



# LOCAL GOVERNMENT CONTRACT MODIFICATION

STATE OF UTAH  
UTAH DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY SERVICES  
**2021-2024 ROW LG SVCS POOL (SMALL PURCHASE)**  
**UNIT PRICE**

EFFECTIVE DATE \_\_\_\_\_  
TRACKING NO. \_\_\_\_\_  
CONTRACT NO. **22-9217**  
MOD NO. **2**

**Consultant:** K. Mitchell Appraisal Co. P.C.  
**Project No.:** F-2236(1)2  
**PIN Description:** 2820 South; 7440 West to 7736 West  
**FINET Prog Code No.:** 5554007R  
**PIN No.:** 17867  
**Work Discipline:** Row Appraisal Review Services

This Modification is to be attached and made part of Contract No. 22-9217 between Greater Salt Lake Municipal Services District referred to as the LOCAL AUTHORITY, and K. Mitchell Appraisal Co. P.C., referred to as CONSULTANT, and as approved by the Utah Department of Transportation, referred to as DEPARTMENT.

It has been determined that contract modifications are required to complete the work specified by this Contract. The CONSULTANT agrees to the modifications as specified below.

### ATTACHMENTS INCLUDED AS PART OF THIS CONTRACT MODIFICATION:

- Exhibit A – Scope of Services to be Provided by the CONSULTANT
- Exhibit B – Fees – Contract is increased by \$3,750.00 for a new total of \$8,950.00
- Exhibit C – The Scope of Work Completion Date for the Contract is extended to December 18, 2023 and the Contract Expiration Date for the Contract is extended to December 18, 2024.
- Other:

The parties hereto agree to abide by all provisions of the original Contract as well as the provisions of this and any previous contract modifications.

IN WITNESS WHEREOF, they sign and cause this Contract Modification to be executed.

**CONSULTANT - K. Mitchell Appraisal Co. P.C.**

**UTAH DEPARTMENT OF TRANSPORTATION**

By: Ken Mitchell Apr 4, 2023  
Title: Principal/Certified General Appraiser  
Ken Mitchell

By: [Signature] Apr 4, 2023  
Title: Director of Preconstruction

**LOCAL AUTHORITY – Greater Salt Lake Municipal Services District**

**DEPARTMENT Comptroller's Office**

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Title: Contract Administrator  
Date: \_\_\_\_\_

**Contract No. [22-9217](#) Mod. No. [2](#)**

**EXHIBIT A**

**Scope of Services**

The Scope of Services is expanded to allow for additional work as requested by [Jolene Ottley](#), [Region 2](#), in the memorandum dated [March 22, 2023](#) in this Exhibit.



# UDOT Consultant Services

## Contract Approval Memo

Memo Printed on: March 30, 2023 8:38 AM



**PM Approval Date:** [March 22, 2023](#)

**UDOT PM:** Jolene Ottley

The Project Manager has reviewed and approved the contract/modification consultant documents: Executive Summary, Work Plan, Staffing Plan, Work Schedule, and Cost Proposal.

### PROJECT INFORMATION

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**PIN:** 17867  
**Project No.:** F-2236(1)2  
**Job/Proj:** 5554007R  
**PIN Description:** 2820 South; 7440 West to 7736 West

### CONTRACT INFORMATION

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**CS Admin:** Cali P. Bastow  
**Contract No.:** 22-9217      Review Appraisal Services  
**Mod No.:** 2      4 New Reviews  
**SOW Completion Date:** [December 18, 2023](#)  
**Contract/Mod Amount:** [\\$3,750.00](#)  
**Fee Type:** UNIT PRICE  
**Selection Method:** ROW POOL SMALL PURCHASE  
**Period:**  
**Phase:** RIGHT OF WAY  
**Disciplines:** ROW APPRAISAL REVIEW SERVICES

### CONTACTS

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#### Consultant

K. Mitchell Appraisal Co. P.C.  
 Kendall S Mitchell  
 4554 SOUTH BROCKBANK DR.  
 MILLCREEK, UT 84124

#### Local Government

Greater Salt Lake Municipal S  
 Steven Kuhlmeier  
 2001 S STATE STREET  
 SUITE #N3 600  
 SALT LAKE CITY, UT 84190  
 (385) 468-6624  
 SKUHLMEIER@SLCO.ORG



# UDOT Consultant Services Local Government Contract Memo

Memo Printed on: March 30, 2023 8:38 AM



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## PROJECT INFORMATION

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**PIN:** 17867  
**Project No.:** F-2236(1)2  
**Job/Proj:** 5554007R  
**PIN Description:** 2820 South; 7440 West to 7736 West

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## CONTRACT INFORMATION

---

**CS Admin:** Cali P. Bastow  
**Contract No.:** 22-9217      Review Appraisal Services  
**Mod No.:** 2      4 New Reviews  
**SOW Completion Date:** [December 18, 2023](#)  
**Contract/Mod Amount:** [\\$3,750.00](#)  
**Cumulative Amount:** [\\$8,950.00](#)  
**Fee Type:** UNIT PRICE  
**Selection Method:** ROW POOL SMALL PURCHASE  
**Period:**  
**Phase:** RIGHT OF WAY  
**Discipline:** ROW APPRAISAL REVIEW SERVICES

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## CONTACTS

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### Consultant

K. Mitchell Appraisal Co. P.C.  
Kendall S Mitchell  
4554 SOUTH BROCKBANK DR.  
MILLCREEK, UT 84124  
  
(801)455-2942  
ken@kmappraisal.com

### Local Government

Greater Salt Lake Municipal Services District  
Steven Kuhlmeier  
2001 S STATE STREET  
SUITE #N3 600  
SALT LAKE CITY, UT 84190  
  
(385) 468-6624  
SKUHLMEIER@SLCO.ORG

**UDOT has contract limits for Pool Selection Methods. The limit for this contract is \$250,000.00 for the life of the contract, including any future modifications.**

**UDOT CMS Contract Executive Summary**

Contract Number:	229217	Mod:	2	Project Number:	F-2236(1)2	PIN:	17867
UDOT Primary Contact:	Jolene Ottley						
PIN Description:	2820 South; 7440 West to 7736 West						

**Brief Description**

Ken Mitchell, MAI will perform right-of-way appraisal services consisting of 4 appraisal reviews. The additional appraisals were added as part of this contract modification.

**Project Team**

Ken Mitchell, MAI will be the primary and only review appraiser.

**Assumptions**

Extraordinary assumptions, hypothetical conditions and/or other limiting conditions will apply as necessary. Any unusual/atypical hypothetical conditions will be reviewed and cleared with the client prior to approval of the Appraisal Report under review.

**Phasing**

The turn time will be 2 weeks for each Appraisal Review from the date of receipt of the Appraisal Report. Typically I complete these in one week or less.

**Fee Type**

The fee type is \$900 per Appraisal Review.

*K. Mitchell Appraisal Co. P.C.*

*Prime*

**UDOT CMS Contract Work Plan**

Contract Number:	229217	Mod:	2	Project Number:	F-2236(1)2	PIN:	17867
UDOT Primary Contact:	Jolene Ottley						
PIN Description:	2820 South; 7440 West to 7736 West						

**Activity: 4L2.1 - APPRAISAL REVIEW**

Ken Mitchell, MAI will perform right-of-way appraisal services consisting of 4 appraisal reviews. The additional appraisals were added as part of this contract modification.

## UDOT CMS Staffing Plan

<b>Contract Number:</b>	22-9217	<b>Mod:</b>	2	<b>Project Number:</b>	F-2236(1)2	<b>PIN:</b>	17867
<b>UDOT Primary Contact:</b>	Jolene Ottley						
<b>PIN Description:</b>	2820 South; 7440 West to 7736 West						

Employee Name	Contract Job Title	Education/Certification	License Number	Hours	Current Rate	Proposal Rate	Approval Date	Key
MITCHELL, KENDALL	PRINCIPAL/COMMERCIAL APPRAISER	MAI	UT-5499685-CG00	1	\$150.00	\$150.00	06/28/2022	Y
Total Hours for K. Mitchell Appraisal Co. P.C.:				1				

**Contract No. 22-9217 Mod. No. 2**

**EXHIBIT B**

**Fees**

The maximum disbursement is increased from \$5,200.00 by \$3,750.00 for a new total of \$8,950.00 as negotiated and approved by [Jolene Ottley](#), [Region 2](#), in the memorandum dated [March 22, 2023](#).

<b>Contract/Modification</b>	<b>Amount</b>	<b>NTP Date</b>	<b>Notes</b>
Base Contract	\$4,100.00	6/28/2022	Review Appraisal Services
<a href="#">Modification No. 1</a>	<a href="#">\$1,100.00</a>	<a href="#">1/3/2023</a>	<a href="#">1 additional Review Revision - mod</a>
<a href="#">Modification No. 2</a>	<a href="#">\$3,750.00</a>	<a href="#">Pending</a>	<a href="#">4 New Reviews</a>
Total	\$8,950.00		



## UDOT CMS Cost Proposal

<b>Contract Number:</b>	22-9217	<b>Mod:</b>	2	<b>Project Number:</b>	F-2236(1)2	<b>PIN:</b>	17867
<b>UDOT Primary Contact:</b>	Jolene Ottley						
<b>PIN Description:</b>	2820 South; 7440 West to 7736 West						

Labor Costs				
Employee Name	Contract Job Title	Hours	Proposal Rate	Labor Cost
MITCHELL, KENDALL	PRINCIPAL/COMMERCIAL APPRAISER	1	\$150.00	\$150.00
Total Hours:		1		
Total Direct Labor:				\$150.00
Other Direct Charges				
ODC Item	Unit of Measure	Qty	Item Cost	Extended Cost
BH - APPRAISAL REVIEW	EACH	4.0	\$900.000	\$3,600.00
Total Other Direct Charges:				\$3,600.00
Total Contract Cost:				\$3,750.00

### UDOT CMS Hours Derivation

<b>Contract Number:</b>	22-9217	<b>Mod:</b>	2	<b>Project Number:</b>	F-2236(1)2	<b>PIN:</b>	17867
<b>UDOT Primary Contact:</b>	Jolene Ottley						
<b>PIN Description:</b>	2820 South; 7440 West to 7736 West						

Employee Name	4L2.1															Total
MITCHELL, KENDALL	1															1

### UDOT CMS Hours Derivation

<b>Contract Number:</b>	22-9217	<b>Mod:</b>	2	<b>Project Number:</b>	F-2236(1)2	<b>PIN:</b>	17867
<b>UDOT Primary Contact:</b>	Jolene Ottley						
<b>PIN Description:</b>	2820 South; 7440 West to 7736 West						

	4L2.1																Total
Firm Activity Totals:	1																1
	4L2.1																Total
Transaction Activity Totals:	1																1

**Contract No. 22-9217 Mod. No. 2**

**EXHIBIT C**

**Contract Date**

The Scope of Work Completion Date for the contract is extended to December 18, 2023. The Contract Expiration Date for the contract is extended to December 18, 2024. The CONSULTANT is required to finish all work by the Scope of Work Completion Date. If additional time is required to complete this Scope of Work, the CONSULTANT will be required to request a "Contract Date Extension Modification".

Schedule for UDOT Pin 17867; Contract 229217

Ken Mitchell, MAI will perform right-of-way appraisal services consisting of 4 appraisal reviews. The additional appraisals were added as part of this contract modification.

Ken Mitchell, MAI will be the primary and only review appraiser. Extraordinary assumptions, hypothetical conditions and/or other limiting conditions will apply as necessary. Any unusual/atypical hypothetical conditions will be reviewed and cleared with the client prior to approval of the Appraisal Report under review.

The turn time will be 2 weeks for each Appraisal Review from the date of receipt of the Appraisal Report. Typically I complete these in one week or less. The fee type is \$900 per Appraisal Review.

**Contract No. 22-9217 Mod. No. 2**

**EXHIBIT D**

**Insurance**

As stated in the Contract Exhibit B Standard Terms and Conditions, services to be provided by the CONSULTANT under this contract with the LOCAL AUTHORITY are required to be covered by insurance. Insurance must be maintained in force until all activities which are required by this contract or as changed by contract modification are completed and accepted by the DEPARTMENT.

<b>Insurance</b>	<b>Full Coverage Exception</b>	<b>Aggregate Coverage Exception</b>	<b>Expiration Date</b>	<b>Insurance Carrier</b>	<b>Policy Number</b>	<b>Each Occurrence Limit</b>	<b>General Aggregate Limit</b>	<b>Additional Endorsement</b>
AUTOMOBILE LIABILITY	Y	N	6/12/2023			\$0	\$0	N
GENERAL LIABILITY	Y	N	3/21/2024			\$0	\$0	N
PROFESSIONAL LIABILITY	Y	N	3/21/2024			\$0	\$0	N
WORKERS COMPENSATION	Y	N	3/21/2024			\$0	\$0	N