

MOTION NO. M2014-102
Contract for Right of Way Services

MEETING:	DATE:	TYPE OF ACTION:	STAFF CONTACT:
Capital Committee Board	12/11/2014 12/18/2014	Recommend to Board Final Action	Ahmad Fazel, DECM Executive Director Roger Hansen, Real Property Director

PROPOSED ACTION

Authorizes the chief executive officer to execute a five-year contract with two one-year options to extend with Universal Field Services, Inc. to provide acquisition, relocation, property management and other real estate related services for properties acquired or to be acquired for Sound Transit projects in the amount of \$9,600,000, with a 10% contingency of \$960,000, for a total authorized contract amount not to exceed \$10,560,000.

KEY FEATURES SUMMARY

- Universal Field Services, Inc. will provide right of way services including property acquisition, relocation assistance, property management activities, and other real estate related services as needed.
- Universal Field Services, Inc. will ensure that all right of way activities will be performed in full compliance with Sound Transit's policies and procedures, Federal and State Law.
- Sound Transit issued a Request for Proposal for right of way services that allowed for award of two separate contracts. Two contracts are necessary to accommodate the amount and flow of work required to support real property acquisitions over the next five to seven years. HDR Engineering, Inc. is the other firm selected.
- The requested contract amount includes the base five-year contract and two one-year options.

BACKGROUND

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

The right of way services consultant provides acquisition, relocation, and property management services for Sound Transit property acquisition projects and assists in providing real estate support for Property Management and Transit Oriented Development. The existing right of way services contracts that could be utilized for this work will expire in early 2015. Sound Transit issued a request for proposals for right of way services and received four proposals. Universal Field Services, Inc. is one of two firms selected to perform right of way services.

FISCAL INFORMATION

This action is being treated as an on-call contract and task orders will be used for Sounder commuter rail, Regional Express, Link light rail and Service Delivery projects. Funding associated with this contract will come from the right of way phases within the overall capital project budgets, or the operating expenses in the Service Delivery budget. The services described in the proposed action will be assigned on a task/work order basis after available budget and affordability is verified, distribution of costs will be determined as project schedules and budgets are established.

SMALL BUSINESS/DBE PARTICIPATION

Sound Transit promotes and encourages small business participation, which also includes Disadvantaged Business Enterprises (DBEs). Consistent with Sound Transit Policies and Federal Regulations, Sound Transit has established Small Business/DBE goals for this contract. These goals are based upon an examination of subcontracting opportunities contained in the work of this contract and the number of Small Businesses/DBEs available to perform such subcontracting work.

For this specific contract, the following goals were set and Universal Field Services has committed to the following Small Business/DBE Participation:

Small Business Goals

Sound Transit Goal: 18%

Commitment: 25%

Small Business and Disadvantaged Business Enterprise Goals

Sound Transit Goal:

Small Business: 18%

DBE: 3%

Commitment:

Small Business: 25%

DBE: 3%

Subconsultant/Subcontractor	Business Type	% of Work	Amount
LaBonde Land, Inc.	Small Business	20%	\$2,208,000
JC Consultants LLC	Small Business	2%	\$220,800
CS3W	DBE	3%	\$331,200
Total		25%	\$2,760,000

TIME CONSTRAINTS

The current contract for Right of Way Services expires in January 2015. New work could not be assigned after expiration of the current contract. A delay in approval could result in a delay in acquisition and relocation activities for various Board approved projects and could result in properties needed for construction not being available in a timely manner.

PRIOR BOARD/COMMITTEE ACTIONS

None.

ENVIRONMENTAL REVIEW

Jl 11/21/2014

LEGAL REVIEW

JB 12/5/14

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A motion of the Board of the Central Puget Sound Regional Transit Authority authorizing the chief executive officer to execute a five-year contract with two one-year options to extend with Universal Field Services, Inc. to provide acquisition, relocation, property management and other real estate related services for properties acquired or to be acquired for Sound Transit projects in the amount of \$9,600,000, with a 10% contingency of \$960,000, for a total authorized contract amount not to exceed \$10,560,000.

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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 five-year contract with two one-year options to extend with Universal Field Services, Inc. to provide acquisition, relocation, property management and other real estate related services for properties acquired or to be acquired for Sound Transit projects in the amount of \$9,600,000, with a 10% contingency of \$960,000, for a total authorized contract amount not to exceed \$10,560,000.

APPROVED by the Board of the Central Puget Sound Regional Transit Authority at a regular meeting thereof held on December 18, 2014.



Paul Roberts
Board Vice Chair

ATTEST:



Marcia Walker
Board Administrator