

Wooldridge, John

From: Greg Vriezelaar <gregv@WestErieRealty.com>
Sent: Monday, August 12, 2024 3:01 PM
To: Heim, Kimber; Wooldridge, John
Cc: Megan Matrka
Subject: FW: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

John and Kimber,

As an FYI, see below. Lawhon Associates will be onsite this Thursday to complete their asbestos collection.

Thanks,



Greg Vriezelaar

President

p: 419.214.3743 m: 419.279.5188

a: 323 Lafayette St. Toledo, Ohio 43604

w: www.WestErieRealty.com e: GregV@WestErieRealty.com

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From: Matthew Geiger <mgeiger@lawhon-assoc.com>
Date: Monday, August 12, 2024 at 2:59 PM
To: Greg Vriezelaar <gregv@WestErieRealty.com>, Jordan Mederer <jmederer@lawhon-assoc.com>, Susan Daniels <sdaniels@lawhon-assoc.com>
Cc: Megan Matrka <MeganM@WestErieRealty.com>, Michael Hamilton <MichaelH@WestErieRealty.com>
Subject: RE: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Greg,

Understood, I will be onsite Thursday 8/15 around 9am.

Thanks,



Matt Geiger
Project Manager
Lawhon & Associates, Inc.
P: 614.481.8600 Ext. 160 | C: 614.296.6106
www.lawhon-assoc.com

From: Greg Vriezelaar <gregv@WestErieRealty.com>
Sent: Monday, August 12, 2024 1:47 PM
To: Matthew Geiger <mgeiger@lawhon-assoc.com>; Jordan Mederer <jmederer@lawhon-assoc.com>; Susan Daniels <sdaniels@lawhon-assoc.com>
Cc: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>
Subject: Re: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Matt,

There are no keys to the front door as ODOT informed us that the door has been kicked in. So, you'll be able to get in just fine.

Thanks,



Greg Vriezelaar

President

p: 419.214.3743 m: 419.279.5188

a: 323 Lafayette St. Toledo, Ohio 43604

w: www.WestErieRealty.com e: GregV@WestErieRealty.com

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From: Matthew Geiger <mgeiger@lawhon-assoc.com>
Date: Monday, August 12, 2024 at 9:32 AM
To: Greg Vriezelaar <gregv@WestErieRealty.com>, Jordan Mederer <jmederer@lawhon-assoc.com>, Susan Daniels <sdaniels@lawhon-assoc.com>
Cc: Megan Matrka <MeganM@WestErieRealty.com>, Michael Hamilton <MichaelH@WestErieRealty.com>
Subject: RE: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Greg and Megan,

I can make availability for this project tomorrow, Thursday or Friday to complete this survey. However, I would prefer to do the work tomorrow or Thursday if those work for you. Will I just be picking up the keys to the property from the ODOT D5 headquarters or West Erie Realty?



Matt Geiger
Project Manager
Lawhon & Associates, Inc.
P: 614.481.8600 Ext. 160 | C: 614.296.6106
www.lawhon-assoc.com

From: Greg Vriezelaar <gregv@WestErieRealty.com>
Sent: Friday, August 9, 2024 3:31 PM
To: Jordan Mederer <jmederer@lawhon-assoc.com>; Matthew Geiger <mgeiger@lawhon-assoc.com>; Susan Daniels <sdaniels@lawhon-assoc.com>
Cc: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>
Subject: Re: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Understood. See attached.



Greg Vriezelaar

President
p: 419.214.3743 m: 419.279.5188
a: 323 Lafayette St. Toledo, Ohio 43604
w: www.WestErieRealty.com e: GregV@WestErieRealty.com
Toledo | Columbus | Cleveland | Cincinnati | Detroit

From: Jordan Mederer <jmederer@lawhon-assoc.com>
Date: Friday, August 9, 2024 at 2:53 PM
To: Greg Vriezelaar <gregv@WestErieRealty.com>, Matthew Geiger <mgeiger@lawhon-assoc.com>, Susan Daniels <sdaniels@lawhon-assoc.com>
Cc: Megan Matrka <MeganM@WestErieRealty.com>, Michael Hamilton <MichaelH@WestErieRealty.com>
Subject: RE: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Greg,

I'll be acting as our PM for this and Matt will lead the field work effort. We have a scheduling meeting Monday morning and will discuss internally and shoot back over some dates. We will need to get the field work conducted in the next week or so in order to make the 8/30 deadline.

Can you please send a signed copy of our proposal or contract?

Thanks.

Sincerely,

Jordan Mederer
Practice Leader, HBM

Lawhon and Associates, Inc.
P 614.481.8600, Extension 142
C 614.593.1529

From: Greg Vriezelaar <gregv@WestErieRealty.com>
Sent: Friday, August 9, 2024 11:01 AM
To: Jordan Mederer <jmederer@lawhon-assoc.com>; Matthew Geiger <mgeiger@lawhon-assoc.com>; Susan Daniels <sdaniels@lawhon-assoc.com>
Cc: Megan Matrka <MeganM@WestErieRealty.com>; Michael Hamilton <MichaelH@WestErieRealty.com>
Subject: Re: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Jordan / Matthew / Susan:

We have possession of the structure(s) on this project and are now ready for the asbestos testing and reporting for district 5. I've cc:d Megan Matrka on this email as she can coordinate access for your work. Please let us know when you're able to get this work scheduled as the district is ready for this be completed ASAP. The Plan Package is due to CO on 8/30/24 and the district would like to include your reporting.

Please advise.

Thanks,



Greg Vriezelaar

President

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a: 323 Lafayette St. Toledo, Ohio 43604

w: www.WestErieRealty.com e: GregV@WestErieRealty.com

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From: Chantil Milam <cmilam@lawhon-assoc.com>
Date: Thursday, September 21, 2023 at 4:40 PM
To: Greg Vriezelaar <gregv@WestErieRealty.com>
Subject: RE: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Greg-

Attached, please find our proposal as requested for asbestos survey. Upon review, please let me know if you have any questions or need anything additional.

Thanks,
Chantil

From: Greg Vriezelaar <gregv@WestErieRealty.com>
Sent: Thursday, September 21, 2023 3:55 PM

To: Chantil Milam <cmilam@lawhon-assoc.com>

Subject: Re: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

yes



Greg Vriezelaar

President

p: 419.214.3743 m: 419.279.5188

a: 323 Lafayette St. Toledo, Ohio 43604

w: www.WestErieRealty.com e: GregV@WestErieRealty.com

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From: Chantil Milam <cmilam@lawhon-assoc.com>

Date: Thursday, September 21, 2023 at 2:51 PM

To: Greg Vriezelaar <gregv@WestErieRealty.com>

Subject: RE: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Greg- have this one almost ready, but realized our proposal format may be different than what we typically submit for design, so want to clarify before submitting.

Is a lump sum fee proposal acceptable?

From: Greg Vriezelaar <gregv@WestErieRealty.com>

Sent: Tuesday, September 19, 2023 3:37 PM

To: Chantil Milam <cmilam@lawhon-assoc.com>

Subject: Re: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Understood.



Greg Vriezelaar

President

p: 419.214.3743 m: 419.279.5188

a: 323 Lafayette St. Toledo, Ohio 43604

w: www.WestErieRealty.com e: GregV@WestErieRealty.com

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From: Chantil Milam <cmilam@lawhon-assoc.com>
Date: Tuesday, September 19, 2023 at 2:11 PM
To: Greg Vriezelaar <gregv@WestErieRealty.com>
Subject: RE: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Good deal. Assumed as much on the turnaround.

We are going to assume that the work would be in 2024 (based on ELLIS that seems logical) and to be transparent, we have a few large surveys going on right now that are keeping our backlog full through the next few months.

From: Greg Vriezelaar <gregv@WestErieRealty.com>
Sent: Tuesday, September 19, 2023 10:36 AM
To: Chantil Milam <cmilam@lawhon-assoc.com>
Subject: Re: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

D5 would like to get us authorized ASAP. So, as it usually is...ASAP on your fees please. Thanks!



Greg Vriezelaar

President

p: 419.214.3743 m: 419.279.5188

a: 323 Lafayette St. Toledo, Ohio 43604

w: www.WestErieRealty.com e: GregV@WestErieRealty.com

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From: Chantil Milam <cmilam@lawhon-assoc.com>
Date: Tuesday, September 19, 2023 at 8:19 AM
To: Greg Vriezelaar <gregv@WestErieRealty.com>
Subject: RE: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Received, thanks Greg. We'll get a proposal together. When do you need it by?

Will be sure to follow up with any questions as our HBM folks pull this together.

From: Greg Vriezelaar <gregv@WestErieRealty.com>
Sent: Monday, September 18, 2023 1:59 PM
To: Chantil Milam <cmilam@lawhon-assoc.com>
Subject: FW: [External] 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Hi Chantil,

Per my voicemail message earlier today. District 5 does want us to include Asbestos Collection and Reporting in our cost proposal for the above reference project. The property address is as follows:

8895 Gaysport Hill Road

Blue Rock, Ohio 43720

The structures include a one-story frame house and outbuilding.

Please let me know if you have any questions.

Thanks,



Greg Vriezelaar

President

p: 419.214.3743 m: 419.279.5188

a: 323 Lafayette St. Toledo, Ohio 43604

w: www.WestErieRealty.com e: GregV@WestErieRealty.com

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From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Date: Monday, September 18, 2023 at 11:59 AM

To: Greg Vriezelaar <gregv@WestErieRealty.com>

Cc: Gerald Tout <GTout@martin-woodappraisal.com>

Subject: RE: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Hi Greg,

I confirmed with Kimber (she has been out there to do pre-acq survey). There are no additional structures or ancillary buildings other than the ones identified by survey on the RW Plans. Thanks for addressing that concern. Let us know if anything else is needed. Thanks!

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: Wednesday, September 13, 2023 3:14 PM

To: Greg Vriezelaar <gregv@WestErieRealty.com>

Cc: Gerald Tout <GTout@martin-woodappraisal.com>
Subject: RE: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Thanks Greg,

Glad you added the recording/copies s they are needed!

What do you need to provide asbestos? It is included in the real estate services (not environmental) when we need to remove a house. I would like to have you provide that if possible as Kimber just told me that she will have WE do all these services (everything except titles as they are almost done).

Please call me if you need to discuss asbestos. Thanks for adding that ASAP and getting it over to me soon for authorization.

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

transportation.ohio.gov



From: Greg Vriezelaar <gregv@WestErieRealty.com>
Sent: Tuesday, September 12, 2023 4:05 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>
Cc: Gerald Tout <GTout@martin-woodappraisal.com>
Subject: Re: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

JR,

Attached, please find WE's cost proposal for the above referenced project/PID. I utilized the medium fee + 20% economy adjustment for a project size of less than 5 parcels. Here are a few comments regarding the proposal:

- I added recording fees & copy costs even though they weren't a highlighted item.
- I did not include a fee for the asbestos collection/reporting & testing as we need more information on the scope of that work.
- If you do utilize our contract, WE will use Lawhorn & Associates whom I know has a contract for environmental services with D5.

Please let me know if you have any questions.

Thanks,



Greg Vriezelaar

President

p: 419.214.3743 m: 419.279.5188

a: 323 Lafayette St. Toledo, Ohio 43604

w: www.WestErieRealty.com e: GregV@WestErieRealty.com

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From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>

Date: Wednesday, September 6, 2023 at 10:40 AM

To: Greg Vriezelaar <gregv@WestErieRealty.com>

Subject: RE: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Hello Greg,

Please let me know if you need anything from ODOT D5 to complete the cost proposal. We appreciate your efforts to get that submitted timely. Thank you.

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

transportation.ohio.gov



From: Wooldridge, John

Sent: Tuesday, August 29, 2023 12:49 PM

To: Greg Vriezelaar <gregv@WestErieRealty.com>

Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Kadakia, Nikunj <Nikunj.Kadakia@dot.ohio.gov>; Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Subject: RE: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Hello Greg,

Thanks for offering to help D5 get some tasks performed. We greatly appreciate the offering of assistance.

Please provide fees for all the highlighted fields (14 in total) on the cost proposal attached. Thanks for getting it back to me when you can.

The project is in REAL OS (work to be done fully in REAL OS). The plans and legal descriptions are uploaded, and West Erie is listed as project manager for access.

We will authorize ASAP upon receipt of proposal (will need to pull down an encumbrance). We will definitely authorize WE to do the negotiations and very likely closings. Kimber is still checking on the progress of other tasks to determine for sure (the 3 VA's are not yet done and could be done by M&W if authorization is quicker than D5 staff getting to them). We might have you do Asbestos although we have internal staff that is capable.

Feel free to request any additional information. Thanks for helping us!

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

transportation.ohio.gov



From: Wooldridge, John

Sent: Friday, June 2, 2023 8:23 AM

To: Greg Vriezelaar <gregv@WestErieRealty.com>; Gerald Tout <GTout@martin-woodappraisal.com>

Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Norton, Harvey <Harvey.Norton@dot.ohio.gov>; Kadakia, Nikunj <Nikunj.Kadakia@dot.ohio.gov>; Moorman, Patty <Patty.Moorman@dot.ohio.gov>

Subject: RE: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Thanks Greg,

Attached is the NTP authorization for this appraisal report on PCL 10. Thanks.

Gerald: The ASC and plans have been provided. Please work with Kimber and Patty regarding the timing of the accompaniment. District would like Relocation agents to meet with owner before you and they will get the RE-95 completed. This will also allow your focus to be on appraisal rather than answering owner or tenant questions about the project, plans, or relocation issues. Please reach out to District 5 with any questions.

Kimber and Patty: Please try to meet with owner for pre-acquisition survey and RE-95 within a few weeks as Gerald appraisal is due 8/1/23 and I have asked him to allow you to meet first. Please coordinate and work together to make the experience for the homeowner's family as convenient as reasonably possible.

Thank you all for your efforts on this important project.

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

transportation.ohio.gov



From: Greg Vriezelaar <gregv@WestErieRealty.com>
Sent: Tuesday, May 30, 2023 2:32 PM
To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>; Gerald Tout <GTout@martin-woodappraisal.com>
Cc: Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Norton, Harvey <Harvey.Norton@dot.ohio.gov>
Subject: Re: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

JR,

See attached. Enjoy your upcoming vacation!

Thanks,



Greg Vriezelaar

President

p: 419.214.3743 m: 419.279.5188

a: 323 Lafayette St. Toledo, Ohio 43604

w: www.WestErieRealty.com e: GregV@WestErieRealty.com



From: John.Wooldridge@dot.ohio.gov <John.Wooldridge@dot.ohio.gov>
Date: Tuesday, May 30, 2023 at 8:11 AM
To: Gerald Tout <GTout@martin-woodappraisal.com>
Cc: Greg Vriezelaar <gregv@WestErieRealty.com>, Kimber.Heim@dot.ohio.gov <Kimber.Heim@dot.ohio.gov>, Harvey.Norton@dot.ohio.gov <Harvey.Norton@dot.ohio.gov>
Subject: RE: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Good Morning Greg,

I hope you had a nice weekend. Have you had a chance to submit a cost proposal for the L-SUM? Thank you for helping us with that as soon as you can.

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

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OHIO DEPARTMENT OF
TRANSPORTATION

From: Wooldridge, John

Sent: Tuesday, May 23, 2023 10:37 AM

To: Gerald Tout <GTout@martin-woodappraisal.com>

Cc: Greg Vriezelaar <GregV@westerierealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Norton, Harvey <Harvey.Norton@dot.ohio.gov>

Subject: RE: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Thanks Gerald,

Sorry for your loss. Survey provided scans of the pre-approved legal (with green stamp) and the plan sheets approved by MUS CO for transfer (No chances from prior final plans). Parcel 10 is a total take, so all these plans may be a bit of overkill ... but you have everything.

As soon as I get the cost proposal from West Erie, I will encumber and authorize. Is the due date of 8/1/23 or sooner, OK? Let me know if you have any concerns about the LIM-SUM (Before only) scope.

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: Gerald Tout <GTout@martin-woodappraisal.com>

Sent: Tuesday, May 23, 2023 8:42 AM

To: Wooldridge, John <John.Wooldridge@dot.ohio.gov>

Cc: Greg Vriezelaar <GregV@westerierealty.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Norton, Harvey <Harvey.Norton@dot.ohio.gov>

Subject: Re: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Thanks John! I had been out of the office for a sickness/death in the family, so I am still laying catch up. We will get a proposal to you asap.

Sent from my iPhone

On May 22, 2023, at 3:49 PM, John.Wooldridge@dot.ohio.gov wrote:

Hi Again Gerald,

We received 'final' plans today (ahead of schedule). I am confirming if any additional iterations will be forthcoming.

Please confirm receipt and let me know if you need anything else for the cost proposal from West Erie. Thanks!

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

transportation.ohio.gov

<image001.png>

From: Wooldridge, John

Sent: Monday, May 22, 2023 12:28 PM

To: Greg Vriezelaar <gregv@WestErieRealty.com>

Cc: 'GTout@martin-woodappraisal.com' <GTout@martin-woodappraisal.com>; Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Norton, Harvey <Harvey.Norton@dot.ohio.gov>

Subject: RE: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Good Afternoon Greg and Gerald,

The ASC is signed by Reviewer and attached.

Please submit cost proposal (form re-attached for your convenience) as soon as you can, and I will get the funds encumbered and the authorization out to you immediately. Thanks!

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

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<image001.png>

From: Wooldridge, John

Sent: Thursday, May 18, 2023 12:20 PM

To: Greg Vriezelaar <gregv@WestErieRealty.com>

Cc: GTout@martin-woodappraisal.com; Heim, Kimber <Kimber.Heim@dot.ohio.gov>; Norton, Harvey <Harvey.Norton@dot.ohio.gov>

Subject: 115989 MUS 176 PCL 010 Cost Proposal for Appraisal

Hello Greg and Gerald.

Please provide cost proposal for one Limited Summary (limited to Before Only for total take and limited to the proposed approach(es) to value) for parcel 10 only. Please provide the Limited Summary cost, one unit of PM, and the if-authorized costs for appropriation support (update and hourly fee) on the attached excel form or a separate cost proposal document.

Appraisal Review will be Harvey Norton of CO ODOT. Although the project will be in REAL OS, you can simply email the report to Harvey, and I will upload it upon approval. The scope meeting will be held shortly after authorization, and I am available for any scope questions needed before fee proposal.

Please coordinate your offer of accompaniment with Kimber as she will need to do RE-95 and pre-acquisition interview BEFORE or Simultaneous to your meeting with owner. I would propose a due date of 8/1/23 unless you can complete it sooner (can complete from preliminary plans as it is a total take parcel).

We need to act on this rather quickly due to the timing of fiscal shutdown in a few weeks, project demands (they want on site ASAP), and the timing of possible residential improvements underway. Thank you, Greg and Gerald for your help.

Respectfully,

John R. Wooldridge

Real Estate Administrator

ODOT District 5

9600 Jacksontown Road, Jacksontown, OH 43030

740.323.5427

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<image001.png>

<115989 MUS 376 0509 RW Legal Descriptions Final Signed.pdf>

<115989 MUS 376 0509 RW Plans Final Signed 050823.pdf>

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