Heim, Kimber

From: Wooldridge, John
Sent: Monday, June 8, 2020 4:31 PM
To: Chris E. Howard; James Howard
Cc: Heim, Kimber; Norton, Harvey
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
ODOT District 5
9600 Jacksontown Road, Jacksontown, OH 43030
740.323.5427
transportation.ohio.gov

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 tem 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:

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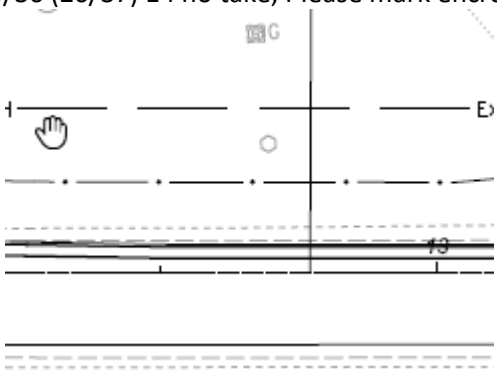
- Page 23/36 (24/37) Can Parcel 12-SH be completed removed? The Construction limits are almost all out of the take and the ditch is in the Ex R/W. Could save some money having one less parcel.
- Page 25/36 (26/37) 14 no take, Please mark encroachment of a singular post:
  - 

- 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
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