

**REAL PROPERTY SERVICES**  
**AGREEMENT**

1. **Effective Date and Parties.** Effective on December 1, 2010, the COUNTY OF CONTRA COSTA, a political subdivision of the State of California (hereinafter referred to as "County"), and Solano Transportation Authority, a joint powers agency (hereinafter referred to as "Agency"), hereby mutually promise and agree as follows:
2. **Purpose.** The Agency is planning the I-80/I-680/ SR-12 Interchange project to be constructed during the Fall of 2012. The Agency has no right of way staff and desires to contract with the County for right-of-way acquisition services.
3. **Services by County.**
  - A. **Administration (RPA)** – Duties that cover the general management of right of way activities. These include:
    - i. Developing and monitoring right of way project schedule
    - ii. Obtaining and reviewing title reports
    - iii. Investigating ownerships, easements and title concerns
    - iv. Attending regularly scheduled trend/staff meetings and making presentations at public meetings, if necessary
    - v. Setting up individual acquisition files for each parcel
    - vi. Investigating ownerships, easements and title concerns
    - vii. Coordinating and scheduling informational meetings with corporate owners
4. **Payment for Services.** Agency agrees to reimburse County for all labor costs and appropriate overhead for County Real Property Staff's labor including overtime rates for evening or weekend work (See Appendix "A" for pay rates). Agency shall pay all acquisition settlement and any other costs of acquisition such as title fees, recording fees, etc. Such payments shall be made within 30 days of billing by County. Total payments shall not exceed \$75,000 unless authorized by Agency in writing.
5. **Indemnification.**
  - A. Agency agrees to defend, indemnify, save, and hold harmless County, its officers, agents, and employees against any and all loss, damage, liability, expense, claims or demands of whatever character, direct or consequential, directly or indirectly contributed to or caused by Agency, its officers, agents and employees under this agreement.
  - B. County agrees to defend, indemnify, save, and hold harmless Agency, its officers, agents, and employees against any and all loss, damage, liability, expense, claims or demands of whatever character, direct or consequential, directly or indirectly contributed to or caused by County assuming and acting as the right of way agency for and on behalf of Agency.

6. **Independent Status.** Nothing herein shall be construed to imply that any County employee providing services hereunder is an Agency employee.
7. **Term.** The term of this agreement shall commence on the effective date hereof and shall end upon termination by either party upon 30 days written notice. The rights and obligations of Paragraph 5 "Indemnification" shall survive any such termination.
8. **Notices.** Any notice required to be given to County and Agency hereunder will be sufficient if delivered in writing as designated below, or to such other addresses as County and Agency may respectively designate by written notice to the other:

COUNTY: Contra Costa County Public Works Department  
Attn: Karen Laws, Principal Real Property Agent  
255 Glacier Drive  
Martinez, CA 94553

AGENCY:  
Solano Transportation Authority  
Attn: Janet Adams, Director of Projects  
One Harbor Center, Ste. 130  
Suisun City, CA 94585

**COUNTY OF CONTRA COSTA**

**SOLANO TRANSPORTATION AUTHORITY**

By \_\_\_\_\_  
Chair, Board of Supervisors

By Daryl K Halls  
Daryl Halls, Executive Director

Recommended for Approval:

Approved as to Form:  
by STA Legal Counsel

By [Signature]  
Principal Real Property Agent

By Bernadette Curry

By [Signature]  
Public Works Director

APPROVED AS TO FORM  
by County Counsel

By [Signature]

**APPENDIX "A"**  
(Rates Effective January 1, 2007)

	<u>REGULAR TIME</u>		<u>OVERTIME</u>	
	From	To	From	To
Accountant II	90.00	130.00	70.00	105.00
Accountant III	100.00	150.00	80.00	120.00
Account Clerk - Advanced Level	70.00	105.00	50.00	80.00
Assistant Real Property Agent	85.00	125.00	60.00	95.00
Associate Real Property Agent	95.00	150.00	75.00	120.00
Associate Civil Engineer	125.00	240.00	100.00	200.00
Assistant County Surveyor	135.00	180.00	110.00	150.00
Clerk - Experienced Level	55.00	105.00	40.00	80.00
Clerk - Senior Level	60.00	115.00	40.00	90.00
Computer Aided Drafting Operator	85.00	150.00	65.00	120.00
Engineer-Entry Level	105.00	180.00	80.00	145.00
Engineer - Journey Level	115.00	215.00	90.00	175.00
Engineer- Project Level	140.00	235.00	115.00	195.00
Engineering Technician - Entry	80.00	130.00	45.00	105.00
Engineering Technician - Journey	80.00	150.00	60.00	120.00
Engineering Technician - Senior	90.00	175.00	70.00	140.00
Engineering Technician - Supervisor	135.00	200.00	110.00	160.00
Materials Testing/ Land Surveyor				
Environmental Assistant	100.00	150.00	75.00	115.00
Environmental Planner	135.00	195.00	105.00	160.00
Equipment Operator I	80.00	110.00	50.00	70.00
Equipment Operator II	90.00	120.00	60.00	80.00
Hydrograher	100.00	145.00	75.00	115.00
Hydrologist	115.00	170.00	90.00	140.00
Laborer	70.00	90.00	40.00	60.00
Maintenance Supervisor	105.00	145.00	70.00	100.00
Planner I	105.00	140.00	80.00	110.00
Planner II	115.00	170.00	90.00	135.00
Planner III	135.00	195.00	105.00	160.00
Principal Real Property Agent	140.00	210.00	115.00	175.00
Real Property Technical Assistant	65.00	100.00	50.00	80.00
Senior Civil Engineer	140.00	250.00	115.00	205.00
Senior Hydrographer	115.00	165.00	90.00	135.00
Senior Hydrologist	150.00	220.00	125.00	185.00
Senior Real Property Agent	105.00	160.00	85.00	130.00
Senior Real Property Tech. Assistant	75.00	115.00	55.00	90.00
Senior Traffic Engineer	165.00	240.00	135.00	200.00
Senior Vegetation Management Tech.	105.00	140.00	80.00	115.00
Student Aide - Civil Engineer	35.00	65.00	40.00	80.00
Student Worker	15.00	50.00	20.00	65.00
Supervising Civil Engineer	155.00	230.00	125.00	190.00
Supervising Real Property Agent	120.00	175.00	95.00	145.00
Traffic Sign Coordinator	80.00	115.00	65.00	90.00
Vegetation Management Supervisor	115.00	180.00	90.00	130.00
Vegetation Management Technician	85.00	115.00	65.00	90.00

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Note: Rates will change periodically due to contracted salary increases and overhead changes. Rates for individual employees vary because of steps within each classification.  
January 2007 Rate Sheet

2/26/2008



DATE: November 24, 2010  
TO: STA Board  
FROM: Janet Adams, Deputy Executive Director/Director of Projects  
RE: I-80/I-680/State Route (SR) 12 Interchange – Right-of-Way Implementation

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**Background:**

Since 2001, STA staff has been working with project consultants, Caltrans and the Federal Highway Administration (FHWA) to complete improvements to the I-80/I-680/SR 12 Interchange Complex. In order to advance improvements to the Interchange in a timely fashion, separate Environmental Documents have either been prepared or are being prepared for five projects, which include the following:

- North Connector Project (Completed)
- I-80 HOV Lanes Project (Completed)
- I-80 Eastbound Cordelia Truck Scales Relocation (Completed)
- I-80 Express Lanes Project
- I-80/I-680/SR12 Interchange Project (Subject of this staff report)

**Discussion:**

The California Transportation Commission (CTC) recently approved using the \$24 M in remaining Proposition 1B Corridor Mobility Improvement Account (CMIA) funds for the first construction package for the I-80/I-680/SR 12 Interchange. STA staff is working with Caltrans to expedite the completion of the Final Environmental Impact Report/Environmental Impact Statement (FEIR/EIS) for the Project.

One of the key phases of implementation for the first construction package of the I-80/I-680/SR 12 Interchange Project will be right-of-way acquisition, which will follow adoption of the environmental document. STA will be taking the lead with the right-of-way acquisition effort. Staff is recommending using the Contra Costa County Real Property Division to provide right-of-way services for STA. The Contra Costa Real Property Division has performed right-of-way services for various outside agencies for highway/road projects for more than 20 years, such as the STA's (North Connector Project), Contra Costa Transportation Authority, Solano County, City of Vacaville and the State Route 4 Bypass Authority. The estimated cost for these services for the first construction package of the I-80/I-680/SR 12 Interchange Project is \$680,000.

**Fiscal Impact:**

The cost for right-of-way services for the first construction package for the I-80/I-680/SR 12 Interchange Project will be funded with Bridge Toll funds.

**Recommendation:**

Authorize the Executive Director to enter into an agreement with the Contra Costa Real Property Division to provide right-of-way acquisition services for the first construction package for the I-80/I-680/SR 12 Interchange Project for an amount not-to-exceed \$680,000.