



Request for Council Action

TO: Mayor and City Council
THROUGH: Tim Murray, City Administrator
FROM: Mark DuChene, City Engineer
MEETING DATE: October 23, 2018
SUBJECT: Accept Proposal for Professional Land Acquisition Services for State Avenue Extension Project

Background:

The City's draft capital improvement plan for 2019 has planned the extension of State Avenue from Division Street to 1st Street NE (TH 60). The extension of State Avenue will require the acquisition of one or more parcels either in whole or in part.

The City is responsible for acquiring the permanent and temporary right-of-way in accordance with the MnDOT Right-of-Way manual and Federal Regulations, including 49CFR, Part 27 that issued the Uniform Relocation and Real Property Acquisition Policies Act of 1970. This process requires appraisals and other professional tasks that City staff are not licensed or qualified to complete. We have solicited a proposal for land acquisition services from Evergreen Land Services Company, from Richfield, MN who has all of the required qualifications and is a MnDOT prequalified consultant. Evergreen has performed these services for the City and is currently performing these services for the 2019 TH60 Reconstruction Project, 2019 30th Street NW Reconstruction Project and the 2021 2nd Avenue Bridge Project.

The costs for ROW acquisition fees for the project is as shown on the attached proposal based on the properties that have been identified to date where ROW acquisition is needed. The proposed fees do not include ordering title work such as ownership and encumbrance reports or the actual costs for the payments to the property owners that the ROW is being acquired from.

The project's budget anticipated monies for the ROW acquisition process fees and ROW acquisition costs.

Recommendation:

Accept Professional Land Acquisition Services Proposal from Evergreen Land Services Company

Attachments:

- Land Acquisition Services Proposal

Evergreen Land Services Company
1515 East 66th Street, Suite 104
Richfield, MN 55423

Tel: (651) 882-0200
Fax: (651) 882-6564

October 3, 2018

City of Faribault
Mr. Mark DuChene
Director of Engineering
208 1st Avenue NW
Faribault, MN 55021

RE: State Avenue Extension

Dear Mr. DuChene:

Thank you the opportunity to estimate the cost of our services on the referenced projects, Evergreen Land Services (ELS) has all the required licenses and insurance to provide our professional services. I will outline the State Avenue project and our services below:

734 Division Street:

Purchase in Fee Title the entire property and improvements.

Appraisal - \$1,500.00
Acquisition - \$2,000.00
Relocation - \$2,500.00

Total - \$6,000.00

810 Division Street:

Purchase in fee title a portion of the property and any landscape improvements for the extension of State Avenue.

Appraisal - \$1,500.00
Acquisition - \$2,000.00

Total - \$3,500.00

The above costs do not include title work and assume the City will order or provide title work as needed for each parcel such as ownership and encumbrance report for 810 Division Street and Title Insurance on the 734 Division Street Parcel. It is also assumed the City will coordinate the closing for this property.



Please feel free to contact me at (651) 882-0200 or email me at Matthews@elsco.net and I'll be glad to answer any questions that you may have.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Storm". The signature is written in a cursive style with a long, sweeping tail on the "m".

Matthew S. Storm SR/WA
Evergreen Land Services