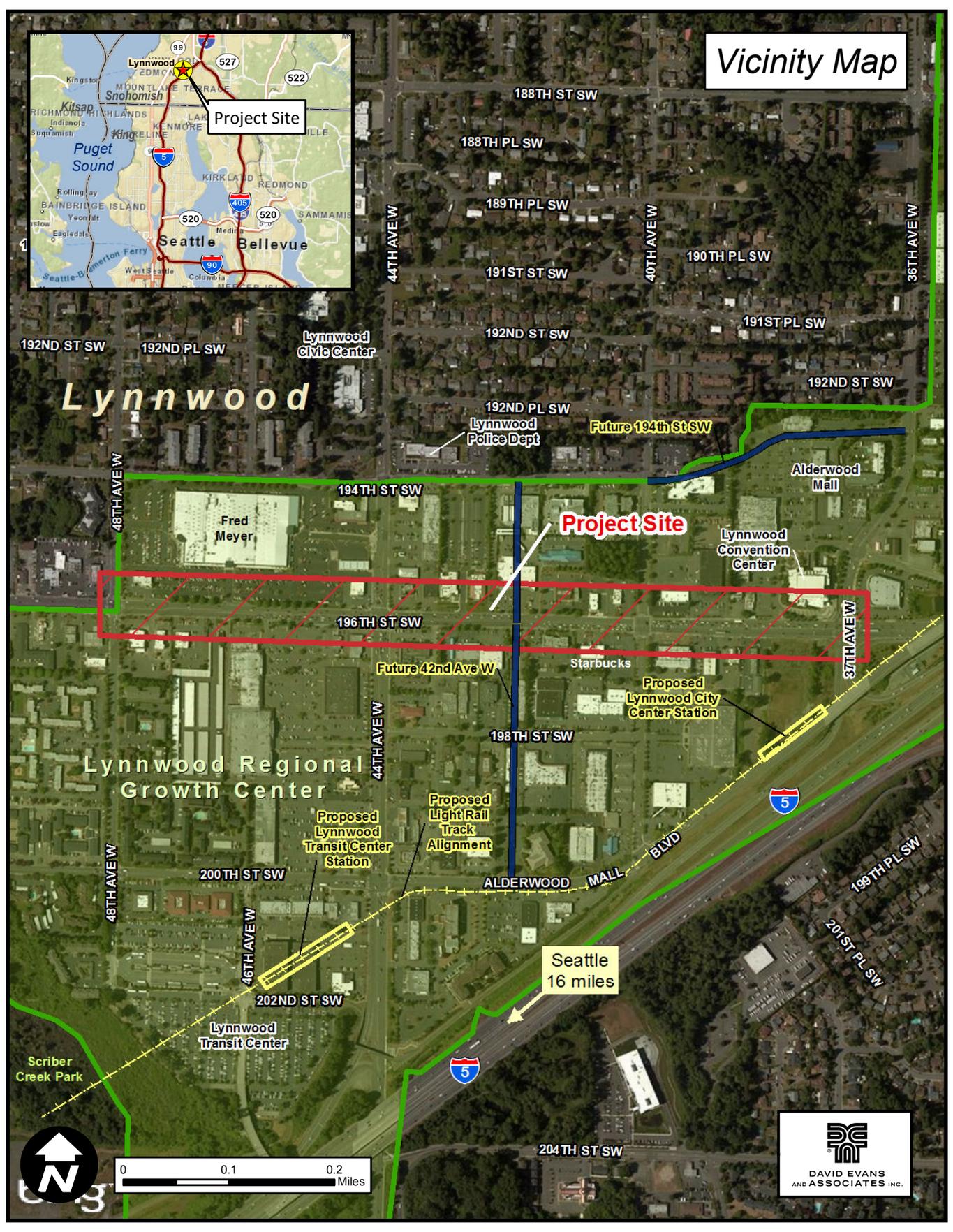


Vicinity Map



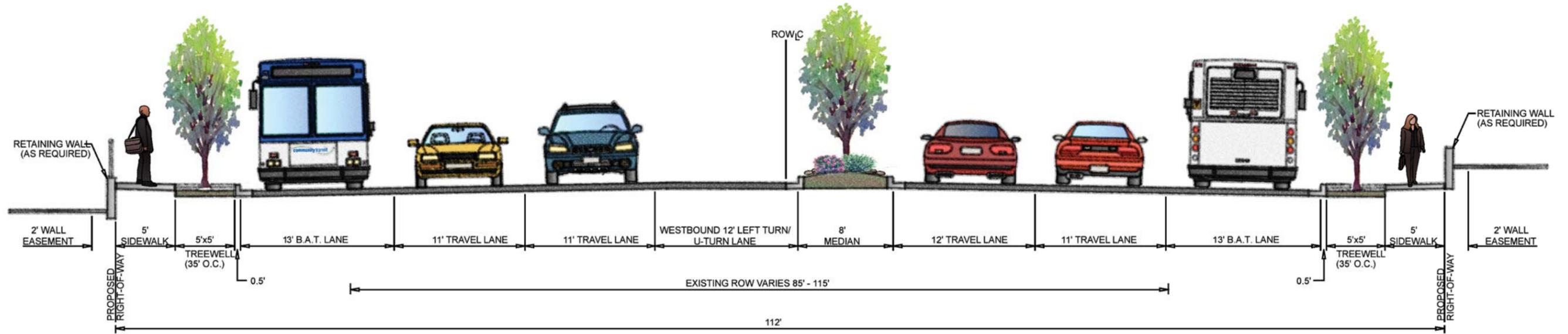
Lynnwood

Lynnwood Regional Growth Center

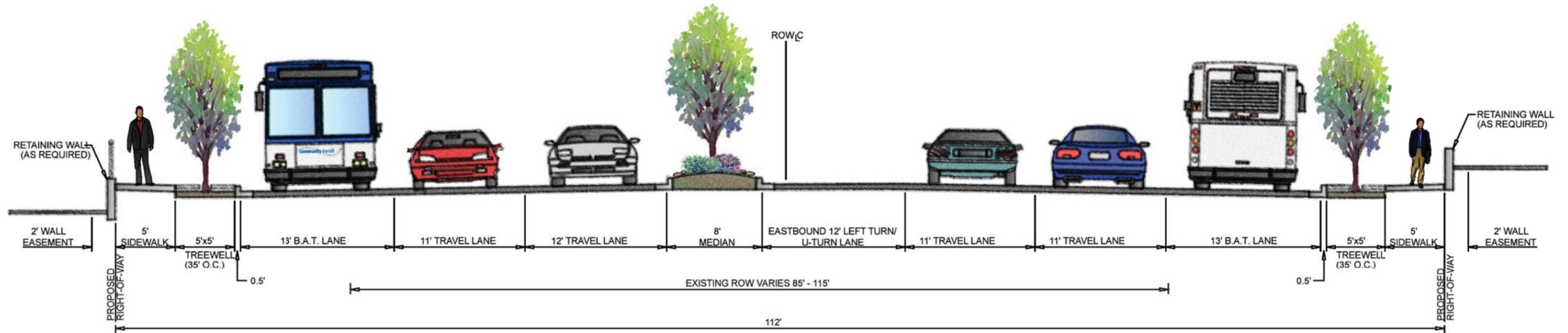
Project Site

Seattle
16 miles





PROPOSED 196TH ST SW - W/ WESTBOUND LEFT TURN LANE



PROPOSED 196TH ST SW - W/ EASTBOUND LEFT TURN LANE

OCTOBER 2015



DAVID EVANS
AND ASSOCIATES INC.
415 - 118th Avenue SE
Bellevue Washington 98005-3518
Phone: 425.519.6500

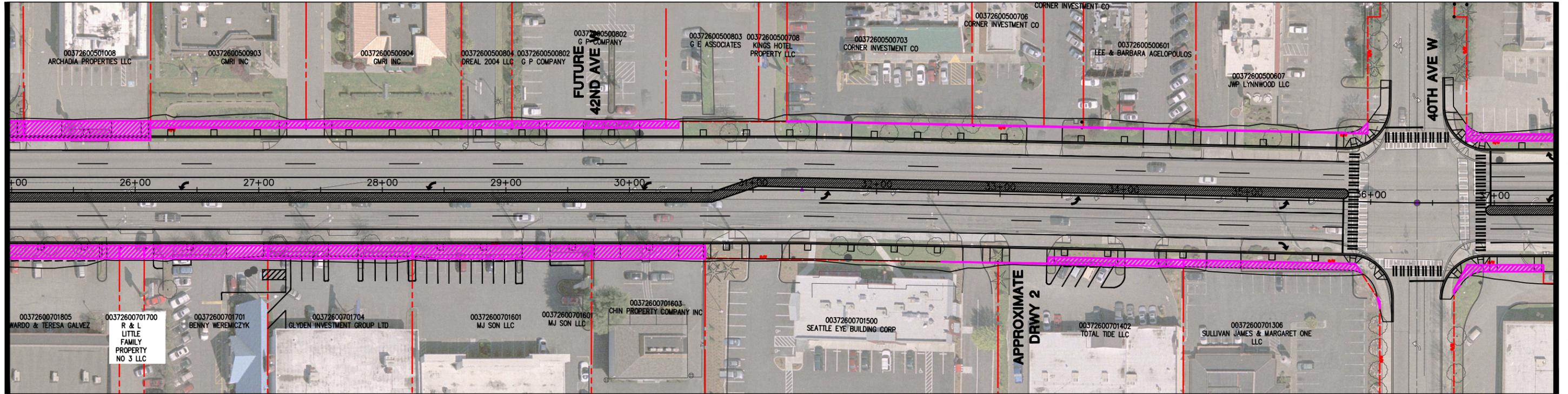


196TH STREET SW
CORRIDOR IMPROVEMENTS

TYPICAL SECTION

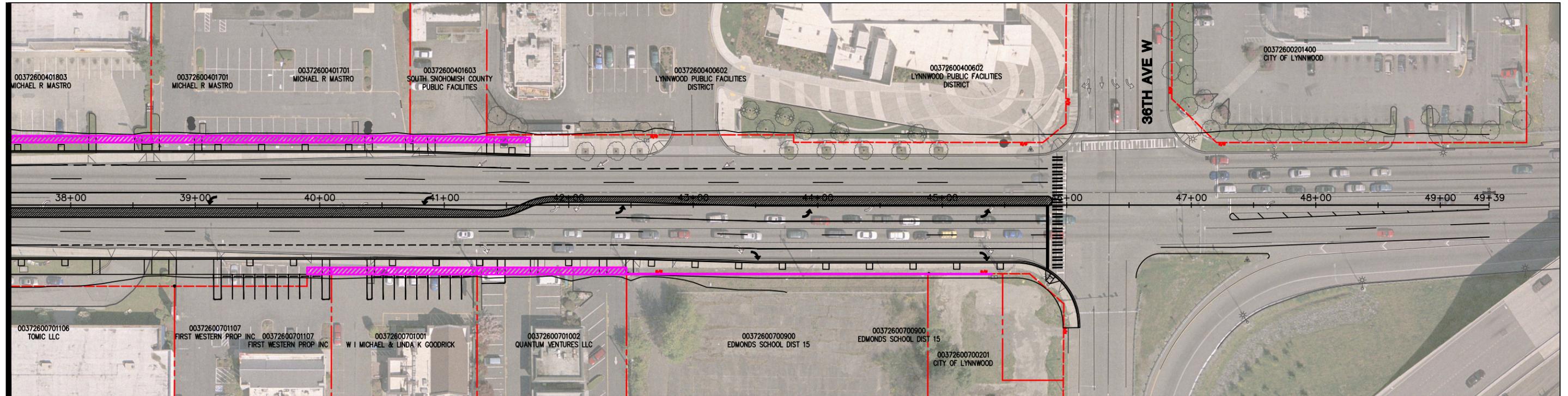
REFERENCE NO.	X501
SHEET	1
OF	1
SHEETS	

MATCHLINE STA. 25+00, SEE SHEET 1



MATCHLINE STA. 37+50, SEE BELOW LEFT

MATCHLINE STA. 37+50, SEE ABOVE RIGHT



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**ALTERNATIVE A2
(8 FT. CONTINUOUS MEDIAN SYMMETRICAL WIDENING)
196TH ST. SW - 48TH AVE. W TO 37TH AVE. W IMPROVEMENT PROJECT**



SHEET 3 OF 3

Financial Plan
Project: 196th Street SW Improvement Project (Fund 316)
Last Update: 11/17/2015
Project Manager: Nicholas Barnett

Reviewed by: Jeff Elekes

	Target/Actual	Exp/Rev	Revenue	Funding				
				Expenses	Difference			
			22,243,379	Fund 440 Utility Bond 268,525	Fund 411 - Storm 380,854	STP Federal Grant (86.5%) 1,730,000	2015 WA State Transportation Funding Package (100%) 14,864,000	TIB Grant (21%) 5,000,000
Preconstruction Activity								
Prior Authorization								
March 2014 Ord #2983 Previous Authorized Total	1,882,817	-	1,882,817	268,525	217,929	1,396,363	-	-
Proposed Authorization								
Nov 2015 Additional Design	221,096	-	221,096	-	29,848	191,248		
Preconstruction Total	2,103,913	-	2,103,913	268,525	247,777	1,587,611	-	-
Early Right of Way Activity								
Proposed Authorization								
Nov 2015 Early ROW	164,612	-	164,612		22,223	142,389		
Early Right of Way Total	164,612	-	164,612	-	22,223	142,389	-	-
Right of Way								
Proposed Authorization								
Future Action Compensation	7,489,768	-	7,489,768	-	110,854		4,878,914	2,500,000
Right of Way Total	7,489,768	-	7,489,768	-	110,854	-	4,878,914	2,500,000
Construction Activity								
Proposed Authorization								
Future Action Contruction Bid	9,164,724	-	9,164,724	-	-	-	6,664,724	2,500,000
Future Action Construction Management Consultant	1,105,462	-	1,105,462	-	-	-	1,105,462	-
Future Action On-Call Engineering	150,000	-	150,000	-	-	-	150,000	-
Future Action City Const. Mgmt	75,000	-	75,000	-	-	-	75,000	-
Future Action Testing	100,000	-	100,000	-	-	-	100,000	-
Future Action Contingency	1,889,900	-	1,889,900	-	-	-	1,889,900	-
Construction Total	12,485,086	-	12,485,086	-	-	-	9,985,086	2,500,000
Expenses Total	22,243,379	-	22,243,379	268,525	380,854	1,730,000	14,864,000	5,000,000
			Diff-->	-	-	-	-	-



**Summary of Conceptual Real Estate Costs for the
City of Lynnwood 196th Street SW Improvement Project, Alternative Analysis
November 24, 2015**

Summary of Real Estate conclusions for the 196th Street SW Lynnwood Improvement project, Alternative Analysis

Alternative A	Alternative A-2	Alternative B	Alternative C	Alternative D	Alternative E
Total # of Negotiations: 44 Anticipated Relocations: 0	Total # of Negotiations: 46 Anticipated Relocations: 0	Total # of Negotiations: 45 Anticipated Relocations: 2	Total # of Negotiations: 28 Anticipated Relocations: 14	Total # of Negotiations: 44 Anticipated Relocations: 1	Total # of Negotiations: 44 Anticipated Relocations: 1

	Design Report ROW Cost	Alternative A	Alternative A-2	Alternative B	Alternative C	Alternative D	Alternative E
Total Proposed ROW Area	<i>*see note 6</i>	35,120 SF	43,146 SF	95,225 SF	135,789 SF	75,381 SF	62,814 SF
Total Proposed Wall Area	<i>*see note 6</i>	33,572 SF	33,572 SF	34,724 SF	22,176 SF	33,728 SF	33,728 SF
Estimated Relocation Costs	<i>*see note 6</i>	\$ 0	\$ 0	\$ 1,500,000	\$ 5,000,000	\$ 1,000,000	\$ 1,000,000
Total Real Estate Costs	\$ 3,283,900	\$ 3,723,980	\$ 5,735,150	\$ 17,284,895	\$ 30,744,525	\$ 13,499,240	\$ 12,924,230
Sub-total	\$ 3,283,900	\$ 3,723,980	\$ 5,735,150	\$ 18,784,895	\$ 35,744,525	\$ 14,499,240	\$ 13,924,230
Contingency (10%)	<i>*see note 6</i>	\$ 372,398	\$ 573,515	\$ 1,878,490	\$ 3,574,453	\$ 1,449,924	\$ 1,392,423
Economic Escalation (10% / Year)	<i>*see note 6</i>	\$ 372,398	\$ 573,515	\$ 1,878,490	\$ 3,574,453	\$ 1,449,924	\$ 1,392,423
Total	\$ 3,283,900	\$ 4,468,776	\$ 6,882,180	\$ 22,541,874	\$ 42,893,431	\$ 17,399,088	\$ 16,709,076
Hard Costs <i>Hard Costs include: Negotiation Fee, Appraisal, Appraisal Review, Escrow, Recording, Title, & Statutory Evaluation Allowance</i>	<i>*see note 6</i>	\$ 772,200	\$ 772,200	\$ 789,750	\$ 491,400	\$ 772,200	\$ 772,200
Total Alternative Costs	\$ 3,283,900	\$ 5,240,976	\$ 7,654,380	\$ 23,331,624	\$ 43,384,831	\$ 18,171,288	\$ 17,481,276



Notes

- 1) “Real Estate Costs” include cost of acquiring proposed property rights, estimated damages from assumed parking losses, and estimated cost of relocations.
- 2) “Real Estate Costs” for Alternative B assumes full fee acquisition of 2 parcels – Owned by Tomic LLC and Seattle Eye Building Corp. These will require relocation services – estimated at \$ 1,500,000.
- 3) Total proposed ROW and Wall areas under alternative B include the assumed full parcel acquisitions (in fee) of Tomic and Seattle Eye Building Corp.
- 4) Negotiation Fee based on \$ 8,000 / parcel
- 5) Potential recoverable surplus land value where full parcel acquisition required based on land only value in 2015 dollars - \$45.00 / SF;
\$1,960,200 / Acre
 - a. Alternative B: 2.04 Surplus Acres @ \$ 1,960,200 = **\$ 3,999,000**
 - b. Alternative C: 7 Surplus Acres @ \$ 1,960,200 = **\$13,508,000**
 - c. Alternative D: 1.11 Surplus Acres @ \$ 1,960,200 = **\$ 2,174,031**
 - d. Alternative E: 1.10 Surplus Acres @ \$ 1,960,200 = **\$ 2,164,536**
 - e. Recoverable surplus land calculated as *Total Parcel Area – Proposed ROW Area = Surplus (SF)*
- 6) Design Report figures did not include contingencies, relocation, or hard costs.