



City of Grand Island

Tuesday, April 26, 2005

Council Session

Item G20

#2005-131 - Approving Amendment to the Agreement with Olsson Associates for Right-of-Way Appraisal and Acquisition Services on the Project to Widen Capital Avenue

Staff Contact: Steven P. Riehle, Public Works Director

Council Agenda Memo

From: Steven P. Riehle, Public Works Director

Meeting: April 26, 2005

Subject: Approving Amendment to the Agreement with Olsson Associates for Right-of-Way Appraisal and Acquisition Services on the Project to Widen Capital Avenue

Item #'s: G-20

Presenter(s): Steven P. Riehle, Public Works Director

Background

On November 9, 2004 the City of Grand Island entered into an agreement with Olsson Associates for Engineering Consulting Services to Widen Capital Avenue West from the Moores Creek ditch to just east of Webb Road. The agreement provided for design only with future work such as Right-of-Way appraisal and acquisition services to be performed under an amendment to the agreement. Any amendments to the agreement must be approved by council.

Discussion

The original agreement was for final roadway design and right-of-way design west of US HWY 281. To accommodate utilities, a bike trail, and right-of-way, it is prudent to expand the project scope of Webb Road. It is also necessary to design roadway lighting for the entire segment. Therefore, an amended agreement is being proposed to encompass the aforementioned activities.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

1. Make a motion to approve the amendment to the agreement.
2. Refer the issue to a Committee.

3. Postpone the issue to a future date.
4. Take no action on the issue.

Recommendation

City Administration recommends that the Council approve the amendment to the agreement for Right-of-Way Appraisal and Acquisition Services, Final Design and Right-of-way Design on the project to widen Capital Avenue.

Sample Motion

Approve the amendment to the agreement.



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

1ST AMENDMENT TO LETTER AGREEMENT FOR ENGINEERING SERVICES

THIS AMENDMENT TO LETTER AGREEMENT, made as of the 18th day of April 2005, by and between the City of Grand Island, Nebraska ("Client") and Olsson Associates ("OA"), WITNESSETH, That whereas the Client intends to complete the Right of Way Appraisals and Right of Way Negotiations, Expand Final Roadway Design to Webb Road, Expand Right of Way Design to Webb Road, add Roadway Lighting Design, and add Sanitary Sewer Force Main Relocation for which services were provided under the agreement between the City of Grand Island and Olsson Associates dated November 3, 2004, a fee for these services for the Project are hereby added to the agreement in accordance with paragraph 2, Letter of Agreement. Said Additional Services shall be provided as set forth hereafter.

Scope of Services

A. Right of Way Appraisal Services:

The right of way appraisal services per agreement for Professional Services Roadway Design – Capital Avenue, Exhibit "A" Section E. OA proposes to use the firm of Johnson Appraisal, LLC as a subconsultant to complete this work.

Right-of-way Appraisal Services (estimated 15 Tracts @ \$600/Each)	\$ 9,000
Before and After Appraisal (estimated 1 tract)	\$ <u>2,300</u>
Total Fee Added to Contract	\$11,300

Fees for testimony in County or District Court in condemnation proceedings would be based on an Hourly charge of \$100/hour including travel and preparation time.

B. Right of Way Negotiations:

Per Exhibit A, Section E, OA will obtain the services of Midwest Right of Way Services to negotiate deeds, contracts and/or easements needed by the City of Grand Island to be able to complete the project. This includes meetings with the contracting entity, plan review, negotiating for deeds, contracts and/or easements, preparing status reports and submitting the completed necessary documents to OA and Client for each tract.

Acquisition Negotiations (estimated 20 tracts)	\$31,480
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Bill Fischer of Grand Island will review appraisals conducted by Johnson Appraisal for Midwest Right of Way Services, to make sure the appraisals represent fair market value for the properties under consideration.

Bill Fischer Before & After Appraisal Reviews (\$150 per Tract x 20)	\$3,300
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C. Expand Final Roadway Design to Webb Road:

Final roadway design is expanded to reconstruct a five-lane roadway to the intersection of Webb Road.

Expand Final Roadway Design to Webb Road \$19,940

D. Expand Right of Way Design to Webb Road:

Final Right of Way design is expanded to include properties to Webb Road, increasing the anticipated original 10 tracts to total 23 tracts for the project.

Expand Right of Way Design to Webb Road (13 tracts) \$9,535

E. Roadway Lighting Design:

Per Exhibit A, Section C, this work will include the design associated with preparation of the base roadway lighting in accordance with IES Standards. This design will include preparation of detailed plans and special provisions to supplement the City of Grand Island's Specifications for Municipal Construction.

Roadway Lighting Design \$8,780

F. Sanitary Sewer Force Main Relocation:

The work will include the design of the relocation of the sanitary sewer force main from Lift Station #19 (Diers Avenue intersection) to approximately 450' east of Webb Road. This work includes additional survey required east of Webb Road to complete the design.

Sanitary Sewer Force Main Relocations \$15,595

1st Amendment Maximum Total \$99,930

Fees are based on our Direct Labor Costs times a factor of 2.5 for services rendered by our principals, and employees engaged directly on the Project, plus the subconsultant fee, not to exceed the maximum limit stated above.

Billings will be submitted and payable monthly in accordance with the original agreement.

Termination Provisions

- A. The termination provisions of Paragraph 5.3 of the General Provisions of the original agreement apply to this contract amendment.

OLSSON ASSOCIATES

By Kevin L. Prior
Kevin L. Prior, Vice President

Accepted this _____ day of
_____, 2005

CITY OF GRAND ISLAND

By _____
Jay Vavricek

ATTEST:

By _____
RaNae Edwards

Title City Clerk

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R E S O L U T I O N 2005-131

WHEREAS, on November 9, 2004, by Resolution 2004-285, the City Council of the City of Grand Island approved the proposal of Olsson Associates to provide consulting services to widen Capital Avenue, west of U.S. Highway 281; and

WHEREAS, it is now necessary to complete right-of-way appraisals and right-of-way acquisitions, expand final roadway design to Webb Road, expand right-of-way design to Webb Road, design roadway lighting, and design sanitary sewer force main relocation; and

WHEREAS, Olsson Associates has agreed to perform these services at a cost not to exceed \$99,930; and

WHEREAS, a 1st Amendment to Letter Agreement for Engineering Services has been reviewed and approved by the City Attorney's office.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the 1st Amendment to Letter Agreement for Engineering Services by and between the City and Olsson Associates is hereby approved to complete right-of-way appraisal and acquisition services as well as additional design work on the project to widen Capital Avenue.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to execute such amendment on behalf of the City of Grand Island.

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Adopted by the City Council of the City of Grand Island, Nebraska, April 26, 2005.

RaNae Edwards, City Clerk