



CITY OF WASHINGTON, ILLINOIS

City Council Agenda Communication

Meeting Date: 07-06-2020

Prepared By: Dennis Carr – City Engineer

Agenda Item: Row Acquisition Professional Services

Explanation: Bobolink is a Safe Routes to School project and thusly has to follow a different set of guidelines for ROW acquisition. For the project to get the proper funding, it must follow a set of guidelines for ROW acquisition with the first guideline being that you cannot discuss ROW with property owners until given permission by IDOT to do so. We just received permission to begin ROW acquisition on 6/12/2020.

IDOT requires negotiators be selected from their approved list. The project is slated for a September letting with ROW acquisition needing to be certified by July 29, 2020. This short window is going to be nearly impossible to meet, especially since there has been at least one property owner who doesn't approve of the project. Hanson is extremely good at Land Acquisition and is the city's best opportunity at meeting this deadline.

The Centennial Rec Trail Project has 1 property that will require ROW Acquisition. The approval of the Phase 1 PDR, we are not cleared to begin ROW Acquisition. With this property being a large corporation and the project using federal funding, we must follow the state's ROW Acquisition procedure which requires an appraisal and a review appraisal done. Both of these need to be done by personnel that are on the states approved list. The negotiation of this parcel would also need to be done by a state approved negotiator. Hanson Professional Services has multiple professionals on this list

I have been able to become certified in waiver valuations which will reduce the cost of this process, but it will still require Hanson to do the negotiating. Their proposal is \$32,500 to assist in the waiver valuations and negotiate on our behalf for the 14 parcels. The Meijer parcel along the Centennial Project is more in depth than the waiver valuation process and will require a fee of around \$7,000. With the other miscellaneous items, the total fee comes to \$43,000.

This does not include the cost to pay the property owners at this time.

Fiscal Impact: There was originally \$15,000 budgeted for ROW Acquisition 420-00-800-20000. The additional funds will come from the 420-00-800-3100 Account. This account has the construction engineering for the two safe routes to school projects. I'm looking to take care of the construction engineering in house with the help of Ross for the Bobolink Project.

Recommendation/

Committee Discussion Summary: Staff recommends that the City Council approve the proposal for \$43,000 to use Hanson Professional Services, Inc. to complete the land acquisition for these two projects.

Action Requested: Approve the professional services agreement with Hanson Professional Services, Inc for the amount of \$43,000.