

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
6	01/24/11	Open	Action	12/30/10

Subject: Approving the Right of Way Exchange Contract for the Northeast Corridor Project: Lumberjack Realignment with the State of California

ISSUE

Whether or not to approve the Right of Way Exchange Contract for the Northeast Corridor Project: Lumberjack Realignment with the State of California.

RECOMMENDED ACTION

Adopt Resolution No. 11-01_____, Approving the Right of Way Exchange Contract for the Northeast Corridor Project: Lumberjack Realignment with the State of California.

FISCAL IMPACT

Budgeted:	Yes	This FY:	\$	25,000
Budget Source:	Capital	Next FY:	\$	
Funding Source:	TCRP	Annualized:	\$	
Cost Cntr/GL Acct(s) or	910800	Total Amount:	\$	25,000
Capital Project #:	WBS 230.05.05.01 Northeast Corridor Project: Lumberjack Realignment			
Total Budget:	\$ 25,000			

DISCUSSION

A study was completed to evaluate improvements needed to reduce travel times and increase passenger capacity along the Northeast Corridor (extending from downtown Sacramento to the terminus at Watt/I-80) and improve connections between bus and light rail service. The RT Board adopted a project scope that included Roseville Road to Watt/I-80 double tracking; double tracking and straightening of the Lumberjack curve; expansion of shop space for light rail vehicles, and expansion of Swanston Station for enhanced bus/light rail connections.

On May 12, 2008, the Board authorized the solicitation of bids for the Northeast Corridor Project: Lumberjack Realignment (Project). The Invitation to Bid was issued on May 19, 2008. On September 8, 2008, the Board awarded the contract to Granite Construction and the work was substantially complete in February 2010.

Right of way acquisitions from three property owners are necessary for RT to construct the Project. Although only three property owners are involved in the acquisition for the Project, the completion of the transactions is complicated by RT's desire to reduce the "out of pocket" costs for the project by exchanging property rights between the three owners and RT. Attachment 1 illustrates the various transactions.

Approved:

Presented:

FINAL 1/18/11

General Manager/CEO

AGM, Engineering and Construction

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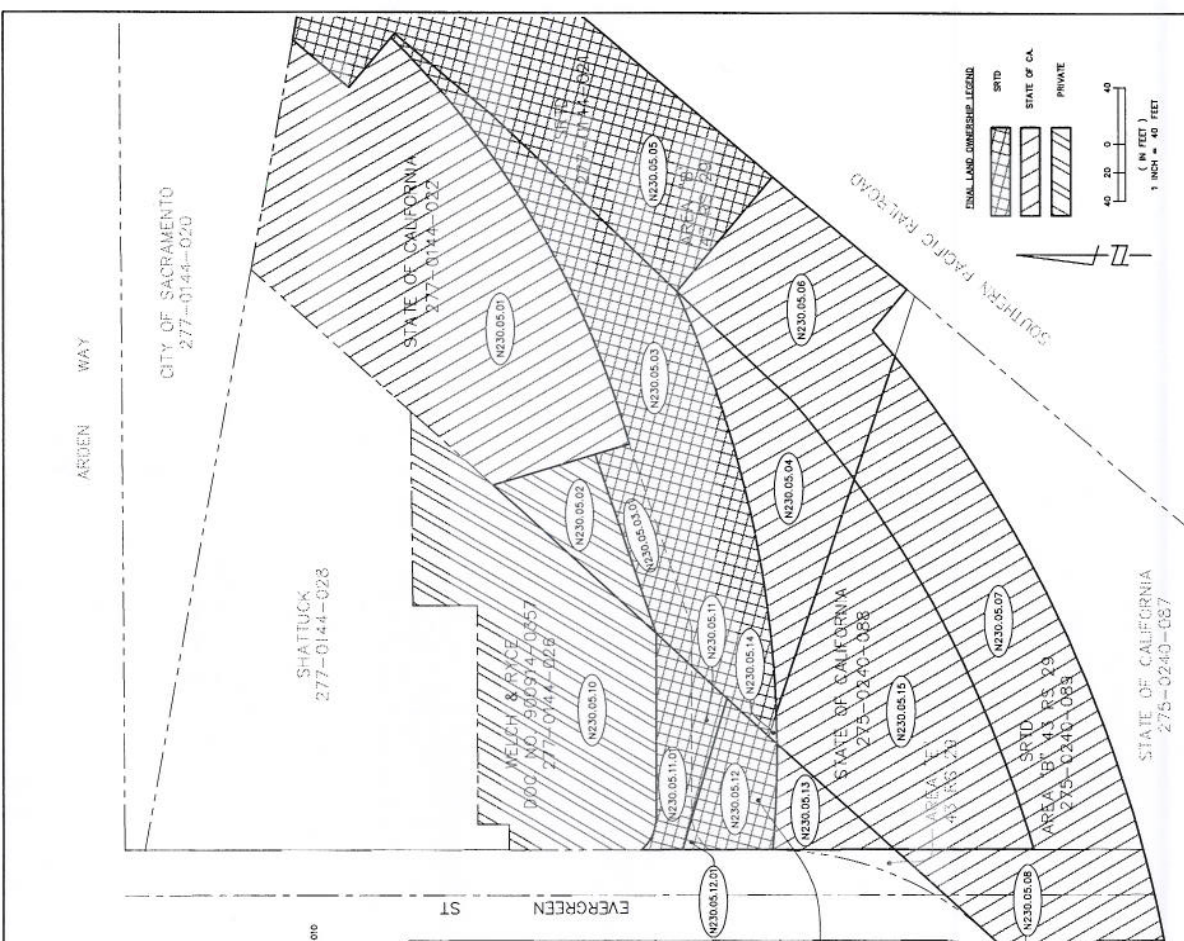
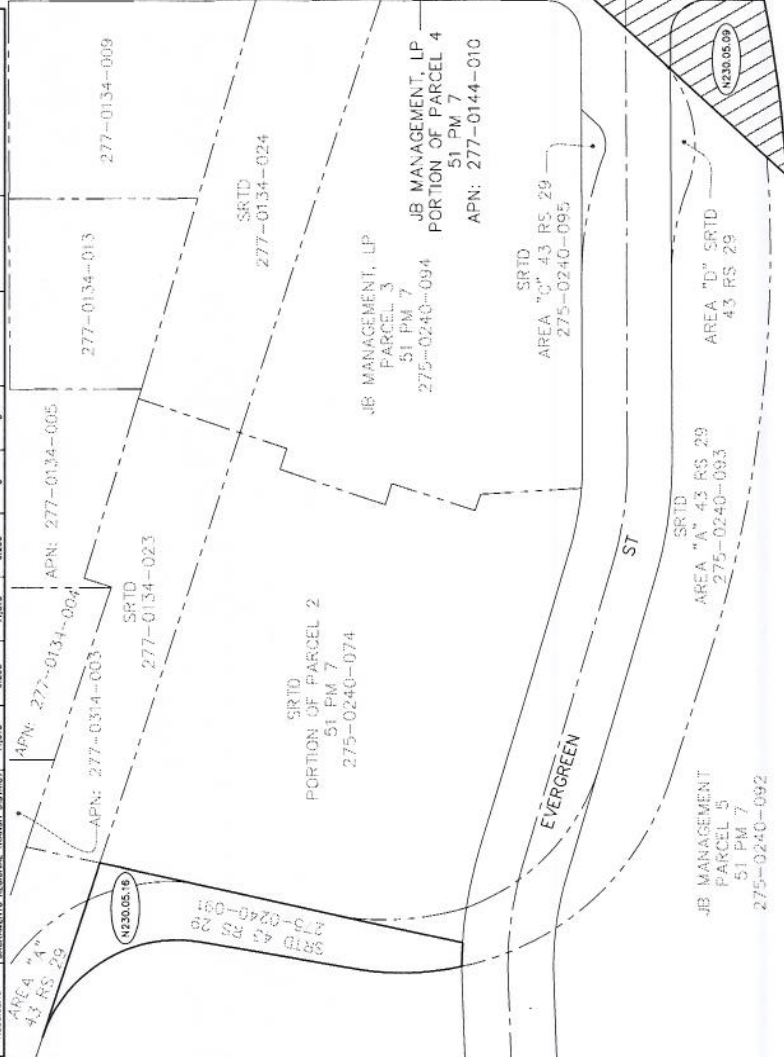
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Typically, right of way transactions are completed prior to the issuance of construction documents for bid. However, in this case, work proceeded with the consent of affected property owners given through possession and use agreements. The exchange contract presented for the Board's consideration is the first step in completing the transactions. An appraisal of exchanged parcels by California Department of Transportation staff (Caltrans) shows a net value in favor of Caltrans of \$5,000. However, Caltrans is willing to waive that cost if RT agrees to pay for the Caltrans title policy, escrow and recordation costs related to the exchange.

The terms of the contract cannot be fully satisfied until RT completes the transactions with the other two property owners. One of the two remaining exchanges will require Federal Transit Administration concurrence, as it involves the exchange of right of way originally purchased for the Starter Line system that was funded, in part, by federal funds. The Exchange Contract requires RT to commence eminent domain proceedings against the other property owners if RT is unable to reach agreements with those owners.

Staff recommends Board approval of the Exchange Contract between the State of California and RT.

APN/PPN	GRANTOR	PARENT		AREAS		RECREATION		COMMENTS
		SQ. FEET	ACRES	REQUIRED	REMAINDER	DOC. NUMBER	DATE	
277-0144-022	N/A	93,391	2.143		47,025	1.080		
N230.05.01	SACRAMENTO REGIONAL TRANSIT DISTRICT	5,049	0.116	5,049	0	0		
N230.05.02	STATE OF CALIFORNIA	34,898	0.801	34,898	0	0		
N230.05.03	SACRAMENTO REGIONAL TRANSIT DISTRICT	N/A	N/A	3,792	0.087	N/A		ACCESS EASEMENT
N230.05.04	N/A	61,399	1.410		11,439	0.263		
N230.05.05	SACRAMENTO REGIONAL TRANSIT DISTRICT	42,872	0.984	18,462	0.423	0		
N230.05.06	SACRAMENTO REGIONAL TRANSIT DISTRICT	25,648	0.590	25,648	0	0		
N230.05.07	SACRAMENTO REGIONAL TRANSIT DISTRICT	10,995	0.252	10,995	0	0		
N230.05.08	SACRAMENTO REGIONAL TRANSIT DISTRICT	6,183	0.142	6,183	0	0		
N230.05.09	SACRAMENTO REGIONAL TRANSIT DISTRICT	36,518	0.838		31,979	0.725		
N230.05.10	WELCH AND RYCE	4,440	0.103	4,440	0	0		ACCESS EASEMENT
N230.05.11	SACRAMENTO REGIONAL TRANSIT DISTRICT	N/A	N/A	3,589	0.082	N/A		
N230.05.12	JB MANAGEMENT, LP	7,857	0.183	7,857	0	0		
N230.05.13	SACRAMENTO REGIONAL TRANSIT DISTRICT	N/A	N/A	168	N/A	N/A		A PORTION OF THIS PARCEL IS APN 277-0144-010
N230.05.14	SACRAMENTO REGIONAL TRANSIT DISTRICT	3,130	0.072	3,130	0	0		ACCESS EASEMENT
N230.05.15	STATE OF CALIFORNIA	25,600	0.589		0	0		THERE IS NO APN FOR THIS PARCEL
N230.05.16	SACRAMENTO REGIONAL TRANSIT DISTRICT	64	0.001	64	0	0		
N230.05.17	SACRAMENTO REGIONAL TRANSIT DISTRICT	11,093	0.253	11,093	0	0		



DESIGNED _____

DRAWN _____

CHECKED _____

REVISION

NO.	DESCRIPTION	DATE
1		

PSOMAS

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Roseville, CA 95678
(916) 788-5211 Fax (916) 788-8606

APPRaisal INDEX MAP FOR:

SACRAMENTO REGIONAL TRANSIT DISTRICT

LUMBERJACK CURVE

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

DATE: 02/29/07

SCALE: 1" = 40'

PROJECT NUMBER: 65ACR09084

SHEET: 1 OF 1

ATTACHMENT 1

RESOLUTION NO. 11-01-_____

Adopted by the Board of Directors of the Sacramento Regional Transit District on this date:

January 24, 2011

**APPROVING THE RIGHT OF WAY EXCHANGE CONTRACT FOR
THE NORTHEAST CORRIDOR PROJECT: LUMBERJACK REALIGNMENT WITH
THE STATE OF CALIFORNIA**

BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE
SACRAMENTO REGIONAL TRANSIT DISTRICT AS FOLLOWS:

THAT, the Right of Way Exchange Contract for the Northeast Corridor Project: Lumberjack Realignment between Sacramento Regional Transit District, therein referred to as "RT," and the State of California acting by and through its Department of Transportation, therein referred to as "Caltrans," whereby the parties agree to the property exchanges set out in the attached Exhibit A on the terms and conditions set forth therein, is hereby approved.

THAT, the Chair and General Manager/CEO are hereby authorized and directed to execute said Right of Way Exchange Contract.

DON NOTTOLI, Chair

A T T E S T:

MICHAEL R. WILEY, Secretary

By: _____
Cindy Brooks, Assistant Secretary

EXHIBIT A

Caltrans Parcel/ Deed Number	RT Project Parcel Numbers	APN(s)	Current Owner	To be Conveyed to:
035052-1	N.230.05.13	A portion of 277-0144-010	RJB Company and Joseph and Nancy Benvenuti	Caltrans
035052-2	N230.05.07 N230.05.08 N230.05.09	275-0240-089	RT	Caltrans
	N.230.05.06	275-0144-021	RT	Caltrans
035052-3 Access Easement	N.230.05.11.01	A portion of 277-0144-026	Welch & Ryce	RT in fee, Caltrans Access Easement
	N.230.05.12.01	A portion of 277-0144-010	RJB Company and Joseph and Nancy Benvenuti	RT in fee, Caltrans Access Easement
	N.230.05.03.01	A portion of 277-0144-022	Caltrans	Reserved to Caltrans in Director's Deed
DD 020861-01-04, et al	N.230.05.02 N.230.05.03 N.230.05.11	A portion of 277-0144-022	Caltrans	RT
	N.230.05.14	A portion of 275-0240-088	Caltrans	RT