



November 6, 2019

EXHIBIT A

Ryan E. Cummins, PE, CPESC
City of Avon c/o Chagrin Valley Engineering
22999 Forbes Road, Ste. B
Cleveland, OH 44146-5667

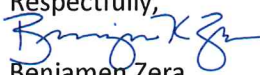
RE: Cost Proposal Revision
Acquisition Services – Elizabeth Ave./Joseph St./Puth Dr./and Detroit Road

Dear Mr. Cummins:

Attached is a revised cost proposal based on our discussion on 11/5/19 to adjust the 20' Standard Highway (SH) to a 10' Standard Highway (SH) and 10' Sewer Easement (S).

When ORC initially proposed on this assignment, the entire project consisted of Sewer Easements which would not impact setback on the project. Later, based on the future roadway project being included as part of this project, we discussed options that included an SH or Warranty Deed (WD) and revised our proposal. ORC had initially believed that we could avoid setback issues through the acquiring by the SH which would have provided a significant cost savings to the City for both ORC's fees and those costs to the property ownership. As our team progressed on the project, we determined that in either scenario, SH or WD, the setback issues would need to be addressed as the new R/W line was moving, regardless of how the 20' were taken (SH or WD). This triggered a more complex appraisal report on many of the properties to assess the possibility of damages ultimately increasing ORC's overall fee. As our appraiser progressed through his study on the impacts of the setback and the costs associated with it, he determined that they were significant. It was at this point we discussed options that included placing restrictions on part of the SH easements, knowing the full 20' would not be used for traditional SH purposes, however determined that would not be in the best interest of the City of Avon long term. ORC then proposed reducing the SH to 10' to include only the area that will be required for traditional SH uses and the remaining 10' which is intended to be used for sewer, utility and grading purposes would remain a traditional easement. This would limit the setback damages on some of the properties (on a per foot basis) and reduce the appraisal formats and costs down further.

Please let me know if you have any questions related to this proposal. I can be reached at (440) 827-6116 x 205 or by email at bzera@orcolan.com. I appreciate the opportunity to assist the City on this important project.

Respectfully,

Benjamin Zera
Project Manager

Cc: Steve Toth, President & COO – ORC
Eric Kirk, MAI

Cost Proposal - Easement Acquisition Services
Date: 11/6/19
Project: City of Avon - Sanitary Sewers - Detroit Road

Owner Name	APN	Address	Estimated Appraisal Format	Easement Type	Appraisal Fee	Title Research	Negotiation	RE-95	Closing (Informal/Formal)	Recordings	Management Fee
Greg Wasilko, Trustee	04-00-022-102-084	Detroit Road (Vacant)	Value Finding	Sanitary	\$ 1,250.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Martin Construction (Removed)	04-00-022-103-046	34970 Detroit Road	Value Analysis	Sanitary	\$ -						
David Forthofer, Trustee	04-00-022-104-015	34901 Detroit Road	Value Analysis	Sanitary & SH	\$ 700.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
David Forthofer, Trustee	04-00-022-104-016	Elizabeth Avenue	Value Analysis	Sanitary & SH	\$ 700.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Timothy Zrubek	04-00-022-104-017	2540 Elizabeth Avenue	Value Finding	Sanitary & SH	\$ 1,250.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Janet L Lowery	04-00-022-105-001	34675 Detroit Road	Narrative	Sanitary & SH	\$ 5,000.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Anne M Jennings	04-00-022-105-014	34625 Detroit Road	Narrative	Sanitary & SH	\$ 5,000.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Jack P Kovach	04-00-022-105-015	34549 Detroit Road	Value Analysis	Sanitary & SH	\$ 700.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Marshall & Denise Tompkins	04-00-022-105-016	34505 Detroit Road	Value Analysis	Sanitary & SH	\$ 700.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Justin & Jennifer Gallo	04-00-022-105-048	34445 Detroit Road	Value Analysis	Sanitary & SH	\$ 700.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Tracy & Mary Peairs	04-00-022-105-045	34443 Detroit Road	Narrative	Sanitary & SH	\$ 5,000.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Vicki L Pawson	04-00-022-105-033	34403 Detroit Road	Narrative	Sanitary & SH	\$ 5,000.00	\$ 400.00	\$ 1,650.00	\$ 250.00	\$ 375.00	\$ 44.00	\$ 725.00
Arlene Findora	04-00-022-105-042	34365 Detroit Road	Narrative	Sanitary & SH	\$ 5,000.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Scott D. Mitchell	04-00-022-105-019	34315 Detroit Road	Narrative	Sanitary & SH	\$ 5,000.00	\$ 400.00	\$ 1,650.00	\$ 250.00	\$ 375.00	\$ 44.00	\$ 725.00
Philip & Diane Haller	04-00-022-105-020	34291 Detroit Road	Narrative	Sanitary & SH	\$ 5,000.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Colleen C Forbes	04-00-022-106-001	34241 Detroit Road	Narrative	Sanitary & SH	\$ 5,000.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Michael F Abfall	04-00-022-106-002	34175 Detroit Road	Narrative	Sanitary & SH	\$ 5,000.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Jane M Mrosko	04-00-022-106-003	34145 Detroit Road	Narrative	Sanitary & SH	\$ 5,000.00	\$ 400.00	\$ 1,650.00		\$ 375.00	\$ 44.00	\$ 725.00
Deborah J. Huhra	04-00-022-106-004	34099 Detroit Road	Value Analysis	Sanitary & SH	\$ 700.00	\$ 400.00	\$ 1,650.00	\$ 250.00	\$ 375.00	\$ 44.00	\$ 725.00
Jessica Springer	04-00-022-106-005	34035 Detroit Road	Value Analysis	Sanitary & SH	\$ 700.00	\$ 400.00	\$ 1,650.00	\$ 250.00	\$ 375.00	\$ 44.00	\$ 725.00
					\$ 57,400.00	\$ 7,600.00	\$ 31,350.00	\$ 1,000.00	\$ 7,125.00	\$ 836.00	\$ 13,775.00
Parcel Count		19									
Cost Proposal Total		\$ 119,086.00									
Per Parcel Cost		\$ 6,267.68									