

CITY OF HIGH POINT

AGENDA ITEM



Title: Kersey Valley Road Realignment Amendment 2

From: Robby Stone – Public Services Director
Allan Hicks – Projects Engineer

Meeting Date: June 6, 2022

Public Hearing: N/A

Advertising Date: N/A

Advertised By: On-Call

Attachments: Attachment A – Amendment 2 Proposal for Right-of-Way and Easement Acquisition
Attachment B – Right-Of-Way Plans

PURPOSE:

The Public Services Department is looking to extend the life of the Kersey Valley Landfill. An additional life of ten plus years can be gained by relocating Kersey Valley Road and merging the two existing landfills.

BACKGROUND:

City Council approved funding for the professional engineering services to WithersRavenel in the amount of \$384,500.00 on May 1, 2017, for the design, environmental assessment, project administration, permitting, and construction plans for the Kersey Valley Road Realignment Design project.

City Staff approved Amendment 1 in April 2021 for additional Environmental Site Assessments due to findings of unregulated landfill material throughout the project limits in the amount of \$89,870.00. This extended the contract total amount to \$474,370.00. This unregulated landfill material finding required additional soil borings and a redesign of the typical roadway section by WithersRavenel.

The realignment construction plans are completed, and City Staff is ready to acquire Right-of-Way and easements needed for construction. Amendment 2 is for additional Surveying, Right-Of-Way Exhibits, Easement Exhibits, and Legal Descriptions for the 12 affected parcels within the project limits. This work was not defined within the original scope or Amendment 1 because the roadway alignment was not known at that time. This work totals \$45,000.

BUDGET IMPACT:

Funds for this project are available in the FY 2021-2022 budget

RECOMMENDATION / ACTION REQUESTED:

The Public Services Department recommends approval and asks for City Council to approve Amendment 2 in the amount of \$45,000, bringing the total contract price for WithersRavenel to \$519,370.00.

May 12, 2022

Allan Hicks
Public Services Department – Projects Engineer
City of High Point
211 S. Hamilton Street
High Point, NC 27261

Subject: Kersey Valley Road Relocation
Scope & Fee Proposal for Additional Services – Amendment #2
WR Project #: 02170035.00

Dear Mr. Hicks,

WithersRavenel is pleased to present this Amendment 2 proposal for Professional Services as part of the Kersey Valley Road Relocation.

Per discussions with City of High Point staff, attached is the scope and fee for Surveying, Easement Exhibits, and Legal Descriptions of the Properties affected. Included are the provisions for Survey assistance in the Right of Way acquisitions process.

Task 1 Project Coordination and any needed hourly Survey for Right of Way Monumentation:

Coordination with the design team, Right of Way Agents, and the City associated with the performance of the work included in this Scope of Services. This includes appropriate correspondence, exchange of information, monumentation of the proposed Right of Way per Plan, and internal meetings necessary to complete this work.

The Scope of Services detailed above will be provided for a lump sum fee of **\$10,400.00**.

Task 2 Easement Exhibit Map Creation and Legal Descriptions for Recordation:

The preparation of Exhibit Maps per parcel affected and the written Legal Descriptions for each tract by exhibit.

The Scope of Services detailed above will be provided for a lump sum fee of **\$34,600.00**.

Compensation

The above listed additional services are being offered on a Lump Sum basis in the total amount of **\$45,000.00**.



Sincerely

WithersRavenel

A handwritten signature in black ink that reads "Ted Kallam".

Ted Kallam, PE
Director of Transportation

Cc: Frances Gallagher, PE – Client Success Manager

Attachment



WithersRavenel

Our People. Your Success.

Task 1 – Project Coordination and Budgeted Hourly Survey

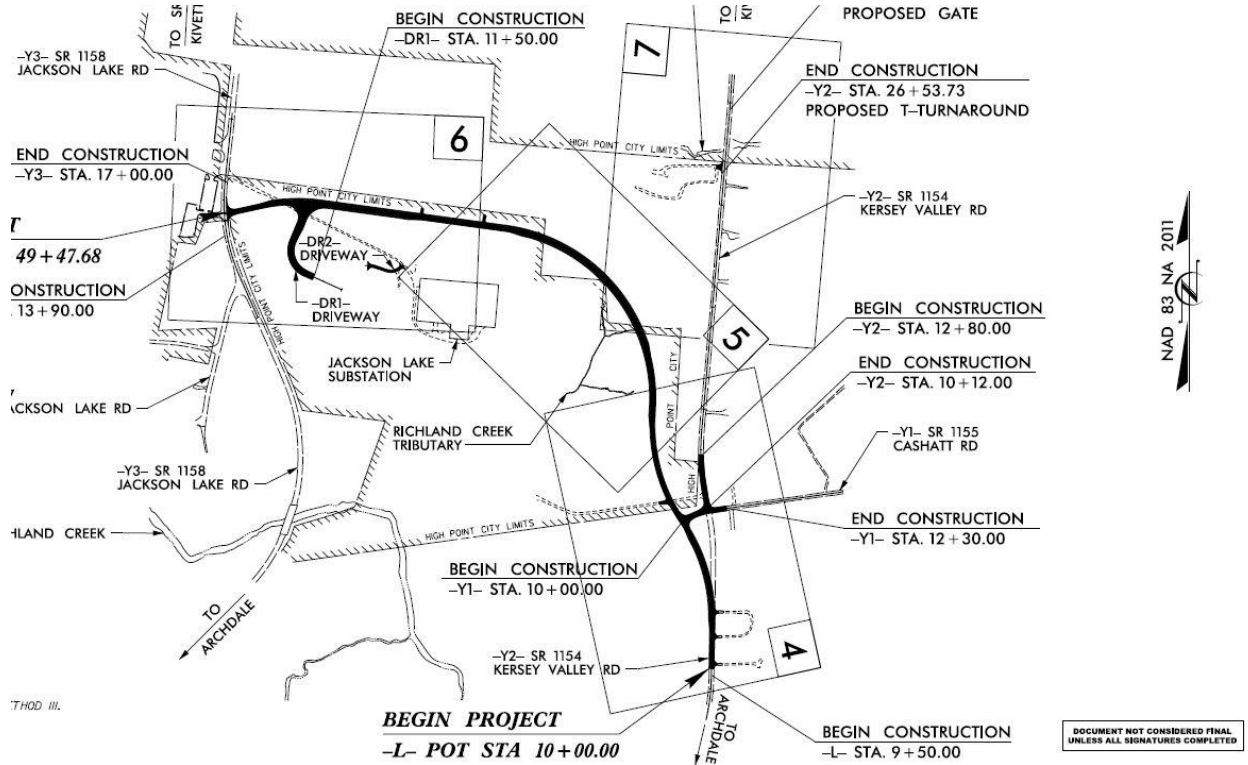
This task is for coordination with the design team, Right of Way Agents, and the City associated with the performance of the work included in this Scope of Services. This includes appropriate correspondence, exchange of information, monumentation of the proposed Right of Way per Plan, and internal meetings necessary to complete this work.

Task 2 – Easement Exhibit Map and Legal Descriptions

- WithersRavenel will prepare an easement exhibit map for each proposed new Right of Way, Temporary Construction Easement (TCE), and Permanent Easement as may be required for the project.
 - The project plans assume a total of twelve (12) affected parcels.
- Horizontal control, Proposed Rights of Way, and Easements are based on the design plans prepared by the subconsultant - Moffatt & Nichol (F-0105) for the City of High Point SR1154 (Kersey Valley Road) to SR1158 (Jackson Lake Road) 0.07 Miles North of SR1287 (Old Jackson Lake Road).
- Locate existing property corners as may be found on the subject property within which the easement(s) will be located, and property corners on adjacent properties as may be necessary to help reestablish the boundary of the subject property.
- Map will be suitable for attachment to a deed (to be prepared by others) for recording.
- Survey will be completed to N.C.G.S. 47-30 standards for an exhibit map and will not be suitable for recording as a stand-alone map, but when combined with the legal description → Exhibits are recordable.
- Points where new permanent easement lines cross existing property lines will be set using 18" long, 5/8" iron pipes.

Not included in the scope:

- Time and expense for resolution of conflicts of boundary with adjacent properties such as gaps and overlaps and/or conflicts between deeds.



Approximate Survey Limits

B. ADDITIONAL SERVICES

Any service not contained within the scope can be provided on an hourly basis. During negotiations, staking between Monumentation per plan can be executed on an as needed basis. hourly rates are as indicated on the attached fee and expense schedule Exhibit II, below.

C. EXPENSES

The following costs shall be paid by the Client or be considered reimbursable and include but are not limited to the following: FedEx shipments, Recordation Fees, Courier Fees,

D. COMPENSATION FOR SERVICES

WR proposes to provide the services outlined in Section B on a lump sum basis as defined below. Reimbursable expenses shall be billed in accordance with Exhibit II.

Task Number	Task Name	Cost
Task 1	Project Coordination and Budgeted Hourly Survey (Not to Exceed)	\$ 10,400.00
Task 2	Easement Exhibit Map and Legal Descriptions	\$ 34,600.00
Total Compensation		\$45,000.00

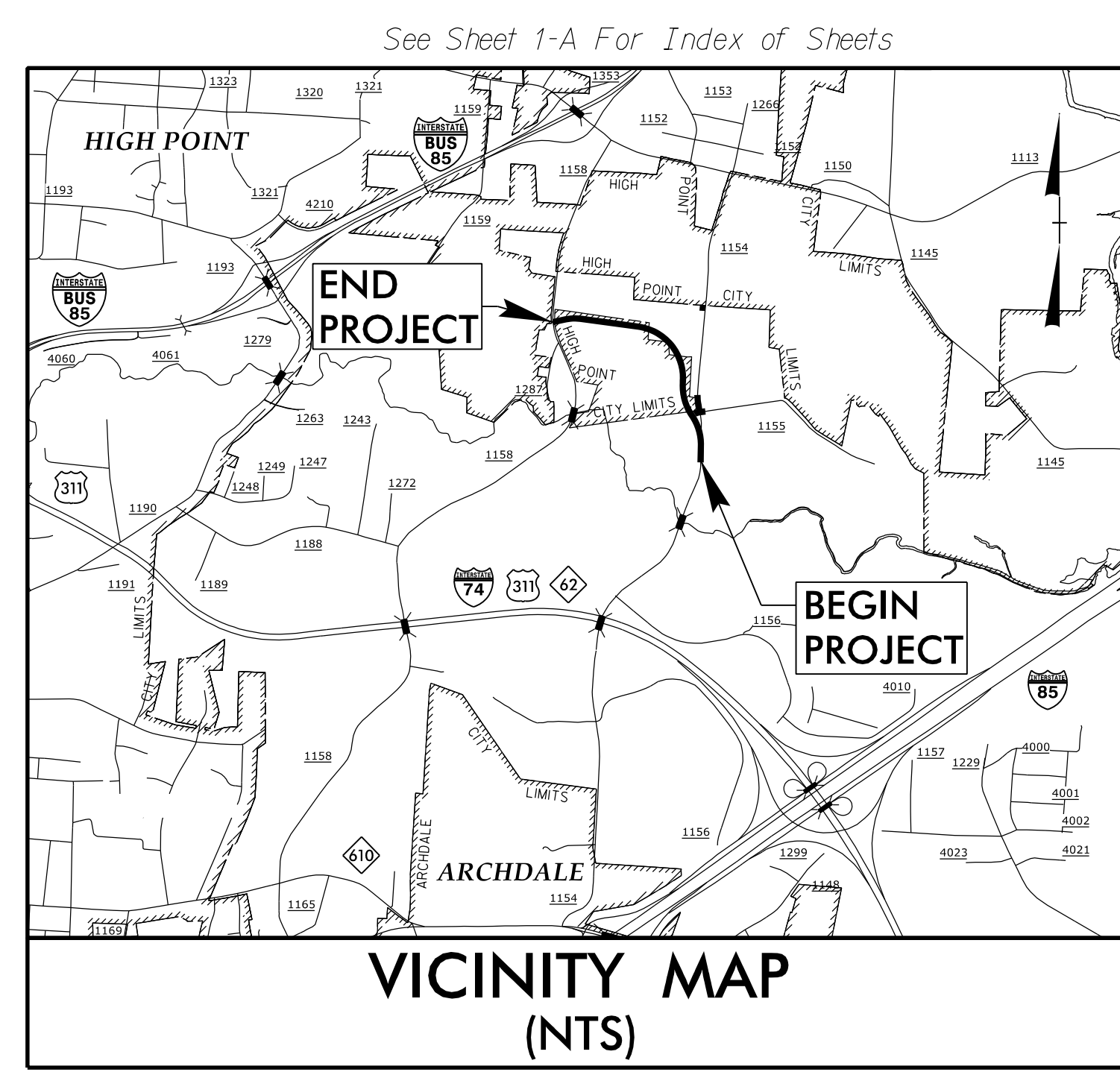
E. SCHEDULE

WR will begin work within 5 business days of receiving written Notice to Proceed and will complete the taskings within 20 business days thereafter.

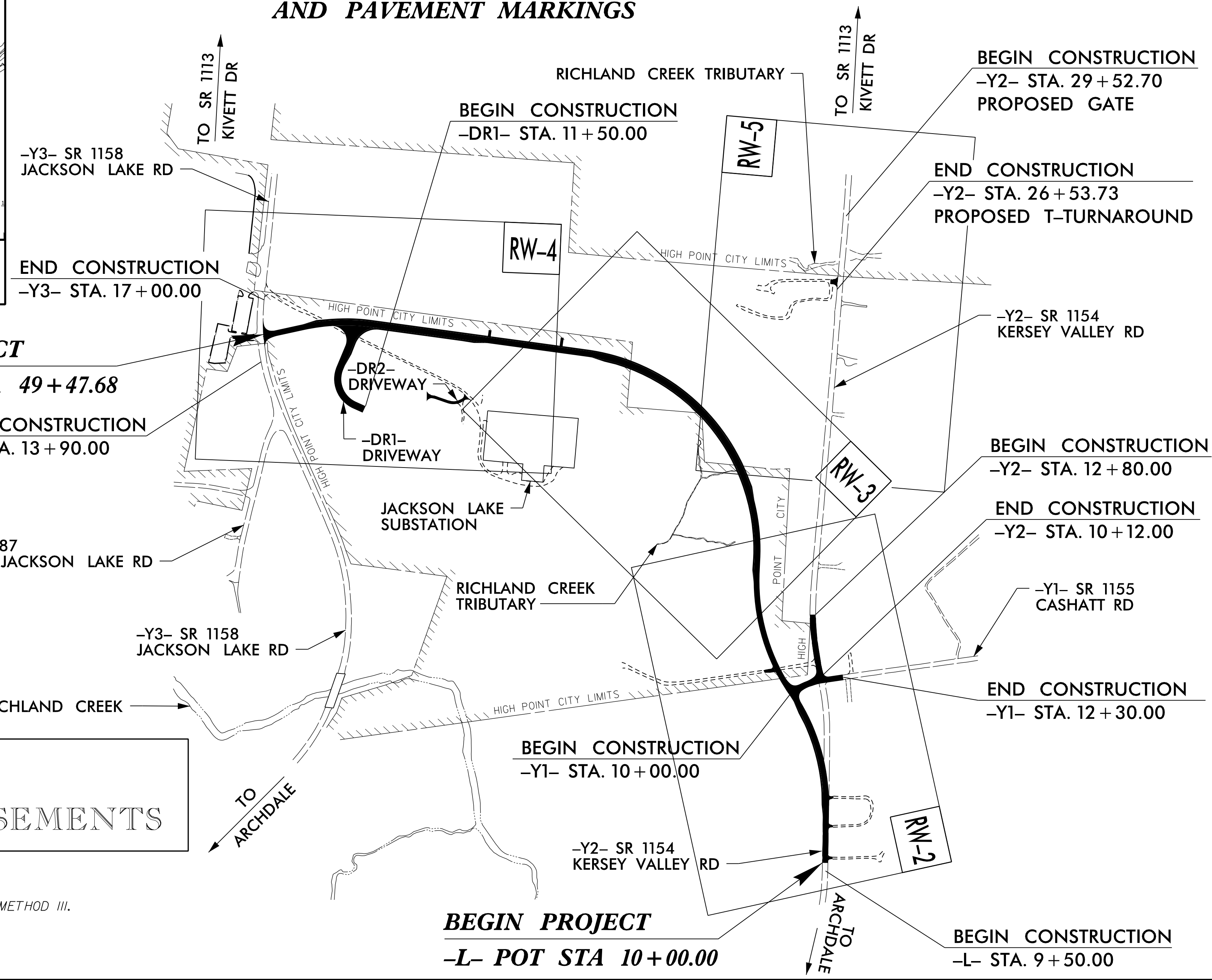
CITY OF HIGH POINT

LOCATION: SR 1154 (KERSEY VALLEY ROAD), FROM 0.16 MILES SOUTH OF SR 1155 (CASHATT ROAD) TO SR 1158 (JACKSON LAKE ROAD), 0.07 MILES NORTH OF SR 1287 (OLD JACKSON LAKE ROAD)

TYPE OF WORK: GRADING, DRAINAGE, PAVING, SIGNING, AND PAVEMENT MARKINGS



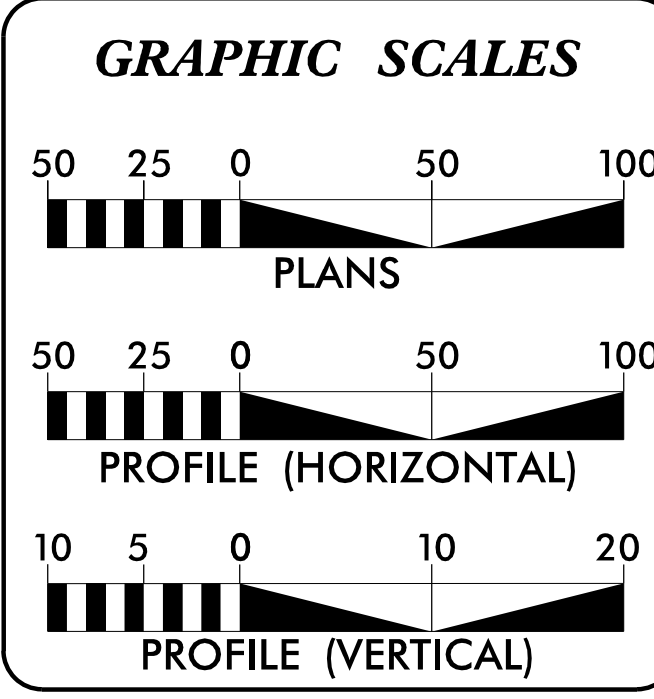
CITY OF HIGH POINT PROJECT: KERSEY VALLEY RD



PLAN FOR NEW RIGHT OF WAY AND EASEMENTS

A PORTION OF THIS PROJECT IS WITHIN THE MUNICIPAL BOUNDARIES OF HIGH POINT. CLEARING ON THIS PROJECT SHALL BE PERFORMED TO THE LIMITS ESTABLISHED BY METHOD III.

CITY OF HIGH POINT CONTACT: ROBBY STONE
DIVISION DESIGN CONSTRUCTION - NCDOT DIVISION 7
NCDOT CONTACT: TBD



DESIGN DATA

ADT 2020 =	1,500
ADT 2040 =	N/A
K =	N/A %
D =	N/A %
T =	N/A % *
V =	50 MPH
* TTST =	0% DUAL 1%
FUNC CLASS =	LOCAL REGIONAL TIER

PROJECT LENGTH

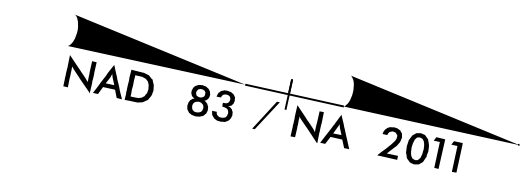
LENGTH OF ROADWAY PROJECT	=	0.760 MILES
TOTAL LENGTH OF PROJECT	=	0.760 MILES

Prepared in the Office of:

moffatt & nichol
4700 FALLS OF NEUSE ROAD, SUITE 300
RALEIGH, NORTH CAROLINA 27609
19191 781-4868 VOICE 19191 781-4869 FAX
NC License NO.: F-0105

2018 STANDARD SPECIFICATIONS	
RIGHT OF WAY DATE:	TBD
LETTING DATE:	TBD
	TIM R. REID, P.E. PROJECT ENGINEER
	TRENT E. HUFFMAN, P.E. PROJECT DESIGN ENGINEER

DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED

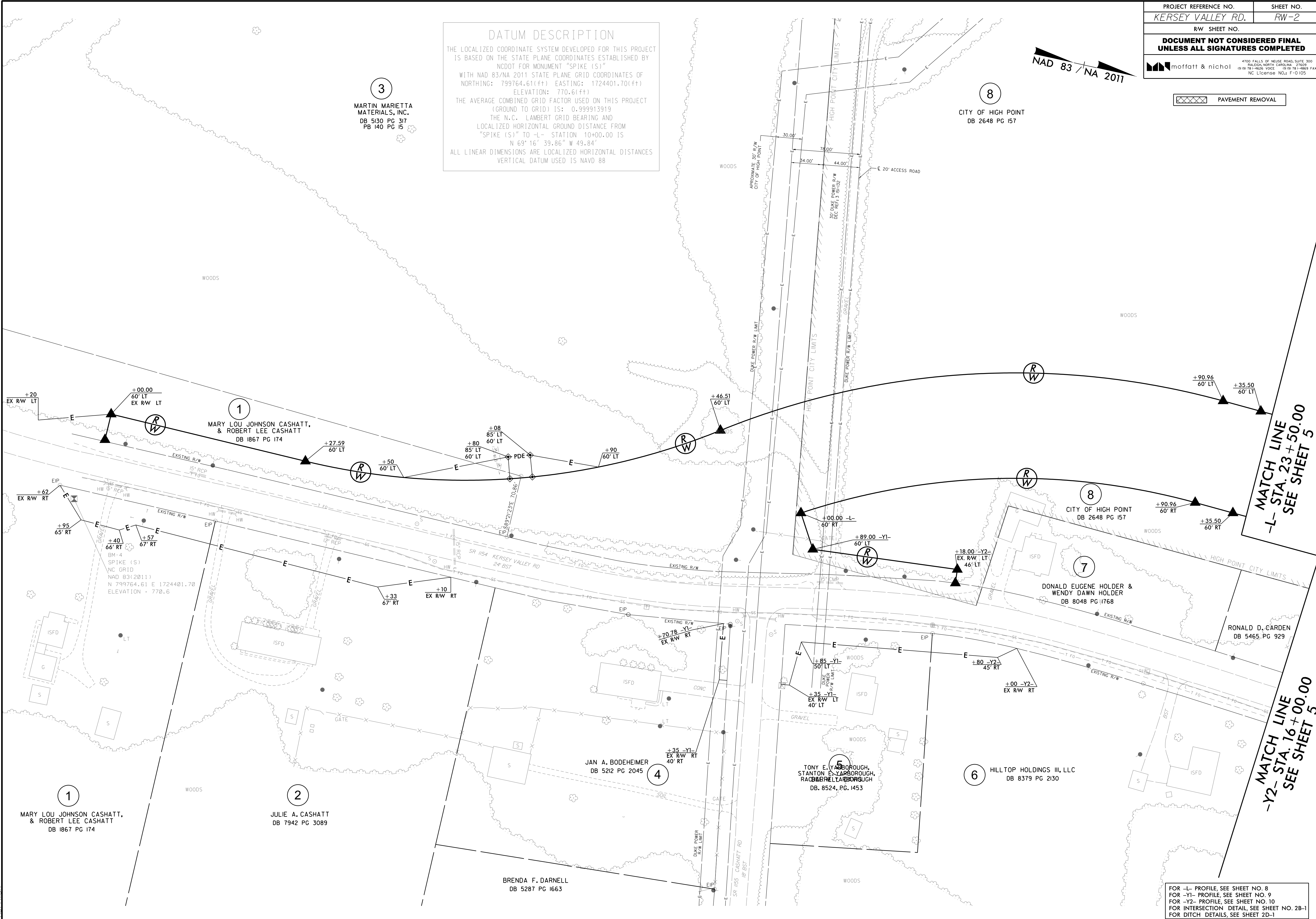


DATUM DESCRIPTION
 THE LOCALIZED COORDINATE SYSTEM DEVELOPED FOR THIS PROJECT IS BASED ON THE STATE PLANE COORDINATES ESTABLISHED BY NCDOT FOR MONUMENT "SPIKE (S)" WITH NAD 83/NA 2011 STATE PLANE GRID COORDINATES OF NORTHING: 799764.61(ft) EASTING: 1724401.70(ft) ELEVATION: 770.6(ft)
 THE AVERAGE COMBINED GRID FACTOR USED ON THIS PROJECT (GROUND TO GRID) IS: 0.999913919
 THE N.C. LAMBERT GRID BEARING AND LOCALIZED HORIZONTAL GROUND DISTANCE FROM "SPIKE (S)" TO -L- STATION 10+00.00 IS N 69° 16' 39.86" W 49.84'
 ALL LINEAR DIMENSIONS ARE LOCALIZED HORIZONTAL DISTANCES
 VERTICAL DATUM USED IS NAVD 88

PAVEMENT REMOVAL

3
 MARTIN MARIETTA MATERIALS, INC.
 DB 5130 PG 317
 PB 140 PG 15

8
 CITY OF HIGH POINT
 DB 2648 PG 157

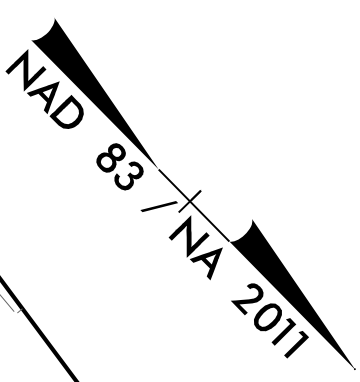


MATCH LINE
 -L- STA. 23 + 50.00
 SEE SHEET 5

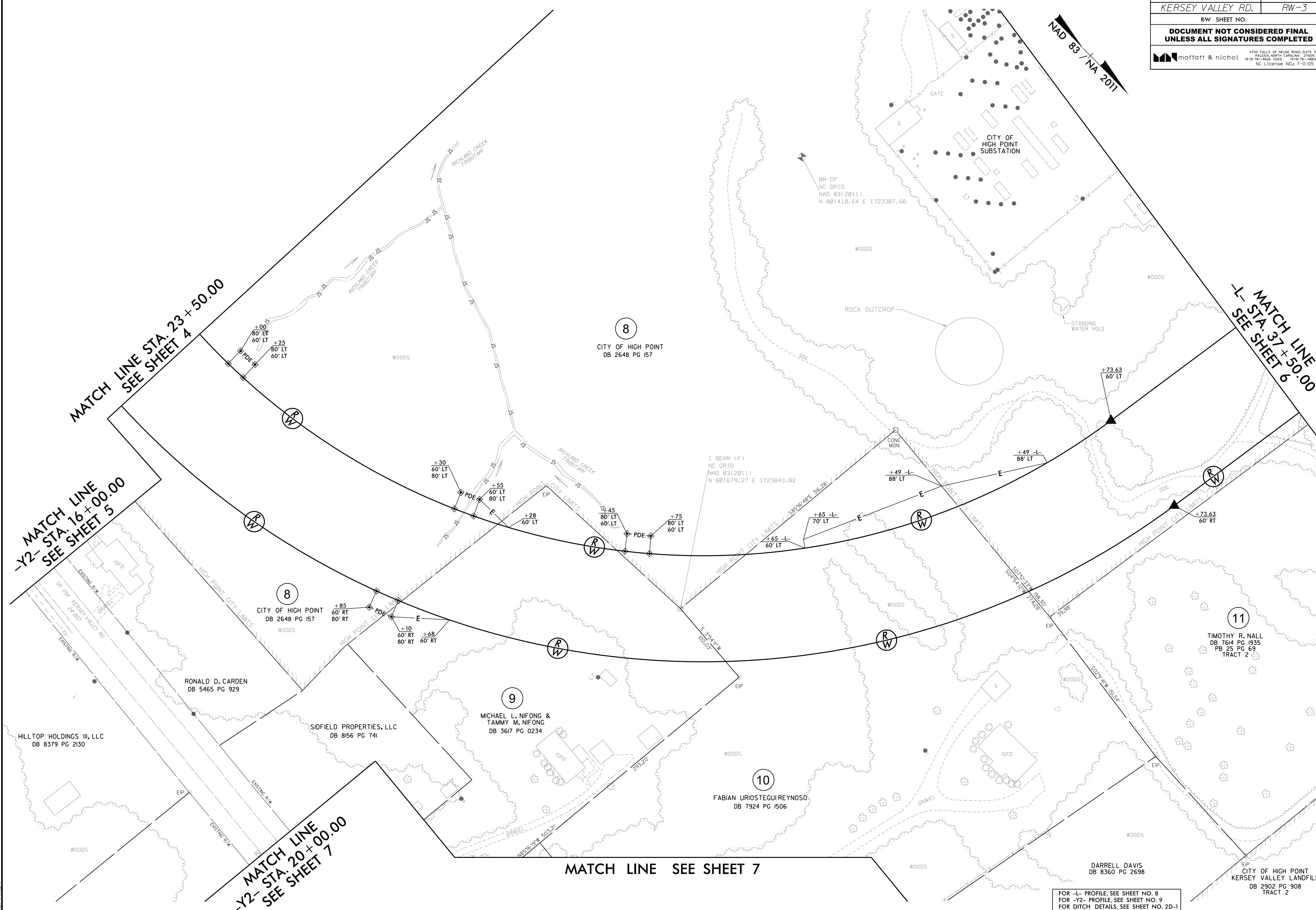
MATCH LINE
 -Y2- STA. 16 + 00.00
 SEE SHEET 5

FOR -L- PROFILE, SEE SHEET NO. 8
 FOR -Y1- PROFILE, SEE SHEET NO. 9
 FOR -Y2- PROFILE, SEE SHEET NO. 10
 FOR INTERSECTION DETAIL, SEE SHEET NO. 2B-1
 FOR DITCH DETAILS, SEE SHEET 2D-1

8/17/99
 11/16/2021
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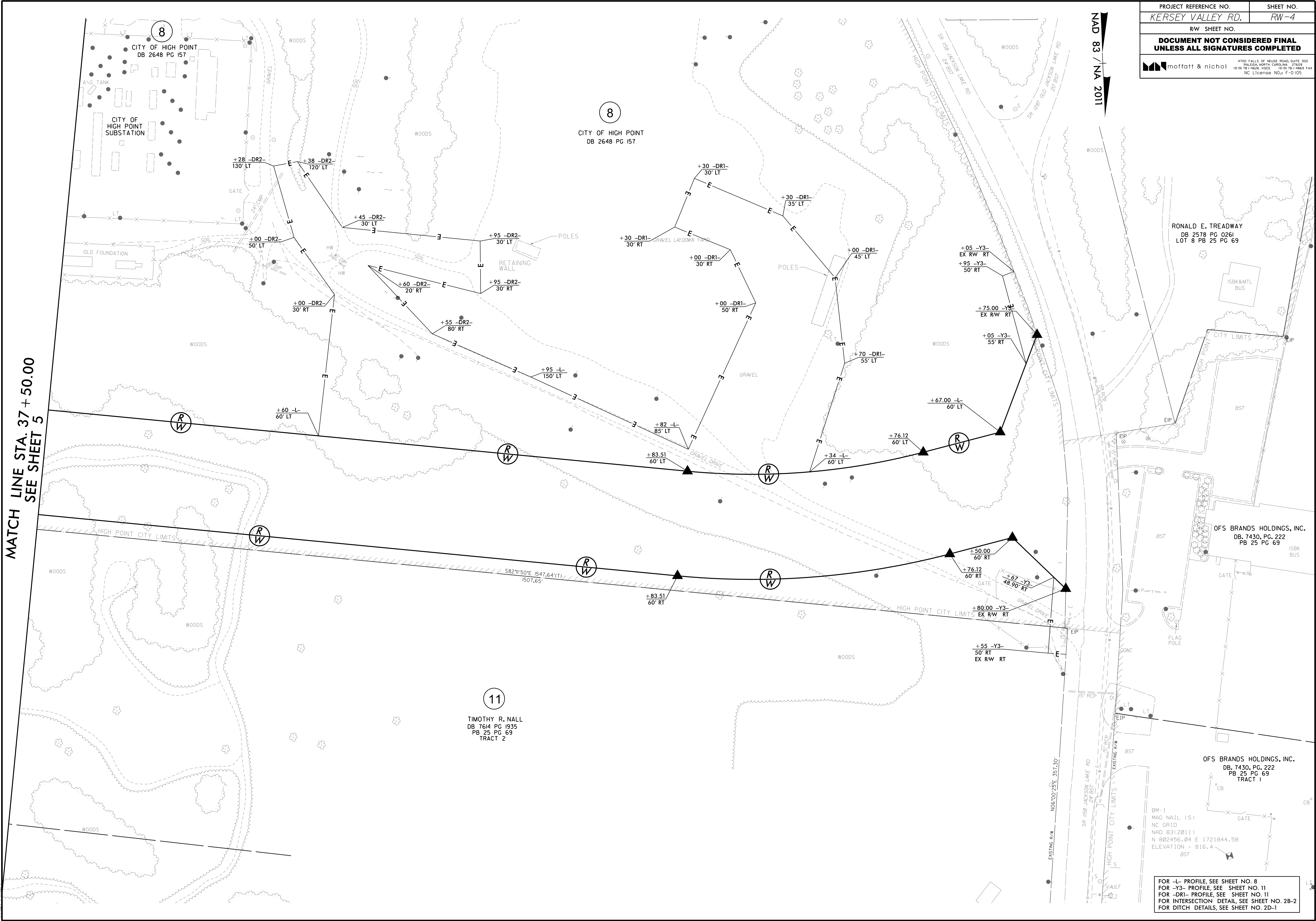


FOR -L- PROFILE, SEE SHEET NO. 8
 FOR -Y2- PROFILE, SEE SHEET NO. 9
 FOR DITCH DETAILS, SEE SHEET NO. 2D-1


NAD 83 / NA 2011

8/17/99
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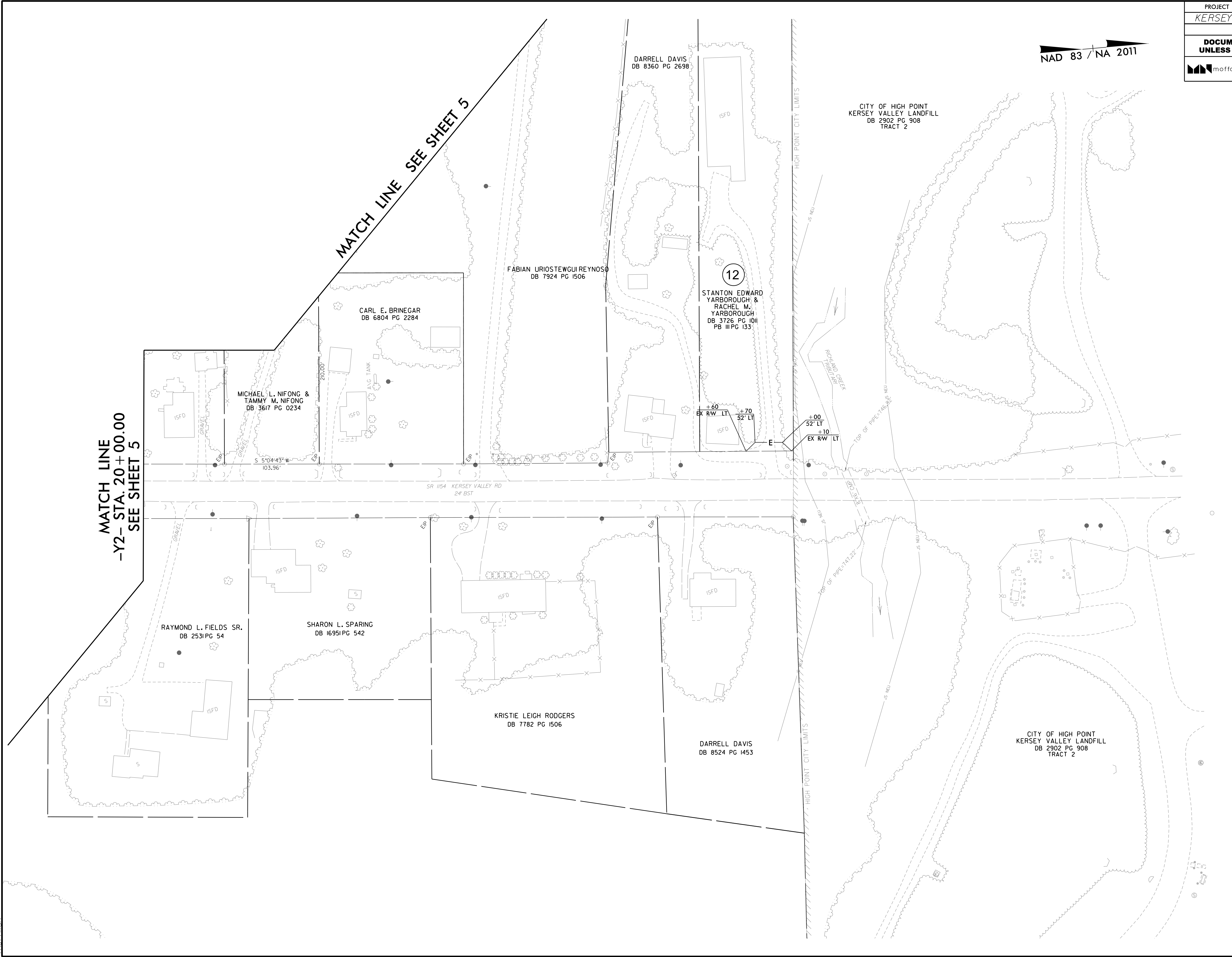
MATCH LINE STA. 37+50.00
 SEE SHEET 5



FOR -L- PROFILE, SEE SHEET NO. 8
 FOR -Y3- PROFILE, SEE SHEET NO. 11
 FOR -DR1- PROFILE, SEE SHEET NO. 11
 FOR INTERSECTION DETAIL, SEE SHEET NO. 2B-2
 FOR DITCH DETAILS, SEE SHEET NO. 2D-1

PROJECT REFERENCE NO.	SHEET NO.
KERSEY VALLEY RD.	RW-5
RW SHEET NO.	
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	
	
<small>4700 FALLS OF NEUSE ROAD, SUITE 300 RALEIGH, NORTH CAROLINA 27609 (919) 781-4626, VOICE (919) 781-4869, FAX NC License No. F-0105</small>	

NAD 83 / NA 2011



MATCH LINE
-Y2- STA. 20+00.00
SEE SHEET 5

MATCH LINE SEE SHEET 5

FOR -Y2- PROFILE SEE SHEET NO. 10
FOR DITCH DETAILS, SEE SHEET 2D-1

11/16/2021
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