

RIGHT-OF-WAY SERVICES FOR

ENGINEERING PARTNERSHIPS



ORC O. R. Colan
ASSOCIATES
REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

Dear Prospective Engineering Partner:

Please allow me to take this opportunity to present the qualifications of our firm, O. R. Colan Associates. We are one of the oldest, most highly regarded right-of-way acquisition firms in the industry, with a proven record of success on engineering-oriented projects requiring right-of-way expertise. We offer engineering firms, developers and public agencies alike an outstanding team of experienced professionals trained to meet all anticipated challenges and needs. Our Project Teams have completed a variety of design-build, design-acquire, and toll road projects of differing scope and complexity.

This illustration of our qualifications will demonstrate our familiarity with the engineering community. It demonstrates our ability to:

- work closely with an engineering partner to fully understand a project's purpose, as well as its scope and design;
- problem-solve during the preliminary engineering phase;
- accurately estimate right-of-way costs as they apply to engineering-driven projects; and,
- offer the full-spectrum of right-of-way services in-house – negotiations, relocations, titles & closings, and appraisal/appraisal review.

We recognize that the public sector now places more responsibility on the engineering community to coordinate all aspects of project development, including both project schedule and budget. In this respect, we have continuously demonstrated our ability to add strength to engineering teams. Our experience attests – without a doubt – to our ability to work effectively in this high-pressure environment.

Please feel free to contact me directly should you wish to further discuss our firm's qualifications at 888-420-4090 ext. 201, or email stoth@orcolan.com. I look forward to learning more about the future initiatives your firm intends to pursue, and I am certain the ORC Team will compliment yours as the standard-setting engineering and right-of-way firms in the industry.

Respectfully,

A handwritten signature in black ink that reads "Stephen J. Toth". The signature is written in a cursive, flowing style.

Stephen J. Toth
Chief Operating Officer
O. R. Colan Associates



CORPORATE HISTORY

O. R. Colan Associates provides complete program management for the land acquisition phase of public works projects.

Founded in 1969 by transportation attorney, Owen Richard Colan, J.D., O. R. Colan Associates is one of America's most respected right-of-way acquisition firms. Today the company is woman-owned and led by his daughter, Catherine Colan Muth, as CEO and by his granddaughter, Karen S. Ammar as Chairman. We are recognized nationally by public agencies in the field of right-of-way acquisition and relocation assistance for projects implemented under the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Public Law 91-646, as amended) and Title 49 Code of Federal Regulations Part 24.

Our clients are primarily agencies with eminent domain authority. These include more than 100 airport authorities, 30 departments of transportation, the Federal Emergency Management Agency, the Environmental Protection Agency, the National Park Service, the U. S. Army Corps of Engineers, the General Services Administration, and numerous state, county, municipal and local public agencies.

We also have an impressive record of contribution to large engineering projects as a subconsultant to some of the more innovative engineering firms in the country, and it is this unparalleled level of versatility that sets us apart from our competitors.

Though we specialize in land acquisition, the services we provide expand far beyond this discipline. We lead the industry in the development and revision of right-of-way manuals for state Departments of Transportation. We have repeatedly been awarded contracts from FHWA to provide training and conduct studies related to the right-of-way industry.

"The decisions we make on a day-to-day basis have a significant impact on the future of the communities in which we live and work. To truly inspire confidence in progress, we must consciously make every effort to improve the quality of life for our clients, our employees, and the general public. We take this responsibility very seriously."

– Catherine Colan Muth, CEO

...inspiring confidence in progress

Services SERVICES PROVIDED TO ENGINEERING FIRMS

As one of the most experienced providers of right-of-way services in the industry, the ORC Team has a proven record of success on engineering-oriented projects requiring right-of-way expertise. No other right-of-way firm offers its clients and business partners the same level of expertise and versatility, and our overall approach to professionalism manifests itself in our adaptability - a critical characteristic in the fluid engineering sector. Our Project Teams have completed a variety of initiatives in cooperation with leading engineering firms in the country, and we offer the full spectrum of engineering oriented right-of-way services, as demonstrated by our performance on the projects mentioned in this brochure.



The ORC Team has worked successfully with many of the leading engineering firms including:

The Allen Group	HNTB Corporation
Booz Allen Hamilton	Jacobs Engineering Group
Burns Group	Kiewit
C&S Engineers, Inc.	Michael Baker
CDM Smith	Parsons Brinckerhoff
CH2M HILL	Parsons Transportation
FLUOR	Reynolds, Smith and Hills, Inc.
Halcrow	STV Group
HDR	URS Corporation
Hill International	Zachry-Odebrecht

Services

*Cost Estimating
Public Meetings
Relocation Plans
Relocation Services
Appraisal Services
Negotiations
Easement Acquisitions
Legal Descriptions
Preparation of Suit Packages
Property Management
Grant Assistance
Partial & Whole Acquisitions
Condemnation Assistance
Title Research
Closings*

Sectors

*Highways
Airports
Light Rail
Environmental
Flood Mitigation
High Speed Rail
Public Works
Redevelopment
Research and Studies
Right-of-Way Manual Publications
Right-of-Way Course Development
Right-of-Way Training
Utilities
Transit
Transmission Lines*



PROJECT MANAGEMENT SYSTEMS

The strength of ORC's project management systems is based on the implementation of a proven quality assurance/quality control process; the latest and most comprehensive project management and accounting software available on the market; and a project scheduling program that is considered the industry standard. ORC has made significant investments in all three areas. ORC also provides ample training opportunities for our Project Managers to effectively utilize the management system resources available.

Quality Assurance Program

ORC's Quality Assurance/Quality Control (QA/QC) Program is proven by the excellent audit reports that have been filed for our projects. In over forty years, our firm has never been responsible for the loss of any federal funding on a project. The FHWA has, on several occasions, recommended our firm to agencies in jeopardy of losing federal funds.

Financial Project Management

ORC's project teams utilize Deltek Vision, a web-based accounting application designed for government contracting. The system supports cost accounting for every phase of the project's life cycle. Vision allows time and expenses to be properly recorded to each phase of the project for accurate and timely billing and enables Project Managers to monitor the project's budget, providing up to the minute status reports on project costs.

Project Scheduling Program

ORC provides acquisition and relocation services for a broad range of federal, state, and local agencies across the country. It is common for agencies to have their own individual preferences with regard to scheduling tools, particularly in design-build projects. As a consequence, the ORC team is skilled at working with the scheduling programs of the clients choice. Our Project Managers and Team members are also familiar with Microsoft Project, often considered the standard for such tasks, and this broad scope of familiarity provides our Project Teams with flexibility.

ORC Parcel Suite

ORC has developed a proprietary cloud-based project database with GIS integration. The customizable database allows tracking of all Acquisition and Relocation activity as well as other related ROW processes and can accommodate multiple projects. The system allows attachment of all final documents to the parcel record and eliminates the need to archive files when closing a project. Multiple layers of security assure that your sensitive data is accessed only by authorized users of the system. Through GIS integration, the status and details of each project can be displayed on dynamic maps of the project area. The ORC Parcel Suite Connector dashboard feature provides key project metrics directly to clients, streamlining communication and helping agents and project managers meet client reporting requirements more efficiently.

You can register for a brief video demo of Parcel Suite at <http://orcolan.com/cs/orc-parcel-suite-demo>.



HIGHWAY EXPERIENCE

ORC has provided right-of-way consulting services to numerous state departments of transportation across the nation. Our company is known for its ability to manage large-scale turnkey projects that are driven by construction deadlines. We have the proven ability to keep large projects on schedule and within budget.

Our performance in providing right-of-way services to departments of transportation has given us a broad range of experience under both federal and state guidelines. Furthermore, we understand that each state, county, or municipal agency has unique reporting requirements that must be met by the consultant.

While most of our highway clients are state departments of transportation, other large clients include county engineers, toll road authorities, and private toll road entities for Public Private Partnerships

Representative National Highway Projects

DFW Connector, TX
I-69 Segments 2 & 3, IN
HAM - I-75 Project, OH
SH 130 Turnpike Project, TX
Mid-Town Tunnel, VA
Mon-Fayette Expressway, PA
SR 9A and SR 9B, FL
TH - 15/52/63, MN
I-95 and I-10 Intersection, FL
I-275, FL
SR 8 Improvement Project, OH
I-64 Project, MO
Glenn Highway, AK
Pocahontas Parkway, VA
Grand Parkway, TX
I-15, Neon Corridor, NV
Route 158, NC
I-485, NC
Opportunity Corridor, OH

Department of Transportation Clients

Alaska DOT/PF	Montana DOT
Arizona DOT	Nevada, DOT
Arkansas DOT	New Hampshire DOT
Florida DOT	New Jersey DOT
Illinois DOT	North Carolina DOT
Indiana DOT	Ohio DOT
Kentucky Transportation Cabinet	Pennsylvania DOT
Louisiana DOTD	Rhode Island DOT
Maine DOT	South Carolina DOT
Maryland State Highway Administration	Tennessee DOT
Massachusetts Highway Department	Texas DOT
Michigan DOT	Utah DOT
Minnesota DOT	Virginia DOT
Missouri DOT	Washington DOT
Mississippi DOT	West Virginia DOT
	Wisconsin DOT

Engineering

HIGHWAY PROJECTS WITH ENGINEERING PARTNERS

	Design-Build/Design-Acquire	Project Management	Negotiations/Acquisitions	Relocation Assistance	Titles and Closings	Appraisal/Appraisal Review	Cost Estimating/Conceptual Studies
Midtown Tunnel (Norfolk, VA) • Skanska Infrastructure							✓
Mayfield Road (Mayfield Heights) • HNTB Ohio, Inc.		✓	✓		✓	✓	
CUY – Bessemer Avenue Extension (Cleveland, OH) • ARCADIS		✓	✓	✓	✓	✓	
CUY – Bainbridge Road (Solon, OH) • R.E. Warner & Associates, Inc.		✓	✓		✓		
Grand Avenue (Glendale, AZ) • URS Corporation		✓	✓	✓	✓		
Atlantic Avenue Widening (Palm Beach, FL) • The Wantman Group		✓	✓	✓		✓	
Orville Truck Route Study (Orrville, OH) • Engineering Associates							✓
US 31 Project (Hamilton County, IN) • RVW Armstrong							✓
W. 53rd Street Bridge (Cleveland, OH) • Osborn Engineering		✓	✓		✓	✓	
US 136 and O'Dell Street (City of Brownsburg, IN) • Schneider		✓	✓		✓	✓	
White Street Phase I (Rockhill, SC) • HDR Engineering		✓	✓	✓	✓		
Lone Tree Overpass (Flagstaff, AZ) • PB Americas							✓
IL 159 (St. Clair County, IL) • Bernardin, Lochmueller & Associates			✓	✓			
Route 3 North Transportation Improvement (Bedford, MA) • URS Corporation				✓	✓		
I-64 DB (St. Louis, MO) • Gateway Constructors	✓		✓				
I-15 Neon Corridor (Las Vegas, NV) • CH2M Hill	✓		✓	✓			
DFW Connector (Dallas, TX) • Kiewit	✓	✓	✓	✓	✓	✓	
SH 130 Toll Road, Segments 1–4 (Austin, TX) • Lonestar Infrastructure, LLC	✓	✓	✓	✓	✓	✓	
Pocahontas Parkway (Richmond, VA) • Fluor Daniel-Morrison Knudsen	✓	✓	✓	✓	✓	✓	
Marietta River Trail – Phase III (Marietta, OH) • Jobes Henderson		✓	✓			✓	
SH 130 Toll Road, Segments 5–6 (Austin, TX) • Cintra	✓	✓	✓	✓	✓	✓	
I-69 Segments 2&3 , (Indianapolis, IN) • Parsons Brinckerhoff		✓	✓	✓	✓	✓	
US 158 , (Henrico County, NC) • HNTB/S.T. Wooten	✓	✓	✓	✓	✓	✓	
I-485 , (Charlotte, NC) • CDM Smith/Blythe	✓		✓	✓			
Grand Parkway , (Houston, TX) • Zachry Odebrecht Parkway Builders (ZOPB)	✓	✓	✓	✓	✓	✓	✓



HOUSTON GRAND PARKWAY SH-99

NEW MANAGED LANES FACILITY IN HARRIS AND MONTGOMERY COUNTIES, TEXAS

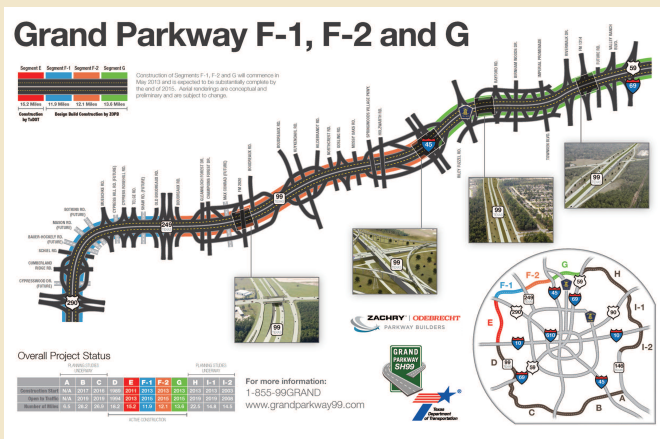
Right-of-Way Services Provided:

- ✓ Project Management Services for Right of Way
- ✓ Title Abstracts
- ✓ APA's (Appraisal Problem Analysis)
- ✓ Appraisal Review
- ✓ Negotiations
- ✓ Relocation Assistance Services
- ✓ Mineral Rights Negotiations
- ✓ Mineral Rights Advisory Services

"Zachry Odebrecht Parkway Builders (ZOPB) selected O.R. Colan to participate in the Right of Way (ROW) acquisition process early on in the bidding stage of the project, primarily due to the fact that they are very well respected and considered to be leaders in the industry. It goes without saying, O.R. Colan was willing to partner with us in tackling the monumental task of ROW acquisition on the Houston Grand Parkway and the commitment and performance is much appreciated."

**Vic Rosen, ROW Manager
Zachry Odebrecht Parkway
Builders**

The Texas Department of Transportation (TxDOT) embarked on possibly one of the most aggressive schedules ever undertaken by a State Department of Transportation when they teamed with Zachry-Odebrecht Parkway Builders (ZOPB) and established the goal of designing, acquiring the right of way and constructing approximately 38 miles of highway on new alignment through Harris and Montgomery Counties within 27 months. This portion of the Houston Grand Parkway (SH 99 segments F-1, F-2 and G) will start at U.S. 290 and end at U.S. 59/I-69 and is the Northwest section of the 180 mile eventual loop around the greater Houston area. The project consists of more than 120 bridges, intermittent frontage roads and comprehensive utility infrastructure. Extensive environmental studies have been made to ensure appropriate planning for retention ponds, as well as wildlife and vegetation habitats. Notice to proceed for the \$1.1 billion Project was issued by TxDOT on March 22, 2013 with an expected completion date of July 15, 2015.



specialists and provide construction of this project. Even though TxDOT embarked on some early acquisition, right of way was always the "critical path" and required a large team of right of specialists thinking outside the box to acquire property on a fast-track schedule.

As a sub-consultant to ZOPB, O.R. Colan Associates played a major role in the delivery of over 475 parcels of land and the relocation of more than 319 residents and businesses along the Grand Parkway corridor. Our team of specialists in the Houston office provided title research, appraisals, appraisal reviews, acquisition and relocation services. This was accomplished without the use of special incentives or additional compensation for landowners.

Zachry-Odebrecht Parkway Builders was selected by TxDOT as the prime consultant to lead a team of designers, right of way

AIRPORT PROJECTS WITH ENGINEERING PARTNERS

	Project Management	Negotiations/Acquisitions	Relocation Assistance	Titles and Closings	Appraisal/Appraisal Review	Cost Estimating/Conceptual Studies
Erie International Airport, Tom Ridge Field (Erie, PA) • C&S Engineers, Inc.	✓	✓	✓	✓	✓	✓
Palm Beach International Airport (Palm Beach, FL) • Ricondo	✓	✓	✓			✓
Hillsdale Municipal Airport (Hillsdale, MI) • Reynolds, Smith and Hills, Inc.	✓	✓	✓	✓	✓	
Barnstable Airport (Barnstable, MA) • Jacobs Group		✓	✓	✓	✓	
Witham Field (Stuart Airport) (Martin County, FL) • MEA Group, Inc.		✓	✓			
Conway Municipal Airport (Conway, AR) • Garver, LLC		✓	✓			
Sullivan Regional Airport (Sullivan, MO) • Crawford, Murphy & Tilly, Inc.			✓			
Concord Municipal Airport (Concord, NH) • Hoyle, Tanner & Associate, Inc.		✓	✓		✓	
Plattsburgh International Airport (Plattsburgh, NY) • C&S Engineers, Inc.	✓	✓	✓	✓	✓	
Wadsworth Municipal Airport (Wadsworth, OH) • Michael Baker Jr., Inc.		✓		✓	✓	
Dayton International Airport (Dayton, OH) • Post, Buckley, Schuh & Jernigan, Inc.	✓	✓	✓	✓		✓
Ozark Regional Airport (Mountain Home, AR) • Grimes Consulting Engineers	✓	✓	✓			
Manchester Airport (Manchester, NH) • Jacobs Group	✓	✓	✓	✓		
Dubuque Regional Airport (Dubuque, IA) • Crawford, Murphy & Tilly, Inc.	✓	✓	✓			
Hagerstown Regional Airport (Hagerstown, MD) • URS Corporation	✓	✓	✓	✓		
Waco Regional Airport (Waco, TX) • Reynolds, Smith and Hills, Inc.	✓	✓		✓	✓	
Virgil I. Grissom Memorial Airport (Bedford, IN) • Woolpert	✓	✓		✓	✓	
Harrisburg International Airport (Harrisburg, PA) • Landrum & Brown	✓	✓	✓	✓	✓	✓
Yeager Airport (Charleston, WV) • Robert Kimball & Associates	✓	✓	✓	✓	✓	
Cuba Municipal Airport (Cuba, MO) • Lochner	✓	✓			✓	
Philadelphia International Airport (Philadelphia, PA) • CH2M Hill		✓	✓	✓	✓	✓

PHILADELPHIA INTERNATIONAL AIRPORT

Right-of-Way Services Provided:

- ✓ Relocation Plan
- ✓ ROW Acquisition Cost Estimation
- ✓ Title Reports
- ✓ Surveying
- ✓ Appraisals
- ✓ Appraisal Review
- ✓ Relocation Services

"During the pursuit and early phases of the Philadelphia Airport Capacity Enhancement Program, O.R. Colan demonstrated the highest level of professionalism, teamwork, and land acquisition expertise. They approach each challenge with innovation, a keen understanding of human nature, and business acumen to secure win-win solutions for all parties – Buyers, Sellers, and Stakeholders. I've worked with many ROW/Land Acquisition/Permitting firms on programs throughout the United States, including the 18,800 mile Qwest Communications Nationwide Network build, and I can recommend O.R. Colan as the absolute best. This is a rock-solid, professional firm."

**William Quinby, PE,
PMP, DBIA Program
Manager, Enabling
Projects Philadelphia
Airport Capacity
Enhancement Program
Delon Hampton
Associates**

The purpose of the Capacity Enhancement Program (CEP) at the Philadelphia International Airport is to enhance airport capacity to accommodate current and future aviation demand in the Philadelphia Metropolitan Area during all weather conditions.



ORC was hired by CH2M Hill to provide land acquisition and relocation services as part of the CEP team. These services involve the preparation of Relocation Plans,

Right of Way Cost Estimates, Appraisal, Appraisal Review, and Acquisition and Relocation Assistance for a up to 80 businesses and multiple tenant occupants, with an estimated 3,300 employees.

The acquisition of all impacted properties located near the Philadelphia International Airport will be implemented in phases over a number of years contingent on available funding.

The first phase involves five impacted properties. Two have multiple tenants and will impact industrial warehouse buildings, office buildings and other commercial properties.

As part of the services, ORC conducts site interviews, secures right of entries, manages the appraisal and appraisal review assignments, as well as survey and title reports and assists with the negotiations and FAA grant reimbursement process. The program must be implemented in adherence to the FAA land acquisition program guidelines.

TRANSIT PROJECTS WITH ENGINEERING PARTNERS

	Program Management Oversight	Project Management	Negotiations/Acquisitions	Relocation Assistance	Titles and Closings	Appraisal/Appraisal Review	Cost Estimating
Metropolitan Transit Authority (New York, NY)				✓			
New Jersey Transit Hudson-Bergen Line (North Bergen, NJ) • Booz Allen Hamilton		✓	✓	✓	✓		
Charlotte Light Rail Corridor Study (Charlotte, NC) • Parsons Transportation							✓
Dulles Corridor Metrorail Project, Ext. to Weihle Ave. (N. VA) • Hill International, Inc.	✓						
Minn. Northstar, Central Corridor, & Southwest Projects (Minn., MN) • Jacobs Group	✓						
Arizona/East Valley Light Rail Transit (Phoenix, AZ) • Burns Engineering, Inc.	✓						
Central Mesa LRT (Mesa, AZ) • Burns Engineering, Inc.	✓						
Hampton Road Transit (Norfolk, VA) • KJM & Associates	✓						
Central Florida Commuter Rail Project (Orlando, FL) • Hill International	✓						
Weber County, UT to Salt Lake City, UT Commuter Rail Transit Project • Hill Int.	✓						
Mid Jordan Light Rail Extension (Salt Lake City, UT) • Hill International	✓						
Chicago Transit Authority, Major Capital Projects (Chicago, IL) • Jacobs Group	✓						
Houston Metro University Corridor (Houston, TX) • Shaw Environmental	✓						
Field Technical Assistance (various locations) • Hill International		✓					
Field Technical Assistance (various locations) • Halcrow		✓					
Chicago METRA (Chicago, IL) • Burns Group	✓						
LAX-Crenshaw (Los Angeles, CA) • The Allen Group	✓						
Central Subway Project (San Francisco, CA) • STV Group	✓						
Regional Transportation District (RTD) (Denver, CO) • STV Group	✓						
Central Mesa LRT (Mesa, AZ) • Burns Group	✓						
San Francisco Municipal Trans. Agency (SFMTA) , (San Fran. CA) • STV Group, Inc.	✓						
Regional Transportation District (RTD) (Denver, CO) • STV Group, Inc.	✓						
Field Technical Assistance (various locations) • Hill International	✓						
Field Technical Assistance (various locations) • Halcrow	✓						
FTA Headquarters Programmatic PMOC (DC) • Jacobs Engineering Group, Inc.	✓						
Transbay Transit Center Program (San Francisco, CA) • TranSystems	✓						
Maryland Purple Line (Bethesda to New Carrollton, MD) • Hill International, Inc.	✓						

NEW JERSEY TRANSIT- HUDSON-BERGEN LIGHT RAIL LINE

Right-of-Way Services Provided:

- ✓ Program Management
- ✓ Negotiations
- ✓ Relocation
- ✓ Appraisal Oversight

"The O.R. Colan Associates staff seamlessly teamed with our own staff to provide the required real estate acquisition and relocation assistance expertise for several oversight projects that were undertaken for the Federal Transit Administration (FTA). The work products produced were technically compliant with FTA requirements, delivered in a timely manner and problem solving was always approached positively with creative solutions. Thanks for your excellent contribution to the success of the projects involved."

James Sampson
Program Manager
STV Incorporated



traffic and air choked with automobile exhaust. It also was the tool that offered the most promise of uplifting and revitalizing a strategically important commercial district known as New Jersey's "Gold Coast."

As a sub consultant to Booz Allen Hamilton, ORC relocated over 65 businesses and acquired an 18-unit mobile home park in support of this initiative. Prior to ORC's assistance, it was believed that only 27 relocations were to occur; however, the number of businesses more than doubled once ORC staff interviewed the potential displacees. Displaced businesses included:

- Leather manufacturing company
- Junkyard
- Two 40,000 sq. ft. warehouses
- Marble-Granite import/exporter
- Goodyear Tire Distributor

Despite the increased scope of the project, ORC managed to maintain the accelerated schedule, completing the project within an 18-month time frame and saving New Jersey Transit substantial money in project delays. In short, no other light rail project in the U.S. has been delivered as quickly.

...inspiring confidence in progress



REAL ESTATE SOLUTIONS FOR INFRASTRUCTURE

phone 888.420.4090 • www.orcolan.com