

From: Lucas Smith <smith.l@benderrosenthal.com>
Sent: Tuesday, August 26, 2025 3:31 PM
To: Craig Forrey <Craig.rpcd@outlook.com>
Cc: Rebekah Green <r.green@benderrosenthal.com>
Subject: RE: Roseville Public Cemetery District -- Appraisal

Good Afternoon Craig and Brian,

Thanks for the call last week. As we discussed, just passing along the current offer for the Watt and PFE Road Intersection Improvement Project.

The project is unfortunately unable to replace the existing fencing as CCW. Although, we have reviewed your request for wrought iron in lieu of chain link fencing across the remainder of the frontage and the project is willing to cover the costs for the fencing changes. The main difference in the calculations below from the appraisal, is below includes the reduced TCE area as well as the added costs for the chain link to be replaced with wrought iron. Additionally, the project is willing to install temporary fencing during construction, so if that is appealing to the District, please let us know and we would be happy to include that in the agreement.

Revised Offer			
Acquisition	size	\$/SF	Total cost
Highway Easement (unencumbered)	7,118 SF	\$3.53	\$25,148.00
Highway Easement (encumbered)	1,981 SF		\$1.00
Less, right of reversion			\$1.00
	Total		\$25,148.00
Site improvements	Size		cost
Paving	650 SF		\$2,395.00
Brick retaining wall	24 SF		\$555.00
Lawn & Irrigation	5,000		\$5,155.00
	Total		\$8,105.00
Cost to Cure			
Iron Fence	270		\$8,017.00
Iron Gates	96		\$5,227.00
Chain Link Fence	150		\$5,173.00
Brick Piers	4		\$5,428.00
	Total		\$23,845.00
TCE	size	\$/SF/10% annual rate	cost
	3,679	\$3.53	\$6,499.00
Added fence cost for wrought iron in lieu of chain link			\$14,000.00
	Total		\$77,597.00
	Rounded		\$77,600.00

I know you mentioned discussing with the Board on the upcoming meeting, but please feel free to reach out in the meantime with any additional questions or comments.

Thank you for your time,
Lucas Smith, Supervisor - BRI Bender Rosenthal Incorporated