



City of Grand Island

Tuesday, May 22, 2007

Council Session

Item G16

#2007-123 - Approving Amendment to Agreement with Olsson Associates for ROW Appraisal Services on the Capital Avenue Widening Project

Staff Contact: Steve Riehle, City Engineer/Public Works Director

Council Agenda Memo

From: Steven P. Riehle, Public Works Director

Meeting: May 22, 2007

Subject: Approving Amendment Number 3 to the Agreement with Olsson Associates for Right of Way Appraisal Services on the Project to Widen Capital Avenue

Item #'s: G-16

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. Any amendments to the agreement must be approved by council.

Discussion

Additional work beyond the scope of the original agreement is needed to complete Right of Way acquisition.

The Nebraska Department of Roads informed us on May 10, 2007 that the appraisals have to be updated on any remaining tracts of land where Right of Way acquisition is not yet completed.

The attached agreement with Olsson Associates was negotiated for work to be performed at actual cost in an amount not to exceed \$6,200.

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.

Sample Motion

Move to approve the amendment to the agreement with Olsson Associates of Grand Island, Nebraska in an amount not to exceed \$6,200.

3rd AMENDMENT TO LETTER AGREEMENT FOR ENGINEERING SERVICES

THIS AMENDMENT TO LETTER AGREEMENT, made as of the 22nd day of May 2007, by and between the City of Grand Island, Nebraska ("Client") and Olsson Associates ("OA"), WITNESSETH, That whereas the Client intends to update Right of Way Appraisals, review the Appraisal Updates, and negotiate Temporary Easement Extension 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 Appraisal Updates for tract 5 owned by Sapp Bros and tracts 16, 17, and 19 owned by Menards. Bill Fischer of Grand Island will review appraisals conducted by Johnson Appraisal Updates as required by the uniform act to acquire right of way on federal aid projects.

Right-of-way Appraisal Update (4 Tracts @ \$600/Each)	\$2,400
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Appraisal Reviews (4 Tracts @ \$300/Each)	\$1,200
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Appraisal Project Coordination	\$600
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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. Temporary Easement Extension Negotiations:

Per Exhibit A, Section E, OA will obtain the services of Midwest Right of Way Services to negotiate extension of temporary easements for tracts 20, 21, and 22 owned by Gordman Grand Island, LLC 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, and submitting the completed necessary documents to OA and Client for each tract.

Acquisition Negotiations (estimated 20 tracts)	\$2,000
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3rd Amendment Total	\$6,200
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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.

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 contact amendment.

OLSSON ASSOCIATES

By _____
Matthew M. Rief, P.E.

Accepted this _____ day of
_____, 2007

CITY OF GRAND ISLAND

By _____
Margaret Hornady,
Title _____ Mayor

ATTEST:

By _____
RaNae Edwards
Title _____ City Clerk

R E S O L U T I O N 2007-123

WHEREAS, on November 9, 2004, by Resolution No. 2004-285, the City Council of the City of Grand Island approved an agreement with Olsson Associates of Grand Island, Nebraska, to perform preliminary design services to widen Capital Avenue from the Moores Creek Drainway to Webb Road ; and

WHEREAS, on April 26, 2005, by Resolution No. 2005-131, the City Council of the City of Grand Island approved Amendment #1 to the agreement with Olsson Associates to extend the final design to Webb Road; and

WHEREAS, on April 24, 2007, by Resolution No. 2007-97, the City Council of the City of Grand Island approved Amendment #2 to the agreement with Olsson Associates for additional services related to right-of-way acquisition; and

WHEREAS, additional work beyond the scope of the original agreement related to appraisal services is needed to complete right-of-way acquisition.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GRAND ISLAND, NEBRASKA, that the amendment to the agreement with Olsson Associates of Grand Island, Nebraska, is hereby approved.

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

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Adopted by the City Council of the City of Grand Island, Nebraska, May 22, 2007.

Margaret Hornady, Mayor

Attest:

RaNae Edwards, City Clerk

Approved as to Form	<input type="checkbox"/>	_____
May 18, 2007	<input type="checkbox"/>	City Attorney