

**SOUND TRANSIT  
STAFF REPORT**

**MOTION NO. M2006-64**

**Contract for Right of Way Services**

<b>Meeting:</b>	<b>Date:</b>	<b>Type of Action:</b>	<b>Staff Contact:</b>	<b>Phone:</b>
Finance Committee	8/17/06	Discussion/Possible Action To Recommend Board Approval Action	Hamid Qaasim, Acting Director, Project Delivery Support Services	(206) 398-5013
Board	9/14/06		<b>Roger Hansen, Real Estate Division Manager</b>	(206) 689-3366

<b>Contract/Agreement Type:</b>	<input checked="" type="checkbox"/>	<b>Requested Action:</b>	<input checked="" type="checkbox"/>
Competitive Procurement	<input checked="" type="checkbox"/>	Execute New Contract/Agreement	<input checked="" type="checkbox"/>
Sole Source	<input type="checkbox"/>	Amend Existing Contract/Agreement	<input type="checkbox"/>
Agreement with Other Jurisdiction(s)	<input type="checkbox"/>	Budget Amendment	<input type="checkbox"/>
Real Estate	<input type="checkbox"/>	Property Acquisition	<input type="checkbox"/>

**PROJECT NAME**

Central Link Light Rail Initial Segment, Airport Link, University Link and other North Link projects

**PROPOSED ACTION**

Authorizes the Chief Executive Officer to execute a contract with Universal Field Services, Inc. to provide acquisition, relocation, and property management services for properties acquired or to be acquired for Link Light Rail projects for a total authorized contract amount not to exceed \$11,806,000.

**KEY FEATURES of PROPOSED ACTION**

- This right of way services contract is for a period of three years with two one-year options to extend for a total authorized contract amount not to exceed \$11,806,000.
- Consultant will provide right of way services including, but not limited to, property acquisition, relocation assistance, and property management activities.
- Consultant will ensure that all right of way activities will be performed in full compliance with Sound Transit's policies and procedures, federal and applicable regulations of the Washington State Law.

**BUDGET IMPACT SUMMARY**

Current Project Phase: North Link – Northgate to 45<sup>th</sup> Street, Preliminary Engineering  
 University Link, Final Design  
 Initial Segment, Construction  
 Airport Link, Final Design

Projected Completion Date: University Link (2016), Initial Segment (2009), Airport Link (2009)

Action Outside of Adopted Budget:	✓	Comments on Checked Items
This Project		
This Phase		
This Task	✓	Proposed action requires transfer of funds from surplus budget within the University Link right of way phase
Budget Amendment Required		

Key Financial Indicators:	✓	Comments on Checked Items
Contingency Funds Required		
Funding required from other parties (other than what is in financial plan)		

Not checked = action is assumed in current Board-adopted budget. No budget action or adjustment to financial plan required.

**BUDGET AND FINANCIAL PLAN DISCUSSION**

The proposed action would authorize execution of a contract with Universal Field Services, Inc. to provide right of way acquisition, relocation, and property management services for properties acquired or to be acquired for Link Light Rail projects in the amount not to exceed \$11,806,000.

The proposed ongoing acquisition and related services for Link Light Rail projects would be assigned by task order within each project. Funds would be identified and budgeted prior to a task order being approved to ensure that the total contract amount does not exceed \$11,806,000. Since the proposed services will be assigned on an as-needed basis, the distribution of costs is currently estimated to be as follows: Central Link Initial Segment \$488,000; Airport Link \$101,000; and University Link \$11,217,000.

The amended adopted lifetime capital budget for Central Link projects includes a combined total budget of \$58.6 million identified for right of way administration. Approval of the proposed action will result in a remaining balance of \$3,073,372 for right of way administration for all Central Link projects.

Within the right of way phase of University Link, \$17,233,746 has been set aside for administration. Approval of the proposed action, when added to the \$6,546,439 already committed to this budget line item, would result in budget shortfall of \$529,693 for University Link right of way administration. This would be funded from surplus budget for relocations within the right of way phase, and is included in the proposed 2007 budget for University Link.

The right of way administration budget for the Initial Segment is \$38,333,259. When added to current commitments of \$36,458,898, the proposed action would leave a remaining balance of \$1,386,361 for this budget line item.

The Airport Link budget for right of way administration is \$2,930,000. When added to current commitments of \$665,338, the proposed action would leave a remaining balance of \$2,163,662 for this budget line item.

The proposed action is consistent with the current Board-adopted budget, and is affordable within the agency's current long-term financial plan and subarea financial capacity. The action will have no new revenue impact on Sound Transit.

## **BUDGET TABLE**

**Action Item:** Universal Field Services, Inc. (Provide ongoing acquisition, relocation and property management services for various Sound Transit acquisitions for various Link light rail projects including the Initial Segment, Airport Link, University Link and other North Link projects)

(Year of Expenditure \$000)

<b>Contract Amount</b>	Board Approvals to Date (A)	Current Approved Contract Value (B)	Proposed Action (C)	Proposed Total for Board Approval (D)	Proposed Contract Value (E)
1 Contract Amount - Total	-	-	11,806	11,806	11,806
2 Contingency	-	-	-	-	-
3 <b>Total</b>	-	-	<b>11,806</b>	<b>11,806</b>	<b>11,806</b>
4 Percent Contingency	0%	0%	0%	0%	0%

<b>Central Link Right of Way Phase Budget</b>	Amended 2006 Budget (F)	Committed To Date (G)	This Action (H)	Total Committed & Action (I)	Uncommitted (Shortfall) (J)
5 North Link-Northgate to 45th Street	150	97	-	97	53
6 Right of Way Administration	150	97	-	97	53
7 University Link	135,261	31,260	11,217	42,477	92,784
8 Right of Way Administration	17,234	6,546	11,217	17,763	(530)
9 North Link-UW Station to Brooklyn Station	2,133	2,133	-	2,133	-
10 Right of Way Administration	300	300	-	300	-
11 Initial Segment	223,516	191,458	488	191,946	31,570
12 Right of Way Administration	38,333	36,459	488	36,947	1,386
13 Airport Link	23,000	2,507	101	2,608	20,392
14 Right of Way Administration	2,930	665	101	766	2,164
15 Total Central Link Right of Way Phase	384,060	227,454	11,806	239,260	144,799
16 <b>Total Right of Way Administration</b>	<b>58,947</b>	<b>44,067</b>	<b>11,806</b>	<b>55,873</b>	<b>3,073</b>

Notes:

7,9(F) AMENDED 2006 BUDGET reflects Board Resolution R2006-07 (adopted 4/27/06) that established the new University Link project (Pine St Stub Tunnel to UW Station) to replace the former North Link-45th Street to CPS project. North Link-UW Station to Brooklyn Station is the remaining portion of the North Link segment to 45th Street.

(F) AMENDED 2006 BUDGET reflects right of way phase lifetime capital budget amounts for the other Link projects from pages 79, 80, 81, and 85 of the *Adopted 2006 Budget* as amended by R2006-07, noted above. The line item budget for Right of Way Administration with the right of way phase is presented for each project.

(G) COMMITTED TO DATE amounts from June 2006 HQ Reports plus pending board actions for the Right of Way phase.

## **M/W/DBE – SMALL BUSINESS PARTICIPATION**

### Prime Consultant/Contractor

Universal Field Services, Inc. is the prime consultant for this contract and will be performing 63% of the work on this contract. The following subconsultants meet the requirements for MBE, DBE and SB firms.

Utilization Breakdown Table

<b>Subconsultant</b>	<b>Business Type</b>	<b>% of Work</b>	<b>Dollar Value</b>
LaBonde Land, Inc.	WBE	20%	\$2,361,200
Rittenhouse Consulting	SB	6%	\$708,360
CS3W	MBE	5%	\$590,300
Northwest Relocation Consulting	SB	6%	\$708,360
<b>Total</b>		<b>37%</b>	<b>\$4,368,220</b>

EEO Commitment

Universal Field Services, Inc.'s project team workforce demographic is 32% minorities and 47% women.

**PROJECT DESCRIPTION and BACKGROUND for PROPOSED ACTION**

The right of way services consultant provides acquisition, relocation, and property management services for Sound Transit property acquisition projects. The existing right of way services contract that could be utilized for this work will expire in early 2007 and there is inadequate funding remaining to accomplish the anticipated work. Sound Transit issued a request for proposals for right of way services and received bids from Universal Field Services, Inc. and four other consultants. Universal Field Services, Inc. was selected as the right of way services consultant, pending Finance Committee and Board approval.

On April 27, 2006 the Board selected the University Link portion of North Link to be constructed and operated as part of the Central Link Light Rail Initial Segment project. Right of way services are necessary to acquire the property interests needed for construction of the University Link project and to secure possession of the properties for use for preliminary engineering and construction activities.

Environmental Review under the State Environmental Policy Act (SEPA) and National Environmental Policy Act (NEPA) for the Initial Segment, Airport Link, and North Link has been completed.

## Prior Board/Committee Actions on this Project

<b>Motion/Resolution Number and Date</b>	<b>Summary of Action</b>
R2006-07 4/27/06	(1) Selected the final route, profile, and station locations for the North Link Light Rail Project; (2) selected the University Link portion of North Link to be constructed and operated as part of the Central Link Light Rail Project, including authorizing the steps necessary to complete final design and implementation of the University Link Project including securing a federal Full Funding Grant Agreement; (3) increased the University Link lifetime Adopted 2006 Budget and revising the annual Adopted 2006 Budget; and (4) for planning purposes reduced the minimum debt service coverage for the North King County subarea to 1.15x for the University Link Finance Plan.

### **CONSEQUENCES of DELAY**

A delay beyond September 14, 2006 will delay acquisition and relocation activities for University Link and could result in properties needed for construction not being available in a timely manner.

### **PUBLIC INVOLVEMENT**

Not applicable for this action.

### **ENVIRONMENTAL COMPLIANCE**

JI 8/1/06

### **LEGAL REVIEW**

JW 8/10/06

**SOUND TRANSIT**

**MOTION NO. M2006-64**

A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the Chief Executive Officer to execute a contract with Universal Field Services, Inc. to provide acquisition, relocation, and property management services for properties acquired or to be acquired for Link Light Rail projects for a total authorized contract amount not to exceed \$11,806,000.

**Background:**

The right of way services consultant provides acquisition, relocation, and property management services for Sound Transit property acquisition projects. The existing right of way services contract that could be utilized for this work will expire in early 2007 and there is inadequate funding remaining to accomplish the anticipated work. Sound Transit issued a request for proposals for right of way services and received bids from Universal Field Services, Inc. and four other consultants. Universal Field Services, Inc. was selected as the right of way services consultant, pending Finance Committee and Board approval.

On April 27, 2006 the Board selected the University Link portion of North Link to be constructed and operated as part of the Central Link Light Rail Initial Segment project. Right of way services are necessary to acquire the property interests needed for construction of the University Link project and to secure possession of the properties for use for preliminary engineering and construction activities.

Environmental Review under the State Environmental Policy Act (SEPA) and National Environmental Policy Act (NEPA) for the Initial Segment, Airport Link, and North Link has been completed.

**Motion:**

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 contract with Universal Field Services, Inc. to provide acquisition, relocation, and property management services for properties acquired or to be acquired for Link Light Rail projects for a total authorized contract amount not to exceed \$11,806,000.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on September 14, 2006.

  
\_\_\_\_\_  
John W. Kadenburg  
Board Chair

ATTEST:

  
\_\_\_\_\_  
Marcia Walker  
Board Administrator