

Supplemental Agenda

Los Angeles County
Metropolitan Transportation Authority
One Gateway Plaza
3rd Floor Boardroom

PLANNING AND PROGRAMMING COMMITTEE

Wednesday, February 18, 2004 - 1 p.m.

38. AUTHORIZE the Chief Executive Officer to execute the following documents and agreements:
- A. a purchase and sale agreement (the “Purchase & Sale Agreement”) with the Los Angeles Unified School District (“LAUSD”), which will provide for the **sale to LAUSD of a 2.59-acre portion of the 5.83-acre, MTA-owned block at the Wilshire/Vermont Metro Red Line Station** (such portion, the “School Site”), for the construction and development of a public school thereon, and will contain the key terms and conditions;
 - B. a grant deed (“Grant Deed”) and related documents necessary to convey the School Site to LAUSD and effectuate the intent of the Purchase & Sale Agreement;
 - C. an amendment to the existing MTA/Wilshire Vermont Housing Partners LLC ground lease (the “Ground Lease Amendment”) covering that 3.24-acre portion of the 5.83-acre block not comprising the School Site, which (a) will allow Wilshire Vermont Housing Partners LLC (“WVHP”) to



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offset up to \$479,954 in rent thereunder to cover a portion of the cost to construct a new MTA bus layover facility on the 1.02-acre MTA-owned parcel on the northeast corner of Wilshire and Shatto (the “Wilshire/Shatto Parcel”), and (b) will require WVHP to refund such abated rent to MTA in the event the sale of the School Site to LAUSD fails to close.

- D. an option to ground lease (“Option to Ground Lease”) with a development affiliate of Urban Partners LLC (the “UP Affiliate”), which Option to Ground Lease will contain the business terms under which MTA would ground lease the School Site to the UP Affiliate, if the sale of the School Site to LAUSD does not occur, and, in particular, will contain the key terms and conditions set forth; and
- E. a ground lease of the School Site with the UP Affiliate (the “Back-Up Ground Lease”) pursuant to the terms and conditions set forth in the Option to Ground Lease, if the UP Affiliate exercises its option to lease under the Option to Ground Lease.

EXECUTIVE MANAGEMENT AND AUDIT COMMITTEE

Thursday, February 19, 2004 – 9:30 a.m.

- 39. ADOPT a proposed **policy for position authorization and compensation** including Board approval of the following:
 - 1. On an annual basis, the budgeted number of positions and estimated salary and benefit costs for each classification, by department;
 - 2. Any increases to the number of positions occurring during the fiscal year that exceed budgeted authority;
 - 3. On an annual basis, the non-represented employee salary schedule
 - 4. All new non-represented classifications created during any fiscal year;
 - 5. All non-represented position re-classification upgrades not included in the approved fiscal year budget; and
 - 6. Any special benefit arrangements for hires that deviate from existing policy.

CONSTRUCTION COMMITTEE

Thursday, February 19, 2004 – 11:00 a.m.

40. CONSIDER:

- A. an increase to Contract No. EN069 with CH2M Hill Constructors, Inc. (CCI), in an amount not to exceed \$2,480,000 to issue **additional contract work orders for known or suspected hazardous and contaminated environmental waste handling services** through Fiscal Year 2004, increasing the total contract value from \$7,850,000 to \$10,330,000; and
- B. delegating to the Chief Executive Officer an additional \$1,800,000 to issue contract work orders to Contract No. EN069 with CCI for future unknown environmental waste handling services that may impact the Metro Orange Line Project, increasing the future total contract value from \$10,330,000 to \$12,130,000.

Committee Authority, 4/5 vote