and two one-year options.

BACKGROUND

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

The real estate appraisal services consultant provides real property appraisals, review appraisals for Sound Transit property acquisition projects and assists in providing real estate appraisals and valuation support for Property Management and Transit Oriented Development. The existing real estate appraisal services contracts that could be utilized for this work will expire in early 2015. Sound Transit issued a request for proposals for real estate appraisal services and received four proposals. Valbridge Property Advisors is one of three firms selected to perform real estate appraisal services.

FISCAL INFORMATION

This action is being treated as an on-call contract and task orders will be used for Sounder commuter rail, Regional Express, and Link light rail, as well as support service delivery and/or maintenance operations projects. Funding associated with this contract will come from the right of way phases within the overall capital project budgets, or the operating expenses in the Service Delivery budget. The services described in the proposed action will be assigned on a task/work order basis after available budget and affordability is verified, distribution of costs will be determined as project schedules and budgets are established.

SMALL BUSINESS/DBE PARTICIPATION

Sound Transit promotes and encourages small business participation, which also includes Disadvantaged Business Enterprises (DBEs). Consistent with Sound Transit Policies and Federal Regulations, Sound Transit has established Small Business/DBE goals for this contract. These goals are based upon an examination of subcontracting opportunities contained in the work of this contract and the number of Small Businesses/DBEs available to perform such subcontracting work.

For this specific contract, the following goals were set and Valbridge Property Advisors has committed to the following Small Business/DBE Participation:

Small Business Goals

Sound Transit Goal: 18%

Commitment: 20%

Subconsultant/Subcontractor	Business Type	% of Work	Amount
Granger Company	Small Business	6%	\$133,656
Coffey Appraisal	Small Business	4%	\$89,104
James & Associates	Small Business	4%	\$89,104
NG Jacobson & Associates	Small Business	3%	\$66,828
Martyn Daniel	Small Business	3%	\$66,828
Total		20%	\$445,520

TIME CONSTRAINTS

The current contract for Real Estate Appraisal Services expires in January 2015. New work could not be assigned after expiration of the current contract. A delay in approval could result in a delay in acquisition and relocation activities for various Board approved projects and could result in properties needed for construction not being available in a timely manner.

ENVIRONMENTAL REVIEW

JI 12/19/2014

LEGAL REVIEW

LA 31 Dec 2014

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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 five-year contract with two one-year options to extend with Valbridge Property Advisors to provide appraisal and appraisal consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$2,025,100, with a 10% contingency of \$202,500, for a total authorized contract amount not to exceed \$2,227,600.

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Valbridge Property Advisors will provide real property appraisal services, appraisal review, valuation consulting services, and other real estate related services as needed. Valbridge Property Advisors will ensure that all appraisal activities will be performed in full compliance with Sound Transit's policies and procedures, Federal and State Law.

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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 five-year contract with two one-year options to extend with Valbridge Property Advisors to provide appraisal and appraisal consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$2,025,100, with a 10% contingency of \$202,500, for a total authorized contract amount not to exceed \$2,227,600.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on January 8, 2015.



Fred Butler
Capital Committee Chair

ATTEST:



Marcia Walker
Board Administrator