



Transportation Committee

February 12, 2018



Today's Topics

- Right of Way Update Q4 2017
- Property Owner and Tenant Advisory Services Contract Amendments



Right of Way Update

Background

- Sept. 2016: Council delegated authority to make offers, settle and initiate condemnation to staff

	Threshold	Standard Policy	SWLRT/BLRT
Initial Offer, Approve Administrative Settlements	Over \$250,000	Met Council	Regional Admin.
	\$150,000-\$250,000	Regional Admin.	General Manager
	\$100,000-\$150,000	Regional Admin.	Program Director
	Up to \$100,000	Regional Admin.	Project Director
Initiate Condemnation	Over \$1,000,000	Met Council	Met Council
	\$150,000-\$1,000,000	Met Council	Regional Admin.
	Up to \$150,000	Met Council	General Manager

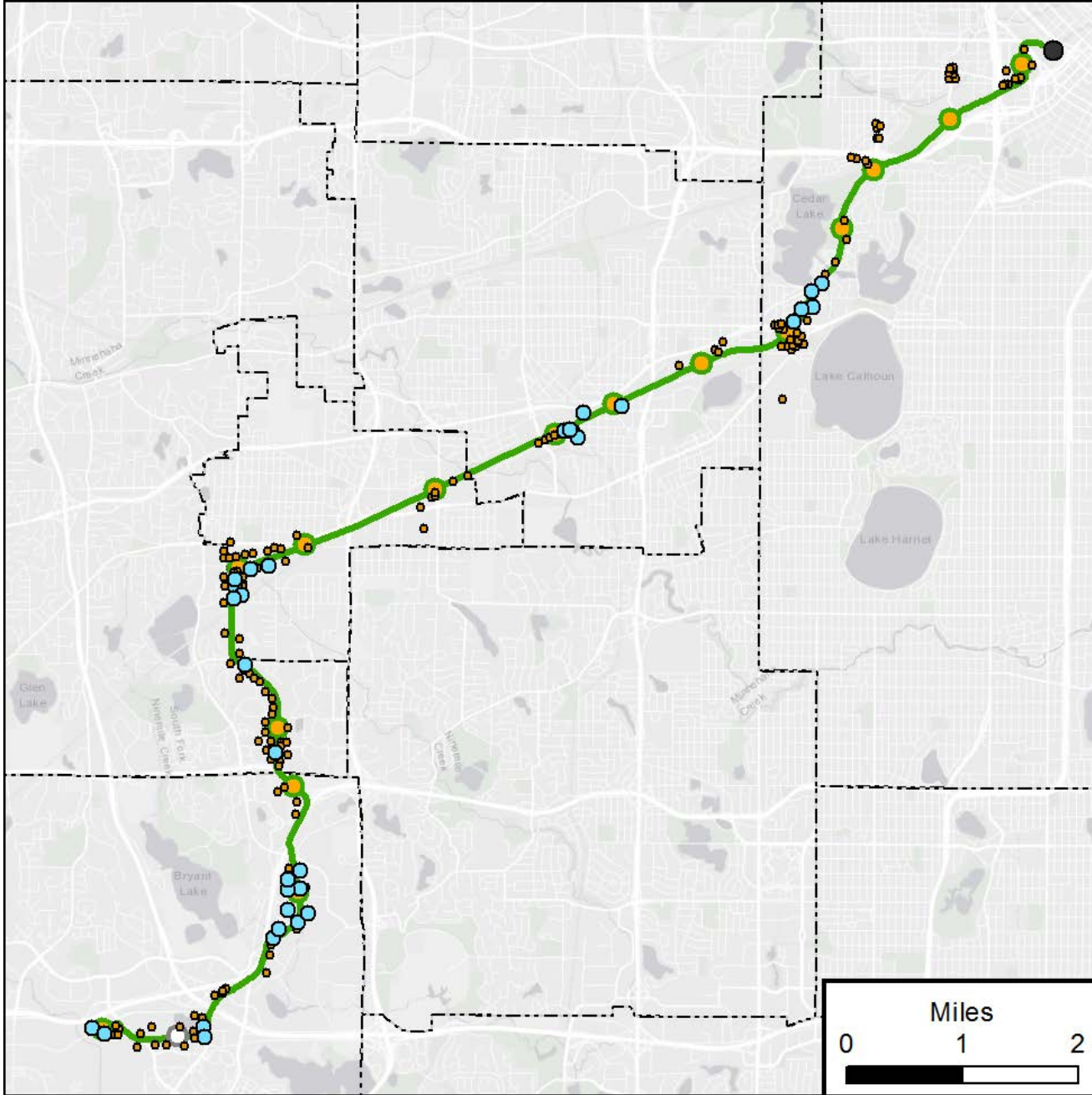
- Project staff agreed to provide quarterly updates on the status of right-of-way activities

Background

- Nov 2016: Council resolution 2016-28 declaring valid public purpose for the use of condemnation
- 2017: Council authorized condemnation of 18 parcels >\$1 million in 3 business items
 - 2017-34 (6 parcels)
 - 2017-62 (4 parcels)
 - 2017-141 (8 parcels)

Location of 153 Private Parcels To Be Acquired

- Acquired
- In Process



Acquisition Status as of Jan. 31, 2018

Phase of Acquisition	Number of Parcels
Acquisition Complete or Title and Possession	25
Offer Accepted or Settlement Reached	15
In Condemnation	36
Offer Made, Negotiations Underway	77
TOTAL	153

Property Owner and Tenant Advisory Services Contract amendments

Background

- June-Aug 2015: Issued Notices to Proceed to seven (7) contractors following competitive review process
 - Contractors assigned list of parcels/ displacees via work orders
 - Met with property owners/tenants to start assessing nature and extent magnitude of relocation; start drafting relocation plans
- Late 2016: Started issuing relocation eligibility letters

Relocations

- 25 parcels that have occupants requiring relocation
 - No residential relocations
- In Dec. 2014 SPO estimated 100 occupants would need to be relocated
- In Dec. 2017 SPO aware of 170 occupants eligible for relocation

Contract Amendment

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

Recommendation

- Approve sole source contract amendments to six Property Owner and Tenant Advisory Services contracts to increase 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

More Information

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