

<b>Compensation Schedule</b>				
<b>Service Provided</b>	<b>Method of Payment</b>	<b>Estimated Number</b>	<b>Unit Cost</b>	<b>Total Estimated Cost</b>
Project Data Book	Lump Sum	1	\$5,700	
Nominal Payment Parcel Report	Lump Sum	1	\$4,500	
Standard Abbreviated Appraisal – strip takings	Each	TBD	\$2,500	
Standard Abbreviated Appraisal – full take in fee	Each	TBD	\$3,500	
Standard Abbreviated Appraisal – full take in fee (242 East Thomas)	Each	1	\$3,500	
Standard Abbreviated Appraisal – full take in fee (Cheers)	Each	1	\$3,500	
Standard Abbreviated Appraisal – fee or strip (Mobil)	Each	TBD	\$5,000	
Standard Abbreviated Appraisal – fee or strip (211 West Thomas)	Each	TBD	\$5,000	
Fixture Appraisal Budget Auto	Each	1	\$4,400	
Fixture Appraisal Cheers Bar	Each	1	\$5,200	
Fixture Appraisal Mobil Gas	Each	1	\$5,500	
Review Project Data Book	Lump Sum	1	\$2,000	
Appraisal Review of Compass	Each	TBD	\$800	
Appraisal Review of Compass (Mobil, Auto Shop, Cheers, 242 East Thomas)	Each	TBD	\$1,200	
Review Owner Supplied Appraisal	Each	TBD	\$1,200	
Review Owner Supplied Appraisal (Mobil, Auto Shop, Cheers, 242 East Thomas)	Each	TBD	\$1,200	
Relocation Plan	Lump Sum	1	\$15,800	
Owner Occupied Residential Displacee	Each	TBD	\$3,200	
Tenant Occupied Residential Displacee	Each	TBD	\$3,900	
Commercial Displacee	Each	TBD	\$7,800	
Negotiations for Average Complexity Parcels	Each	TBD	\$2,600	
Negotiations for Above Average Complexity Parcels	Each	TBD	\$3,700	
Negotiations for High Complexity Parcels	Each	TBD	\$4,500	
Negotiations for City Parcels	Each	TBD	\$250	
Project Management per parcel	Each	TBD	\$250	
Door hanger notice for tenants to attend Project Information Meeting	Lump Sum	1	\$1,400	
Project Information Meeting(s)				
MSA per employee attending	Each	TBD	\$1,000	
Compass – Appraiser	Each	TBD	\$1000	
Miesbauer – Relocation Specialist	Each	TBD	\$1000	

Coordination Meeting(s) with AECOM & City. Held same day as Project Information Meetings				
MSA per employee attending	Each	TBD	\$300	
Compass – Appraiser	Each	TBD	\$300	
Miesbauer – Relocation Specialist	Each	TBD	\$300	
Attend City Council or CISM meetings				
MSA per employee attending	Each	TBD	\$650	
Compass	Each	TBD	\$650	

**Schedule for Real Estate Acquisition**

<b>Date</b>	<b>Description</b>
2/1/18 (1)	Final Plat for total takes and strip takes as determined at that time.
2/7/18	Final Plat and Relocation Order approved by CISM. Glenn from MSA can attend, if requested.
2/13/18	Final Plat and Relocation Order approved by City Council. Glenn from MSA can attend, if requested.
2/14/18	Relocation Order and Plat filed with the County Clerk.
2/15/18	Plat Approved, filed and distributed
2/15/18	Introduction Letter sent to all landowners on the plat w/Rights Brochure along with Property Owner Involvement Meeting (PIM) invite.
2/22/18	Property Owner Involvement Kick Off Meeting (PIM). Relocation Agent & Appraiser make appointments for total takes.
2/26/18	Relocation Plan & Appraisal inspections begin.
3/1/18	Project Data Book and First Appraisals to review appraiser.
3/27/18	Project Data Book approved by City.
4/5/18	Amended Plat approved by CISM.
4/10/18	Amended Plat approved by City Council.
4/10/18	Relocation Plan completed and provided to the Department of Administration for review.
5/8/18	Nominal Payment Parcel Report approved by Finance (in closed session). Appraisals required for strip acquisitions exceeding \$10,000 will be determined at this time.
5/29/18	First appraisals and Relocation Plan approved by Finance.
6/15/18	Appraisals completed for approximately 16-18 Full Takings.
7/27/18 (2)	Appraisal reviews completed for approximately 16-18 Full Takings.
8/1/18	Offering Price Reports for approximately 16-18 Full Takings & additional required appraisals to City (Eric) for CISM Meeting on 8/8/17.
8/8/18	CISM Committee (in closed session) approves Nominal Payment Parcel Report, Offering Price Reports for approximately 16-18 Full Takings & additional required appraisals. Glenn from MSA will attend.

8/14/18	City Council (in closed session) approves Offering Price Reports for the remaining 16-18 Full Takings & additional required appraisals and allows offers to be made. Glenn from MSA will attend.
8/24/18	Offers are sent out and 60 day clock starts for 2 <sup>nd</sup> appraisal by Owners
8/24/18	90 day minimum occupancy provided to Relocation displaces.
8/24/18	Negotiations begin
10/30/18	60 day clock for 2 <sup>nd</sup> appraisal by Owners expires
12/30/18	90 day minimum occupancy provided to Relocation displaces expires. (120+ days for complex Relocation displaces)
12/30/18	Negotiations continue with deadline of 12/30/18 to reach negotiated settlement or proceed with Eminent Domain, if necessary
1/16/19	Begin Eminent Domain as directed by City
2/20/19	Parcels acquired
4/1/19	Files closed and Right of Way Certification completed.
2/1/19	Final Plan
2/1/19	Advertising Date
3/1/19	Bid Date
4/1/19	Award
5/1/19	Start Construction 6 month anticipated, same as Phase 1
Note 1:	Assume plat approved on 2/1/18 and real estate acquisition begins. If plat is approved at a later date, all dates shown in this schedule will be adjusted accordingly.
Note 2:	Assume Review Appraiser will complete appraisal reviews and provide comments to appraiser within 10 days of Review Appraiser receiving appraisals. If more appraisals require appraisal reviews the schedule will need to be adjusted accordingly.