

Transportation Committee

For the Metropolitan Council meeting of June 27, 2018

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

Proposed Action

That the Metropolitan Council approve a sole source contract amendment for Property Owner and Tenant Advisory Services with HDR (14P265B) to increase the contract amount by \$70,000 for a total contract amount of \$270,000.

Summary of Committee Discussion/Questions

Metro Transit TSD Administration Director Robin Caufman presented an update on the status of right-of-way acquisition and relocation for Southwest LRT and this business item. Elkins asked for an update on the Pawn America in Hopkins. Caufman responded that the Council received title and possession of the parcel in May and the Council's relocation specialist is working with them to find a new location. Caufman added that Metro Transit is also working with Pawn America on a lease agreement allowing Pawn America to stay until October, giving them more time to find a new location. Munt asked if scaling back the Hopkins OMF altered the number of properties required. Caufman said it did not change the need for parcels. Dorfman asked for details on the relocation assistance provided. Caufman answered that the relocation assistance is provided through the Council's Property Owner and Tenant Assistant Services Contract; the consultants provide assistance with finding new sites, filling out paperwork, planning the move, and working on payment claims.

Motion by Reynoso, seconded by Munt. Motion carried, **consent to Council.**

Transportation Committee

Meeting date: June 11, 2018

For the Metropolitan Council meeting of June 27, 2018

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

District(s), Member(s): All

Policy/Legal Reference: Metropolitan Council Procedure 3-3

Staff Prepared/Presented: Brian Lamb, General Manager, 612-349-7510
Mark Fuhrmann, Deputy General Manager, 612-373-3810
Jim Alexander, SWLRT Project Director, 612-373-3880
Robin Caufman, TSD Asst. Dir. Admin/Comm/Outreach, 651-602-1457

Division/Department: Metro Transit / Green Line Extension Project Office

Proposed Action

That the Metropolitan Council approve a sole source contract amendment for Property Owner and Tenant Advisory Services with HDR (14P265B) to increase the contract amount by \$70,000 for a total contract amount of \$270,000.

Background

In 2014, the Council issued a Request for Proposals for Property Owner and Tenant Advisory Services (POTAS) 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 for a total of \$800,000. 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.

In February 2018, the Council amended 6 of the 7 POTAS contracts to increase the combined contract amounts by \$265,000 for a total amount for all contracts of \$1,065,000. The February amendment was due to the increase in displacees eligible for relocation support and reimbursement under the Uniform Relocation Act from an original estimate of 100 to over 170. Another reason for amending the contract was that relocation of several businesses are more complicated than originally anticipated and therefore require more time and effort. At that time, the HDR contract was increased by \$25,000 from \$175,000 to \$200,000.

This amendment increases only the HDR contract, from \$200,000 to \$270,000, primarily due to an increase in complexity of relocation of a business that spans three parcels and has had challenges locating a replacement site that meets their storage, operations and office needs.

Rationale

The Southwest Project Office is requesting sole source authority to amend HDR's contract (14P265B) because the relocation consultant is deeply engaged with its assigned displacees. A change in relocation advisor would present a significant disruption and delay to the displacee and additional costs as the new adviser familiarized

themselves with the complex nature of this business and its relocation. This recommendation provides for continuity in current relocation activities and ensures that the business continues its relocation in a timely manner. It is critical that buildings and property are vacated by September 1, 2018 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 this contract amendment are included in the project budget and are eligible project costs.

Known Support / Opposition

There is no known opposition to this action.

SOUTHWEST

Green Line LRT Extension



Transportation Committee

June 11, 2018



Today's Topics

- Right of Way Update through May 2018
- HDR Sole Source Contract Amendment

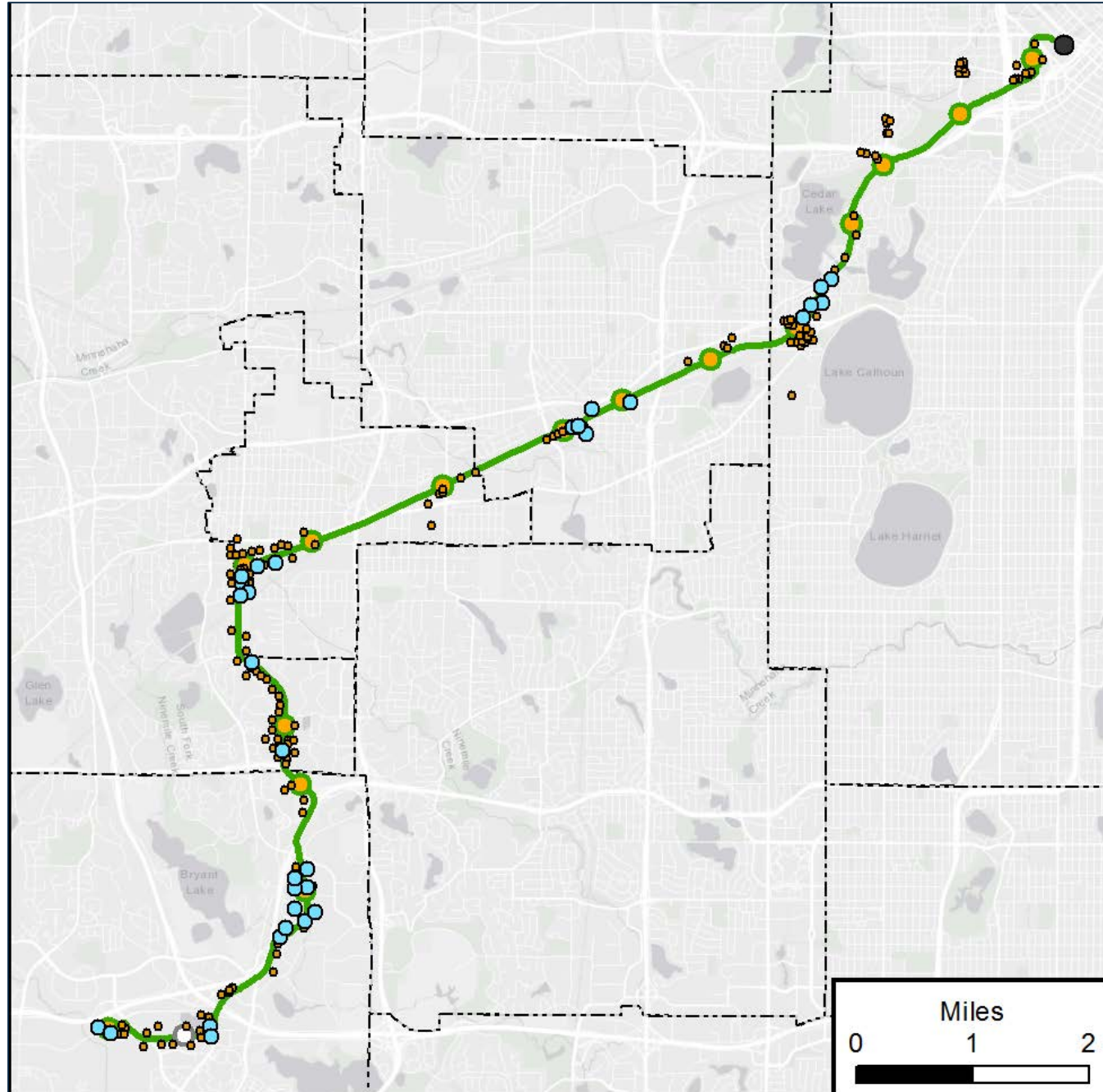


Right of Way Update

Location of 153 Private Parcels To Be Acquired

Jan. 2018

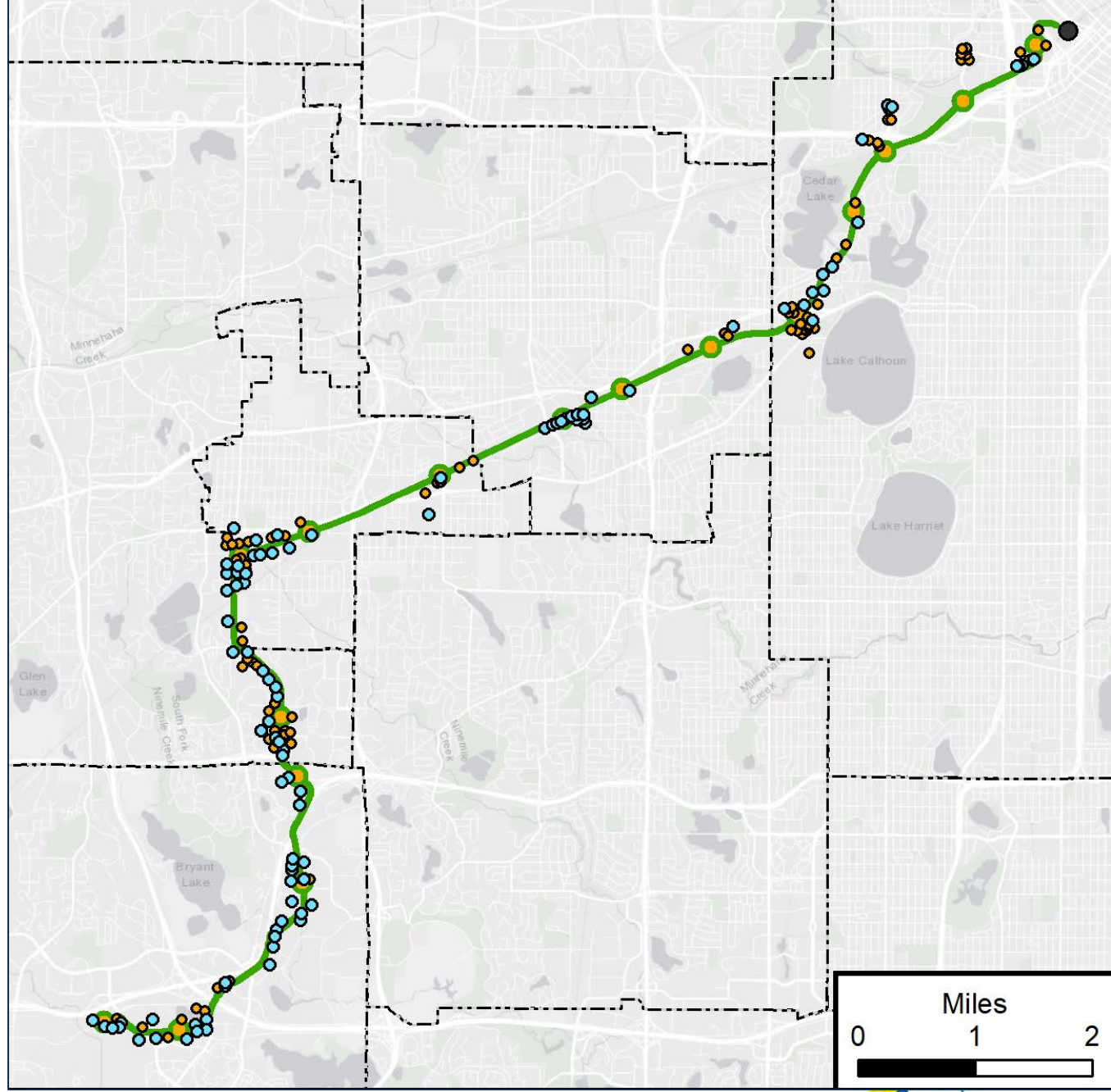
- Acquired (25)
- In Process (128)



Location of 153 Private Parcels To Be Acquired

May 2018

- Acquired (79)
- In Process (74)



Acquisition Status as of May 31, 2018

Phase of Acquisition	Reported as of Jan 2018	Total as of May 2018
Acquisition Complete or Title and Possession	25	79
Offer Accepted or Settlement Reached	15	10
In Condemnation	36	10
Offer Made, Negotiations Underway	77	54
TOTAL	153	153

Relocation Status as of May 31, 2018

Displacees: 179 Total	Reported Vacated as of Jan 2018	Total Vacated as of May 2018
Business (95)	20	32
Seasonal storage (84)	0	67
TOTAL	20	99

HDR Sole Source Contract Amendment

Background

- June-Aug 2015: Issued Notices to Proceed to seven (7) contractors following competitive review process
 - Estimated 100 displacees would need to be relocated
 - 25 parcels with occupants requiring relocation
 - Contractors assigned list of parcels/ displacees via work orders
- Feb. 2018: Amended 6 of the 7 contracts to add a total of \$265,000 due to increase in actual number of eligible displacees to over 170

Reason for Amendment, Sole Source

- Unforeseen issues with one displacee that occupies 3 parcels
 - Eligible for total business relocation due to demonstrated impacts if they split their operations
 - Initial replacement site fell through
- Critical that HDR continues working with this and other assigned business
 - Need for businesses to vacate property by Sept. 1 per Civil Construction Contract
 - Working relationship continuity
 - Cost and time it would take to transfer knowledge to a different consultant

Contract Amendment

Company	Amended Contract	Increase	Total Contract
Wilson Development Services, LLC	\$300,000		\$300,000
WSB & Associates, Inc.	\$215,000		\$215,000
HDR Engineering, Inc.	\$200,000	\$70,000	\$270,000
SRF Consulting Group, Inc.	\$125,000		\$125,000
Kadrmass, Lee, & Jackson, Inc. (KLJ)	\$75,000		\$75,000
Evergreen Land Services Company	\$75,000		\$75,000
ProSource Technologies	\$75,000		\$75,000
TOTAL	\$1,065,000	\$70,000	\$1,135,000

Recommendation

- Approve a sole source contract amendment for Property Owner and Tenant Advisory Services with HDR (14P265B) to increase the contract amount by \$70,000 for a total contract amount of \$270,000

More Information

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