

Transportation Committee

Meeting date: November 26, 2018

For the Metropolitan Council meeting of December 12, 2018

Subject: Southwest Light Rail Transit (Green Line Extension) Property Owner and Tenant Advisory Services Contract Amendment with WSB (14P265C)

District(s), Member(s): All

Policy/Legal Reference: Metropolitan Council 3-3

Staff Prepared/Presented: Brian Lamb, General Manager, 612-349-7510
Joan Hollick, Interim Director, New Starts Program, 612-373-3820
Jim Alexander, SWLRT Project director, 612-373-3880

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 WSB (14P265C) to increase the contract amount by \$35,000 for a total contract amount of \$250,000.

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 due to the increase in the number and complexity of displacees eligible for relocation support and reimbursement. In June 2018, the Council increased one of the 6 contacts, HDR, by \$70,000 due to an increase in complexity of relocation of a business that spans three parcels.

The initial contract value with WSB was \$150,000. The February 2018 amendment added \$65,000 bringing the total contract authorization for WSB to \$215,000. The Project office is requesting another increase of \$35,000 to the WSB contract for a total contract amount of \$250,000 to reflect additional unforeseen work due to the delay in acquisition of Parcel 424 (acquisition date moved from mid-2018 to January 2019). The delay has resulted in significant additional contact and referral hours for the 100+ seasonal and permanent tenants of this parcel.

Company	Previous Amended Contract	Nov. 2018 Amendment	Total New Amended Contract
Wilson Development Services, LLC	\$300,000		\$300,000
WSB & Associates, Inc.	\$215,000	\$35,000	\$250,000
HDR Engineering, Inc.	\$270,000		\$270,000
SRF Consulting Group, Inc.	\$125,000		\$125,000
Kadmas, Lee, & Jackson, Inc. (KLJ)	\$75,000		\$75,000
Evergreen Land Services Company	\$75,000		\$75,000
ProSource Technologies	\$75,000		\$75,000
TOTAL	\$1,135,000	\$35,000	\$1,170,000

Rationale

The Southwest Project Office is requesting sole source authority to amend WSB's contract (14P265C) 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 displacees and additional costs as the new adviser familiarized themselves with the number of tenants in this building. This recommendation provides for continuity in current relocation activities and ensures that the displacees continue their relocation in a timely manner. It is critical that this building and property are vacated by January 2, 2019 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.