

Department of Public Works – Engineering Division

MEMO

TO: Municipal Services Committee

FROM: Mark Lahay, Assistant City Engineer

DATE: January 13, 2015

RE: Award of Contract for 2015 Land Acquisition Services for STH 47/CTH OO roundabout construction to Omni Associates, in an amount not to exceed \$34,750.

The Department of Public Works is recommending to contract with Omni Associates, in an amount not to exceed \$34,750 (this includes a contingency of \$6,500 in the event additional appraisals are needed) to provide Land Acquisitions Services for the STH 47 at CTH OO roundabout construction project scheduled for construction in 2017. The Wisconsin Department of Transportation requires that the City obtain all right-of-way prior to the PS&E for this construction project. This contract will authorize Omni Associates to provide services enabling the City to meet this requirement.

The Department of Public Works requested proposals from three qualified consulting firms located in Wisconsin. The City received three qualified proposals from Omni Associates, Steigerwaldt Land Services Inc. and Becher-Hoppe Associates, Inc.

Omni Associates demonstrated the related experience and personnel necessary to complete the required tasks. In addition, they also demonstrated a good project understanding and approach. Quotes received from the three firms were as follows (these quotes assume appraisals will be required from 6 of the 19 parcels):

Omni Associates = \$28,250
Steigerwaldt Land Services Inc. = \$50,500
Becher-Hoppe Associates, Inc. = \$75,300

| Parcel Number | Owner | OMNNI | | | Steigenwaldt | | | Becher-Hoppe | | |
|---|---|-------------|-------------|-------------|--------------|-------------|-------------|--------------|--------------|-------------|
| | | negotiate | appraisal | rel of mort | negotiate | appraisal | rel of mort | negotiate | appraisal | rel of mort |
| 1 | Michael R. Thomas & Sharon A. Thomas | \$875.00 | \$500.00 | x | \$1,000.00 | \$3,000.00 | x | \$2,350.00 | \$2,525.00 | x |
| 2 | The Manor Condominium | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$1,975.00 | \$350.00 |
| 3 | Cole WG Appleton (Northland Avenue) | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$1,975.00 | \$350.00 |
| 4 | Associated Bank-Corp | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | x | \$2,350.00 | \$2,525.00 | x |
| 6 | Kasper Murphy Company LLC | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$1,975.00 | \$350.00 |
| 7 | JS Food Mart, Inc. | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$2,525.00 | \$350.00 |
| 8 | Xtreme Properties LLC | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$1,975.00 | \$350.00 |
| 9 | Maas Investments, LLC | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$1,975.00 | \$350.00 |
| 11 | Tauber Enterprises, LLC | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$1,975.00 | \$350.00 |
| 12 | Wisconsin Electric Power Company | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$1,975.00 | \$350.00 |
| 13 | Richmond Center Development LLC | \$1,250.00 | \$1,500.00 | x | \$1,000.00 | \$3,000.00 | x | \$2,350.00 | \$2,525.00 | x |
| 14 | R. Lewis & R. Lewis LLC | \$1,250.00 | \$1,500.00 | x | \$1,000.00 | \$3,000.00 | x | \$2,350.00 | \$2,525.00 | x |
| 16 | Lor & Lor LLC | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$2,525.00 | \$350.00 |
| 17 | Arc Cafehdoo1 LLC | \$1,250.00 | \$1,500.00 | x | \$1,000.00 | \$3,000.00 | x | \$2,350.00 | \$2,525.00 | x |
| 18 | 631 W Northland Avenue LLC | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$2,525.00 | \$350.00 |
| 19 | Northland Mall LLC | \$875.00 | \$500.00 | x | \$1,000.00 | \$3,000.00 | x | \$2,350.00 | \$2,525.00 | x |
| 21 | McDonalds Corporation | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$2,525.00 | \$350.00 |
| 22 | Border Patrol LLC | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$2,525.00 | \$350.00 |
| 23 | Convenience Store Investments | \$875.00 | \$500.00 | \$0.00 | \$1,000.00 | \$3,000.00 | \$250.00 | \$2,350.00 | \$2,525.00 | \$350.00 |
| 100 | We Energies | \$200.00 | \$0.00 | \$0.00 | \$500.00 | | | \$1,000.00 | | |
| 101 | City of Appleton | \$200.00 | \$0.00 | \$0.00 | \$500.00 | | | \$1,000.00 | | |
| 102 | Time Warner Cable Inc | \$200.00 | \$0.00 | \$0.00 | \$500.00 | | | \$1,000.00 | | |
| 103 | American Transmission Company | \$200.00 | \$0.00 | \$0.00 | \$500.00 | | | \$1,000.00 | | |
| 104 | AT&T Wisconsin | \$200.00 | \$0.00 | \$0.00 | \$500.00 | | | \$1,000.00 | | |
| | Project Data Book and Nominal Parcel Payment Report | \$3,500.00 | | | \$9,500.00 | | | \$8,500.00 | | |
| | Prepare Reimbursement forms and documents | \$0.00 | included | | \$1,000.00 | | | \$250.00 | | |
| | Complete LPA 3028 | \$0.00 | included | | \$500.00 | | | \$750.00 | | |
| | | \$22,250.00 | \$12,500.00 | \$0.00 | \$32,500.00 | \$57,000.00 | \$4,750.00 | \$59,150.00 | \$45,125.00 | \$6,650.00 |
| | | | \$34,750.00 | | | \$94,250.00 | | | \$110,925.00 | |
| The costs below assume only the 6 starred parcels above will require appraisals which are the parcels estimated to be near or over \$10,000 for acquisition | | | | | | | | | | |
| | | \$22,250.00 | \$6,000.00 | | \$32,500.00 | \$18,000.00 | | \$59,150.00 | \$16,150.00 | |
| | | | \$28,250.00 | | | \$50,500.00 | | | \$75,300.00 | |