



MEMORANDUM

TO: MRA Board of Commissioners

FROM: Tod Gass, Project Manager

A handwritten signature in blue ink, appearing to read "Tod Gass", is positioned to the right of the "FROM:" line.

DATE: January 5, 2022

**SUBJECT: URD II Burton Street Right of Way Improvements
Amend Professional Services Agreement**

The right of way improvements on the 500 Block of Burton Street and the West Broadway Island east footbridge approach - located at the east end of the Imagination Brewery/City of Missoula parking lot, were originally included in the MRA URD II West Broadway Island Project. The right of way improvements involve construction of curb/gutter, sidewalk, storm water drainage, and trail connections at the south end of Burton Street, which is the west entrance to the West Broadway Island; and improvements to the West Broadway Island east footbridge approach, which serves as the east entrance to the West Broadway Island.

Previously, the West Broadway Island Project bids came in much higher than anticipated, and ultimately, the Burton Street right of way improvements and the West Broadway Island east footbridge approach were removed from the Island project to bring construction costs in line with the project budget. Later, a property owner (Alex Subrayan) on the west side of the 500 Block of Burton Street began a redevelopment project to construct an apartment complex, with MRA TIF assistance for the construction of the Burton Street right of way improvements, originally planned for the West Broadway Island Project. Lack of agreement for the sidewalk design adjacent to the new apartment complex, coupled with delays and labor shortages brought on by the COVID pandemic, resulted in the Burton Street right of way improvements not being constructed.

In June 2021, the MRA Board approved an MRA TIF request to enter into a Professional Services Agreement with Morrison Maierle (Project Engineer for the West Broadway Island Project). Morrison Maierle's scope of work was to finalize the design of all the Burton Street right of way improvements and to provide minimal construction oversight to Mr. Subrayan's contractor to complete the right of way improvements on Burton Street – with the expectation of coming back to the MRA Board with an additional TIF request for funds to complete the construction of both sides of Burton Street. Morrison Maierle facilitated much discussion on the design of the Burton Street improvements with Mr. Subrayan, Parks & Rec, and City Engineering. By the time an approved plan was in place for the Burton Street improvements, the 2021 construction season was winding down.

At this point, MRA Staff made the decision to remove the Burton Street right of way improvements from Mr. Subrayan's Development Agreement and complete the right of way improvements at the south end of Burton Street and the West Broadway Island east footbridge approach as an MRA Sidewalk Project. The TIF funds originally approved for the right of way improvements related to the Subrayan Development Agreement will be reprogrammed into an MRA Burton Street Sidewalk Project. Staff would now like to amend the June 2021 Professional Services Agreement with Morrison Maierle to add the development of contract documents & specifications, bidding services, additional construction administration, and project close-out services to the Morrison Maierle Scope of Services.

The amended Morrison Maierle scope of services will provide the engineering and construction oversight needed to complete the infrastructure improvements on the 500 Block of Burton Street and the West Broadway Island east footbridge approach. Craig Schaffer of Morrison Maierle submitted a proposal for these additional services at a cost not to exceed \$9,700. The project schedule is to bid the Burton Street Sidewalk Project in March with construction following when weather allows.

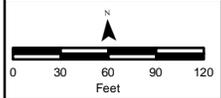
STAFF RECOMMENDATION: Staff recommends the Board move to approve an amendment to the July 21, 2021, Morrison Maierle Professional Services Agreement in an amount not to exceed \$9,700 for the additional professional services to complete the 500 Block of Burton Street right of way improvements and the West Broadway Island east footbridge approach as an MRA Sidewalk Project.



BURTON ST

HAWTHOR

SCOTT



Missoula Redevelopment Agency
Date: January 5, 2022
Prepared By: Tod Gass

Note: The information on this map has not been field verified.

Area Map For:
MRA URD II BURTON STREET SIDEWALK PROJECT
City of Missoula Redevelopment Agency 140 W. Pine St. Missoula, MT 59802

 Burton St Sidewalk Project

