

Traci Gengler

From: Steve Boll <steve@single-source-inc.com>
Sent: Wednesday, June 10, 2020 9:43 AM
To: Traci Gengler
Subject: RE: West Allis signal project on Lincoln Avenue

Follow Up Flag: Follow up
Due By: Wednesday, July 08, 2020 9:30 AM
Flag Status: Flagged

Hi Traci;

Here are our proposed costs;

1. Sales Study; \$3,000
2. Appraisal: \$1,700 each, 11 X \$1,700 = \$18,700
3. Negotiation: \$900 each, 11 X \$900 = \$9,900.
4. 6 partial releases; \$100 each, 6 X \$100 = \$600.
5. Project management; \$3,000.
6. Recording documents considered a pass through cost to the City. \$30 per recording.
7. If a title update is needed, a pass through cost to the City.

TOTAL PROJECT COST; \$3,000 + \$18,700 + \$9,900 + \$600 + \$3,000 = \$35,200.

Please call me with any questions. Thank you for choosing Single Source, Inc, we are looking forward to working with you again.

Steve Boll
Single Source, Inc
250 Bishops Way, Suite 102
Brookfield, Wisconsin 53005
262-789-8300 X3

PLEASE NOTE OUR NEW ADDRESS

From: Traci Gengler <TGengler@westalliswi.gov>
Sent: Monday, June 8, 2020 8:22 AM
To: Steve Boll <steve@single-source-inc.com>
Subject: RE: West Allis signal project on Lincoln Avenue

Correct!
Thanks,

Traci Gengler
Principal Engineer | Engineering Department
City of West Allis
7525 W. Greenfield Ave. | West Allis, WI 53214

Office: 414-302-8372
thatswhywestallis.com

From: Steve Boll [mailto:steve@single-source-inc.com]
Sent: Saturday, June 06, 2020 12:05 PM
To: Traci Gengler
Subject: RE: West Allis signal project on Lincoln Avenue

Hi Traci;

Sounds good, it just helps for us to plan going forward. I will get you costs soon; just to confirm;

1. 11 appraisals. Most or all commercial sites.
2. 11 acquisitions.
3. 6 partial releases for the fee acquisition parcels.

Thank you Traci, looking forward to working with you.

Steve Boll
Single Source, Inc
250 Bishops Way, Suite 102
Brookfield, Wisconsin 53005
262-789-8300 X3

PLEASE NOTE OUR NEW ADDRESS

From: Traci Gengler <TGengler@westalliswi.gov>
Sent: Friday, June 5, 2020 8:16 AM
To: Steve Boll <steve@single-source-inc.com>
Subject: Re: West Allis signal project on Lincoln Avenue

I'll check with raSmith but the schedule was July but I think it'll be August.

Can I get a quote for Single Source's amendment so Peter can add this to the Common Council agenda soon?

Thanks,
Traci

From: Steve Boll <steve@single-source-inc.com>
Sent: Wednesday, June 3, 2020 2:31 PM
To: Traci Gengler <TGengler@westalliswi.gov>
Subject: RE: West Allis signal project on Lincoln Avenue

Hi Traci;

No hurry, just wondering when the plat will be completed, recorded, letters sent out and properties staked. We are trying to plan our workload, if possible.

Thank you;

Steve Boll
Single Source, Inc
250 Bishops Way, Suite 102
Brookfield, Wisconsin 53005
262-789-8300 X3

PLEASE NOTE OUR NEW ADDRESS

From: Traci Gengler <TGengler@westalliswi.gov>
Sent: Monday, April 27, 2020 1:06 PM
To: Steve Boll <steve@single-source-inc.com>
Cc: Marc McSorley <marc@single-source-inc.com>
Subject: West Allis signal project on Lincoln Avenue

Dear Single Source,

The City of West Allis has a fast moving safety project with WisDOT to improve safety along Lincoln Avenue by improving signals at 84th, 76th and 71st Streets. (2110-00-03)

Would it be possible to amend the City real estate contract with Single Source to acquire fee and TLE from 11 parcels (3 intersections, 4 corners/intersection except one corner is historic and will be avoid)? I'm concerned about the time frame of starting a contract from scratch but I'm open to ideas...

6 parcels have 0.001 ac. fee and all 11 parcels have TLE ranging from 0.001-0.014 ac.

I've attached the draft plat that was included in a 60% plan from raSmith (who is designing the intersections for WisDOT and City). Here's the timeframe:

- Final plat in June 2020
- Approval and start acquisition in July 2020
- PS&E November 1st
- LET March 2021
- Construction 2021

If you have time to assist the City with this work, what information do you require from me to start an amendment or provide a quote for your services? I'm sure I can get titles from raSmith if that would help. Would it help if I provided information about each parcel? There's 2 gas stations, dollar general, bar/restaurant, office, 2 residents and I could gather city assessment info if that would help.

Just curious, do you know how long it would take to get an estimate of how much the real estate would cost? I'm attempting to shift money in the budget for your services and the acquisition because I thought it would be done next year 2021 and I didn't include it in the 2020 budget yet.

Thanks,

Traci Gengler
Principal Engineer | Engineering Department
City of West Allis
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