

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Authorize the City Manager to Execute a Contract with Universal Field Services for Right-of-Way Acquisition for the Aurora Corridor Improvement Project (N 192nd – N 205th Streets)

DEPARTMENT: Public Works

PRESENTED BY: Mark Relph, Public Works Director
Kirk McKinley, Transportation Services Manager
Kris Overleese, Capital Projects Manager

PROBLEM/ISSUE STATEMENT:

Staff is requesting that Council authorize the City Manager to execute a contract with Universal Field Services, Inc. for right-of-way acquisition services for the Aurora Corridor Improvement Project (N 192nd – N 205th Streets) in the amount of \$895,000.

The Aurora Corridor Improvement (N. 192nd to N 205th Street) environmental work is complete and design is at the 30% milestone, which is the appropriate time to begin right-of-way acquisition. Universal Field Services, Inc. (UFS) will lead the right-of-way acquisition work and their team will include: the appraisal firm McKee & Schalka, review appraiser Joe Granger and the site renovation/evaluation firm of Gram Sage Graves.

The specific services the UFS right-of-way acquisition team will provide during the right-of-way acquisition phase of the project include:

- Public Outreach and Property Owner Meetings
- Title Ownership Review
- Project Funding Estimate (PFE) Creation
- Appraisal and Appraisal Review
- Site Renovation and Demolition Review
- Acquisition Negotiation
- Relocation
- Parcel Closeout - Escrow Closing
- Mediation

UFS was selected through a competitive formal process, and requests for qualifications were advertised in June 2007. Six firms submitted qualifications to provide right-of-way acquisition services for the Aurora Corridor N 165th–N 205th Streets Project. Three firms were interviewed. Staff believes UFS continues to perform at a high level and recommends that the City continue to utilize the firm for this segment of the project.

SCHEDULE:

Environmental work between N 165th to N 205th Streets is complete. The Aurora Corridor Improvement Project N 165th to N 185th Streets (Mile 2) Segment is currently under construction. Construction of the N 185th to N 192nd Street (Mile 3A) Segment is fully funded and is anticipated to begin in October 2010, pending right-of-way acquisition. Both of these segments are anticipated to be complete the summer of 2011 (weather permitting). Design for the N 192nd to N 205th (Mile 3B) Segment is currently at the 30% milestone and final design will begin this summer with the 60% design milestone attained by the end of the year.

Currently, there is insufficient funding to complete design, right-of-way acquisition and construction of the N 192nd to N 205th segment. Staff estimates that there are 54 larger parcels to acquire real property in Mile 3B. The right-of-way cost estimate is approximately \$7.5 million for the property needed for the project footprint. This does not include purchase of uneconomic remnants. Staff estimates that the purchase of uneconomic remnants could significantly increase the project's right-of-way acquisition costs, which has been estimated at another \$6.1M. When seeking funding, staff will use the estimate of \$13.6 million for right-of-way costs.

To date, the City has received approximately \$5.5 million for right-of-way acquisition. Instead of waiting until additional funding is acquired, staff believes it is important to begin the acquisition process for parcels deemed to be complicated: multiple owners (condominium complexes), unique site configurations, and building/significant parking impacts.

To move forward with right-of-way acquisition for Mile 3B, this summer the right-of-way team will begin coordination with the Washington State Department of Transportation real estate group and we will submit to them the Project Funding Estimate (PFE). At this point, right-of-way funds can be obligated. This summer and through the fall, the design and right-of-way team will meet with **ALL** property owners to review the preliminary design and discuss the right-of-way acquisition process. Once these meetings are complete, staff will have a better understanding of which parcels to begin acquisition.

Below is a table showing the current schedule projection for the entire Aurora Corridor Improvement Project (N 165th to N 205th Streets).

Segment	Phase	Schedule
N 165th to N 185th	Advertisement	October 5, 2009
	Council Award	November 16, 2009
	Construction	January 2010 – June 2011
N 185th to N 192nd	Design	August 2009 – June 2010
	Right-of-Way ¹	November 2009 – July 2010
	Advertisement ¹	August 2010
	Construction ¹	October 2010 – Summer 2011
N 192nd to N 205th	Design, 60%	July 2010 – December 2010
	Right-of-Way ²	Winter 2011 – Spring 2012
	Design, Final ²	Winter 2012 – Spring 2012
	Construction ²	Summer 2012 – Fall 2013

1. Pending right of way acquisition completion

2. These phases are not fully funded at this time. The schedule for these phases is pending available funding.

FINANCIAL IMPACT:

The N 165th – N 185th and N 185th to N 192nd Streets segments are fully funded. The N 192nd – N 205th Streets segment is not fully funded at this time. There are sufficient funds to complete the 60% level design and to negotiate and acquire a portion of the needed right-of-way. Additional funding is still required to complete design, right-of-way acquisition and construction. There is currently \$5,528,000 in grant funding for right-of-way acquisition for the N 192nd to N 205th Streets segment. This will provide staff the option to begin negotiations and some acquisitions on properties that are felt to be more complicated. Staff is actively seeking additional funding for the N 192nd – N 205th Streets segment. Below is a breakdown on the funding for the entire N 165th – N 205th Streets segment.

Fully Funded Segments

Segment	Phase	Estimated Cost
N 165th–N 185th	Project Administration/Design	\$10,915,000
	Right-of-Way	\$12,742,000
	Construction	\$19,272,000
	Contingency ¹	\$2,221,000
Subtotal		\$45,150,000
N 185th–N 192nd	Project Administration/Design	\$5,184,000
	Right-of-Way	\$753,000
	Construction	\$8,632,000
	Contingency	\$984,000
Subtotal		\$15,553,000

1. Contingency includes \$1,900,000 for construction and \$320,000 for construction management and \$500,000 for right of way.

Partially Funded Segment

Segment	Phase	Funding Secured	Funding Needed	Total Estimated Cost
N 192nd–N 205th	Project Administration/Design	\$1,743,000	\$4,010,000	\$5,753,000
	Right-of-Way	\$5,528,000	\$8,072,000	\$13,600,000
	Construction	\$0	\$13,398,000	\$13,398,000
	Contingency	\$0.00	\$5,703,000	\$5,703,000
	Utility Design/Const/Contingency	\$6,533,000	\$0	\$6,533,000
Subtotal		\$13,804,000	\$31,183,000	\$44,987,000

Total Cost N 165th–N 205th	\$105,690,000
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RECOMMENDATION

Staff recommends that Council authorize the City Manager to Execute a contract with Universal Field Services, Inc. for right-of-way acquisition services for the Aurora Corridor Improvement Project (N 192nd – 205th Streets) Segment in the amount of \$895,000 plus a 10% contingency.

Approved By: City Manager  City Attorney _____