



**PURCHASING ITEM
FOR
COUNCIL AGENDA**

MEMO NO. RE08-311

1. Agenda Item Number:

23

2. Council Meeting Date:

May 22, 2008

TO: MAYOR & COUNCIL

3. Date Prepared: April 11, 2008

THROUGH: CITY MANAGER

4. Requesting Department: Public Works

5. SUBJECT: Approval of a \$10,000 contract amendment with Dennis L. Lopez & Associates, LLC, to provide real estate appraisal services needed in connection with the Dobson Road and Chandler Boulevard Intersection project in a total contract amount not to exceed \$35,500.

6. RECOMMENDATION: Staff recommends that Council approve a \$10,000 contract amendment with Dennis L. Lopez and Associates, LLC, to provide real estate appraisal services needed in connection with the Dobson Road and Chandler Boulevard Intersection project in a total contract amount not to exceed \$35,500.

7. BACKGROUND/DISCUSSION: On February 9, 2006, Council approved the alignment for the Dobson Road and Chandler Boulevard intersection and Dobson Road from Chandler Boulevard to Frye Road improvement project. The alignment required acquisition of road right-of-way and easements for 20 commercial parcels. Dennis L. Lopez & Associates, LLC, had completed the original appraisal services for this project totaling \$25,500 as bid. Subsequent SRP requirements added 23 new easements along with 8 revised easements and 3 new parcels added to previously identified acquisitions. These changes require revisions to the original appraisal services by the appraiser. Additional appraisal services needed are approximately \$10,000. With this \$10,000 in additional funding, the \$30,000 administrative limit as set by Council, will be exceeded. Total appraisal funds required will now total \$35,500.

The additional appraisal services are required to obtain the necessary road right-of-way and easements for the project in order to meet the project schedule. The scheduled construction start date is Summer 2008, completing the work by Winter 2008.

8. EVALUATION PROCESS: Dennis L. Lopez & Associates, LLC. is one of five companies considered to provide acquisition services. Dennis Lopez & Associates, LLC. was originally chosen based on appraisal work distribution, qualifications, and their current workload.

9. FINANCIAL IMPLICATIONS:

Cost: \$35,500

Savings: N/A

Long Term Costs: N/A

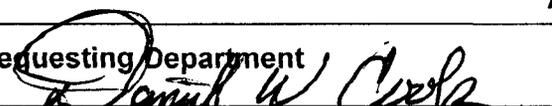
<u>Acct No.:</u>	<u>Fund:</u>	<u>Program Name:</u>	<u>CIP Funded:</u>	<u>Funds:</u>
411.3310.0000.6517.7ST314	Gov Bonds	Dobson Rd /Chandler Blvd Intersection	FY 06/07	\$35,500

10. PROPOSED MOTION: Move that Council approve a \$10,000 contract amendment with Dennis L. Lopez & Associates, LLC, to provide real estate appraisal services needed in connection with the Dobson Road and Chandler Boulevard intersection project in a total contract amount not to exceed \$35,500, and authorize the Mayor to sign the contract.

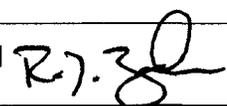
ATTACHMENT: Location/Site Map

APPROVALS

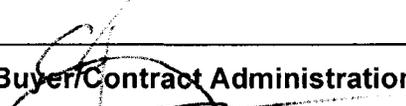
11. Requesting Department


Daniel W. Cook, Deputy Director Public Works

12. Department Head


R. J. Zeder, Public Works Director

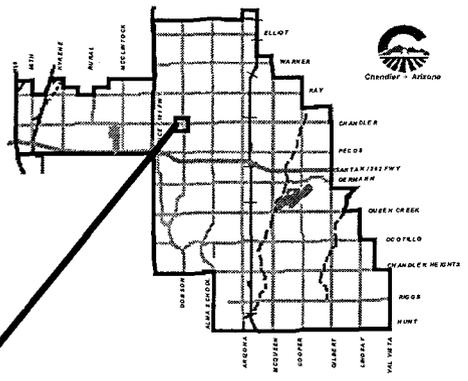
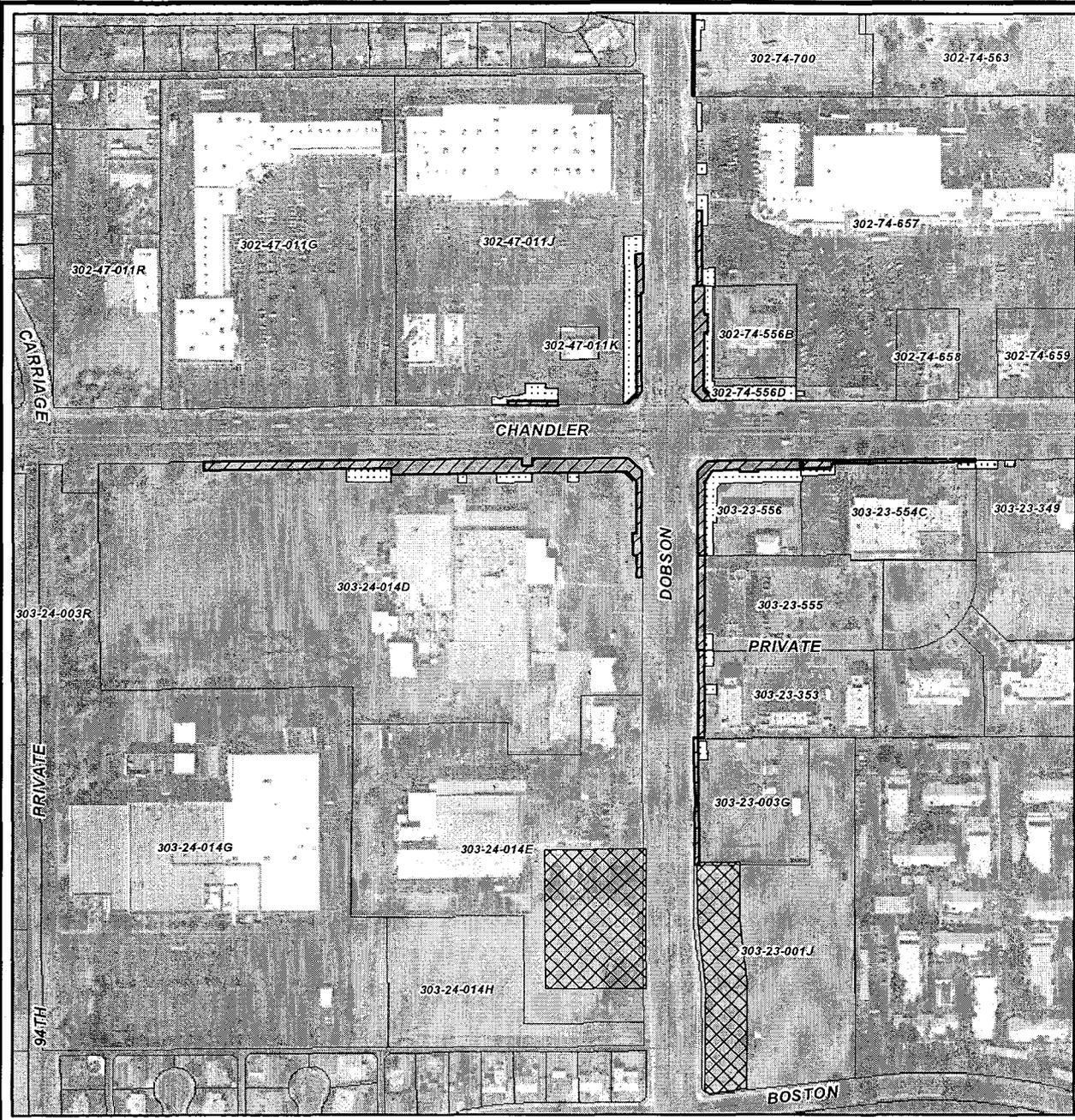
13. Buyer/Contract Administration


Erich Kuntze, Real Estate Operations Coordinator

14. City Manager


W. Mark Pentz

DOBSON RD/CHANDLER BL INTERSECTION IMPROVEMENTS PROJECT ST0503



MEMO NO. RE08-311
APPRAISAL SERVICES CONTRACT

-  RIGHT OF WAY PER LEGAL
-  DRAINAGE EASEMENT PER LEGAL
-  TCE PER LEGAL
-  SIGHT VISIBILITY EASEMENT PER LEGAL





Chandler Arizona

AMENDMENT NUMBER ONE

Project Name: Dobson Road and Chandler Boulevard
Project No.: ST-0503

This Amendment No. One to that certain Agreement Between the City Of Chandler (CITY) and Dennis Lopez and Associates, LLC., for Appraisal Services dated October 5, 2006, is entered into this 23rd day of May, 2008.

WHEREAS the parties have determined that it is necessary and desirable for Dennis Lopez and Associates, LLC., to perform additional services for CITY;

NOW THEREFORE, the parties agree as follows:

1. Section One of the above referenced Agreement, is hereby amended by adding additional scope of work described in more detail in Exhibit A, attached hereto and incorporated herein by reference.
2. Section One, of the above referenced Agreement, is hereby; amended by increasing the total contract price by an amount not to exceed the sum of ten thousand dollars, (\$10,000) all payable in accordance with Exhibit B, for a total contract price not to exceed the sum of thirty-five thousand five hundred dollars, (\$35,500).
3. All other terms and conditions of the above referenced Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names this _____ day of _____, 2008.

CITY OF CHANDLER:

CONSULTANT: Dennis Lopez and Associates, L.L.C.

By: _____
MAYOR Date

By: _____
Title:

APPROVED AS TO FORM:

ATTEST: (If corporation)

City Attorney by: GAB
ATTEST:

Secretary
WITNESS: (If Individual or Partnership)

City Clerk

SEAL



Chandler Arizona

AMENDMENT NUMBER ONE

Project Name: Dobson Road and Chandler Boulevard
Project No.: ST-0503

This Amendment No. One to that certain Agreement Between the City Of Chandler (CITY) and Dennis Lopez and Associates, LLC., for Appraisal Services dated October 5, 2006, is entered into this 23rd day of May, 2008.

WHEREAS the parties have determined that it is necessary and desirable for Dennis Lopez and Associates, LLC., to perform additional services for CITY;

NOW THEREFORE, the parties agree as follows:

1. Section One of the above referenced Agreement, is hereby amended by adding additional scope of work described in more detail in Exhibit A, attached hereto and incorporated herein by reference.
2. Section One, of the above referenced Agreement, is hereby; amended by increasing the total contract price by an amount not to exceed the sum of ten thousand dollars, (\$10,000) all payable in accordance with Exhibit B, for a total contract price not to exceed the sum of thirty-five thousand five hundred dollars, (\$35,500).
3. All other terms and conditions of the above referenced Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto subscribed their names this _____ day of _____, 2008.

CITY OF CHANDLER:

CONSULTANT: Dennis Lopez and Associates, L.L.C.

By: _____
MAYOR Date

By: _____
Title:

APPROVED AS TO FORM:

ATTEST: (If corporation)

City Attorney by: _____

Secretary

ATTEST:

WITNESS: (If Individual or Partnership)

City Clerk

SEAL

Amendment No. One cont.

Project No. ST-0503

THESE CHANGES RESULT IN THE FOLLOWING ADJUSTMENTS OF CONTRACT PRICE AND TIME

ORIGINAL CONTRACT AMOUNT		\$ 25,500
CURRENT CONTRACT PRICE PRIOR TO THIS AMENDMENT (Including previous amendments)		\$ 25,500
NET INCREASE / DECREASE (Resulting from this amendment)		\$ 10,000
REVISED CONTRACT PRICE (Including this amendment)		\$ 35,500
AMENDMENT PERCENTAGE (Of original contract price)		39.2%
CONTRACT TIME PRIOR TO THIS AMENDMENT (Including previous amendments)		45 Days (Days or Date)
NET INCREASE/DECREASE (Resulting from this amendment)		30 Days (Days or Date)
REVISED CONTRACT TIME (Including this amendment)		75 Days (Days or Date)
THIS AMENDMENT No. <u> </u>	Does not Require Council Approval: Less than \$30,000*	_____
	More than \$30,000 but less than 10% of Contract*	_____
THIS AMENDMENT No. <u>One</u>	Requires Council Approval Greater than \$30,000*	<u>X</u>
	Greater than 10% of Contract *	X
*Including City Manager approved Amendments		
ORIGINAL CONTRACT COUNCIL DATE:	ITEM NO.:	, if applicable
COUNCIL APPROVAL: _____	ITEM NO.: _____	, if applicable

CC: City Clerk User Dept Project Mgr Consultant Project Anaylst File

EXHIBIT A
SCOPE OF WORK

The sum of \$10,000 is based on:

3 additional parcels: **302-47-011R, 302-47-332+302-47-333** as single owner,
and **303-23-001J**,

And

10 revised reports consisting of multiple additions per report to previously completed reports:
302-47-011G, 302-47-011J, 302-74-556D, 302-74-657, 302-74-700, 303-23-349, 303-23-353,
303-23-555, 303-23-556, 303-24-014D,

And

a contingency amount equal to 1.4 Hours for possible further revision.

EXHIBIT B
FEE SCHEDULE

\$4,500	x 3 new reports at \$1,500 per report = \$4,500
\$5,250	x 10 revised reports at \$525 per report = \$5,250 (3 hours per report x \$175/hourly)
\$ 250	contingency revisions at \$175 x 1.4 Hours- \$250 (rounded)
<hr/>	
\$10,000	Total - Amendment Number One