

MOTION NO. M2017-91

On-Call Right-of-Way Consulting Services

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee	6/8/2017	Recommend to Board	Ahmad Fazel, DECM Executive Director
Board	6/22/2017	Final Action	Eric Beckman, Deputy Executive Director – Business & Construction Services Kevin Workman, Director of Real Property

PROPOSED ACTION

Authorizes the chief executive officer to execute a five-year contract with two one-year options to extend with Contract Land Staff, LLC to provide on-call right-of-way consulting services for a total authorized contract amount not to exceed \$20,000,000.

KEY FEATURES SUMMARY

- Under the proposed action, the consultants will provide on-call services to secure property interests in support of the capital expansion program. Services will include but are not limited to:
 - Support projects during the planning phase of project development.
 - Develop conceptual property estimates of alternative alignments or station sites.
 - Identify risk and opportunities of potential property acquisitions.
 - Manage records and diaries of contact and interact with property owners/tenants.
 - Provide relocation assistance and calculate relocation entitlements.
 - Obtain signed documents to clear title and secure rights of entry.
 - Research assistance to Design Engineering Construction Management (DECM) and Sound Transit Legal staff.
- Individual task orders will be issued for specific scopes of work, with cost negotiated for each task order.
- The requested amount is sufficient to cover the five-year contract term. A future Board action would be required in order to request additional funding to exercise the two one-year options.

BACKGROUND

The on-call right-of-way services consultant will provide a wide array of services to assist Sound Transit staff in acquiring real property necessary to implement the Sound Transit capital expansion program. Some of these services include: assistance in property acquisition, relocation, research assistance, property management, and appraisal work.

The capacity of the existing on-call contracts will soon be exhausted. Staff is requesting contracts with three firms to accommodate the amount and flow of work required to support real property acquisitions over the next five years for commuter rail, light rail, regional bus, and other projects. It provides the flexibility for Sound Transit to turn to the other contracted firms, should one consultant have a lack of available resources to perform the work or more expertise is needed for a particular service.

Approval to execute contracts with the other two firms is being requested in separate Board actions (Motions Nos. M2017-89 and M2017-90).

PROCUREMENT INFORMATION

Sound Transit advertised the Request for Proposals RTA/RP 0001-17 in March 2017 and also held a public pre-proposal meeting to discuss detailed scope of work items. Seven firms submitted proposals. After an initial evaluation meeting, Sound Transit ranked four firms who were in a competitive range. These four firms were evaluated based on the advertised evaluation criteria but also were asked to propose a revised price.

The request for a revised priced or Best and Final Offer resulted in a lower price altogether by almost \$4,000,000 dollars. Additionally, Small Business commitments met or exceeded the goal of 14%.

HDR Engineering, Inc. and Universal Field Services, Inc. were the other consultants selected.

FISCAL INFORMATION

This on-call contract would be used for consulting services for right-of-way activities in support of system expansion projects. The consulting services described in this proposed action will be assigned on an as-needed basis after available budget is verified. Since the proposed services will be assigned on an as-needed basis, the distribution of cost will be determined as project schedules require.

SMALL BUSINESS/DBE PARTICIPATION

Participation by Small Businesses and Disadvantaged Business Enterprises (DBEs)

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 the successful Bidder/Proposer has committed to the following Small Business/DBE Participation:

Small Business and Disadvantaged Business Enterprise Goals

Sound Transit Goal:

Small Business: 14%

DBE: 0%

Commitment:

Small Business: ~~30~~15%

DBE: 9%

Subconsultant/Subcontractor	Business Type	% of Work	Amount
Tierra Right of Way	DBE	8%	\$ 1,600,000
Common Streets	Small Business	3%	\$ 600,000
Tom Boyd	Small Business	.25%	\$ 50,000
Brian O'Neill Appraisal	Small Business	.50%	\$ 100,000
Valbridge Property Advisors	Small Business	1.5%	\$ 300,000
SHH Appraisal	Small Business	.50%	\$ 100,000

Innovex	DBE	.50%	\$ 100,000
1 Alliance Survey	DBE	.25%	\$ 50,000
PRR, Inc.	DBE	.25%	\$ 50,000
Nohbell, Inc.	Small Business	.25%	\$ 50,000
Total		15%	\$3,000,000

PUBLIC INVOLVEMENT

Not applicable to this action.

TIME CONSTRAINTS

A one-month delay could have a significant impact. Funding for the existing on-call right-of-way contracts will soon be exhausted, and any real property acquisitions could be delayed until the new contracts are approved and executed.

PRIOR BOARD/COMMITTEE ACTIONS

None.

ENVIRONMENTAL REVIEW

JI 4/19/2017

LEGAL REVIEW

JW 06/02/2017

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A motion of the Board 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 Contract Land Staff, LLC to provide on-call right-of-way consulting services for a total authorized contract amount not to exceed \$20,000,000.

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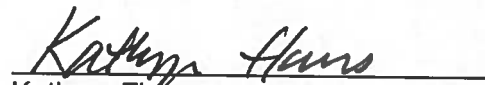
It is hereby moved by the Board of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a five-year contract with two one-year options to extend with Contract Land Staff, LLC to provide on-call right-of-way consulting services for a total authorized contract amount not to exceed \$20,000,000.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on June 22, 2017.

A handwritten signature in dark ink, appearing to read 'Dave Somers', written over a horizontal line.

Dave Somers
Board Chair

ATTEST:

A handwritten signature in dark ink, appearing to read 'Kathryn Flores', written over a horizontal line.
Kathryn Flores
Board Administrator