



Department of
Community Investment

Memorandum

April 15, 2015

TO: South Bend Redevelopment Commission
FROM: David Relos, Economic Resources *DR*
SUBJECT: Professional Services Proposal – Danch Harner & Associates
Replat 111 S. St. Joseph St. (Hall of Fame)

This professional services proposal from Danch, Harner & Associates is to provide a survey to locate existing improvements and create a 2 or 3 Lot Minor Subdivision, for the parcel that encompasses the Hall of Fame building.

As currently configured, this lot contains certain parking areas that if the building were sold, would likely be kept for public parking. If the building were to sell, these separate lots could then be considered whether or not to be a part of that sale.

The cost for the Danch services, including attendance at required meetings and filing fees, is \$5,125.

To allow for any changes or revisions, staff requests approval of this proposal in a not-to-exceed of \$6,000.

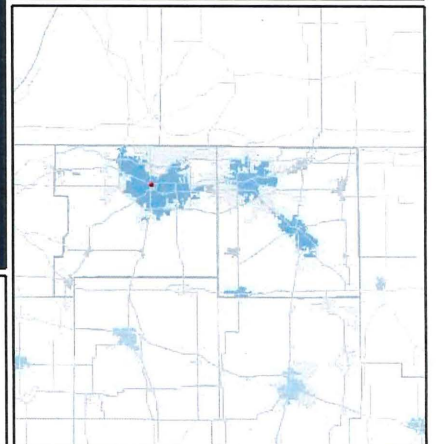
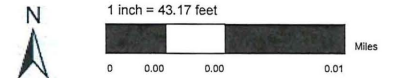




Michiana Regional GIS Website

Legend

- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- IMAGERY.DBO.IMG_2013_STJOSEPH_4IN
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- IMAGERY.DBO.IMG_2013_STJOSEPH
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- IMAGERY.DBO.IMG_2013_ELKHART_4IN
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3
- IMAGERY.DBO.IMG_2013_ELKHART
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Date Printed: 3/31/2015
 Map Generated By: Public

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized without the express written permission of MACOG.





Danch, Harner & Associates, Inc.

Michael J. Danch, L.A., ASLA
Ron Harner, P.S.

Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

Mr. David Relos
Senior Planner
City of South Bend - Department of Community Investment
14th Floor County-City Building
South Bend, Indiana 46601

March 25, 2015

RE: Survey proposal for Minor Subdivision for the
College Hall of Fame property, South Bend, IN:

Dear Mr. Relos:

Please accept this letter as our written cost estimate to provide the City of South Bend with following Survey services:

1). Prepare a 2 to 3 Lot Minor Subdivision for the College Hall of Fame property owned by the City. This Minor Subdivision would be prepared in accordance with the City of South Bend Subdivision Control Ordinances and would allow for the reconfiguration of property lines to split the existing building and playfield to the west of the building onto one lot and place the existing west and south parking lots onto separate lots. We would survey all properties to locate existing improvements in order to create the lots as described above.

The cost for the preparation of this Minor Subdivision/Subdivision Replat including the marking/setting of new lot corners would be \$ 3,400;

The filing fees and recording fees would be approximately \$ 425, which are separate from the above survey costs.

2). Preparation of documents to request a release of easement rights for existing utility easements which cross the property. We would contact each utility company including the City to request the release of easement rights. If there is a cost with releasing those rights we would inform you of those costs. The cost for this work..... \$ 1,300;

If any revisions were requested by any review agency or the City, those revisions would be done at our standard hourly rates. We would suggest budgeting 15% for requested changes. Any additional work would be done at our standard hourly rates which are attached. We would require copies of the deeds for the properties involved in the subdivision.

If you have any questions concerning this matter, please feel free to give me a call at 234-4003.

Sincerely,

Michael J. Danch

Michael J. Danch -President
Danch, Harner & Associates, Inc.
File: David Relos Minor Sub. proposal "C" Md.

Danch, Harner & Associates, Inc.
EFFECTIVE DATE: JANUARY 2015

SCHEDULE OF HOURLY RATES AND DIRECT EXPENSES

CLASSIFICATION	HOURLY BILLING RATE
Senior Professional Engineer	\$138.00
Engineering Designer	\$80.00
Project Engineer	\$70.00
Senior Professional Land Surveyor	\$138.00
Senior Survey/Engineering Tech	\$80.00
Survey/Engineering Tech	\$55.00
Senior Professional Landscape Architect	\$138.00
Survey Manager	\$70.00
Two Person Field Crew	\$120.00
Principal	\$138.00
Clerical	\$45.00

ITEM	UNITS	UNIT PRICE
Mileage	Miles	\$0.50
Copies*	Each	\$0.25
Standard Size Prints (24 x 36)	Each	\$4.00
Oversize Prints	Square Foot	\$1.00
Vellums (24 x 36 size)	Each	\$10.00
Overnight Travel:		
Meals		Cost
Lodging		Cost
Public Transportation		Cost

*Note: Copies include 8 1/2 x 11, 8 1/2 x 14, or 11 x 17 size sheets.

Other direct expenses may include cost to obtain copies of documents such as deeds or plats, maps, or other items purchased as a direct result of employment on the project. NOTE THAT MILEAGE IS NOT CHARGED FOR PROJECTS WITHIN ST. JOSEPH COUNTY, INDIANA OR BERRIEN COUNTY, MICHIGAN.