

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A PERSONAL SERVICES AGREEMENT WITH TRANSYSTEMS REAL ESTATE CONSULTING, INC., FOR THE LOR-US 6-18.53 PROJECT AND DECLARING AN EMERGENCY.

WHEREAS, the City of Avon Lake desires to retain the personal services of TranSystems Real Estate Consulting, Inc., of Cleveland, Ohio, for right-of-way acquisition services for the LOR-US 6-18.53 Project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON LAKE, STATE OF OHIO:

Section No. 1: That the Mayor is hereby authorized to execute a personal services agreement with TranSystems Real Estate Consulting, Inc., of Cleveland, Ohio, for right-of-way acquisition services for the LOR-US 6-18.53 Project from SR 83 to the eastern corporation limit of Bay Village along Lake Road. The agreement (Exhibit A) shall state in its terms that the cost of said personal services shall not exceed \$465,166.

Section No. 2: Upon completion of said appraisal review services, the Director of Finance is hereby directed to deliver to TranSystems Real Estate Consulting, Inc., the warrant for this City in an amount not to exceed \$465,166 and to cause said warrant to be paid.

Section No. 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section No. 4: That this Ordinance is hereby declared to be an emergency measure, the emergency being the necessity to improve accessibility along Lake Road and provide pedestrian safety improvements, thus for the health, safety, and welfare of the public. Therefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor.

PASSED: 5/13/2024

/s/ Martin E. O'Donnell

President of Council

POSTED: 5/17/2024

APPROVED: 5/14/2024

ATTEST: /s/ Valerie E. Rosmarin

Clerk of Council

/s/ Mark A. Spaetzel

Mayor



TranSystems Real Estate Consulting, Inc.
1100 Superior Avenue East, Suite 1000
Cleveland, Ohio 44114
p. (330) 726-5316
www.transystems.com

April 1, 2024

Chris L. Howard, P.E., CPESC
Consulting City Engineer
150 Avon Belden Road
Avon Lake, Ohio 44012

**RE: LOR-US6-18.53 (PID No. 17317)
Cost Proposal for Right of Way Acquisition Services**

Dear Mr. Howard:

TranSystems Real Estate Consulting, Inc. (TREC) is pleased to submit our cost proposal for the approx. 86 parcels on the above project.

TranSystems cost proposal for the turnkey r/w acquisition services is **\$465,166.00**. We trust that our cost proposal meets with your approval. If you have any questions please give me a call. We will be able to begin work once we receive a fully executed agreement and a notice to proceed.

We would like to thank you for your consideration, and we look forward to the opportunity to work with you and the City of Avon Lake.

Sincerely,

A handwritten signature in blue ink that reads "James M. Fisher".

James M. Fisher
Principal/Senior Vice President

RW ACQUISITION SERVICES COST PROPOSAL

Company Name: TranSystems Real Estate Consulting, Inc.

District: 3

Date: 3/27/2024

PID NO.: 117317

Task No.:

Project CRS: LOR-US6-18.53

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
1. Project Management - line items found in sections below				
2. Appraisal				
a. RE 95 Preparation	parcel	15	\$350.00	\$5,250.00
b. R/W Appraisal Report (RE 25-17)	parcel	7	\$6,000.00	\$42,000.00
c. Limited Scope R/W Appraisal Report (RE 25-17)	parcel			\$0.00
d. Value Finding (RE 90)	parcel	9	\$1,500.00	\$13,500.00
e. Value Analysis	parcel	70	\$700.00	\$49,000.00
f. Project Data Book	parcel			\$0.00
g. Project Management	parcel	86	\$200.00	\$17,200.00
SECTION SUBTOTAL				\$126,950.00
3. Appraisal Review				
a. R/W Appraisal Report(RE 25-16)	parcel			\$0.00
b. Limited Scope R/W Appraisal Report (RE 25-16)	parcel			\$0.00
c. Value Finding (RE 25-14)	parcel			\$0.00
d. Value Analysis (RE 25-13)	parcel			\$0.00
e. USPAP Review (RE 25-12)	parcel			\$0.00
f. Parcel Impact Note	parcel			\$0.00
g. Appraisal Problem Analysis	parcel			\$0.00
h. Project Management	parcel			\$0.00
SECTION SUBTOTAL				\$0.00
4. Title Researches				
a. Abbreviated Titles	parcel	70	\$350.00	\$24,500.00
b. Full Title (42 year)	parcel	16	\$650.00	\$10,400.00
c. Title Update	parcel			\$0.00
d. Project Management	parcel	86	\$200.00	\$17,200.00
SECTION SUBTOTAL				\$52,100.00
SECTION TOTAL				\$179,050.00

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
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Table split for Federal Authorization for Right of Way Acquisition

5. Negotiation				
a. Negotiation (includes letters, packets, negotiations, billings, document preparation, plan revision coordination, etc.)	parcel	86	\$1,050.00	\$90,300.00
b. Negotiation-package submission	parcel	86	\$1,050.00	\$90,300.00
b. Bill of Sale Negotiation	Per BS Parcel			\$0.00
c. Negotiation Trainee	parcel			\$0.00
d. Project Management	parcel	86	\$200.00	\$17,200.00
SECTION SUBTOTAL				\$197,800.00
6. Closings				
a. Mail Out	parcel	7	\$400.00	\$2,800.00
b. Formal (includes forms RE 30, 31, 44, 45 & 57 and etc.)	parcel	79	\$650.00	\$51,350.00
c. Formal - structure parcels	parcel			\$0.00
d. Title Update for Appropriation	parcel	18	\$240.00	\$4,320.00
e. Mortgage Release	per release	17	\$400.00	\$6,800.00
f. Project Management	per release	86	\$200.00	\$17,200.00
SECTION SUBTOTAL				\$82,470.00
7. Relocation Assistance Services				
a. Residential offer made	parcel			\$0.00
b. Residential final billing	parcel			\$0.00
c. Commercial Offer made	parcel			\$0.00
d. Commercial final billing	parcel			\$0.00
e. Personal Property final billing	parcel			\$0.00
f. Pre-Acquisition Survey/Interview	parcel			\$0.00
g. Pre-Acquisition Report	parcel			\$0.00
Project Management for				
h. Relocation/Relocation Review	parcel			\$0.00
SECTION SUBTOTAL				\$0.00
8 Relocation Review				
a. Residential Review	parcel			\$0.00
b. Commercial Review	parcel			\$0.00
c. Personal Property Review	parcel			\$0.00
d. Project Management	parcel			\$0.00
SECTION SUBTOTAL				\$0.00
9. Asbestos				
a. Collection/Reporting	parcel			\$0.00
b. Testing	parcel			\$0.00
SECTION SUBTOTAL				\$0.00
10. Miscellaneous				
a. Red Books	parcel			\$0.00
b. Meetings and Testimony for appropriations	parcel			\$0.00
c. Property Management	parcel			\$0.00
d. Specialty Appraisal Studies (Parking, Rent, Architectural etc.)	parcel			\$0.00
e. Copies and Recording fees (reimbursable based on actual cost for Titles and Closings - receipts necessary)	parcel	79	\$74.00	\$5,846.00
f. R/W Cost Estimate (RE-101)	parcel			\$0.00
SECTION SUBTOTAL				\$5,846.00
SECTION TOTAL				\$286,116.00
GRAND TOTAL				\$465,166.00