

REGIONAL TRANSIT ISSUE PAPER

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
6	07/27/15	Open	Action	06/30/15

Subject: Approving the Third Amendment to Work Order No. 6 for Real Estate Legal Services for South Sacramento Corridor Phase II with Hanson Bridgett, LLP.

ISSUE

Whether to approve the Third 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. 15-07_____, Approving the Third 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:	\$	85,000
Budget Source:	Capital	Next FY:	\$	0
Funding Source:	New Starts, Measure A, Revenue Bonds, Proposition 1B, Developer Fees	Annualized:	\$	NA
Cost Cntr/GL Acct(s) or Capital Project #:	910800 410.05.02.02.06	Total Amount:	\$	85,000
Total Budget:	\$ 378,900			
Original Work Order No. 6:	\$ 75,000.00			
Amendment 1	\$150,000.00			
Amendment 2	\$68,900.00			
Amendment 3	\$85,000.00			
Total Work Order No. 6 amount:	\$378,900.00			

DISCUSSION

On April 21, 2006, RT entered into a contract for Real Estate Legal Services with Hanson Bridgett, LLP (Principal Agreement) which authorized RT to issue 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. On May 23, 2011, the RT Board approved the First Amendment to Work Order #6 in the amount of \$150,000 to address real estate issues that were expected once the SSCP2 Initial Study/Environmental Assessment received the proper environmental clearance. On June 24, 2013, the RT Board approved the

Approved:

Presented:

Final 07/21/15

General Manager/CEO

Director, Project Management

J:\ISSUES\SSCP2\Hanson Bridgett Amendment 3.doc

Agenda Item No.	Board Meeting Date	Open/Closed Session	Information/Action Item	Issue Date
6	07/27/15	Open	Action	06/30/15

Subject: Approving the Third Amendment to Work Order No. 6 for Real Estate Legal Services for South Sacramento Corridor Phase II with Hanson Bridgett, LLP.

Second Amendment to Work Order #6 in the amount of \$68,900 to continue providing SSCP2 legal support for real estate issues.

The total consideration amount authorized in Work Order No. 6 is close to being fully expended. RT has a continued need for Hanson Bridgett’s services. Although the SSCP2 extension remains on schedule to open later this year, there are current unresolved legal issues and the potential for additional issues related to outstanding acquisitions of fee and easement interests in Real property through condemnation proceedings. In order to ensure that there will be sufficient funding to pay Hanson Bridgett to complete all outstanding SSCP2 property acquisition work currently being performed, staff requests that the Board approve a Third Amendment to the Work Order authorizing the expenditure of an additional \$85,000 under the Work Order. Based on discussions with Hanson Bridgett regarding the outstanding projects, staff has concluded that \$85,000.00 should provide sufficient funding to close out the work.

Under Work Order No. 6, 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 assist in the preparation of 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 Real Estate-related legal services as required for the SSCP2 Project.

Staff recommends the Board approve the Third Amendment to Work Order No. 6 with Hanson Bridgett, LLP, wherein the total consideration of Work Order No. 6 is increased by \$85,000, from \$293,900 to \$378,900 to continue providing SSCP2 Real Estate Legal support services.

RESOLUTION NO. 15-07-_____

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

July 27, 2015

APPROVING THE THIRD 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 Third 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 Work Order is increased by \$85,000, from \$293,900 to \$378,900, is hereby approved.

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

JAY SCHENIRER, Chair

A T T E S T:

MICHAEL R. WILEY, Secretary

By: _____
Cindy Brooks, Assistant Secretary