



City of Tacoma

Resolution No.:

Meeting Date: April 4, 2023

**Contract and Award Letter
Purchase Resolution —Exhibit "A"**

TO: Board of Contracts and Awards

FROM: Josh Diekmann, P.E. PTOE, Interim Public Works Director/City Engineer
 Michael P. Slevin III, P.E., Director, Environmental Services
 Susie Rogers, Principal Real Property Officer, Facilities Management

COPY: City Council, City Manager, City Clerk, EIC Coordinator, LEAP Coordinator, and
 Tad Carlson, Finance/Purchasing

SUBJECT: On-Call Right of Way Services
 Request for Proposals (RFP) Specification No. PW22-0271F, Contract Nos.
 CW2254218, CW2254221, CW2254226, and CW2255610 – April 4, 2023 City
 Council

DATE: February 27, 2023

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 GMS
 MPS

RECOMMENDATION SUMMARY:

The Public Works Department recommends a contract be awarded to the following vendors: HDR Engineering, Inc., Bellevue, WA, in the amount of \$2,600,000, plus applicable taxes; Epic Land Solutions, Inc., Olympia, WA, in the amount of \$1,000,000, plus applicable taxes; Tierra Right of Way Services, Ltd., Lacey, WA, in the amount of \$1,000,000, plus applicable taxes; and Commonstreet Consulting, LLC, Seattle, WA, in the amount of \$500,000, plus applicable taxes, budgeted from various department grant and project fund accounts, for an initial contract term starting at contract execution and lasting until January 1, 2026, with the option to renew for three (3) additional one (1) year terms for a projected total contract amount of \$5,100,000, plus applicable taxes, for right of way (ROW) acquisition and relocation services on an on-call, as-needed basis.

STRATEGIC POLICY PRIORITY:

- Encourage and promote an efficient and effective government, which is fiscally sustainable and guided by engaged residents.

Awarding these standing, on-call contracts will eliminate unnecessary project delays that would arise from having to solicit and negotiate a contract for these services on a project-by-project basis.

BACKGROUND:

Real Property Services (RPS), a section within the Facilities Management Division of the Public Works Department, is responsible for managing all City rights of way and real property. RPS' responsibility includes acquiring all necessary property rights, permits, or agreements concerning real property matters for City clients, including but not limited to, the Public Works and Environmental Services departments. In order to better meet client expectations, project deadlines and improve staffing efficiency, RPS recommends the use of multiple outside ROW consultants on an on-call, as-needed basis to support current RPS staff as may be required.

ISSUE: Based upon respective City department grant applications, projections, and anticipated project workload in the next five years, RPS requests additional contract ROW acquisition staffing resources to adequately handle and manage ROW projects in a timely, consistent, and efficient manner in order not to jeopardize project funding deadlines and construction schedules.



ALTERNATIVES: In the event the request for additional resource assistance is denied, in-house staff of five will have to handle all negotiations and acquisitions for multiple corridor projects. Schedules will be significantly delayed, project funding may be at risk, and all other RPS work will have to be reprioritized.

COMPETITIVE SOLICITATION:

Request for Proposal Specification No. PW22-0271F was opened October 4, 2022. 50 companies were invited to bid in addition to normal advertising of the project. Four submittals were received. The table below reflects the total recommended awards for each vendor.

| <u>Respondent</u> | <u>Location</u> | <u>Score</u> |
|---|---------------------|--------------|
| HDR Engineering, Inc. | Bellevue, WA | 90 |
| Epic Land Solutions, Inc. | Olympia, WA | 89 |
| Tierra Right of Way Services, Ltd. | Lacey, WA | 89 |
| Commonstreet Consulting, LLC | Seattle, WA | 82 |

CONTRACT HISTORY: New contract.

SUSTAINABILITY: Not applicable.

EQUITY IN CONTRACTING (EIC) COMPLIANCE: Five percent of final scoring was reserved for Equity in Contracting considerations.

LOCAL EMPLOYMENT AND APPRENTICESHIP TRAINING PROGRAM (LEAP) COMPLIANCE: Not applicable.

FISCAL IMPACT:

EXPENDITURES:

| FUND NUMBER & FUND NAME | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT |
|---|-----------------------------------|---------------------|--------------------------|
| Public Works (Various Department Grant and Project Funds) | project specific | project specific | project dependent |
| Environmental Services (Various Department Grant and Project Funds) | project specific | project specific | project dependent |
| TOTAL | | | Up to \$5,100,000 |



REVENUES:

| FUND NUMBER & FUND NAME | COST OBJECT (CC/WBS/ORDER) | COST ELEMENT | TOTAL AMOUNT |
|---|-----------------------------------|---------------------|--------------------------|
| Public Works (Various Department Grant and Project Funds) | project specific | project specific | project dependent |
| Environmental Services (Various Department Grant and Project Funds) | project specific | project specific | project dependent |
| TOTAL | | | Up to \$5,100,000 |

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: Approximately \$1,700,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. Expenditures will be covered by various department grant and project funds.