

SOUND TRANSIT

MOTION NO. M99-65

**Acquisition/Relocation/Project Management for Central Link Light Rail
with Universal Field Services, Inc.**

BACKGROUND AND COMMENTS

Meeting:	Date:	Type of Action:	Staff Contact:	Phone:
Finance Committee	9/16/99	Discussion and Possible Action	John Goforth	206-689-4935
Finance Committee	10/7/99	Action to Recommend Board Approval		
Board	10/14/99	Action		

ACTION:

Approval of a contract with Universal Field Services, Inc.(Universal) for Acquisition/Relocation/Project Management Services for Central Link light rail project. The contract will initially be for a three-year term, with an option to renew for two (2) additional one-year terms. The total contract amount will be determined by the type and number of properties to be acquired, but in no case will it exceed twenty-five million dollars (\$25,000,000).

BACKGROUND:

In order to construct the facilities for the Central Link light rail project, Sound Transit will need to acquire up to 1000 parcels between the University District and the City of Seatac over the next three years. Before acquiring each parcel, the property must be appraised and investigated for possible environmental contamination. Negotiations will then be conducted to determine the purchase price. Additional relocation services will be provided to displaced property owners who seek to relocate. This work will need to be coordinated in conjunction with Sound Transit's design and construction schedule, and the work must be performed in accordance with Sound Transit's real property acquisition and relocation policies and procedures and applicable state and federal laws.

Procurement and selection process

In March 1999, Sound Transit solicited proposals from more than two hundred eighty (280) firms to provide the appraisal, environmental, acquisition and relocation services required to support the central light rail project. Five (5) firms submitted proposals. Four (4) of the firms were deemed competitive and interviewed by a review panel. The review panel recommends that the contract be awarded to Universal as the most qualified firm.

Universal would provide the appraisal, environmental analysis, and acquisition and relocation services directly or through subcontractors. Special attention will be given to environmental issues. Universal would be responsible for the completion of environmental analysis associated with the acquisition of each property. This includes the completion of Phase I assessments, and may include the development of Phase II investigation plans, remediation programs, and environmental remediation cost estimates.

Universal would act as the prime consultant to manage the acquisition of the real property necessary for the construction and operation of the central light rail line and related facilities. Universal would be

expected to accomplish and/or retain the services of a team of qualified sub-consultants necessary to accomplish this assignment.

Universal has demonstrated a commitment to provide opportunities for small, local businesses, including women, minority and disadvantaged businesses. Small business participation represents 4% of the estimated dollar value of the contract. Minority, women and disadvantaged businesses represent 26% of the estimated dollar value of the contract.

RELEVANT BOARD POLICIES AND PREVIOUS ACTIONS TAKEN:

- Adoption of Sound Move, (May 31, 1996)
- Resolution 78-1, establishing delegated authority and procurement procedures (April 9, 1998)
- Approval of Real Property Acquisition and Relocation Policies, Procedures and Guidelines (April 23, 1998)

FUNDING:

The funding for appraisal, acquisition and relocation, and environmental services to be provided under this contract will be in the acquisition cost for each property.

M/W/DBE participation

Universal Field Services, Inc., has demonstrated a commitment to the full inclusion of W/M/DBE and local area firms in significant roles. Universal utilizes a sub-consultant team of local area firms, including small business and M/W/DBE firms, and has committed to at least 26% participation by M/W/DBE firms.

Cost

The total cost of this contract is not expected to be in excess of twenty-five million dollars (\$25,000,000).

Contingency

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

ALTERNATIVES:

- Select another firm from the respondents.
- Do not award this contract and re-solicit.

CONSEQUENCES OF DELAY:

Approval of the contract by October 9, 1999 would provide sufficient time to acquire the property rights necessary for the construction and operation of Central Link light rail. Approval is sought at this time to provide additional time for planning and organizational activities.

LEGAL REVIEW:

The Background and Comments and the Motion are approved as to legal sufficiency.

SOUND TRANSIT

MOTION NO. M99-65

A motion of the Board of Directors of the Central Puget Sound Regional Transit Authority authorizing the Executive Director to execute a contract for Acquisition/Relocation/Project Management Services for Central Link light rail with Universal Field Services, Inc., in an amount not to exceed Twenty-Five Million Dollars (\$25,000,000).

Background:

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 central light rail project. The acquisition of up to 1000 parcels of real property will be necessary to construct the Central Link light rail project. The specific services to be provided include:

- Property appraisals
- Environmental assessments
- Development of environmental remediation plans (Phase I & II assessments and remediation cost estimates)
- Negotiation support, and
- Relocation assistance

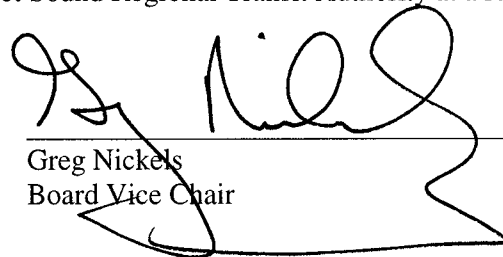
Sound Transit sought firms with substantial experience in federally funded transportation related capital projects, with particular experience in working with agency and governmental disciplines, and in supervising a variety of sub-consultants to achieve consistent and timely results. The selected firm will supervise the overall completion of the assignment, using sub-consultants as necessary, with a commitment to provide full integration of M/W/DBE and local area 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.

Motion:

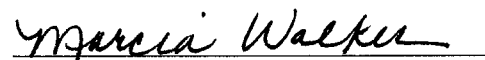
It is hereby moved by the Board of Directors of the Central Puget Sound Regional Transit Authority that the Executive Director be authorized to execute a contract for Acquisition/Relocation/Project Management Services for the central light rail project with Universal Field Services, Inc., in an amount not to exceed twenty-five million dollars (\$25,000,000).

Approved by the Board of Directors of the Central Puget Sound Regional Transit Authority at a regular meeting thereof on the 14 day of October 1999.



Greg Nickels
Board Vice Chair

ATTEST:



Marcia Walker
Board Administrator

SUBCONSULTANT LIST

Company	Job Function	M/W/DBE/SBA 8(a) Status
Herrera Environmental Consultants, Inc.	Environmental Services	M/DBE, SBA 8(a)
Garry Struthers Associates, Inc.	Environmental Services	M/DBE, SBA 8(a)
Boateng & Associates, Inc.	Environmental Services	M/DBE, SBA 8(a)
HWA Geosciences, Inc.	Environmental Services	M/DBE
Environmental Partners, Inc.	Environmental Services	SBA 8(a)
Floyd & Snider	Environmental Services	W/DBE
Safe Environment of America, Inc.	Environmental Services	WBE
Morson Environmental Consulting	Environmental Services	W/DBE
White Shield	Environmental Services	MBE
On-Site Environmental, Inc.	Environmental Services	M/DBE
CH2MHILL	Environmental Services	N/A
Shannon & Wilson	Environmental Services	N/A
Strategies Training Systems (STS)	Property Videos	W/DBE
Rankin Consulting	Community Outreach	WBE
NFA Marketing Services	Community Outreach	M/W/DBE
Washington Consulting Group	Diversity Program Manager	M/W/DBE
David Evans & Associates	Acquisition/Relocation	N/A
PHAROS Corporation	Acquisition/Relocation	W/DBE
Chiles and Company	Relocation/Property Mgmt.	N/A
Comprehensive Language Services	Translation Services	N/A
B&M Unlimited	Clerical Services	M/DBE
CS3W Associates, Inc.	Data Management	M/DBE
Bruce Allen & Associates	Appraisal Services	N/A
Greenleaf Valuation Group	Appraisal Services	N/A
CIC Valuation Group, Inc.	Appraisal Services	MBE
CML Investments, Inc.	Appraisal Services	M/DBE
Dunmire & Klansnic	Appraisal Services	WBE
Applied Real Estate Analysis, Inc. (AREA)	Appraisal Services	M/WBE, SBA 8(a)
Lori Safer Appraisal	Appraisal Services	W/DBE
McKee & Schalka	Appraisal Services	N/A
The Bonjorni Company	Appraisal Services	N/A
Harrison Appraisal Services	Appraisal Services	N/A

Universal M/W/DBE Percentage Breakdown

FIRM	TOTAL COST	% of TOTAL PROJECT COST
B&M	\$970,278.40	4.12%
AREA	\$91,219.59	0.39%
Pharos	\$1,700,778.97	7.21%
Washington Consulting	\$283,819.46	1.20%
CS3W	\$411,950.00	1.75%
Garry Struthers	\$580,211.26	2.46%
Subtotal		17.13%
Other Subs Environmental	\$450,749.90	1.91%
Appraisal	\$1,677,400.00	7.12%
Subtotal		9.03%
Grand Total		26.16%

SUMMARY OF SEGMENTS

Universal Field Services Contract Cost by LR Segments

	Management DOWNTOWN	NORTH	CENTRAL	SOUTH	TOTAL
LABOR/EXPENSES					
Environmental	\$0.00	\$1,196,444.63	\$1,322,487.98	\$1,198,286.36	\$3,717,218.97
Acqu/Relocation	\$5,413,391.51	\$1,723,458.38	\$3,349,179.86	\$2,299,405.59	\$12,785,435.34
Appraisal/Review	\$0.00	\$1,612,503.53	\$2,156,228.53	\$1,721,478.53	\$5,490,210.59
TOTAL LABOR/EXPENSES COSTS	\$5,413,391.51	\$4,532,406.54	\$6,827,896.37	\$5,219,170.48	\$21,992,864.90
MANAGEMENT FEE	\$167,082.23	\$379,045.32	\$375,194.26	\$384,271.59	\$1,305,593.40
GRAND TOTAL	\$5,857,127.74	\$4,911,451.86	\$7,203,090.63	\$5,603,442.07	\$23,575,112.30

SCOPE OF WORK

- Appraisal:** Each appraisal will obtain just and equitable evaluation of the fair market value of each property interest to be acquired. The appraisal sub-consultant will be responsible for all documentation necessary for condemnation proceedings and to provide expert testimony if necessary.
- Appraisal Review:** Each appraisal review will offer an opinion as to whether the analyses, opinions and conclusions in the Appraisal Report are appropriate and reasonable. The appraisal review sub-consultant will be responsible for all documentation necessary for condemnation proceedings and to provide expert testimony if necessary.
- Environmental:** Each environmental sub-consultant will identify, to the extent feasible, recognized environmental conditions resulting from the improper use, manufacture, storage, or disposal of hazardous or toxic substances that could affect the acquisition, demolition or use of the property. The sub-consultant will also prepare, if necessary, a remediation plan to dispose and clean the site to usable condition.
- Acquisition/
Relocation:** The acquisition/relocation consultant will facilitate the expeditious acquisition of identified real property by agreement with owner(s) in a manner which will assure consistent treatment and promote public confidence in the acquisition process. In addition, the acquisition/relocation consultant will be responsible for relocation, interim property management, coordination with title, survey, escrow, obtaining rights of entry, and licenses/limited use permits.