



CITY OF HOUSTON - CITY COUNCIL

Meeting Date:

District C

Item Creation Date: 6/16/2016

20JDF14/AY15-056 WEST ALABAMA PAVING AND DRAINAGE PROJECT

Agenda Item#:

Background:

(RCA) SUBJECT: PROPERTY: Recommendation that an ordinance be passed approving a Right of Way Agreement between the United States Postal Service and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcel AY15-056, located at 2802 Timmons Lane for the WEST ALABAMA PAVING AND DRAINAGE PROJECT (from Wesleyan Street to Buffalo Speedway).

WBS N-000751-0001-2-01

Owner: United States Postal Service

(RCA) RECOMMENDATION: (Summary)

An ordinance be passed approving a Right of Way Agreement between the United State Postal Service and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcel AY15-056.

SPECIFIC EXPLANATION:

The WEST ALABAMA PAVING AND DRAINAGE PROJECT (from Wesleyan Street to Buffalo Speedway) is designed to replace a segment of West Alabama Street that has deteriorated beyond economical repair and normal maintenance. This project consists of the construction of a four lane undivided concrete roadway with storm drainage, curbs, sidewalks, driveways, street lighting and necessary underground utilities to improve traffic circulation, mobility and drainage in the service area and upgrade the existing roadway to Major Thoroughfare and Freeway Plan (MTFP) standards.

The City will acquire a 12,904 square foot street easement out of improved commercial property. The City's offer was based on an appraisal by Simon J. Luttmann and W.F. Totter, Jr., MAI. The valuation was reviewed and recommended for approval by a senior staff appraiser of this department. The breakdown is as follows:

Parcel AY15-056 (Easement)

LAND:

12,904 square feet @ \$113.00 PSF.....	\$1,458,152.00
Improvements.....	\$ 57,011.00
Cost to Cure.....	<u>\$ 107,489.00</u>
Total Consideration.....	\$1,622,652.00
Title Policy and Services.....	<u>\$ 10,759.00</u>
TOTAL AMOUNT.....	\$1,633,411.00

It is recommended that an ordinance be passed approving a Right of Way Agreement between the United States Postal Service and the City of Houston, and authorizing payment of the purchase price for the acquisition of Parcel AY15-056 located at 2802 Timmons Lane, owned by the United States Postal Service, an independent establishment of the executive branch of the United States Government (39 U.S.C. § 201).

This parcel contains 12,904 square feet of land and improvements thereon for a street right-of-way easement out of a certain tract conveyed to the United States Postal Service as recorded in File N-346615 of the Official Public Records of Real Property of Harris County (O.P.R.R.H.C.), situated in the Allen C. Reynolds Survey, Abstract No. 61, Harris County, Texas according to City of Houston approved field notes. No funding is required for this action. Funding was previously appropriated under Ordinance 2014-240 for this parcel.

Prior Council Action:

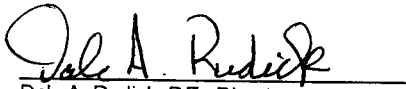
Ordinance 2014-240, passed March 26, 2014

Amount of Funding:

No funding required.

Contact Information:

Nancy P. Collins
Senior Assistant Director - Real Estate
Phone: (832) 395-3130



Dale A. Rudick, P.E., Director
Department of Public Works and Engineering

ATTACHMENTS:

Description

LOCATION MAP
SURVEY-METES AND BOUNDS
PRIOR ORDINANCE 2014-0240

Type

Backup Material
Backup Material
Backup Material