

**GENERAL MEETING OF THE BOARD OF DIRECTORS  
OF THE  
CENTRAL TEXAS REGIONAL MOBILITY AUTHORITY**

**RESOLUTION NO. 09-32**

**Procurement of Property Management Services Related to  
290 East Toll Project Right of Way Properties**

WHEREAS, the Central Texas Regional Mobility Authority ("CTRMA") was created pursuant to the request of Travis and Williamson Counties and in accordance with provisions of the Transportation Code and the petition and approval process established in 43 Tex. Admin. Code § 26.01, *et seq.* (the "RMA Rules"); and

WHEREAS, the Board of Directors of the CTRMA has been constituted in accordance with the Transportation Code and the RMA Rules; and

WHEREAS, the CTRMA has adopted procurement policies (the "Procurement Policies") that provide for various methods for procurement of goods and services; and

WHEREAS, in a minute order approved on August 25, 2005, the Texas Transportation Commission authorized the CTRMA to pursue the development of the 290 East Toll Project (the "Project"); and

WHEREAS, on December 1, 2008, CAMPO approved the business terms incorporated in the Market Valuation Agreement regarding the Project as required by Section 228.0111(g) of the Texas Transportation Code; and

WHEREAS, in Resolution No. 08-62, dated December 17, 2008, the Board of Directors exercised the option of the CTRMA to develop the Project as provided for under the process and procedures of Section 228.0111 of the Texas Transportation Code and a letter notifying the Texas Department of Transportation of the CTRMA's exercising such option was sent on March 17, 2009; and

WHEREAS, the CTRMA will begin to acquire the necessary right of way parcels for the construction and development of the Project in the near future and it will be necessary to ensure that all such parcels fully comply with all environmental and health regulations, rules and ordinances; and

WHEREAS, it may be necessary to utilize certain property management and abatement services ("Property Services"), including environmental asbestos consulting services, asbestos abatement services, underground storage tank removal services and demolition services, to address and remedy various issues related to certain right of way parcels; and

WHEREAS, the Board of Directors desires that the CTRMA procure all necessary Property Services for the Project and that the necessary procurement documents be developed and issued consistent with the Procurement Policies seeking responses from firms interested in providing the various Property Services to the CTRMA; and

WHEREAS, the Board of Directors desires that such responses be evaluated consistent with the Procurement Policies and recommendations be made to the Board of Directors based on such evaluations naming firms to provide the Property Services, with such recommendations including one or more firms to provide each of the Property Services.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors of the CTRMA hereby authorizes the Executive Director and staff to develop and issue procurement documents consistent with the Procurement Policies seeking responses from firms interested in providing Property Services to the CTRMA; and

BE IT FURTHER RESOLVED, that the Executive Director and staff shall implement a process to review the responses to the procurement documents consistent with the Procurement Policies and develop recommendations for the Board of Directors as to the best qualified entity or entities to provide the Property Services; and


BE IT FURTHER RESOLVED, the authorization granted herein by the Board of Directors shall only extend to the development and issuance of the procurement documents and the review of the responses received, and recommendations based on the review of the responses to the procurement documents shall be presented by staff and the Executive Director to the Board of Directors for final approval.

Adopted by the Board of Directors of the Central Texas Regional Mobility Authority on the 27th day of May, 2009.

Submitted and reviewed by:

  
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Tom Nielson  
General Counsel for the Central  
Texas Regional Mobility Authority

Approved:

  
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Robert E. Tesch  
Chairman, Board of Directors  
Resolution Number 09-32  
Date Passed 5/27/09

**Central Texas Regional Mobility Authority**  
**290 East Toll Project**  
**Procurement of**  
**Right-of-Way Property Management Services**

**Summary:**

To provide property management and on-call services necessary in order to clear the acquired right-of-way in a manner consistent with the Texas Code and in compliance with local health ordinances. The objective is to procure qualified property management service providers and have contracts in place such that they can commence work by October 2009.

In order to clear each right-of-way parcel prior to commencement of construction, the following service providers will need to be selected and under contract:

- Two qualified **Environmental Asbestos Consulting** firms who will test each structure on our projects for asbestos containing materials (ACM).
- Two qualified **Asbestos Abatement** firms who will remove all asbestos, according to the abatement specifications and health requirements on each structure owned by CTRMA.
- Two qualified **Underground Storage Tank Removal** firms who can remove tanks and remediate contaminated soil if necessary. This also includes acquiring a "clean site" closure letter from the Texas Commission on Environmental Quality" (TCEQ).
- Up to five qualified **Demolition Contractors** who can demolish/remove CTRMA owned structures from the right of way.

It is proposed that CTRMA award these contracts through the following method:

- Issue a Request for Qualifications
- Issue an Invitation to Bid to the qualified firms
- Select firms based on Best Value/Qualifications issue a contract for a period of two years with an option to renew up to six years

The selected firms will be allowed to provide on-call services for all future CTRMA projects as long as their contract is still active.

For the 290 East Toll Project, we estimate the value of all property management services, which include asbestos testing for each structure, removing asbestos, removing all underground storage tanks and demolishing all structures, will be approximately \$2,800,000. This amount also includes funds for emergency pipe abatement which can come up during the construction phase of each project.

**Below are action items to be considered by the Board:**

- **Approve the release of the Request for Qualifications & Invitations to Bid for these services**
- Future Request - approve the selection of the firms
- Future Request - approve a budget amount for these services