

CITY COUNCIL REGULAR SESSION

Resolution authorizing execution of an amendment to increase the Professional Services Agreement with McKee Appraisal Real Estate Services and Consulting, Inc., by \$70,000, for a total contract amount not to exceed \$160,000, plus all applicable taxes for appraisal services related to property rights acquisition for Transportation Capital Investment Program (CIP) project 124th Avenue NE - Ichigo Way to Northup Way (PW-R-191).

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Finance and Asset Management Department

EXECUTIVE SUMMARY

This Resolution is necessary to amend the existing contract for appraisal services for property rights acquisition as part of CIP project 124th Avenue NE – Ichigo Way to Northup Way (PW-R-191).

RECOMMENDATION

Move to adopt Resolution No. 9866

BACKGROUND/ANALYSIS

The 124th Avenue NE improvement project will widen and raise the roadway profile between Ichigo Way to Northup Way. The roadway cross section will consist of five lanes, two travel lanes in each direction with turn pockets or center turn lane, sidewalk on both sides, culvert replacement, wetland buffer and critical area mitigation, storm drainage, utility relocation, landscaping and other improvements. This project will also construct a multipurpose pathway on the west side between NE 16th Street and Ichigo Way. This project is part of the broad BelRed Plan and Transportation vision of supporting planned growth and economic vitality, improving access and circulation, and capturing synergistic opportunities with Sound Transit's East Link Project.

Currently, the project is at 60 percent design and will require acquisition of right-of-way starting in March of 2021. Construction is anticipated to begin in spring of 2022. Design and construction of this project have been fully supported by Federal Transportation Infrastructure Finance and Innovation Act (TIFIA) loan funds as approved by Council on July 17, 2017 (Ordinance No. 6362).

A Professional Services Agreement was executed with McKee Appraisal Real Estate Services and Consulting, Inc. ("McKee") in 2019 for a not to exceed amount of \$60,500 for appraisal services for the acquisition of property rights necessary to construct the 124th Ave NE Ichigo Way to Northup Way project segment. In 2020 based on preliminary design. The City executed amendment Nos. 1 and 2 to add an amount of \$29,500 to the contract and extend the contract until October 31, 2021. The design is now approximately 60 percent complete and the scope of the appraisal services has expanded, becoming more complex. This amendment would add an additional \$70,000 for a total contact amount of \$160,000 to include final valuations for the City's initial offers to property owners as well as any updates to the appraisal reports that may be needed during the remainder of the property acquisition process. The cost of the contract is included in the capital investment program budget.

POLICY & FISCAL IMPACTS

Policy Impact

City policy provides that professional services contracts in excess of \$90,000 require Council approval.

Fiscal Impact

This action obligates the City to increase the total contract with McKee Appraisal Real Estate Services and Consulting, Inc by \$70,000, for a total contract amount of not to exceed \$160,000, plus all applicable taxes, to provide appraisal services for property rights acquisition as part of CIP project 124th Avenue NE – Ichigo Way to Northup Way (PW-R-191). Sufficient funding for this contract exists in the 2021-2027 adopted budget for CIP project PW-R-191: 124th Avenue NE- Ichigo Way to Northup Way.

OPTIONS

1. Adopt the Resolution authorizing execution of an amendment to increase the Professional Services Agreement with McKee Appraisal Real Estate Services and Consulting, Inc., by \$70,000, for a total contract amount not to exceed \$160,000, plus all applicable taxes for appraisal services related to property rights acquisition for Transportation Capital Investment Program (CIP) project 124th Avenue NE - Ichigo Way to Northup Way (PW-R-191).
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENT

A. CIP project description (PW-R-191)
Proposed Resolution No. 9866

AVAILABLE IN COUNCIL LIBRARY

McKee Professional Services Agreement & Supplements.