

MOTION NO. M2015-28

**Contract for Environmental Due Diligence Services**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	04/09/2015	Final Action	Ahmad Fazel, DECM Executive Director <b>Kent Melton, Real Property Deputy Director</b>

PROPOSED ACTION

Authorizes the chief executive officer to execute a five-year contract with Shannon and Wilson to provide on-call environmental due diligence consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$3,200,000, with a 10% contingency of \$320,000, for a total authorized contract amount not to exceed \$3,520,000.

KEY FEATURES SUMMARY

- As the Board authorizes property acquisition for approved projects, environmental due diligence services are utilized to determine the environmental condition of properties in preparation of their appraisal and acquisition. Information gathered will also inform any remediation efforts performed during the construction phase of the project.
- The scope of services covered under the contract includes Phase I and Phase II environmental site assessments, hazardous building material surveys, cleanup action plans, and remediation cost estimates.
- All work will be performed in full compliance with Federal regulations, Washington State law and Sound Transit's policies and procedures.
- Shannon and Wilson was one of two firms selected through a standard Request for Qualifications process. Two contracts are necessary to accommodate the volume and flow of work projected over the next five years.

BACKGROUND

Acquisition of property is necessary to implement Sound Transit's Capital Improvement Programs throughout the Central Puget Sound region. This contract will allow Sound Transit to complete future Link light rail, Sounder commuter rail, and ST Express bus service acquisitions required for various projects. The contract will allow Sound Transit to conduct the necessary environmental due diligence services to determine the environmental condition of properties to be acquired. Information discovered during the environmental due diligence process will be considered in the property appraisal. The information may also generate clean up action plans prior to construction and may be used in the construction documents to support potential remediation work.

Sound Transit issued a Request for Qualifications for on-call environmental due diligence services and received eight proposals. Shannon and Wilson is one of two firms selected to provide environmental due diligence services.

Sound Transit will utilize both consultants on an as-needed basis. On large projects, both consultants will be assigned sections based on their current workload and for smaller projects there may only be one consultant assigned for consistency.

## 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 projects. Funding associated with this contract will come from the right of way phases within the overall capital project budgets. 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 Shannon and Wilson has committed to the following Small Business/DBE Participation:

### Small Business and Disadvantaged Business Enterprise Goals

Sound Transit Goal:

Small Business: 18%

DBE: 10%

Commitment:

Small Business: 25%

DBE: 13%

<b>Subconsultant/Subcontractor</b>	<b>Business Type</b>	<b>% of Work</b>	<b>Amount</b>
Constellation Services	DBE	1%	\$32,000.00
EHSI Inc.,	DBE	6%	\$192,000.00
ESN Northwest	Small Business	1%	\$32,000.00
Fremont Analytical	Small Business	5%	\$160,000.00
Global Geophysics	DBE	1%	\$32,000.00
Holt Drilling	Small Business	2%	\$64,000.00
NVL Laboratory	Small Business	1%	\$32,000.00
On-Site Environmental	DBE	5%	\$160,000.00
Richard Martin Groundwater	Small Business	3%	\$96,000.00
<b>Total</b>		<b>25%</b>	<b>\$800,000.00</b>

## TIME CONSTRAINTS

The current contract for Environmental Due Diligence Services expired in January 2015. A delay in approval could result in a delay in acquisition for various Board approved projects and could result in properties needed for construction not being available in a timely manner.

## PRIOR BOARD/COMMITTEE ACTIONS

Not applicable to this action.

ENVIRONMENTAL REVIEW

JI 3/4/2015

LEGAL REVIEW

LA 20 Mar 2015

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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 Shannon and Wilson to provide on-call environmental due diligence consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$3,200,000, with a 10% contingency of \$320,000, for a total authorized contract amount not to exceed \$3,520,000.

**BACKGROUND:**

Acquisition of property is necessary to implement Sound Transit's Capital Improvement Programs throughout the Central Puget Sound region. This contract will allow Sound Transit to complete future Link light rail, Sounder commuter rail, and ST Express bus service acquisitions required for various projects. The contract will allow Sound Transit to conduct the necessary environmental due diligence services to determine the environmental condition of properties to be acquired. Information discovered during the environmental due diligence process will be considered in the property appraisal. The information may also generate clean up action plans prior to construction and may be used in the construction documents to support potential remediation work.

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Sound Transit will utilize both consultants on an as-needed basis. On large projects, both consultants will be assigned sections based on their current workload and for smaller projects there may only be one consultant assigned for consistency. Two contracts are necessary to accommodate the volume and flow of work projected over the next five years.

The scope of services covered under the contract includes Phase I and Phase II environmental site assessments, hazardous building material surveys, cleanup action plans, and remediation cost estimates. All work will be performed in full compliance with Federal regulations, Washington State law and Sound Transit's policies and procedures.

**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 Shannon and Wilson to provide on-call environmental due diligence consulting services for properties acquired or to be acquired for Sound Transit projects in the amount of \$3,200,000, with a 10% contingency of \$320,000, for a total authorized contract amount not to exceed \$3,520,000.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on April 9, 2015.



Fred Butler  
Capital Committee Chair

ATTEST:



Kathryn Flores  
Board Administrator