

**SOUND TRANSIT
MOTION NO. M2003-127**

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to increase the total amount for consultant services to acquire real property and to relocate displaced residents and businesses for the Central Link Light Rail Initial Segment by \$2,500,000, for a new total authorized amount not to exceed \$33,007,000. Contracts with the firms identified herein shall be deemed authorized pursuant to Motion No. M99-65 (which authorized contract amendments in excess of \$200,000 without further Board approval) provided that the aggregate expenditures for all contracts shall not exceed \$33,007,000. Further, the Board ratifies existing contracts with Garry Struthers & Associates, Griffin Hill & Associates, and H.C. Peck, and ratifies a sole source engagement with Al House and Associates, for relocation/acquisition and environmental services.

Background:

In October 1999, the Sound Transit Board approved executing a contract (not to exceed \$25,000,000) with Universal Field Services (UFS) for real estate acquisition, relocation and project management services for Central Link Light Rail. The contract obligated UFS to act as project manager and to provide specific services through subcontractors, including property appraisals, environmental site assessments and remediation plans, acquisition negotiations, and relocation assistance (collectively "acquisition/relocation work). In order to complete the property acquisition/relocation work on schedule, Sound Transit altered the composition of its acquisition, relocation and management team. At Sound Transit's request, UFS assigned the following subconsultant contracts to Sound Transit.

Bruce C. Allen and Associates (appraisal services),
Comprehensive Language Services (translation services),
Doris Lock and Associates (diversity services),
Garry Struthers & Associates (environmental services),
Greenleaf Valuation (appraisal review services),
Paul Bascomb and Associates (property management services),
URS (database development),
Heartland (real estate market analysis), and
Griffin Hill & Associates (project management oversight)

These subconsultants now have direct contracts with Sound Transit, and work directly with Sound Transit project management staff.

In order to complete the work on schedule, Sound Transit determined that additional resources were needed to perform the acquisition/relocation work for Tukwila Segments 750 and 760. After a competitive procurement in which eight firms submitted proposals, the Board awarded a contract to Labonde Inc., to perform acquisition/relocations work for the Tukwila Segments 750 and 760.

In addition, Sound Transit executed one or more sole source contracts with, Garry Struthers & Associates (\$700,000), Griffin Hill & Associates (\$796,000), and H.C. Peck (\$599,000); and a sole source engagement with Al House and Associates ((\$182,000) to perform work required immediately to remain on schedule. These contracts require ratification and approval by the Board to continue in force.

The Board-adopted \$233,000,000 right-of-way acquisition budget for the Central Link project includes \$33,400,000 to employ consultants to perform the work necessary to acquire the right-of-way and relocate displaced residents and businesses. The Board and the Chief Executive Officer have previously authorized expenditure of \$30,500,000 of the \$33,400,000 budget for acquisition/relocation consultant work. Sound Transit staff has determined that an additional \$2,500,000, to be allocated among the consultants listed in this motion, is needed to complete the work. Although staff has concluded that \$2,500,000 should be sufficient to complete the work, Sound Transit has not assigned a dollar value to each contract because the exact level of services that will be required from each consultant (e.g., the level of translation services) will depend on the manner in which the acquisition/relocation process proceeds. The requested \$2,500,000 will be allocated by Sound Transit staff among the contracts based on the need for the particular services.

Motion:

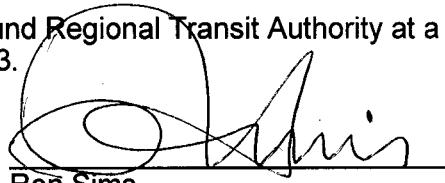
A motion of the Board of the Central Puget Sound Regional Transit Authority increasing the total amount for consultant services to acquire real property and to relocate displaced residents and businesses for the Central Link Initial Segment by \$2,500,000, for a new total authorized amount not to exceed \$33,007,000. Contracts with the firms identified herein shall be deemed authorized pursuant to Motion No. M99-65 (which authorized contract amendments in excess of \$200,000 without further Board approval) provided that the aggregate expenditures for all contracts shall not exceed \$33,007,000.

Al House and Associates
Bruce C. Allen and Associates
Comprehensive Language Services
Doris Lock and Associates
Garry Struthers & Associates
Greenleaf Valuation
Griffin Hill and Associates

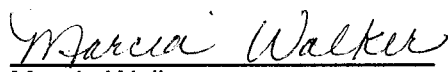
Paul Bascomb and Associates
Universal Field Services
Escrow Affairs
URS
VEADA
Pharos Corporation
H.C. Peck and Associates;

Further, the Board ratifies existing contracts with Garry Struthers & Associates, Griffin Hill & Associates, and H.C. Peck and Associates, and ratifies a sole source engagement with Al House and Associates, for relocation/acquisition and environmental services.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 11, 2003.


Ron Sims
Board Chair

ATTEST:


Marcia Walker
Board Administrator