



City of Hudson, Ohio

Staff Report With Text

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Title: A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH BOWMAN APPRAISAL SERVICES, INC. FOR APPRAISAL REVIEW SERVICES FOR THE STATE ROUTE 91 NORTH TURN LANE IMPROVEMENTS PROJECT (PID 93822); AND DECLARING AN EMERGENCY.
 Executive Summary: The SR 91 North Turn Lane Improvement project design includes the addition of left turn lanes at Valley View Road, Herrick Park Drive & Hines Hill Road, resurfacing of SR 91 from Brandywine Drive to Middleton Road, the installation of a sidewalk on one east side of the road, and bike lanes on both sides of the road from Brandywine Drive to Middleton Road.

Sponsors: David A. Basil

Indexes: Engineering, Finance - Appropriations and Budget

Code sections:

Attachments: 1. Review Cost Breakdown, 2. Resolution No. 18-57

Date	Ver.	Action By	Action	Result
5/1/2018	1	City Council	approved on the consent agenda	Pass

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH BOWMAN APPRAISAL SERVICES, INC. FOR APPRAISAL REVIEW SERVICES FOR THE STATE ROUTE 91 NORTH TURN LANE IMPROVEMENTS PROJECT (PID 93822); AND DECLARING AN EMERGENCY.

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Legislative History

- 17-7: Authorization to Enter into Contract with ms Consultants for the Final Design Phase of Engineering Design
- 16-67: Discussion: The SR 91 North Turn Lane Improvements, Costs Estimates and Recommendations
- 15-13: Authorization to Enter into Contract with ms Consultants for the First Phase of Engineering Design
- 14-113: Authorization to Amend LPA Agreement and Funding Commitment with ODOT
- 12-35: Authorization for City to enter into Lead Public Agency (LPA) with ODOT

11-111: Authorization to Apply for STP funds as Programmed by AMATS

Purpose & Explanation

The study and design of the State Route 91 North Turn Lane Improvements is nearing completion. The project design includes improvements to the roadway shoulder, storm sewer and lighting improvements, a new 8-foot pedestrian sidewalk on the east side of the road, two twelve-foot through lanes, new 11-foot turn lanes at the Valley View Road, Herrick Park Drive and Hines Hill Road intersections, 5-foot bike lanes on both sides of the road and a drainage/water quality swale on the west side of the road and resurfacing of the entire project corridor. The project is expected to be bid in 2019 with construction scheduled for 2019-2020.

Due to the widening of the roadway and other improvements, temporary and permanent right-of-way acquisition is required from approximately 47 parcels along SR 91. Federal funds being utilized for the construction and right-of-way services for this project; therefore, the City must follow the ODOT approved process for consultant selection, right-of-way acquisition and review appraiser services.

A request for design qualifications for the right-of-way acquisition services for the project was publicly advertised and we had four firms submit. (Bowman Appraisal Services, Inc., The Robert Weiler Company, Martin & Wood Appraisal Group and Charles P. Braman & Co, Inc.). After City staff evaluated the qualifications, Bowman Appraisal Services, Inc. was selected to submit a fee proposal. This process, Quality Based Selection (QBS), is the approved method of consultant selection by ODOT. The City negotiated with Bowman Appraisal Services over the last month and settled on a fee of \$21,175. For this professional services contract we are requesting a 10% contingency to handle any minor changes in the scope of work that may occur during the course of the review appraisal services. The 10% amount would be \$2,117.50, for a total contract amount of \$23,292.50. For considerations in excess to this amount, we will return to the City Council for any additional funds necessary to correct or adjust the situation. (Note that the actual right-of-way purchase costs have yet to be determined.)

The consultant performing the appraisal review services is responsible to review the right-of-way acquisition consultant's initial appraisal for compliance with ODOT policies.

As part of our due diligence, the City spoke with ODOT regarding typical fees for this type of services. Based on the ODOT Fee Guidance information provided, the fee proposal submitted by the right-of-way acquisition consultant is within normal range for this type of project.

The construction and right-of-way appraisal cost funding are split 80%/20% (Federal/City). The current maximum Federal funding for the right-of-way acquisition services and review appraisal services is \$140,000.00. The City is responsible for the costs of any right-of-way acquisition services or review appraiser services above this amount.

Of the \$140,000 in Federal funds, \$123,060 is being used towards the right-of-way acquisition services contract leaving \$16,940 to be used towards this contract. The City budget amount requested by staff for the review appraisal services contract is \$6,352.50 (\$21,175 Base Fee + \$2,117.50 10% Contingency - \$16,940 Federal Funds = \$6,352.50). See attached cost breakdown for detailed explanation.

Timing Considerations

Staff will enter into a contract with Bowman Appraisal Services, Inc. to begin the Review Appraisal Services after Council has provided authorization. The anticipated schedule for the completion of the construction of the improvements is 2020.

Fiscal Impact

- Currently Budgeted (430 Fund \$75,000 for R/W Acquisition and R/W Review Services)
- Supplemental Appropriation Required

Appropriation Not Required

Suggested Action

Staff recommends City Council approve this Resolution authorizing the City Manager to enter into a professional services contract with Bowman Appraisal Services, Inc. for the appraisal reviews services for the SR 91 North Turn Lanes Project for the not-to-exceed amount of \$23,292.50, which includes a 10% contingency.

Submitted by,

Jane Howington, City Manager

Thomas J. Sheridan, PE, PS, Assistant City Manager - Professional Services

Bradley S. Kosco, PE, PS, City Engineer