



**CITY OF HOUSTON - CITY COUNCIL**

Meeting Date:

District H

Item Creation Date: 6/12/2020

HPW20JLR05/ Council Motion authorizing payment for appraisal services for the SOUTH LOCKWOOD PAVING AND DRAINAGE PROJECT FROM CRITES STREET TO HARRISBURG BOULEVARD

Agenda Item#:

**Background:**

**SUBJECT:** PROPERTY: **APPROVE** a COUNCIL MOTION authorizing payment for appraisal services for the SOUTH LOCKWOOD PAVING AND DRAINAGE PROJECT FROM CRITES STREET TO HARRISBURG BOULEVARD, WBS No. N-100027-0001-2.

**RECOMMENDATION:** (Summary)

Approve a Council Motion authorizing payment for appraisal services for the SOUTH LOCKWOOD PAVING AND DRAINAGE PROJECT FROM CRITES STREET TO HARRISBURG BOULEVARD.

**SPECIFIC EXPLANATION:**

This project provides for the design and reconstruction of a six-lane, divided, concrete roadway from Crites Street to south of Navigation Boulevard and four-lane, divided, concrete roadway from south of Navigation Boulevard to Harrisburg Boulevard. The project will be designed and constructed to improve traffic circulation, drainage, and safety in the service area.

Integra Realty Resources – Houston (IRR) was engaged to provide appraisal services for fifteen (15) parcels at a total fee of \$38,500. Based upon input from IRR, Parcels AY19-147, AY19-148, and AY19-151 will require an expanded scope of work that necessitates land planning services. The expanded scope by the appraiser will identify land planning solutions in the valuation of the cost to cure for impact to access and parking for commercial property owners. The inclusion of land planning will increase the appraisal expenses by \$20,006. The correct valuation of parcels will limit delays in real estate acquisition and construction commencement. IRR has agreed to a new Estimate of Fee and Commitment to Deliver to provide appraisal services for all fifteen (15) parcels, including an expanded scope of work for the three (3) parcels referenced above for a total fee of \$58,506.

Since the total cost of appraisal services for this project will exceed the spending authority threshold set by state law, it is recommended that authority be given through Council Motion to APPROVE and AUTHORIZE payment of \$58,506 to Integra Realty Resources – Houston for the cost of appraisal services associated with the acquisition of parcels for the SOUTH LOCKWOOD PAVING AND DRAINAGE PROJECT FROM CRITES STREET TO HARRISBURG BOULEVARD.

**No significant Fiscal Operating Impact is anticipated as a result of this action.**

DocuSigned by:

6/29/2020

Carol Ellinger Haddock, P.E.

Director  
Houston Public Works

**WBS No. N-100027-0001-2**

**Prior Council Action:**

Ordinance 2017-373, passed May 24, 2017

**Amount of Funding:**

No additional funding required (Funds were appropriated under Ordinance 2017-373)

**Contact Information:**

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**ATTACHMENTS:**

Description	Type
Location Map	Backup Material

Location map

Maps

Field Notes

Ordinance

Ownership Information Form

Appraisal Fees Spreadsheet

Estimate of Fee and Commitment to Deliver Forms

Tax Certificate

Backup Material

Backup Material

Backup Material

Backup Material

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