

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A PERSONAL SERVICES AGREEMENT WITH O.R. COLAN ASSOCIATES, LLC., FOR RIGHT-OF-WAY ACQUISITION SERVICES FOR THE LOR US-6 15.87 PROJECT (LAKE ROAD, SR 83 WEST TO SHEFFIELD LAKE) AND DECLARING AN EMERGENCY.

WHEREAS, Section 59 of the Avon Lake City Charter, entitled Competitive Bidding, authorizes the expenditure of funds without public bidding for “personal services” as defined in the Charter; and

WHEREAS, the City desires to retain the services of O.R. Colan Associates, LLC, to provide for right-of-way acquisition services along the US 6 (Lake Road) from SR 83 westward to the Sheffield Lake corporation boundary.

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 and directed to enter into an agreement with O.R. Colan Associates, LLC, of Fairview Park, Ohio, to provide right-of-way acquisition services that include project management, title reports, appraisals, value analyses, negotiations, and closings.

Section No. 2: That said agreement (Exhibit A) shall state among its terms that the cost of said personal, professional services shall not exceed \$208,580. Upon receipt of an itemized billing, in conformance with the guidelines and scope of work as set forth in said agreement to the satisfaction of the Public Works Director, the Finance Director is hereby directed to deliver to O.R. Colan Associates, LLC, the warrant of this City in the amount due and payable 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 acquire right-of-way parcels for the installation of sidewalks on Lake Road and to comply with the requirements of the Ohio Department of Transportation grant, 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: 9/08/2025

/s/ Jennifer G. Fenderbosch  
Council President

POSTED: 9/12/2025

APPROVED: 9/10/2025

ATTEST: /s/ Valeris E. Rosmarin  
Clerk of Council

/s/ Mark A. Spaetzel  
Mayor

August 7, 2025

**Jonathan Liskovec**  
**Public Works Director**  
**City of Avon Lake, Ohio**  
[jliskovec@avonlake.org](mailto:jliskovec@avonlake.org)

**Re: LOR US 6 – 15.87 (PID 119923)**  
**Right of Way Acquisition Services**

Dear Mr. Liskovec:

O.R. Colan Associates (ORC) is pleased to provide a price proposal to perform turnkey Right of Way acquisition services for the **LOR US 6 15.87** project. The services, scope and fees proposed are based on ORC following the Ohio Department of Transportation's (ODOT) Policy and Procedures related to property acquisition and fall with ODOT's Fee Guidance (July 2025) under medium level.

Our price proposal is presented on a "per task/per parcel" basis and we have proposed services that include Project Management, Title Reports, Appraisal, Value Analysis, Negotiation and Closings. ORC has conducted preliminary scoping discussions with appraiser, Roger Sours, MAI, and Reviewer Kevin Schroeder, MAI, to estimate the appraisal formats.

ORC greatly appreciates the City of Avon Lake selecting ORC to perform the R/W Acquisition needed on this project. If you have any questions or require further information, please do not hesitate to contact me at (440) 827-6116 ext. 205. I look forward to the opportunity to work together on this project.

Respectfully,



Benjamin Zera  
Project Manager

cc: Project File  
Joseph Almady – O.R. Colan Associates  
Val Kilmer, PE, Bramhall Engineering

## RW ACQUISITION SERVICES COST PROPOSAL

**Company Name:** O.R. Colan Associates

**District:** 3

**Date:** 8/7/25

**PID NO.:** 119923

**Task No.:**

**Project CRS:** LOR US 6 15.87

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
<b>1. Project Management - line items found in sections below</b>	parcel			
<b>2. Appraisal</b>				
a. RE 95 Preparation	parcel	10	\$375.00	\$3,750.00
b. R/W Appraisal Report (RE 25-17)	parcel	1	\$9,000.00	\$9,000.00
c. Limited Scope R/W Appraisal Report (RE 25-17)	parcel			\$0.00
e. Value Analysis	parcel	34	\$770.00	\$26,180.00
f. Project Data Book	parcel			\$0.00
g. Project Management	parcel	35	\$300.00	\$10,500.00
<b>SECTION SUBTOTAL</b>				<b>\$49,430.00</b>
<b>3. Appraisal Review</b>				
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
<b>SECTION SUBTOTAL</b>				<b>\$0.00</b>
<b>4. Title Researches</b>				
a. Abbreviated Titles	parcel	13	\$450.00	\$5,850.00
b. Full Title (42 year)	parcel	22	\$760.00	\$16,720.00
c. Title Update	parcel	0	\$275.00	\$0.00
d. Project Management	parcel	35	\$300.00	\$10,500.00
<b>SECTION SUBTOTAL</b>				<b>\$33,070.00</b>
<b>SECTION TOTAL</b>				<b>\$82,500.00</b>

Table split for Federal Authorization for Right of Way Acquisition

Pay Item	Type of Unit	No. of Units	Fee Per Unit	Total Amount
<b>5. Negotiation</b>				
a. Negotiation (includes letters, packets, negotiations, billings, document preparation, plan revision coordination, etc.)	parcel	35	\$1,150.00	\$40,250.00
b. Negotiation-package submission	parcel	35	\$1,150.00	\$40,250.00
b. Bill of Sale Negotiation	Per BS Parcel			\$0.00
c. Negotiation Trainee	parcel			\$0.00
d. Project Management	parcel	35	\$300.00	\$10,500.00
<b>SECTION SUBTOTAL</b>				<b>\$91,000.00</b>
<b>6. Closings</b>				
a. Mail Out	parcel	13	\$520.00	\$6,760.00
b. Formal (includes forms RE 30, 31, 44, 45 & 57 and etc.)	parcel	22	\$710.00	\$15,620.00
c. Formal - structure parcels	parcel			\$0.00
d. Title Update for Appropriation	parcel	0	\$250.00	\$0.00
e. Mortgage Release	per release	0	\$600.00	\$0.00
f. Project Management	per release	35	\$300.00	\$10,500.00
<b>SECTION SUBTOTAL</b>				<b>\$32,880.00</b>
<b>7. Relocation Assistance Services</b>				
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
<b>SECTION SUBTOTAL</b>				<b>\$0.00</b>
<b>8 Relocation Review</b>				
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
<b>SECTION SUBTOTAL</b>				<b>\$0.00</b>

<b>Pay Item</b>	<b>Type of Unit</b>	<b>No. of Units</b>	<b>Fee Per Unit</b>	<b>Total Amount</b>
<b>9. Asbestos</b>				
a. Collection/Reporting	parcel			\$0.00
b. Testing	parcel			\$0.00
<b>SECTION SUBTOTAL</b>				<b>\$0.00</b>
<b>10. Miscellaneous</b>				
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	22	\$100.00	\$2,200.00
f. R/W Cost Estimate (RE-101)	parcel			\$0.00
<b>SECTION SUBTOTAL</b>				<b>\$2,200.00</b>
<b>SECTION TOTAL</b>				<b>\$126,080.00</b>
<b>GRAND TOTAL</b>				<b>\$208,580.00</b>

Parcel/ Take	PM Appraisal	Appraisal Format	Appraisal Fee	PM Title	Title Report	PM Negotiation	Negotiations	PM Closing	Closings - Formal/Informal	Copying/ Recording Fees
18-WD,T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
20-WD,T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
23-WD,T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
33-WD,T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
35-WD,T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
48-WD1,WD2	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
57-WD	\$ 300.00	Summary	\$ 9,000.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
64-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
67-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
76-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
78-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
85-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
86-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
87-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
88-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
92-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
101-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
104-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
105-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
106-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
108-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
110-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
113-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
121-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
123-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
130-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
131-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
148-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
159-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
175-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
177-WD	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 760.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 710.00	\$ 100.00
182-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
188-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
190-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
192-T	\$ 300.00	Value Analysis	\$ 770.00	\$ 300.00	\$ 450.00	\$ 300.00	\$ 2,300.00	\$ 300.00	\$ 520.00	\$ -
35	\$ 10,500.00	35	\$ 35,180.00	\$ 10,500.00	\$ 22,570.00	\$ 10,500.00	\$ 80,500.00	\$ 10,500.00	\$ 22,380.00	\$ 2,200.00

SUB TOTAL	\$ 204,830.00
TOTAL	\$ 208,580.00

RE95's	10	\$ 375.00	\$ 3,750.00
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