

Transportation Committee

Meeting date: February 26, 2018

For the Metropolitan Council meeting of March 14, 2018

Subject: Southwest Light Rail Transit (Green Line Extension) Contract Award for Condemnation Appraisal Services

District(s), Member(s): All

Policy/Legal Reference: Minnesota Statute 473.3999; 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 (Council) authorize the Regional Administrator to negotiate and execute three contracts for Condemnation Appraisal Services for the Southwest LRT Project as follows:

- Integra Realty Resources not to exceed \$500,000
- Patchin Messner Dodd & Brumm not to exceed \$500,000
- RLS Valuation Services not to exceed \$500,000

Background

The Council identified 153 privately owned parcels that are needed for the Southwest LRT Project. Offers have been made on all of the parcels and the Council is closing on parcels where there is a settlement. Where there is an inability to come to a settlement or a need to clear title or easement issues, the Council is filing for condemnation to ensure that the property is acquired in order to begin construction per the project schedule.

In May 2017, the Council started filing for condemnation of property needed for the project and received title and possession on the first 4 parcels in September 2017. As of January 31, 2018, the Council had title and possession of 15 parcels through the condemnation process and several property owners have requested commissioner's hearings. This next phase of the condemnation process requires the Council to update the appraisals and prepare for the hearings. Southwest Project office staff require condemnation related appraisal services to accomplish this. These services include updating existing appraisals, conducting research, preparing for commissioner's hearings and providing expert witness testimony at the hearings.

Rationale

On December 5, 2017, the Council issued a Request for Proposals for master contracts for three (3) to five (5) firms to provide condemnation related appraisal services, on an as-needed basis, for the Southwest LRT Project. The Council received nine proposals on January 10, 2018. The evaluation panel evaluated the proposals and reached consensus that the proposals submitted by Integra Realty Resources, Patchin Messner Dodd & Brumm, and RLS Valuation Services are most advantageous to the

Council. The panel recommends awarding a contract, each with a maximum compensation amount of \$500,000, to each of these three firms.

Thrive Lens Analysis

Construction of the Green Line Extension will increase the region's 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 are included in the project budget and are eligible project costs that will be funded 50% by the Federal Transit Administration and 50% by local funding partners.

Known Support / Opposition

There is no known opposition to this action.