

Transportation Committee

Meeting date: February 12, 2018

For the Metropolitan Council meeting of February 14, 2018

Subject: Southwest LRT (Green Line Extension) Property Owner and Tenant Advisory Services Contract Amendments

District(s), Member(s): All

Policy/Legal Reference: Metropolitan Council Procedure 3-3

Staff Prepared/Presented: Brian Lamb, General Manager, 612-349-7510
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Division/Department: Metro Transit / Green Line Extension Project Office

Proposed Action

That the Metropolitan Council approve sole source contract amendments to six Property Owner and Tenant Advisory Services contracts to increase the amounts as follows:

- Wilson Development Services by \$100,000 not to exceed total contract amount of \$300,000
- WSB & Associates by \$65,000 not to exceed total contract amount of \$215,000
- HDR Engineering by \$25,000 not to exceed total contract amount of \$200,000
- SRF by \$25,000 not to exceed total contract amount of \$125,000
- KLJ by \$25,000 not to exceed total contract amount of \$75,000
- Evergreen Land Services by \$25,000 not to exceed total contract amount of \$75,000

Background

In 2014, the Council issued a Request for Proposals for Property Owner and Tenant Advisory Services for the Southwest LRT (SWLRT) Project to assist eligible owners and tenants with the relocation process. At that time, it was estimated that there would be 100 displacees. Following a competitive review process in 2015, seven contracts were awarded, as shown in Table 1. In 2016, each contractor was assigned a list of displacees requiring relocations based on areas of expertise, previous experience and capacity. These assignments were made via work orders that also directed the consultants to make initial contact with the assigned displacees to assess the nature and extent of relocation and start drafting relocation plans.

Now that the SWLRT Project has relocation actively underway, the contractors identified additional displacees that are eligible for relocation support and reimbursement under the Uniform Relocation Act. As a result, the number of displacees has increased from an estimate of 100 to over 170. A primary reason for this increase is that the contractors identified subleases to the main tenants that the property owner may not have been aware of or disclosed earlier in the right-of-way process.

Table 1: Contract Initial Amount and Amendment

Contract	Company	Original Contract	Increase	Total Contract
14P265A	Wilson Development Services, LLC	\$200,000	\$100,000	\$300,000
14P265C	WSB & Associates, Inc.	\$150,000	\$65,000	\$215,000
14P265B	HDR Engineering, Inc.	\$175,000	\$25,000	\$200,000
14P265D	SRF Consulting Group, Inc.	\$100,000	\$25,000	\$125,000
14P265E	Kadmas, Lee, & Jackson, Inc.(KLJ)	\$50,000	\$25,000	\$75,000
14P265G	Evergreen Land Services Company	\$50,000	\$25,000	\$75,000
14P265F	ProSource Technologies	\$75,000	--	\$75,000
	TOTAL	\$800,000	\$265,000	\$1,065,000

Another reason for amending the contract is that relocation of several businesses is more complicated than originally anticipated and therefore requiring more time and effort.

Rationale

The Southwest Project Office is requesting sole source authority to amend six of the existing contracts because the consultants are already familiar with the project, process, property owners and businesses to be relocated. This provides for continuity in current and relocation plans and ensures that the businesses are relocated in a timely manner. It is critical that buildings are vacated by a certain timeframe to make property available for the civil construction contractor.

Thrive Lens Analysis

Construction of the Green Line Extension will increase the regions prosperity as it will provide access to 80,900 forecasted jobs and a new transportation option for 55,000 forecasted residents within ½ mile of the planned new stations in addition to the 145,300 forecasted jobs and 35,600 forecasted residents downtown Minneapolis.

Funding

Funds for these contract amendments are included in the project budget and are eligible project costs.

Known Support / Opposition

There is no known opposition to this action.