

RESOLUTION NO. 14-2023

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT BY AND BETWEEN THE CITY OF MONROE AND O.R. COLAN ASSOCIATES FOR LAND ACQUISITION SERVICES RELATED TO THE CULVERT REPLACEMENT ON TODHUNTER ROAD.

WHEREAS, in order to construct new culverts on Todhunter Road, permanent right-of-way must be obtained; and

WHEREAS, professional services are necessary in order to obtain the necessary right-of-way and any construction easements.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MONROE, STATE OF OHIO, THAT:

SECTION 1: The City Manager is hereby authorized to enter into an agreement by and between the City of Monroe and O.R. Colan Associates for land acquisition services related to the culvert replacement on Todhunter Road. The terms and conditions of said agreement are set forth on Exhibit "A" attached hereto and made a part hereof.

SECTION 2: This measure shall take effect and be in full force from and after its passage pursuant to Section 7.08 (C) of the Charter.

PASSED: February 14, 2023

ATTEST:

APPROVED:



Clerk of Council



Mayor

"I, the undersigned Clerk of Council of the city of Monroe, Ohio, hereby certify the foregoing (ordinance or resolution) was published as required by Section 7.16 of the Charter of the City of Monroe.

This legislation was enacted in an open meeting pursuant to the terms and provisions of the Sunshine Law, Section 121.22 of the Ohio Revised Code.



Clerk of Council
City of Monroe, Ohio

ORC REAL ESTATE SOLUTIONS
FOR INFRASTRUCTURE

January 19, 2023

Exhibit "A" Res No. 14-2023

Mr. Gary Morton
Public Works Director
City of Monroe

RE: City of Monroe – Todhunter Road
ROW Acquisition

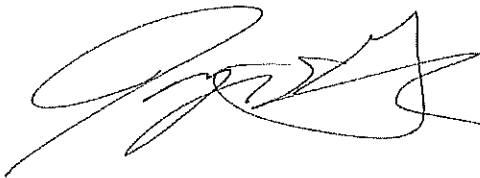
Dear Mr. Morton:

O.R. Colan Associates (ORC) is pleased to submit the attached cost proposal for the above referenced project. The proposal is based on turnkey acquisition services for 4 parcels.

This proposal is based upon the preliminary information provided by the City on January 18, 2023. It is believed that parcels 2 & 3 can be combined as a single parcel. If this ends up not as the case, ORC reserves the right to a modification. ORC reserves the right to modify the proposal should parcel counts change, take types change, appraisal formats change, or should any parcel require additional services. It should be noted that this proposal does not include any appraisal review tasks. If the City needs to use an appraisal reviewer, a separate contract would be required directly with the reviewer. ORC also reserves the rights to use a subconsultant for any task at its sole discretion. This fee proposal will be valid for the calendar year 2023.

O. R. Colan is ready to begin upon a notice to proceed. If you require any additional information or need clarification on any items, please do not hesitate to contact me on my cell at (843) 441-3151 or by email at jgardner@orcolan.com.

Respectfully Submitted,



Jayson Gardner, PMP
Project Manager

RW ACQUISITION SERVICES COST PROPOSAL

Company Name: O.R. Colan Associates, LLC

District: N/A

Date: 1/19/2023

PID NO.: N/A

Task No.: 1

Project CRS: City of Monroe-Todhunter Road

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
1. Project Management - line items found in sections below	parcel			
2. Appraisal				
a. RE 95 Preparation	parcel			\$0.00
b. R/W Appraisal Report (RE 25-17)	parcel			\$0.00
c. Limited Scope R/W Appraisal Report (RE 25-17)	parcel			\$0.00
d. Value Finding (RE 90)	parcel	2	\$1,900.00	\$3,800.00
e. Value Analysis	parcel	2	\$900.00	\$1,800.00
f. Project Data Book	parcel			\$0.00
g. Project Management	parcel	4	\$250.00	\$1,000.00
SECTION SUBTOTAL				\$6,600.00
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			\$0.00
b. Full Title (42 year)	parcel	4	\$800.00	\$3,200.00
c. Title Update	parcel			\$0.00
d. Project Management	parcel	4	\$250.00	\$1,000.00
SECTION SUBTOTAL				\$4,200.00

SECTION TOTAL**\$10,800.00**

Table split for Federal Authorization for Right of Way Acquisition

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
5. Negotiation				
a. Negotiation (includes letters, packets, negotiations, billings, document preparation, plan revision coordination, etc.)	parcel	4	\$2,000.00	\$8,000.00
b. Bill of Sale Negotiation	Per BS Parcel			\$0.00
c. Negotiation Trainee	parcel			\$0.00
d. Project Management	parcel	4	\$250.00	\$1,000.00
SECTION SUBTOTAL				\$9,000.00
6. Closings				
a. Mail Out	parcel	4	\$550.00	\$2,200.00
b. Formal (includes forms RE 30, 31, 44, 45 & 57 and etc.)	parcel			\$0.00
c. Formal - structure parcels	parcel			\$0.00
d. Title Update for Appropriation	parcel			\$0.00
e. Mortgage Release	per release			\$0.00
f. Project Management	parcel	4	\$250.00	\$1,000.00
SECTION SUBTOTAL				\$3,200.00
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

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
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. Postage, Copies and Recording fees (reimbursable based on actual cost - receipts necessary)	parcel	4	\$150.00	\$600.00
f. R/W Cost Estimate (RE-101)	parcel			\$0.00
SECTION SUBTOTAL				\$600.00
SECTION TOTAL				\$12,800.00
GRAND TOTAL				\$23,600.00