



Department of
Community Investment

Memorandum

February 22, 2016

TO: South Bend Redevelopment Commission
FROM: David Relos, Economic Resources *DR*
SUBJECT: Hamilton Block ALTA Survey & Alley Vacation Professional Services Agreement
Danch Harner & Associates

As part of preparing this block for disposition, understanding what various easements or other restrictions may be in place is needed.

Additionally, there is an east / west and north / south alley that dissects this block, and to be fully functional as a development site, need to be vacated.

This proposal from Danch Harner & Associates is to provide an ALTA survey and the Alley Vacation paperwork to complete these functions, in an amount of \$6,640.

Staff requests approval of this Professional Services Agreement in a not-to-exceed amount of \$8,000, in the event additional filing fees are required or additional utility companies are discovered.





Danch, Harner & Associates, Inc.

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

Land Surveyors ▪ Professional Engineers
Landscape Architects ▪ Land Planners

Mr. David Relos
Community Investment Department
City of South Bend
14th Floor County-City Building
227 West Jefferson Blvd.
South Bend, Indiana 46601

February 9, 2016

RE: Preparation of an ALTA Survey for several parcels of ground located on the Block bounded by Sample, Franklin, Lafayette and Garst, Alley Vacation Preparation and Utility easement release work:

Dear Mr. Relos:

Please accept this letter as our written cost proposal to provide your Department with Survey services to prepare a Standard ALTA Survey, for several parcels of ground bounded in the block by Sample Street on the north, Lafayette Blvd. on the east, Garst Street on the south and Franklin Street on the west. The ALTA survey would include items 1-4, 6, 7(b) (1), 8, 9 and 11(b) and 13 from Table "A" of the revised ALTA/ASCM Land Title Survey Minimum Standard Detail Requirements effective 02/23/2011.

We will also prepare an Alley Vacation petition for the public alleys within the bounds of the above described area and also contact all utility companies to request a utility rights easement release letter for the vacated alleys. Our cost estimate for the above described work is shown below:

A). ALTA Survey:

1). Preparation of the ALTA Survey for this site which includes several parcels of ground bounded in the block by Sample Street on the north, Lafayette Blvd. on the east, Garst Street on the south and Franklin Street on the west.

Cost for the work with provided title work would be..... \$ 4,165

(Any requested drawing revisions would be done at our standard hourly rates, which are attached.)

B). Planning work for Alley Vacation & Utility rights release for vacated alleys:

1). Prepare an Alley Vacation, including all required application/ordinance paperwork, Vacation diagram and legal description, represent the City at required Public Hearings and request from the utility companies release of utility easements if possible from the Alley Vacation area.

Cost for this item would be \$ 2,225

Submittal fees and mailing fees would be approximately\$ 250

If this proposal is acceptable, we will require updated Title work (already provided) for the survey property along with copies of all easements shown on the Title work.

The drawing would be sent within 22-27 working days or less from project approval and permitting weather. Any requested drawing revisions would be done at our standard hourly rates, which are attached.

If you have any questions concerning this matter, please feel free to give me a call at (574) 234-4003.

Sincerely,

Approved By: _____

Michael J. Danch

Date: _____

Michael J. Danch

President

Danch, Harner & Associates, Inc.

“C” D. Relos ALTA, Alley Vacation preparation Md.

DANCH, HARNER & ASSOCIATES, INC.

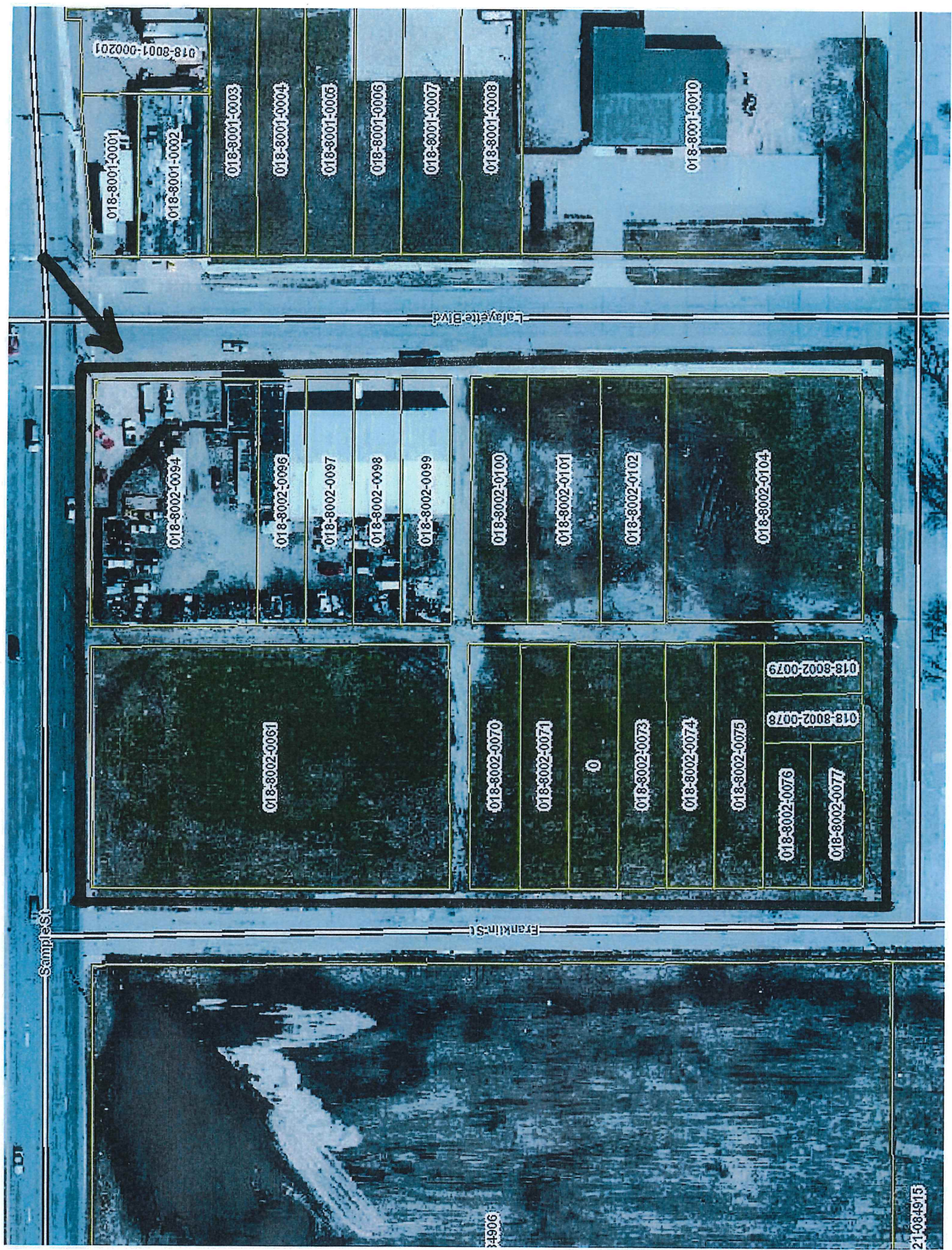
EFFECTIVE DATE: JANUARY 2016

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.



018-8001-00201

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018-8001-0010

Lafayette Blvd

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018-8002-0098

018-8002-0099

018-8002-0100

018-8002-0101

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Franklin St

Sample St

24906

21-084915