

APPENDIX G
CONCEPTUAL STAGE RELOCATION PLAN

JUNE 2015

**DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT**

STATE PROJECT NO. H.004825.2/FEDERAL AID PROJECT NO. H.004825



**CONCEPTUAL STAGE
RELOCATION PLAN**

**WIDENING LA 28 EAST
ROUTE LA 28
RAPIDES PARISH**

Prepared By:

**Providence Engineering and
Environmental Group LLC**
1201 Main Street
Baton Rouge, Louisiana 70802
(225) 766-7400
www.providenceeng.com

Project Number 040-013

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1.0 INTRODUCTION

The Louisiana Department of Transportation and Development (DOTD) is proposing to expand a portion of Louisiana Highway (LA) 28 East starting from its western intersection with LA 3128 (Libuse) to its eastern intersection with LA 1207 (Holloway) in Rapides Parish, Louisiana. An Environmental Assessment (EA) is being prepared for the widening of this portion of LA 28 East along with an environmental review of LA 28 East from LA 1207 to United States Highway (US) 84 in Catahoula Parish. This Conceptual Stage Relocation Plan has been prepared in accordance with DOTD's Office of Right of Way Operations Manual and 49 Code of Federal Regulations (CFR) Part 24 to assist in the decision-making process for the Widening LA 28 East project.

2.0 PROJECT DESCRIPTION

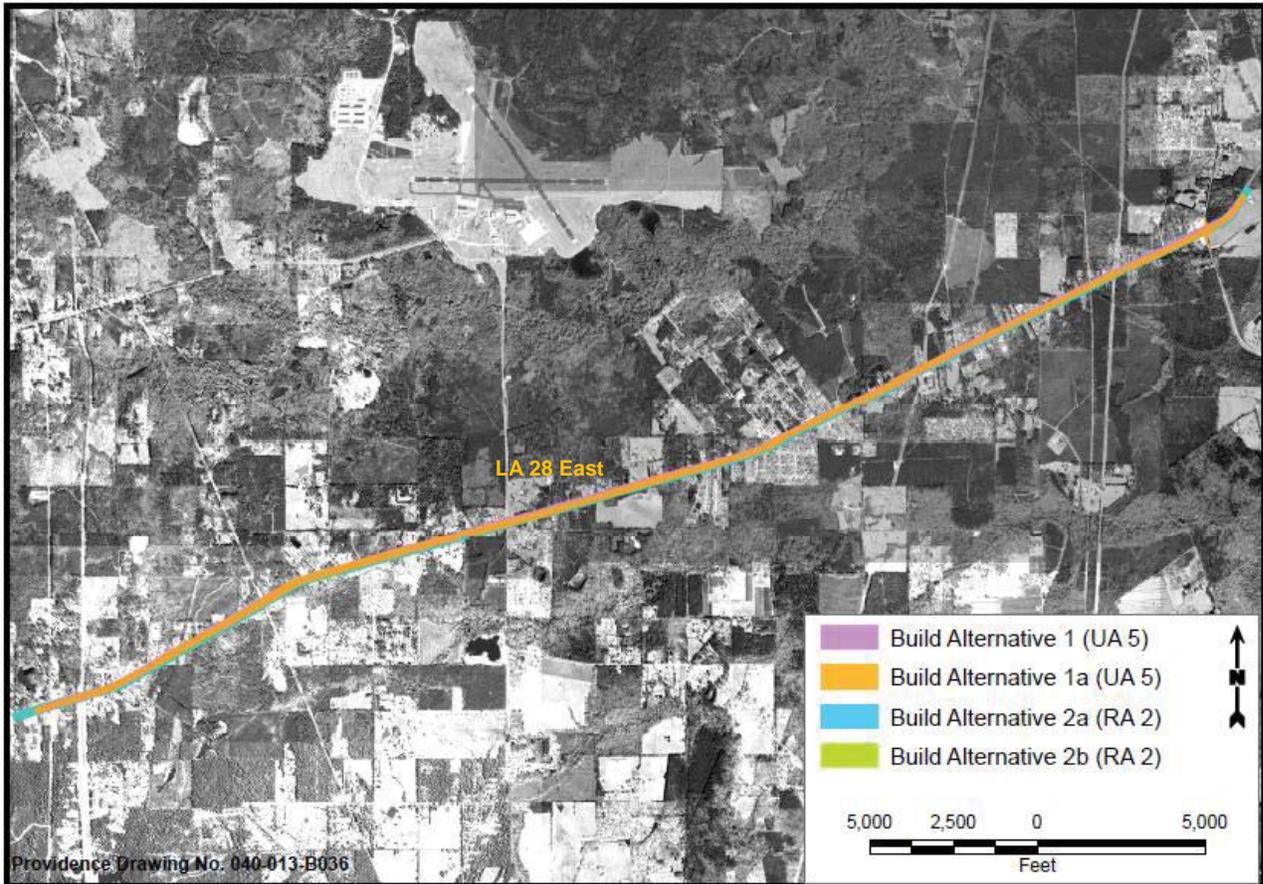
LA 28 East between LA 3128 to LA 1207 is a primarily two lane facility without shoulders. Implementation of the proposed project reclassifies LA 28 East to an Urban Arterial 5 with access management and a design speed of 60 miles per hour (mph). The proposed arterial will have four, 12-foot travel lanes, signalized and unsignalized J-turns, a dual lane roundabout at LA 1207, a 30-foot raised median, and an 8-foot outside shoulder.

3.0 PROJECT AREA

Although the project study extends to US 84 in Catahoula Parish, the project area boundary shown on **Figure 1** defines the only geographic area associated with the construction study area. The length of the project corridor in the construction area is approximately seven miles; the total project corridor length is approximately 23 miles.

The construction study area is primarily classified as residential (141.61 acres), followed by forested land (30.20 acres), commercial enterprise (22.10 acres), and cropland and pasture (11.41 acres), with minimal industrial lands (0.90 acres). Residences and businesses are adjacent to LA 28 throughout the corridor.

**FIGURE 1
PROJECT STUDY AREA**



Base map comprised of ESRI World Imagery Maps dated June 2013.

The construction corridor supports numerous commercial establishments as well as individual residential properties. There are no schools, public parks, hospitals, or public transportation services in the construction corridor. There are three day care/early learning facilities, the Gunter Branch of the Rapides Parish library system, four churches, one fire station, and one police substation, located in the 7-mile project corridor.

A majority of the project study area falls within Census Tract 101 in Rapides Parish. A small portion of the study area south of LA 28 and west of LA 116 falls within Census Tract 132. **Tables 1 and 2** present population and poverty data for the project study area. Data used for the tables was obtained from the United States Census Bureau's (USCB's) American Fact Finder (AFF) website and is the most recent data currently available for the project study area.

**TABLE 1
POPULATION DATA FROM 2010 CENSUS**

Census Tracts in Construction Area	Rapides -Tract 101		Rapides - Tract 132	
	Number	Percent	Number	Percent
Total Population (all races)	9,266	-	8,253	-
White Alone	8,781	94.8%	7248	87.8%
Black or African American Alone	250	2.7%	686	8.3%
American Indian and Alaska Native Alone	65	0.7%	58	0.7%
Asian Alone	63	0.7%	69	0.8%
Native Hawaiian and Other Pacific Islander Alone	2	0.0%	2	0.0%
Some Other Race Alone	13	0.1%	32	0.4%
Two or More Races	92	1.0%	158	1.9%
Hispanic ¹	121	1.3%	130	1.6%
Minority Calculation ²	485	5.2%	1,005	12.2%

1. Since all Hispanics regardless of race are considered a minority, the population with Hispanic ethnicity is identified in this column, and all the other race categories do not include Hispanic ethnicity.

2. In accordance with FHWA Order 6640.23A and DOT Order 5610.2, a minority means a person who is Black, Asian American, American Indian/Alaskan Native, or Hispanic (regardless of race). To determine the number of minorities, the total population minus the "white alone" population was determined.

**TABLE 2
POVERTY STATUS IN THE PAST 12 MONTHS**

Census Tracts within the Project Study Area	Subject	Population for whom Poverty Status is Determined ⁽¹⁾
Rapides - Tract 101	Total Population Status Determined	8,764
	Below Poverty Level	1,041
	Percent Below Poverty Level	11.9%
Rapides - Tract 132	Total Population Status Determined	8,600
	Below Poverty Level	996
	Percent Below Poverty Level	11.6%

NOTES:

1. An estimated margin of error was given for each category and is available on the AFF website.

Source: USCB, 2006-2010 American Community Survey (ACS) 5-Year Estimates Table S1701: Poverty Status in the Past 12 Months.

4.0 RELOCATIONS

4.1 Methods

The development of this Conceptual Stage Relocation Plan relied upon field observations (i.e. September 2015 Windshield Survey), Google Maps, aerial photography, census data, and other secondary sources, such as local realtors, the Multiple Listing Service, Assessor’s office, and oodle.com (commercial). This is consistent with Chapter 6 of the Operations Manual, which states that “the information required for the preparation of the Conceptual Stage Relocation Plan may be obtained by visual inspection of the area of the proposed project and from readily available secondary sources or community sources.”

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (the Uniform Act) provides important protections and assistance for people affected by federally funded projects. Relocation resources are available to all residential and business relocates without discrimination in compliance with Title VI of the Civil Rights Act of 1964. Assistance could be provided in the form of replacement housing, replacement buildings (for businesses), rental assistance, moving expenses, re-establishment expenses, and/or housing of last resort.

4.2 Residential Displacements

The preliminary engineering alignment and proposed right-of-way (ROW) for the Preferred Alternative, Build Alternative 1a, will potentially result in 15 residential displacements. Based on exterior visual observations, all the residences appear to be maintained and all are believed to meet decent, safe, and sanitary standards.

Three other alternatives were considered, but eliminated. Build Alternative 1 would have resulted in the potential relocation of 16 residences, 15 commercial structures, and one church. Build Alternative 2a would have resulted in the potential relocation of 24 residences and 16 commercial structures. Build Alternative 2b would have resulted in the potential relocation of 21 residences and 15 commercial structures.

As the Widening LA 28 East project is in the environmental clearance phase, no contact with the landowners/homeowners was initiated. All data relative to the residences is inferred from secondary sources. **Table 3** provides a summary of the residences and structures present.

Per DOTD guidance, there should be no impact on the housing market where the relocations are likely to take place, as, historically, the majority of displacees in rural areas choose to relocate on their remainder properties or in the general area of displacement. Of the approximate 15 residences potentially affected, all but three will have close to or more than 0.5 acres of their respective properties remaining, allowing for relocation on the same property should the landowner choose this option. There should also be no divisive or disruptive effect on the community as a result of this project. LA 28 is a currently existing two to four lane roadway with residences and business located on both the north and south sides of the roadway.

**TABLE 3
POTENTIAL RESIDENTIAL DISPLACEMENTS ASSOCIATED WITH BUILD
ALTERNATIVE 1a**

Address	Structures In ROW (number outside of ROW)	Approximate Home Size ¹ (in square feet)	Approximate Lot Size (acres) ²	Number of Occupants ³
6575 LA 28	1	1,800	0.39	2
7191 LA 28 ⁴	2 (2)	1,800	1.6	2
101 Ridgecrest	1 (1)	3,000	0.48	2
Barron Chapel at LA 28	1 (2)	3,500	1.37	2
8560 LA 28	1 (1)	1,066	1	2
9423 or 9425, or 9427 LA 28	1	1,300	2.5	2
9423 or 9425, or 9427 LA 28	1	1,300	2.5	2
9520 LA 28	1	3,700	1.86	2
9820 LA 28	1 (2)	1,500	0.65	2
10312 LA 28	1 (4)	1,900	1.8	2
10715 LA 28	2 (3)	1,300	1	2
10895 LA 28	1 (1)	2,400	4.3	2
10944 LA 28	1 (3)	1,150	1.77	2
11 Gene Gunter Road	3 (2)	2,300	1.07	2

NOTES:

1. Approximate home size measured off of Rapides Parish Assessor's Office Map or Google Earth imagery.
2. Approximately lot sizes obtained from Rapides Parish Assessor's Office Parcel Map.
3. Number of Occupants is based on USCB AFF data for average family and household size for Census Tracts 101 and 132.
4. There are four mobile homes on parcel, two in ROW. The Assessor's office lists this parcel as vacant.

4.3 Commercial Displacements

The Widening of LA 28 East project is expected to affect approximately 10 commercial structures, some of which support more than one business. **Table 4** provides a summary of the commercial structures that appear to be in the required ROW.

**TABLE 4
COMMERCIAL STRUCTURES ASSOCIATED WITH BUILD ALTERNATIVE 1a**

Address	Structures In ROW (number outside of ROW)	Approximate Square Feet ¹	Status ²
6408 LA 28, Pineville, LA 71360	1	4,100	Occupied
6861 LA 28, Pineville, LA 71360	1 (1)	3,750	Occupied
7316 LA 28, Pineville, LA 71360	1 (1)	1,790	Occupied
7320 LA 28, Pineville, LA 71360	1 (2)	1,680	Occupied
8380 LA 28, Pineville, LA 71360	1	4,642	Occupied
Mailing -PO Box 8 Libuse, LA 71348	1	10,220	Occupied
9161 LA 28, Pineville, LA 71360	1	4,330	Vacant
9815 LA 28, Pineville, LA 71360	2 (2)	1,000	Occupied
9868 LA 28, Pineville, LA 71360	1	2,300	Occupied
12800 LA 28, Deville, LA 71328 ³	1 (3)	9,200	Occupied

NOTES:

1. Approximate structure size measured off of Rapides Parish Assessor's Office Map.
2. Status is based on field observation of activity.
3. Includes pump island and main building; the other three structures are detached.

4.4 Replacement Housing

Based on market research, there is adequate replacement housing in the area for the owner-occupants. It is assumed, as stated above, that the owner-occupants will either relocate on the remainder of their property or in the general area of displacement. It should be noted that the construction study area for LA 28 is outside the city limits of Pineville and has minimal zoning restrictions; commercial and residential activities are permitted on affected tracts.

A search of available residential real estate (conducted in September 2015), revealed no less than 10 homes for sale in the construction study area or immediately adjacent to the construction study area. Two recently sold homes (August 2015) were also identified.

The asking price for the ten available homes researched ranged from a low of \$40 per square foot (ft²) to a high of \$133 per ft². This equates to \$70,000 for a four bedroom, two bath home to \$209,900 for a three bedroom, two bath home of similar size. Asking prices for researched homes ranged from a low of \$70,000 to a high of \$359,900.

Two homes were sold in August of 2015, one for approximately \$99 per ft² and the other for \$107 per ft². Both homes were three bedroom, two bath homes; however, lot sizes were not listed.

One residential property researched had a listing price of \$450,000, or \$219 per ft², which was well outside the range of the other residential listings. This property was advertised as supporting existing rentals in addition to the main home located on approximately 6.5 acres. The marketing flyer indicated the potential for additional rental income. This property was not included in averaging price per square foot or average prices for replacement housing.

Appendix A details current potential replacement property values.

4.5 Commercial Properties

As previously stated, approximately 10 commercial buildings are likely to be affected by the project. Of these, only one would not have sufficient remaining acreage on which to relocate; they would have to move to another location. As most of the businesses have the ability to relocate on their existing property, it is presumed that the businesses could continue operations at the same address in new buildings/facilities if given enough time to relocate prior to construction. Should they choose to relocate off property, sufficient vacant property with frontage on LA 28 is available, although in some cases it is listed as residential or agricultural. Without zoning restrictions, affected businesses could relocate to these sites without having to relocate further west on LA 28, outside the area of construction. Again, if given enough lead time to relocate prior to construction, impacts associated with down time would be minimized.

Comparable square foot pricing for commercial buildings in the construction area was not readily available from secondary sources. However, west of the construction area, off of LA 28, commercial buildings were located at sales prices ranging from \$76 per ft² to \$92 per ft² and rental prices at \$15 per ft² per year. Within the project construction area, land listed as commercial ranged in size from 1.5 acres to 10 acres, with asking prices of \$49,000 per acre for raw land, to \$230,000 per acre for construction ready (cleared, filled and leveled, with unpaved access) sites.

In terms of business impact on local economy, project construction and business relocation is likely to result in down time and disruption of the businesses within the 10 structures. Those businesses that are marginally successful prior to construction may have difficulty staying in business. However, as stated above, sufficient lead time to relocate/rebuild would minimize the effects of down time. Construction disruption can be minimized by providing adequate and well signed access to businesses during construction.

4.6 Right-of-Way and Relocation Costs

The amount of ROW expected to be acquired from all parcels affected by the proposed project is detailed in **Table 5. Figure 2**, located at the end of this chapter, shows the construction study area with parcel boundaries.

The ROW cost estimate of **\$9,073,807** as defined in **Table 6** does not include utility relocations or mitigation for impacts to wetland habitats; those costs are included in the Preliminary Opinion of Probable Cost presented in the Line and Grade study appended to the EA.

The moving and replacement housing cost for the affected residences are estimated to be \$2,021,700; however, they could be as high as \$2,417,350 based on the current listed prices of available replacement housing. See **Table 7** for a list of assumptions and inclusions and **Appendix B**.

**TABLE 5
ROW PROPERTY ACQUISITION ACREAGE AND COST
FOR BUILD ALTERNATIVE 1a**

Parcel ID Number ¹	Acres to be Acquired	Approximate Cost ²
0	0.170906	\$2,563.59
400147001000201	0.034498	\$517.47
400147001000301	2.077771	\$31,166.57
400147001000401	0.375385	\$5,630.78
400147001000501	0.068339	\$1,025.09
400147001000601	0.057141	\$857.12
400147001000801	0.162069	\$2,431.04
400147001000901	0.80084	\$12,012.60
400147001001001	0.155781	\$2,336.72
400147001001101	0.199297	\$2,989.46
400147001004801	0.290777	\$4,361.66
400147001004901	0.19827	\$2,974.05
400147001005201	0.170972	\$2,564.58
400147001005301	0.332866	\$4,992.99
400147001005801	0.053145	\$797.18
400205550000301	0.145484	\$2,182.26
400205550000401	0.079214	\$1,188.21
400205550002101	0.196462	\$2,946.93
400205550007201	0.062991	\$944.87
400205830000301	0.084966	\$1,274.49
400205830000401	0.58034	\$8,705.10
400205830001201	0.392539	\$5,888.09
400205830001401	0.205985	\$3,089.78
400205830001601	0.254572	\$3,818.58
400205830001701	0.310746	\$4,661.19
400205830001801	0.282753	\$4,241.30
400205830002801	0.391942	\$5,879.13
400205830002901	0.098605	\$1,479.08
400205830003001	0.081941	\$1,229.12
400205830003201	0.124359	\$1,865.39
400205830003801	0.042437	\$636.56
400205830004101	0.1176	\$1,764.00
400247002000501	0.139091	\$2,086.37
504507980000101	0.171477	\$2,572.16
504507980000901	0.116764	\$1,751.46
504508145000101	0.153229	\$2,298.44
504548056001601	0.480452	\$7,206.78

**TABLE 5
ROW PROPERTY ACQUISITION ACREAGE AND COST
FOR BUILD ALTERNATIVE 1a**

Parcel ID Number¹	Acres to be Acquired	Approximate Cost²
504548056003401	0.112317	\$1,684.76
504548060000101	0.252782	\$3,791.73
504548060000201	0.389659	\$5,844.89
504548060000301	0.231168	\$3,467.52
504548060000401	0.241465	\$3,621.98
504548060000501	0.563623	\$8,454.35
504548060000601	0.948237	\$14,223.56
504548060000701	0.097507	\$1,462.61
504548060000801	0.069666	\$1,044.99
504548060000901	0.097163	\$1,457.45
504548060001001	0.210576	\$3,158.64
504548060001201	0.176494	\$2,647.41
504548060001301	0.001175	\$17.63
504548060001401	0.704629	\$10,569.44
504548060001501	0.059286	\$889.29
504548060001601	0.599974	\$8,999.61
504548060001701	0.090896	\$1,363.44
504548060001801	0.170449	\$2,556.74
504548060001901	0.714076	\$10,711.14
504548060002301	0.265511	\$3,982.67
504548060002501	0.096138	\$1,442.07
504548060002701	0.02738	\$410.70
1102854089000800	0.580297	\$8,704.46
1102854089002500	0.127756	\$1,916.34
1102854091000900	1.230226	\$18,453.39
1102854091001000	0.68072	\$10,210.80
1102854091001500	0.487991	\$7,319.87
1102854091001600	0.505037	\$7,575.56
1102854091001900	0.670569	\$10,058.54
1102854091002000	0.845847	\$12,687.71
1102854091002100	0.618333	\$9,275.00
1102854091002200	0.837437	\$12,561.56
1102854091003200	0.454807	\$6,822.11
1102854091003300	0.900642	\$13,509.63
1102954092001300	4.855389	\$72,830.84
1103154094000100	0.808942	\$12,134.13
1103154094000200	0.231928	\$3,478.92

**TABLE 5
ROW PROPERTY ACQUISITION ACREAGE AND COST
FOR BUILD ALTERNATIVE 1a**

Parcel ID Number¹	Acres to be Acquired	Approximate Cost²
1103154094000300	0.490707	\$7,360.61
1103154094000400	0.45771	\$6,865.65
1103154094000500	0.833715	\$12,505.73
1103154094000600	0.679441	\$10,191.62
1103154094000700	1.466546	\$21,998.19
1103154094000800	0.247541	\$3,713.12
1103154094002300	0.442422	\$6,636.33
1103154094002600	0.526321	\$7,894.82
1103154094002800	0.282773	\$4,241.60
1103154094002900	0.661499	\$9,922.49
1103254097000500	0.767471	\$11,512.07
1103254097000600	1.106225	\$16,593.38
1103254097000700	0.683854	\$10,257.81
1103254097000800	0.565009	\$8,475.14
1103254097000900	0.575044	\$8,625.66
1103254097001000	0.557563	\$8,363.45
1103254097001100	0.570201	\$8,553.02
1103254097001200	0.74673	\$11,200.95
1103254097001300	1.120876	\$16,813.14
1103254097003200	0.794718	\$11,920.77
1103354096000100	0.912028	\$13,680.42
1103354096000200	1.756587	\$26,348.81
1103354096000300	0.532668	\$7,990.02
1103354096000400	2.056202	\$30,843.03
1103354096001300	0.554411	\$8,316.17
1103454095000800	2.506915	\$37,603.73
1103454095001700	0.481078	\$7,216.17
1103505815000100	0.060986	\$914.79
1103505815003200	0.104044	\$1,560.66
1103505815005800	0.49882	\$7,482.30
1103505815005900	1.053905	\$15,808.58
1103505815006000	0.432747	\$6,491.21
1103506605000100	0.430377	\$6,455.66
1103506605000200	0.492062	\$7,380.93
1103506605000300	0.000776	\$11.64
1103554095000900	1.199581	\$17,993.72
1103554101000100	1.747442	\$26,211.63

**TABLE 5
ROW PROPERTY ACQUISITION ACREAGE AND COST
FOR BUILD ALTERNATIVE 1a**

Parcel ID Number¹	Acres to be Acquired	Approximate Cost²
1103554101001800	0.572884	\$8,593.26
1103554110000700	0.546901	\$8,203.52
1103554110001000	0.631487	\$9,472.31
1103554110001100	1.401467	\$21,022.01
1103554110003400	0.544618	\$8,169.27
1104054088000200	0.013969	\$209.54
1104054096000600	0.757587	\$11,363.81
1104054096000700	0.926611	\$13,899.17
1104054096001500	2.230908	\$33,463.62
1104154105001100	0.81546	\$12,231.90
1104154105001200	0.954718	\$14,320.77
1104154105001300	1.066147	\$15,992.21
1104154105001500	2.969743	\$44,546.15
1104154105001600	1.456971	\$21,854.57
1104154105001700	2.336932	\$35,053.98
1104154105001900	0.676386	\$10,145.79
1104154105003800	2.9426	\$44,139.00
1104154105004900	1.635759	\$24,536.39
1104154105005400	0.665909	\$9,988.64
1104154105006100	0.503934	\$7,559.01
1104154105006300	0.755378	\$11,330.67
1104154105006400	0.543287	\$8,149.31
1104209250000100	0.438718	\$6,580.77
1104209250000200	0.443758	\$6,656.37
1104209250000300	0.278426	\$4,176.39
1104209250000400	0.221461	\$3,321.92
1104209250000500	0.663541	\$9,953.12
1104209250000600	0.16453	\$2,467.95
1104209250000700	0.439395	\$6,590.93
1104209250000800	0.448556	\$6,728.34
1104254106001000	1.653051	\$24,795.77
1104254106001100	0.814202	\$12,213.03
1104254106001200	0.607095	\$9,106.43
1104254108000100	0.67893	\$10,183.95
1104254108000200	0.505916	\$7,588.74
1104254108000300	0.507158	\$7,607.37
1104254108000400	0.304642	\$4,569.63

**TABLE 5
ROW PROPERTY ACQUISITION ACREAGE AND COST
FOR BUILD ALTERNATIVE 1a**

Parcel ID Number ¹	Acres to be Acquired	Approximate Cost ²
1104254108000500	0.547407	\$8,211.11
1104254108000700	1.680153	\$25,202.30
1104254108000800	0.858069	\$12,871.04
1104254108000900	1.973018	\$29,595.27
1104254108001400	0.293951	\$4,409.27
1104254108001500	0.151539	\$2,273.09
1104254108001600	0.267675	\$4,015.13
1104354110000200	0.30758	\$4,613.70
1104354110000300	0.606137	\$9,092.06
1104354110000400	0.648563	\$9,728.45
1104354110000800	0.316913	\$4,753.70
1104354110000900	0.203051	\$3,045.77
1104354110003300	0.543757	\$8,156.36
1104354110003500	0.305639	\$4,584.59

NOTES:

1. Parcel ID Numbers were obtained from the Rapides Parish Assessor's Office.
2. Current vacant/undeveloped land value of \$15,000 per acre obtained from average market listings on www.landwatch.com for Rapides Parish communities of Pineville and Deville.

**TABLE 6
ESTIMATED RIGHT-OF-WAY COSTS FOR BUILD ALTERNATIVE 1a**

Item	Unit Price	Unit	Quantity	Total
Land ¹	\$15,000.00	ACRE	97.79	\$1,466,814
Improvements - Residences ²	\$90.00	FT ²	21,050	\$1,894,500
Improvements - Commercial Building ³	\$92.00	FT ²	43,012	\$3,957,104
Damages - Buildings ⁴	\$92.00	FT ²	4,000	\$368,000
Damages - Carport ⁵	\$900.00	LUMP SUM	2	\$1,800
Damages - Garage ⁵	\$7,400.00	LUMP SUM	2	\$14,800
Damages - Pump Island ⁶	\$56,000.00	LUMP SUM	1	\$56,000
Damages - Substation/Fence/Access ⁷	\$50,000.00	LUMP SUM	1	\$50,000
Damages/Repair - Driveways/Parking Lots ⁸				
Concrete/asphalt	\$55.00	SQ YD	165	\$9,075
Gravel	\$8.00	SQ YD	1,500	\$12,000
Moving Costs (from Table 7)				\$127,200
Subtotal				\$7,830,093
Appraisals	\$400.00	PROPERTY	173	\$69,200
Litigation (10% of subtotal)				\$783,009
Contingency (5% of subtotal)				\$391,505
Total				\$9,073,807

Values for real estate are for estimation purposes only.

FT² = Square feet SQ YD = square yard

NOTES:

- Total acreage for land is based on values provided in **Table 5**.
- Residence estimated value is based on current ft² sales prices and recent sales data for LA 28 East, and does not reflect the prices of the current inventory of replacement housing.
- Commercial estimated values are based on average price per square foot being asked for commercial buildings in the area; price does not reflect value of the business.
- Deville Fire Station building not included, but could be damaged out due to loss of drives.
- Costs obtained from Alan's Factory Direct.
- Pump island canopy cost obtained from State of Michigan costs for Service Stations and Car Washes. Pump replacement cost of \$10,000 per pump from Gilbarco.
- Substation (near Jones Road) improvements impacted include overhead power lines, access, and fencing. This value is based on DOTD's Real Estate Section averages.
- Cost assumes 150 drives to be repaired, approximately 15 being concrete/asphalt and all at 10x10 ft.

**TABLE 7
ESTIMATED MOVING AND REPLACEMENT HOUSING COSTS FOR BUILD
ALTERNATIVE 1a**

Item	Unit Price	Unit	Quantity	Total
Improvements - Residence ¹	\$90.00	FT ²	21,050	\$1,894,500
Moving Expenses ²				
House	\$7,200.00	LUMP SUM	8	\$57,600
Mobile Home	\$8,000.00	LUMP SUM	6	\$48,000
Detached Garages/Storage	\$7,200.00	LUMP SUM	3	\$21,600
TOTAL				\$2,021,700

NOTES:

1. Residence estimated value is based on current square foot sales prices and recent sales data for LA 28 East; it does not reflect the prices of the current inventory of replacement housing.
2. Moving estimate assumes seven rooms in each house and attached garage/carport at nine hours to move or cost to move single wide mobile home. Garages assume extra rooms based on square feet measured off Rapides Parish Assessor's map, but not additional mobilization for move.

5.0 CONCLUSIONS

No special or unusual conditions have been identified associated with Build Alternative 1a.

No discussions have been held with local officials or community groups regarding potential displacements, and none are anticipated at this time. Replacement housing is available in the area of displacement as well as on the remainder of most of the affected tracts. Additionally, based on DOTD expertise, owner-occupants in rural areas without sufficient sized remainders (of their existing property) on which to relocate, historically have been successful in securing replacement sites in the general area of displacement through sources seldom available to the general public.

Since the project construction area is located outside of the city limits of Pineville, the properties fronting LA 28 can be used for residential or commercial purposes (with a few exceptions). Therefore, there is sufficient real estate to accommodate business relocations.

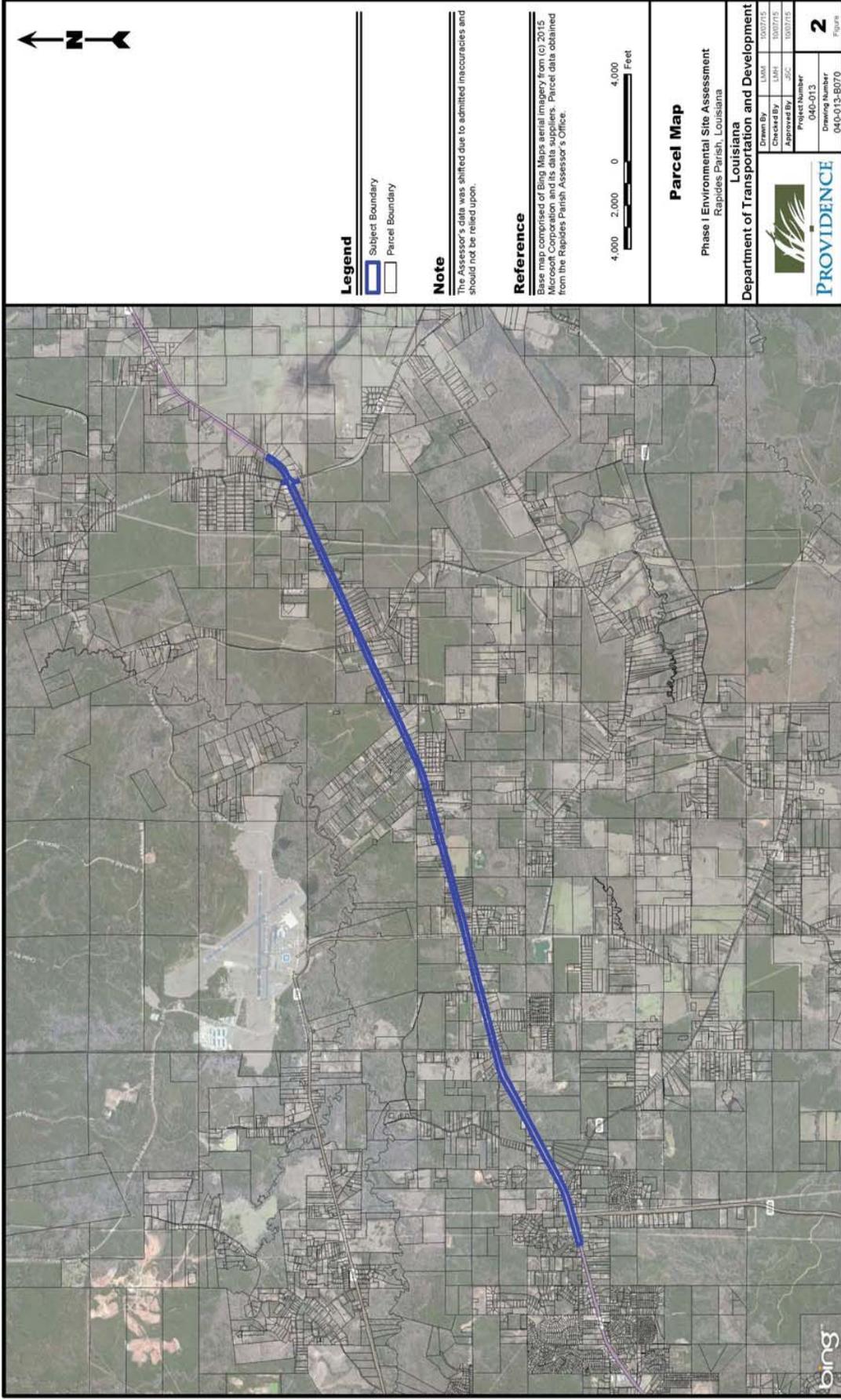
In conclusion, we do not anticipate any unusual problems in providing for business relocation or in providing replacement housing under our normal procedures; however, if it should become necessary, DOTD would employ housing of last resort. It should be noted that any decision to provide housing of last resort must be adequately justified and could include, but not be limited to:

- Replacement housing of a cost in excess of normal limits
- Rehabilitation and/or additions to a replacement residence
- Construction of a replacement residence
- Purchase of land and/or a replacement residence by the City-Parish/DOTD and subsequent sale or lease to the displaced
- Providing for a direct loan

6.0 REFERENCES

- September 2015 Windshield Survey
- DOTD Office of Real Estate (verbal communication)
- DOTD Right of Way Operations Manual, 2010
- Cultural Resources Survey Widening LA 28 East, 2015
- <http://factfinder.census.gov/faces/nav/jsf/pages/searchresults>.
- <http://rapidesassessor.org>
- www.landwatch.com
- www.realtor.com
- www.gibarco.com
- www.alansfactoryoutlet.com
- www.move.com
- [https://www.wecc.biz/Reliability/2014 TEPPC Transmission CapCost Report B+V.pdf](https://www.wecc.biz/Reliability/2014%20TEPPC%20Transmission%20CapCost%20Report%20B+V.pdf)
- [https://www.michigan.gov/documents/Vol2-37ServiceStations-CarWash-Pre-Fab-Greenhouses 121095 7.pdf](https://www.michigan.gov/documents/Vol2-37ServiceStations-CarWash-Pre-Fab-Greenhouses_121095_7.pdf)
- ESRI World Imagery Maps, June 2013

FIGURE 2
PARCEL MAP



PROVIDENCE ENGINEERING AND ENVIRONMENTAL GROUP, LLC

APPENDIX A

**CONCEPTUAL STAGE REPLACEMENT
PROPERTY INVENTORY**

**APPENDIX A
CONCEPTUAL STAGE REPLACEMENT PROPERTY INVENTORY**

STATE PROJECT NO. H.004825.2
 FEDERAL AID PROJECT NO. H.004825
 HIGHWAY LA 28 East
 ROUTE LA 28 East
 PARISH Rapides Parish

ADDRESS / LOCATION	STYLE	TYPE	NO. OF BEDROOMS	VALUE/ MO. RENT
12259, LA 28 East Pineville, LA 71360	S	B	3	\$98,000
245 Hazmuka Pineville, LA 71360	S	F	4	\$70,000
11610 LA 28 East Pineville, LA 71360	S	B	3	\$209,900
6665 Lost Ridge Pineville, LA 71360	S	B	3	\$119,500
6607 Lost Ridge Pineville, LA 71360	S	C	3	\$157,500
143 Fortune Loop Pineville, LA 71360	S	B	3	\$201,750
151 Fortune Loop Pineville, LA 71360	D	B	4	\$229,900
516 Barron Chapel Pineville, LA 71360	S	B	3	\$159,000
8325 LA 28 East Pineville, LA 71360	S	C	3	\$450,000
206 Ridgecrest Pineville, LA 71360	S	C	5	\$359,900
5713 Whispering Pines Loop Pineville, LA 71360	S	C	4	179,900

NOTES: Information listed herein is based on estimates and secondary sources; square footage not confirmed.

STYLE	TYPE
S single family	B brick veneer
D duplex	M masonry
M multi-family	F wood frame
R sleeping room	C combination
T mobile home	A metal
B business	O other
F farm	
N non-profit	
C combination bus-res	

APPENDIX B

CONCEPTUAL STAGE RELOCATION INVENTORY

**APPENDIX B
CONCEPTUAL STAGE RELOCATION INVENTORY**

STATE PROJECT NO. H.004825.2
 FEDERAL AID PROJECT NO. H.004825
 HIGHWAY LA 28 East
 ROUTE LA 28 East
 PARISH Rapides Parish

ADDRESS/ LOCATION	RESIDENTIAL						
	STYLE/ TYPE	CLASS / RACE	VALUE/ MO.	# BRS	EST. INCO	RHP ¹	MOVING ²
6575 LA 28	S/W/C	O	\$162,000	2	M	\$201,750	\$7,200
7191 LA 28	S/A	T		2	M		\$8,000
7191 LA 28	S/A	O		2	M		\$8,000
101 Ridgcrest	S/C	O	\$270,000	3	M	\$359,900	\$7,200
Barron Chapel at LA 28 ³	S/M	O	\$345,000	2	M	\$359,900	\$7,200
8560 LA 28	S/A	O		2	M		\$8,000
9423 or 9425, or 9427 LA 28	S/A	T		2	M		\$8,000
9423 or 9425, or 9427 LA 28	S/A	T		2	M		\$8,000
9520 LA 28	S/B	O	\$333,000	4	M	\$359,900	\$7,200
9820 LA 28	S/A	O					\$8,000
10312 LA 28	S/C	O	\$171,000	3	M	\$179,900	\$7,200
10715 LA 28 ⁴	S/B	O	\$117,900	2	M	\$119,500	\$7,900
10895 LA 28	S/C	O	\$216,000	3	M	\$229,900	\$7,200
10944 LA 28	S/B	O	\$103,500	2	M	\$119,500	\$7,200
11 Gene Gunter Road ⁵	S/C	O	\$215,300	3	M	\$359,900	\$20,400

NOTES:

1. Replacement housing cost(RHC) is based on similar square footage/amenities of available replacement housing. No cost is provided for mobile homes, as it is assumed they will be moved.
2. Moving estimate assumes six rooms in house and a shed.
3. This property has a pool in ROW.
4. Property has detached carport.
5. Property has two detached structures, one garage, one 3,700 ft² garage.

STYLE	TYPE	CLASS	RACE
S single family	B brick veneer	O owner	B Black
D duplex	M masonry	T tenant	S Spanish
M multi-family	F wood frame		O Oriental
R sleeping room	C combination		I Indian
T mobile home	A metal		W Other
B business	O other		
F farm			
N non-profit			
C combination bus-res			

Information listed herein is based on estimates and secondary sources.