



FAST FORWARD

RIVERSIDE COUNTY TRANSPORTATION COMMISSION

FALL 2012



Public Meeting Held September 27

The Riverside County Transportation (RCTC) and Caltrans hosted a public meeting September 27 at the Corona Public Library. At the meeting, attendees received updates about affected properties near the freeway and information about planned construction activities.

The meeting featured maps of properties that may be affected. RCTC and Caltrans representatives were on hand to explain the process and timing for the purchase of properties and the rights of property owners and tenants.

Information also was provided about preliminary construction activity, which is expected to start in early 2014. A design-build contractor is anticipated to be selected next year (see story below), and more details about construction will be available then.



RCTC is working to attract disadvantaged and small businesses to work on the 91 Project and will offer guidance to businesses seeking subcontracting opportunities. Interested business operators were encouraged to stop by the "Doing Business with RCTC" table during the meeting.

RCTC Seeks Design-Build Contractor

Four prequalified teams are competing for selection as the design-build contractor for the 91 Project, with the Riverside County Transportation Commission's release of its "Request for Proposals" on July 26, 2012.

RCTC has invited the teams to submit proposals using a design-build method, rather than the traditional design-bid-build method. Typically, public agencies complete the freeway design and then hire a construction contractor. The design-build method will allow the same contractor to design and build the project, reducing time and costs. This method is expected to speed up the construction process by three to four years and reduce the impact to the community.

The Commission hosted a meeting for the four previously qualified design-build teams, local agencies, utility owners

and Burlington Northern Santa Fe Railway at Corona City Hall on July 26, 2012. Operators of small and disadvantaged businesses also were invited to meet the design-build team representatives and talk about the potential for work.

Proposals, which are due in January, will be rated based on innovation and cost. A contractor likely will be selected in the spring. Design work then can begin, followed by construction activity, which is estimated to start in early 2014. New lanes are anticipated to open in 2017.

Prequalified Design-Build Teams

- Atkinson/Walsh, a Joint Venture
- Shimmick Construction Company, Inc./Obayashi Corporation/FNF Construction, Inc.
- Flatiron/Skanska/Rados, a Joint Venture
- The Kiewit Team

Right of Way

One of the most frequently asked questions about the 91 Project comes from property owners and tenants near the freeway: **Is my property affected?**

RCTC is continuing to refine its preliminary project designs to reduce the amount of property needed and the impact to owners and tenants. The latest information was available at the September 27 meeting at the Corona Public Library (see story on page 1).

The Commission has been working with selected property owners to offer to purchase properties, based

on the project's schedule. The Commission follows all federal and state laws to protect the rights of owners and occupants and has been meeting one-on-one with owners and tenants to explain acquisition and relocation details. In most cases, occupants will not be asked to move until their properties are needed for construction.

Owners and tenants with questions about how their properties may be affected can call the project helpline at 877-770-9191 or go to the "Contact Us" section of the project website, sr91project.info. A team member will research questions and respond promptly.

PROPERTY ACQUISITION PROCESS



- 1: Owners mailed "Notice of Decision to Appraise"
- 2: Independent property appraisal conducted to establish fair market value.
- 3: Appraisal reviewed and RCTC prepares offer
- 4: Owner assigned acquisition agent to present offer to owner
- 5: Once an agreement is reached, property enters escrow. RCTC pays escrow transaction fees.
- 6: If needed, a relocation agent will be assigned to assist occupant with relocation process.
- 7: Occupants will not be required to vacate until property is needed. A lease-back arrangement may be possible

1. Why is private property needed for the 91 Project?

The Riverside County Transportation Commission (RCTC) is working with Caltrans and project partners to relieve traffic congestion along State Route 91. The 91 Project proposes to widen the freeway in both directions and to upgrade interchanges and local streets. The wider freeway footprint requires RCTC to purchase a number of private properties – either in part or in full – and to establish construction and utility easements with owners along the corridor.

2. How do I know if my property is affected and when it will be needed?

Based upon preliminary designs, a number of properties may be affected. RCTC continues to acquire selected properties, based on the project schedule. With the approval of the environmental document, other properties will continue to be acquired. To learn whether your property may be affected and the acquisition schedule, please call the project helpline at (877) 770-9191 or go to the "Contact Us" section of the project website, www.sr91project.info, to submit your inquiry.

3. How is the value of my property determined?

RCTC follows the acquisition process defined by federal and state laws. By law, public agencies must present to you a written offer representing "fair market value," which is determined by an appraiser independent of RCTC. The completed appraisal then is reviewed by a second independent appraiser, and an offer is prepared and presented to you. You may accept the offer or provide additional information that may lead RCTC to revise its offer and lead to a settlement. In addition, you have the right to obtain your own appraisal and be reimbursed for the cost, up to \$5,000.

4. What assistance will I receive if I need to be relocated from my home or business?

RCTC will implement a Relocation Assistance Program for all full properties that are being acquired. RCTC will help identify replacement property comparable to your property. Moving costs will be paid (packing, storage, shipping, etc.) as well as other costs associated with the relocation. If your home or business is being acquired, please contact RCTC's relocation agent for assistance at 877-770-9191 or go to the "Contact Us" section of the project website at sr91project.info.

Studies to Determine Placement of Sound Walls

A series of studies and public surveys have been completed to recommend locations of sound walls for the 91 Project. RCTC and Caltrans have proposed building sound walls in five locations north of the 91, five locations south of the 91 and one on the west side of Interstate 15, north of the 91.

Final decisions about the walls will be made after the completion of the environmental phase and during project design, once a design-build contractor is selected next year. Walls are proposed to range in height from eight feet to 14 feet and be built using tan concrete split-face block.

To build a sound wall, RCTC may need to obtain a temporary construction easement from property owners. This easement allows the contractor access and room needed to safely construct the wall.

RCTC will compensate property owners for temporary use of land during construction and restore or reimburse owners for any disrupted areas. Any existing side-yard fencing will be reconnected when the sound wall is finished.



Proposed Sound Walls



FAST FACTS:

- Traffic congestion on eastbound 91 between Anaheim and Corona is among the worst 15 areas in the nation.
- Once completed, the 91 Project is expected to reduce traffic delays, offer choice and reliability through tolled express lanes, allow faster emergency response, relieve local street congestion, reduce air pollution and create new jobs.
- The 91 Project is forecast to create 16,200 jobs – about 4,600 related to project construction; the balance would be long-term employment.
- Construction is set to start in early 2014, with new lanes open in 2017.
- Express lane users should reduce their time on the road each day by about 90 minutes during peak commute hours.
- More than 141,000 FasTrak transponders are in use in Orange County, and of these, 57% (more than 80,000) are owned by Inland Empire motorists.
- Funding for the \$1.3 billion project is provided by a combination of federal, state and local sources, as well as toll revenue bonds. The express lanes would be fully funded by tolls from drivers who choose to use these lanes. Toll revenue would be used to repay the federal loan for this project.
- Current carpool lanes will be replaced with two express lanes in each direction. Vehicles with three or more occupants would have the choice to use the express lanes at free or reduced rates.
- Improvements would provide greater access to Metrolink trains, Riverside Transit Agency buses, express buses, the Corona Cruiser and the Santa Ana River Trail, further expanding transportation options.

Environmental Phase Complete

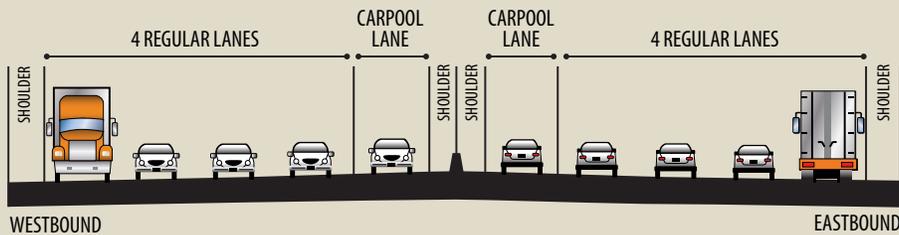
After five years of technical analysis and public reviews, the Riverside County Transportation Commission completed the state and federal environmental phase of the 91 Project in November.

The Commission studied two build alternatives and a no-build alternative to add capacity and relieve traffic congestion on the 91 between State Route 241 in Yorba Linda and Pierce Street in Riverside, as well as on Interstate 15

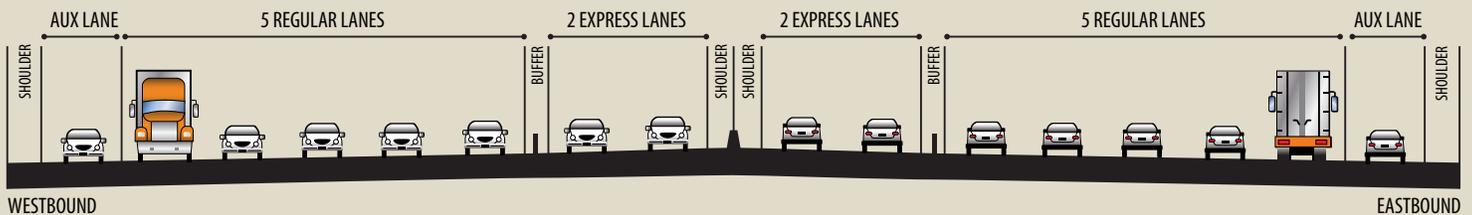
between Cajalco Road in Corona and Hidden Valley Parkway in Norco. The selected project alternative adds one regular lane and two tolled express lanes to the 91 in both directions, replacing the existing carpool lanes. (See illustrations below).

The initial phase of the project will add new lanes from the County Line to approximately Pierce Street. Improvements to interchanges, ramps, bridges and local streets also are planned.

CURRENT CONDITION



PROPOSED CONDITION



Project Partners:



Project Helpline: 877-770-9191

Website: sr91project.info