

Heim, Kimber

From: Chris E. Howard <choward@wearehls.com>
Sent: Thursday, June 11, 2020 1:34 PM
To: Norton, Harvey; Wooldridge, John; James Howard
Cc: Heim, Kimber; Kadakia, Nikunj; David Weber
Subject: RE: 110412 FAI 037 Safety Project Authorization (NTP) for Appraisals

John – just to clarify...you mention final plans in August. I assume that we are to move forward and appraise these based on the preliminary plans provided. Otherwise we wouldn't be able to make an 8/15 due date. Correct?

Thanks

Chris

From: Harvey.Norton@dot.ohio.gov [mailto:Harvey.Norton@dot.ohio.gov]
Sent: Thursday, June 11, 2020 1:10 PM
To: Chris E. Howard; John.Wooldridge@dot.ohio.gov; James Howard
Cc: Kimber.Heim@dot.ohio.gov; Nikunj.Kadakia@dot.ohio.gov; David Weber
Subject: RE: 110412 FAI 037 Safety Project Authorization (NTP) for Appraisals

Hello folks,

I am reviewing your correspondences, and was in the field today looking at the project. I will be available when needed, take care.

Harvey Norton Jr.
Realty Specialist
ODOT Office of Real Estate
1980 West Broad St., 4120
614-466-2512

From: Chris E. Howard <choward@wearehls.com>
Sent: Thursday, June 11, 2020 12:49 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; James Howard <jhoward@wearehls.com>
Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Kadakia, Nikunj <Nikunj.Kadakia@dot.ohio.gov>; David Weber <dweber@wearehls.com>
Subject: RE: 110412 FAI 037 Safety Project Authorization (NTP) for Appraisals

Thanks John! We'll get our part started as soon as possible and hold them pending receipt of the info you described below.

CH

From: John.Wooldridge@dot.ohio.gov [mailto:John.Wooldridge@dot.ohio.gov]
Sent: Thursday, June 11, 2020 12:43 PM
To: Chris E. Howard; James Howard
Cc: Kimber.Heim@dot.ohio.gov; Harvey.Norton@dot.ohio.gov; Nikunj.Kadakia@dot.ohio.gov
Subject: 110412 FAI 037 Safety Project Authorization (NTP) for Appraisals

Hello Chris,

Attached is the authorization for the appraisal work that we need. The NTP encumbrance number came in today, a few days sooner than expected. Due date for the Appraisals is 8/15/20 or after we provide both titles and final approved R/W Plans (extensions will be granted if our submissions are late). Kimber will need to review the titles before they are provided. We anticipate getting you the titles around 7/15/20 and the final plans in August. We hope to set FMVE by 9/1/20 (the reviewer's [Harvey Norton] due date). District will get the checklists to the reviewer today (coping you and David) and Harvey will get those to David Weber after reviewing, correcting if needed, and signing.

If the LSUM parcels come in under \$65,000, David Weber can do either of them as a VF. If the VF parcels end up being under \$10,000; he has the discretion to use the VA format for the charge proposed. Please let us know if you need anything else to complete this task for us. We appreciate your service and assistance.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

transportation.ohio.gov



**OHIO DEPARTMENT OF
TRANSPORTATION**

From: Wooldridge, John

Sent: Tuesday, June 9, 2020 7:45 AM

To: Chris E. Howard <choward@wearehls.com>; James Howard <jhoward@wearehls.com>

Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Norton, Harvey <Harvey.Norton@dot.ohio.gov>

Subject: RE: 110412 FAI 037 Safety Project D5 Requests Cost Proposal ASAP

Thanks Chris,

This email completes the needed proposal. Yes, I forgot to mention that if the LSUM can be done as a VF (under \$65K) if can be done as a VF. Also, if a VF parcel comes out just under \$10K; you can do it as a VA instead if David and Harvey are both OK with it. The VF and LSUM were needed due to the estimated values of the takes being over the max values based on the initial estimate from the preliminary plans provided.

I hope to have the authorization out to you on Monday the 15th. The scope checklist and titles will be shortly thereafter. Thanks.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

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From: Chris E. Howard <choward@wearehls.com>
Sent: Monday, June 8, 2020 5:05 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; James Howard <jhoward@wearehls.com>
Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Norton, Harvey <Harvey.Norton@dot.ohio.gov>
Subject: RE: 110412 FAI 037 Safety Project D5 Requests Cost Proposal ASAP

John,
We're OK with the fees being at \$2,500 provided that we don't run into any significant issues with improvements or cures that are not yet known, and in the event that our sales info allows these to be completed on VF's, we can switch to the lesser format. If that's OK with you, we can revise as requested.
Thanks
Chris

From: John.Wooldridge@dot.ohio.gov [<mailto:John.Wooldridge@dot.ohio.gov>]
Sent: Monday, June 08, 2020 4:31 PM
To: Chris E. Howard; James Howard
Cc: Kimber.Heim@dot.ohio.gov; Harvey.Norton@dot.ohio.gov
Subject: RE: 110412 FAI 037 Safety Project D5 Requests Cost Proposal ASAP

Thanks Chris,

We appreciate that you got this over to us. I think most of the fees are reasonable for this project based on the fee guidance, however, I was anticipating the Limited Scope Appraisals to be lower. These parcels are only a LSUM because they are estimated to exceed the \$65,000 limit based on prior project's per acre cost. They fall into the "low" category for LSUM appraisals:

2.3 Limited Scope Appraisal (RE 25-17)

Low - \$2,000

Appraisal problem is simplistic but value exceeds Value Finding limit due to high land value.

Total take parcels without significant improvement.

May contain minor cost-to-cure.

Typically no or minor damages to residue.

Medium - \$3,500

Total take parcels that include significant improvements.

Potential significant damages to the residue.

High - \$5,000

Complex or special use properties.

Would HLS be willing to adjust the \$4,000 to \$2,500 each? That would be 25% over the low value which is in line with the number of parcels adjustment to the \$2,000 base fee. ODOT funds are really tight at this time due to the reduction in ADT and gas revenues and State employees are subject to cuts currently. That would lower the total by \$3000 for the two VF.

Can you agree to that reduced charge? Thanks for your help with it.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

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**OHIO DEPARTMENT OF
TRANSPORTATION**

From: Chris E. Howard <choward@wearehls.com>

Sent: Monday, June 8, 2020 2:54 PM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; James Howard <jhoward@wearehls.com>

Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Norton, Harvey <Harvey.Norton@dot.ohio.gov>

Subject: RE: 110412 FAI 037 Safety Project D5 Requests Cost Proposal ASAP

John – sorry for the delay in this, but the attached contains the applicable fees as requested. From an appraisal standpoint, this is only ten parcels, but it has a ton of unique data sets that are going to be needed because of the diversity of the parcels impacted. That's reflected in the appraisal fees which are about 10% higher than standard.

It would be our intent to have David Weber handle these internally. If we ran into any issues with the schedule, it's possible we would add additional support from Jeff Helbig, but we believe that is probably not necessary at this point.

If you have any questions or concerns on the attached, please let me know.

Thanks

Chris

From: John.Wooldridge@dot.ohio.gov [<mailto:John.Wooldridge@dot.ohio.gov>]

Sent: Friday, June 05, 2020 11:08 AM

To: James Howard; Chris E. Howard

Cc: Kimber.Heim@dot.ohio.gov; Harvey.Norton@dot.ohio.gov

Subject: 110412 FAI 037 Safety Project D5 Requests Cost Proposal ASAP

Hello Chris and James,

We hope you are all doing well over at HLS. I apologize for the short notice on this. D5 invites you to provide a cost proposal for this project. At this time; we will authorize PE phase APPRAISAL work (and PM) only for these parcels:

- LSUM: PCL 1 & 4.
- VF: PCL 6, 8, 9, 11, 15, 17, 18, & 20.
- PM X 10 PCL.

The acquisition service needs, if any, are undecided at this time; however, I am asking that you provide all the project costs on the proposal so that we can authorize if needed (including negotiation, closings, asbestos, and appropriation support for trials, etc.).

Project Dates:

- **Authorize Appraisals around 6/15/20.**
- **Appraisal and PM (PE Phase) due 8/15/20.**
- Project Authorization (offers) is 9/1/20.
- Clear Date (acquisition complete) [for Utility Relocation] is 5/31/2021.
- Plan File is 10/1/21.

Please submit the cost proposal (just fill in the highlighted fields on the attached spreadsheet and return) by (is needed soon) on Monday COB 6/8/20 to ensure we can encumber the funds prior to Fiscal shutdown. Unfortunately, we cannot encumber money (therefore cannot authorize work) from June 10 until Late July; so your timely attention to this request is needed. Kimber did mention that she already has spoken to your team at HLS about this.

In addition to the proposed costs needed; please provide the name or names of the appraisal for inclusion on the authorization and the checklists (scope doc) that I will provide to the Reviewer (Harvey Norton of CO ODOT) as soon as I have the names (we will both sign and have to your appraiser(s) ASAP. Thanks!

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

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**OHIO DEPARTMENT OF
TRANSPORTATION**

From: Wooldridge, John

Sent: Monday, May 11, 2020 5:12 PM

To: Walker, Luke <Luke.Walker@dot.ohio.gov>; Morgan, Douglas <Doug.Morgan@dot.ohio.gov>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>

Subject: RE: FAI-37-6.34 Preliminary Right of Way Plans (PID No. 110412)

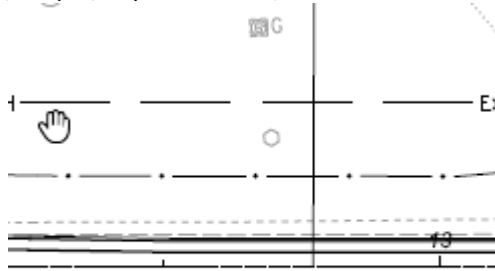
Hello Doug,

I looked over these plans and have only a few comments as they were pretty good for R/W. The Stage 1 comments and our meeting with them was obviously beneficial to the quality of this submission. Thanks Doug.

- Missing sheet 20 of 37 as Luke stated.
- Page 21/36 (22/37) Parcel 11-SH shows "Utility Pole Save" for private light poles. I would have them removed as ODOT will need to pay for them anyways (in take area) and would need to do a permit (not recommended) for the poles that are very close to the fence needing removed. Same Parcel has three of those poles (not 2) and also has a small sign near the fence that was not picked up on these plans:



- Page 23/36 (24/37) Can Parcel 12-SH be completed removed? The Construction limits are almost all out of the take and the ditch is in the Ex R/W. Could save some money having one less parcel.
- Page 25/36 (26/37) 14 no take, Please mark encroachment of a singular post:





- PG 31/36 (32/37) We may have future comments about the water building. Pending Village of Thurston review comments. Latest email by Utilities is attached.
- PG 31/36 (32/37) PCL 9 No Take has encroachments to mark for removal (2 of the 3 signs ... last one shown as “save” not in R/W):



- Several pages: “edge of farm field ... SAVE” within R/W is shown; I do not recommend saving that as it will not be permitted and construction company should be able to use all the R/W existing at their discretion. We typically do not label it either save nor remove.
- Legal descriptions were not provided to me and therefore not reviewed against these R/W Plans.

They did a great job of taking our prior comments into consideration and did a very nice job of providing the disposition of improvements in and near the R/W and takes. Thanks.

Please let me know if you have any questions, comments, or concerns. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

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