



CITY COUNCIL AGENDA REPORT

MEETING DATE: OCTOBER 18, 2011

ITEM NUMBER:

SUBJECT: AWARD A PROFESSIONAL SERVICES AGREEMENT FOR RIGHT-OF-WAY APPRAISAL AND ACQUISITION SERVICES FOR PROJECT A - HARBOR BOULEVARD WIDENING PROJECT; AND PROJECT B - HARBOR BOULEVARD AND ADAMS AVENUE INTERSECTION IMPROVEMENT PROJECT

DATE: OCTOBER 6, 2011

FROM: PUBLIC SERVICES DEPARTMENT/TRANSPORTATION SERVICES DIVISION

PRESENTATION BY: ERNESTO MUNOZ, INTERIM DIRECTOR, PUBLIC SERVICES DEPARTMENT

FOR FURTHER INFORMATION CONTACT: RAJA SETHURAMAN, TRANSPORTATION SERVICES MANAGER, 714-754-5032

RECOMMENDATION:

1. Award a professional services agreement for an amount not to exceed \$100,364 to Paragon Partners Ltd., 5762 Bolsa Avenue, Suite 201, Huntington Beach, CA 92649, for right-of-way appraisal and acquisition services for Project A - Harbor Boulevard Widening Project; and Project B - Harbor Boulevard and Adams Avenue Intersection Improvement Project; and
2. Authorize the Mayor and the City Clerk to execute the Professional Services Agreement (Attachment 1).

BACKGROUND:

In January 2011, staff submitted grant applications to the Orange County Transportation Authority (OCTA) for right-of-way and construction funding for the following projects:

Project A - Harbor Boulevard Widening Project

This project includes widening of northbound Harbor Boulevard from South Coast Drive to Sunflower Avenue to provide four travel lanes. In September 2010, construction to widen Harbor Boulevard between South Coast Drive and Law Court was completed. However, construction between Law Court and Sunflower Avenue was postponed due to right-of-way and funding constraints. Minor right-of-way acquisitions from three parcels are necessary to complete roadway widening.

Project B - Harbor Boulevard and Adams Avenue Intersection Improvement Project

In October 2006, the City Council approved a Memorandum of Understanding (MOU) between the Cities of Costa Mesa, Fountain Valley, Huntington Beach, and the Orange County Transportation Authority (OCTA), regarding the proposed Garfield Avenue/Gisler Avenue bridge as a result of the Santa Ana River Crossings (SARX)

Study. The MOU included implementation of several mitigation measures to offset the construction of the Garfield Avenue/Gisler Avenue bridge. The improvements at the Harbor Boulevard/Adams Avenue intersection are identified as part of this MOU. In July 2010, preliminary engineering was completed and eight parcels were identified where minor sliver acquisitions are necessary to construct intersection improvements.

In June 2011, OCTA awarded Measure M2 grant funding covering 75 percent of right-of-way and construction costs totaling \$1,050,000 for Project A and \$3,150,000 for Project B. Right-of-way acquisition is necessary prior to initiating the construction phase.

In July 2011, the City issued a Request for Proposals (RFP) to five consulting firms soliciting right-of-way appraisal and acquisition services for Projects A and B.

ANALYSIS:

In response to the City's RFP, submittals were received from two consulting firms to provide the intended right-of-way services. The proposals were reviewed for compliance with the City's RFP, and the firms were evaluated based on project understanding, depth of experience, technical expertise, ability to meet the schedule, and associated factors.

After careful review of all proposals, and interviews with both firms, staff has ranked Paragon Partners Ltd., as well-qualified to perform the work. They exhibited a thorough understanding of the project, complied with the project specifications, and have demonstrated the technical ability and expertise with similar projects their firm has completed for other jurisdictions. Staff has determined the cost for consultant services to be reasonable for meeting the City requirements as outlined in the scope of services.

ALTERNATIVES CONSIDERED:

One alternative would be to perform the work in-house. However, the extensive scope and demands of the project exceed staff's resources and time. A second alternative would be to not undertake the right-of-way acquisition. This alternative would result in the project not being constructed and causing future unmitigated traffic impacts in the area, thereby not meeting the City's General Plan and SARX goals. Also, this would result in the forfeiting of the awarded grant funding.

FISCAL REVIEW:

The City of Costa Mesa has secured OCTA grant funding from Measure M2 in the amounts of \$330,000 and \$300,000 for right-of-way acquisition for Projects A and B, respectively. Measure M2 grant funding will cover 75 percent of project costs and the remaining 25 percent of project match funding will be derived from a combination of Air Quality Management District and Traffic Impact Fee funds. A budget adjustment appropriating funds for the right-of-way acquisition services will be prepared following City Council approval of the professional services agreement

LEGAL REVIEW:

The City Attorney's office has reviewed the attached professional services agreement and has approved the document relative to form.

CONCLUSION:

After careful review of the various proposals for right-of-way services, staff recommends that the City Council award a professional services agreement to Paragon Partners Ltd., in an amount not to exceed \$100,364. Further, staff requests that the City Council authorize the Mayor and the City Clerk to execute the attached professional services agreement (Attachment 1). A budget adjustment to appropriate funding for the project will be prepared following City Council approval.

RAJA SETHURAMAN
Transportation Services Manager

ERNESTO MUNOZ, Interim Director
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BOBBY YOUNG
Director of Finance/Information Technology

DISTRIBUTION: Chief Executive Officer
Interim Assistant Chief Executive Officer
City Attorney
City Clerk
City Engineer
Staff

ATTACHMENTS: 1 [Professional Services Agreement](#)