

MOTION NO. M2013-95

**On-call Contract for TOD Services**

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:	PHONE:
Capital Committee	11/14/2013	Final Action	Ric Ilgenfritz, PEPD Executive Director <b>Scott Kirkpatrick, TOD Manager</b>	206-398-5239 206-398-5264

PROPOSED ACTION

Authorizes the chief executive officer to execute a five year contract with KPFF Consulting Engineers to provide on-call transit-oriented development services to Sound Transit for a total authorized contract amount not to exceed \$4,800,000.

KEY FEATURES SUMMARY

- This action provides transit-oriented development (TOD) services work for Sound Move and ST2 projects and planning to implement the newly-adopted TOD Policy.
- Services provided under this contract include architectural and engineering (A&E) and real estate analysis services to assist all lines of business and operations functions.
- The scope of work includes surplus property planning, real estate feasibility analysis, lot boundary adjustments, building demolitions, permitting, and coordination with local jurisdictions.
- Work under this contract will be assigned on a task order basis after available budget is verified and cost proposals are negotiated with the consultant.
- This contract term is five years with no options to extend, beginning in December 2013, and ending in December 2018.

BACKGROUND

In 2011, the TOD Property Disposition program was established in the 2012 Budget to evaluate Central Link surplus properties as potential TOD sites. The estimated work for the next five years is sufficiently large as to require an on-call contract specifically for TOD work. The agency's TOD Strategic Plan lists some nineteen Central Link properties designated for TOD evaluation. While subject to change based on the needs of the agency, these properties include known work such as building demolitions, lot boundary line adjustments, constructability and market analyses, and permitting. (Contaminated property remediation and environmental compliance work is handled through separate contracts.)

These activities are necessary to understand market and site constraints and opportunities and to prepare properties for disposition, as well as to work effectively with partners and local jurisdictions such as the City of Seattle. Central Link property evaluations are scheduled to be complete in 2023, based on light rail construction completion. This proposed contract will account for the majority of work anticipated in the Strategic Plan through 2018.

In addition to the on-going evaluation of the Central Link TOD property portfolio, the TOD Program provides support for ST2 project development as the result of the newly adopted TOD Policy. This work includes evaluating potential transit oriented development sites at identified stations. Project development and delivery staffs are working closely with the TOD Program to consider options and to collaborate with local jurisdictions. Specific opportunities have come to light as light rail

expansion activities have progressed, and more may be reasonably anticipated over time. This work is primarily done with Sound Transit staff, but this contract will be utilized to provide additional support, as funding is available in the TOD division budget.

If necessary, this on-call can also be available to support long range planning efforts within its specific expertise, as funding is available.

The on-call contracting method allows the agency to address small and large scale issues associated with TOD work in keeping with the new TOD Policy.

This contract was procured through a competitive process. A request for qualifications (RFQ) was issued in June 2013. Nine firms submitted proposals in response to the RFQ, and KPFF received the highest overall score.

### FISCAL IMPACT

This on-call contract will be used for all lines of business, but especially work conducted by the TOD Program’s Surplus Property Disposition Program. Expenses associated with this contract will occur within the preliminary engineering, environmental, right of way and construction phases of capital budgeting. The services described in the proposed action would be assigned on a task order basis after available budget is verified. Since the proposed services will be assigned on an as-needed basis, the distribution of costs will be determined as project need is established.

The total contract amount with KPFF Consulting Engineers is limited by \$4,800,000 but is not committed and will be assigned on a task order basis and may not be fully spent. The funding is provided by the TOD Property Disposition project and the TOD Division consulting budgets.

### SMALL BUSINESS PARTICIPATION

#### Small Business and DBE Goals

Sound Transit Goal:

Small Business: 5%

DBE: 0%

Commitment:

Small Business: 5%

DBE: 10%

<b>Subconsultant/Subcontractor</b>	<b>Business Type</b>	<b>% of Work</b>	<b>Dollar Value</b>
VIA Architecture	Small Business	2.3%	\$108,000
Hoffman Planning and Design	Small Business	2.3%	\$108,000
Hough Beck and Baird, Inc.	DBE	1.5%	\$72,000
FSi Consulting Engineers	Small Business	.5%	\$24,000
Elcon Associates	DBE	1%	\$48,000
The Greenbusch Group, Inc.	DBE	1%	\$48,000
True North Surveying, Inc.	DBE	2%	\$96,000
Lin and Associates, Inc.	DBE	2%	\$96,000
<b>Total</b>		<b>12.5%</b>	<b>\$600,000</b>

### EQUAL EMPLOYMENT WORKFORCE PROFILE

256 employees; 29% women; 17% minorities

#### PUBLIC INVOLVEMENT

Not applicable to this action.

#### TIME CONSTRAINTS

A delay of one month may create a hardship in preparing the Capitol Hill TOD properties for the Request for Qualifications process. Establishing this contract before January 2014 will help ensure timely response to several other TOD projects in pre-development.

#### PRIOR BOARD/COMMITTEE ACTIONS

Resolution No. R2012-24: Established a policy to guide assessment and facilitation of transit-oriented development during planning, design, construction and operation of the high-capacity transit system, superseding Motion No. M99-60 and Motion No. 98-25.

#### ENVIRONMENTAL REVIEW

JI 11/7/2013

#### LEGAL REVIEW

JRV 11/8/2013

**MOTION NO. M2013-95**

A motion of the Capital Committee of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a five year contract with KPFF Consulting Engineers to provide on-call transit-oriented development services to Sound Transit for a total authorized contract amount not to exceed \$4,800,000.

**BACKGROUND:**

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**MOTION:**


It is hereby moved by the Capital Committee of the Central Puget Sound Regional Transit Authority that the chief executive officer is authorized to execute a five year contract with KPFF Consulting Engineers to provide on-call transit-oriented development services to Sound Transit for a total authorized contract amount not to exceed \$4,800,000.

APPROVED by the Capital Committee of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on November 14, 2013.



Fred Butler  
Capital Committee Chair

ATTEST:

  
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Marcia Walker  
Board Administrator