

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 ESTIMATE REQUEST

RELOCATION EIS REPORT

NEW REQUEST:

UPDATE REQUEST:

REVISION REQUEST:

Update to _____ Estimate

Revision to _____ Estimate

Revision No.: _____

DATE RECEIVED: _____ **DATE ASSIGNED:** _____ **# of Alternates Requested:** FOUR (4)

DATE DUE: 10/31/17

TIP No.: R-2721A, R-2721B, R-2828, R-2829	COMPLETE 540 – FROM WEST OF NC 55 TO EAST OF US 64 / 264 BYPASS / I-495
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WBS ELEMENT: _____ **COUNTY:** WAKE **DIV:** FIVE (5) **APPRAISAL OFFICE:** TWO (2)

REQUESTOR: ROY BRUCE (JENNIFER HARRIS) **DEPT:** FEASABILITY STUDIES UNIT (GEC)

TYPE OF PLANS: HEARING MAPS | LOCATION MAP | AERIAL | VICINITY | PRELIMINARY | CONCEPTUAL

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 \*\*Based on past project historical data, the land and damage figures have been adjusted to include condemnation and administrative increases that occur during settlement of all parcels.\*\*  
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APPRAISER: Hawke & Associates **COMPLETED:** November 10, 2017 **# of Alternates Completed:** Four

	R-2721A COMPLETE 540 – from west of NC 55 to west of Pierce Olive Rd.		R-2721B COMPLETE 540 – from west of Pierce Olive Rd. to east of Hwy 401		R-2828 COMPLETE 540 – from east of Hwy 401 to east of I-40		R-2829 COMPLETE 540 – from east of I-40 to east of US 64/264 Bypass / I-495	
	NONE: <input checked="" type="checkbox"/>	LIMITED: <input checked="" type="checkbox"/>	NONE: <input checked="" type="checkbox"/>	LIMITED: <input checked="" type="checkbox"/>	NONE: <input checked="" type="checkbox"/>	LIMITED: <input checked="" type="checkbox"/>	NONE: <input checked="" type="checkbox"/>	LIMITED: <input checked="" type="checkbox"/>
	PARTIAL: <input checked="" type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input checked="" type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input checked="" type="checkbox"/>	FULL: <input checked="" type="checkbox"/>	PARTIAL: <input checked="" type="checkbox"/>	FULL: <input checked="" type="checkbox"/>
ESTIMATED NO. OF PARCELS:	193		213		248		204	
RESIDENTIAL RELOCATEES:	26(1)	\$1,500,000	45(32)	\$3,200,000	35(1)	\$2,000,000	48(21)	\$ 3,150,000
BUSINESS RELOCATEES:	0	\$	0	\$	1	\$ 200,000	7	\$ 1,500,000
GRAVES:	0	\$	0	\$	0	\$	0	\$
CHURCH / NON – PROFIT: Farms	0	\$	0	\$	0	\$	0	\$
MISC: Asbestos ass/abate/demo.	0	\$810,000	0	\$2,310,000	0	\$1,110,000	0	\$2,280,000
SIGNS:	0	\$	0	\$	0	\$	0	\$
LAND, IMPROVEMENTS, & DAMAGES:	\$44,000,000		\$63,000,000		\$58,000,000		\$66,000,000	
ACQUISITION:	\$4,950,000		\$5,775,000		\$6,350,000		\$5,500,000	
TOTAL ESTIMATED R/W COST:	\$51,260,000		\$74,285,000		\$67,660,000		\$78,430,000	

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.

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	=	\$1,737,000	
166 parcels w/o relo. @ \$10,500/parcel	=	\$1,743,000	
27 parcels w relo. @ \$17,000/parcel	=	<u>\$ 459,000</u>	
TOTAL	=	\$3,939,000	<i>rounded \$3,950,000</i>

R-2721B

213 Parcels with 75 Relocations:

(DOT) 213 parcels @ \$9,000/parcel	=	\$1,917,000	
136 parcels w/o relo. @ \$10,500/parcel	=	\$1,428,000	
77 parcels w relo. @ \$17,000/parcel	=	<u>\$1,309,000</u>	
TOTAL	=	\$4,654,000	<i>rounded \$4,675,000</i>

R-2828

248 Parcels with 36 Relocations:

(DOT) 248 parcels @ \$9,000/parcel	=	\$2,232,000	
212 parcels w/o relo. @ \$10,500/parcel	=	\$2,226,000	
36 parcels w relo. @ \$17,000/parcel	=	<u>\$ 612,000</u>	
TOTAL	=	\$5,070,000	<i>rounded \$5,100,000</i>

R-2829

204 Parcels with 69 Relocations:

(DOT) 204 parcels @ \$9,000/parcel	=	\$1,836,000	
135 parcels w/o relo. @ \$10,500/parcel	=	\$1,417,000	
69 parcels w relo. @ \$17,000/parcel	=	<u>\$1,173,000</u>	
TOTAL	=	\$4,426,000	<i>rounded \$4,450,000</i>

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

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:

R-2721A

26 Owner & 1 Tenant:			
26 parcels @ \$50,000/parcel	=	\$1,300,000	
1 parcels @ \$15,000/parcel	=	\$ 15,000	
Moving Costs: 27 parcels @ \$6,000/parcel	=	<u>\$ 162,000</u>	
TOTAL	=	\$1,477,000	<i>rounded \$1,500,000</i>

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	=	<u>\$ 462,000</u>	
TOTAL	=	\$3,192,000	<i>rounded \$3,200,000</i>

R-2828

35 Owner & 1 Tenant with 1 commercial:			
35 parcels @ \$50,000/parcel	=	\$1,750,000	
1 parcels @ \$15,000/parcel	=	\$ 15,000	
Moving Costs: 36 parcels @ \$6,000/parcel	=	<u>\$ 216,000</u>	
SUB-TOTAL	=	\$1,981,000	<i>rounded \$2,000,000</i>
(1) Commercial Move	=	<u>\$ 200,000</u>	
TOTAL	=	\$2,181,000	<i>rounded \$2,200,000</i>

R-2829

48 Owner & 21 Tenant with 7 commercial:			
48 parcels @ \$50,000/parcel	=	\$2,400,000	
21 parcels @ \$15,000/parcel	=	\$ 315,000	
Moving Costs: 69 parcels @ \$6,000/parcel	=	<u>\$ 414,000</u>	
SUB-TOTAL	=	\$3,129,000	<i>rounded \$3,150,000</i>
(7) Commercial Moves	=	<u>\$1,500,000</u>	
TOTAL	=	\$4,650,000	

EIS RELOCATION REPORT

**North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM**

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:	37673.1.TA2	COUNTY	Wake	Alternate	1	of	1	Alternate
T.I.P. No.:	R-2721 A	F.A.PROJECT	STP-540(19)					
DESCRIPTION OF PROJECT:	Complete 540 West of NC55 to East of Hwy 401							

ESTIMATED DISPLACED					INCOME LEVEL					
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP	
Residential	26	1	27	2	0	1	2	12	12	
Businesses	0	0	0	0	VALUE OF DWELLING			DSS DWELLING AVAILABLE		
Farms	0	0	0	0	Owners		Tenants		For Sale	
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	0
					20-40M	0	150-250	0	20-40M	4
					40-70M	4	250-400	0	40-70M	20
					70-100M	3	400-600	0	70-100M	14
					100 UP	19	600 UP	1	100 UP	939
					TOTAL	26		1		977
					600 UP				87	87

ANSWER ALL QUESTIONS		
Yes	No	Explain all "YES" answers.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Will special relocation services be necessary?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Will schools or churches be affected by displacement?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Will business services still be available after project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Will relocation cause a housing shortage?
<input type="checkbox"/>	<input type="checkbox"/>	6. Source for available housing (list). Multiple listing Service, local survey, Internet searches.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will additional housing programs be needed?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Should Last Resort Housing be considered?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Are there large, disabled, elderly, etc. families?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Will public housing be needed for project?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Is public housing available?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is it felt there will be adequate DSS housing available during relocation period?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Will there be a problem of housing within financial means?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Are suitable business sites available (list source).
		15. Number months estimated to complete RELOCATION? 12 to 18 Months

REMARKS (Respond by Number)			
3) Business services will remain available.			
No business relocation required this segment.			
8) Last Resort Housing guidelines should be a consideration. Where warranted, Last Resort Housing will be applied in Accordance with the Uniform Relocation Act.			
11) Need for public housing not anticipated but available through local agencies.			
12) Based on available housing, no shortage of DSS housing is anticipated.			
13) Any deficiency with housing within financial means will be mitigated as appropriate with guidelines of the Uniform Act.			
14) No businesses are displaced on this segment. However, business sites are available in the general area.			

_____ Bradley D Bowers Right of Way Agent	12/2/17 _____ Date	_____ Relocation Coordinator	_____ Date
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EIS RELOCATION REPORT

**North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM**

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:	37673.1.TA2	COUNTY	Wake	Alternate	1	of	1	Alternate
T.I.P. No.:	R-2721 B	F.A.PROJECT	STP-540(19)					
DESCRIPTION OF PROJECT:	Complete 540 West of NC55 to East of Hwy 401							

ESTIMATED DISPLACED					INCOME LEVEL				
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP
Residential	45	32	77	21	0	0	0	32	45
Businesses	0	0	0	0	VALUE OF DWELLING			DSS DWELLING AVAILABLE	
Farms	0	0	0	0	Owners		Tenants		For Sale
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M
					20-40M	0	150-250	0	20-40M
					40-70M	0	250-400	0	40-70M
					70-100M	0	400-600	32	70-100M
					100 UP	45	600 UP	0	100 UP
					TOTAL	45	32	977	87

ANSWER ALL QUESTIONS		Explain all "YES" answers.
Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Will special relocation services be necessary?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2. Will schools or churches be affected by displacement?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Will business services still be available after project?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Will relocation cause a housing shortage?
<input type="checkbox"/>	<input type="checkbox"/>	6. Source for available housing (list). Multiple listing Service, local survey, Internet searches.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will additional housing programs be needed?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Should Last Resort Housing be considered?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Are there large, disabled, elderly, etc. families?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Will public housing be needed for project?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Is public housing available?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is it felt there will be adequate DSS housing available during relocation period?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	13. Will there be a problem of housing within financial means?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14. Are suitable business sites available (list source).
		15. Number months estimated to complete RELOCATION? 18 to 24 Months

REMARKS (Respond by Number)	
	3) Business services will remain available. No business relocation required this segment.
	8) Last Resort Housing guidelines should be a consideration. Where warranted, Last Resort Housing will be applied in Accordance with the Uniform Relocation Act.
	9) Possibility that elderly and disabled may be affected.
	11) Need for public housing not anticipated but available through local agencies.
	12) Based on available housing, no shortage of DSS housing is anticipated.
	13) Any deficiency with housing within financial means will be mitigated as appropriate with guidelines of the Uniform Act.
	14) No businesses are displaced on this segment. However, business sites are available in the general area.
<p>Note: Mobile home occupants may own their mobile home but rent their sites. For purposes of this report, these individuals and families are considered tenants.</p>	

_____ Bradley D Bowers Right of Way Agent	12/2/17 _____ Date	_____ Relocation Coordinator	_____ Date
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EIS RELOCATION REPORT

**North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM**

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:	35516.1.TA2	COUNTY	Wake	Alternate	1	of	1	Alternate
T.I.P. No.:	R-2828	F.A.PROJECT	STP-0540(20)					
DESCRIPTION OF PROJECT:	Complete 540							

ESTIMATED DISPLACEDS					INCOME LEVEL							
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP			
Residential	35	1	36	0	0	0	1	3	32			
Businesses	1	0	1	0	VALUE OF DWELLING			DSS DWELLING AVAILABLE				
Farms	0	0	0	0	Owners		Tenants		For Sale For Rent			
Non-Profit	0	0	0	0	0-20M	0	\$ 0-150	0	0-20M	0	\$ 0-150	0

ANSWER ALL QUESTIONS											
Yes	No	Explain all "YES" answers.									
	X	1. Will special relocation services be necessary?									
	X	2. Will schools or churches be affected by displacement?									
X		3. Will business services still be available after project?									
X		4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.									
	X	5. Will relocation cause a housing shortage?									
		6. Source for available housing (list). Multiple listing Service, local survey, Internet searches.									
	X	7. Will additional housing programs be needed?									
X		8. Should Last Resort Housing be considered?									
X		9. Are there large, disabled, elderly, etc. families?									
	X	10. Will public housing be needed for project?									
X		11. Is public housing available?									
X		12. Is it felt there will be adequate DSS housing available during relocation period?									
	X	13. Will there be a problem of housing within financial means?									
X		14. Are suitable business sites available (list source).									
		15. Number months estimated to complete RELOCATION? 18 to 24 Months									

REMARKS (Respond by Number)

3) Business services will remain available.
 4) See attached Business Spreadsheet
 8) Last Resort Housing guidelines should be a consideration. Where warranted, Last Resort Housing will be applied in Accordance with the Uniform Relocation Act.
 9) Possibility that elderly and disabled may be affected.
 11) Need for public housing not anticipated but available through local agencies.
 12) Based on available housing, no shortage of DSS housing is anticipated.
 13) Any deficiency with housing within financial means will be mitigated as appropriate with guidelines of the Uniform Act.
 14) business sites are available in the general area based on visual survey.

Bradley D Bowers Right of Way Agent	12/2/17 Date	Relocation Coordinator	Date
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EIS RELOCATION REPORT

**North Carolina Department of Transportation
RELOCATION ASSISTANCE PROGRAM**

E.I.S. CORRIDOR DESIGN

WBS ELEMENT:	35517.1.TA1	COUNTY	Wake	Alternate	1	of	1	Alternate
T.I.P. No.:	R-2829	F.A.PROJECT	STP-0540(21)					
DESCRIPTION OF PROJECT:	Complete 540							

ESTIMATED DISPLACEES					INCOME LEVEL					
Type of Displacees	Owners	Tenants	Total	Minorities	0-15M	15-25M	25-35M	35-50M	50 UP	
Residential	48	21	69	25	0	0	0	24	45	
Businesses	4	0	4	0	VALUE OF DWELLING			DSS DWELLING AVAILABLE		
Farms	0	0	0	0	Owners		Tenants		For Sale	
Non-Profit	2	1	3	0	0-20M	0	\$ 0-150	0	0-20M	19
					20-40M	0	150-250	0	20-40M	15
					40-70M	0	250-400	0	40-70M	30
					70-100M	8	400-600	21	70-100M	8
					100 UP	40	600 UP	0	100 UP	1300
					TOTAL	48		21		1372
									600 UP	184

ANSWER ALL QUESTIONS		
Yes	No	Explain all "YES" answers.
X		1. Will special relocation services be necessary?
	X	2. Will schools or churches be affected by displacement?
X		3. Will business services still be available after project?
X		4. Will any business be displaced? If so, indicate size, type, estimated number of employees, minorities, etc.
	X	5. Will relocation cause a housing shortage?
		6. Source for available housing (list). Multiple listing Service, local survey, Internet searches.
	X	7. Will additional housing programs be needed?
X		8. Should Last Resort Housing be considered?
X		9. Are there large, disabled, elderly, etc. families?
	X	10. Will public housing be needed for project?
X		11. Is public housing available?
X		12. Is it felt there will be adequate DSS housing available during relocation period?
	X	13. Will there be a problem of housing within financial means?
X		14. Are suitable business sites available (list source).
		15. Number months estimated to complete RELOCATION? 18 to 24 Months

REMARKS (Respond by Number)	
	3) Business services will remain available.
	4) See attached spreadsheet for business displaces.
	8) Last Resort Housing guidelines should be a consideration. Where warranted, Last Resort Housing will be applied in Accordance with the Uniform Relocation Act.
	9) Possibility that elderly and disabled may be affected.
	11) Need for public housing not anticipated but available through local agencies.
	12) Based on available housing, no shortage of DSS housing is anticipated.
	13) Any deficiency with housing within financial means will be mitigated as appropriate with guidelines of the Uniform Act.
	14) Business sites are available in the general area based on Visual survey.
	NOTE: SBA Towers MAY contain multiple tenants on tower. Also an additional FAA tower involved. Towers may require an extended relocation period due to complexity of relocation.

_____ Bradley D Bowers Right of Way Agent	12/2/17 _____ Date	_____ Relocation Coordinator	_____ Date
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