

City of Pacific, Washington
Request for Qualifications
For Professional Services in Connection with
Right-of-Way Acquisition for the West Valley Highway Reconstruction Project

I. Purpose

The City of Pacific Public Works Department is requesting interested Professional Service Consulting firms to submit proposals for providing Right-of-Way Acquisition /Relocation Services for purchasing additional right-of-way from approximately 9 parcels relating to the reconstruction and improvement of West Valley Highway, from 1st Avenue West (City Limits) to County Line Road (King / Pierce County Line), all in the City of Pacific, King County, Washington. Approved right-of-way plans and project funding estimate (PFE) for the project have been developed by other consultants, and are attached to this RFQ.

Services will include:

- A. Title Reports for each parcel.
- B. Appraisals as necessary by a MIA appraiser. Appraisal Reviews as necessary by a MIA appraiser.
- C. Negotiations with property owners.
- D. Provide general support for condemnation proceedings, as necessary.

Appraisers/appraisal reviewers must be on the WSDOT approved appraiser list.

II. Requirements

- A. Submittals must contain no more than 10 pages, double sided, including resumes (20 total).
- B. Submit by 11:00 AM, Tuesday, June 30, 2020.
- C. The following items must be included in all responses:
 1. Demonstrate experience in working with public organizations, federally funded transportation projects, other grant funding and permitting agencies.
 2. A statement describing demonstrable experience and expertise in providing the services described above.
 3. Identification of the individual(s) in charge of the team designated to perform the services described above. Identify the individual who will administratively manage the contract.
 4. Resumes for the individual(s) to be assigned to the team designated to provide the services described above.
 5. A representative list of no more than 5 completed contracts in Washington State within the last five (5) years with examples of work performed. For each of the contracts, include the name, title, and phone number of a responsible, local reference associated or familiar with the project.
 6. A proposed fee schedule for providing the services described above.
- D. Please submit three (3) hard copies, or a PDF file of your response to:

Pacific Public Works Department 100 3rd Avenue SE Pacific, WA 98047 Attention: Jim Morgan, Public Works Manager jmorgan@ci.pacific.wa.us.

IV. RFQ Evaluation Criteria

If an award is made as a result of this RFQ, it shall be awarded to the consultant whose submittal is most advantageous to the city with price and other factors including, but not limited to: previous successes on federally funded transportation projects, demonstrated technical ability and expertise, reference calls and/or recommendations, and any additional criteria deemed appropriate by the city which would lend itself to establishing the vendor's viability to perform the work as outlined in this RFQ.

V. Selection Criteria:

- A. The ability, capacity, and skill of the consultant to provide the service required.
- B. Whether the recommended team is deemed adequate for the city's needs.
- C. Whether the consultant can perform the contract within the time specified.
- D. History of success of similar projects.

VI. Items that may disqualify a consultant from consideration:

- A. Evidence of collusion with any other respondents.
- B. The consultant is not qualified for the work or to the full extent of the RFQ
- C. The consultant has been convicted of a crime arising from a previous public contract, excepting convictions that have been pardoned, expunged, or annulled.
- D. At the time of RFQ opening, the consultant is not authorized to do business in Washington State, or otherwise lacks a necessary license, registration, or permit.
- E. Any other reason deemed proper by the city.

VII. Tentative Schedule:

- June 5, 2020 Release of RFQ
- June 30, 2020 Submittals must be received by 11:00 am
- July 10, 2020 Consultant selected
- July 24, 2020 Agreement with selected consultant
- July 27, 2020 City Council Approval
- September 14, 2020 Begin acquisition process
- December 31, 2021 Anticipated completion

VIII. Terms and Conditions

- A. The City reserves the right to reject any and all submittals, as well as to waive minor irregularities in any submittal.
- B. The City reserves the right to request clarification of information submitted and request additional information from the consultant.
- C. The City reserves the right to award the contract to the next most qualified consultant if the selected consultant does not execute the City's contract within fifteen (15) calendar days after the contract is awarded.
- D. The City will retain ownership of all documents, plans and prints produced by the consultant.
- E. The contract resulting from acceptance of a proposal by the City shall be in a form supplied by the City.
- F. The selected consultant will be required to provide a certificate of insurance conforming to requirements of the City's form contract prior to beginning any work under the contract.
- G. The City is not responsible for any costs incurred by the consultant in preparing, submitting, or presenting its submittal to the City.

The City of Pacific encourages disadvantaged, minority and women-owned consulting firms to respond.

This project is Federally funded and Federal EEO requirements apply.

The City of Pacific, in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d to 2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all respondents that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises as defined at 49 CFR Part 23 will be afforded full opportunity to submit a proposal in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, or sex in consideration for an award.

Questions may be directed to:

Jim Morgan, Public Works Manager Public Works Department 100 3rd Avenue SE Pacific, WA 98047 (253)-929-1113 jmorgan@ci.pacific.wa.us.

PFE SUMMARY

Parcel ID	Assessor's Parcel Number	Owner	1	2	3	4	5	6	7	8	9	11	12
			Just Comp. (Offer)	Appraisal Fee Costs (See Note 2)	Appraisal Fee Costs	Negotiation Fee Costs (See Note 3)	Title, Escrow Costs	Prop. Mgmt. Costs	Relocation Service Costs	Relocation Payments	Condemn. Incidental Costs (See Note 1)	Statutory Evaluation Allowance	Total Parcel Costs
1	3521049076; 3521049013	Davis Property & Investments LLC	\$105,500	\$3,000	\$900	\$4,500	\$450	\$0	\$0	\$0	\$48,360	\$750	\$163,460
2	3521049022	John & Jannette Welch, TTEE	\$60,100	\$3,000	\$900	\$4,500	\$450	\$0	\$0	\$0	\$27,930	\$750	\$97,630
3	3521049026; 3521049083; 3353404150	Alfred Leenstra; Leenstra Real Estate Holdings LLC;	\$161,600	\$3,000	\$900	\$4,500	\$450	\$0	\$4,500	\$5,000	\$74,555	\$750	\$255,255
4	3521049064	City of Pacific	\$350	\$0	\$0	\$4,500	\$450	\$0	\$0	\$0	\$653	\$750	\$6,703
5	3353404200	Jerald D Eck 411 Real Estate LLC	\$77,900	\$3,000	\$900	\$4,500	\$450	\$0	\$4,500	\$1,000	\$36,490	\$750	\$129,490
6	3353404340	Swamp LLC	\$7,000	\$0	\$0	\$4,500	\$450	\$0	\$0	\$0	\$3,645	\$750	\$16,345
7	3353404350	Aalco Pacific Inc	\$10,700	\$0	\$0	\$4,500	\$450	\$0	\$0	\$0	\$5,310	\$750	\$21,710
8	3353404100	Clinton & Joy Campbell	\$500	\$0	\$0	\$4,500	\$450	\$0	\$0	\$0	\$720	\$750	\$6,920
9	3353404090	West Valley LLC	\$16,500	\$0	\$0	\$4,500	\$450	\$0	\$4,500	\$2,000	\$8,570	\$750	\$37,270
TOTAL			\$440,150	\$12,000	\$3,600	\$40,500	\$4,050	\$0	\$13,500	\$8,000	\$206,233	\$6,750	\$734,783
Preparation of the Project Funding Estimate (See Note 2)													\$6,750
TOTAL COST													\$741,533

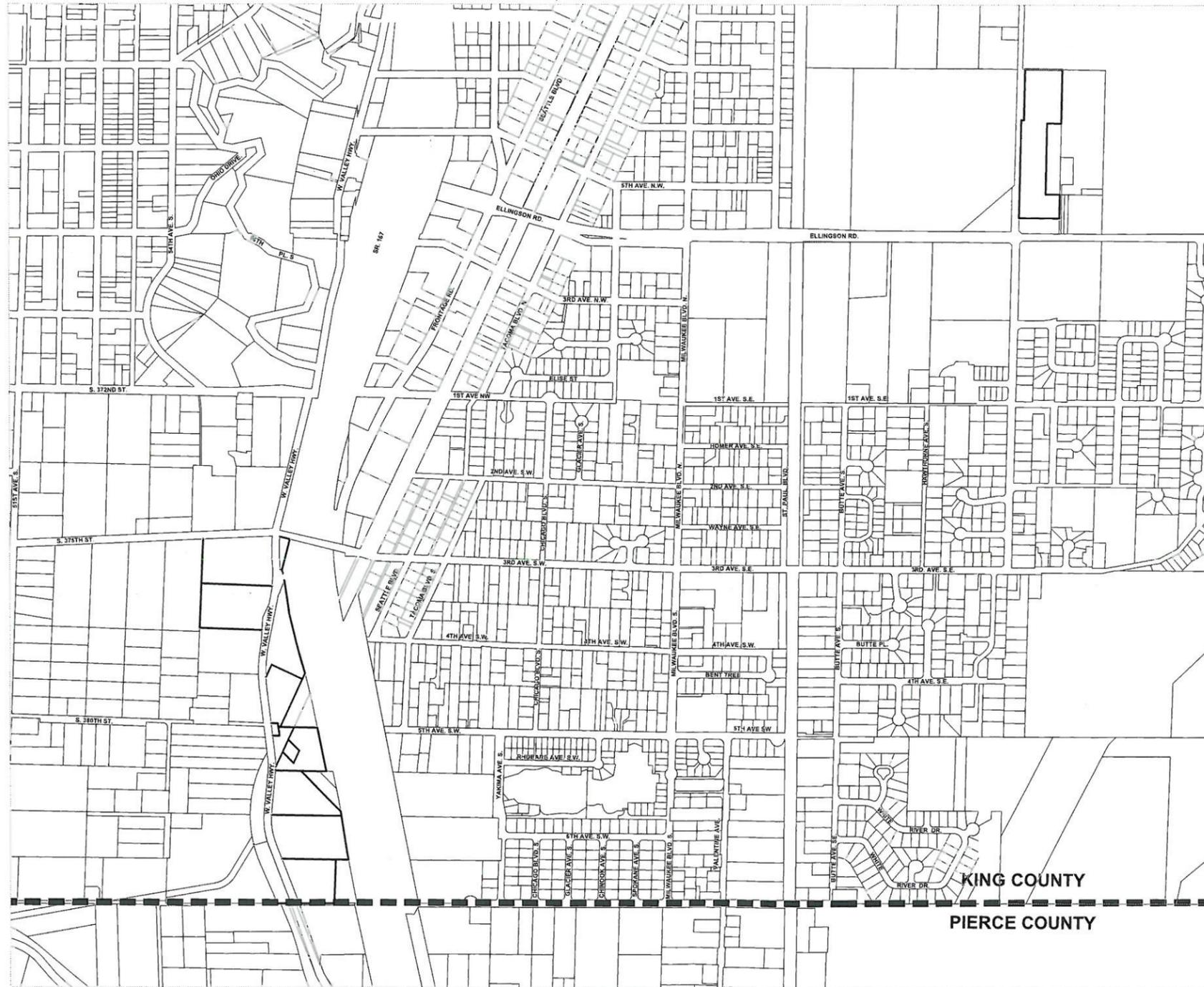
Notes:

- Column 9 (Condemnation & Incidental Costs) calculated as follows: (45% of column 1) + (10% of columns 2-8).
- Fees to prepare AOS worksheets are included in Project Fund Estimate fee of \$6,750 AOS worksheets, in lieu of Appraisals, do not require Appraisal Review.
- Column 4 - includes negotiations with property owners and administrative fees such as: PFE coordination and input, sub consultant management, meeting attendance, progress reporting, parcel file closeout / escrow, plan reviews, coordination with design team, etc.
- Subject to City approval, Administrative Offer Summary (AOS) worksheets may be prepared in lieu of appraisals for those parcels with estimated just compensation under \$25K, and if the acquisition is uncomplicated.
- Appraisals may be required, upon property owner request, for those parcels with estimated amounts of just compensation over \$10K and no more than \$25K. This caveat could affect estimated Appraisal and Appraisal Review costs.

Approval Recommended
 Date 10/23/19
 By [Signature] MN
 Local Agency Coordinator
 WSDOT Olympic Region

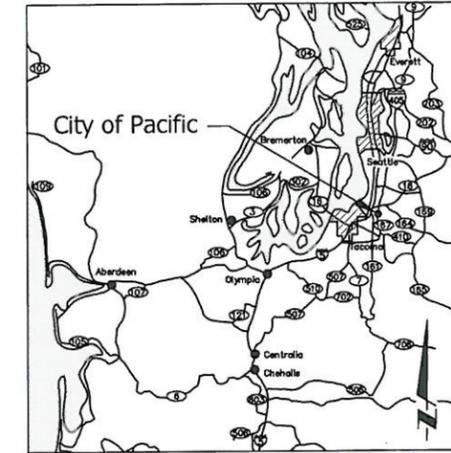
CITY OF PACIFIC WEST VALLEY HIGHWAY ROAD IMPROVEMENT PROJECT RIGHT-OF-WAY PLANS

SECTION 35, TOWNSHIP 21 N, RANGE 4 E, W.M.



SECTION 2, TOWNSHIP 20 N, RANGE 4 E, W.M.

SITE PLAN
1"=500'



LOCATION MAP

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	ROW OVERVIEW
3	ROW CONTROL
4	ROW CONTROL
5	ROW CONTROL
6	ROW PLAN
7	ROW PLAN
8	ROW PLAN
9	ROW PLAN

Approval Recommended
 Date 12/13/19
 By [Signature]
Local Agency Coordinator
WSDOT Olympic Region



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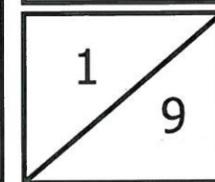
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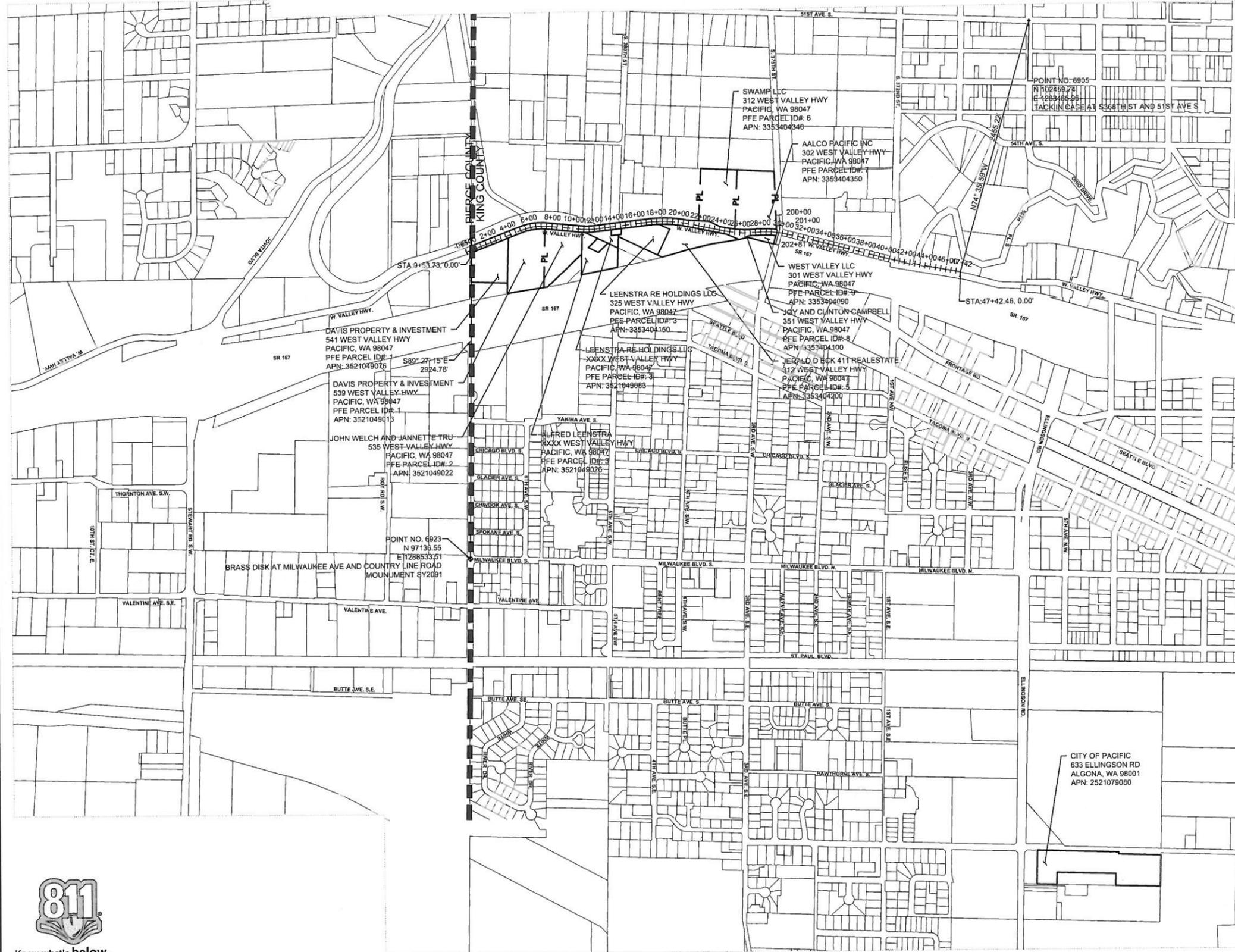
DESIGNED	A. BARNETT
DRAWN	A. BARNETT
CHECKED	A. TURPIN
APPROVED	W. FIERST
SCALE	AS NOTED
DATE	DECEMBER 2019

WEST VALLEY HIGHWAY ROAD
 IMPROVEMENT PROJECT
 RIGHT-OF-WAY PLANS
 PROJECT/APPLICANT
 CITY OF PACIFIC
 100 3rd AVENUE SE
 PACIFIC, WASHINGTON 98047

SHEET NO. 1



JOB NO. 21.30176.10, 2140392.10
 DRAWING NO.



VERTICAL DATUM

NAVD 88
 KING COUNTY VERTICAL BENCHMARK 6905
 TACK IN CASE AT S368TH ST AND 51ST AVE S.
 ELEV:367.06

BASIS OF BEARING

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE
 KING COUNTY HORIZONTAL CONTROL
 HOLDING COUNTY MONUMENT NUMBERS 6905 AND 6923.

POINT NO. 6905
 N=102459.7435
 E=1283485.963
 TACK IN CASE AT S368TH ST AND 51ST AVE S.

POINT NO. 6923
 N=97136.55
 E=1286533.511
 BRASS DISK AT MILWAUKEE AVE AND COUNTY LINE ROAD.

SURVEY NOTES

THE RIGHT-OF-WAY AND CENTERLINE ALIGNMENT ALONG WEST VALLEY HIGHWAY WAS DETERMINED OFF OF THE KING COUNTY RECORD OF SURVEY 35-21-4-2.

PLAN NOTES

THE PARCEL LINES SHOWN ON THIS SHEET AND THE COVER SHEET ARE SHOWN VIA KING COUNTY GIS. THESE LOT LINES ARE APPROXIMATE. THE PARCELS LINES SHOWN ON ALL SUBSEQUENT SHEETS HAVE BEEN CALCULATED VIA LEGALLY RECORDED DOCUMENTS AND ARE INTENDED FOR ROW ACQUISITION.



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DESIGNED	A. BARNETT
DRAWN	A. BARNETT
CHECKED	A. TURPIN
APPROVED	W. FIERST
SCALE	AS NOTED
DATE	DECEMBER 2019

WEST VALLEY HIGHWAY ROAD
 IMPROVEMENT PROJECT
 RIGHT-OF-WAY PLANS
 PROJECT/APPLICANT
 CITY OF PACIFIC
 100 3rd AVENUE SE
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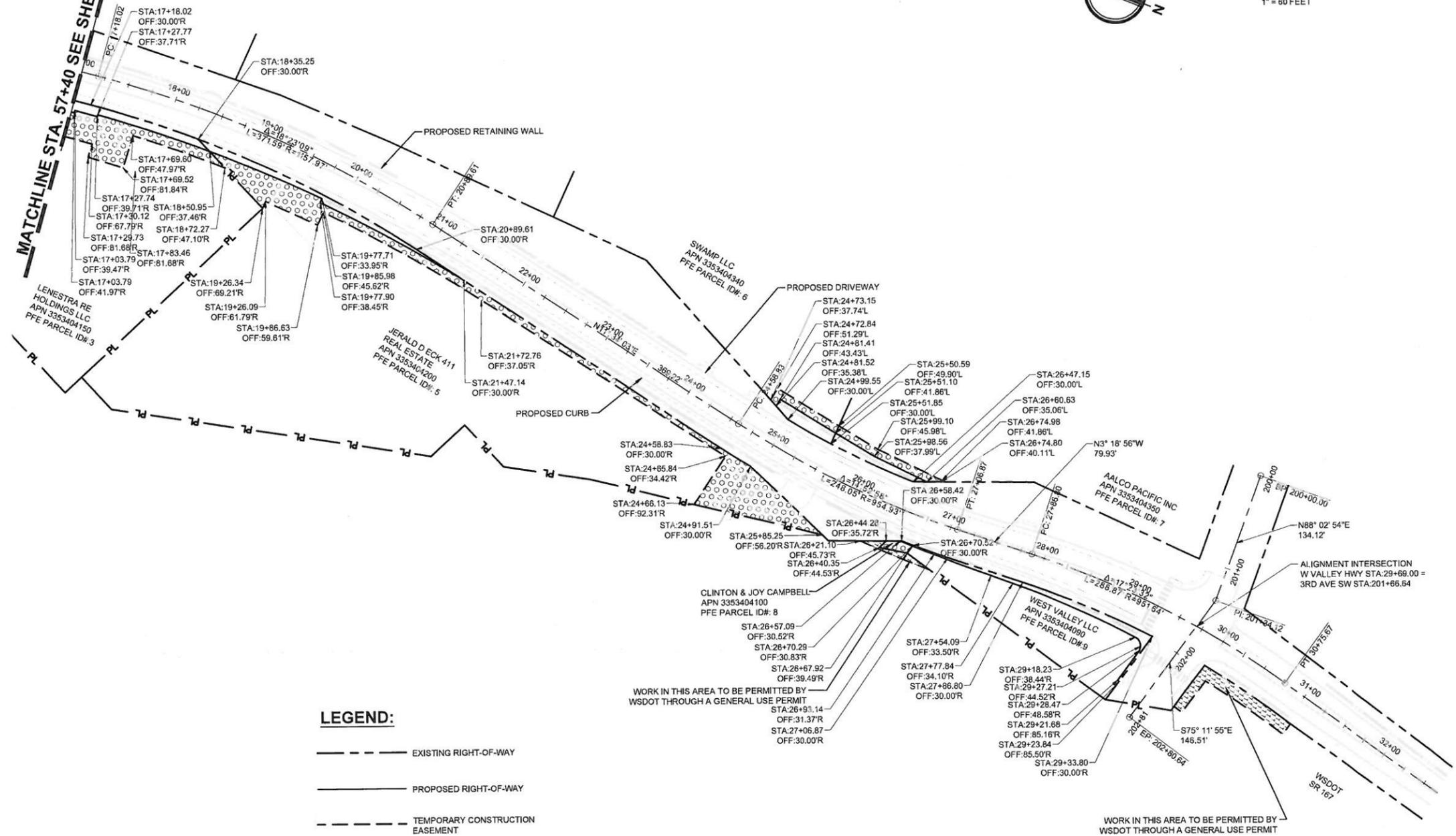
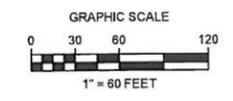
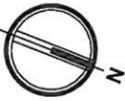
SHEET NO. 2

2
 9

811
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MATCHLINE STA. 57+40 SEE SHEET 3



- LEGEND:**
- EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - - - - - TEMPORARY CONSTRUCTION EASEMENT
 - - - - - EXISTING EASEMENT
 - PL — EXISTING PROPERTY LINE
 - RIGHT-OF-WAY-ACQUISITION AREA
 - TEMPORARY CONSTRUCTION EASEMENT AREA
 - WSDOT GENERAL USE PERMIT AREA

WORK IN THIS AREA TO BE PERMITTED BY WSDOT THROUGH A GENERAL USE PERMIT

WORK IN THIS AREA TO BE PERMITTED BY WSDOT THROUGH A GENERAL USE PERMIT



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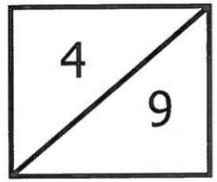
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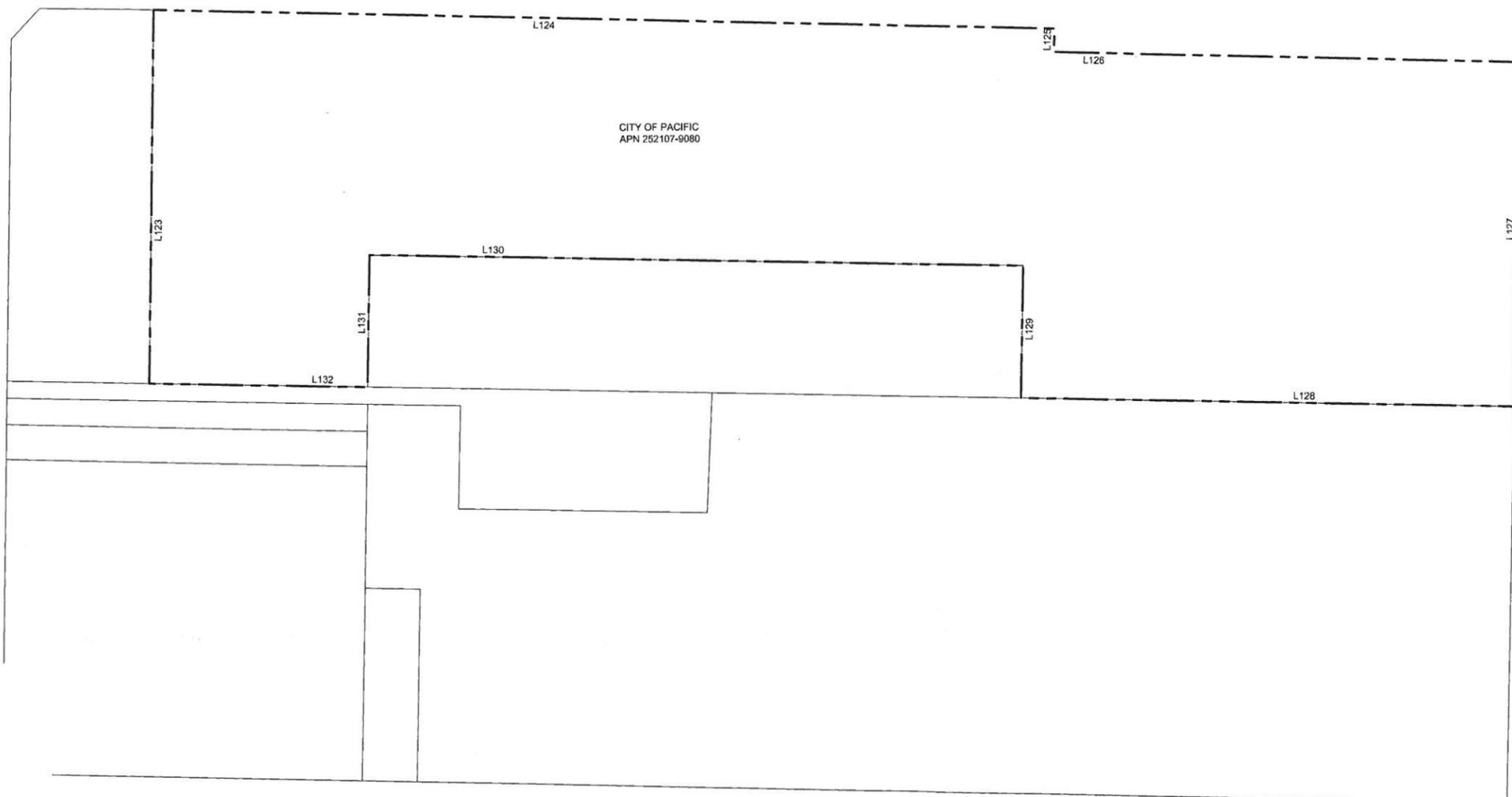
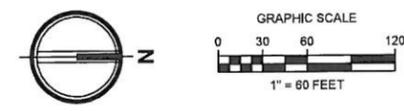
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WEST VALLEY HIGHWAY ROAD IMPROVEMENT PROJECT RIGHT-OF-WAY PLANS
PROJECT/APPLICANT
CITY OF PACIFIC
100 3rd AVENUE SE
PACIFIC, WASHINGTON 98047

SHEET NO. 4



DRAWING NO. 2140392.10



LINE TABLE		
LINE #	LENGTH	DIRECTION
L123	319.38	S89° 05' 17.07"E
L124	770.68	S1° 38' 27.75"W
L125	20.00	N88° 21' 32.25"W
L126	400.00	S1° 38' 25.77"W
L127	294.43	N88° 49' 35.71"W
L128	423.09	N1° 23' 47.57"E
L129	113.18	S88° 54' 04.38"E
L130	559.49	N1° 23' 08.93"E
L131	113.05	N88° 57' 56.95"W
L132	186.57	N1° 24' 14.88"E

- LEGEND:**
- EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY
 - TEMPORARY CONSTRUCTION EASEMENT
 - EXISTING EASEMENT
 - EXISTING PROPERTY LINE
 - RIGHT-OF-WAY-ACQUISITION AREA
 - TEMPORARY CONSTRUCTION EASEMENT AREA
 - WSDOT GENERAL USE PERMIT AREA



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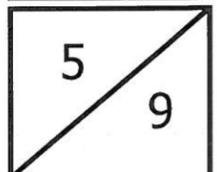
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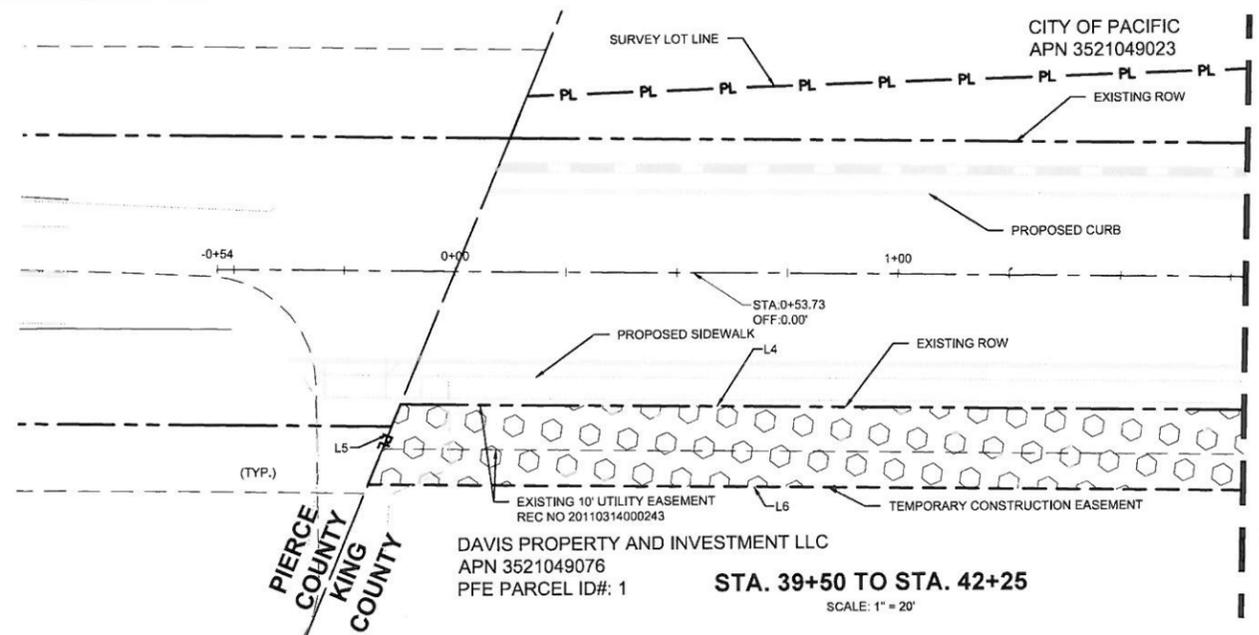
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 APPROVED: W. FIERST
 SCALE: AS NOTED
 DATE: DECEMBER 2019

WEST VALLEY HIGHWAY ROAD
 IMPROVEMENT PROJECT
 RIGHT-OF-WAY PLANS
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SHEET NO. 5



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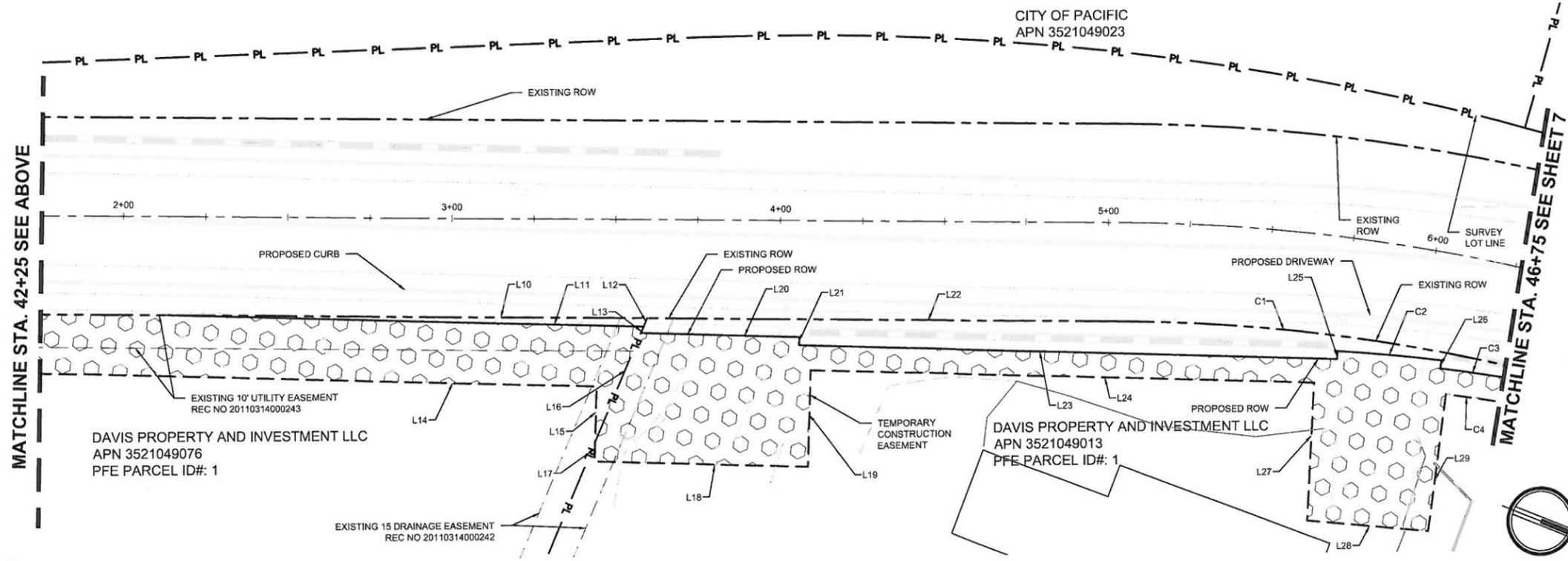
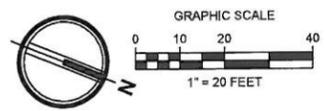
LEGEND:

- RIGHT-OF-WAY ACQUISITION AREA
- TEMPORARY CONSTRUCTION EASEMENT AREA
- WSDOT GENERAL USE PERMIT AREA
- RETAINING WALL
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	225.64	N21° 13' 43.32"W
L5	19.38	S89° 28' 57.90"E
L6	207.75	N21° 13' 43.32"W
L10	146.14	S21° 13' 43.32"E
L11	145.13	S20° 13' 32.64"E
L12	2.75	N88° 57' 38.49"W
L13	2.15	N88° 57' 38.49"W
L14	156.08	N20° 13' 32.64"W
L15	17.00	N69° 46' 27.36"E
L16	35.95	N88° 57' 38.49"W
L17	5.78	N69° 46' 27.36"E
L18	64.79	N20° 13' 32.64"W
L19	29.28	S69° 46' 27.36"W
L20	48.05	N20° 12' 03.39"W
L21	2.50	N69° 47' 56.61"E
L22	145.62	N21° 13' 43.32"W
L23	164.11	N20° 09' 08.14"W
L24	153.68	N20° 10' 59.92"W
L25	2.41	S71° 22' 45.02"W
L26	2.49	N75° 13' 38.15"E
L27	41.79	N70° 59' 02.31"E
L28	36.69	N16° 46' 23.42"W
L29	41.79	S75° 28' 10.86"W

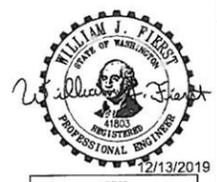
CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	175.15	542.96	18.48
C2	31.52	520.50	3.47
C3	77.70	523.65	8.50
C4	133.18	510.50	14.95

ACQUISITION REQUIREMENTS					
PARCEL NUMBER	OWNERS	TOTAL AREA (SQ-FT)	RIGHT-OF-WAY AREA (SQ-FT)	TEMPORARY CONSTRUCTION EASEMENT AREA (SQ-FT)	PROPERTY REMAINING
APN 3521049076	DAVIS PROPERTY AND INVESTMENT	114,127	185.63	6,805.58	113,941.37
APN 3521049013	DAVIS PROPERTY AND INVESTMENT	178,160	1,999.45	6,271.59	176,160.55

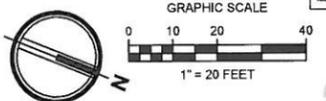


MATCHLINE STA. 42+25 SEE ABOVE

MATCHLINE STA. 46+75 SEE SHEET 7



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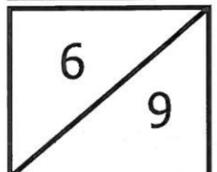
NO.	REVISIONS	DATE	BY

City of Pacific
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Pacific, WA 98047
Phone: (253)929-1110
Fax: (253)887-9910

DESIGNED	A. BARNETT
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SCALE	AS NOTED
DATE	DECEMBER 2019

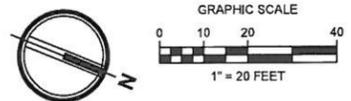
**WEST VALLEY HIGHWAY ROAD
IMPROVEMENT PROJECT
RIGHT-OF-WAY PLANS**
PROJECT/APPLICANT
CITY OF PACIFIC
100 3rd AVENUE SE
PACIFIC, WASHINGTON 98047

SHEET NO. 6



JOB NO. 2130176.10, 2140392.10 DRAWING NO.

CITY OF PACIFIC
APN 3521049064



LEGEND:

- RIGHT-OF-WAY ACQUISITION AREA
- TEMPORARY CONSTRUCTION EASEMENT AREA
- WSDOT GENERAL USE PERMIT AREA
- RETAINING WALL
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING EASEMENT

LINE TABLE

LINE #	LENGTH	DIRECTION
L36	51.92	S89° 16' 36.70"E
L37	8.01	N2° 30' 19.41"E
L38	23.99	N25° 37' 48.89"W
L39	42.76	N85° 42' 44.48"W
L40	143.68	N5° 40' 35.68"E
L41	25.75	N10° 23' 57.57"E
L42	58.50	S79° 36' 02.43"E
L43	58.03	N8° 55' 05.04"E
L44	7.45	S30° 30' 51.03"W
L45	53.48	N10° 23' 57.57"E
L46	52.00	N79° 36' 02.43"W
L47	50.48	N10° 23' 57.57"E
L48	164.02	N5° 40' 35.68"E
L49	164.02	N5° 40' 35.68"E
L50	4.50	N87° 50' 50.07"W
L51	148.88	N6° 49' 09.32"W
L52	110.37	N6° 46' 57.63"W
L53	7.35	N87° 20' 04.32"W
L54	15.06	N87° 20' 04.32"W
L55	107.90	N6° 51' 30.99"W
L56	260.63	N6° 49' 09.32"W
L57	9.44	N87° 20' 04.32"W
L58	12.90	S87° 20' 04.32"E
L59	187.29	N6° 46' 57.63"W
L60	167.97	N6° 51' 30.99"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C9	77.70	523.65	8.50
C10	175.15	542.96	18.48
C11	133.18	510.50	14.95
C14	131.98	917.00	8.25
C15	278.14	927.50	17.18
C16	131.98	917.00	8.25
C17	131.50	602.96	12.50
C18	142.31	912.50	8.94
C19	278.14	927.50	17.18

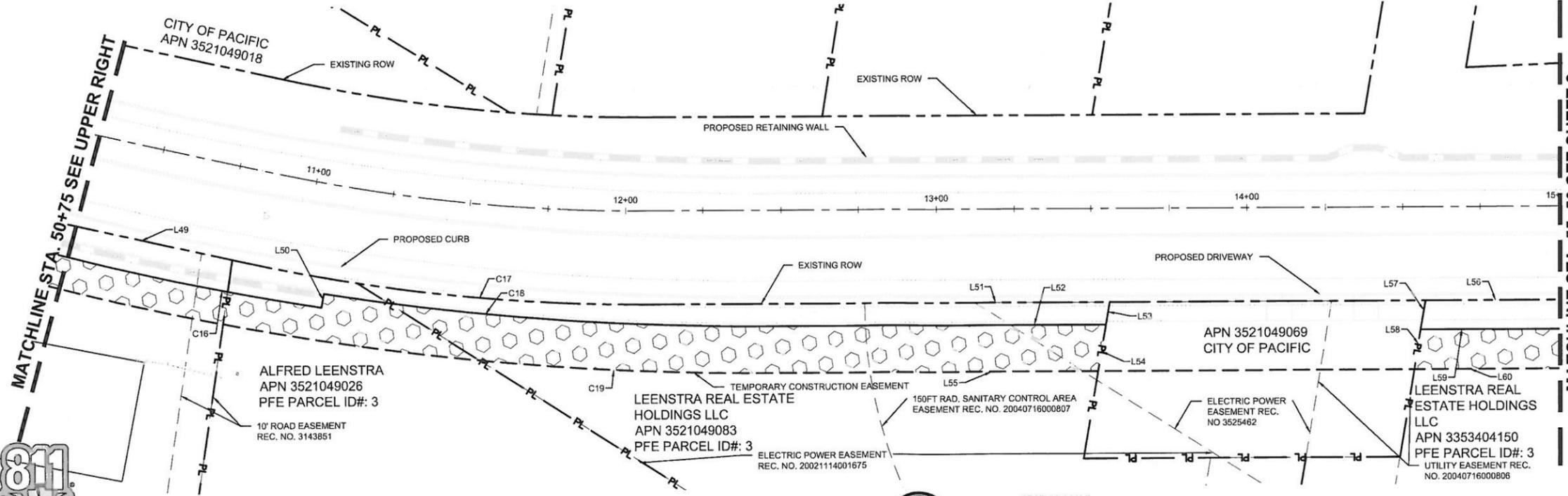
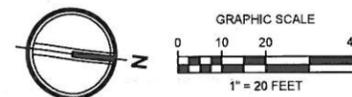
STA. 46+75 TO STA. 50+75

SCALE: 1" = 20'

ACQUISITION REQUIREMENTS					
PARCEL NUMBER	OWNERS	TOTAL AREA (SQ-FT)	RIGHT-OF-WAY AREA (SQ-FT)	TEMPORARY CONSTRUCTION EASEMENT AREA (SQ-FT)	PROPERTY REMAINING
APN 3521049022	WELCH JOHN T AND JANNETTE M	131,987	1,288.83	7,076.68	130,688.17
APN 3521049026	LEENSTRA FRED	82,414	380.52	878.88	82,033.48
APN 3521049083	LEENSTRA FRED	22,086	1,525.81	3,221.66	20,540.19

STA. 50+75 TO STA. 55+50

SCALE: 1" = 20'



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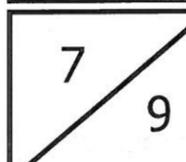
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City of Pacific
100 3rd Avenue Southeast
Pacific, WA 98047
Phone: (253)929-1110
Fax: (253)887-9910

DESIGNED: A. BARNETT
DRAWN: A. BARNETT
CHECKED: A. TURPIN
APPROVED: W. FIERST
SCALE: AS NOTED
DATE: DECEMBER 2019

WEST VALLEY HIGHWAY ROAD
IMPROVEMENT PROJECT
RIGHT-OF-WAY PLANS
PROJECT/APPLICANT: CITY OF PACIFIC
100 3rd AVENUE SE
PACIFIC, WASHINGTON 98047

SHEET NO. 7

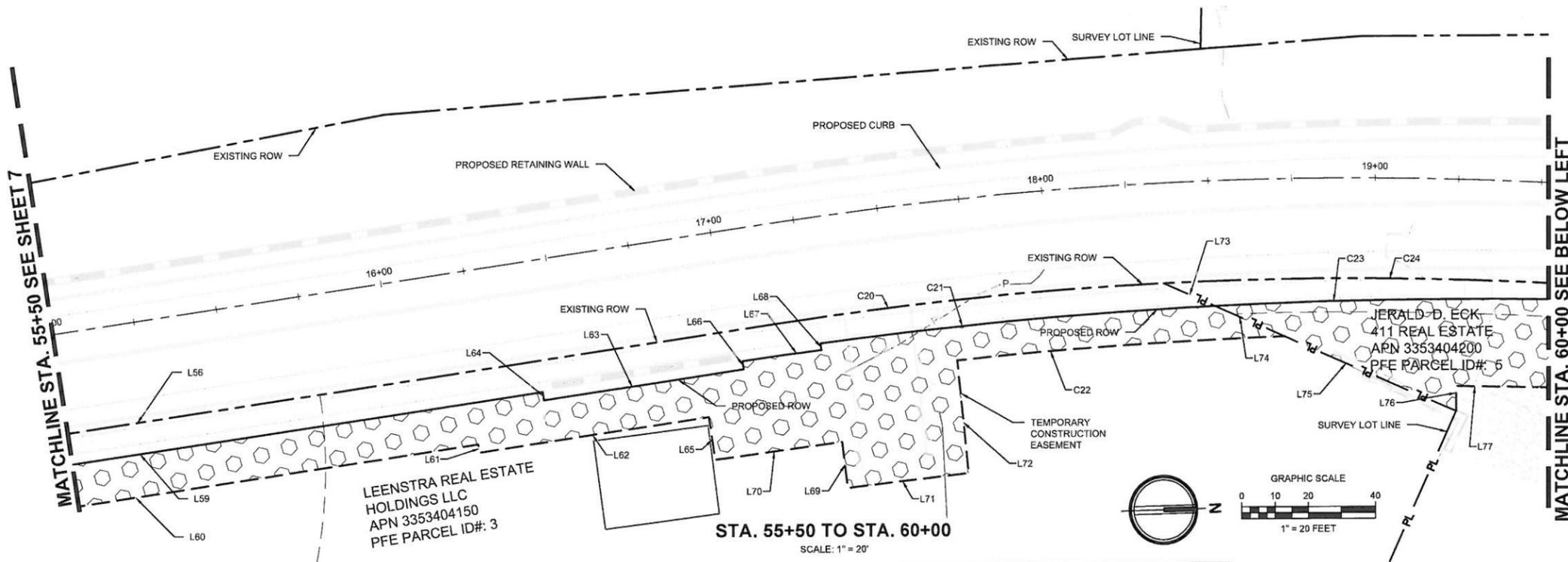


NO.	REVISIONS	DATE	BY

DRAWING NO. JOB NO. 2130176.10, 2140392.10



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STA. 55+50 TO STA. 60+00
SCALE: 1" = 20'

ACQUISITION REQUIREMENTS					
PARCEL NUMBER	OWNER	TOTAL AREA	RIGHT-OF-WAY AREA (SQ-FT)	TEMPORARY CONSTRUCTION EASEMENT AREA (SG-FT)	PROPERTY REMAINING
APN 3353404150	LEENSTRA FRED	82,717	3,580.36	6,609.58	79,136.64
APN 3353404200	JERALD D ECK 411 REALESTATE	116,450	1,484.25	9,945.40	114,965.75
APN 3353404340	SWAMP LLC	186,872	830.56	647.20	186,041.44

LEGEND:

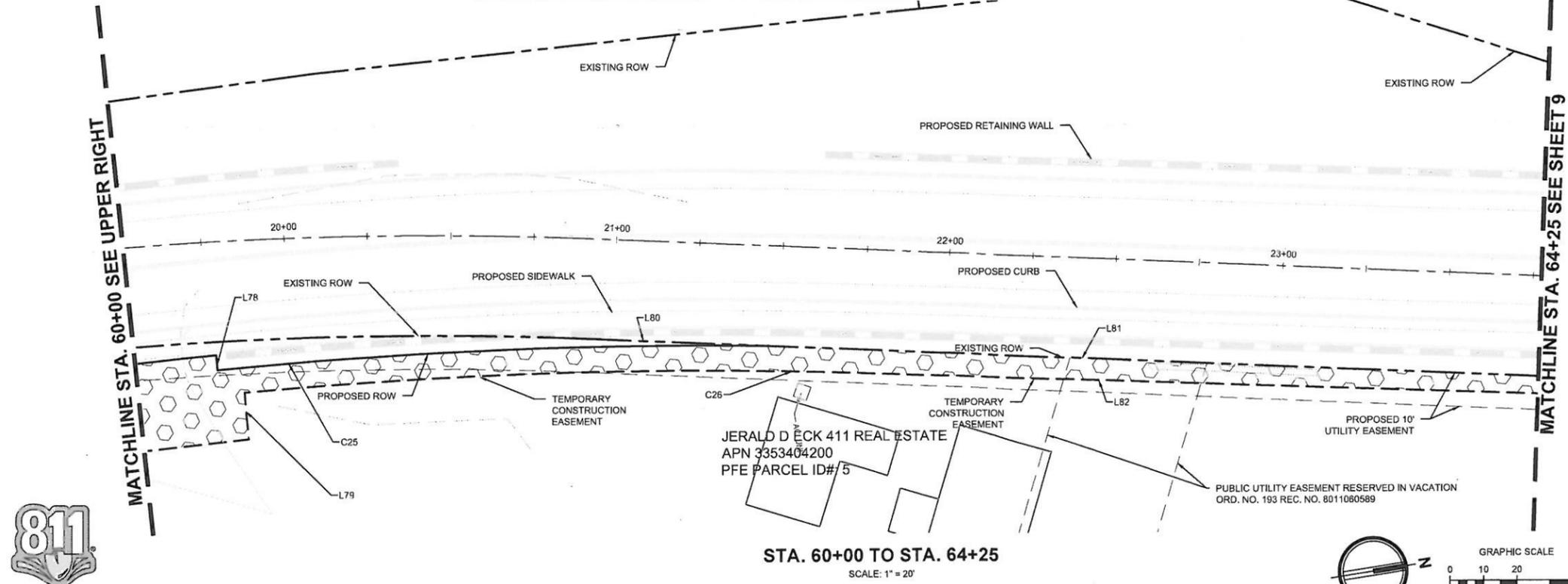
- RIGHT-OF-WAY ACQUISITION AREA
- TEMPORARY CONSTRUCTION EASEMENT AREA
- WSDOT GENERAL USE PERMIT AREA
- RETAINING WALL
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING EASEMENT

LINE TABLE

LINE #	LENGTH	DIRECTION
L61	2.50	N83° 13' 02.37"E
L62	69.63	N6° 46' 57.63"W
L63	60.66	N6° 46' 55.98"W
L64	2.50	N83° 13' 02.37"E
L65	12.95	N83° 13' 02.37"E
L66	2.50	S83° 13' 03.44"W
L67	23.62	N6° 09' 05.88"W
L68	2.00	S84° 17' 29.91"W
L69	13.90	N84° 59' 21.10"E
L70	38.11	N6° 09' 17.39"W
L71	36.99	N5° 00' 38.90"W
L72	33.87	S85° 51' 15.51"W
L73	39.66	N25° 26' 13.68"E
L74	39.66	N25° 26' 13.68"E
L75	55.98	N25° 26' 13.68"E
L76	7.45	N88° 12' 59.37"W
L77	57.40	N2° 47' 41.24"E
L78	4.50	S86° 15' 03.09"E
L79	14.00	N86° 04' 37.18"W
L80	57.54	N11° 34' 02.68"E
L81	311.68	S11° 34' 02.68"W
L82	293.35	S11° 02' 58.07"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C20	114.19	1127.97	5.80
C21	119.16	1484.50	4.60
C22	98.44	1474.50	3.83
C23	122.88	1484.50	4.74
C24	247.77	1127.97	12.59
C25	166.02	1480.72	6.42
C26	183.15	1472.50	7.13



STA. 60+00 TO STA. 64+25
SCALE: 1" = 20'



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NO.	REVISIONS	DATE	BY

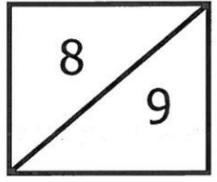
City of Pacific
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DESIGNED	A. BARNETT
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SCALE	AS NOTED
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WEST VALLEY HIGHWAY ROAD
IMPROVEMENT PROJECT
RIGHT-OF-WAY PLANS

PROJECT/APPLICANT
CITY OF PACIFIC
100 3rd AVENUE SE
PACIFIC, WASHINGTON 98047

SHEET NO. 8



DRAWING NO. 21.30176.10, 21.40392.10

Personal Property Only Relocation Plan

Project Title: West Valley Hwy ROW – STPUL-1047(005)	Agency: City of Pacific
Relocation Plan Prepared By: James Morgan, Pacific PWM	Date: October 30, 2019

Please Note: The Agency will need to receive an Addendum to their Approved Right of Way Procedures for the Project when utilizing this form.

The following Relocation Assistance Plan is submitted for your review and approval in accordance with Chapter 12 of the Washington State Department of Transportation (WSDOT) Right of Way Manual and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (the Uniform Act). This report is written with the understanding that State and Federal regulations will be followed.

The relocation services provided on this project will adhere to state and federal laws and regulations. Occupancy surveys will be completed by a qualified relocation consultant, once they City has been authorized to proceed with the right of way phase of the project.

1. Project Description:

Reconstruct West Valley Highway between the Pacific southerly City Limits and the City northerly limits. The section of the road from 3rd Avenue SW to the southerly City line will be widened to two 14-foot through lanes, two 5-foot wide bike lanes, a 5-foot wide sidewalk (east), storm drainage conveyance, water quantity and water quality facilities, landscaped areas, illumination and associated utility extensions. Low Impact Development (LID) design techniques including permeable concrete for the walk, and other LID techniques are proposed for the project as appropriate. The project will provide a new full pavement section in the areas where pavement failure is evident and an asphalt overlay of all other areas of the project

2. Assurances:

The Agency, or its consultant, will inform all displaced parties of relocation payments and services that will be provided. No displaced person, lawfully occupying real property, will be required to move from the acquired dwelling or business without being provided a written assurance of at least ninety (90) days prior to the earliest date by which they could be required to vacate the property.

There are NO residential or business displacements on this project.

3. Number of Displacements:

There are four (4) displacees on **Three (3)** properties affected by this project and the acquisition(s) will result in the relocation of personal property only from the proposed right of way.

4. Inventory of Individual Needs:

The proposed acquisition of right of way for this project, at the time of this report, identifies the following Personal Property Only (PPO) displacements:

Personal Property Only Relocation Plan

Site Address: 415 West Valley Hwy, Pacific WA 98047 – North End
Parcel Owner: Alfred Leenstra, Leenstra RE Holdings LLC, Leenstra RE Holdings LLC
Parcel Number: 352104-9026, 352104-9083, 335340-4150
Owner Contact: Fred Leenstra 253-804-4177
Owner Address: 7913 Yeazell Rd KPS, Longbranch, WA 98351
Displacee Number: 1
Type of Displacee: Personal Property Only
Displacee Name(s): Roads Paving Washington, LLC
Mailing Address: 12514 SE 270th St, Kent, WA 98030
Telephone/Email: Jill Boulanger 253-630-5589

Summary: Roads Paving is a residential, commercial, asphalt patch and seal coat company. The company has a small office trailer on site and they store their vehicles and equipment on the site. There are also a few stockpiles of miscellaneous materials. The move estimate is based on a lump sum of estimated hours.

Estimated Moving Cost 10 hours @ \$50/hour = \$500.00

Total Estimated Relocation Cost: \$500.00



Personal Property Only Relocation Plan

Site Address: 415 West Valley Hwy, Pacific WA 98047 – South End
Parcel Owner: Alfred Leenstra, Leenstra RE Holdings LLC, Leenstra RE Holdings LLC
Parcel Number: 352104-9026, 352104-9083, 335340-4150
Owner Contact: Fred Leenstra 253-804-4177
Owner Address: 7913 Yeazell Rd KPS, Longbranch, WA 98351
Displacee Number: 2
Type of Displacee: Personal Property Only
Displacee Name(s): Pro Truck and Equipment, Inc
Mailing Address: 985 West Valley Highway, Pacific, WA 98047
Telephone/Email: Robert Mader 253-863-8782

Summary: Pro Truck and Equipment sells an assortment of used commercial trucks, trailers, and equipment. The 415 site is used to store their excess vehicles and equipment. There are also a few stockpiles of miscellaneous materials.

Estimated Moving Cost 3 trailers @ \$150/each \$450.00
Estimated Moving Cost 2 Semi Cabs @ \$125/each \$250.00
Estimated Moving Cost 20 hours @ \$50/hour \$1,000.00

Total Estimated Relocation Cost: \$1,700.00



Personal Property Only Relocation Plan

Site Address: 411 West Valley Hwy, Pacific WA 98047
Parcel Owner: Jerald D Eck 411 Realestate LLC
Parcel Number: 335340-4200
Owner Contact: Burt Gilleland 253-358-8473
Owner Address: 411 West Valley Hwy, Pacific WA 98047
Displacee Number: 1
Type of Displacee: Personal Property Only
Displacee Name(s): Valley Recycling, Inc.
Mailing Address: 411 West Valley Hwy, Pacific WA 98047
Telephone/Email: Burt Gilleland 253-358-8473

Summary: Valley Recycling is a metal recycling and consulting firm. They receive a variety of metal materials for recycling with minimal processing. There are a multiple piles of miscellaneous metal materials adjacent to the ROW which will need to be relocated for construction activities. The move estimate is based on a lump sum of estimated hours.

Estimated Moving Cost 10 hours @ \$50/hour = \$500.00

Total Estimated Relocation Cost: \$500.00



Personal Property Only Relocation Plan

Site Address: 301 West Valley Hwy, Pacific WA 98047
Parcel Owner: West Valley LLC
Parcel Number: 335340-4090
Owner Contact: Thomas Dickson 253-358-8473
Owner Address: 1200 E D St, Tacoma, WA 98421
Displacee Number: 1
Type of Displacee: Personal Property Only
Displacee Name(s): Gless Trucking
Mailing Address: 1519 192nd St, Seatac, WA 98
Telephone/Email: Bill Kuhn 206-695-2746

Summary: Gless Trucking operates a facility at 1519 192nd St in Seatac, WA. This organization primarily operates in the Trucking, except Local business / industry within the Motor Freight Transportation sector. The site is used for the storage of commercial semi-trailers. There appear to be three trailers in the area of proposed right of way acquisition at the current time.

Estimated Moving Cost 3 trailers @ \$150/each = \$450.00

Total Estimated Relocation Cost: \$450.00



Personal Property Only Relocation Plan

5. Decent, Safe, & Sanitary Requirements:

Not Applicable-Personal Property Only Displacement(s)

6. Analysis of Available Property:

Not Applicable-Personal Property Only Displacement(s)

7. Last Resort Housing Discussion:

Not Applicable-Personal Property Only Displacement(s)

8. Sources of Information:

Information Gathering: City of Pacific

Other:

9. Relocation Assistance Office Address:

Relocation specialists will be part of the Right of Way acquisition team.

10. Summary-Estimated Personal Property Only Relocations Costs:

Personal Property Only:

Estimated Moving Costs Up to \$3,150.00