





To: Dan Clevidence, CFM  
Mitigation Specialist  
Ohio Emergency Management Agency  
Ohio Department of Public Safety

From: Stan Kosilesky, P.E., MPA **EDK**

Date: October 11, 2018

Regarding: City of Avon FEMA – Hazardous Mitigation Assistance Grant  
3535 Jaycox Road – Avon, Ohio  
Budget Narrative

E-mail: kosilesky@cvelimited.com

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Below is a summary of how the City developed the budget for 3535 Jaycox Road:

Property Acquisition -- Contractual Services;

- Acquisition Land Value = \$38,100.00 Market Value per Lorain County Auditor's 2017 values certified by the State of Ohio.
- Acquisition Structure Value = \$ 123,590.00 Market Value per Lorain County Auditor's 2017 values certified by the State of Ohio.
- Acquisitions Auditor's Fair Market Value = \$ 161,690.00
- Acquisitions Auditor's Fair Market Value plus 20% Multiplier = \$ 161,690 \* 1.20% = \$ 194,028.00
- Additional Funds to Purchase = \$ 185,420 (2018 Tax Year Value) - \$ 161,690 (2017 Auditor's Fair Market Value) = \$23,730.00. This adjusts the property value slightly over the purchase price of \$ 184,500 (2012).

Property Acquisition Costs = \$ 194,028.00 + \$ 23,730.00 = \$ 217,758.00

Appraisal – Contractual Services:

The City of Avon has developed a budget for appraisal services at \$2,000.00. This budget was based on usual and customary charges in Lorain County for similar services

Closing Costs, Legal Fees – Contractual Services:

The City of Avon has developed a budget of \$4,000.00 for these various required services. This budget was based on usual and customary charges in Lorain County for similar services



#### Asbestos Assessment – Contractual Services:

The City of Avon has developed a budget of \$1,000.00 for the asbestos assessment. This budget was based on usual and customary charges in Lorain County for similar services.

#### Asbestos Abatement – Contractual Services:

The City of Avon has developed a budget of \$3,000.00 for asbestos abatement for this structure constructed in 1979. This budget was based on usual and customary charges in Lorain County for similar services.

#### Permit Fees

The City of Avon has developed a budget of \$150.00 for permits and fees required for the project.

#### Demolition and Site Restoration Costs – Contractual Services:

The demolition costs to be provided, include but are not limited to, demolition of structure and shed, removal of patio, sidewalk, driveway and landscaping. The City of Avon has developed a budget for demolition of the site at \$19,000.00.

The site restoration services to be provided, include but are not limited to, grading site, top soil, seeding and mulching. The City of Avon has developed a budget for site restoration at \$9,000.00.

The City of Avon has developed a budget for demolition and site restoration costs at \$28,000.00.

#### Design and Construction Management Services – Contractual Services:

We estimated the design and construction management services to be at approximately 4% of the property acquisition, demolition and site restoration costs (\$ 247,758.00). The services to be provided, include, preparing bid documents and engineering drawing for the demolition of the structure and restoration of the site and supervising the construction contract. The City of Avon developed a budget for this item at \$10,000.00.

#### Project Management – In-Kind Services:

Per the attached spreadsheet, the City of Avon estimates 32 hours of time required by the City Engineer and 80 hours of staff engineer time. The City of Avon has developed a budget for Project Management services at \$10,000. Please note that this is the only In-kind services item in the project budget which represents 4.3% of the overall project budget developed for this project.

# City of Avon

FEMA - Hazardous Mitigation Assistance Grant

for 3535 Jaycox Road Avon, Ohio 44011

Project Management In-Kind Cost Calculations

October 11, 2018

Staff Member	Rate	Estimated Hours	Estimated Costs
City Engineer	\$ 96.00	32	\$ 3,072.00
Staff Engineer	\$ 86.00	80	\$ 6,880.00
Estimated Costs =			\$ 9,952.00
Project Management Costs =			\$ 10,000.00