

ACQUISITION MANAGEMENT PLAN

1.0 Concept of Acquisition

The concept of the acquisition management includes a three phase approach: 1) Preliminary analysis necessary to complete the grant application; 2) conduct of the acquisition phase including retention of contractors and sub-contractors and actual acquisition of the property, and 3) a conclusion phase including certification of transfers and final payments to condemnees and contractors. A concluding report will be developed for the project manager and the condemnation authority.

1.1 Phase I – Preliminary Projection.

This phase includes an analysis of cost for actual land acquisition and the experts necessary to provide certification for purchase price and acquisition of the identified parcels. The phase also includes interviews with public lands supervisors to ensure support for the project. Preliminary interviews with key contractors have been conducted of this phase in order to be certain that the contractors can serve in the roles selected during the actual property acquisition. The development of the preliminary projection for concept and cost will be developed for inclusion in the overall Tiger grant.

Land Acquisition		<u>Estimated</u>	<u>Unit Cost</u>	<u>Total Cost</u>
	<u>Description</u>	<u>Parcel Size</u>	<u>Of Land</u>	<u>Of Land</u>
1	Mankowski Road Connection-Mankowski Rd-Edlweiss 400 Feet, 80 FT ROW	32,000SF	\$8.00/SF	\$ 256,000.00
2	Edelweiss Drive Connection-Dickrerson-McVannel 1,900 Feet, 80 FT ROW	4.04 Acres	\$85,000/AC	\$ 343,400.00
3	McVannel Extention-3 Parcels Connect-M32 to Van Tyle 2,090 Feet, 80 FT ROW	3.83 Acres	\$50,000/AC	\$ 191,500.00
4	Clear Corner-Milbocker & S Towline Provide Safe Turning Visibility	4.0 Acres	\$12,000/AC	\$ 48,000.00
5	Clear Corner-Big Lake Road/McCoy Provide Safe Turning Visibility	4.0 Acres	\$12,000/AC	\$ 48,000.00
				\$ 886,900.00

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Management	<u>Fee Appraisal</u>	<u>Fee Review</u>	<u>Follow Up Review</u>	<u>Acquisition Management</u>	<u>Negotiation</u>	<u>Title and Surety</u>	<u>Marking & Engineering Other</u>	<u>Contingency 10%</u>
<u>Description</u>								
Mankowski Road Connection-Mankowski Rd-Edlweiss 400 Feet, 80 FT ROW	\$ 7,500.00	\$ 3,200.00	\$ 750.00	\$ 3,000.00	\$ 2,200.00	\$ 2,200.00	\$ 12,000.00	\$ 1,500.00
Edelweiss Drive Connection-Dickerrson-McVannel 1,900 Feet, 80 FT ROW	\$ 10,000.00	\$ 4,500.00	\$ 750.00	\$ 3,000.00	\$ 3,500.00	\$ 2,500.00	\$ 32,000.00	\$ 1,500.00
McVannel Extention-3 Parcels Connect-M32 to Van Tyle 2,090 Feet, 80 FT ROW	\$ 21,000.00	\$ 9,500.00	\$ 3,000.00	\$ 11,000.00	\$ 7,500.00	\$ 4,000.00	\$ 45,000.00	\$ 1,500.00
Clear Corner-Milbocker & S Towline Provide Safe Turning Visibility	\$ 4,000.00	\$ 2,000.00	\$ 750.00	\$ 2,500.00	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	\$ 1,500.00
Clear Corner-Big Lake Road/McCoy	\$ 4,000.00	\$ 2,000.00	\$ 750.00	\$ 2,500.00	\$ 1,500.00	\$ 1,000.00	\$ 2,500.00	\$ 1,500.00
	\$ 46,500.00	\$ 21,200.00	\$ 6,000.00	\$ 22,000.00	\$ 16,200.00	\$ 10,700.00	\$ 94,000.00	\$ 7,500.00 \$ 22,410.00
Total Estimate-Soft Acquisition Costs	\$ 246,510.00							

1.2 Phase II – Acquisition Phase.

At grant approval, the acquisition phase timelines will be developed by the acquisition manager for examination by the project manager and the condemnation authority. This phase includes engaging the experts and field operatives for the assignment in two steps: first, validation and hiring of qualified appraisers and review appraisers, surveyors and engineers necessary to complete or perfect original work developed for the grant application, finalizing the agreement with the negotiator and the negotiator’s job description and engaging the negotiator, and retention of the title and transfer service providers. Miscellaneous other services will also be included prior to the start of the acquisition phase and could include technical experts for an opinion of avigation easements which may affect the acquired property and other services.

2.0 **Contingencies**

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Single Condemnation Case

Condemnor's Attorney Cost	\$	35,000.00
Contingent Condemnee Cost	\$	35,000.00
Expert Witness Costs	\$	26,000.00
Case Management	\$	10,000.00
Filing, Service etc	\$	<u>10,000.00</u>
	\$	116,000.00

3.0 Conclusion

The conclusion **or Phase III** of the project includes a certification of transfer of acquired or condemned property, certification of the compensation for selling landholders, final arrangements for contractor payments and development of a report to the project manager and the condemnation authority. At the concluding phase, the acquisition manager will certify that all parties have been compensated and that the target of properties have been acquired by the condemnation authority. The sum of acquisition costs of the project are:

Sum of Acquisition Costs and Contingent Costs

Land Acquisition	\$	886,900.00
Management, Appraisals, Negotiation	\$	246,510.00
Contingent Single Condemnation	\$	<u>116,000.00</u>
	\$	1,249,410.00