



Right of Way Acquisition Services

EC 2024-06

STA No. 05

Project Name: Broadway Avenue East UEP Areas 2 & 3 Easement and Property Acquisition Services

Consultant: Florida Acquisition & Appraisal, Inc.

Joe Blair: jblair@flaa.com

Village of Estero Account Number: _____

Brief Description: Assist the Village of Estero in obtaining easements and property required to construct the Broadway Avenue East UEP Areas 2 & 3.

Total Fees: \$81,000

The Consultant shall perform the services outlined in the attached Exhibit A – Scope of Services and Fees, under the terms and conditions outlined in the above referenced Village of Estero Contract No. EC 2024-06.

Consultant: Florida Acquisition & Appraisal, Inc.

By: _____

Name: John J. Curatelli, Jr.

Title: President

Date: _____

Village of Estero

By: _____

Name: Steve Sarkozy

Title: Village Manager

Date: _____

Attachments:

Exhibit A – Scope of Services and fees

Exhibit A

SCOPE OF SERVICES & FEE PROPOSAL

DESCRIPTION

- ◆ STA-5 for Broadway Avenue East Utilities Expansion Project
- ◆ The 34 properties identified:

# of Folios	Area 2	Comments
32	Orange Blossom Lane	Fee simple, Utility easements & possible TCE
	Mockingbird Lane	Fee simple, Utility easements & possible TCE
	Dove Lane	Fee simple, Utility easements & possible TCE
	Judeth Lane	Fee simple, Utility easements & possible TCE
# of Folios	Area 3	Comments
1	Groveline Ct	Fee simple, Utility easements & possible TCE
	Harvestwood Ct	Fee simple, Utility easements & possible TCE
	Fruitful Dr	Fee simple, Utility easements & possible TCE
	Sandline Way	Fee simple, Utility easements & possible TCE
1	9041-9101 Broadway	Utility easement and TCE

ACQUISITION SERVICES: SOLICITATION OF RIGHT OF WAY (FEE SIMPLE & EASEMENTS)

- ◆ Meetings with Client & preliminary project preparation
- ◆ Parcel and Owner research and verification
- ◆ Field visits & Owner contacts
- ◆ Potential for title and closing services
- ◆ Potential for appraisal services
- ◆ Fee simple, permanent utility easement, and temporary construction easement calculations
- ◆ Solicitation of voluntary settlements for fee simple and utility easements
- ◆ Solicitation of voluntary temporary construction easements, when applicable
- ◆ Preparation and transmission of agreements
- ◆ Conduct in-person or mail-away closings
- ◆ Preparation and transmission of conveyance documents for client execution
- ◆ E-Recording of documents with County (pass-thru expense)
- ◆ File retirement

ASSUMPTIONS

- ◆ FLAA's goal is to complete voluntary acquisition as quickly as possible. Should a concern regarding the timeline arise, FLAA shall identify and make such information available to the Client.
- ◆ Project consists of voluntary acquisition of fee simple, permanent easements, and temporary construction easement.
- ◆ Subordination of encumbrances is required.
- ◆ The Client will provide deliverables to FLAA at NTP:
 - Specific need and purpose language for the area of acquisition.
 - Latest legal descriptions of required areas
 - Surveys and sketches, if available
 - Updated plans, if available
 - Historical parcel contacts & valuations
 - Documents required by the Client to convey property interests
- ◆ All fees associated with recording the conveyance documents shall be a pass-through expense.
- ◆ Business damage negotiation is not included.

SCOPE OF SERVICES & FEE PROPOSAL

SCHEDULE

- ◆ Twelve (12) Months from NTP and receipt of deliverables, not inclusive of file retirements.

FEE PROPOSAL

Not to Exceed. FLAA has developed a not to exceed price of **\$81,000.00**, to be billed hourly at the previously contracted classification rates.

There may be expenses incurred, such as for mileage. These costs are reimbursable in accordance with paragraph 4.4 of FLAA's Fixed Fee Professional Service Agreement with Collier County, incorporated as Attachment 3 of FLAA's Piggyback Agreement for Right-of-Way Acquisition Services with the Village of Estero. This cost burden should be considered acceptable due when compared to FLAA's exceptionally low contracted rates and our staffs' significant experience with similar projects.

