

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
6	05/23/11	Open	Action	05/02/11

Subject: Approving the First Amendment to Contract for Real Estate Legal Services for South Sacramento Corridor Phase II

ISSUE

Whether to approve the First Amendment to Work Order No. 6 for Real Estate Legal Services for South Sacramento Corridor Phase II with Hanson Bridgett, LLP.

RECOMMENDED ACTION

Adopt Resolution No. 11-05_____, Approving the First Amendment to Work Order No. 6 for Real Estate Legal Services for South Sacramento Corridor Phase II with Hanson Bridgett, LLP.

FISCAL IMPACT

Budgeted:	Yes	This FY:	\$	150,000
Budget Source:	Capital	Next FY:	\$	0
Funding Source:	New Starts, Measure A, STA, Developer Fees	Annualized:	\$	NA
Cost Cntr/GL Acct(s) or Capital Project #:	910800 410.05.02.02.06	Total Amount:	\$	150,000
Total Budget:	\$ 150,000			

See above for Funding of this Work Order

Original Work Order No. 6:	\$ 75,000.00
Amendment 1:	\$150,000.00
Total Work Order No. 8 amount:	\$225,000.00

DISCUSSION

On April 21, 2006, RT entered into a contract for Real Estate Legal Services with Hanson Bridgett, LLP (Principal Agreement) which authorized the issuance by RT of Work Orders to Hanson Bridgett, LLP for special projects related to Real Estate transactions. On June 30, 2009, RT issued Work Order No. 6 to Hanson Bridgett, LLP, pursuant to the terms and conditions of the Principal Agreement, requesting that they perform legal services related to the acquisition of real property for South Sacramento Corridor Phase II (SSCP2). The total consideration authorized in Work Order No. 6 was \$75,000, which was based on staff's best estimate of the legal support services that would be needed to accomplish several property acquisitions for SSCP2. Because of continued work on existing eminent domain cases and the expectation of additional work once the SSCP2 Initial Study/Environmental Assessment has received the proper environmental clearance, RT has a continued need for Hanson Bridgett's services. However the total consideration amount authorized in Work Order No. 6 is close to being fully expended. In order to ensure that the property acquisition work Hanson Bridgett is performing under Work Order No. 6

Approved:

Presented:

Final 5/16/11

General Manager/CEO

Director, Project Management

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can continue, staff requests that the Board approve an amendment to the Work Order authorizing the expenditure of an additional \$150,000 under the Work Order.

Hanson Bridgett, LLP's scope of work consists of evaluating appraisals, title and exceptions to title, severance claims, and entitlement to relocation assistance. They will also prepare offers, purchase and sale documents, deeds and other conveyance documents, escrow instructions, assist with closing and condemnation as needed, assist with negotiations with owners, prosecute authorized condemnation actions, participate in settlement negotiations and provide other legal services as required for the SSCP2 Project.

Staff recommends the Board approve Amendment 1 to Work Order No. 6 with Hanson Bridgett, LLP, wherein the total consideration is increased by \$150,000, from \$75,000 to \$225,000 to continue providing SSCP2 Real Estate Legal support services.

RESOLUTION NO. 11-05-_____

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

May 23, 2011

APPROVING THE FIRST AMENDMENT TO WORK ORDER NO. 6 FOR REAL ESTATE LEGAL SERVICES FOR SOUTH SACRAMENTO CORRIDOR PHASE II WITH HANSON BRIDGETT, LLP.

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

THAT, the First Amendment to Work Order No. 6 for Real Estate Legal Services between Sacramento Regional Transit District, therein referred to as "RT" and Hanson Bridgett, LLP, therein referred to as "Consultant," whereby the total consideration of the Contract is increased by \$150,000, from \$75,000 to \$225,000, is hereby approved.

THAT, the General Manager/CEO is hereby authorized and directed to execute said First Amendment to the Work Order.

DON NOTTOLI, Chair

A T T E S T:

MICHAEL R. WILEY, Secretary

By: _____
Cindy Brooks, Assistant Secretary