

AM No. 12-11: CONTRACT AMENDMENT TO HATTENBURG, DILLEY AND LINNELL IN THE AMOUNT OF \$811,367 FOR SOUTH MACK DRIVE-CLAPP ROAD EXTENSION RIGHT OF WAY ACQUISITION SERVICES AND FINAL ENGINEERING.

Agenda of: March 12, 2012
Originator: Public Works Director

Date: February 29, 2012

Route to:	Department	Signature	Date
X	Public Works Director		2/29/12
X	Finance Director		2/29/12
X	Interim Deputy Administrator		2/29/12
X	City Clerk		2/29/12

REVIEWED BY MAYOR VERNE E. RUPRIGHT:

FISCAL IMPACT: yes or no Funds Available Yes or No

Account name/number/amount:
 S. Mack Dr. Grant 08-DC-414/160-4320-432.45-38/\$793,717
 S. Mack Dr. Grant 09-DC-539/160-4320-432.45-52/\$17,650

Attachments: HDL Proposal (25 pages)

SUMMARY STATEMENT: This contract was originally awarded to Hattenburg, Dilly and Linnell in 2009 through the City's 2008 Request for Proposal process. This project is moving into the final engineering phases with right of way acquisition and construction planned in 2013 for phase 1. The following is the sequence of the contract to date:

2009 Preliminary Engineering and Environmental Scoping	\$427,108
2010 Additional Geotechnical Investigation	\$39,994
2010 Grade Separated Crossing Design of Alaska Railroad	\$198,705
<u>2011 Engineering to 75 percent of Final Design</u>	<u>\$537,913</u>
	\$1,203,720

The attached proposal includes engineering services to final design of phase 1 in the amount of \$144,847 with right of way acquisition services for both phases in the amount of \$666,520; totaling \$811,367 for the combined tasks. Note the right of way acquisition portion of the contract is through a sub-consultant that specializes in real property acquisition with 37 affected parcels estimated at \$14,800 per parcel for acquisition services.

Through cooperation with the Alaska Department of Transportation, the project has been split into two phases. Phase 1 is the connection of S. Mack Drive to Clapp Road with an upgrade of Clapp Road to Knik-Goose Bay Road using 50 percent bond funding as approved by the voters in 2011. Phase 2 will be constructed by the Alaska Department of Transportation and include a traffic signal with intersection improvements at Knik-Goose Bay and Clapp Road, and the relocation of the Fairview Loop Intersection to align with Clapp Road.

The grade separated crossing of S. Mack Drive with the Alaska Railroad is a future phase with no construction funding identified yet. The grade separated engineering design fulfills the City's commitment to the Alaska Railroad to plan for the eventually grade separation.

Total design engineering fees (excluding right of way acquisition) are expected to be less than or equal to 10 percent of total project costs for each phase with this contract amendment. This is within industry standards for engineering design services for this type of project. This contract has been and will continue to be funded through State of Alaska Legislative Grants totaling \$4 million.

STAFF RECOMMENDATION: Adopt AM No. 12-11.

Date: 3/12/12	Approved: <input checked="" type="checkbox"/>	Denied: <input type="checkbox"/>	Initials: <i>AK</i>	Comments: <i>Woodruff</i>
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*abstained
from voting.*

February 1, 2012

File No. 09-006

Archie Giddings, Public Works Director
City of Wasilla
290 East Herning Avenue
Wasilla, AK 99654-7091

Re: Amendment 5 – Final Design (Phase 1) and ROW Acquisition
S. Mack Drive Extension Project

Dear Mr. Giddings:

Hattenburg Dilley & Linnell is pleased to present this fee proposal for additional professional services. Included in this amendment for the Phase 1 portion of the project are design services through bid-ready plans, specifications and estimate, coordination with utilities for relocations, and final permitting. This amendment also includes ROW acquisition services and additional surveying to set ROW monuments for both phases. Attached is a proposed amendment to the Statement of Services, which defines the ROW acquisition services.

Our estimated fee for the additional services included in this amendment request is \$811,367.00 as shown on the attached fee proposal worksheet.

We look forward to continuing our work with the City on this project. If you have any questions, you can contact me at 746-5230.

Sincerely,

HATTENBURG DILLEY & LINNELL, LLC



David Lundin, P.E.
Project Manager

Attach: Amendment 5 to the Statement of Services (11 pages)
Amendment 5 Fee Proposal Worksheet (7 pages)
Dryden & LaRue letter dated 1-31-12 (2 pages)

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CIVIL
ENGINEERING

GEOTECHNICAL
ENGINEERING

TRANSPORTATION
ENGINEERING

ENVIRONMENTAL
SERVICES

PLANNING

SURVEYING

CONSTRUCTION
ADMINISTRATION

MATERIAL
TESTING

AMENDMENT 5
to the
STATEMENT OF SERVICES
adding
RIGHT OF WAY ACQUISITION SERVICES
South Mack Drive Extension Project
City of Wasilla Project No. 54987

ARTICLE 3
ADMINISTRATIVE REQUIREMENTS

3.2 Project Staff. Add the following Subcontractor:

Subcontractors

Dryden & LaRue, Inc.

Right of Way Acquisition

Add the following, it its entirety as a new Article 16:

ARTICLE 16 – TASK 10
RIGHT OF WAY ACQUISITION

B16.1 Definitions.

B16.1.1 “Contracting Agency” means City of Wasilla.

B16.1.2 “Contractor” means Hattenburg Dilley & Linnell, LLC and their subconsultant Dryden & LaRue, Inc.

B16.1.3 "AKDOT&PF" means the Alaska Department of Transportation and Public Facilities.

B16.1.4 "FHWA" means the Federal Highway Administration.

B16.1.5 “Notice to Proceed” or “NTP” means written authorization from the Contracting Agency to the Contractor to provide all or specified services in accordance with this Statement of Services.

B16.1.6 "Project Staff" means employees or subcontractors of the Contractor that are specifically assigned to perform the services identified in this Statement of Services.

B16.1.7 "Appraisal Guidelines" means the edition of Chapter 4 of the DOT/PF Right of Way Manual in effect on the effective date of this Statement of Services.

B16.1.8 "Appraisal Services" means the preparation of the appraisal reports in a manner that complies with the Appraisal Guidelines and also includes the act of attending the right of way plans inspection, inspecting the property (including the interior of any improvements) and the comparable sales referenced in the valuation, gathering supportive valuation data, analyzing the data, drawing value conclusions, timely submission of required reports and corrections or revisions thereto (if any), and performing all other duties and obligations required in this Statement of Services.

B16.1.9 "Clean-Copies" means an appraisal report which has been modified by the appraiser to reflect all correction of mathematical, grammar, spelling, typographical errors that may have been contained in the original report(s) submitted.

B16.2 Codes, Regulations, Standards, & Procedures.

B16.2.1 This contract is for professional right of way services that shall be performed in accordance with applicable codes, regulations, standards and procedures of professional practice, recognized methods, and in accordance with the "Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended", Alaska Statutes 34.60.010-150, and the policies and procedures as contained in the AKDOT&PF Right of Way Manual (utilizing the forms and/or format set out therein). The Contractor shall not modify any of the forms without prior approval from the Contracting Agency.

B16.3 Project Location and Description.

The South Mack Drive Extension project (City of Wasilla Project Number 54987) will (a) install new road improvements connecting South Mack Drive with South Clapp Road, (b) upgrade South Clapp Road from the north end of South Clapp Road to Knik-Goose Bay Road, and (c) realign the intersection of Knik-Goose Bay Road with South Clapp Road and West Fairview Loop. The project is located in the City of Wasilla, Alaska, and the Matanuska-Susitna Borough.

Note: This Article B16.4 is not a distinct task. Costs associated with the services described in this Article B16.4 shall be apportioned among the tasks to be accomplished for the requirements of Articles B16.7 through B16.10.

B16.4 Administrative Requirements

B16.4.1 General. The Contractor shall provide sufficient professional staff and facilities to complete the type(s) of services identified and authorized by sequentially numbered Notices-to-Proceed (NTP). The Contractor shall not perform services or incur billable expense except as authorized by a NTP.

B16.4.2 Project Staff. At a minimum, project staff shall include one (1) Project Manager, one (1) senior level right of way acquisition and relocation agent, and one (1) journey level right of way acquisition and relocation agent. Services must be performed by

or under the designated supervisor and following acquisition and relocation agents. The Contractor shall ensure that all project staff have secured any and all professional licenses required by the State of Alaska to conduct real estate transactions. No changes shall be made to the project staff without the prior written approval of the Contracting Agency. Administrative support staff is not subject to prior written approval.

<u>Name</u>	<u>Project Responsibilities</u>
Daniel Beardsley	Contract Management
Jeffrey Marx	Project Management
David Williams	Senior Acquisition/Relocation Agent
Donna Williams	Senior Relocation Agent
Joy Kerley	Senior Acquisition Agent
Roy Dudley	Senior Acquisition Agent
Kathryn Schreckenghost	Journey Level Relo/Acq. Agent
Steve Carlson	Appraiser

B16.4.3 Invoice Reports. The Contractor shall provide a report with each monthly invoice. The report shall specify the service or item being invoiced. Any unpaid amounts from previous invoice periods that may be included in the most current invoice must be identified in the report.

B16.4.4 Correspondence. All correspondence and documents prepared by the Contractor shall bear the Contracting Agency's assigned project name, state and federal project numbers, and applicable parcel number(s).

B16.4.5 Revisions. The Contractor shall modify work products or services at the direction of the Contracting Agency. Corrections, adjustments, or modifications required by the parcel review/approval process, but which do not substantially affect the scope, complexity, or character of the services, shall be considered a normal part of the Contractor's services. Work products with significant errors or omissions will not be accepted until corrected.

B16.4.6 Reproduction and Distribution. The Contractor will provide the original and copies of documents or files for distribution as required.

B16.4.7 Completion Documentation. All original documents prepared by the Contractor shall be submitted with the final transmittal for payment of parcel acquisitions. This includes materials created to develop, record, or justify services provided for the project. The Contractor shall maintain the documents and files until completion of this agreement. All documents and correspondence pertaining to individual acquisition or relocation files shall be submitted to the Contracting Agency at the time of transmittal for approval and payment.

B16.4.8 Documents and Reports. Original documents and reports shall be printed on one side of the paper only and shall be ready for copying.

B16.4.9 Contractor Name on Documents. No Contractor logos shall be allowed on any electronic or hard copy document produced for the Contracting Agency. Documents produced for or submitted to the Contracting Agency shall include the Contractor's company name on the first page, cover sheet, or title sheet only.

B16.5 Summary of Contract Services

B16.5.1 General. The Contractor shall provide right of way services according to this Statement of Services and price proposal form.

B16.5.2 Guarantee. No guarantee is given that the Contractor will be required to provide all of the services detailed in this Statement of Services or that the Contractor will incur all of the costs estimated in the price proposal form. Likewise, no guarantee is given that the Contractor will perform other services for the project beyond those defined in this contract.

B16.5.3 Communication. The Contractor must have Internet and e-mail capabilities. Additionally, the Contractor must have computer compatibility with Microsoft Office 2000 (specifically Microsoft Word and Excel).

B16.5.4 Title Reports. Title reports will be provided by the Contractor through the title company used for closings.

B16.5.5 Appraisal Reports and Value Estimates. The Contractor shall provide appraisal reports to the Contracting Agency for those acquisitions whose estimated value is \$10,000 or more. For parcels with an estimated value of \$10,000 or less, the Contracting Agency will approve value estimates provided by the Contractor.

B16.5.6 Project Oversight Meeting. Prior to beginning acquisition and relocation services, the Contractor and Contracting Agency shall conduct a partnering/organizational meeting for the Contractor, sub-contractors and the Contracting Agency personnel. The duration, location, and agenda of the meeting shall be as agreed upon with the Contracting Agency. The Contractor shall review all of the services required, the detailed project schedule, the format of deliverables, the content of file transmittals, deliverable deadlines, and ensure all members of the team understand their roles and lines of responsibility.

Note: This Article B16.6 is not a distinct task. Costs associated with the services described in this Article B16.6 shall be apportioned among the tasks to be accomplished for the requirements of Articles B16.7 through B16.10.

B16.6 Management

B16.6.1 Performance Schedule. The Contractor and Contracting Agency will establish a completion schedule for the services described in this Statement of Services. This

schedule will be used to track Contractor progress and invoices. Acquired parcels must be vacated and Right of Way certified in accordance with deadlines established by the Contracting Agency, which deadlines shall be communicated to Contractor in writing and accepted by Contractor. The Contractor is not responsible for delays created by circumstances beyond their control (i.e. delay of deliverables from the Contracting Agency.) The Contractor shall notify the Contracting Agency as soon as they are aware of any delays.

B16.6.2 Schedule Changes. Adherence to the project schedule is necessary to meet the Contracting Agency's long-term goals and commitments. The Contractor agrees to expend an effort necessary to stay on schedule and meet the contract delivery dates. The Contractor shall make all required notifications in a timely manner consistent with the requirements set out in the AKDOT&PF Right of Way Manual. The current Right of Way Manual is available on-line at http://www.dot.state.ak.us/stwddes/dcsrowf_pop_rowmanual.html. Periodic status reports shall be submitted by the Contractor in an agreed-upon format. The Contracting Agency must approve any and all deviations from the established schedule.

B16.6.3 Meetings. The Contractor shall remain available to attend periodic briefing meetings with the Contracting Agency. The Contractor shall be responsible for providing timely information required for the project related services performed by functional groups within the Contracting Agency.

B16.6.4 Project Office and Miscellaneous Equipment. The Contractor must maintain an office or place of business within 50 miles of the project site.

B16.6.5 Project Coordination. All coordination and correspondence for the project shall be handled through or with the concurrence of the Contracting Agency.

B16.6.6 FHWA Communication. Any and all communications with FHWA regarding this project shall be by the Contracting Agency.

B16.6.7 Contracting Agency Activities. The Contracting Agency will coordinate the Contractor's activities with the functional groups within the Agency.

B16.7 Appraisal Scope of Work.

The Contractor shall subcontract for the provision of professional Appraisal Services for complete and full narrative appraisal reports prepared in accordance with recognized appraisal principles and applicable state and federal regulations. The appraiser shall prepare full narrative appraisal reports for the parcels listed on the Price Proposal Form. Appraisal reports shall conform to the requirements of the Appraisal Guidelines § 4.13. The appraiser shall personally inspect the property, including the interior and exterior of any and all affected improvements on the date of appraisal (with the exception of condemnation appraisals, in which case the appraiser must fully disclose the extent of any inspection(s) performed).

B16.7.1 Number of Reports and Processing. The Contractor shall deliver one (1) electronic, original, signed copy to the Contracting Agency for the parcels listed in the Price Proposal Form. The Contractor shall deliver one (1) original and one (1) photocopy of the Project Market Data Book to the Contracting Agency. The Contractor shall subcontract for the provision of professional appraisal review services, and shall deliver one (1) electronic, original, signed copy to the appropriate professional review appraiser.

B16.7.2 Report(s) Due Date. Reports shall be delivered for review no later than 90 days from the date of the Notice to Proceed unless the Contractor receives written approval from the Contracting Agency extending the due date(s).

B16.7.3 Approved Reports. Upon completion of the appraisal review process, the Contractor shall provide three (3) "clean copies" of each approved appraisal report to the Contracting Agency. One (1) additional copy of each approved report will be provided for cases in condemnation.

B16.7.4 Transmittal Envelope Identification. Transmittal envelopes shall be marked to identify the project, the Contracting Agency, and the Contractor.

B16.7.5 Multi-Parcel Assignments. Appraisal reports for multi-parcel assignments shall be assembled in parcel number order with each report page numbered consecutively.

B16.7.6 Confidentiality. No member of the appraiser's firm shall divulge any information or data pertinent to any appraisal prepared under this Statement of Services to anyone other than the Contracting Agency, except as approved by the Contracting Agency in writing. If other appraisers are assigned to appraise the same parcel(s), no discussion or other exchange of information shall occur between the appraisers, their agents, or their employees which may disclose or tend to reveal either appraiser's conclusions or values. The Contracting Agency must approve the release of any project-related information to any individual, group or others.

B16.7.7 Unusual Issues. Should the Contractor be confronted with unusual situations or problems, including but not limited to, legal questions or complex valuation issues, the matter(s) shall be referred to the Contracting Agency for resolution.

B16.7.8 Proofreading. The Contractor shall prepare the report(s), which to the greatest extent possible, is free of mathematical, grammar, spelling and typographical errors. The Contractor is responsible for professional proofreading of the report(s) to meet the intent of this requirement.

B16.7.9 Report Corrections. The Contractor shall make all corrections to the appraisal reports required by the Contracting Agency during the contract period. Corrections or deficiencies resulting from the Contractor's errors or omissions that are required to bring the reports into compliance with the Appraisal Guidelines shall be provided to the Contracting Agency at no additional cost to the Contracting Agency within ten (10) days following the Contractor's receipt of the request. Corrections or revisions

shall be performed in accordance with Appraisal Guidelines § 4.13.

B16.7.10 Site History. The Contractor shall report any indications of potential contamination to the Contracting Agency as soon as possible and include said findings in the appraisal report(s). The Contractor shall include discussion of the following in the appraisal report(s): (1) any known hazardous materials on the larger parcel or adjoining properties; (2) any recent cleanup on the larger parcel or adjoining properties; (3) major cleanup in the neighborhood; (4) pending actions that may affect the environmental standing of the larger parcel; and (5) any known information regarding site history for previous hazardous and toxic waste contamination. The Contractor shall also reference any known environmental studies performed on a property in the appraisal report(s).

B16.7.11 Prior Written Approval. Any modification to the Contracting Agency parcelization, or any change of area in the part taken must have prior written approval from the Contracting Agency. In the event the ownership of the property is found to be different than that indicated in the title report, the Contractor shall advise the Contracting Agency immediately in writing.

B16.7.12 Contractor Certification. By signing this Statement of Services, the Contractor certifies that: (1) the Contractor will provide staff with the qualifications, training and experience to prepare and furnish the Contracting Agency the Appraisal Services required by this Statement of Services, (2) the proposed appraisers are currently Certified under Alaska law as a Real Estate Appraiser, (3) the Contractor's estimate(s) of value will take into consideration all applicable federal, state and local regulations, codes, and laws, and (4) all work product shall be prepared in strict accordance with the requirements under this Statement of Services and the Appraisal Guidelines.

B16.7.13 Contractor Responsibility. The Contractor assumes personal responsibility for the completeness, accuracy and applicability of appraisal information, sales, and other data presented in the appraisal report.

B16.7.14 Discrepancy in Plans. The Appraiser is to inform the Contracting Agency by letter if inspection of the property reveals any improvements not plotted on the right of way plans.

B16.7.15 Condemnation Report(s). Except for updated appraisal reports prepared for condemnation proceedings at the request of the Contracting Agency, the date of valuation as specified in the "Certificate of Appraiser" shall be the date of last inspection, and shall not be more than thirty (30) days prior to the date of signature on the Certificate. Updated appraisals for condemnation proceedings shall be prepared as of the date of taking as determined by statute or decision of the court.

B16.7.16 Contractor's Signature Date. The date of Contractor's signature on the appraisal report(s) shall be less than thirty (30) days prior to the date of receipt of the appraisal report(s) by the Contracting Agency.

B16.7.17 Report(s) Format. All parcels shall be appraised using the appraisal format noted per the Appraisal Guidelines.

B16.8 Acquisition Scope of Work.

The services to be provided are itemized on the Price Proposal Form. The form lists all parcels and describes the services to be provided for each parcel. In addition, the Contractor shall be required to periodically submit an inventory detailing improvements within the existing or proposed right of way. The Contractor shall acquire all the proposed parcels and provide Right of Way Certification in accordance with deadlines established by the Contracting Agency, which deadlines shall be communicated to Contractor in writing and accepted by Contractor. The project is subject to design changes, which may add, modify or delete parcels, and/or modify the project schedule.

B16.8.1 Right of Entry Authorizations. The Contractor shall obtain right-of-entry authorizations as directed by the Contracting Agency.

B16.8.2 Acquisition Procedures and Just Compensation. The Contractor shall conduct all property acquisitions in accordance with Chapter 6 of the AKDOT&PF Right of Way Manual. The Contractor shall promptly contact and advise all land owners who have property to be acquired, in writing, of the intention to acquire their property. The Contractor shall deliver appropriate acquisition and/or relocation brochures to the affected property owners and occupants. The Contractor shall maintain current Records of Contact for each property owner, tenant, and/or relocatee. The Contractor shall commence the acquisition process based upon the approved Determination of Just Compensation that has been established by the Contracting Agency, the approved Value Estimate, the non-compensable (mutual benefit) temporary construction easements, and the approved Right of Way plans. For property to be acquired by donation, the Contractor shall document written notification to the owner regarding their right to receive just compensation as described in Chapter 6 of the AKDOT&PF Right of Way Manual.

B16.8.3 Unusual Issues. Should the Contractor be confronted with unusual situations or problems, including, but not limited to, legal questions or complex valuation issues, the matter(s) shall be referred to the Contracting Agency.

B16.8.4 Prior Written Approval. Any modification to parcelization or any change in the "part taken" must have prior written approval from the Contracting Agency. In the event the ownership of a property is found to be different than that indicated in the corresponding title report, the Contractor shall advise the Contracting Agency in writing.

B16.8.5 Negotiated Acquisition. Once a negotiated acquisition is complete, the Contractor shall prepare an acquisition transmittal package containing the documents referenced in Section 6.9.3 of the AKDOT&PF Right of Way Manual, closing instructions, and any other documents required by the Contracting Agency. The acquisition package

shall be submitted to the Contracting Agency for approval. Once the Contracting Agency has approved the package, it will be forwarded for payment.

B16.8.6 Counter Proposals. If negotiations for the amount of the approved fair market value are unsuccessful, an administrative settlement may be considered. If the Contractor receives a counter proposal from the property owner that is reasonable, prudent, and in the best public interest, the Contractor shall submit the counter offer to the Contracting Agency for consideration. If the Contracting Agency concurs, the Contractor shall prepare a recommendation for administrative settlement in accordance with Chapter 6 of the AKDOT&PF Right of Way Manual.

B16.8.7 Closings. All parcel acquisitions will be closed by a title/escrow company unless directed otherwise by the Contracting Agency. The Contractor shall arrange to sub-contract with a title/escrow company for these closings. Closing activities include, but are not limited to: escrow services, obtaining release and consent documents necessary to clear title to the subject property, preparation of all closing documents, and calculation of final settlement amounts. The Contractor shall arrange for the proration of real estate taxes, the collection of prorated real estate taxes at the closing, assist in recording title documents, and issue the Internal Revenue Service (IRS) required Form 1099-S to the property owner and the IRS in accordance with Federal Law. The Contractor, acting through the Title/escrow company, shall disburse settlement funds for the Contracting Agency. All original closing documents, settlement statements, and a copy of the 1099-S information shall be transmitted to the Contracting Agency for review and approval prior to payment processing. The title/escrow company shall record documents on behalf of the Contracting Agency. Costs of closing or escrow services provided by the Contractor are reimbursable under this contract.

B16.8.8 Recommendation for Condemnation. In the event of an impasse in negotiations, the Contractor shall notify the Contracting Agency and provide a Recommendation for Condemnation with appropriate supporting documentation as required in Chapter 6 of the AKDOT&PF Right of Way Manual. Once the Recommendation for Condemnation is approved and the condemnation package is transmitted for filing, the Contractor's obligation under this contract is complete. However, the Contractor shall perform litigation related services as required and shall provide testimony as to good faith negotiations. Compensation for testimony and litigation related services will be negotiated separately and may be added by amendment to this contract.

B16.8.9 File Maintenance. The Contractor shall maintain a copy of all documents, forms and materials generated under the provisions of this Statement of Services. Original signed documents and all correspondence pertaining to an acquisition shall be submitted to the Contracting Agency as an acquisition transmittal package when requesting payment warrants.

The Contractor shall maintain copies of all transmitted documents as part of their records for 5 years. The Contractor shall allow the Contracting Agency access to all files upon

written or verbal notice. The Contractor shall perform a quality assurance review on all parcel files prior to transmittal for payment in order to assure that all files contain the proper and correct documentation.

B16.9 Relocation Scope of Work.

All relocation services shall be performed in accordance with the codes, regulations and requirements set forth in Section B2. Those specific parcels anticipated to require relocation services are identified in the Price Proposal Form. All Relocation Determinations shall be prepared by the Contractor. The Contractor shall submit all relocation determinations to the Contracting Agency for review and approval. The Contractor shall make no presentation of relocation benefits prior to approval of entitlements. The right of way agent who establishes the estimate of value of a moving, replacement housing, or business relocation benefit shall not negotiate for the parcel acquisition nor deliver the payments to the displaced person(s). If additional relocation needs are identified by the Contractor that are not included in the Price proposal Form, the Contractor will notify the Contracting Agency immediately.

B16.9.1 Acquisition Stage Relocation Plan. Prior to commencement of acquisition and relocation, the Contractor shall submit an acquisition stage relocation plan detailing the services to be provided to each relocatee and a proposed time schedule. The Contractor shall not implement the plan until approval is received from the Contracting Agency.

B16.9.2 Relocation Procedures for Residential and Business Properties. The Contractor shall interview the relocatee, provide appropriate relocation brochures, personally explain the relocation program, and provide relocation services according to the procedures spelled out in Chapter 7 of the AKDOT&PF Right of Way Manual.

B16.9.3 Residential Relocation Market Search. The Contractor shall maintain a current Record of Contact detailing discussions and activities for each relocation. The Contractor shall conduct a search for replacement comparable housing for each residential relocatee and shall make a housing/rent supplement determination using a minimum of three (3) available comparable dwellings. The relocation determinations shall be submitted in accordance with Chapter 7 of the AKDOT&PF Right of Way Manual and shall include, at a minimum, discussion of the following items:

- comparable floor plan and square footage
- finished and unfinished areas
- comparable lot size
- comparable age, type of construction, and condition of comparable
- type of neighborhood
- other comparability features

B16.9.4 Decent, Safe, and Sanitary. The Contractor shall inspect any and all replacement dwellings and ensure that they are decent, safe, and sanitary (DSS) as defined in Chapter 12 of the AKDOT&PF Right of Way Manual, prior to a residential relocatee occupying a replacement dwelling.

B16.9.5 Relocation Claims. The Contractor shall prepare relocation reimbursement claims based upon the previously approved determination of benefits.

B16.9.6 Personal Property Inventory. The Contractor, in conjunction with the relocatee, shall jointly prepare inventories on business properties, identifying personal property items owned by the relocatee. The inventory shall be signed by the subject relocatee and the Contractor, and shall be submitted to the Contracting Agency for review and/or approval prior to obtaining moving cost bids.

B16.9.7 Moving Costs. In most cases, the Contractor shall obtain at least two bids from licensed commercial moving companies for the relocation of personal property, as set out in Chapter 7 of the AKDOT&PF Right of Way Manual. If a self-move, a moving cost determination based on the lower bid will be submitted with a completed Self-Move Agreement and Claim Form to the Right of Way Project Agent for review and approval. Uncomplicated moves under \$2,500 may be approved by use of a single bid or an Agent's Estimate approved by the Contracting Agency. Upon approval of the moving cost reimbursement and after verification of the move, the Contractor shall obtain claim form signatures and return the forms, along with all required documentation, for warrant request.

B16.9.8 Warrant Delivery. Warrants may be delivered to the owner, tenant, or relocatee by any Contractor personnel who did not calculate and/or sign an acquisition agreement or relocation determination for which the warrant is being delivered.

B16.9.9 Non-settlement. In the event of non-settlement relating to relocation benefits, Contractor personnel shall provide litigation services by assisting the Contracting Agency, as required, during appeal or in preparation for board hearings or subsequent court proceedings. Compensation for testimony and litigation related services will be negotiated separately and may be added by amendment to this contract.

B16.10 Property Management.

The Contracting Agency will perform all property leasing and clearing of the right of way. The Contracting Agency will manage improvements within the right of way.

B16.10.1 Post-acquisition property summary and inventory. The Contractor shall provide the Contracting Agency a post-acquisition property summary and inventory of all acquired property (including any parcels being acquired through condemnation).

The summary shall include all improvements and underground facilities such as underground storage tanks, wells, and septic systems located within the existing or acquired right of way. The disposition of any property improvements must be clearly detailed within the purchase agreement and final disposition form.

COST ESTIMATE PER TASK

FIRM: Hattenburg Dilley & Linnell				PROJECT TITLE: South Mack Extension - Amdmt 5 Design thru Final PS&E/ROW Acquisition							
TASK NO:	2	TASK DESCRIPTION: Surveying Services								DATE:	2/1/2012
GROUP:	METHOD OF PAYMENT: FP <input type="checkbox"/> FPPE <input type="checkbox"/> T&E <input checked="" type="checkbox"/> CPFF <input type="checkbox"/>				PREPARED BY: David Lundin						
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION									
		Proj Mgr/ Civil Eng	Survey Manager	Survey Tech.XI	Survey Tech. IX	3-Man Crew	2-Man Crew	2-Man Crew OT	Admin. Asst.		
B8.9	Surveying for Preliminary Design	Included in original contract									
	Research										
	Horizontal Control										
	Vertical Control										
	Monument Ties										
	Photogrammetry										
	Preliminary ROW Research										
B8.10	Topographic Design Survey	included in amended contract									
	Topographic Field Survey										
	Topographic Drawing										
	TIN Certificate										
B8.12.3	Topography for ROW	included in amended contract									
	Deliverables										
B8.13.3	Right of Way Maps	60									
B8.13.4	Parcel Plats	40									
TOTAL LABOR HOURS		100	0	0	0	0	0	0	0	0	0
* LABOR RATES (\$/HR)		\$150.00	\$130.00	\$85.00	\$75.00	\$230.00	\$185.00	\$215.00	\$65.00	\$0.00	\$0.00
LABOR COSTS (\$)		\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SUB-TASK NO.		ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE	COMMENTS: Includes additional coordination for right of way mapping and parcel plats. Includes installation of monuments for new right of way.					
	Expenses		0	\$500.00	\$0.00						
					\$0.00						
					\$0.00						
					\$0.00						
Markup at 10%					\$0.00	FIRM'S TOTAL COST OF LABOR (or Fixed Price):	\$15,000				
					\$0.00	IF CPFF, TOTAL INDIRECT COST @	0.00%	\$0			
TOTAL EXPENSES:					\$0	FIRM'S TOTAL EXPENSES	\$0				
SUB-CONTRACTORS: Firm Initials and Price Per Task						FIRM'S TOTAL COST (no Subcontracts or Fee)	\$15,000				
FIRM:	MLA				Subtotal	10% Markup					
AMOUNT:	\$29,506				\$29,506	\$2,951	TOTAL SUBCONTRACTOR PRICES:	\$32,457			

* Labor Rates shall be direct labor (base pay) only if Method of Payment is CPFF; otherwise, Labor Rates shall be total rates (i.e. base pay + benefits + overhead + profit.)

47,457

COST ESTIMATE PER TASK

FIRM: Hattenburg Dilley & Linnell			PROJECT TITLE: South Mack Extension - Amdmt 5 Design thru Final PS&E/ROW Acquisition									
TASK NO: 6	TASK DESCRIPTION: Utilities										DATE: 2/1/2012	
GROUP:	METHOD OF PAYMENT: FP <input type="checkbox"/> FPPE <input type="checkbox"/> T&E <input checked="" type="checkbox"/> CPFF <input type="checkbox"/>					PREPARED BY: David Lundin						
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION										
		Principal	Proj Mgr/ Civil Eng	Senior Staff Eng	Staff Engineer	Drafter	Admin. Asst.					
B12	General Mgmt & Coordination	8	4									
B12.2	Draft UCR - 35% design	included in amended contract										
B12.2	Final UCR & Cost Est - PIH-PS&E	included in amended contract										
B12.3	Utility Relocation Agreements	4	16	16	120							
B12.3.1	Coordination with Utilities		8	16	40		8					
TOTAL LABOR HOURS		12	28	32	160	0	8	0	0	0	0	
* LABOR RATES (\$/HR)		\$170.00	\$150.00	\$110.00	\$95.00	\$95.00	\$70.00	\$0.00	\$0.00			
LABOR COSTS (\$)		\$2,040.00	\$4,200.00	\$3,520.00	\$15,200.00	\$0.00	\$560.00	\$0.00	\$0.00	\$0.00	\$0.00	
SUB-TASK NO.		ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE	COMMENTS: Additional coordination and Utility Relocation Agreements for Phase 1 only.						
	Asbuilts, locates, misc.	0	\$1,000.00	\$0.00								
	Reproduction	1	\$500.00	\$500.00								
				\$0.00								
				\$0.00								
Markup at 10%					\$50.00	FIRM'S TOTAL COST OF LABOR (or Fixed Price): \$25,520						
					\$550	IF CPFF, TOTAL INDIRECT COST @ 0.00% \$0						
TOTAL EXPENSES:					\$550	FIRM'S TOTAL EXPENSES \$550						
SUB-CONTRACTORS: Firm Initials and Price Per Task					FIRM'S TOTAL COST (no Subcontracts or Fee) \$26,070 ✓							
FIRM:					Subtotal	10% Markup						
AMOUNT:					\$0	\$0	TOTAL SUBCONTRACTOR PRICES: \$0					

* Labor Rates shall be direct labor (base pay) only if Method of Payment is CPFF; otherwise, Labor Rates shall be total rates (i.e. base pay + benefits + overhead + profit.)

COST ESTIMATE PER TASK

FIRM: Hattenburg Dilley & Linnell				PROJECT TITLE: South Mack Extension - Amdmt 5 Design thru Final PS&E/ROW Acquisition								
TASK NO: 8	TASK DESCRIPTION: Plans, Specifications, and Estimate							DATE: 2/1/2012				
GROUP:	METHOD OF PAYMENT: FP <input type="checkbox"/> FPPE <input type="checkbox"/> T&E <input checked="" type="checkbox"/> CPFF <input type="checkbox"/>				PREPARED BY: David Lundin							
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION										
		Principal	Proj Mgr/ Civil Eng	Senior Staff Eng	Staff Engineer	Drafter	Admin. Asst.	Envmtl Manager				Sheets
B14.1	General Mgmt & Coordination											
B14.1	Title/Legend/Layout											3
B14.1	Survey Control											2
B14.1	Typical Sections											5
B14.1	Estimate of Quantities											1
B14.1	Summary Sheets											3
B14.1	Detail Sheets											7
B14.1	Erosion and Sediment Control											9
B14.1	Plan and Profile - Mack, Fairview, Old Fairview											12
B14.1	Approach Profiles											3
B14.1	Signing & Striping											8
B14.1	Retaining Walls											4
B14.1	Illumination & Signalization											6
B14.1	Traffic Control Plan											
B14.1	ROW Maps											15
B14.1	Specifications											
B14.1	Estimate & Quantities											
B14.1	Cross Sections											
B14.1	Progress Review (35%)											
B14.2	Plans-in-hand Review (75%)											
	Peer Review											
B14.3	Pre-PS&E Review	16	80	120	80	200						
B14.4	Final PS&E		40	40	40	40						
TOTAL LABOR HOURS		16	120	160	120	240	0	0	0	0	0	78
* LABOR RATES (\$/HR)		\$170.00	\$150.00	\$110.00	\$95.00	\$90.00	\$70.00	\$130.00	\$0.00			
LABOR COSTS (\$)		\$2,720	\$18,000	\$17,600	\$11,400	\$21,600	\$0	\$0	\$0	\$0	\$0	
EXPENSES												
SUB-TASK NO.	ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE	COMMENTS: Includes final PS&E of Alternative B1 for Phase 1 only.							
	Reproductions, misc.			\$0.00								
				\$0.00								
				\$0.00								
				\$0.00								
				\$0.00								
	Markup at 10%			\$0.00								
				FIRM'S TOTAL COST OF LABOR (or Fixed Price):		\$71,320						
				IF CPFF, TOTAL INDIRECT COST @	0.00%	\$0						
				TOTAL EXPENSES:	\$0	FIRM'S TOTAL EXPENSES	\$0					
SUB-CONTRACTORS: Firm Initials and Price Per Task					FIRM'S TOTAL COST (no Subcontracts or Fee)		\$71,320					
FIRM:	EDC			Subtotal	10% Markup							
AMOUNT:				\$0	\$0	TOTAL SUBCONTRACTOR PRICES:						

* Labor Rates shall be direct labor (base pay) only if Method of Payment is CPFF; otherwise, Labor Rates shall be total rates (i.e. base pay + benefits + overhead + profit.)

COST ESTIMATE PER TASK

FIRM: Hattenburg Dilley & Linnell			PROJECT TITLE: South Mack Extension - Amdmt 5 Design thru Final PS&E/ROW Acquisition									
TASK NO:	10	TASK DESCRIPTION:	Right of Way Acquisition							DATE:	2/1/2012	
GROUP:		METHOD OF PAYMENT:	FP <input type="checkbox"/>	FPPE <input type="checkbox"/>	T&E <input checked="" type="checkbox"/>	CPFF <input type="checkbox"/>	PREPARED BY: David Lundin					
SUB-TASK NO.	SUB-TASK DESCRIPTION	LABOR HOURS PER JOB CLASSIFICATION										
		Principal	Proj Mgr/ Civil Eng	Senior Staff Eng	Staff Engineer	Drafter	Admin.					
	General Mgmt & Coordination		120									
	Property Coordination/Solutions	16										
	Design		50	200								
	Cost Estimates		24	100								
TOTAL LABOR HOURS		16	194	300	0	0	0	0	0	0	0	0
* LABOR RATES (\$/HR)		\$170.00	\$150.00	\$110.00	\$90.00	\$85.00	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LABOR COSTS (\$)		\$2,720	\$29,100	\$33,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SUB-TASK NO.		ITEM(S)	QUANTITY	UNIT PRICE	TOTAL PRICE	COMMENTS: Assumes 37 parcels.						
		Reproductions, misc.			\$0.00							
					\$0.00							
					\$0.00							
					\$0.00							
					\$0.00							
Markup at 10%					\$0.00	FIRM'S TOTAL COST OF LABOR (or Fixed Price):	\$64,820					
					\$0	IF CPFF, TOTAL INDIRECT COST @	0.00%	\$0				
					\$0	FIRM'S TOTAL EXPENSES	\$0					
SUB-CONTRACTORS: Firm Initials and Price Per Task						FIRM'S TOTAL COST (no Subcontracts or Fee)	\$64,820					
FIRM:	D&L				Subtotal	10% Markup						
AMOUNT:	\$547,000				\$547,000	\$54,700	TOTAL SUBCONTRACTOR PRICES:	\$601,700				

* Labor Rates shall be direct labor (base pay) only if Method of Payment is CPFF; otherwise, Labor Rates shall be total rates (i.e. base pay + benefits + overhead + profit.)

666,520
2/2/2012 3:35 PM

PROJECT ESTIMATE SHEET

Project Name: South Mack Road
Client Name: HDL

McClintock Land Associates, Inc.

Date: 15-Jan-12
Job No.: 08-236

File Name: -PE5.xls

Description >	Field Survey Crews					CAD, Mapping, Comps, Photos Office Technicians										LABOR CHARGE
	Party Chief incl. Survey Eqmt	Party Chief including Survey Eqmt	Surveyor Assistant Senior	Surveyor Assistant Staff	Surveyors Trav/Study Mob-Office	Maps/CAD/Comps			Certified Photogrammetrist CPT	Prof. Land Surveyors			Land Planners		Clerical/	
	PC-RLS	PC	STECH2	STECH1	TRAV	Junior CAD1	Staff CAD2	Senior CAD3	hours	Staff RLS1	Senior RLS2	Prncr or Mngar RLS3	Senior PLAN3	Staff PLAN2	Expeditor CL-EXP	
Hourly Rate >	\$ 130	\$ 115	\$ 84	\$ 70	\$ 70	\$ 60	\$ 70	\$ 95	\$ 100	\$ 100	\$ 115	\$ 130	\$ 110	\$ 60	\$ 40	
TASK LIST	hours	hours	hours	hours	hours	hours	hours	hours	hours	hours	hours	hours	hours	hours	hours	
PRELIMINARY																
Research																
Comps & CAD Layout										6.00						
Mob/DeMob Eqmt	2.00		4.00													
Coordination & Review												2.00				
FIELD WORK																
Travel Time - RT																
Horiz. Control																
Vertical Control																
Boundary																
Topo																
As-Built																
Monument takes	120.00		120.00													
Coordination & Review												2.00				
OFFICE WORK																
Plats & Drawings																
Legal Description																
Review/Check																
Coordination & Review												2.00				
Labor Subtotals >	122.00	0.00	124.00	0.00	0.00	0.00	0.00	0.00	0.00	8.00	0.00	6.00	0.00	0.00	0.00	
															\$ 27,656	

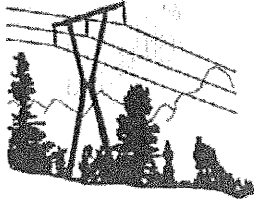
SUPPLIES

Rebar & Alum. Caps	115	each @	\$ 10													\$ 1,150
Rebar & Plastic Caps		each @	\$ 5													\$ -
Primary Monuments		each @	\$ 30													\$ -
Witness Posts		each @	\$ 15													\$ -
Plots on Paper or Mylar		each 18" X 24" @	\$ 6					each 24" X 36" @	\$ 10			each 36" X 48" @	\$ 20			\$ -
Photo Copies		each 18" X 24" @	\$ 3					each 24" X 36" @	\$ 5			each 36" X 48" @	\$ 10			\$ -
Other:																\$ -
																\$ 1,150

EXPENSES

Per Diem		men X		days @	\$ 140	per day =										\$ -
Food		men X		days @	\$ 50	per day =										\$ -
Lodging		men X		days @	\$ 70	per day =										\$ -
Airfares (RT)	from:		to:		men X		per ticket =									\$ -
Airfares (RT)	from:		to:		men X		per ticket =									\$ -
Air Charters	from:		to:													\$ -
Air Charters	from:		to:													\$ -
Excess Bags or Air Freight																\$ -
Helicopter Mob/DeMob	0	days @	3.50	hrs/ day x	\$600	per hr =										\$ -
Helicopter On-Site	0	days @	3.50	hrs/ day x	\$900	per hr =										\$ -
Helicopter Fuel	0	hrs x	15.00	gals/hr x	\$5	per gal =										\$ -
Car/Truck Rental		days @	\$ 80	per day =												\$ -
4 Wheel/Snowmachine Rental		days @	\$ 80	per day =												\$ -
Mileage	1000	miles @	\$ 0.50	per mile =												\$ 500
Aerial Photos & Lab																\$ -
Scanning		frames @	\$ 45.00	each												\$ -
Plat & Map Copies																\$ -
City, State, or Borough Fees																\$ -
Title Company																\$ -
Other:																\$ -
																\$ 500

GRAND TOTAL \$ 29,606



Dryden & LaRue, Inc.

CONSULTING ENGINEERS & RIGHT OF WAY SERVICES

3305 Arctic Blvd., Suite 201, Anchorage, Alaska 99503-4575
Phone: (907) 349-6653 • Fax: (907) 770-7749
Email: row@drydenlarue.com

January 31, 2012

David W. Lundin, PE
Hattenburg Dilley & Linnell ("HDL")
3335 Arctic Blvd., Suite 100
Anchorage, AK 99503

Dear Mr. Lundin:

Thank you for the opportunity to partner with HDL on the South Mack Drive Extension project (City of Wasilla Project Number 54987). Attached is a proposed Statement of Services, as well as a Price Proposal Form that Dryden and LaRue, Inc. ("D&L") has prepared for acquisition and relocation services related to this project. Following is a discussion of the assumptions made when preparing the cost estimate:

General Assumptions

To preserve the ability to use of state and/or federal funds for future phases of this project, D&L recommends that all acquisition and relocation services would be performed in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and with the Alaska Right of Way Manual. The estimates reflect complying with the Uniform Act and Alaska Right of Way Manual.

The cost estimate was conservatively prepared to account for the possibility that the project schedule may require shorter timeframes than is typical for this sort of project. Billings will be on an actual time and materials basis.

Appraisals

D&L will contract with an independent professional appraiser who will prepare appraisals for all the parcels. D&L will also contract with a second independent professional appraiser who will review all appraisals for completeness, compliance with professional standards, and accuracy. The estimated cost for both the appraisals and the appraisal reviews is included in the attached cost estimate. In instances where the same owner owns contiguous parcels, D&L assumed that only one appraisal would be necessary (as opposed to multiple appraisals, one for each parcel).

Acquisition

Acquisition services include drafting of documents, negotiations with property owners, title clearing, closing of transactions, and coordination with HDL. Cost estimates were based on historical time and materials costs that D&L has experienced for similar highway projects. Parcel plats for each parcel

are assumed to be provided by HDL, so costs related to preparation of parcel plats are not included in the cost estimate. D&L reduced per parcel costs in instances where one owner owns multiple parcels.

Relocation

D&L assumed that relocation services would be needed for Parcels 8 and 14. Relocation services include drafting of documents, preparation of relocation plans and cost estimates, negotiations with property owners, coordination of actual relocations, closing of transactions, and coordination with HDL. Cost estimates were based on historical time and materials costs that D&L has experienced for similar projects.

Title & Closing

D&L assumed that all acquisitions will be closed through a title company. Title and closing costs include fees charged by the title company for preparation of title reports, title insurance, and closing fees.

Thank you for the opportunity to provide HDL with this proposed scope of work. If you have any questions or need any additional information, please feel free to get in touch with me at (907) 646-5139.

Sincerely,

Dryden & LaRue, Inc.



Daniel W. Beardsley, SR/WA
Right of Way Manager

Enclosures

PRICE PROPOSAL FORM

South Mack Drive Extension
City of Wasilla Project Number 54987

Dryden & LaRue, Inc.

Contractor's Name

Contractor's Signature

Date

1. Fill in the contractor's name above-Sign and Date.

2. Show your proposed price for each of the parcels listed below. Where conflicts exist between what is shown on the plans and actual field conditions, proposers should base their price on what is shown on the plans.

PCL No.	PARCEL DESCRIPTION	Appraisal Cost	Estimated Price for Acquisition Services	Relocation Description	Estimated Price for Relocation Services	Estimated Title & Closing Costs	Parcel Total
1	Appraisal and Acquisition	\$ 5,900	\$ 8,100	No Relocation Anticipated	\$ -	\$ 900	\$ 14,900
2	Appraisal and Acquisition	\$ 5,900	\$ 4,700	No Relocation Anticipated	\$ -	\$ 900	\$ 11,500
3	Appraisal and Acquisition	\$ 5,900	\$ 4,700	No Relocation Anticipated	\$ -	\$ 900	\$ 11,500
4	Appraisal and Acquisition	\$ 5,900	\$ 4,700	No Relocation Anticipated	\$ -	\$ 900	\$ 11,500
5	Appraisal and Acquisition	\$ 5,900	\$ 7,700	No Relocation Anticipated	\$ -	\$ 900	\$ 14,500
6	Appraisal and Acquisition	\$ 5,900	\$ 8,100	No Relocation Anticipated	\$ -	\$ 900	\$ 14,900
7	Appraisal and Acquisition	\$ 5,900	\$ 10,800	No Relocation Anticipated	\$ -	\$ 900	\$ 17,600
8	Appraisal and Acquisition	\$ 5,900	\$ 7,700	Relocation Anticipated	\$ 13,500	\$ 900	\$ 28,000
9	Appraisal and Acquisition	\$ 5,900	\$ 7,600	No Relocation Anticipated	\$ -	\$ 900	\$ 14,400
10	Appraisal and Acquisition	\$ 5,900	\$ 5,400	No Relocation Anticipated	\$ -	\$ 900	\$ 12,200
11	Appraisal and Acquisition	\$ 5,900	\$ 10,800	No Relocation Anticipated	\$ -	\$ 900	\$ 17,600
12	Appraisal and Acquisition	\$ 5,900	\$ 8,100	No Relocation Anticipated	\$ -	\$ 900	\$ 14,900
13	Appraisal and Acquisition	\$ 5,900	\$ 5,400	No Relocation Anticipated	\$ -	\$ 900	\$ 12,200
14	Appraisal and Acquisition	\$ 5,900	\$ 5,400	Relocation Anticipated	\$ 6,750	\$ 900	\$ 18,950
15	Appraisal and Acquisition	\$ 5,900	\$ 9,400	No Relocation Anticipated	\$ -	\$ 900	\$ 16,200
16	Appraisal and Acquisition	\$ 5,900	\$ 10,800	No Relocation Anticipated	\$ -	\$ 900	\$ 17,600
17	Appraisal and Acquisition	\$ 5,900	\$ 8,100	No Relocation Anticipated	\$ -	\$ 900	\$ 14,900
18	Appraisal and Acquisition	\$ 5,900	\$ 13,400	No Relocation Anticipated	\$ -	\$ 900	\$ 20,200
19	Appraisal and Acquisition	\$ 5,900	\$ 10,800	No Relocation Anticipated	\$ -	\$ 900	\$ 17,600
20	Appraisal and Acquisition	\$ 5,900	\$ 4,100	No Relocation Anticipated	\$ -	\$ 900	\$ 10,900
21	Appraisal and Acquisition	\$ 5,900	\$ 8,100	No Relocation Anticipated	\$ -	\$ 900	\$ 14,900
22	Appraisal and Acquisition	\$ 5,900	\$ 4,100	No Relocation Anticipated	\$ -	\$ 900	\$ 10,900
23	Appraisal and Acquisition	\$ 5,900	\$ 8,100	No Relocation Anticipated	\$ -	\$ 900	\$ 14,900
24	Appraisal and Acquisition	\$ 5,900	\$ 10,800	No Relocation Anticipated	\$ -	\$ 900	\$ 17,600
25	Appraisal and Acquisition	\$ 5,900	\$ 4,100	No Relocation Anticipated	\$ -	\$ 900	\$ 10,900
26	Appraisal and Acquisition	\$ 5,900	\$ 8,100	No Relocation Anticipated	\$ -	\$ 900	\$ 14,900
27	Appraisal and Acquisition	\$ 5,900	\$ 4,100	No Relocation Anticipated	\$ -	\$ 900	\$ 10,900
28	Appraisal and Acquisition	\$ 2,950	\$ 6,700	No Relocation Anticipated	\$ -	\$ 900	\$ 10,550
29	Appraisal and Acquisition	\$ 5,900	\$ 8,100	No Relocation Anticipated	\$ -	\$ 900	\$ 14,900
30	Appraisal and Acquisition	\$ 5,900	\$ 10,800	No Relocation Anticipated	\$ -	\$ 900	\$ 17,600
31	Appraisal and Acquisition	\$ 2,950	\$ 6,700	No Relocation Anticipated	\$ -	\$ 900	\$ 10,550
32	Appraisal and Acquisition	\$ 2,950	\$ 5,400	No Relocation Anticipated	\$ -	\$ 900	\$ 9,250
33	Appraisal and Acquisition	\$ 2,950	\$ 5,400	No Relocation Anticipated	\$ -	\$ 900	\$ 9,250
34	Appraisal and Acquisition	\$ 5,900	\$ 13,400	No Relocation Anticipated	\$ -	\$ 900	\$ 20,200
35	Appraisal and Acquisition	\$ 5,900	\$ 5,400	No Relocation Anticipated	\$ -	\$ 900	\$ 12,200
36	Appraisal and Acquisition	\$ 5,900	\$ 10,800	No Relocation Anticipated	\$ -	\$ 900	\$ 17,600
37	Appraisal and Acquisition	\$ 5,900	\$ 10,800	No Relocation Anticipated	\$ -	\$ 900	\$ 17,600
TOTALS		\$ 207,000	\$ 287,000		\$ 20,000	\$ 33,000	\$ 547,000

**CITY OF WASILLA
SOUTH MACK DRIVE PROJECT**

PROGRAM COST ESTIMATE

<u>PROGRAM SUMMARY</u>	MACK (CLAPP) PH 1	FAIRVIEW LOOP REALIGNMENT (MACK PH 2)	MACK DRIVE GRADE SEPARATED CROSSING	TOTAL
Construction	\$5,038,874	\$1,823,522	\$5,642,734	\$12,505,130
Utility Relocations	\$604,500	\$856,950	\$460,000	\$1,921,450
<hr/>				
SUBTOTAL CONSTRUCTION	\$5,643,374	\$2,680,472	\$6,102,734	\$14,426,580
Contingency	\$564,337	\$536,094	\$1,220,547	\$2,320,979
<hr/>				
TOTAL CONSTRUCTION	\$6,207,711	\$3,216,566	\$7,323,281	\$16,747,559
Design Engineering	\$886,744	\$482,485	\$1,098,492	\$2,467,721
Construction Engineering	\$1,241,542	\$643,313	\$1,098,492	\$2,983,348
Wetland Mitigation	2.8 Acre \$26,400	\$0	\$30,000	\$56,400
ROW Acquisition	\$628,712	\$787,808	\$114,116	\$1,530,636
- Acquire (1) full parcels	1 Acre			
- Acquire (37) partial parcels	32 Acre			
<hr/>				
TOTAL	\$8,991,110	\$5,130,173	\$9,664,381	
PROGRAM SUMMARY TOTAL				\$23,785,663

**CITY OF WASILLA
SOUTH MACK DRIVE PROJECT**

PROGRAM COST ESTIMATE

MACK DRIVE (CLAPP STREET) PH 1

Construction			\$5,038,874
Utility Relocations			\$604,500
			=====
<i>SUBTOTAL CONSTRUCTION</i>			<i>\$5,643,374</i>
Contingency	10%		\$564,337
			=====
<i>TOTAL CONSTRUCTION</i>			<i>\$6,207,711</i>
Design Engineering			\$886,744
Construction Engineering	20%		\$1,241,542
Wetland Mitigation	1.3 Acre	20,000	\$26,400
ROW Acquisition			\$628,712
- Acquire (1) full parcels			
- Acquire (23) partial parcels	25 Acre		
			=====
<i>TOTAL MACK DRIVE (CLAPP STREET) PH 1</i>			<i>\$8,991,110</i>

**CITY OF WASILLA
SOUTH MACK DRIVE PROJECT**

PROGRAM COST ESTIMATE

FAIRVIEW LOOP REALIGNMENT (MACK PH 2)

Construction			\$1,823,522
Utility Relocations			\$856,950
			=====
<i>SUBTOTAL CONSTRUCTION</i>			<i>\$2,680,472</i>
Contingency	20%		\$536,094
			=====
<i>TOTAL CONSTRUCTION</i>			<i>\$3,216,566</i>
Design Engineering		15%	\$482,485
Construction Engineering		20%	\$643,313
Wetland Mitigation	0.0 Acre	20,000	\$0
ROW Acquisition			\$787,808
- Acquire (1) full parcels			
- Acquire (11) partial parcels	5 Acre		
			=====
<i>TOTAL FAIRVIEW LOOP REALIGNMENT (MACK PH 2)</i>			<i>\$5,130,173</i>

**CITY OF WASILLA
SOUTH MACK DRIVE PROJECT**

PROGRAM COST ESTIMATE

MACK DRIVE GRADE SEPARATED CROSSING

Construction			\$5,642,734
Utility Relocations			\$460,000
			=====
<i>SUBTOTAL CONSTRUCTION</i>			<i>\$6,102,734</i>
Contingency	20%		\$1,220,547
			=====
<i>TOTAL CONSTRUCTION</i>			<i>\$7,323,281</i>
Design Engineering	15%		\$1,098,492
Construction Engineering	15%		\$1,098,492
Wetland Mitigation	1.50 Acre	\$20,000	\$30,000
ROW Acquisition			\$114,116
- Acquire (0) full parcels			
- Acquire (3) partial parcels	1.67 Acre		
			=====
<i>TOTAL MACK DRIVE GRADE SEPARATED CROSSING</i>			<i>\$9,664,381</i>