

**CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON**

AGENDA TITLE:	Authorize the City Manager to Execute a Contract with Universal Field Services for the Aurora Corridor Improvement Project N 165th–N 185th and N 185th–N 192nd
DEPARTMENT:	Public Works
PRESENTED BY:	Mark Relph, Public Works Director Kirk McKinley, Transportation Services Manager John Vicente, Capital Projects Manager

PROBLEM/ISSUE STATEMENT:

The Aurora Corridor Project (N 185th to N 192nd) design is underway. Universal Field Services (UFS) is the right-of-way acquisition firm performing real estate acquisition services work under contract, as part of the N 165th to N 205th segment. UFS was selected through a competitive formal process and requests for qualifications were advertised. Selected consultants were interviewed to provide acquisition services for the N 165th to N 205th segment. When Council approved UFS's original contract in September 2007, the authorization included work from N 165th to N 205th Streets.

In order to be competitive in seeking outside funding to complete the third mile (N 185th to N 205th) and to ensure that grant funds are expended prior to expiration, this last mile of Aurora has been broken up into two separate projects: N 185th to N 192nd and N 192nd to N 205th. UFS continues as the right-of-way acquisition consultant. To complete right-of-way acquisition from N 185th to N 192nd and assist with mediation for the remaining unsettled parcels from N 165th to N 185th, staff requests council to authorize the City Manager to execute an agreement with UFS for a total contract amount of \$199,624.

SCHEDULE

Right-of-way acquisition on the N 185th to N 192nd Street segment of Aurora is expected to be completed in May 2010, along with final design for this segment. The right-of-way acquisition process includes appraisals, appraisal review, negotiations with property owners and relocation assistance. Below is a table showing current projection for the entire N 165th to N 205th section of Aurora:

Segment	Phase	Schedule
N 165th to N 185th	Advertisement	October 5, 2009
	Council Award	November 16, 2009
	Construction	January 2010 – Spring 2011
N 185th to N 192nd	Design	August 2009 – May 2010
	Right-of-Way	November 2009 – May 2010
	Advertisement	June 2010
	Construction	August 2010 – Summer 2011
N 192nd to N 205th	Design	Fall 2010 – Fall 2011
	Right-of-Way ¹	Spring 2010 – Fall 2011
	Construction ¹	Fall 2011 – Spring 2013

¹ These phases are not fully funded. The schedule for these phases is pending available funding.

The City has secured all of the needed right-of-way for the N 165th to N 185th segment through acquisition or possession-and-use agreements. For those properties with possession and use agreements, the City will work with property owners to reach a settlement via mediation. The N 185th to N 192nd right-of-way acquisition will involve up to eleven properties, depending upon the design, right-of-way and easement needs.

FINANCIAL IMPACT

This contract will complete right-of-way acquisition for the N 185th to N 192nd segment and the outstanding mediations for property from N 165th to N 185th. Right-of-way acquisition costs for N 165th to N 185th totaled \$922,250. This contract increases services an additional \$199,624 to complete mediation for the middle mile and complete right-of-way acquisition from N 185th to N 192nd. If approved, the total contract amount to complete right-of-way acquisition from N 165th to N 192nd will be \$1,121,874. There are sufficient funds within the project budget to cover this contract. Staff will return in Fall 2010 to request additional funds to cover the N 192nd to N 205th section.

Below is an estimated budget summary of the Aurora Corridor Improvement Project N 165th–N 205th Streets. This budget includes utility costs, which are also estimates and will be reimbursed by utilities. Additional funding will be sought to complete the design, right-of-way acquisition and construction of the N 192nd to N 205th segment.

Segment	Phase	Estimated Cost
N 165th – N 185th	Project Administration/Design	\$9,700,000
	Right-of-Way ²	\$11,000,000
	Construction	\$19,000,000
	Construction Contingency	\$2,700,000
Subtotal		\$42,400,000
Segment	Phase	Estimated Cost
N 185th – N 192nd	Project Administration/Design	\$3,800,000
	Right-of-Way ²	\$1,550,000
	Construction	\$9,110,000
	Design and Construction Contingency	\$2,900,000
Subtotal		\$17,360,000
Segment	Phase	Estimated Cost
N 192nd – 205th	Project Administration/Design	\$7,500,000
	Right-of-Way ²	\$5,400,000
	Construction	\$25,000,000
	Design and Construction Contingency	\$8,030,000
Subtotal		\$45,930,000
Total Cost N 165th – N 205th		\$105,690,000

² Includes property acquisition costs.

Funding for the N 192nd to N 205th segment is not fully funded at this time. Fifteen million dollars have been secured for the N 192nd to N 205th segment. Staff continues to look for funding for the final mile of Aurora.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute a contract with Universal Field Services, Inc. for a total amount of \$199,624 to complete right-of-way acquisition work for the Aurora Corridor Improvement Project – N 165th to N 185th and N 185th to N 192nd Street Segments.

Approved By: City Manager  City Attorney _____

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