

## 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.