


**Washington State  
Department of Transportation**

<b>Supplemental Agreement Number</b> <u>01</u>		Organization and Address Tierra Right of Way Services, Ltd 1575 East River Road, Suite 201 Tuscon, AZ 85718	
Original Agreement Number N/A		Phone: 360.870.0190	
Project Number 5235018	Execution Date January 1, 2025	Completion Date December 31, 2026	
Project Title X Street Roundabout	New Maximum Amount Payable		
Description of Work (No Change) Right-of-way services consisting of all items indicated as "Contract with a qualified consultant" on the City's approved "Right of Way Procedures" attached to the Request for Proposals (RFP) including, but not limited to, negotiating with property owners to acquire property rights, appraisal and appraisal review services in conformance with federal, state, and agency standards, relocation services, project certification services and other work as detailed in the RFP.			

The Local Agency of The City of Tumwater

desires to supplement the agreement entered in to with Tierra Right of Way Services, Ltd

and executed on February 27, 2023 and identified as Agreement No. N/A

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

**I**

Section 1, SCOPE OF WORK, is hereby changed to read:

No change, term extension only.

**II**

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: December 31, 2026

**III**

Section V, PAYMENT, shall be amended as follows:

No change, term extension only. Original payment exhibit attached.

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the Appropriate spaces below and return to this office for final action.

By: \_\_\_\_\_ By: \_\_\_\_\_

\_\_\_\_\_  
Consultant Signature

\_\_\_\_\_  
Approving Authority Signature

\_\_\_\_\_  
Date

## 7. COMPONENTS OF PRICE

CONSULTANT FEE DETERMINATION - SUMMARY OF PROJECT COSTS					
<b>Tierra Right of Way Services, Ltd.</b> <b>City of Tumwater X Street Roundabout</b>					
Labor Classification	Direct Billing Rate	Estimated Hours		Total	Total Amount
Division Director	\$195.00	1		\$195.00	
ROW Division Manager	\$180.00	40		\$7,200.00	
Project Manager	\$165.00	125		\$20,625.00	
Senior Right of Way Agent	\$138.00	0		\$0	
Right of Way Agent	\$115.00	450		\$51,750.00	
Right of Way Technician	\$95.00	45		\$4,275.00	
Project Coordinator	\$100.00	125		\$12,500.00	
<b>Subtotal</b>		<b>786</b>			<b>\$96,545.00</b>
<b>Direct Reimbursables</b>					
Travel (Mileage)	Miles	\$0.625	400	\$250.00	
Postage	Total	\$10.00	16	\$160.00	
*R.F. Duncan & Associates	7 appraisals			\$30,500.00	
Lingeman Valuation	7 reviews			\$8,400.00	
<b>Direct Reimbursables Subtotal</b>					<b>\$39,310.00</b>
<b>Total Maximum Amount Payable</b>					<b>\$135,855.00</b>

\*See Appraisal Notes below and continued on the following page.

Key: ROW = right of way.

**Mgmt. Reserve Fund \$ 14,145.00**

**Adjusted Total Maximum Amount Payable \$150,000.00**

R.F. Duncan Appraisal Notes					
Parcel	Name	Appraisal Type	Appraisal Fee	Appraisal Review	Comments
12702222500	Blackwell	Before/After	\$5,000/ \$3,000	\$1,200	May lose one parking space; can reduce fee to \$3,000 if parking impact not major and building does not need to be valued.

12702222800	S. Prochnau Rev. Trust	Before/After	\$5,000/ \$3,000	\$1,200	Potential parking impacts; can reduce to \$3,000 if no major parking impacts and building does not need to be valued.
1270311-2000 & 2400	Slater Enterprises	Total	\$4,500	\$1,200	Total acquisition of commercial property.
12703140500	Nut Tree, LLC	Before/After	\$5,000/ \$3,000	\$1,200	Impacts to sign, parking, and circulation. Can reduce to \$3,000 if building doesn't need to be valued.
55100000100	Prakal, LLC	Strip Report	\$3,000	\$1,200	Appears to be minor impact.
56600000100	Cap. City Properties	Strip Report	\$3,000	\$1,200	May lose one or two parking spaces. Appears to have ample remaining parking.
72850300100	Schwab Properties, LLC	Before/After	\$5,000/ \$3,000	\$1,200	Potential parking impacts; can reduce fee to \$3,000 if no parking impacts and building does not need to be valued.
<b>Total Fees:</b>			<b>\$22,500 to \$30,500</b>	<b>\$8,400</b>	

## EXCEPTIONS

Tierra does not take exceptions to the City's requirements or clarifications to the requirements.

## LITIGATION

Tierra has had no litigation actions within the last three years.

## SUSPENSION AND DEBARMENT

Tierra has had no suspension or debarment activities within the last three years.