RIGHT OF WAY AND RELOCATION REPORT

For

ADMINISTRATIVE ACTION ENVIRONMENTAL IMPACT STATEMENT



Wake and Johnston Counties

STIP Project Nos. R-2721, R-2828, and R-2829 State Project Nos. 6.401078, 6.401079, and 6.401080 Federal Aid Project Nos. STP-0540(19), STP-0540(20), and STP-0540(21) WBS Nos. 37673.1.TA2, 35516.1.TA2, and 35517.1.TA1

Prepared for:



Prepared By: Carolina Land Acquisition. as a Subconsultant to H.W. Lochner, Inc.

December 2017

REQUEST FOR R/W COST ESTIMATE / RELOCATION EIS

COST ESTI	MATE	REQU	UE	ST 🖂		RELOC	ATION	EIS REI	PORT ≥	
NEW REQU	UEST: ∑	3		PDATE R Jpdate to			Revisio	ION REQUI on to Es sion No.:		_
DATE RECE	IVED:	DA	TE A	ASSIGNED:		# of Alte	ernates R	equested: <u>FC</u>	UR (4)	<u> </u>
				DATE D	UE: 10/	31/17				
TIP No.: R-2721A, R-2721B, R-2828, R-2829	COMPLE	TE 540 –			-		US 64 / 2	64 BYPASS /	I-495	
WBS ELEMENT:		cc	DUN.	TY: WAKE		DIV: <u>FI</u>	VE (5)	APPRAISA	AL OFFICE:	TWO (2)
REQUESTOR: ROY B	RUCE (JEN	INIFER HA	RRIS))		DEP	T: FEASA	BILITY STUDI	ES UNIT (G	iEC)
TYPE OF PLANS: HEA	ect histor	cal data	~~~ , the	e land and	damage	figures have	^~~~~	·····	~~~~~	nnation and
administrative increase APPRAISER: Hawke				lement of a VVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVVV			# of Alte	rnates Comp		
		COMPLE west of	NC 5	21A 640 – from 65 to west Olive Rd.	COMP from we Olive Ro	2721B LETE 540 – est of Pierce d. to east of vy 401	COMP from eas	-2828 LETE 540 – t of Hwy 401 st of I-40	COMPLET east of I- US 64/26	2829 E 540 – from 40 to east of 4 Bypass / I- 495
TYPE OF ACCESS.		NONE:	L	LIMITED: 🏻	NONE: 🏻	LIMITED: 🖂	NONE: 🖂	LIMITED: 🖂	NONE: 🖂	LIMITED: 🖂
TYPE OF ACCESS:		PARTIAL:	× F	FULL: 🛚	PARTIAL:	FULL: 🖂	PARTIAL:	FULL: 🖂	PARTIAL: 🖂	FULL: 🛚
MATED NO. OF PARCELS:			193	3		213		248	:	204
DENTIAL RELOCATEES:		26(1)	\$1,	500,000	45(32)	\$3,200,000	35(1)	\$2,000,000	48(21)	\$ 3,150,000
NESS RELOCATEES:		0	\$		0	\$	1	\$ 200,000		\$ 1,500,000
VES:		0	\$		0	\$	0	\$	+ +	\$
RCH / NON – PROFIT: Farm		0	\$		0	\$	0	\$	0	\$
: Asbestos ass/abate/der	no.	0		.0,000	0	\$2,310,000	0	\$1,110,000		\$2,280,000
S:		0	\$	2 000	0	\$	0	\$		\$
), IMPROVEMENTS, & DA	WAGES:		-	0,000		000,000		000,000		000,000
UISTION:		\$4	,950	,000	\$5, 7	775,000	ļ \$6,	350,000	Ş 5, 5	00,000

NOTES: The ROW estimate is for the current acquisitions, only. No consideration is made for MAP ACT claims as NCDOT is still working on this process, which is subject to ongoing court cases. The ROW cost estimate is considered time sensitive. The Wake County market is currently experiencing a period of sustained growth and the likelihood that the land values increase in the next 12-24 months is great. No actual closing costs are accounted for.

\$74,285,000

\$67,660,000

\$78,430,000

\$51,260,000

TOTAL ESTIMATED R/W COST:

ROW COSTS

ROW Consultant Fees:

The following fees are estimated for acquisition cost purposes. These fees assume a private ROW consulting firm will be awarded the individual project alternates and provide a turn-key service to include full project management. These fees do NOT account for ultimate project costs associated with NCDOT oversight and review. This process will be subject federal oversight and review by FHWA. At a minimum, NCDOT oversight / review will consist of the following: (1) appraisal review and authorization for offer amount by Area 2 Appraisal Office, (2) audit / review of RHP calculations & moving cost estimates by Robert Woodard, (3) audit / review of negotiation & relocation packages by Division 5, (4) audit / review of closing packages by ROW Audit staff in Raleigh.

ROW Consultant Fees:

Property Owner Negotiation - \$5,000/parcel Relocation Assistance - \$7,500/parcel Narrative Appraisal - \$3,000/parcel Legal - \$1,500/parcel Soil Scientist - \$1,000/parcel

Two scenarios have been assumed; (1) ROW acquisitions with relocation assistance provided and ROW acquisitions without relocation assistance.

(1) ROW acquisitions with relocation assistance:

Property Owner Negotiation - \$5,000/parcel
Relocation Assistance - \$7,500/parcel
Narrative Appraisal - \$3,000/parcel
Legal - \$1,500/parcel
TOTAL = \$17,000/parcel

(2) ROW acquisition without relocation assistance

Property Owner Negotiation - \$5,000/parcel
Narrative Appraisal - \$3,000/parcel
Legal - \$1,500/parcel
Soil Scientist - \$1,000/parcel
TOTAL = \$10,500/parcel

ROW Oversight Fees as provided by NCDOT ROW: \$9,000/parcel AG Oversight / Condemnation Fees: \$10,000/parcel Asbestos assessment / abatement / demolition (dump) \$30,000/parcel

ROW Consulting and NCDOT Oversight Fees are applied to the alternates as follows:

R-2721A

193 Parcels with 27 Relocations: (DOT) 193 parcels @ \$9,000/parcel 166 parcels w/o relo. @ \$10,500/parcel 27 parcels w relo. @ \$17,000/parcel TOTAL	= = =	\$1,737,000 \$1,743,000 \$ 459,000 \$3,939,000	rounded \$3,950,000
R-2721B 213 Parcels with 75 Relocations: (DOT) 213 parcels @ \$9,000/parcel 136 parcels w/o relo. @ \$10,500/parcel 77 parcels w relo. @ \$17,000/parcel TOTAL	= = =	\$1,917,000 \$1,428,000 <u>\$1,309,000</u> \$4,654,000	rounded \$4,675,000
R-2828 248 Parcels with 36 Relocations: (DOT) 248 parcels @ \$9,000/parcel 212 parcels w/o relo. @ \$10,500/parcel 36 parcels w relo. @ \$17,000/parcel TOTAL	= = = =	\$2,232,000 \$2,226,000 \$ 612,000 \$5,070,000	rounded \$5,100,000
R-2829 204 Parcels with 69 Relocations: (DOT) 204 parcels @ \$9,000/parcel 135 parcels w/o relo. @ \$10,500/parcel 69 parcels w relo. @ \$17,000/parcel TOTAL	= = = =	\$1,836,000 \$1,417,000 <u>\$1,173,000</u> \$4,426,000	rounded \$4,450,000

NC Attorney General's Office - Condemnation Unit Oversight Costs:

Condemnation rates are extremely difficult to predict. The Complete 540 Project is located in the Wake County market. Typically urban areas will generate a higher than average condemnation rate due to legal representation. This particular project has the added issues associated with the Map Act. No consideration is made for Map Act claims as NCDOT is still working on this process, which is subject to ongoing court litigation. An overall condemnation rate of 50% is assumed for the Complete 540 Project. The AG oversight costs are applied as follows:

R-2721A 193 Parcels x 50% @ \$10,000/parcel	=	\$965,000	rounded \$1,000,000
R-2721B 213 Parcels x 50% @ \$10,000/parcel	=	\$1,065,000	rounded \$1,100,000
R-2721A 248 Parcels x 50% @ \$10,000/parcel	=	\$1,240,000	rounded \$1,250,000
R-2721A 204 Parcels x 50% @ \$10,000/parcel	=	\$1,020,000	rounded \$1,050,000

Relocation Costs:

For replacement housing costs estimates we have applied the following: (1) \$50,000 per residential owner, (2) \$15,000 per residential tenant. Due to uncertainty regarding actual moving costs we have utilized a slightly higher rate than the fixed rates provided by FHWA. Based on our recent experience for ongoing relocation assistance, the fixed rates are extremely low when the property owner chooses to use professional moving companies. We also anticipate additional fees associated with detached garages and storage sheds. Thus, we have applied a rate of \$6,000/parcel regardless of owner/tenant status. Commercial moving costs are based on historical rates for like-kind non-residential moves. These costs are valued on an individual parcel basis and have been provided by the NCDOT ROW Unit.

Relocation costs are applied to the alternates as follows:

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26 Owner & 1 Tenant: 26 parcels @ \$50,000/parcel 1 parcels @ \$15,000/parcel Moving Costs: 27 parcels @ \$6,000/parcel TOTAL	= = = =	\$1,300,000 \$ 15,000 <u>\$ 162,000</u> \$1,477,000	rounded \$1,500,000
R-2721B 45 Owner & 32 Tenant:			
45 parcels @ \$50,000/parcel	=	\$2,250,000	
32 parcels @ \$15,000/parcel	=	\$ 480,000	
Moving Costs: 77 parcels @ \$6,000/parcel	=	\$ 462,000	
TOTAL	=	\$3,192,000	rounded \$3,200,000
R-2828 35 Owner & 1 Tenant with 1 commercial: 35 parcels @ \$50,000/parcel 1 parcels @ \$15,000/parcel Moving Costs: 36 parcels @ \$6,000/parcel SUB-TOTAL (1) Commercial Move TOTAL	= = = = = =	\$1,750,000 \$ 15,000 \$ 216,000 \$1,981,000 \$ 200,000 \$2,181,000	rounded \$2,000,000 rounded \$2,200,000
R-2829			
48 Owner & 21 Tenant with 7 commercial:		¢2.400.000	
48 parcels @ \$50,000/parcel 21 parcels @ \$15,000/parcel	=	\$2,400,000 \$ 315,000	
Moving Costs: 69 parcels @ \$6,000/parcel	=	\$ 414,000	
SUB-TOTAL	=	\$3,129,000	rounded \$3,150,000
(7) Commercial Moves	=	\$1,500,000	11 131031 42,223,000
TOTAL	=	\$4,650,000	

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WBS	ELEN	/EN	т: 37	673.1	.TA2	2 COUNT	Y Wa	ake		Alter	nate	1		of 1		Alte	rnate			
	. N o.:		R-2721			.PROJEC		TP-540	0(19))										
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Busin	esses		0	0		0	0			UE OF	DWELLING		DSS DWELLING AVAILABLE							
Farms	S		0	0		0	0	Ow	vners		Tenan	its	For	F	or R	ent				
Non-F	Profit		0	0		0	0	(0-20м	0	\$ 0-150	0	0-20м	0	\$ 0-	-150	0			
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	Χ	2.				ches be affe	cted by		00 UP	19	600 UP	1	100 UP	000	60	0 UP	87			
V		_	•	cement?		 	واطوانور	TO	OTAL	26		1 (7		977			87			
X		3.			service	es still be av	/allable	2)	Dugin	000.04	REMARKS				1					
	Х	4.	after p	•	acc he	e displaced?) If so	,	3) Business services will remain available.No business relocation required this segment.											
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		6.	Source	e for ava	ailable	housing (lis	st).				-	_	-							
				le listing et search		ce, local sur	vey,				ublic housi agencies.	ng not	: anticipat	ted but a	vailab	ole				
	Х	7.	Will ad		housi	ng program	s be	12	12) Based on available housing, no shortage of DSS housing is anticipated.											
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	Χ	9.	Are the	ere large	e, disa	bled, elderly	y, etc.		_		sses are di		-							
			familie	s?					•		are availab	-		•						
	Χ	10.	Will pub	olic hous	sing be	e needed fo	r project?													
Χ		11.	Is public		-															
Χ		12.				adequate D		_												
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	. N o.:		R-2721			ROJEC		P-540(19)				<u> </u>						
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				R ALL Q	UESTIO	NS		20-40м	0	-	150-250	0	20-40м		150)-250	0		
Yes	No	Exp	olain all '	"YES" é	nswers	;.		40-70м	0		250-400	0	40-70м	20	250	0-400	0		
	Χ	1.	Will spe	ecial relo	cation s	ervices be	necessary?	70-100м	0		400-600	32	70-100м	14	400	0-600	0		
	Χ	2.	Will sc	hools or	churche	es be affe	cted by	100 UP	45)	600 UP	0	100 UP	939	60	00 UP	87		
			displac	cement?)			TOTAL	45			32		977			87		
X		3.			services	still be av	/ailable	REMARKS (Respond by Number)											
			after pi	•				Business services will remain available. No business relocation required this segment.											
	Χ	4.		•		displaced?						•	•	•					
					type, est inorities,	timated nu	imber of				Housing g						n.		
1	Х	5.					shortage?				ed, Last R h the Unif		_		plied	וווג			
	^	6.				ousing (lis	•				at elderly				fecte	d			
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	Х	7.	Will ad needed		housing	g program:	s be	12) Based on available housing, no shortage of DSS housing is anticipated.13) Any deficiency with housing within financial means will											
Х		8.	Should conside		esort Ho	ousing be					ncy with he appropria						Act.		
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⊠ E	i.I.S.		COF	RRIDOF	₹	☐ DE	ESIGN						F	RELOCATI	ON ASSIS	STANC	E PRO)GRAM		
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		E	ESTIMAT	red di	SPLAC	CEES						ı	INCOM	IE LEVE	L					
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Farms			0	C		0	0		Owners	1		Tenar			Sale		For R			
Non-F	Profit		0	C		0	0		0-20м	0	4	\$ 0-150	0	0-20м	0	<u> </u>	0-150	0		
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				cement?					TOTAL	35	┪		1		802			85		
Χ		3.	Will bu	siness	service	s still be av	/ailable		REMARKS (Respond by Number)											
			after pi	roject?					3) Business services will remain available.											
Χ		4.	Will an	y busin	ess be	displaced?	P If so,		4) See a	attach	ed	d Business	s Spre	adsheet						
						stimated nu	ımber of					Housing g						n.		
Т		_		yees, m								ed, Last R		•		oplied	ni t			
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		0.				e, local su			9) Possibility that elderly and disabled may be affected.11) Need for public housing not anticipated but available											
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	Χ	7.	Will ad needed		housin	g program	s be		12) Based on available housing, no shortage of DSS housing is anticipated.											
Х		8.	Should conside		esort H	lousing be						ncy with h appropria						Act.		
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			familie	-					on visua	al surv	/ey	y .								
	Χ	10.				needed fo	r project?													
X		11.	Is public		-															
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Χ		14.	Are suit	table bu	siness	sites avail	able (list													
			source	•																
		15.				ated to co														
			RELOCAT	ION?	18 to	24 Mont	hs													
	150	the -	7 Bow	iers		12	/2/17													
	Bra	dley	D Bowers	S			Date				Re	elocation C	oordin	ator			Date			
	Righ	t of \	Nav Ager	ot .																

NO.	Т	0	NAME Unknown	EMPLOYEES F	Р	TYPE Greenhouses	М
483		Х	Unknown	2		Greenhouses	

⊠ E	.I.S.		COF	RRIDOF	₹	☐ DE	SIGN					F	RELOCATIO	ON ASSIS	TANCE PR	OGRAM		
WBS	S ELEN	1FN	T: 35	5517.	1.TA1	COUN	TY Wa	ke	Al	terna	ate	1	(of 1	Alte	ernate		
	. N o.:		R-2829			PROJEC		P-0540						-				
DESC	RIPTIC	ON C	F PROJ	ECT:	Com	plete 54	10		` '									
		E	ESTIMAT	TED DI	SPLAC	EES					II	NCOM	IE LEVEL	-				
Type Displa	of acees	C	Owners	Tena	ants	Total	Minoritie	s 0-1	5M	1	5-25M	25	-35M	35-50M 50 UP				
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Busin	esses		4	C)	4	0		VALUE	OF D	WELLING		DSS	DWELLIN	IG AVAILA	BLE		
Farm			0	C)	0	0	Owne			Tenar			Sale	For	Rent		
Non-F	Profit		2	1		3	0	0-20		0	\$ 0-150	0	0-20M	19	\$ 0-150	0		
Yes	No	Evi	ANSWE						20-40M 0 150-250 40-70M 0 250-400		0	20-40м 40-70м	15 30	150-250 250-400	0			
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				ement?			,	ТОТА		48		21		1372		187		
Χ		3.	Will bu	siness	services	s still be av	ailable		Į.		REMARKS	(Resp	ond by	Number)				
			after p	•				3) Bu	sines	s serv	rices will r	emaiı	n availabl	le.				
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						timated nu	ımber of				ousing gu					on.		
T	X	5.		yees, m			obortogo?				d, Last Re the Unifo		_	-	plied in			
	^	5. 6.				a housing nousing (lis	_								factad			
		0.	Multiple		Service	e, local sur		11) N	9) Possibility that elderly and disabled may be affected.11) Need for public housing not anticipated but available through local agencies.									
	Χ	7.	Will ad needed		housing	g program:	s be		12) Based on available housing, no shortage of DSS housing is anticipated.									
Х		8.	Should conside		esort H	ousing be					cy with ho appropria							
Χ		9.	Are the	ere large	e, disab	led, elderly	, etc.	14) B	usine	ss site	es are ava	ailable	in the g	eneral ar	ea based	on		
			familie	s?				Visua	ıl surv	ey.								
	Χ	10.				needed fo	r project?											
X		11.	Is public		_						wers MA			-				
X		12.				-	SS housing ion period?				al FAA to							
	Χ	13.	Will the	re be a	probler	n of housir	-	an e.	Klenut	eu ren	ocation pi	enou	uue to co	ппрієхіту	OI TEIOCA	tion.		
Χ		14.		al mear		sites availa	ahle (list											
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			RELOCAT	TION?	18 to	24 Mont	hs											
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	15-	alley"	> Bower	3		12	/2/17											
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NO.	Т	0	NAME	EMPLOYEES F	Р	TYPE	M
787			Foster Lake Pond Management	10	2	Stormwater Specialists	
808A		Х	American Metal and Parts Specialists	3	2	Parts/ Salvage	
772		Χ	Lees Collision	3	1	Auto Collision Repair	
760A		Х	Raleigh Rugby Club	1	4	Rugby Club and Fields - Non Profit	
717A		Χ	Greenfield Housing Center	8	4	Mobile Home/Modular Sales	
760A	X		SBA Towers			Cellular tower possible multiple tenants	
847A		Х	FAA Tower			Air Traffic Control Towers/Communications	