

TO: Regional Transportation Commission

FROM: Kim Shultz, Senior Transportation Planner

REGARDING: Highway 1 HOV Lanes Project – Right-of-Way Consultant Contract

RECOMMENDATIONS

Staff recommends that the Regional Transportation Commission adopt a resolution (Attachment 1) authorizing the Executive Director to execute an on-call consultant contract with Bender Rosenthal, Inc., in the amount of \$106,000 for right-of-way support services associated with the Highway 1 HOV Lane Project.

BACKGROUND

In 2003, following completion of a Project Study Report by Caltrans, the RTC contracted with a consultant team to complete the preliminary design and environmental assessment process (referred to as the Project Approval/Environmental Documentation – PA/ED) for the Highway 1 HOV Lane project. As part of the PA/ED process, right of way data research and valuation must be completed for inclusion in the Project Report accompanying the Environmental Document. Caltrans requires that these duties be performed by a certified right of way agent knowledgeable of state regulations.

In October 2007, the RTC authorized the release of a Request for Qualifications (RFQ) for On-Call Right of Way support services associated with the Highway 1 HOV Lane project. Staff posted the RFQ on RTC's website and sent letters to over 20 qualified consultants notifying them of the RFQ. In November 2007, the RTC amended the FY 2007/2008 budget to provide \$150,000 in unappropriated funds to the Highway 1 HOV Lane project for this activity.

DISCUSSION

In response to the RFQ, staff received 4 proposals from highly qualified firms from throughout the state. All four firms were interviewed by a consultant evaluation committee comprised of a Caltrans right of way agent, the Chief of the County's Real Estate Division, the RTC's Executive Director, and the Highway 1 Project Manager. As a result of consultant interviews and review of the written proposals, two firms were short listed and a thorough reference check was conducted for both firms.

The consultant evaluation committee recommends the firm of Bender Rosenthal, Inc., based on the range of experience of key personnel assigned to the project, those individuals experience in working with agencies in the Monterey Bay area and with Caltrans District 5 staff, and the closer proximity of their corporate office.

In development of a contract scope of work and budget, staff held a meeting with a representative of Bender Rosenthal, Inc., and key staff of Nolte Associates, the prime consultant for PA/ED activities, to coordinate work programs consistent with the Highway 1 HOV Lane project schedule. As a result of that meeting, the consultant has submitted a scope of services, proposed budget, and schedule (Attachment 2) that has been reviewed by RTC, Caltrans, Santa Cruz County, and Nolte staff.

Highlights of the scope of work include:

- Preparation of individual cost estimates for parcels needed either in fee, easement and/or temporary construction easements.
- Preparation of utility relocation estimates involving 6 utility companies along the corridor.
- Secure Permits to Enter to conduct archeological excavations as necessary once a preferred alternative has been selected.
- Presentations to the RTC and attendance at public meetings to respond to community concerns regarding right of way impacts and acquisition procedures.
- Participation in strategic planning efforts regarding delivery of other congestion relief projects on the Highway 1 corridor.

The estimated cost of these services is \$105,838 through the duration of the project, currently defined as December 31, 2010. In November 2007, the RTC amended the FY 2007/2008 budget to provide \$150,000 in unappropriated funds to the Highway 1 HOV Lane project for this activity.

As a result of this consultant evaluation process, and the subsequent development and review of the proposed work program, **staff recommends that the Regional Transportation Commission adopt a resolution (Attachment 1) authorizing the Executive Director to execute an on-call consultant contract with Bender Rosenthal, Inc., in the amount of \$106,000 for right-of-way support services associated with the Highway 1 HOV Lane Project.**

SUMMARY

Staff has completed a consultant evaluation process and recommends awarding a consultant contract to the firm of Bender Rosenthal, Inc., in the amount of \$106,000 for right of way support services associated with the Highway 1 HOV Lane project. The consultant scope of services, estimated budget, and schedule is shown in Attachment 2. Funding is available for this activity in the FY 2007/08 budget.

Attachments:

1. Resolution authorizing the Executive Director to execute a contract with Bender Rosenthal, Inc., for right-of-way support services associated with the Highway 1 HOV Lane Project.
2. Correspondence from Bender Rosenthal, Inc., identifying the Scope of Services, Fees, and Schedule for services associated with the Highway 1 HOV Lane Project.