

## Transportation Committee

Meeting date: January 13, 2020

For the Metropolitan Council meeting of January 22, 2020

**Subject:** Gold Line Appraisal Services Contract 19P256

**District(s), Member(s):** District 12 (Gonzalez), District 11 (Vento), District 13 (Lee)

**Policy/Legal Reference:** Council Expenditures Policy Procedure 3-3 – Procurement of Goods and Services over \$500,000.

**Staff Prepared/Presented:** Wes Kooistra, General Manager, (612) 349-7510  
Charles Carlson, Director – BRT Projects, (612) 349-7639  
Chris Beckwith, Sr. Project Manager – Gold Line BRT, (651) 602-1994

**Division/Department:** Metro Transit – BRT Projects (Gold Line Project Office)

### Proposed Action

That the Metropolitan Council authorize the Regional Administrator to negotiate and execute five contracts for Appraisal Services for the METRO Gold Line Bus Rapid Transit Project (Gold Line), in a total amount not to exceed \$680,000 and allocated as follows:

- Patchin Messner Valuation Counselors not to exceed \$200,000
- Integra Realty Resources not to exceed \$200,000
- Lake State Realty Services, Inc. not to exceed \$120,000
- BRKW Appraisals, Inc. not to exceed \$80,000
- GTRE Commercial not to exceed \$80,000

### Background

Following completion of preliminary design, the Gold Line project has identified up to 193 parcels that the Gold Line BRT Project may impact through purchase of temporary or permanent easements, and partial or full acquisitions. The majority of parcels will have temporary construction easements, and all parcels will require appraisal service(s) prior to acquisition. The Council sought the services of real estate appraisal consultants to perform this work.

Pending execution of these contracts, appraisals are scheduled to begin during the first quarter of 2020 and continue into 2021. Appraisals are required for the Council to initiate acquisition and make formal offers to property owners, consistent with state law and federal requirements for property acquisition.

The Office of Equal Opportunity (OEO) did not assign any DBE/MCUB goals for this project. To advance the Council's commitment to providing opportunity to underutilized Businesses, Procurement staff contacted DBE/MCUB vendors to make them aware of the solicitation as part of their due diligence efforts. Lake State Appraisal Group is recommended for award of a contract and is a DBE/MCUB vendor.

### Rationale

On October 14, 2019, the Council issued a Request for Proposals (RFP) to work under a master contract to perform one or more types of appraisal services for the Gold Line and indicated the intent to award up to five master contracts for these services. The pre-proposal meeting was held on October 22, 2019. The Council received five responsive proposals on November 14, 2019. An evaluation panel convened to review these proposals

and recommended awarding master contracts to all five of the firms listed above. Awarding multiple contracts is proposed to allow for flexibility to seek proposals from the pool of firms and assign individual work orders based on the firms' availability and expertise throughout the right of way acquisition process.

### **Thrive Lens Analysis**

The Gold Line Project supports Thrive outcomes including Livability, Prosperity, and Equity with its investment in high-quality transportation that will make the region more economically competitive by supporting major job creators and increasing workers' access to employment hubs. The Gold Line will distribute transit resources throughout the region, benefitting regional residents and increasing the quality of transit service available.

### **Funding**

Local funding is fully provided through an executed Capital Grant Agreement with the Gold Line Joint Powers Board (see Business Item 2019-288) formed by Washington and Ramsey Counties. The Capital Budget Amendment incorporating these funds into the Metropolitan Council's Authorized Capital Program under Project 61402 is included in Business Item SW 2020-26JT.

### **Known Support / Opposition**

There is no known opposition.