

SOUND TRANSIT

MOTION NO. M98-45

**Contract Award
Acquisition and Relocation Services for Real Property Acquisitions/Dispositions
BACKGROUND AND COMMENTS**

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	6/18/98	Discussion and Possible Action	Jeri Cranney Manager/Real Estate	689-4934
			Larry Ellington Senior Real Estate Representative	689-7442

ACTION:

Finance Committee is requested to authorize the Executive Director to execute a contract for Acquisition and Relocation services with David Evans and Associates Inc (DEA). The contract will be for an initial term of two (2) years with the option to renew for three (3) additional one-year terms. Total award for this contract will be determined based upon the type and number of properties to be acquired but in no case will the amount of award exceed Three Million Dollars (\$3,000,000).

BACKGROUND:

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

The services to be provided under this contract shall include the expeditious acquisition of real property, establishment and implementation of a relocation assistance program, provision of interim property management, and management of property records for the Tacoma-to-Seattle segment of Sounder Commuter Rail. All real property must be acquired in accordance with Sound Transit's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines.

ST sought firms with substantial experience in federally-funded capital projects, with particular experience in supervising a variety of subconsultants to achieve consistent and timely results. The selected firm will supervise the overall completion of the assignment, using subconsultants as necessary, with a commitment to provide full integration of M/W/DBE and small business sub-contracting opportunities.

The selected firm has demonstrated a commitment to the inclusion of M/W/DBE and small businesses. The procurement of these consultant services has been in accordance with Sound Transit's and other applicable federal, state, and local laws, regulations, and procedures.

RELEVANT BOARD POLICIES AND PREVIOUS ACTIONS TAKEN:

The Sound Transit Board approved the Real Property Acquisition and Relocation Policies, Procedures and Guidelines on April 23, 1998.

1998 Budget, adopted by Resolution 101, December 11, 1997.

FUNDING:

Funding for acquisition and relocation services is included in the estimated acquisition cost for each property.

EXECUTIVE SUMMARY:

Scope of work

The selected firm shall facilitate the expeditious acquisition of real property for the Tacoma-to-Seattle segment of Sounder Commuter Rail in a manner that will assure consistent treatment and promote public confidence in the acquisition process. Services shall include a program of relocation and reestablishment that is fair and equitable to all displaced persons, provision of interim property management, and management of property records. The selected firm will supervise the overall completion of the assignment, using subconsultants as necessary, with a commitment to provide full integration of M/W/DBE and small business sub-contracting opportunities.

Procurement and selection process

More than sixty (60) firms were solicited, and responses were received from nine (9) firms. Following review of all proposals, interviews were conducted with three (3) firms. In the opinion of the selection committee, the selected firm best met the criteria of the committee including experience with similar projects, ability to supervise subconsultants to achieve consistent and timely results, and utilization and full integration of M/W/DBE and small businesses.

DEA utilizes a sub-consultant team of six (6) firms, including four (4) small M/W/DBE firms, to provide the necessary acquisition, relocation, and property management expertise. DEA would manage the consultant team and establish a field office along the Tacoma-to-Seattle segment of Sounder Commuter Rail to provide relocation advisory services for displaced residents and businesses.

M/W/DBE participation

The selected firms have demonstrated a commitment to the full inclusion of M/W/DBE and local-area firms. DEA has committed to 36% participation by M/W/DBE firms in significant roles, including acquisition/relocation negotiations, and task management.

Cost

The total cost of acquisition/relocation services is expected to be less than Three Million Dollars (\$3,000,000). Funding of these services is included in the estimated acquisition cost for each property.

Contingency

No contingency is included in the contract for these professional services.

ALTERNATIVES:

- 1) Select another firm from the respondents.
- 2) Do not award these contracts and re-solicit for these services

CONSEQUENCES OF DELAY:

The timely acquisition of real property is necessary for the successful completion of the Tacoma-to-Seattle segment of the Sounder Commuter Rail line. Delay of this contract award would begin to compromise construction schedules for the project

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A motion of the Finance Committee of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract for Acquisition and Relocation Services with David Evans and Associates, Inc. The contract will be for an initial term of two (2) years with the option to renew for three (3) additional one-year terms. Total award of these contracts will not exceed Three Million Dollars (\$3,000,000).

BACKGROUND:

In order to build a high-capacity transit system consisting of commuter rail service, light rail service, and a program of regional bus service, HOV improvements and park-and-ride facilities throughout the central Puget Sound region, it will be necessary for Sound Transit to acquire real property. The services to be provided under this contract shall include the expeditious acquisition of real property, establishment of a relocation assistance program, provision of interim property management, and management of property records. All real property must be acquired in accordance with Sound Transit's adopted Real Property Acquisition and Relocation Policies, Procedures and Guidelines.

More than sixty (60) firms were solicited, and responses were received from nine (9) firms. Following review of all proposals, interviews were conducted with three (3) firms to provide real property acquisition and relocation services for the Tacoma-to-Seattle segment of Sounder Commuter Rail. The selected firm demonstrates substantial experience in federally-funded capital projects, with particular experience in supervising a variety of subconsultants to achieve consistent and timely results. The selected firm will supervise the overall completion of the assignment, using subconsultants as necessary, with a commitment to provide full integration of M/W/DBE and local-area sub-contracting opportunities. The procurement of these consultant services have been in accordance with Sound Transit's and other applicable federal, state, and local laws, regulations, and procedures.

MOTION:

It is hereby moved by the Finance Committee of the Central Puget Sound Regional Transit Authority that the Executive Director be authorized to execute a contract for Acquisition and Relocation Services with David Evans and Associates Inc. in an amount not to exceed Three Million Dollars (\$3,000,000). The contract will be for an initial term of two (2) years with the option to renew for three (3) additional one-year terms.

Approved by the Finance Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof on the 18th day of June, 1998.

ATTEST:



Marcia Walker
Board Administrator



Greg Nickels
Finance Committee Chair
